

GENERAL APPLICATION

APPLICATION DATE: 01/26/2024

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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:

- ☐ Technical Advisory Committee
☐ City Commission

☒ Variance/Special Exception Requested

- ☐ Administrative Approvals
☐ Historic Preservation Board
☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2110 and 2114 Adams Street and 810 S Dixie Highway

Lot(s): See Exhibit 1 Block(s): See Exhibit 1 Subdivision: See Exhibit 1

Folio Number(s): 514216011180, 514216011190, 514216210050, 514216210060

DH-3

Zoning Classification: DH-3 Land Use Classification: RAC

Existing Property Use: Storage 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/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Site Plan - Mixed Use with Curb-Cut Variance

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	90 units (Area: 101,359 S.F.)
Proposed Non-Residential Uses	4,820 sf of Commercial S.F.
Open Space (% and SQ.FT.)	6.8% (Area: 2,499 S.F.)
Parking (# of spaces)	123 spaces (Area: 47,134 S.F.)
Height (# of stories)	9 stories (136.5 FT.)
Gross Floor Area (SQ. FT)	198,277 sf

Name of Current Property Owner: Hollywood CRA

Address of Property Owner: 1948 Harriston Street, Hollywood, FL 33020

Telephone: _____ Email Address: jamejo@hollywoodfl.com

Applicant Barbara Hall, Greenberg Traub ☒ Consultant | ☐ Representative | ☐ Tenant (check one)

Address: 401 E. Las Olas Blvd., Suite 2000, Ft. Lauderdale, FL 33301 Telephone: 954.758.8236

Email Address: hallb@qtlaw.com

Email Address #2: _____

Date of Purchase: TBD 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: cutroplanning@yahoo.com

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. 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 as approved by the Division of Planning & Urban Design. 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: 1/25/24

PRINT NAME: Hollywood CRA

Date: _____

Signature of Consultant/Representative: _____

Date: 1/29/24

PRINT NAME: Barbara A. Hall, Greenberg Traurig

Date: _____

Signature of Tenant: n/a

Date: _____

PRINT NAME: n/a

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 Site Plan with Curb Cut Variance _____ to my property, which is hereby made by me or I am hereby authorizing Barbara A. Hall to be my legal representative before the Planning and Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 25 day of January 2024

[Signature]

Notary Public

State of Florida

My Commission Expires: 05/07/2024



[Signature]
Signature of Current Owner

Jorge Camejo

Print Name

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

Exhibit 1

Lots, Blocks and Subdivision:

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio Numbers:

5142 1601 1180

5142 1601 1190

5142 1621 0050

5142 1621 0060

**Excerpts From Purchase and Sale Agreement between Adams
Street Residential, LLC and the Hollywood CRA**

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is dated and entered into as of the date that the Agreement has been fully executed, which is 8/2, 2022 ("Effective Date"), by and between the **Hollywood Community Redevelopment Agency** ("CRA"), and **Adams Street Residential, LLC**, a Florida limited liability company, and/or its permitted assigns ("Purchaser"). Purchaser, together with the CRA, may sometimes be referred to as the "**Parties**", and each separately as a "**Party**". The CRA and Purchaser, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, agree as follows:

1. THE PROPERTY

Subject to the terms and provisions of this Agreement, the CRA agrees to sell to Purchaser, and Purchaser agrees to purchase from the CRA an approximately 0.8437-acre parcel of real property located at 810 South Dixie Highway (Folio No. 5142 16 01 1190); 2110 Adams Street (Folio No. 5142 16 21 0050); 2114 Adams Street (Folio No. 5142 16 21 0060) and 2122 Adams Street (Folio No. 5142 16 01 1180), in the City of Hollywood, County of Broward, State of Florida, as more particularly described in Exhibit "A" ("**Land**"), together with CRA's rights in and to (i) all strips and gores of land lying adjacent to the Land, (ii) all easements, privileges, mineral rights, riparian and other water rights, lands underlying any adjacent streets or roads, (iii) improvements located on the Land and appurtenances pertaining to or accruing to the benefit of the Land owned and possessed by the CRA; and (iv) development rights and permits, utility rights, storm water capacity reservations, impact fee credits, or similar intangible rights related to Property ((i)-(iv) collectively "**Intangible Rights**", and collectively with the Land referred to as "**Property**").

2. PURCHASE PRICE

The total purchase price for the Property shall be \$975,000.00 ("**Purchase Price**"), of which \$725,000.00 shall be paid to the CRA in cash at Closing (defined below), subject to the prorations provided for in this Agreement. The remaining \$250,000.00 shall be held in escrow at and following Closing as necessary to reimburse the Purchaser for the costs of remediating environmental contamination on the Property, and any remaining escrow funds not used for remediation shall be transmitted to the CRA as further described in Section 11(f).

3. DEPOSITS

(a) Initial Deposit. Within three business days after the Effective Date, Purchaser shall pay an initial deposit of \$10,000.00 ("**Initial Deposit**") in escrow with a national title insurance company mutually agreeable to Purchaser and the CRA ("**Escrow Agent**") subject to the provisions of Section 15(e).

(b) Additional Deposit. Within five business day after expiration of the Due Diligence Period, as described in Section 4 of this Agreement, Purchaser shall deposit into escrow with the Escrow Agent the additional sum of (\$25,000.00) ("**Additional Deposit**"). The Initial Deposit and the Additional Deposit when referred to collectively shall be described as "the Deposits".

The Parties have executed this Agreement as of the date written below.

PURCHASER:

**Adams Street Residential, LLC,
a Florida Limited Liability Company**

By: _____

Name: Shalom Zagelbaum

Title: Manager

Date: _____

By: _____

Name: Jeffrey Zagelbaum

Title: Manager

Date: _____

CRA (Seller)

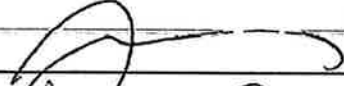
**HOLLYWOOD, FLORIDA COMMUNITY
REDEVELOPMENT AGENCY**

By: _____

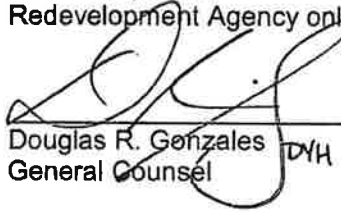
Name: _____

Title: _____

Date: _____


JORGE CAMACHO
EXEC. DIRECTOR
7/14/22

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance
of the Hollywood, Florida Community
Redevelopment Agency only.


Douglas R. Gonzales
General Counsel

DHG

EXHIBIT "A"

LEGAL DESCRIPTION

Folio No. 5142 16 01 1190; Folio No. 5142 16 21 0050;
Folio No. 5142 16 21 0060; Folio No. 5142 16 01 1180

Legal to be obtained by Buyer and approved by CRA with preparation of survey by Purchaser

Adams Street Residential

Legal Description

Parcel 1:

The East 150 feet of Lots 4 and 5, Block "M", of AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in [Plat Book 1, Page 26](#), of the Public Records of Broward County, Florida.

Parcel 2:

Lots 6 and 7 of W.B. SYMMES SUBDIVISION, according to the Plat thereof, recorded in [Plat Book 7, Page 7](#), of the Public Records of Broward County, Florida.

Parcel 3:

Lot 8 of W.B. SYMMES SUBDIVISION, according to the Plat thereof, recorded in , of the Public Records of Broward County, Florida.

Parcel 4:

Lots 4 and 5, less the East 150 feet thereof, and less the West 330 feet thereof, Block "M", of AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in, of the Public Records of Broward County, Florida.

Description of Project

The Property is proposed to be redeveloped as a mixed-use development with 90 residential units and 4,820 square feet of commercial space. The Property is an L-shaped parcel with frontage along Adams Street and South Dixie Highway.

The Property is currently owned by the Hollywood Community Redevelopment Agency ("CRA"). The Applicant, Adams Street Residential, LLC, entered into a Purchase and Sale Agreement with the CRA to acquire the Property. The Property, which the CRA had made previous efforts to sell, has for many years been used as storage yard, a use which has not been an encouragement to the desired redevelopment of the Dixie Highway corridor.

The Applicant is seeking site plan approval with a curb cut variance to allow for the development of a very attractive modern building that conforms with the City's vision for Dixie Highway. The entrance to the parking garage is located along Adams Street; parking is located on the first 3 floors of the building. The first floor contains the commercial space along Dixie Highway and the residential lobby area along Adams Street. The third floor contains residential amenity space and an expansive pool deck is located on the fourth floor. The residential units are located on floors 4 through 9.



Barbara A. Hall
Tel (954) 768-8236
Fax (954) 765-1477
HallB@gtlaw.com

September 5, 2023

By Online Submittal

Re: Design Review Criteria
810 S Dixie Highway

The Project located at 810 S. Dixie Highway is proposed to be redeveloped into a modern 9-story multi-family residential apartment building with 90 units and 5,300 square feet of ground floor retail. The site is currently vacant but was used for storage for many years. The Project will bring some much-needed revitalization along the South Dixie Highway corridor. As discussed below, the Project complies with Design Review Criteria set forth in Section 5.3.1.4 of the City's Zoning Code:

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

This project is a Mixed-Use 9-story development comprised of 90 residential units and a 5,300 square foot commercial space. Because it is a unique L-shaped parcel, the building features two frontages; the commercial space is oriented along South Dixie Highway, and the garage and the residential lobby are accessed from Adams Street. Above the commercial space is an amenity roof deck. The residential tower is stepped back from South Dixie Highway. The design intent was to introduce architectural elements that articulate the building mass and provide a pedestrian scale, particularly along South Dixie Highway. These elements include the long expanse of glazing, concrete colonnade, and a generous landscape and hardscape plaza in front of the commercial use along South Dixie Highway.

- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.

The City would like to see the revitalization of the Dixie Highway corridor with redevelopment and pedestrian interest along this corridor. This project is in the DH3 Dixie Highway High Intensity Mixed-Use development district, which encourages High

Intensity Mixed Use developments of up to 10 stories. As such, this project is compatible with the stated goals for this area. The current buildings immediately adjacent to the property along South Dixie Highway were built in the 1980s without an architectural pattern. There are several newer projects further up the street along South Dixie Highway that conform to the City's vision for this area and provide for pedestrian scale and interest. This project will similarly provide an architectural design that helps to activate the Dixie Highway corridor. The building includes a mix of residential unit types that are compatible with this urban neighborhood.

- (3) **Scale/massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

The project uses architectural elements to articulate the façades, such as concrete colonnade and trellis, to provide a more pedestrian scale along South Dixie Highway by placing the two-story commercial along South Dixie Highway in line with the other surrounding lower scaled buildings and the strategic the placement of the residential tower behind this commercial use. Additionally, the integration of balconies with decorative aluminum railing system, large overhangs above these balconies, trellises in front of and above the commercial structure, decorative aluminum screening in front of the garage, and patterns of vertical stucco banding allow for visual breaks within the building mass.

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

Given the size and shape of the parcel, the requirement to dedicate 4 feet along the Dixie Highway corridor, the requirement to create a 5 foot sidewalks with curb and gutter along both Dixie Highway and Adams Street, there are limited opportunities for landscaping. The project has been landscaped to take advantage of those limited areas. A landscaped buffer with Medjool Date Palms and Orange Geiger Trees has been placed just west of the new Dixie Highway sidewalk. A narrow landscape strip along the west side of the building will be planted with a vine intended to grow vertically on the west wall of the garage, guided by aluminum trellises on the garage wall. A new pigeon plum tree will be installed on Adams Street. The recreation deck above the commercial space will include lush landscaping, a pool, and shaded areas.

As outlined above, the Project meets the Design Review Criteria. Please let us know if you need anything further to process this request.

Sincerely,



Barbara Hall

Barbara A. Hall
Tel 954.768.8236
Fax 954.765.0500
hallb@gtlaw.com

February 13, 2024

Ms. Carmen Diaz
City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Blvd., Room 315
Hollywood, FL 33020

Re: 810 S. Dixie Hwy. and 2110-2114 Adams Street
Request for Variance from Section 155.08(D) to Allow 33' of Curb Cuts where 27'
are permitted.

Dear Ms. Diaz:

On behalf of Adams Street Residential, LLC, ("Adams Street Residential") this is a request for approval of a curb cut variance for a proposed mixed use project, with frontage along both Adams Street and South Dixie Highway.

Section 155.08 D of the City's Code of Ordinances would restrict the width of curb cuts along Adams Street for the project to 27' (*being 30% of the project's frontage along Adams Street*) where the unique features of the site will require two curb cuts along Adams Street for a total curb cut width of 33'.

Background

The property's addresses are 810 S. Dixie Highway and 2110-2114 Adams Street. (the "Property"). A graphic with an aerial of the property with the property outlined in red is shown on the following page. Dixie Highway is shown to the right of the Property and Adams Street is on the top.

The Property is currently owned by the Hollywood Community Redevelopment Agency. ("CRA"). Adams Street Residential entered into a Purchase and Sale Agreement with the CRA to acquire the Property. The Property, which the CRA had made previous efforts to sell, has for many years been used as storage yard, a use which has not been an encouragement to the desired redevelopment of the Dixie Highway corridor.



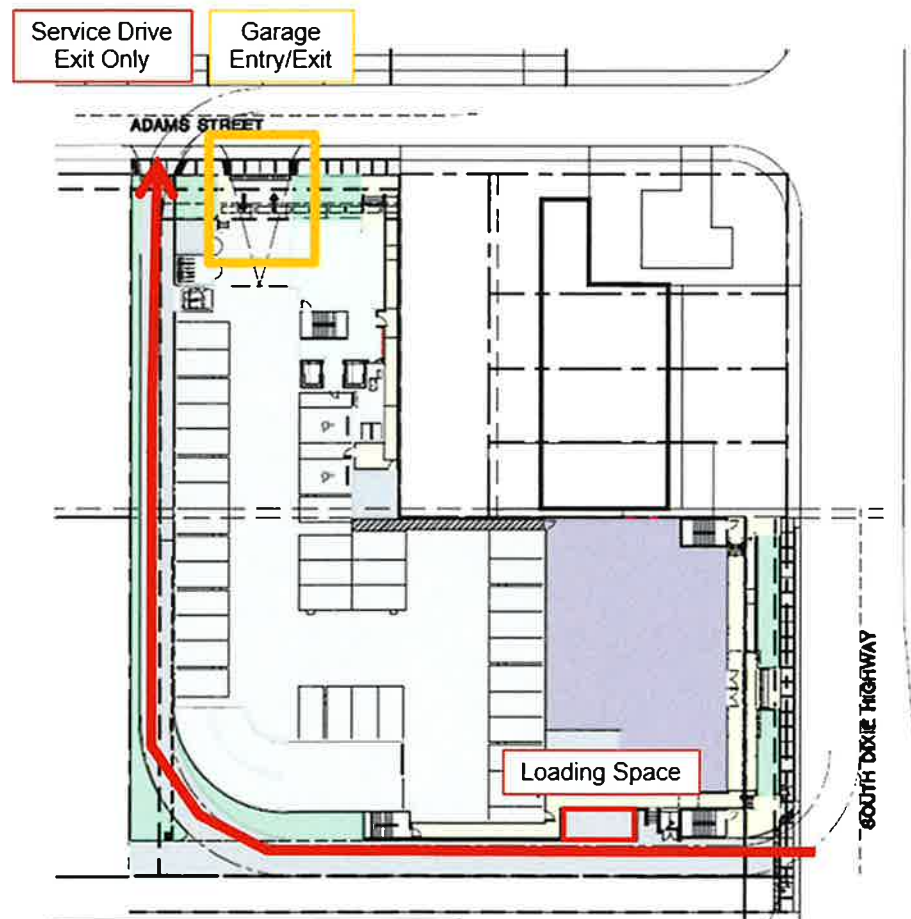
The Property is proposed to be redeveloped as a mixed-use development with 90 residential units and 4,820 square feet of commercial space. Despite the development obstacles described in this variance request, Adams Street Residential has proposed a very attractive modern building that conforms with the City's vision for Dixie Highway.



The L-shape configuration of the site, its size (.84 acres) and the cross-access easement that encumbers the south 21' of the site have all presented challenges in developing the site with convenient and safe access. It became clear after numerous garage configuration tries that it would be necessary to separate the parking access and egress for the residents and businesses

from the service activities for the site. There was also a recognition of the need to provide a usable loading area for moving trucks and waste pickup vehicles outside the garage, so that the vehicles providing those services have adequate maneuvering room and are not subject to conflicting movements in the garage. As a result, it was determined, in meetings between the development team and the staff, that it would be necessary to provide two driveway connections to Adams Street.

The two-way driveway shown in the orange box in the graphic following requires a minimum width of 20 feet. The one-way drive for service vehicles shown in red is needed to accommodate larger vehicles providing services to the project. The resulting curb cut width is 33' feet where 27' would be permitted. The one-way exit drive for service vehicles on Adams Street will have identification signage stating, "Service Drive Exit Only".



The Variance Request

Code Section	Required	Variance Requested
155.08(D)	Curb cuts in residential districts shall not exceed a maximum total width of 30% of the lot dimension where the curb cut is proposed and may not exceed a width of 24 feet	Allow curb cuts to not exceed 33' of the lot dimension

This variance request complies with the criteria for granting variances as set forth in Section 155.08(H)(2)-(3) as set forth below:

155.08(H)(2)...

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

There are several conditions and circumstances which are specific to this Property which require the curb cut variance for the proposed development of Property. First, the Property's L-shape provides a lot width along Adams Street of only 90 feet. Second, the code requires the garage entrance to be placed away from Dixie Highway, which then requires the garage along Adams Street. Third, the Property has an existing shared two-way drive aisle, subject to a cross-access easement with the church property to the south, that must be maintained, further limiting an already constrained site. Finally, the loading space, if placed interior to the building, would have significantly limited traffic maneuverability for the site and would impact traffic flow. For these reasons, and after much discussion with the City, the most optimal site configuration for this Property requires an additional curb cut to for service vehicles to exit the Property.

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;

Other similar properties are not affected: by an L-shaped configuration with limited frontage on the desired local street; an existing driveway cross-access easement that cannot be relocated; and the need to separate the service traffic from the resident traffic to avoid conflicts. As such, those other properties are able to comply with the curb cut requirements by accommodating site circulation. The applicant is requesting this variance to be able to serve the property with safe and adequate access, which is a right commonly shared by other properties undergoing redevelopment.

(c) That the special conditions and circumstances do not result from actions of the applicant; and

The special conditions and circumstances which have resulted in the need for this variance are due to the hardships presented by the configuration of this CRA-owned property and the fact that the site is encumbered by an access easement which cannot

be relocated. The need for this variance is as a result of special circumstances that are particular to this land.

- (d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.**

The granting of this variance would not confer any special privilege that is denied to other lands. In fact, this variance would be in harmony with the other surrounding developments by allowing for this Property to be developed with safe and adequate access and a pedestrian oriented building along Dixie Highway, as desired by the City's zoning regulations. Without a variance to the curb cut dimension this project cannot be safely designed for both resident and service access. This variance will also allow the applicant to maintain the existing access easement to the southern property, which is necessary for ingress and egress for that property.

155.08(H)(3)...

- (a) That the requirements of this subdivision have been met.**

As demonstrated above, the requirements for the granting of the variance set forth in Section 155.08(H)(2) have been met.

- (b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land.**

The Property has difficulty meeting the curb cut requirements because of the L-shaped configuration with limited frontage on the desired local street; an existing driveway cross-access easement that cannot be relocated; and the need to separate the service traffic from the resident traffic to avoid conflicts. The applicant worked tirelessly with staff to create a site plan which complied with the curb cut requirements, but it created undesirable site circulation and a subpar building design. This to the curb cut dimension is the minimum necessary for this site to be safely designed for both resident and service access.

- (c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the general development of the neighborhood, and would not otherwise be detrimental to the public welfare.**

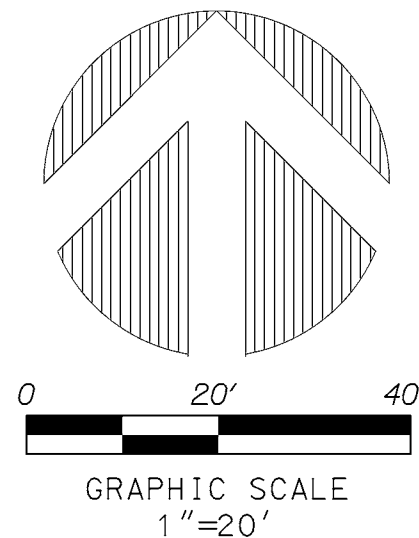
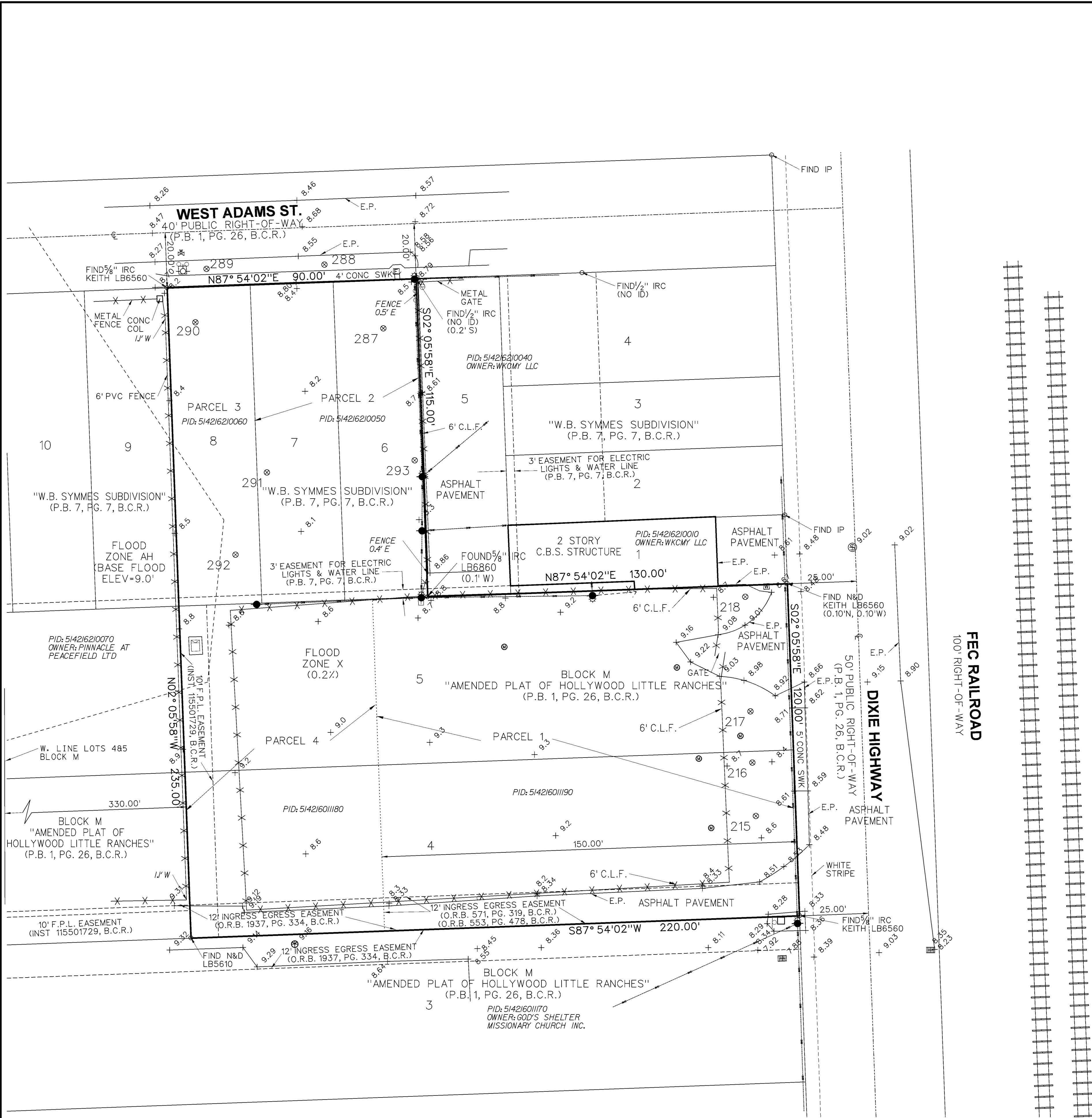
Granting this variant would not be injurious to the surrounding property, would not impact the general development of the neighborhood and would not otherwise be detrimental to the public. In fact, this curb cut variance would allow for this project to be built in harmony with the other surrounding developments by allowing for this Property to be developed with safe and adequate access and a pedestrian oriented building along Dixie Highway, as desired by the City's zoning regulations. As such, this variance is in harmony with the general purpose and intent of the curb cut variance section.

As demonstrated above, this Variance request complies with Section 155.08(H) of the City's Land Development Code. If you have any questions or need anything further to process this request, please feel free to contact me.

Sincerely,



Barbara A. Hall



LEGAL DESCRIPTION

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. TITLE INFORMATION IS SHOWN ON THIS PAGE.

3. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF DIXIE HIGHWAY HAVING AN ASSUMED BEARING OF SOUTH 02°05'58" EAST.

4. ADDRESSES ARE 2110 AND 2114 ADAMS STREET AND 810 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020.

5. SUBJECT PROPERTY CONTAINS 36,749 SQUARE FEET (0.844 ACRES), MORE OR LESS.

6. SUBJECT PROPERTY HAS DIRECT ACCESS TO DIXIE HIGHWAY AND WEST ADAMS STREET, BOTH PUBLIC RIGHTS-OF-WAY.

7. FLOOD INFORMATION

A. COMMUNITY NUMBER : 125113

B. PANEL NUMBER : 1201100569H

C. DATE : 08/18/2014

D. ZONE : X (0.2%), AH

E. BASE FLOOD ELEVATION: 9.0' FOR AH

8. THIS SURVEY IS CERTIFIED TO:

A. ADAMS STREET RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

TITLE INFORMATION

TITLE COMMITMENT #10615871

PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

DATE: JULY 19, 2022 AT 11:00 PM

NO.	BOOK/PAGE	DESCRIPTION	APPLIES? PLOTTED?
6	PB 1/26	PLAT	YES YES
6	ORB 553/478	ESMT IN WARRANTY DEED	YES YES
6	ORB 571/319	INGRESS EGRESS EASEMENT	YES YES
7	ORB 1937/334	EASEMENT AGREEMENT	YES YES
8	ORB 40082/1783	ORDINANCE 2005-18	YES NO
9	ORB 40082/1783	ORDINANCE 2005-18	YES NO
10	INST 115501729	FPL EASEMENT	YES YES
11	PB 7/7	PLAT	YES YES
12	DB 27/372	EASEMENT IN DEED	YES* NO

* PORTION WITH RESERVATION OF RIGHTS TO LAY UTILITIES NOT INCLUDED IN THE SUBJECT PROPERTY.

@ EASEMENT ASSUMED ONLY TO ENCUMBER SOUTH 12' OF LOT 4 AND NOT LOT 5.

ABBREVIATIONS

L	ARCLength
ASPH	ASPHALT
B.M.	BENCHMARK
C	CALCULATED
CB	CATCH BASIN
C.B.S.	CONCRETE BLOCK AND STUCCO
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DEED
DRAINAGE EASEMENT	
IRON ROD	
IRON ROD AND CAP	
INV.	INVERT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
MON.	MONUMENT
N&D	NAIL AND DISK
O.R.B.	OFFICIAL RECORDS BOOK
PLAT BOOK	
BROWARD COUNTY RECORDS	
PAGE	
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R.P.B.	ROAD PLAT BOOK
SAN. MH	SANITARY MANHOLE
U.E.	UTILITY EASEMENT
WM	WATER METER
WFP	WOOD POWER POLE
FO	FIBEROPTIC
C	CENTERLINE
E.P.	EDGE OF PAVEMENT

LEGEND

CONC. UTILITY POLE	SANITARY MANHOLE
WOOD UTILITY POLE	SIGN
ELECTRIC SERVICE	CLEAN OUT
WATER METER	MONITORING WELL
WATER VALVE	SANITARY VALVE
FIRE HYDRANT	ATT BOX
BACK FLOW PREVENTOR	OVERHEAD UTILITY LINE
LIGHT POLE	FENCE
STORM MANHOLE	ANCHOR
CATCH BASIN	FPL TRANSFORMER
SAN. MH	
LIGHT POLE	

SURVEYOR'S CERTIFICATION

TO: ADAMS STREET RESIDENTIAL, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,9, 11A,13,14,16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2022
DATE OF PLAT OR MAP: SEPTEMBER 13, 2022

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

PERIMETER
SURVEYING & MAPPING

947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

**ADAMS ROAD RESIDENTIAL
ALTA/NSPS LAND TITLE SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

SEAL

JOB NO.	22183
SCALE	1"=20'
DRAWN	JSH
CHECKED	AJR
SHEET	1 OF 1

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COVER AND INDEX OF DRAWINGS
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LOCATION MAP

FRANKEL BENAYOUN

ARCHITECTS INC

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
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PACO SUBMITTAL MEETING DATE DECEMBER 5, 2022
TAC 1 SUBMITTAL MEETING DATE FEBRUARY 21, 2023
TAC 2 SUBMITTAL MEETING DATE SEPTEMBER 18, 2023
PDB SUBMITTAL HEARING DATE JANUARY 24, 2024

810 SOUTH DIXIE HIGHWAY
HOLLYWOOD, FLORIDA



ADAMS STREET
RESIDENTIAL, LLC

OWNER - DEVELOPERS
1820 AVENUE M, SUITE 2254
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F. 718-258-5098

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Phone: 954.387.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT:

LAURA
LLERENA &
ASSOCIATES
LANDSCAPE ARCHITECTURE
LAURA LLERENA & ASSOCIATES
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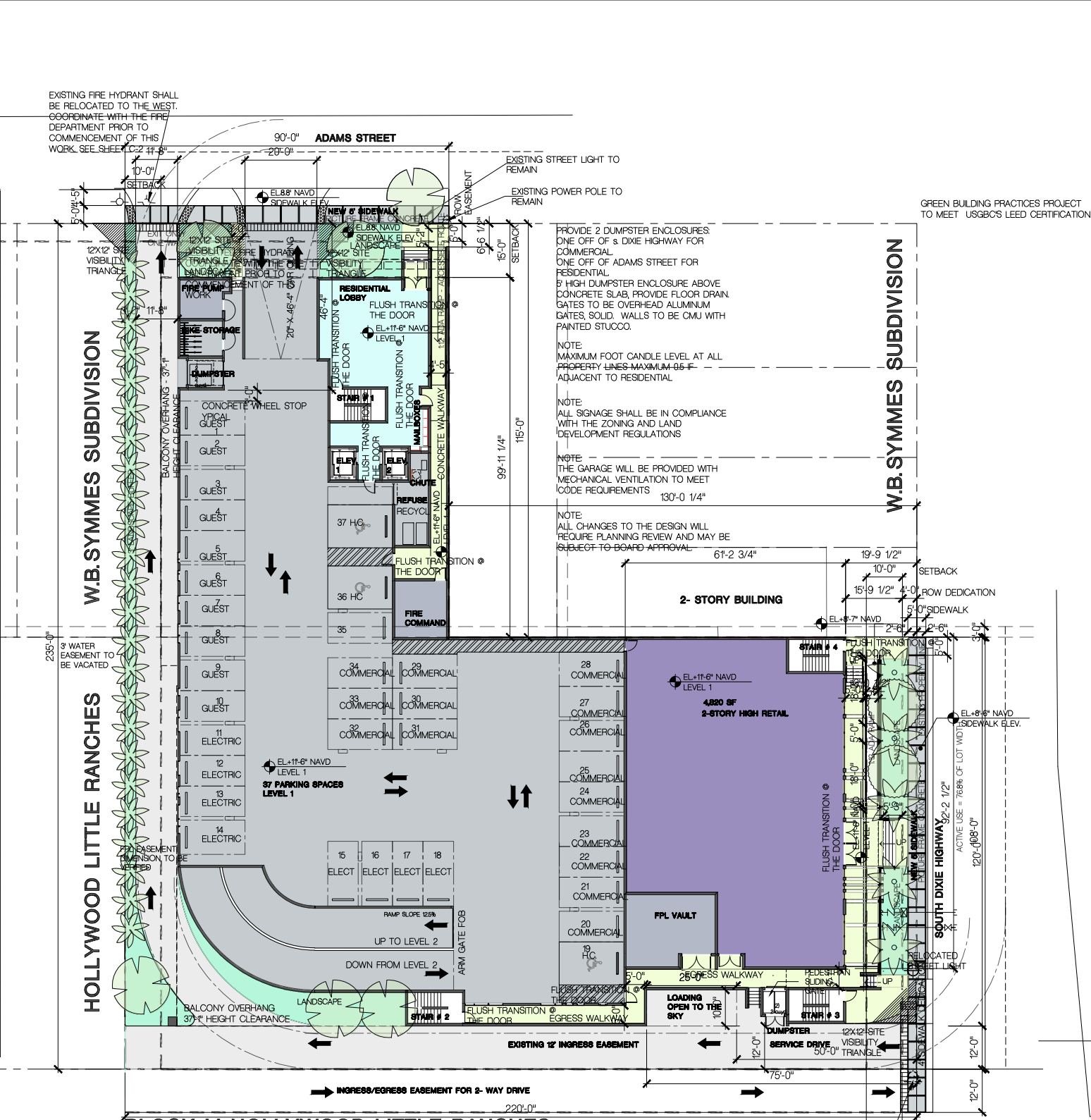
SITE CALCULATIONS	
TOTAL SITE AREA	36,750 SF =0.84 ACRES
BUILDING FOOT PRINT AREA	25,028 SF
DRIVEWAY	5,982 SF
CONCRETE SLAB	3,241 SF
TOTAL PERVIOUS AREA	2,499 SF
TOTAL IMPERVIOUS AREA	34,251 SF

FAR CALCULATION	
36,750 SF X 3.0 =	110,250 SF
1st FLOOR EXCLUDING GARAGE, FPL, PUMP, GENERATOR, BIKE STORAGE, REFUSE	7,313 SF
2nd FLOOR EXCLUDING GARAGE, ME ROOM	1,698 SF
3rd FLOOR EXCLUDING GARAGE, ME ROOMS	7,735 SF
4th FLOOR EXCLUDING CHUTE & BALCONIES	14,513 SF
5th FLOOR EXCLUDING CHUTE & BALCONIES	13,887 SF
6th FLOOR EXCLUDING CHUTE & BALCONIES	13,887 SF
7th FLOOR EXCLUDING CHUTE	13,887 SF
8th FLOOR EXCLUDING CHUTE	13,887 SF
9th FLOOR EXCLUDING CHUTE	13,887 SF
ROOF PLAN	665

FAR PROVIDED	101,359 SF
FAR ALLOWED	110,250 SF

RESIDENTIAL UNIT AREAS LEVELS 4-9 (6 FLOORS)			SETBACK CALCULATIONS	
	BALCON Y	UNIT AREA		
UNIT 1 (2 BRM / 2 BATHS) X 6	229 SF	1,103 SF		
UNIT 2 (2 BRM / 2 BATHS) X 6	265 SF	951 SF	FRONT @ BASE - S DIXIE HIGHWAY (NON-RESIDENTIAL-COMMERCIAL)	10' MIN. 30' MAX
UNIT 3 (1 BRM / 1 BATHS) X 6	90 SF	650 SF		20'-6"
UNIT 4 (1 BRM / 1 BATHS) X 6	90 SF	650 SF	FRONT @ ADAMS STREET (RESIDENTIAL)	15'
UNIT 5 (1 BRM / 2 BATHS) X 6	102 SF	863 SF		15'
	332 @ L4		SIDE INTERIOR SOUTH	0'
			SIDE INTERIOR NORTH	12'
UNIT 6 (1 BRM / 1 BATHS) X 6	55 SF	680 SF	SIDE INTERIOR WEST ADJACENT TO RS-3, DH-1, DH-2	0'
				14'-8"
UNIT 7 (1 BRM / 1 BATHS) X 6	62 SF	680 SF	HEIGHT CALCULATION:	ALLOWE D
UNIT 8 (1 BRM / 1 BATHS) X 6	166 SF	650 SF		10
UNIT 9 (1 BRM / 1 BATHS) X 6	169 SF	650 SF		PROVIDED
UNIT 10 (1 BRM / 1 BATHS) X 6	174 SF	650 SF		9
UNIT 11 (1 BRM / 1 BATHS) X 6	224 SF	1,038 SF		STORIES
UNIT 12 (2 BRM / 2 BATHS) X 6	319 SF	848 SF		NOT
UNIT 13 (1 BRM / 1 BATHS) X 6	160 SF	650 SF		EXCEED
UNIT 14 (1 BRM / 1 BATHS) X 6	160 SF	650 SF		140'
UNIT 15 (1 BRM / 1 BATHS) X 6	145 SF	650 SF		95'
				PROVIDED
				95'
UNIT 11 (1 BRM / 1 BATHS) X 6	224 SF	1,038 SF	MINIMUM DWELLING UNIT AREA	300 SF
UNIT 12 (2 BRM / 2 BATHS) X 6	319 SF	848 SF		650 SF
UNIT 13 (1 BRM / 1 BATHS) X 6	160 SF	650 SF	CUMMULATIVE AVERAGE UNIT AREA	500 SF
UNIT 14 (1 BRM / 1 BATHS) X 6	160 SF	650 SF		760 SF
UNIT 15 (1 BRM / 1 BATHS) X 6	145 SF	650 SF		

PARKING CALCULATIONS					LAND USE & ZONING DESIGNATION RAC/DH-3 LEGAL DESCRIPTION	
	REQUI RED	PROVID ED	ADA RECD	ADA PROV D		
COMMERCIAL 4,820 SF (3 SPACES/1000 SF)	15	15	1	1	PARCEL 1 THE EAST 150' OF LOTS 4 & 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
72 (1) BEDROOM UNIT (1 SPACE / UNIT)	72	72			PARCEL 2 LOTS 6 & 7 OF "WB. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
18 (2) BEDROOM UNITS (15 SPACES / UNITS)	27	27			PARCEL 3 LOT 8 OF "WB. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
GUEST PARKING 1 FOR EACH 10 UNITS	9	9	4	4	PARCEL 4 LOTS 4 & 5, LESS THE EAST 150' THEREOF, AND LESS THE WEST 330' THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
TOTAL	123	123	5	5		



SITE PLAN

SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
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LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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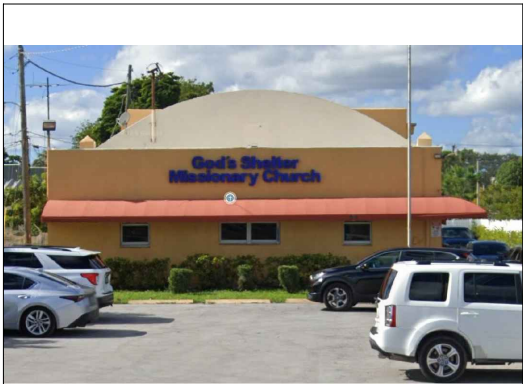
CIVIL ENG.
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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE
NO. REVISION DATE BY
DRAWING TITLE
SITE PLAN
SCALE: 1/16" = 1'-0" DATE: DECEMBER 7, 2023
SHEET NUMBER
A-100
SIGNOFF



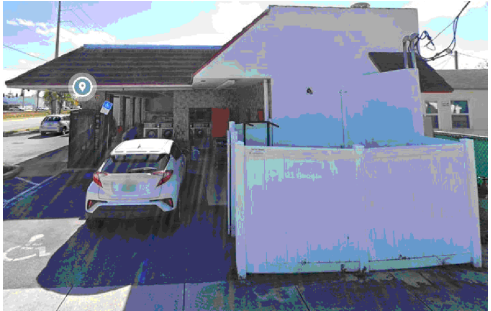
1 MISSIONARY CHURCH
814 S. DIXIE HIGHWAY



2 810 S. DIXIE HIGHWAY



3 VIOLET'S COIN LAUNDRY [SOUTH DIXIE HIGHWAY - SIDE]
808 S. DIXIE HIGHWAY



VIOLET'S COIN LAUNDRY
[ADAMS STREET - SIDE]



4 2106 ADAMS STREET



5 PINNACLE AT PEACEFIELD
2122 ADAMS STREET



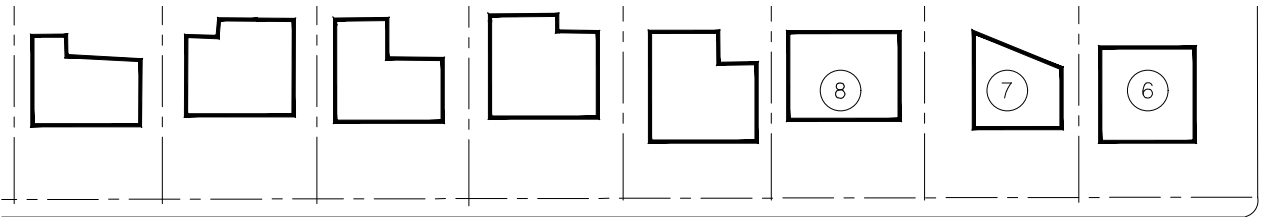
6 BARGAIN FAMILY RESTAURANT
728 S. DIXIE HIGHWAY



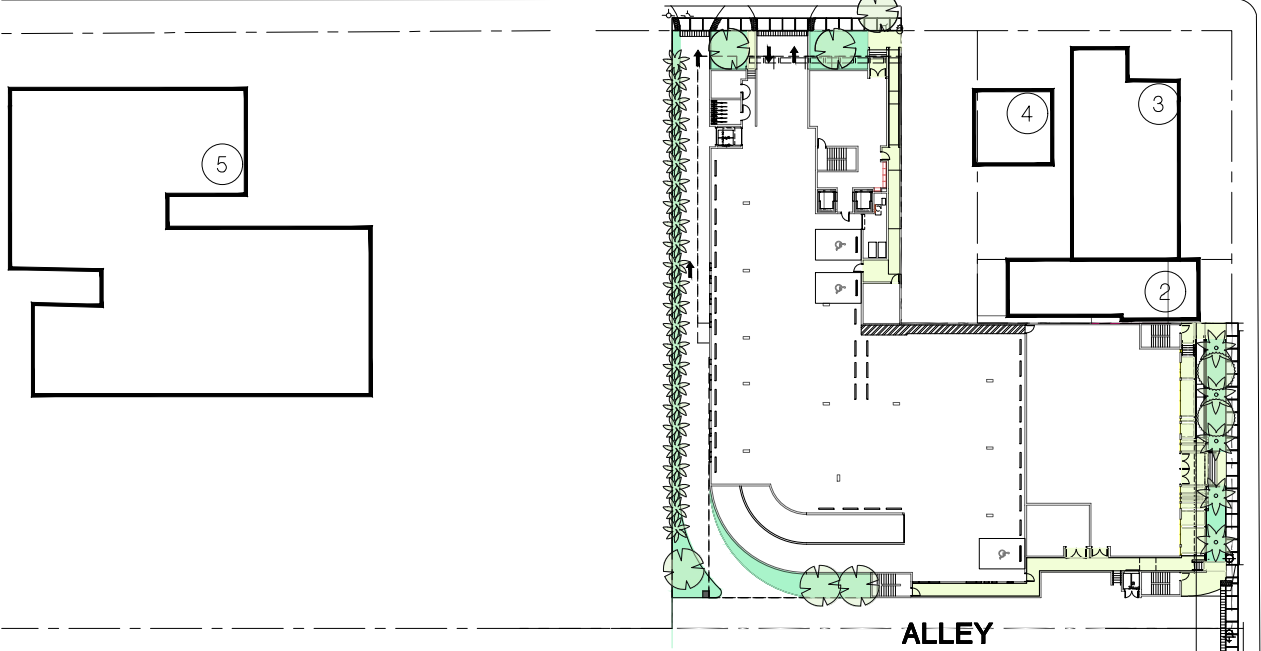
7 2107 ADAMS STREET



8 2111 ADAMS STREET



ADAMS STREET



ALLEY

SOUTH DIXIE HIGHWAY



CONTEXT SITE PLAN

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE

DATE

NO.

REVISION

DATE

BY

DRAWING TITLE

CONTEXT PHOTOS

SCALE

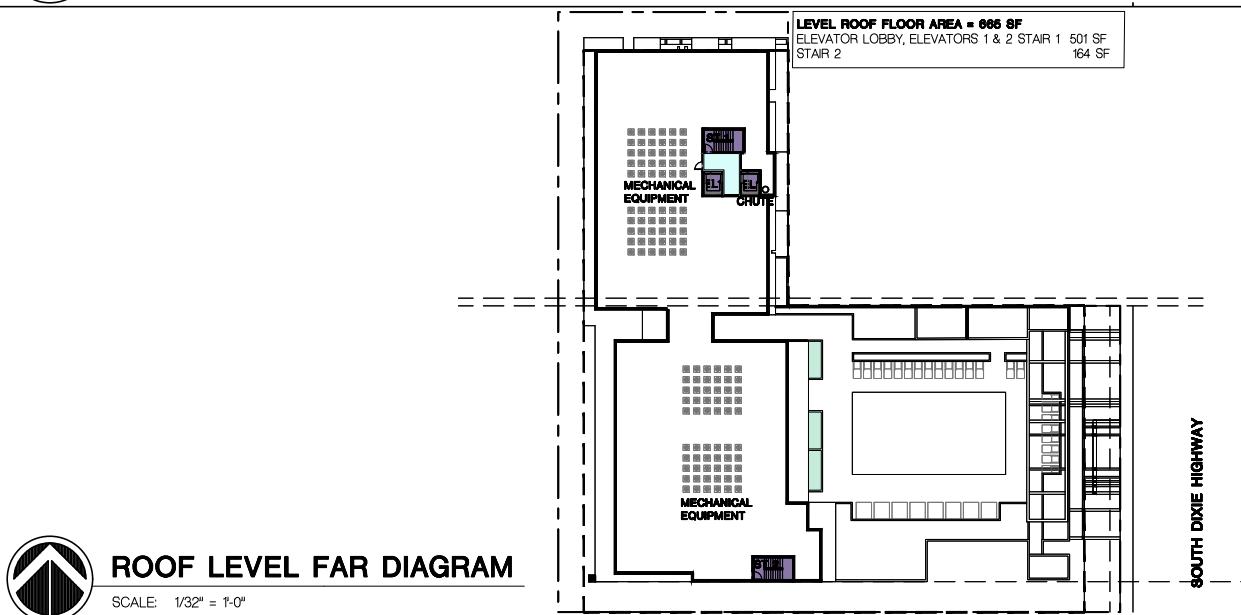
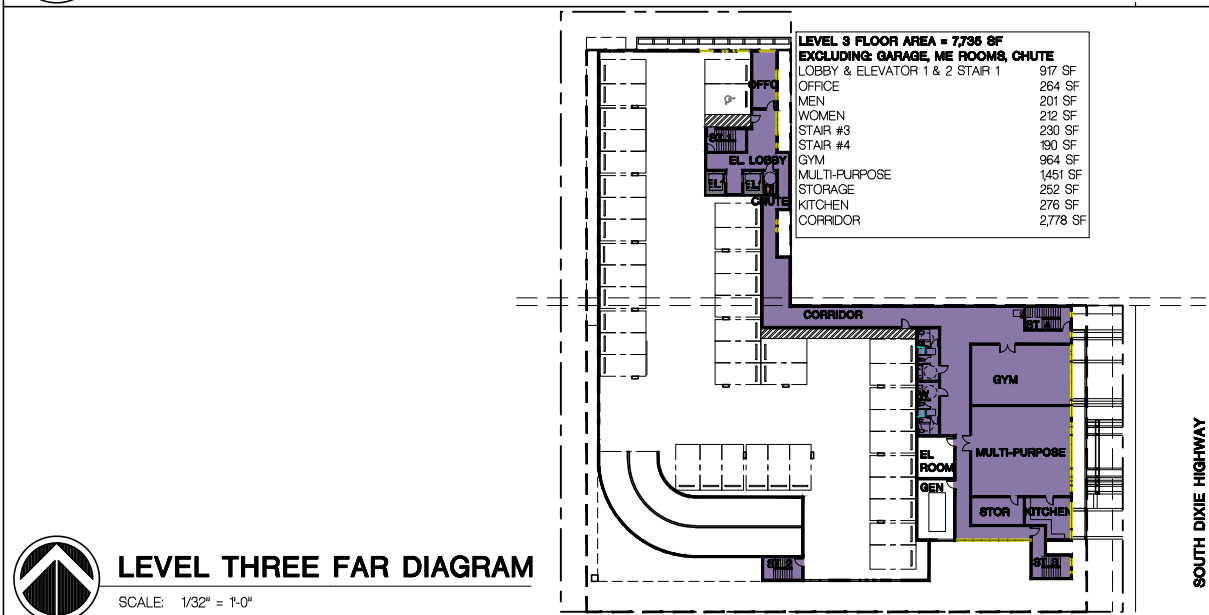
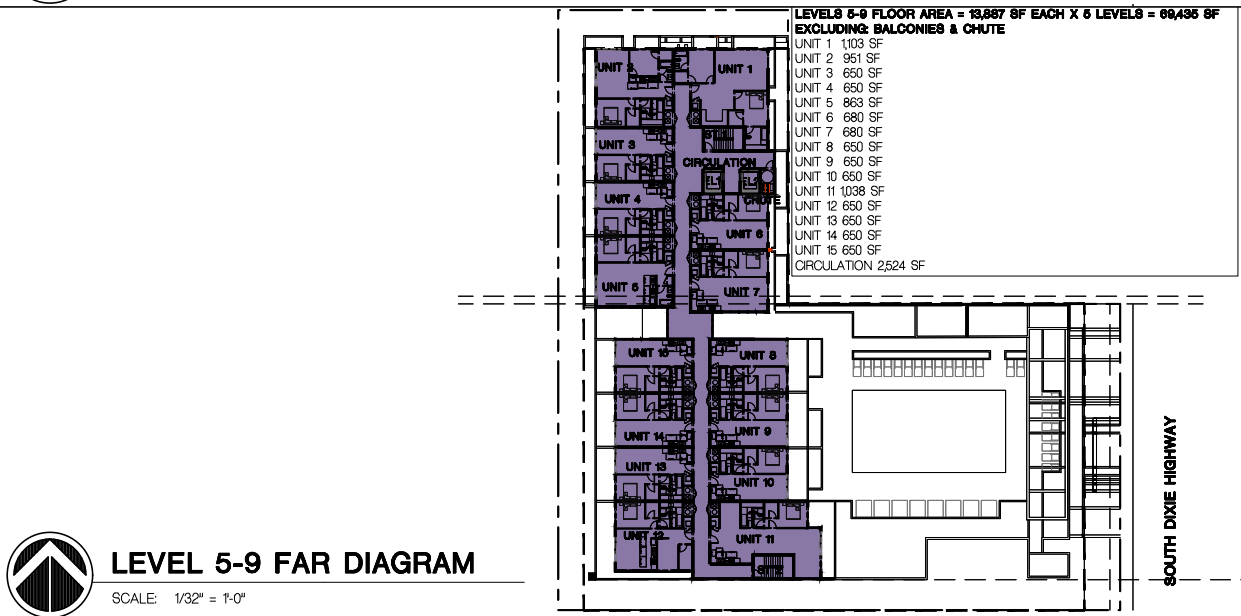
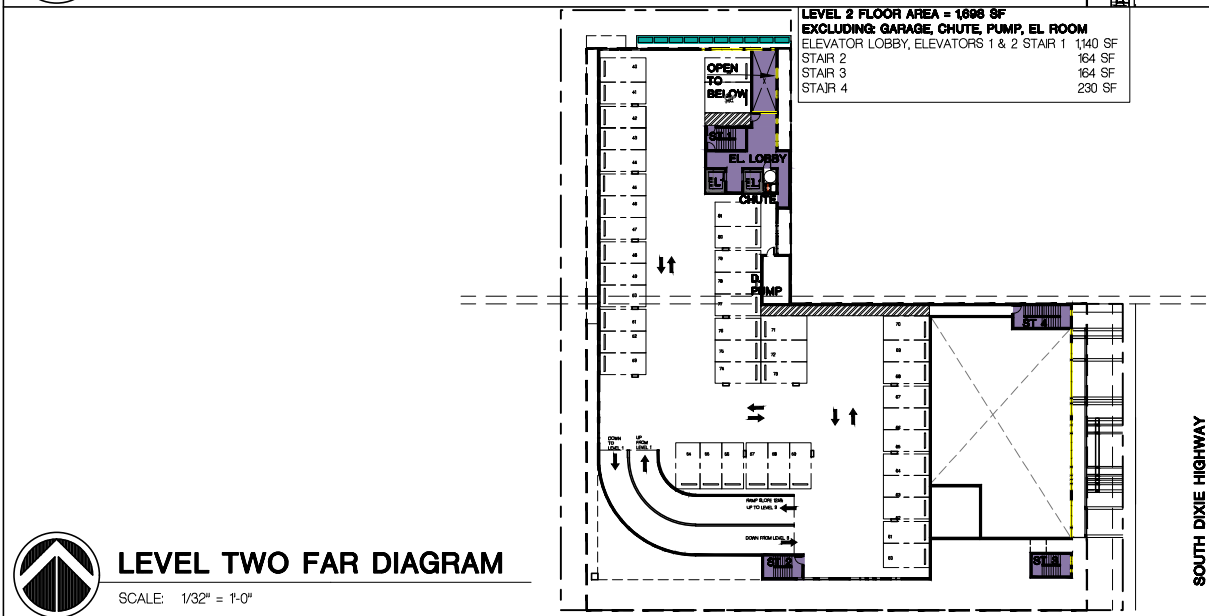
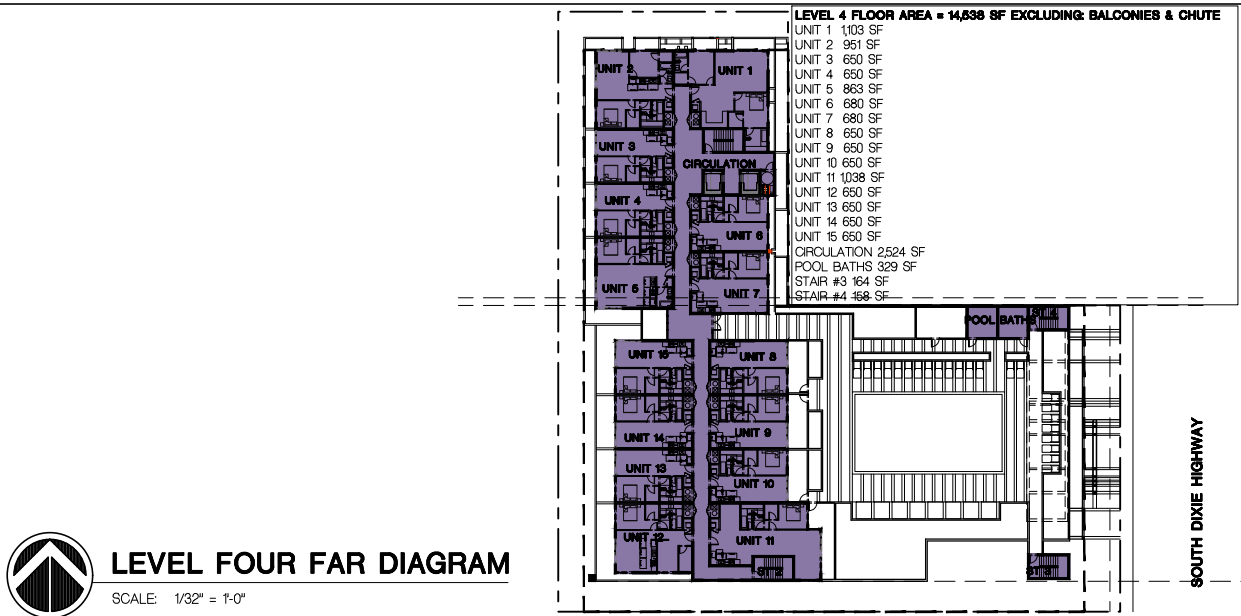
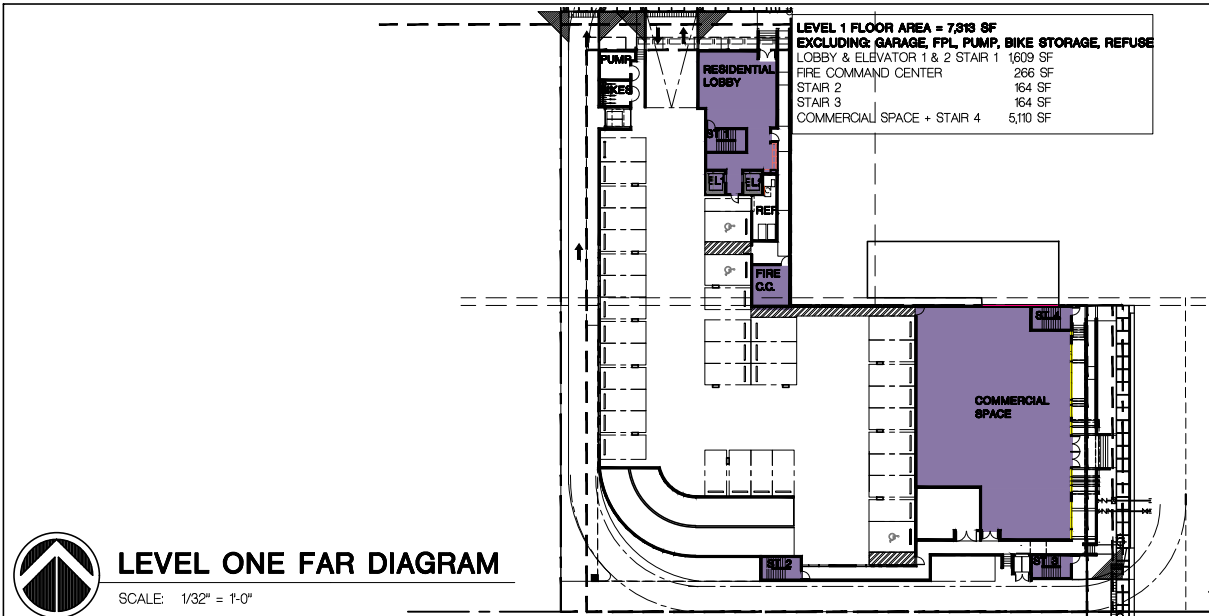
DATE

DECEMBER 7, 2023

SHEET NUMBER

A-100C

SIGNOFF



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
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IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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lhermandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

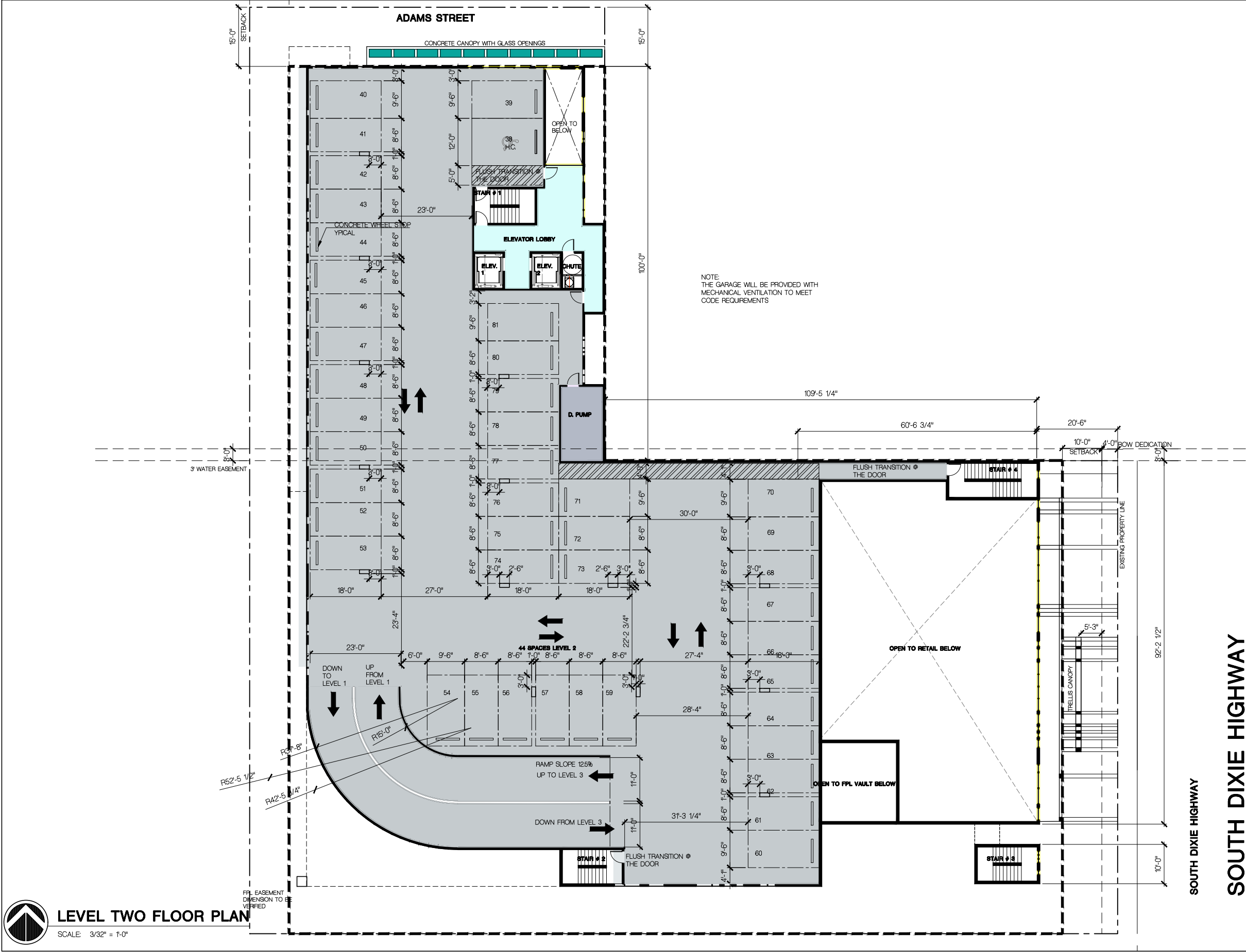
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NO.	REVISION	DATE	BY

DRAWING TITLE
FAR DIAGRAMS

SCALE: 1/32" = 1'-0" DATE: DECEMBER 7, 2023
SHEET NUMBER
A-0.01
SIGNOFF



SIGNOFF



LEVEL TWO FLOOR PLAN

SCALE 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 2 FLOOR PLAN

SCALE 3/32" = 1'-0" DATE DECEMBER 7, 2023

SHEET NUMBER

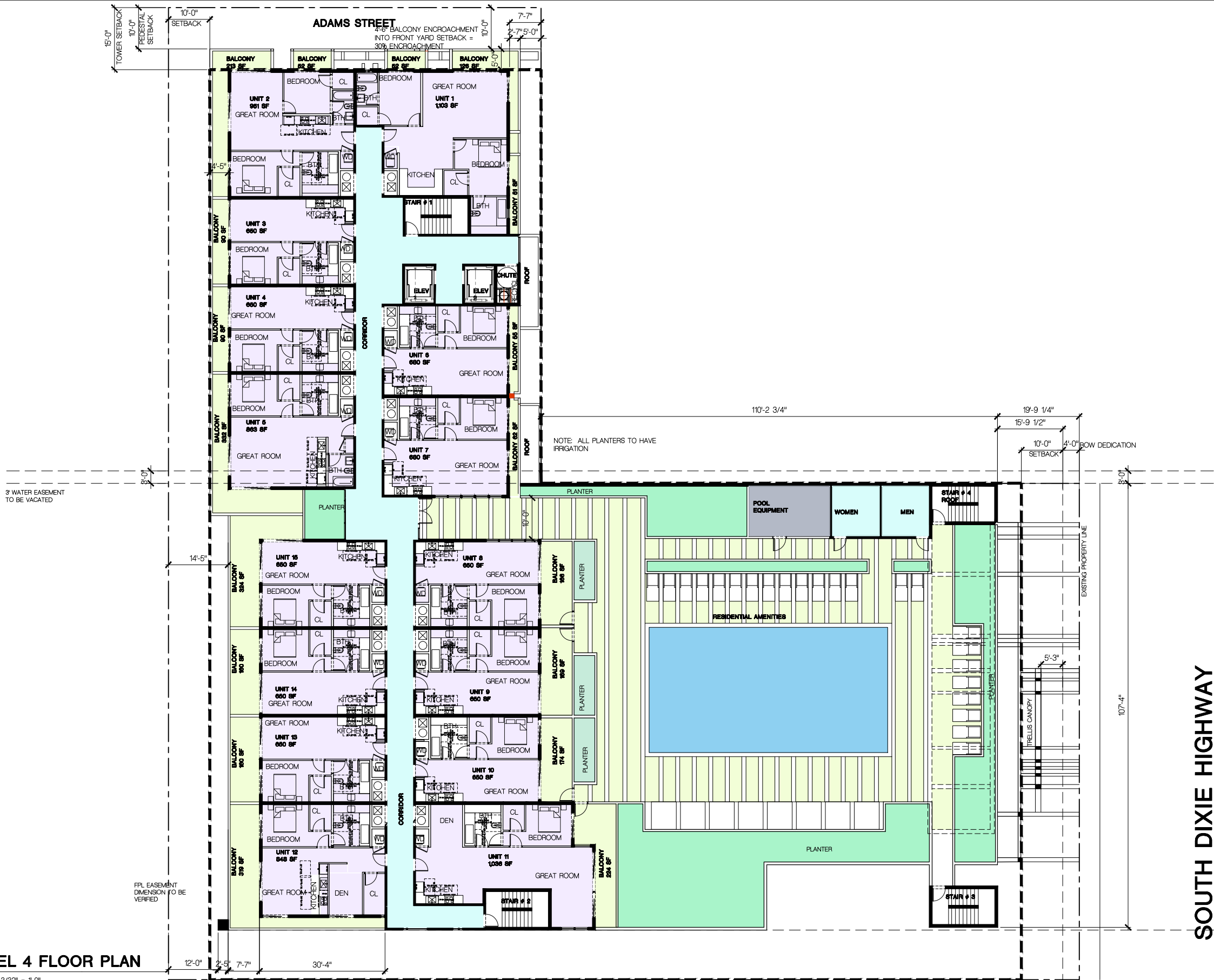
A-102

SIGNOFF



LEVEL 4 FLOOR PLAN

SCALE 3/32" = 1'-0"



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

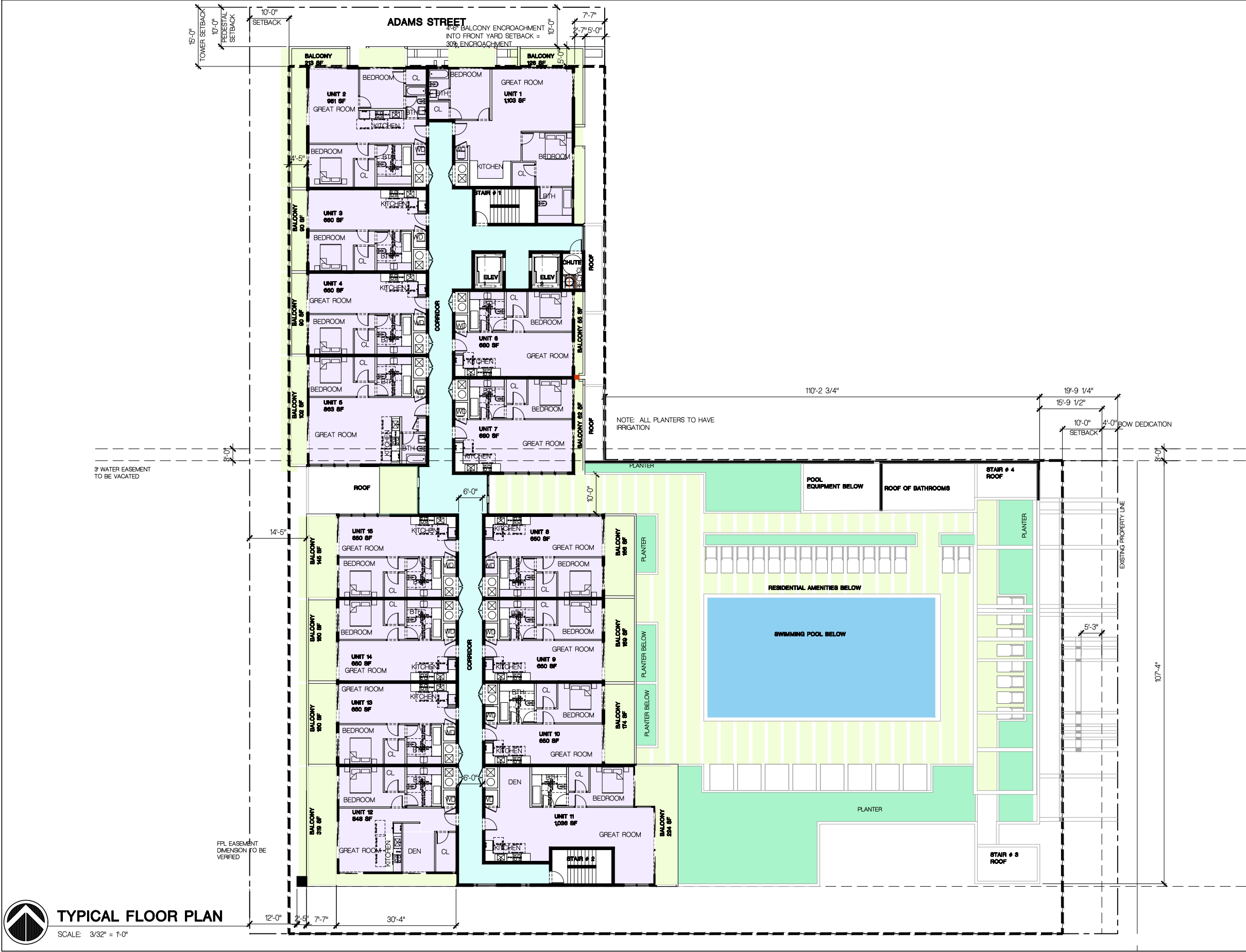
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NO.	REVISION	DATE	BY

DRAWING TITLE
**LEVEL 4
FLOOR PLAN**

SCALE 3/32" = 1'-0" DATE DECEMBER 7, 2023

SHEET NUMBER
A-104

SIGNOFF



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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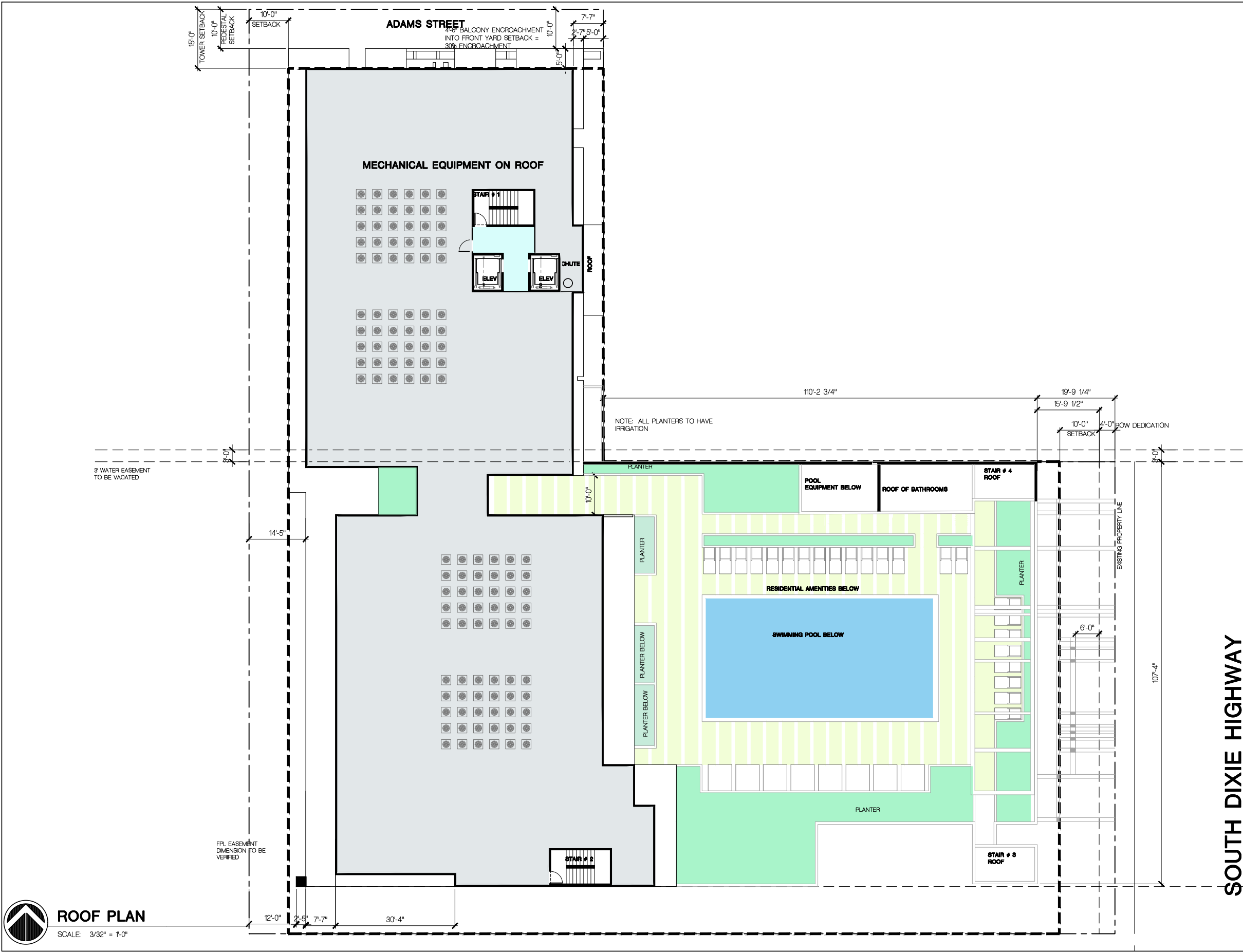
OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
TYPICAL FLOOR PLAN

SCALE 3/32" = 1'-0" DATE DECEMBER 7, 2023
SHEET NUMBER
A-1.05
SIGNOFF



ROOF PLAN

SCALE 3/32" = 1'-0"

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Reg. no. 41831

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(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF PLAN

SCALE 3/32" = 1'-0" DATE DECEMBER 7, 2023
SHEET NUMBER
A-106

SIGNOFF

ELEVATIONS LEGEND					
1	 PAINTED STUCCO SILVERPONTE SW 7663	6	1" STUCCO REVEALS	11	CONCRETE EYEBROW ABOVE BALCONIES
2	 PAINTED STUCCO RAINWASHED SW 6211	7	GLASS RAIL WITHIN CONCRETE FRAME	12	VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION, KYNAR GRAY FINISH
3	 VERTICAL ALUMINUM LOUVERS/SLATS KYNAR GRAY FINISH	8	ENTRY FEATURE: CONCRETE COLUMNS AND BEAMS	13	ALUMINUM / GLASS RAILING SYSTEM
4	ALL GLASS TO BE LIGHT GRAY TINT, ALL FRAMES TO BE CLEAR ANODIZED ALUMINUM FINISH	9	ALUMINUM RAILING SYSTEM WITH PERFORATED METAL PANELS	14	CONCRETE BEAM ABOVE BALCONY
5	DECORATIVE ALUMINUM PANELS AT STAIRS	10	CONCRETE PRIVACY BALCONY DIVIDERS		



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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SIGNATURE DATE
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DRAWING TITLE
EAST ELEVATION
SCALE: 1/8" = 1'-0" DATE: DECEMBER 7, 2023
SHEET NUMBER
A-2.01
SIGNOFF

ELEVATIONS LEGEND		
1 PAINTED STUCCO SILVERPOINTE SW 7663	6 1/2" STUCCO REVEALS	11 CONCRETE EYEBROW ABOVE BALCONIES
2 PAINTED STUCCO RAINWASHED SW 6211	7 GLASS RAIL WITHIN CONCRETE FRAME	12 VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION. KYNAR GRAY FINISH
3 VERTICAL ALUMINUM LOUVERS/SLATS KYNAR GRAY FINISH	8 ENTRY FEATURE: CONCRETE COLUMNS AND BEAMS	13 ALUMINUM / GLASS RAILING SYSTEM
4 ALL GLASS TO BE LIGHT GRAY TINT. ALL FRAMES TO BE CLEAR ANODIZED ALUMINUM FINISH	9 ALUMINUM RAILING SYSTEM WITH PERFORATED METAL PANELS	14 CONCRETE BEAM ABOVE BALCONY
5 DECORATIVE ALUMINUM PANELS AT STAIRS	10 CONCRETE PRIVACY BALCONY DIVIDERS	



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810 SOUTH DIXIE HIGHWAY
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HOLLYWOOD, FLORIDA

SIGNATURE DATE

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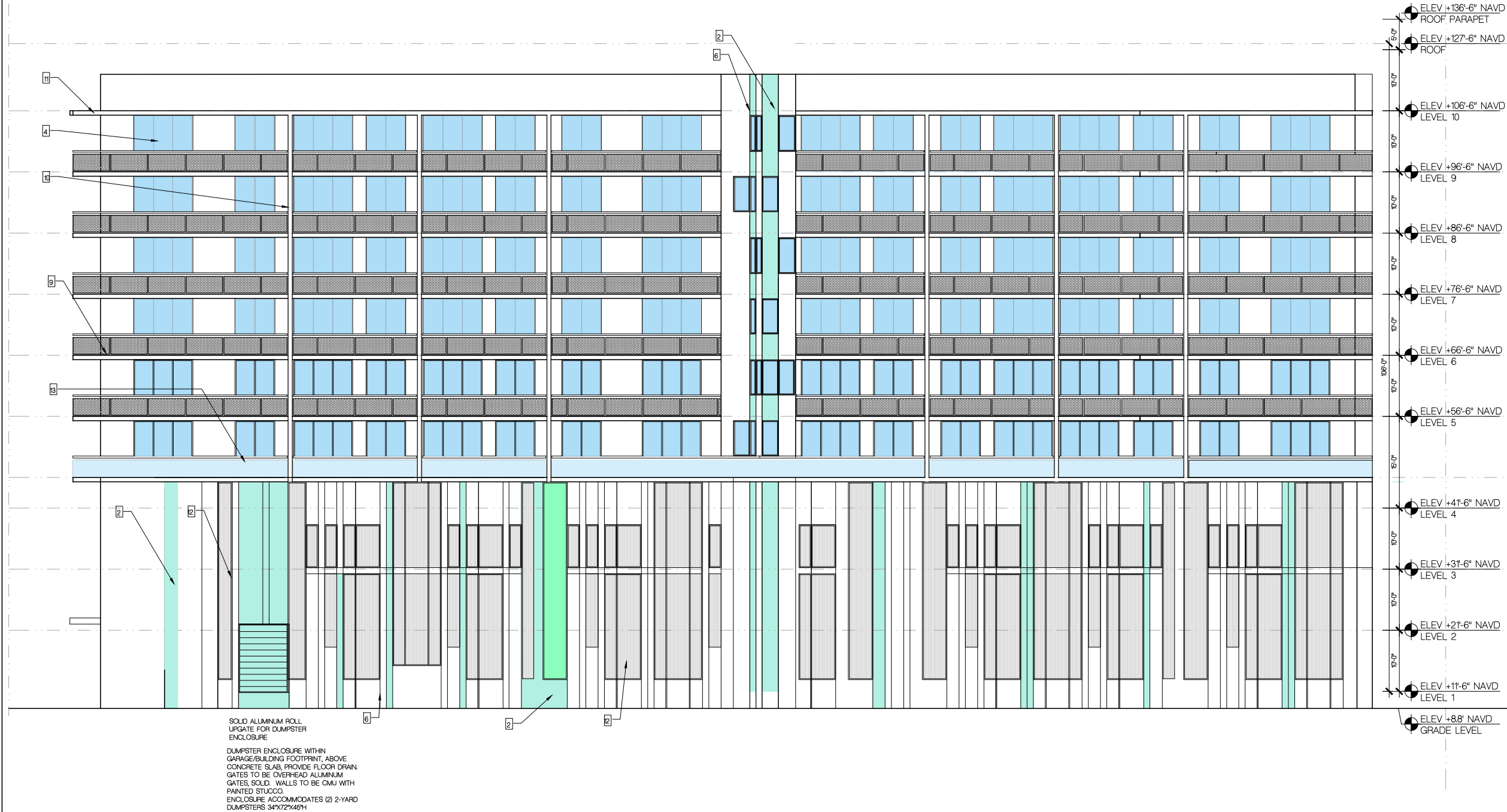
DRAWING TITLE
NORTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-2.02

SIGNOFF

ELEVATIONS LEGEND		
1 PAINTED STUCCO SILVERPOINTE SW 7653	6 1/2" STUCCO REVEALS	11 CONCRETE EYEBROW ABOVE BALCONIES
2 PAINTED STUCCO RAINWASHED SW 6211	7 GLASS RAIL WITHIN CONCRETE FRAME	12 VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION KYNAR GRAY FINISH
3 VERTICAL ALUMINUM LOUVERS/SLATS KYNAR GRAY FINISH	8 ENTRY FEATURE: CONCRETE COLUMNS AND BEAMS	13 ALUMINUM / GLASS RAILING SYSTEM
4 ALL GLASS TO BE LIGHT GRAY TINT. ALL FRAMES TO BE CLEAR ANODIZED ALUMINUM FINISH	9 ALUMINUM RAILING SYSTEM WITH PERFORATED METAL PANELS	14 CONCRETE BEAM ABOVE BALCONY
5 DECORATIVE ALUMINUM PANELS AT STAIRS	10 CONCRETE PRIVACY BALCONY DIVIDERS	



FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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 MARKUS A. FRANKEL
 LICENSE NO. AR0007143
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 NEW MIXED USE
 DH-3
 HOLLYWOOD, FLORIDA

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DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

WEST ELEVATION

SCALE 1/8" = 1'-0"

DATE DECEMBER 7, 2023

SHEET NUMBER

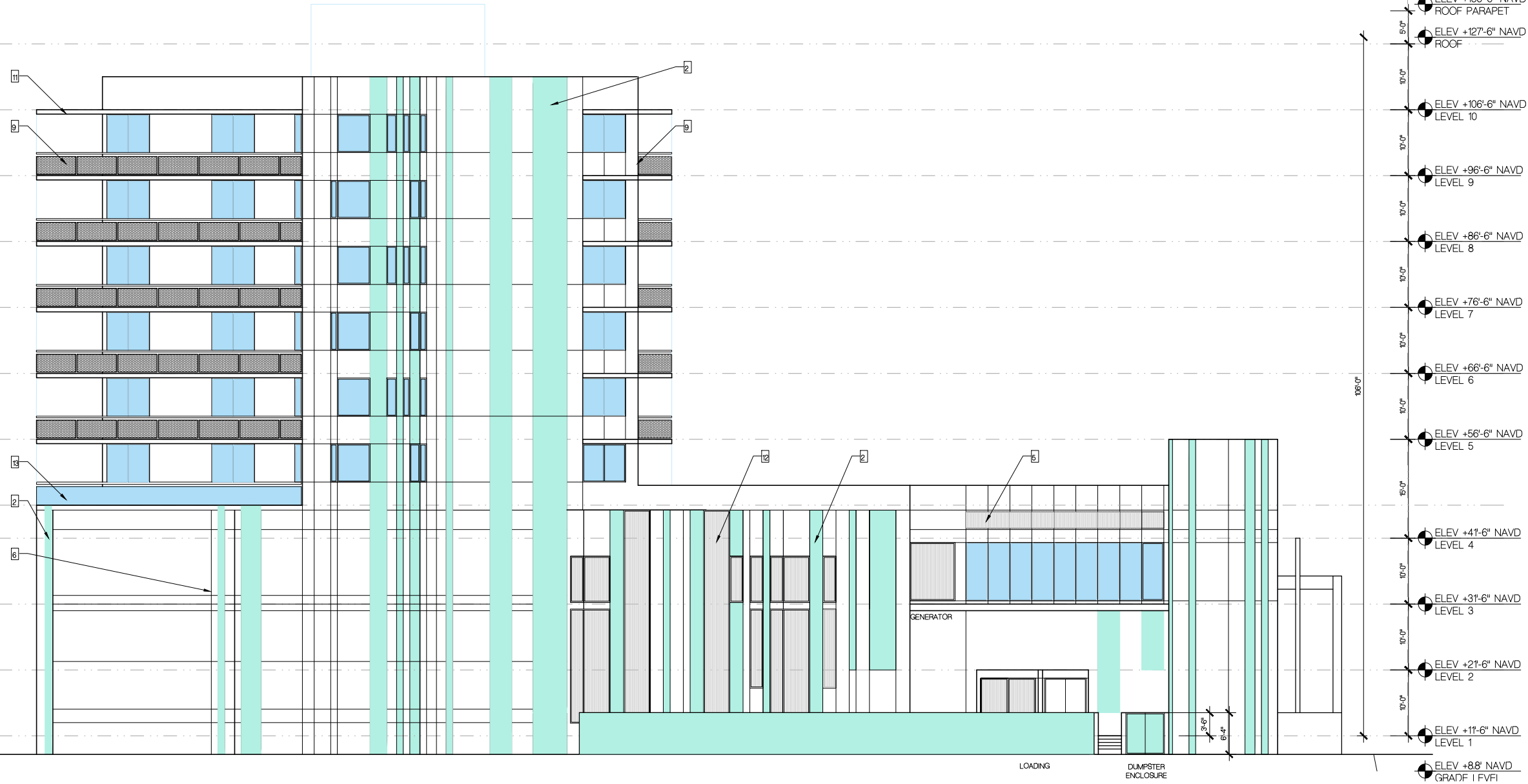
A-2.03

SIGNOFF

WEST ELEVATION

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

ELEVATIONS LEGEND			
1	 PAINTED STUCCO SILVERPONTE SW 7663	11	CONCRETE EYEBROW ABOVE BALCONES
2	 PAINTED STUCCO RAINWASHED SW 6211	12	VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION. KYNAR GRAY FINISH
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5	DECORATIVE ALUMINUM PANELS AT STAIRS	15	CONCRETE PRIVACY BALCONY DIVIDERS
6	 STUCCO REVEALS		
7	GLASS RAIL WITHIN CONCRETE FRAME		
8	ENTRY FEATURE: CONCRETE COLUMNS AND BEAMS		
9	ALUMINUM RAILING SYSTEM WITH PERFORATED METAL PANELS		



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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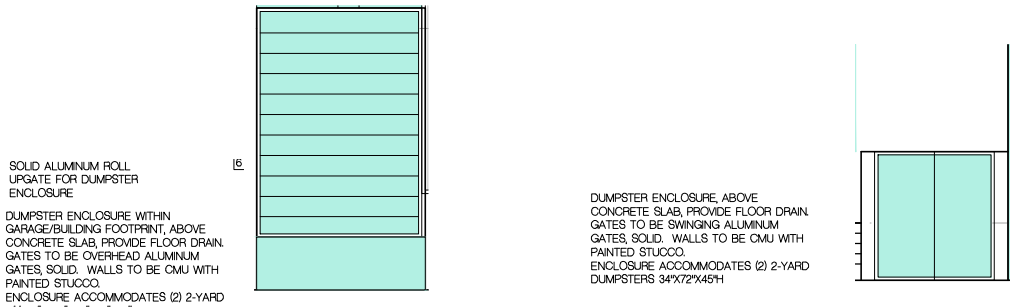
OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE
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DRAWING TITLE
SOUTH ELEVATION
SCALE: 1/8" = 1'-0" DATE: DECEMBER 7, 2023
SHEET NUMBER
A-2.04
SIGNOFF



DUMPSTER ENCLOSURE RESIDENTIAL

DUMPSTER ENCLOSURE COMMERCIAL

ELEVATIONS LEGEND					
1	 PAINTED STUCCO SILVERPOINTE SW 7653	6	1" STUCCO REVEALS	11	CONCRETE EYEBROW ABOVE BALCONIES
2	 PAINTED STUCCO RAINWASHED SW 6211	7	GLASS RAIL WITHIN CONCRETE FRAME	12	VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION. KYNAR GRAY FINISH
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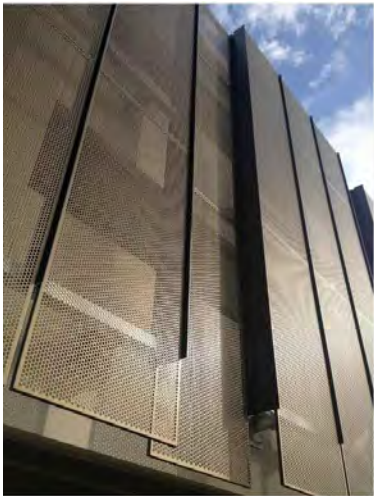
FINISHES



GARAGE SCREENING



BALCONY RAILING SYSTEM



DECORATIVE ALUMINUM SCREENS

FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL LICENSE NO. AR0007143 IFHAT BENAYOUN FISHMAN LICENSE NO. AR0017273

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HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD HOLLYWOOD, FL 33021 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831

LANDSCAPE ARCH.

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810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE: ELEVATION DETAILS

SCALE: 1/4" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER: A-2.05

SIGNOFF



DIXIE HIGHWAY ELEVATION

SCALE: 1/16" = 1'-0"



ADAMS ELEVATION

SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
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IFHAT BENAYOUN FISHMAN
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DH-3
HOLLYWOOD, FLORIDA

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DATE

NO.

REVISION

DATE

BY

DRAWING TITLE

ELEVATIONS
STREET PROFILE

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

DATE

DECEMBER 7, 2023

SHEET NUMBER

A-2.06

SIGNOFF



RENDERING

FRANKEL BENAYOUN

ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0017273

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DATE

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DRAWING TITLE

RENDERING

SCALE

DATE

DECEMBER 7, 2023

SHEET NUMBER

A-4.01

SIGNOFF



RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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LICENSE NO. AR0017273

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RENDERING

SCALE
DATE
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SHEET NUMBER
A-4.02

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RENDERING

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STRUCTURAL ENG.																																							
TRAFFIC ENG. DAVID PLUMMER & ASSOCIATES TRAFFIC ENGINEERING CIVIL ENGINEERING TRANSPORTATION PLANNING 1750 FOWLER DRIVE CORAL GABLES, FLORIDA 33134 305-447-0900 WWW.daplummer.com																																							
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810 SOUTH DIXIE HIGHWAY NEW MIXED USE DH-3 HOLLYWOOD, FLORIDA																																							
SIGNATURE DATE <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 40%;">REVISION</th> <th style="width: 20%;">DATE</th> <th style="width: 30%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				NO.	REVISION	DATE	BY																																
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SCALE DATE DECEMBER 7, 2023																																							
SHEET NUMBER A-4.03 SIGNOFF																																							



FRANKEL BENAYOUN ARCHITECTS ARCHITECTS PLANNERS INTERIOR DESIGN			
LICENSE NO. AA-C001494			
MARKUS A. FRANKEL LICENSE NO. ARD007143 IFHAT BENAYOUN FISHMAN LICENSE NO. ARD017273			
1177 KANE CONCOURSE, SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868.3665 FAX: (305) 868.3650 E MAIL: INFO@FRANKELBENAYOUN.COM			
			
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TRAFFIC ENG.			
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HS HOLLAND ENGINEERING INC. civil engineers 3900 HOLLYWOOD BOULEVARD HOLLYWOOD, FL - 33021 (954)367-0371 • (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831			
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OWNER / DEVELOPER			
ADAMS STREET RESIDENTIAL, LLC 1820 AVE M SUITE 2254 BROOKLYN, NY 11250 917-586-4767			
810 SOUTH DIXIE HIGHWAY NEW MIXED USE DH-3 HOLLYWOOD, FLORIDA			
SIGNATURE			
DATE			
NO.	REVISION	DATE	BY
DRAWING TITLE			
EAST ELEVATION			
SCALE		DATE	
		DECEMBER 7, 2023	
SHEET NUMBER			
A-4.04			
SIGNOFF			



FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN			
LICENSE NO. AA-C001494 MARKUS A. FRANKEL, LICENSE NO. AR0027143 IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273			
1177 KANE CONCOURSE, SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154 PH: (305) 868.3665 FAX: (305) 868.3650 E MAIL: INFO@FRANKELBENAYOUN.COM			
			
STRUCTURAL ENG.			
TRAFFIC ENG. DAVID PLUMMER & ASSOCIATES TRAFFIC ENGINEERING-CIVIL ENGINEERING-TRANSPORTATION PLANNING 1760 PENCE DE LEON BOULEVARD CORAL GABLES, FLORIDA 33134 305-447-0900 WWW.dplumme.com			
CIVIL ENG. HS HOLLAND ENGINEERING INC. civil engineers 3906 HOLLYWOOD BOULEVARD HOLLYWOOD, FL - 33021 (954)367-0371 . (954)367-0372 Fax SUSAN C. HOLLAND, PE Reg. no. 41831			
LANDSCAPE ARCHITECT DESIGNING BEAUTIFUL PLACES LLA LANDSCAPE ARCHITECTS LAURA LLERENA & ASSOCIATES LANDSCAPE ARCHITECTS 13170 SW 128 STREET STE. 207 MIAMI, FL 33186 hernandez@lllerena-associates.com (305)256-1199 RLA# LA6607125			
OWNER / DEVELOPER ADAMS STREET RESIDENTIAL, LLC 1820 AVE. M SUITE 2254 BROOKLYN, NY 11250 917-586-4767			
810 SOUTH DIXIE HIGHWAY NEW MIXED USE DH-3 HOLLYWOOD, FLORIDA			
SIGNATURE		DATE	
NO.	REVISION	DATE	BY
DRAWING TITLE:			
NORTH ELEVATION			
SCALE		DATE	
SHEET NUMBER		DECEMBER 7, 2023	
A-4.05			
SIGNOFF			



FRANKEL BENAYOUN

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
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STRUCTURAL ENG.

TRAFFIC ENG.

DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING-CIVIL ENGINEERING-TRANSPORTATION PLANNING

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CORAL GABLES, FLORIDA 33104

305-447-0900
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CIVIL ENG.

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civil engineers

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HOLLYWOOD, FL 33021

(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

DESIGNING BEAUTIFUL PLACES

LLA

LAURA LLERENA & ASSOCIATES

LANDSCAPE ARCHITECTURE

13170 SW 128 STREET STE. 207 MIAMI, FL 33160
lhermandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER

ADAMS STREET RESIDENTIAL, LLC

1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

CONTEXT AT S. DIXIE

SCALE

DATE

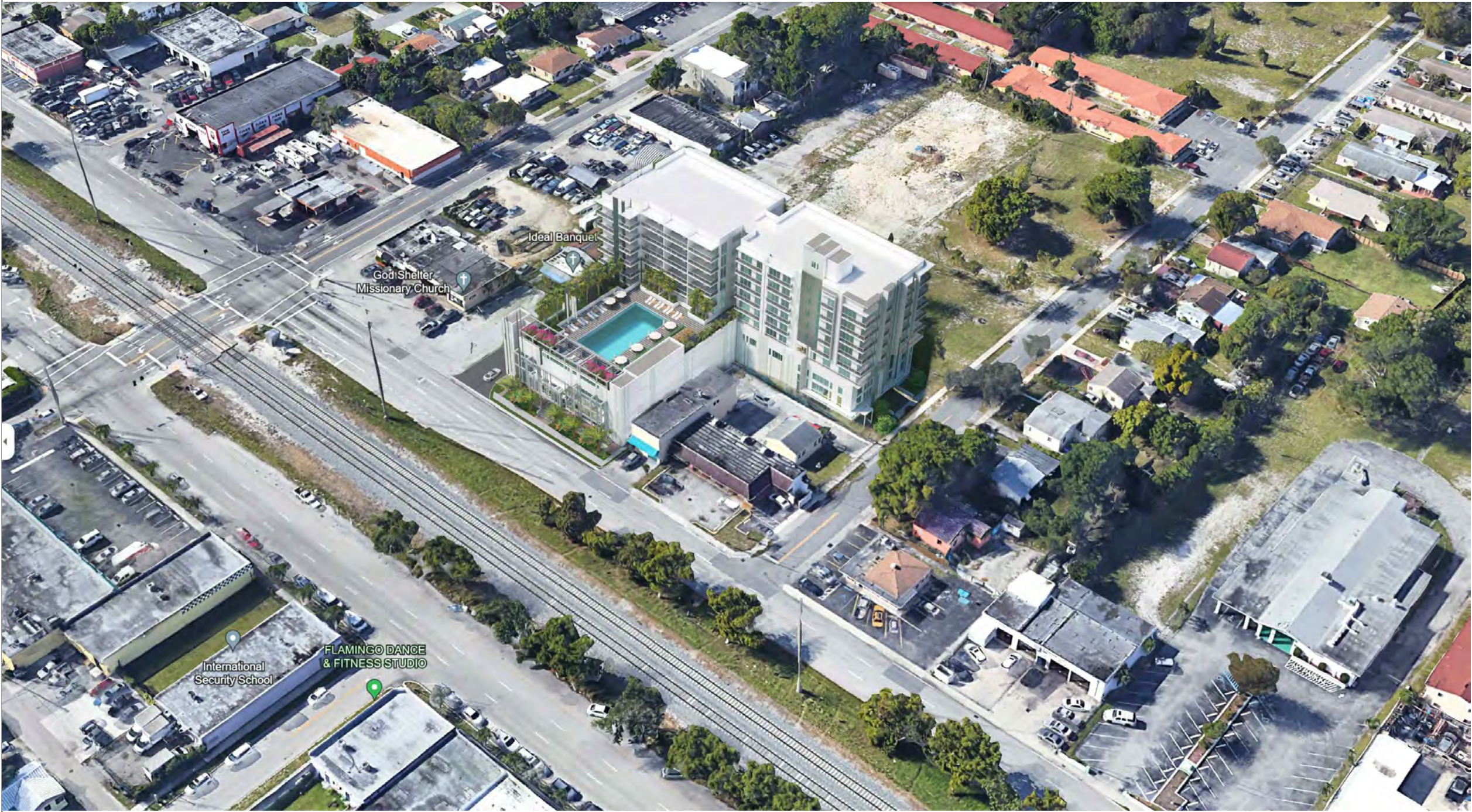
DECEMBER 7, 2023

SHEET NUMBER

A-4.07

SIGNOFF

CONTEXT AT S. DIXIE HIGHWAY



FRANKEL BENAYOUN
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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

AERIAL RENDERING

SCALE DATE
DECEMBER 7, 2023

SHEET NUMBER

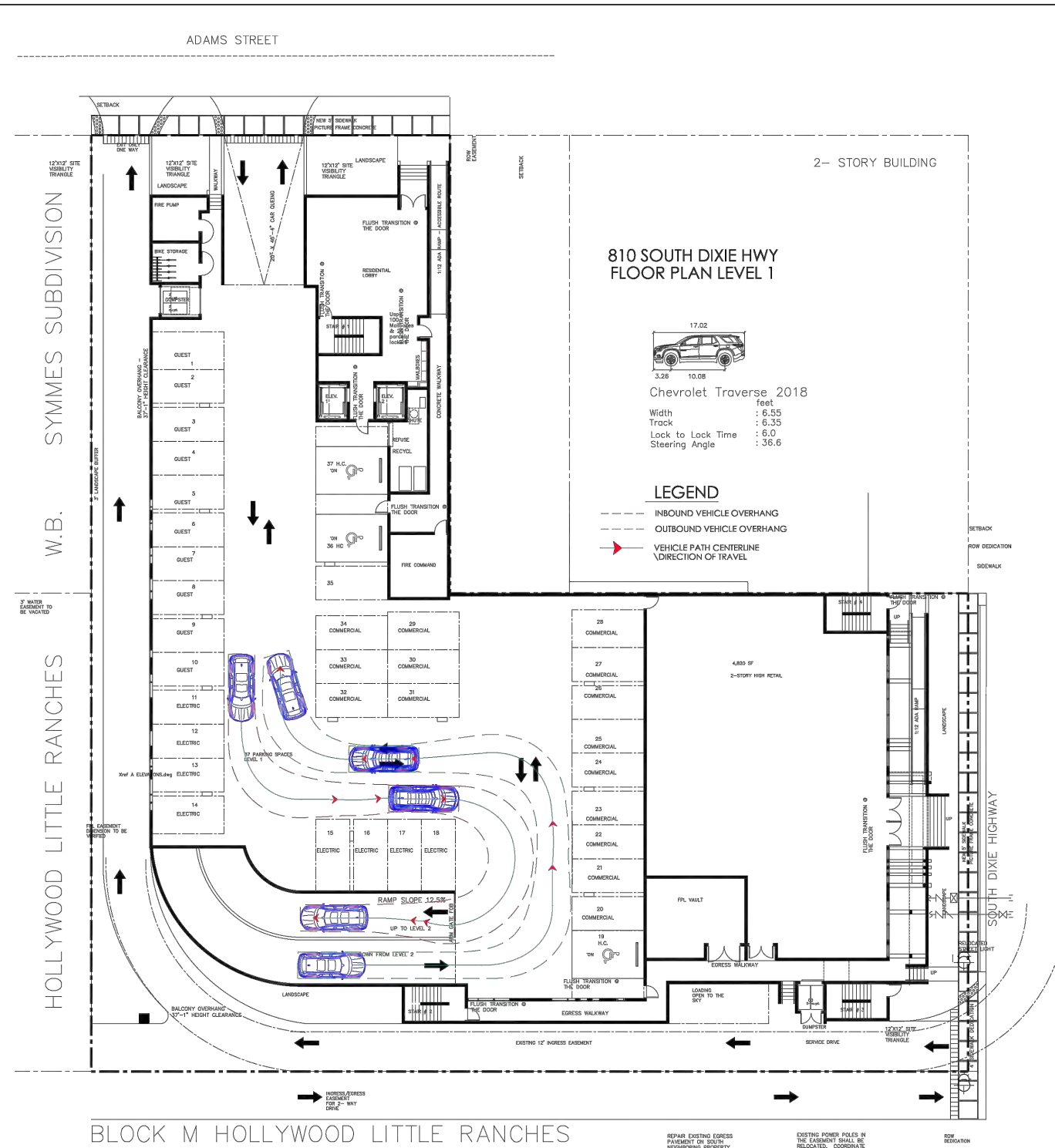
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SIGNOFF

AERIAL RENDERING



LEVEL ONE MANEUVERABILITY PLAN

SCALE: 3/32" = 1'-0"



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ARCHITECTS PLANNERS INTERIOR DESIGN
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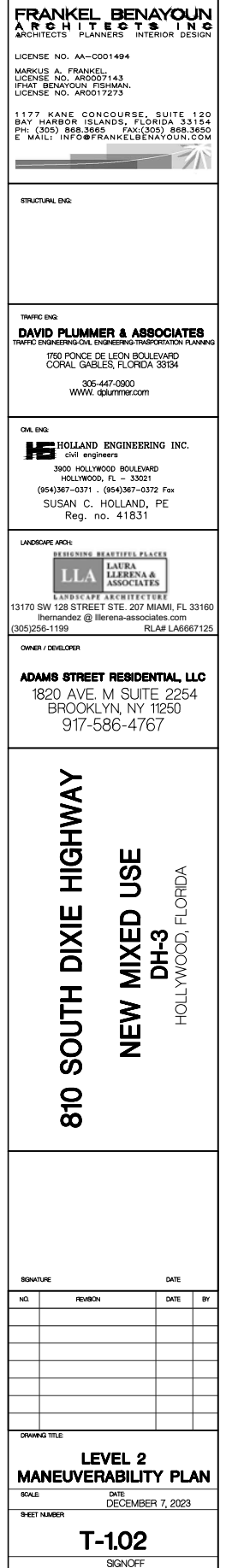
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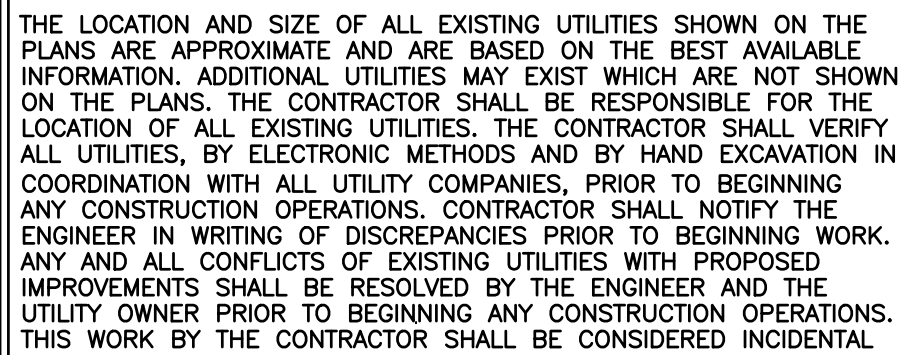
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NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE
NO. REVISION DATE BY
DRAWING TITLE
**LEVEL 1
MANEUVERABILITY PLAN**
SCALE DATE
DECEMBER 7, 2023
SHEET NUMBER
T-101
SIGNOFF



SCALE: $3/32" = 1'-0"$



PROJECT LOCATION

Adams St

Hollywood Blvd

S Federal Hwy

S 21st Ave

S 22nd Ave

S 23rd Ave

S 24th Ave

S 25th Ave

S 26th Ave

S 27th Ave

S 28th Ave

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S 97th Ave

S 98th Ave

S 99th Ave

S 100th Ave

Pembroke Rd

Enterprise Pkwy

Donner Pkwy

W. Broward Blvd

W. Hollywood Blvd

W. Sunset Blvd

W. Ocean Blvd

W. Atlantic Blvd

W. Palmetto Blvd

W. Cypress Blvd

W. Hawthorne Blvd

W. 15th St

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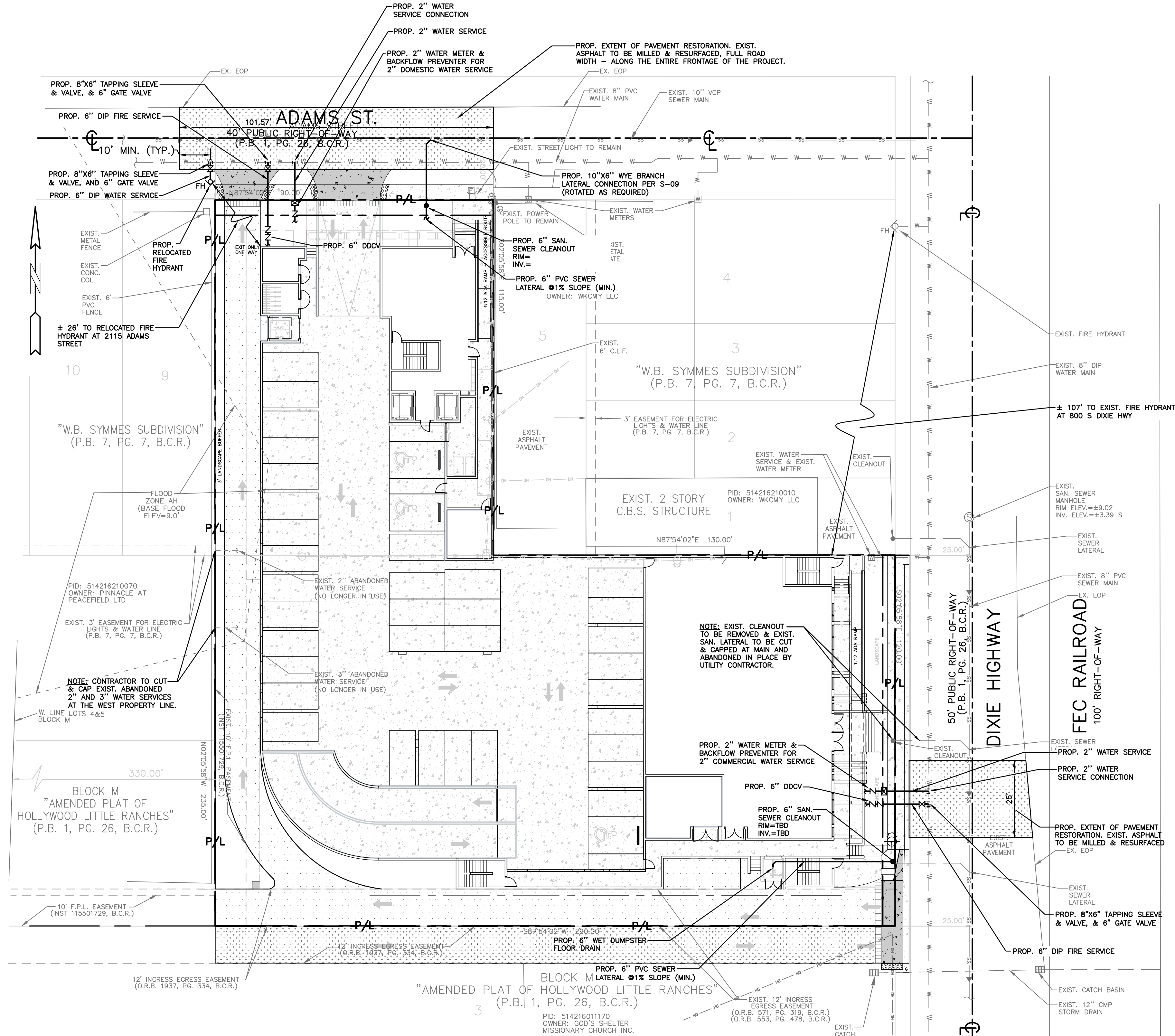
HOLLYWOOD, FLORIDA

C-1

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FIRE FLOW CALCULATIONS NEW MIXED USE DH-3 A Ten Story Mixed Use Building 810 South Dixie Highway, Hollywood

These calculations are for a ten (10) story mixed use building, with a total ground floor square footage of 1,988 SF. The entire building is non-combustible construction.

Fire Flow Area = 24,228 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 24,228 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

1,750 gpm X 75% = 1,312.50 gpm (fire flow credit)

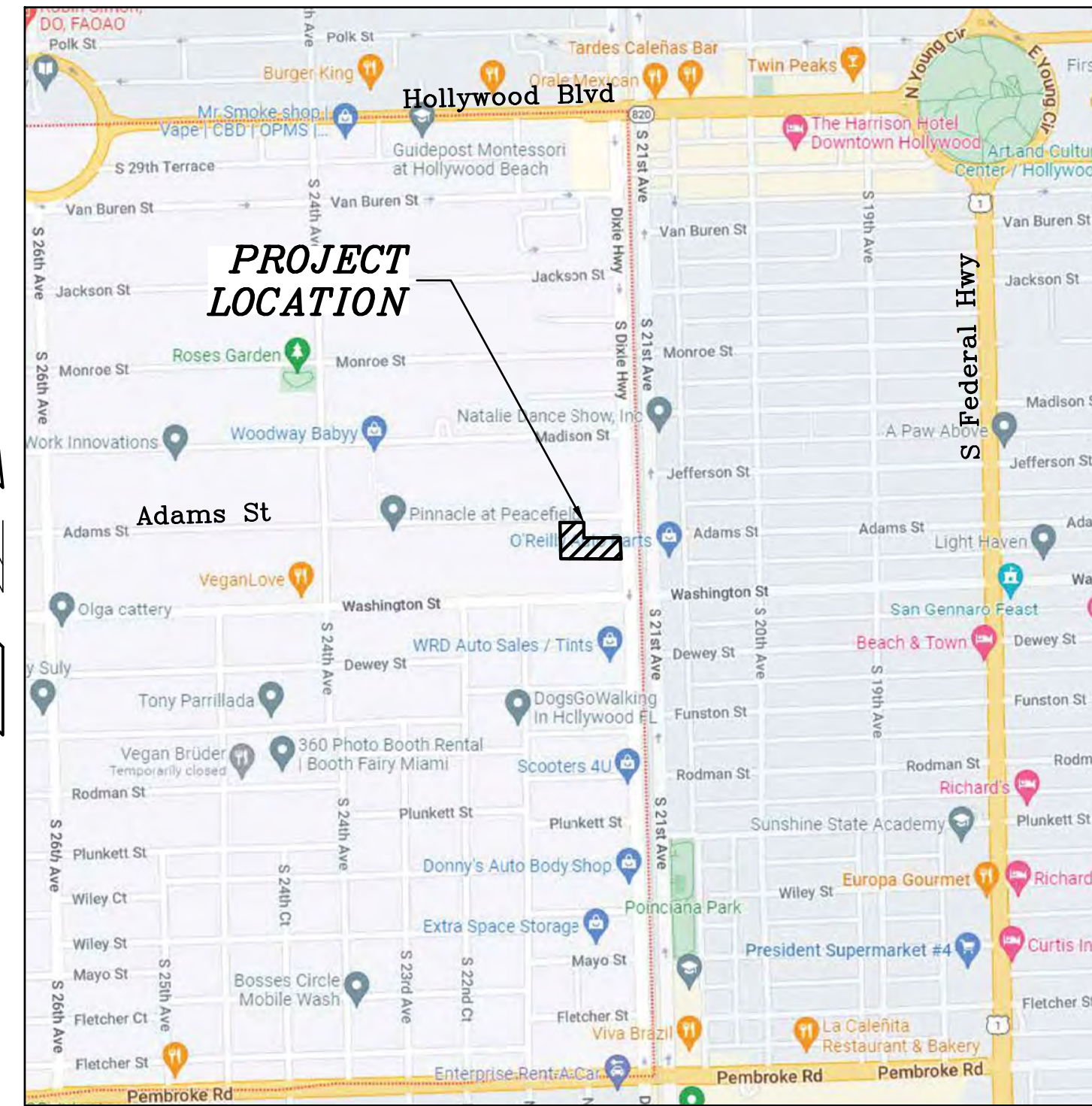
1,750 gpm - 1,312.50 gpm = 437.50 gpm

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

LEGEND

	PROPOSED ASPHALT		PROPOSED AREA DRAIN
	PROPOSED PAVEMENT RESTORATION		EXISTING ELEVATION
	PROPOSED 4" THICK CONCRETE		EXISTING PIPE
	PROPOSED 6" THICK CONCRETE		EXISTING WATER METER
	PROPOSED ELEVATION		EXISTING WOOD POWER POLE
	PROPOSED CATCH BASIN		EXISTING FENCE
	PROPOSED PIPE		EXISTING MANHOLE (AS DESIGNATED)
	PROPOSED DRAINAGE PIPE		EXISTING SIGN (AS INDICATED)
	PROPOSED MANHOLE		EXISTING CATCH BASIN
			EXISTING PIPING AND APPURTENANCES



LEGAL DESCRIPTION:

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

- REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.
- CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
- UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102
- ALL ROADS/ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED & RESURFACED, FULL ROAD WIDTH.

FLOOD INFORMATION:

Community name and number:
City of Hollywood, Broward County, Florida 125113
Map and parcel number: 12011C0569H
Effective on 08/18/2014
Zone: "X" (0.2%), AH
Base Flood Elevation: 9.0' for AH
Broward County 100 Year Flood Elevation is 11.50' NAVD

WATER AND SEWER DEMAND

RETAIL SPACE: 5,450 SF X 10 GPD/100 SF = 545 GPD
RESIDENTIAL: 96 UNITS X 250 GPD/UNIT = 24,000 GPD
TOTAL = 24,545 GPD

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. ARO007143
PHAT BENAYOUN TISSMAN
LICENSE NO. ARO017273

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BAY HARBOR ISLANDS, FLORIDA 33154
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E-MAIL: INFO@FRANKELBENAYOUN.COM

CIVIL ENG:

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7385

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH:

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OWNER / DEVELOPER

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

WATER & SEWER
PLAN

SCALE: 1"=20' DATE: SEPTEMBER 5, 2023

SHEET NUMBER:

C-2

TAC 1 SUBMITTAL

LEGAL DESCRIPTION:

PARCEL 1
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LEGEND

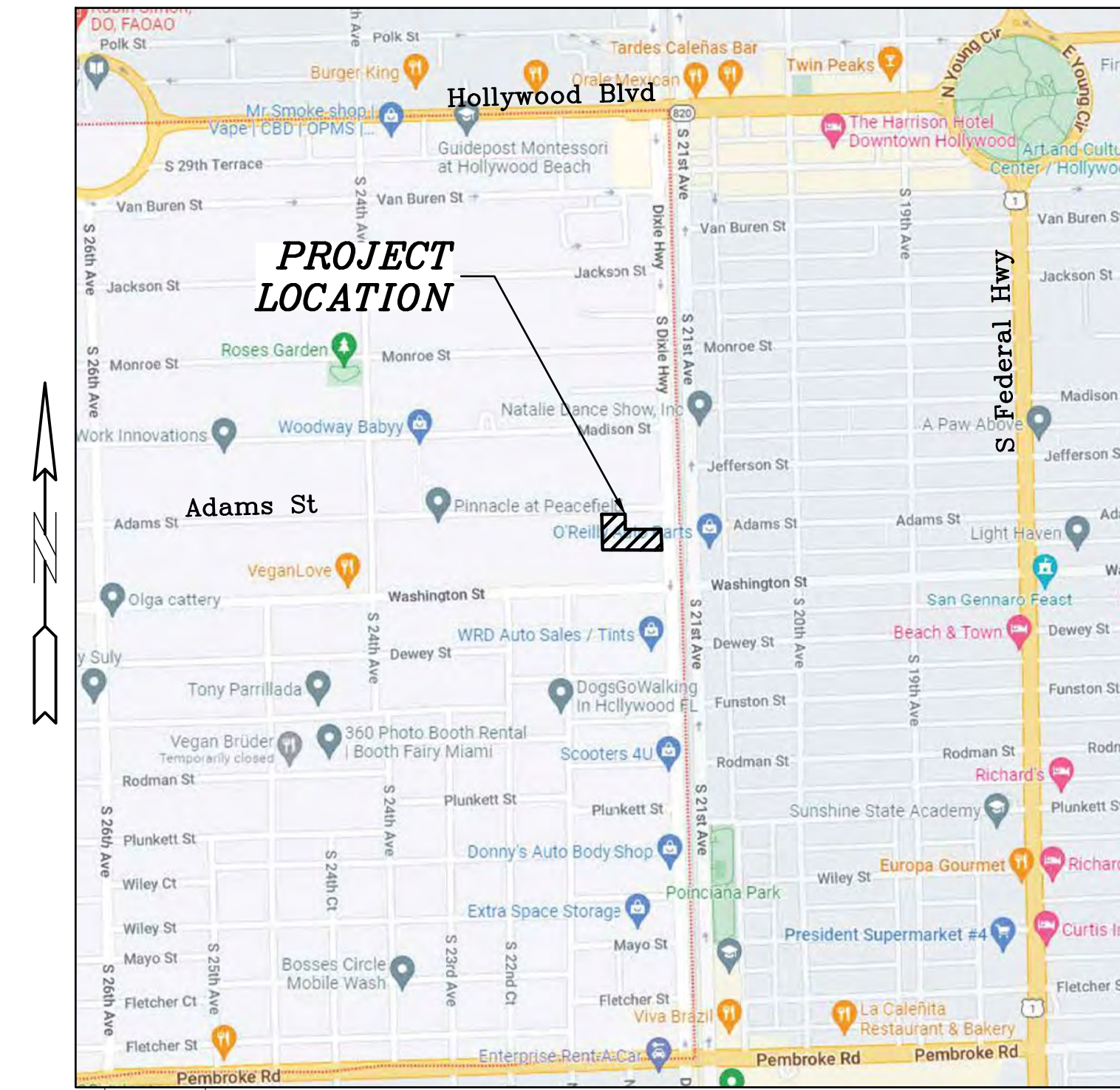
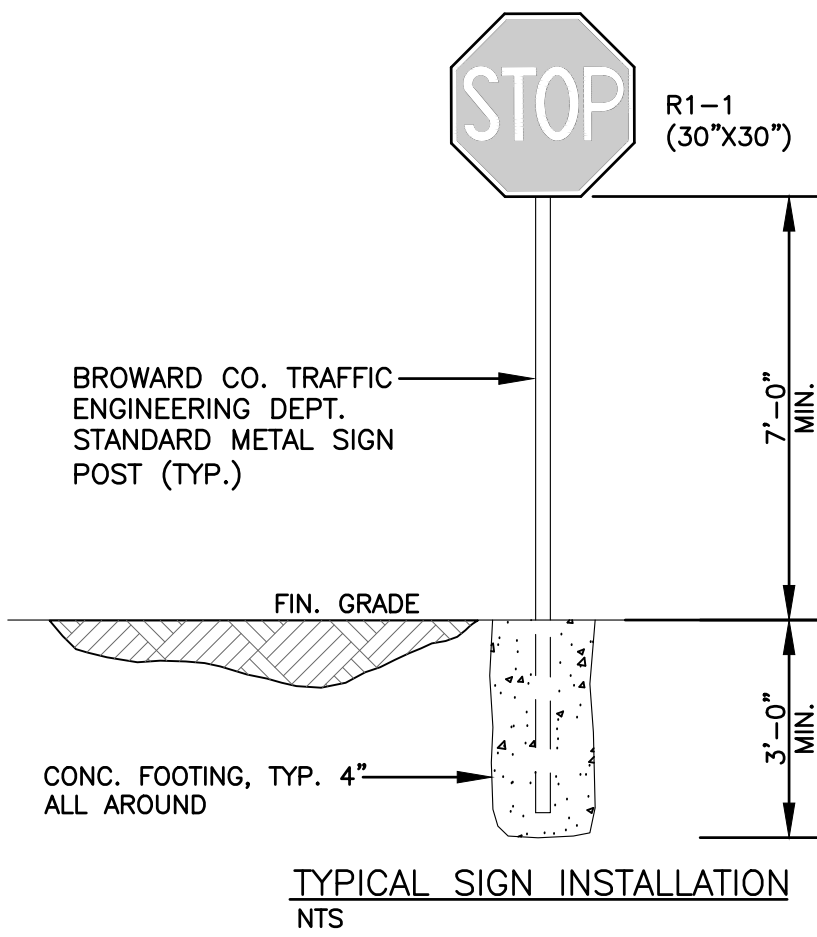
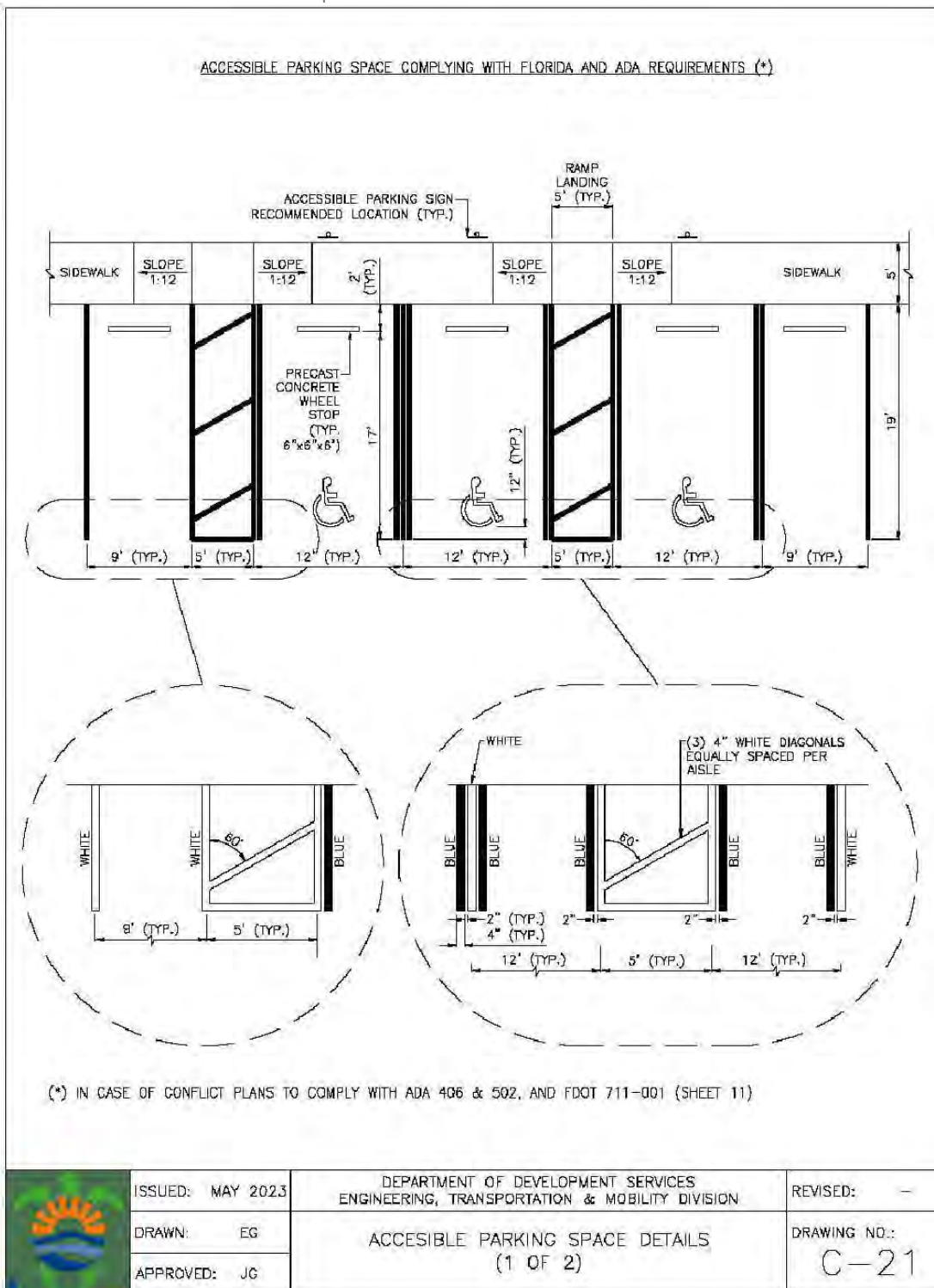
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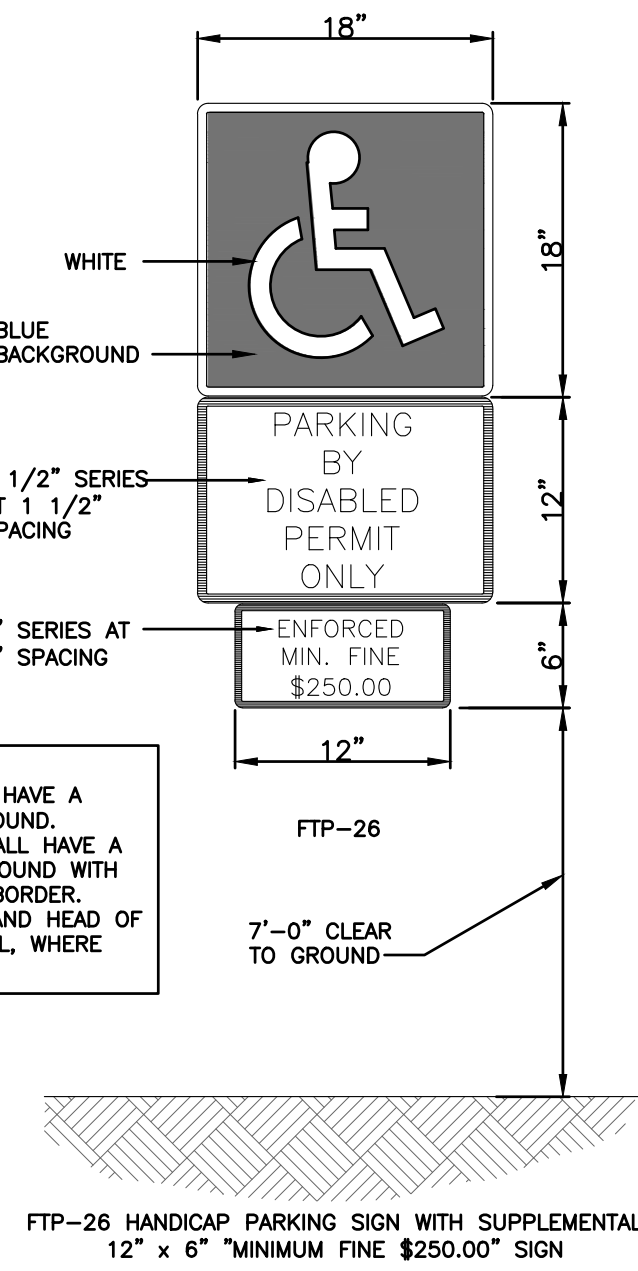
PAVEMENT MARKING & SIGNING STANDARD NOTES

- STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
- ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
- STOP BARS SHALL BE 24" WHITE.
- ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND BROWARD COUNTY.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



LOCATION MAP
NOT TO SCALE

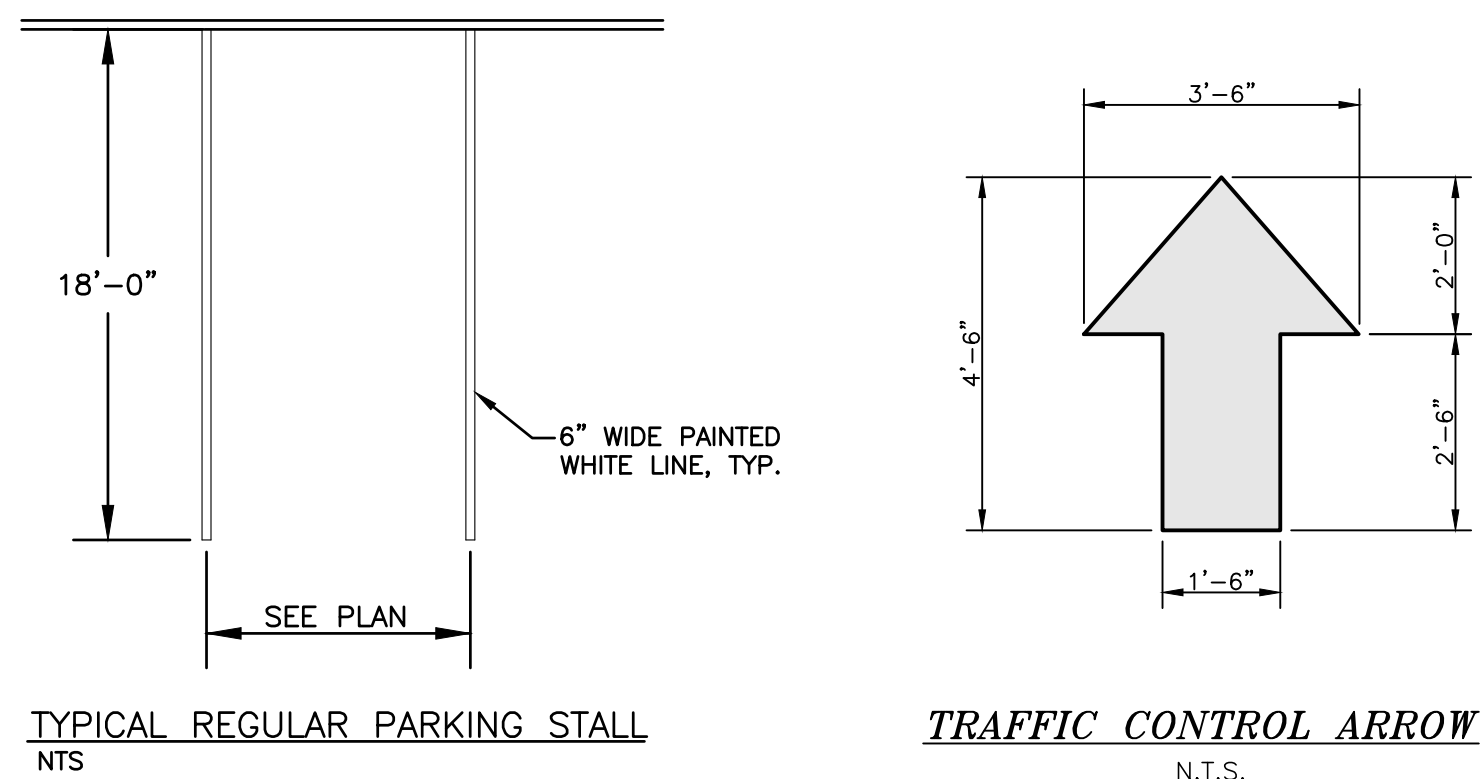
- NOTES:
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.



FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" MINIMUM FINE \$250.00 SIGN

- NOTES:
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - LOCATE SIGN AT CENTERLINE AND ADJACENT TO HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

HANDICAP SIGN-WALL MOUNTED DETAIL
NTS



TYPICAL REGULAR PARKING STALL
NTS

TRAFFIC CONTROL ARROW
N.T.S.

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN

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CIVIL ENGINEERING SOLUTIONS

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Phone: 954.587.5571
Certificate of Authorization 7385

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 41831

LANDSCAPE ARCH:

DESIGNING BEAUTIFUL PLACES
LLA
LANDSCAPE ARCHITECTURE

13170 SW 128 STREET STE. 207 MIAMI, FL 33180
lhernandez @ illerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER

ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE: _____ DATE: _____

NO. REVISION DATE BY

DRAWING TITLE:
PAVEMENT MARKING
& SIGNAGE PLAN

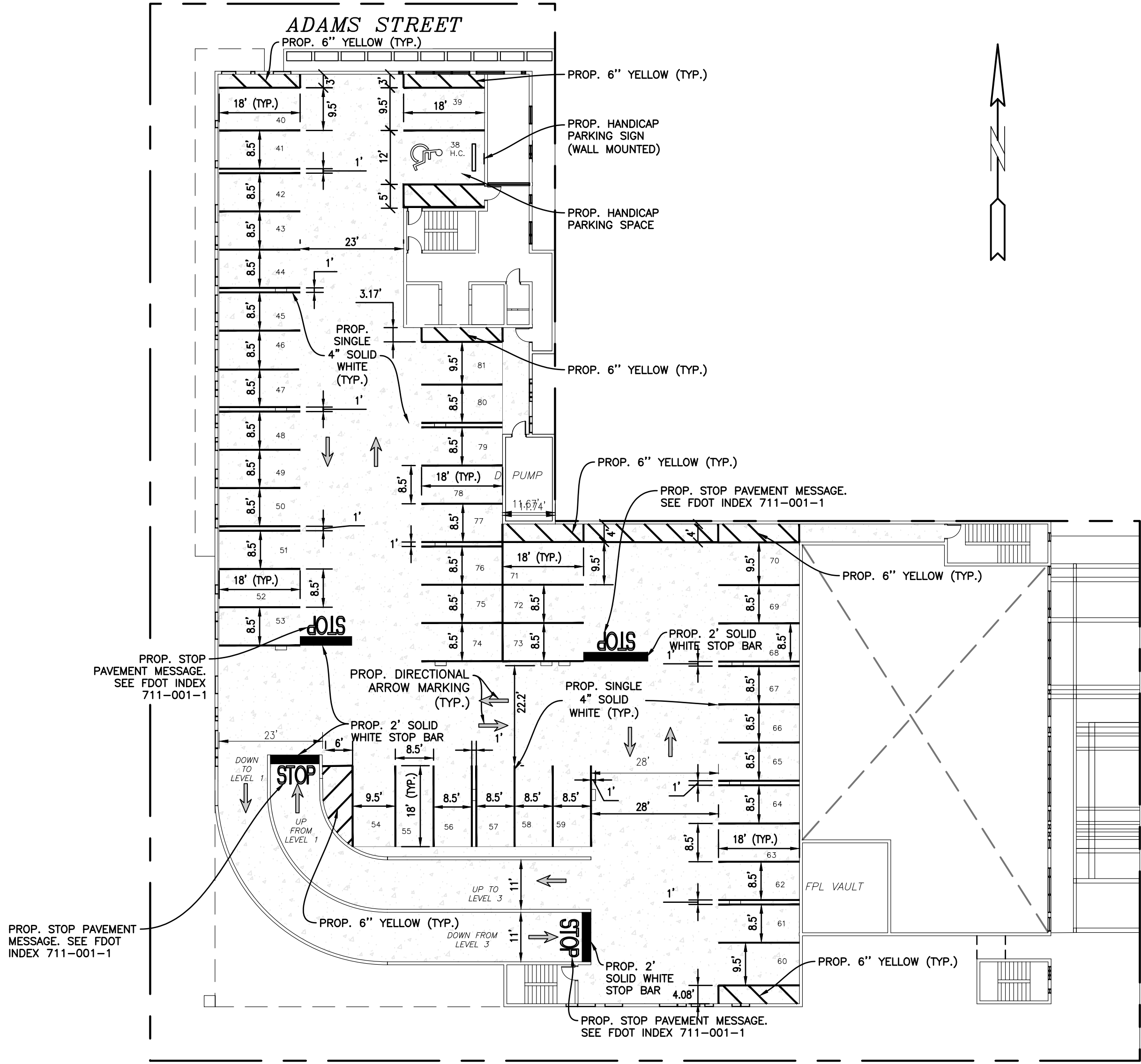
SCALE: 1"=20' DATE: SEPTEMBER 5, 2023
SHEET NUMBER:
C-3

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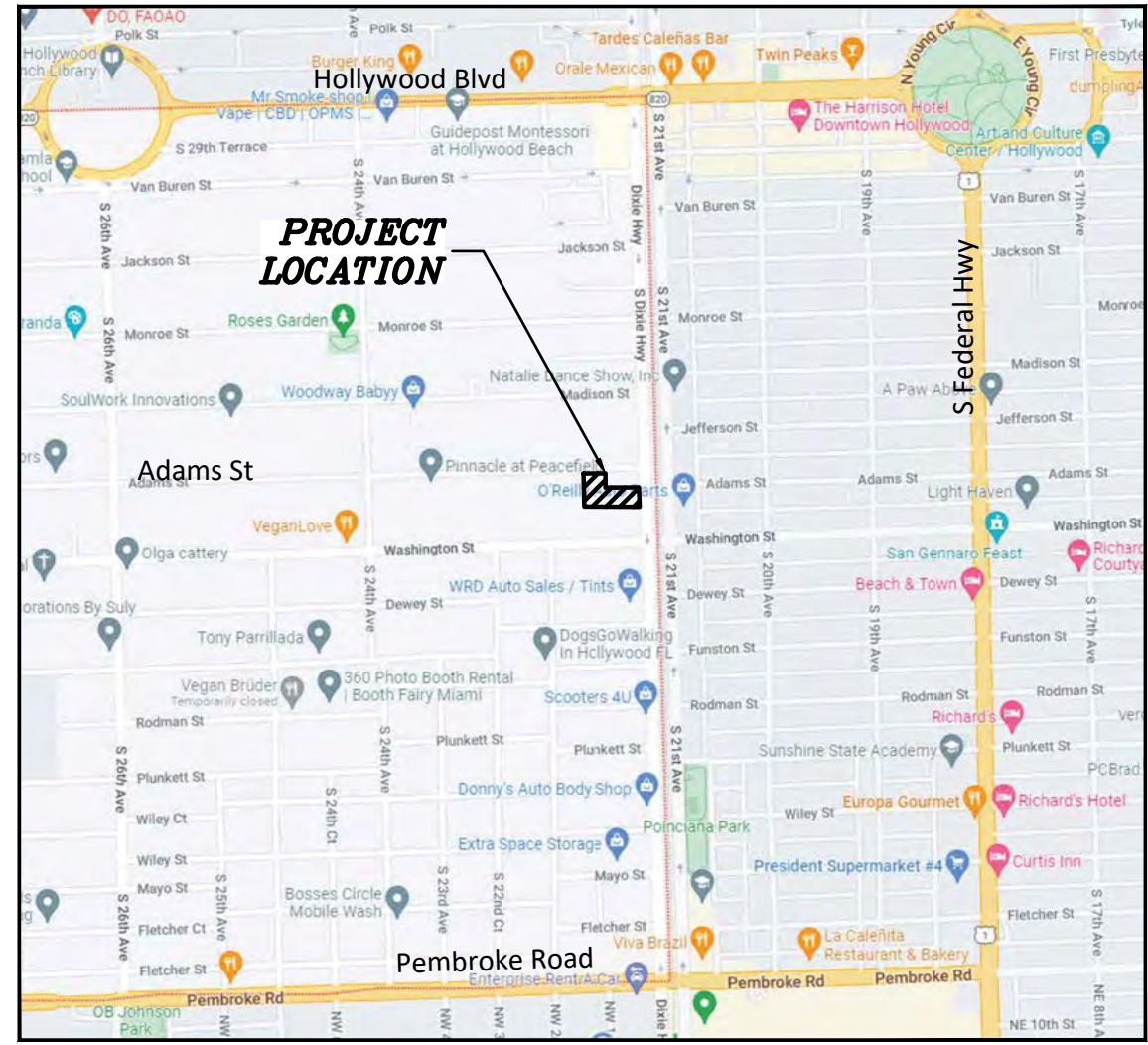
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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- 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 PAINTED, UNLESS NOTED OTHERWISE.
 5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND BROWARD COUNTY.
 6. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



Second Level



LOCATION MAP
N.T.S.

- LEGEND:**
- | | |
|-------------------------------------|-----------------------------------|
| PROPOSED ASPHALT | PROPOSED PAVERS |
| PROPOSED 4" THICK CONCRETE | PROPOSED LANDSCAPE |
| PROPOSED 6" THICK CONCRETE | EXISTING PIPING AND APPURTENANCES |
| PROPOSED ASPHALT RESTORATION | EXISTING BACKFLOW PREVENTOR |
| PROPOSED GRADE ELEVATION | EXISTING CATCH BASIN |
| PROPOSED FIRE HYDRANT | EXISTING CLEANOUT |
| PROPOSED WATER METER | EXISTING ELEVATION |
| PROPOSED VALVE | EXISTING GAS METER |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING MANHOLE (AS DESIGNATED) |
| PROPOSED CATCH BASIN | EXISTING MONITORING WELL |
| PROPOSED DRAINAGE MANHOLE | EXISTING SIGN (AS INDICATED) |
| PROPOSED YARD DRAIN | EXISTING VALVE BOX |
| PROPOSED SIGN (AS INDICATED) | EXISTING WATER METER |
| PROPOSED CLEANOUT | EXISTING CONCRETE POLE |
| PROPOSED RPZ BACKFLOW PREVENTER | EXISTING FENCE |
| PROPOSED PIPING | EXISTING FIRE HYDRANT |
| PROPOSED SURFACE FLOW | EXISTING ELEVATIONS |
| PROPOSED SILT FENCE | |

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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DH-3
HOLLYWOOD, FLORIDA

SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

PAVEMENT MARKING
& SIGNAGE PLAN

SCALE:

1"=20'

DATE:

NOVEMBER 8, 2023

SHEET NUMBER:

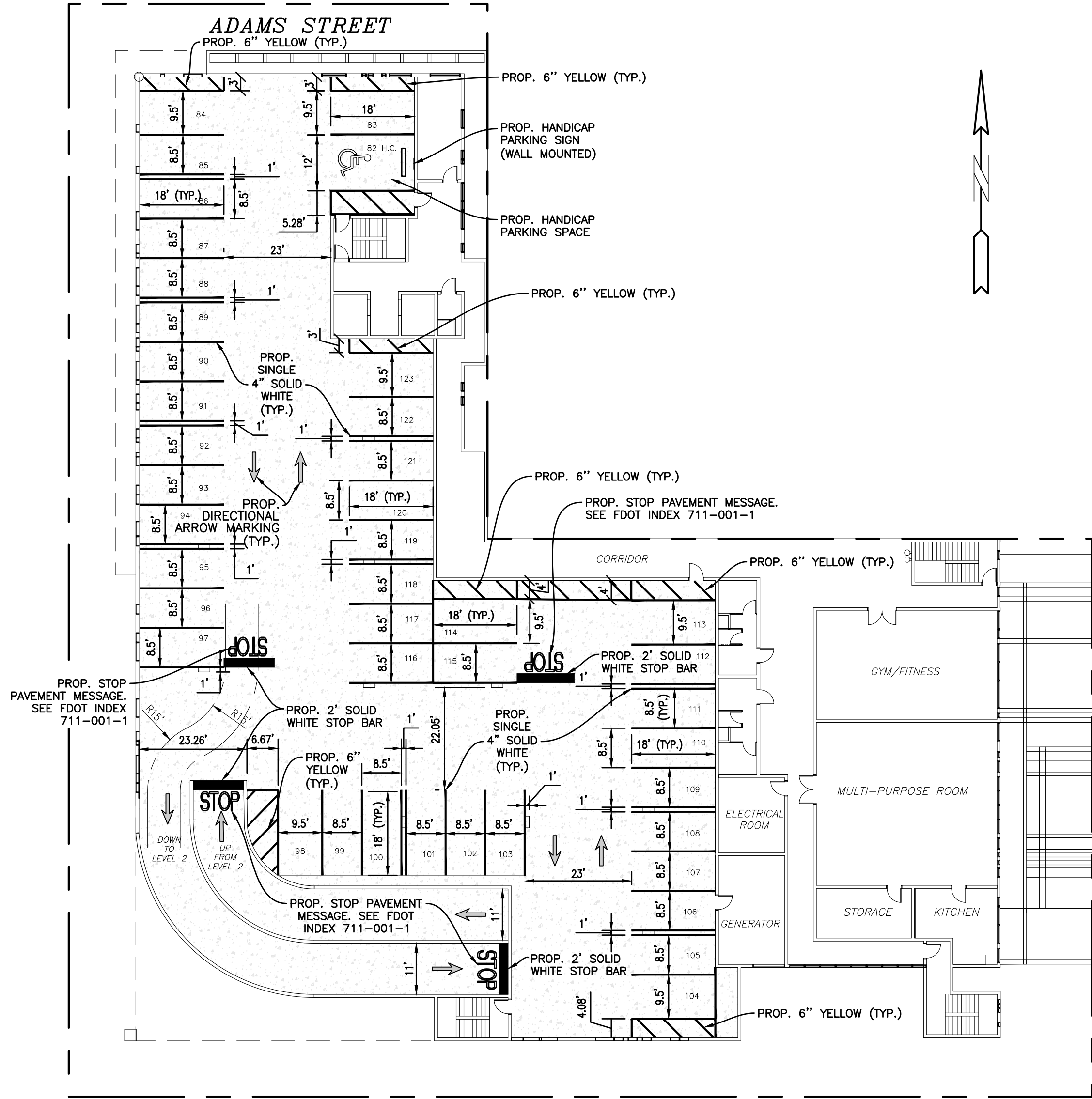
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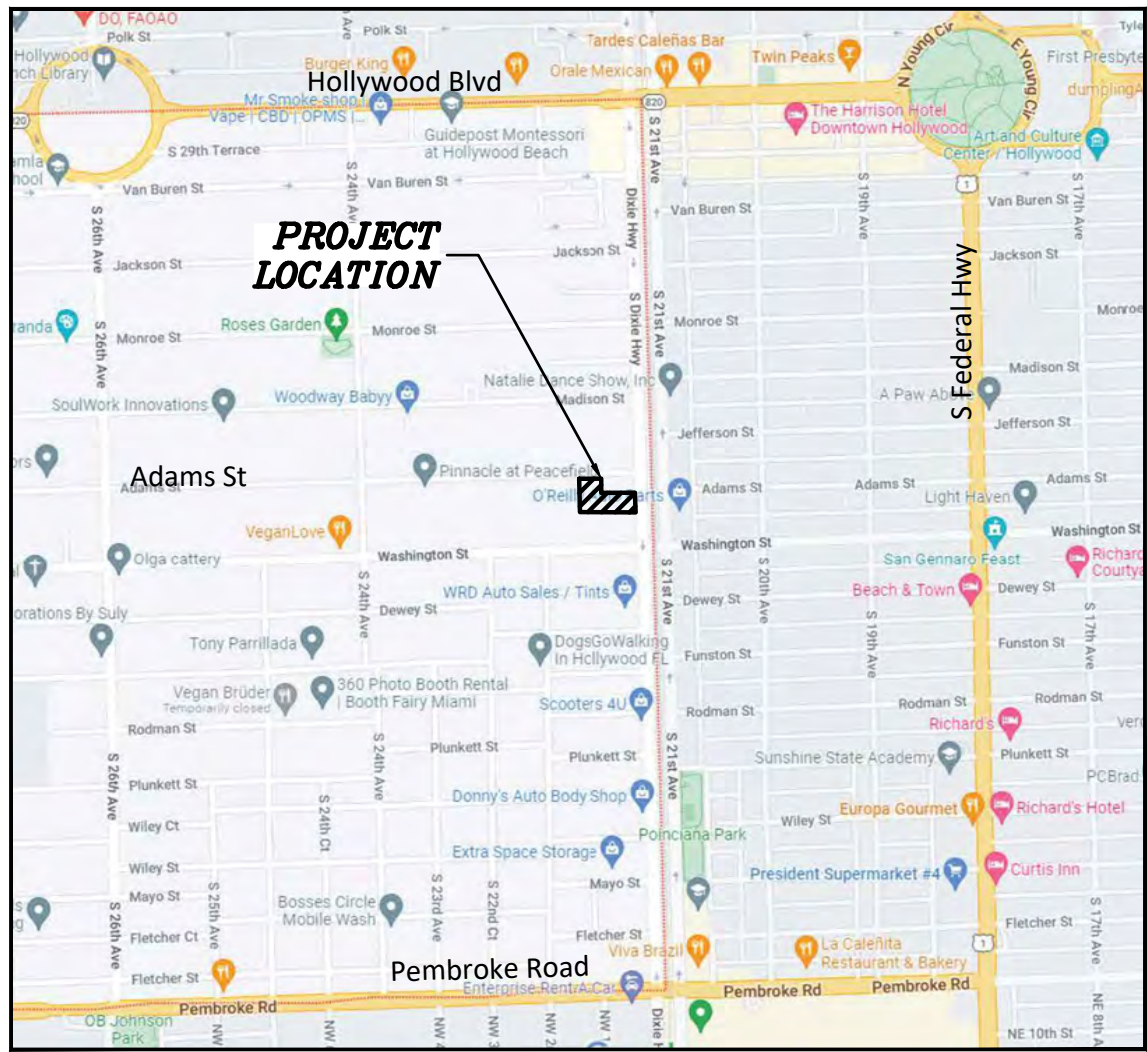
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Third Level

SOUTH DIXIE HIGHWAY



LOCATION MAP
N.T.S.

- LEGEND:**
- | | | | |
|--|-------------------------------------|--|-----------------------------------|
| | PROPOSED ASPHALT | | PROPOSED PAVERS |
| | PROPOSED 4" THICK CONCRETE | | PROPOSED LANDSCAPE |
| | PROPOSED 6" THICK CONCRETE | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED ASPHALT RESTORATION | | EXISTING BACKFLOW PREVENTOR |
| | PROPOSED GRADE ELEVATION | | EXISTING CATCH BASIN |
| | PROPOSED FIRE HYDRANT | | EXISTING CLEANOUT |
| | PROPOSED WATER METER | | EXISTING ELEVATION |
| | PROPOSED VALVE | | EXISTING GAS METER |
| | PROPOSED FIRE DEPARTMENT CONNECTION | | EXISTING MANHOLE (AS DESIGNATED) |
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SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING
& SIGNAGE PLAN

SCALE: 1"=20' DATE: NOVEMBER 8, 2023

SHEET NUMBER:
C-3B

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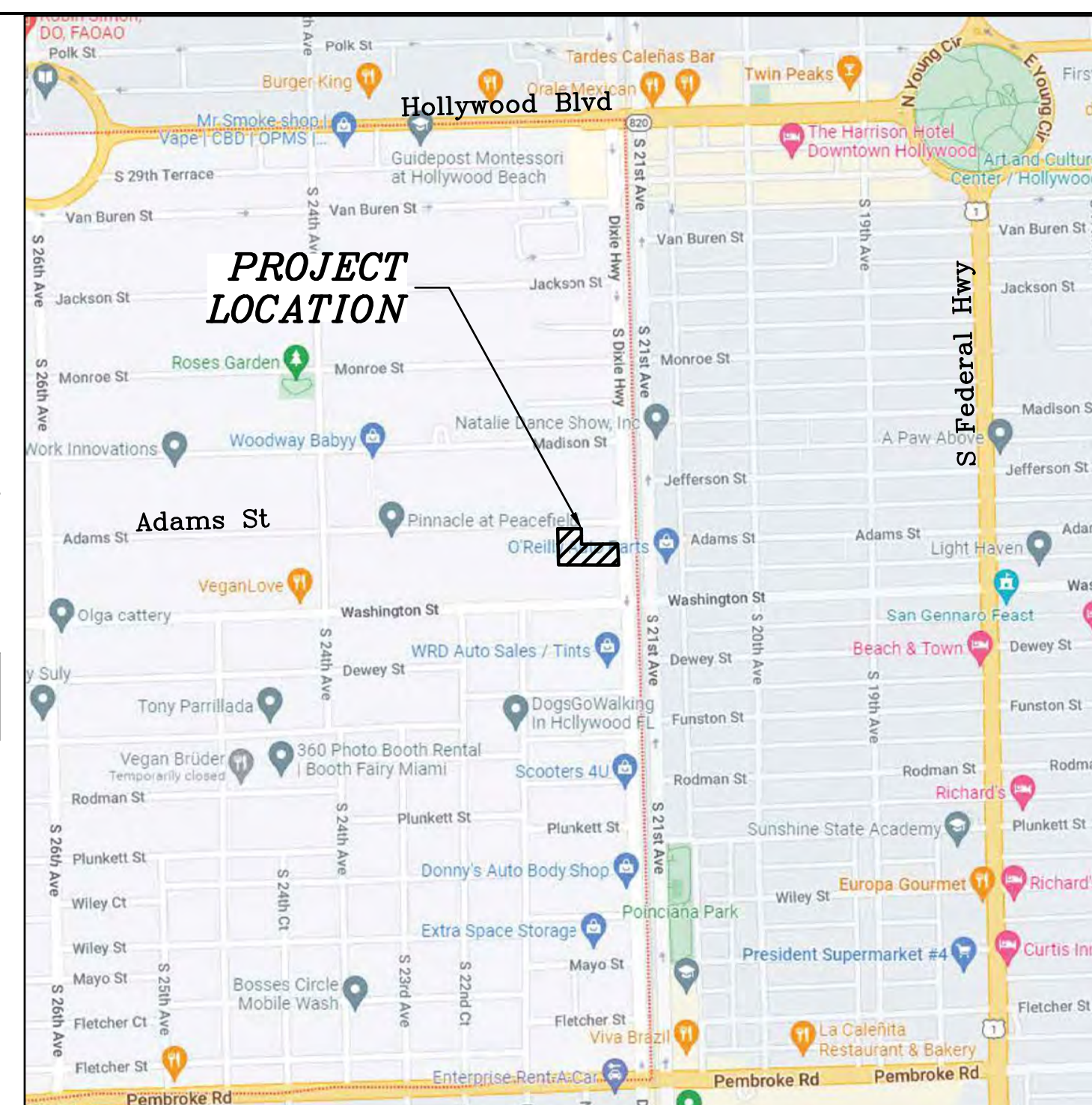
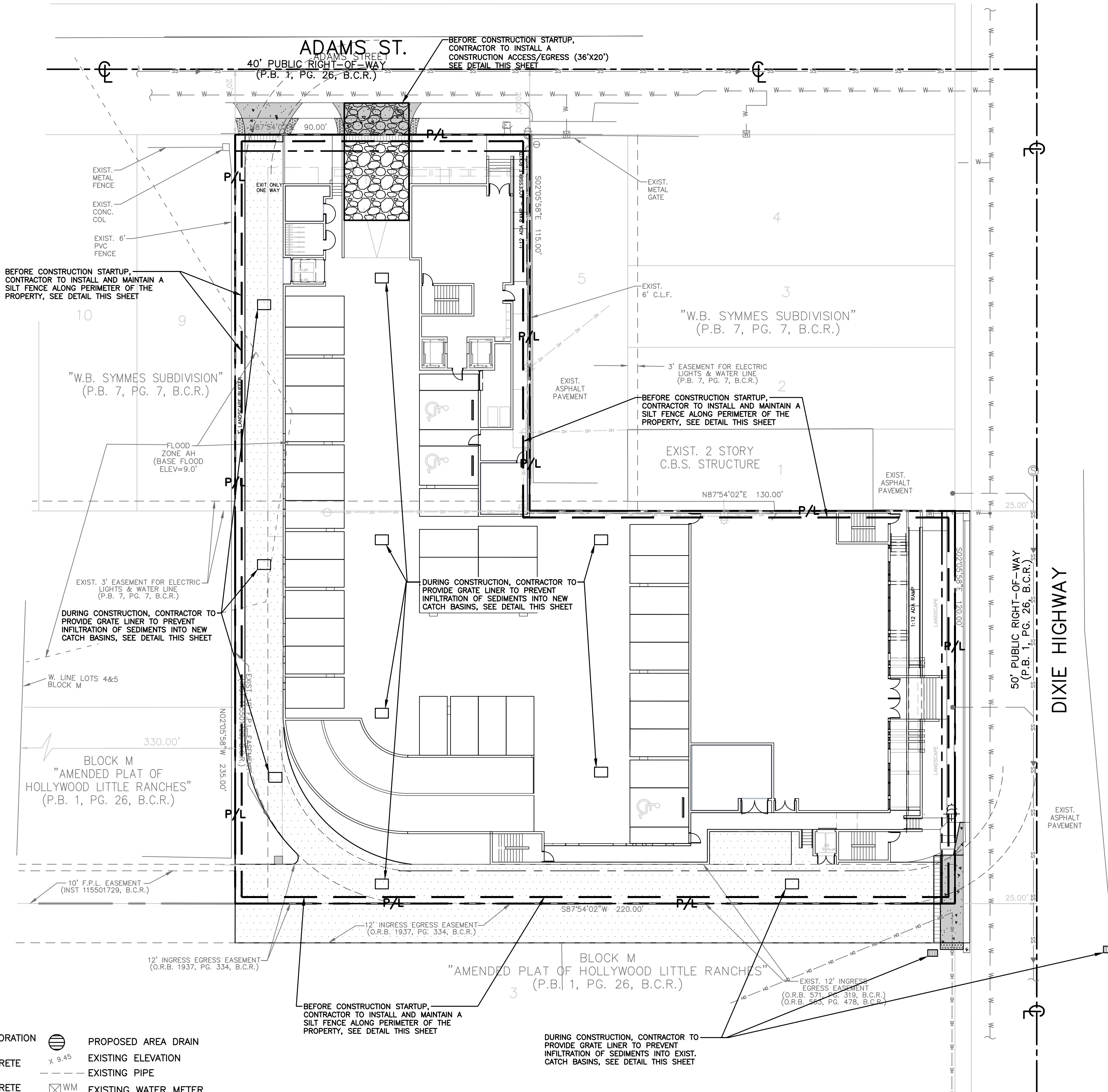
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LEGEND

	PROPOSED ASPHALT		PROPOSED AREA DRAIN
	PROPOSED PAVEMENT RESTORATION		EXISTING ELEVATION
	PROPOSED 4" THICK CONCRETE		EXISTING PIPE
	PROPOSED 6" THICK CONCRETE		EXISTING WATER METER
	PROPOSED ELEVATION		EXISTING WOOD POWER POLE
	PROPOSED CATCH BASIN		EXISTING FENCE
	PROPOSED PIPE		EXISTING MANHOLE (AS DESIGNATED)
	PROPOSED DRAINAGE PIPE		EXISTING SIGN (AS INDICATED)
	PROPOSED MANHOLE		EXISTING CATCH BASIN
			EXISTING PIPING AND APPURTENANCES

BMP NOTES:

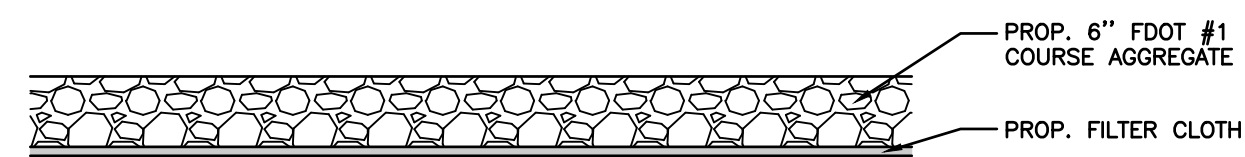
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXIST. SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR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



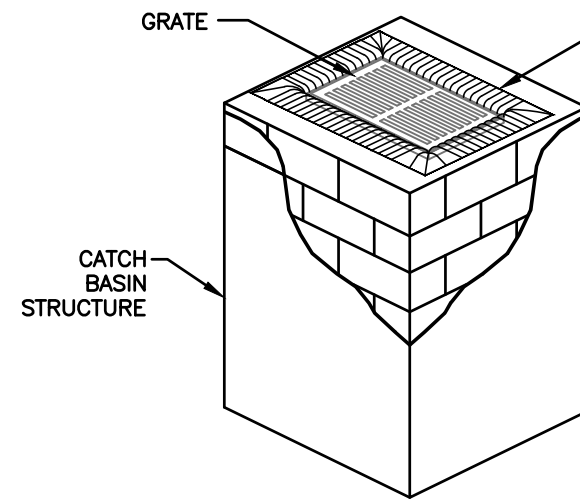
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

- PARCEL 1
THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 2
LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 3
LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 4
LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



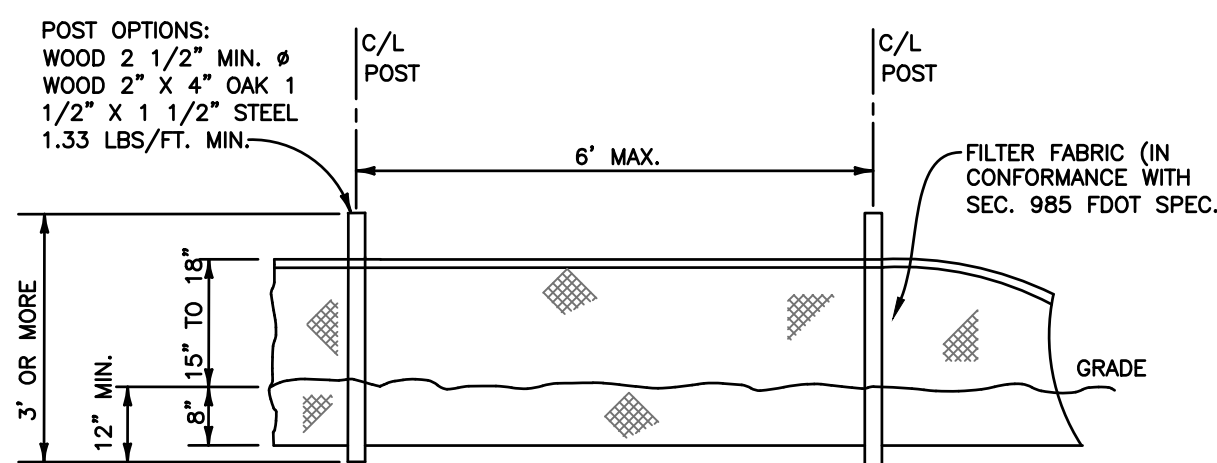
GRAVEL ENTRANCE/EXIT -
DURING CONSTRUCTION
DETAIL
N.T.S.



CONTRACTOR TO LIFT GRATE OFF CATCH BASINS AND INSTALL FILTER FABRIC ACROSS INLET OPENING. REPLACE GRATE TO HOLD FABRIC SECURELY IN PLACE.

NOTES:
1. FILTER FABRIC TO MEET FOOT INDEX NO. 189, 280 SPECIFICATIONS AND FOOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION
FOR CATCH BASIN
N.T.S.



TYPE III SILT FENCE
N.T.S.

FRANKEL BENAYOUN
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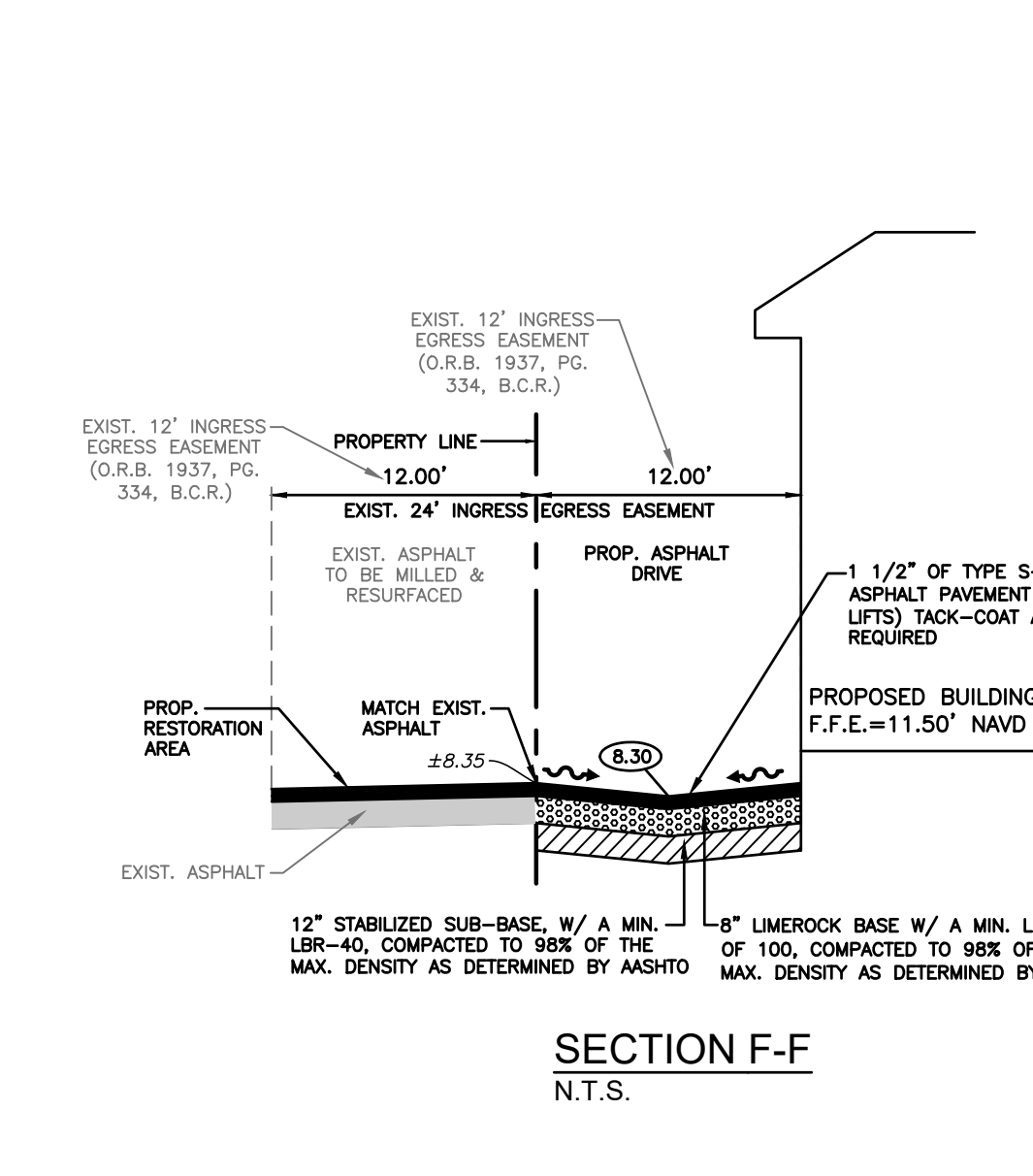
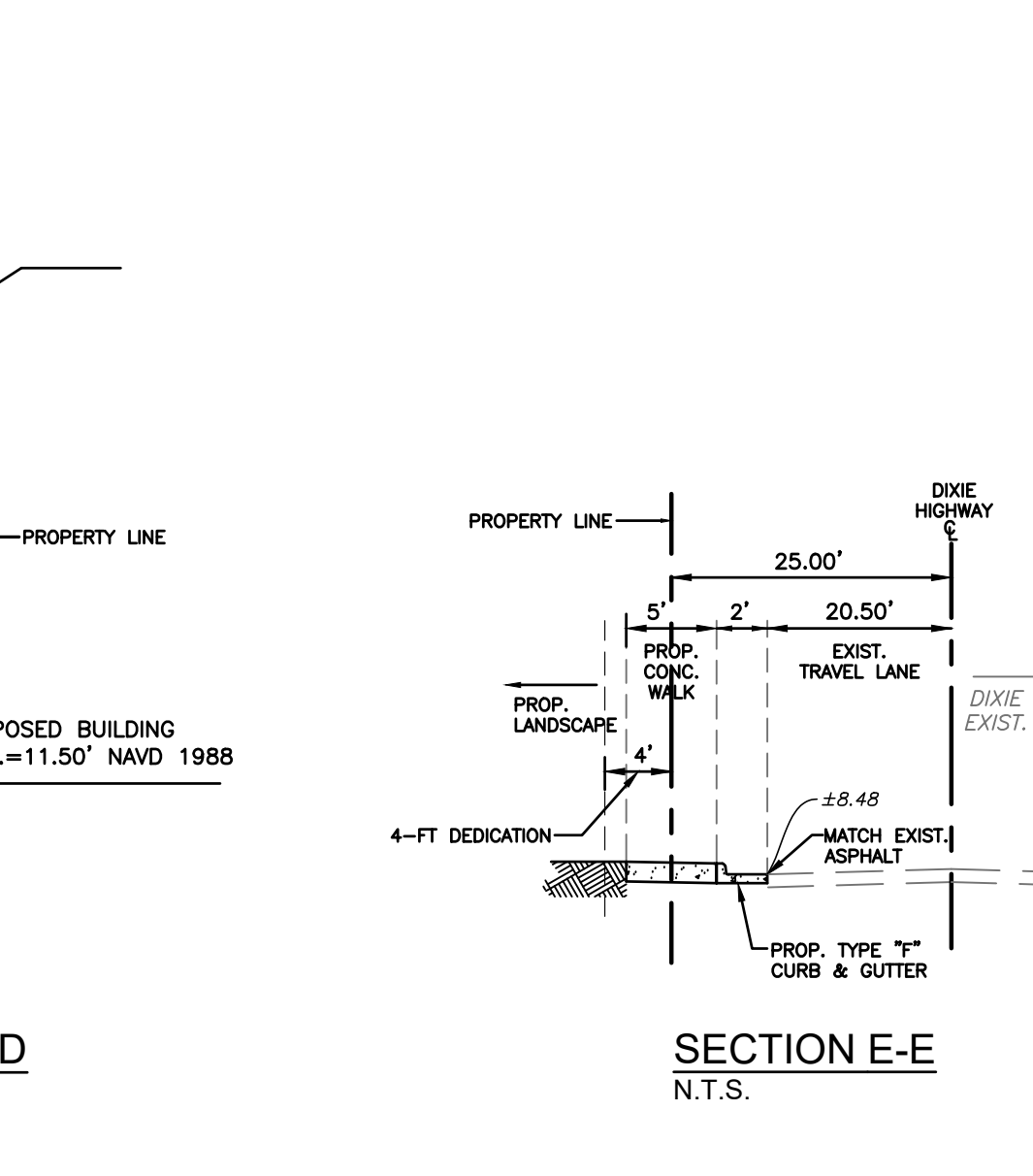
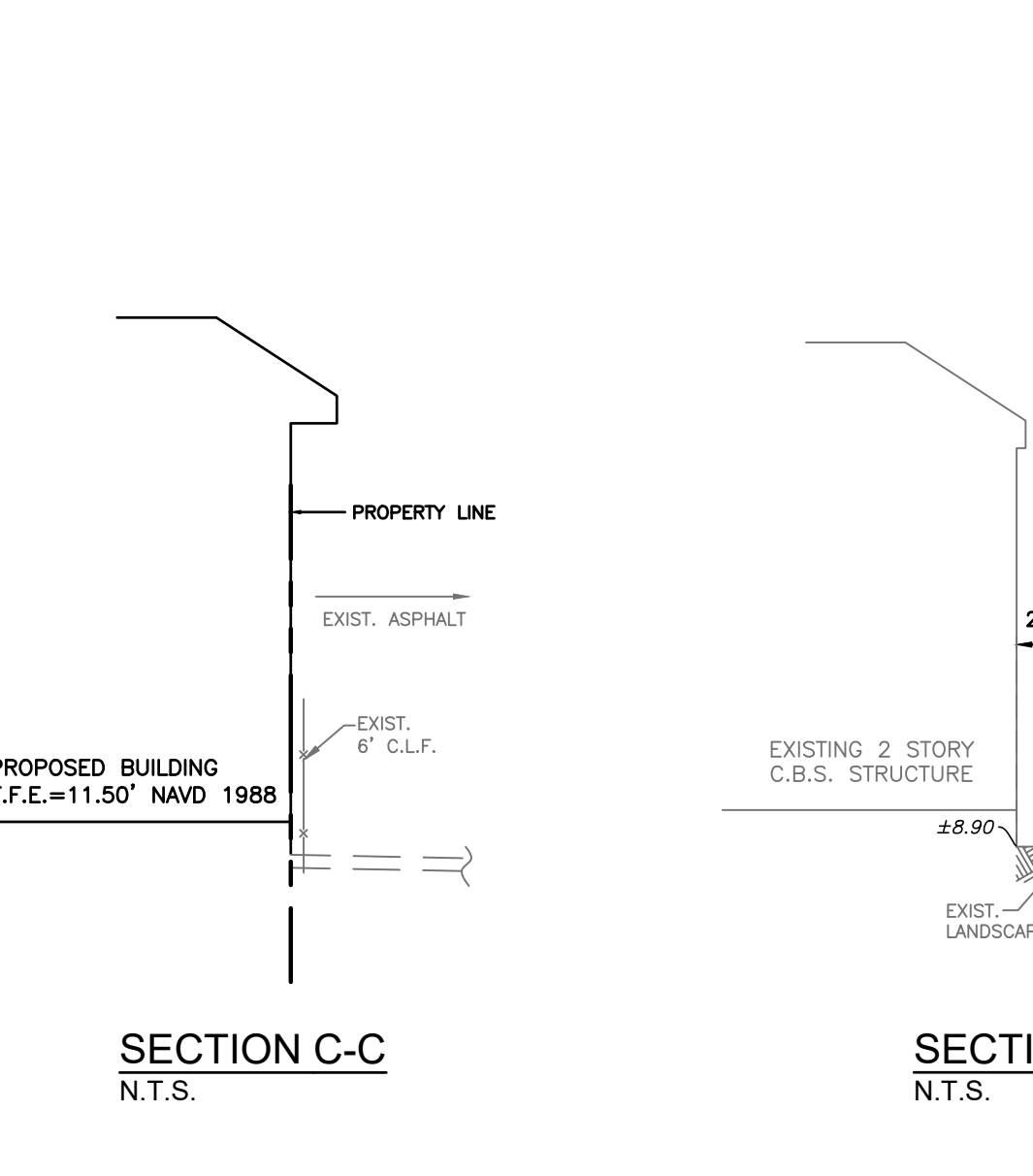
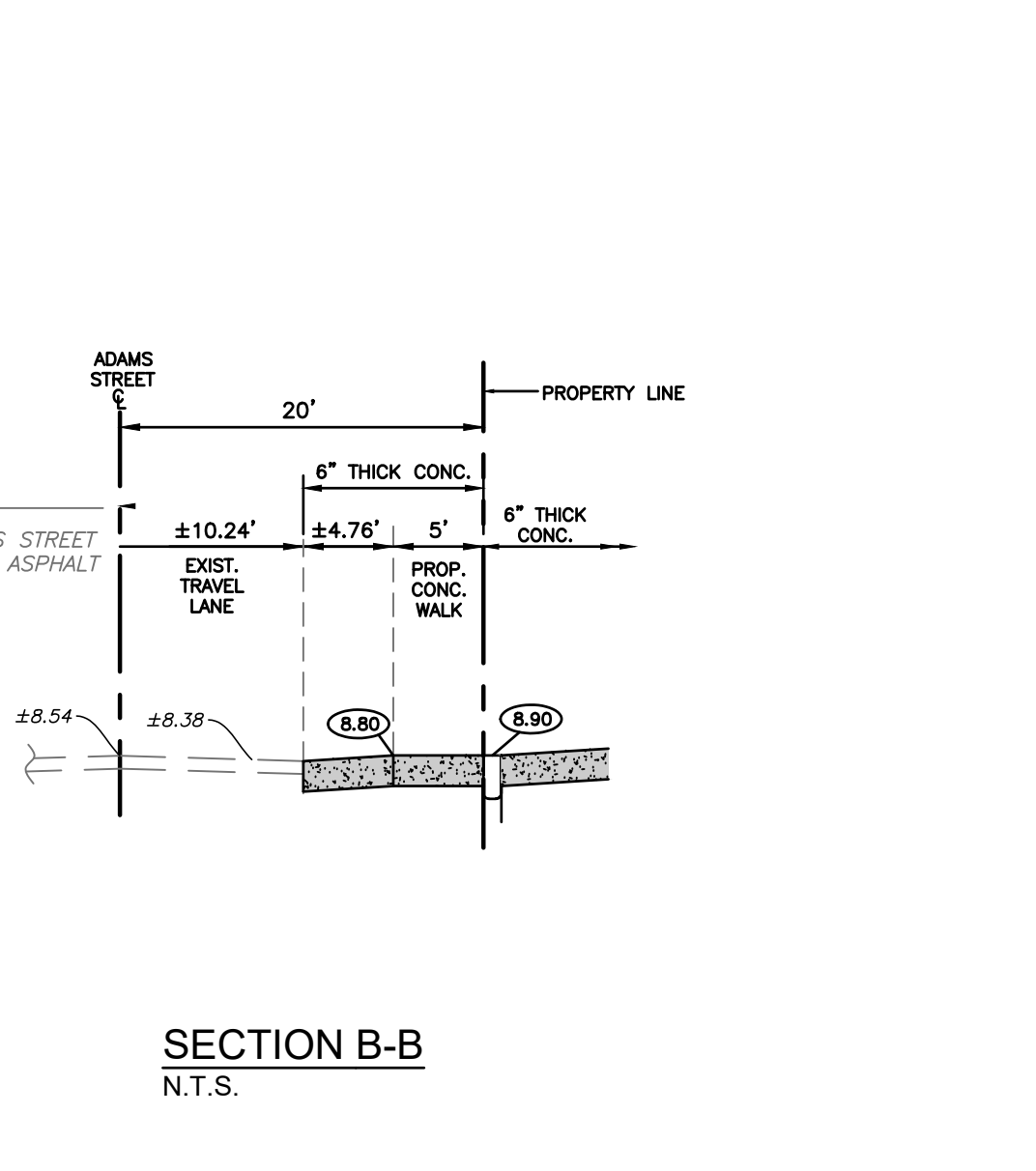
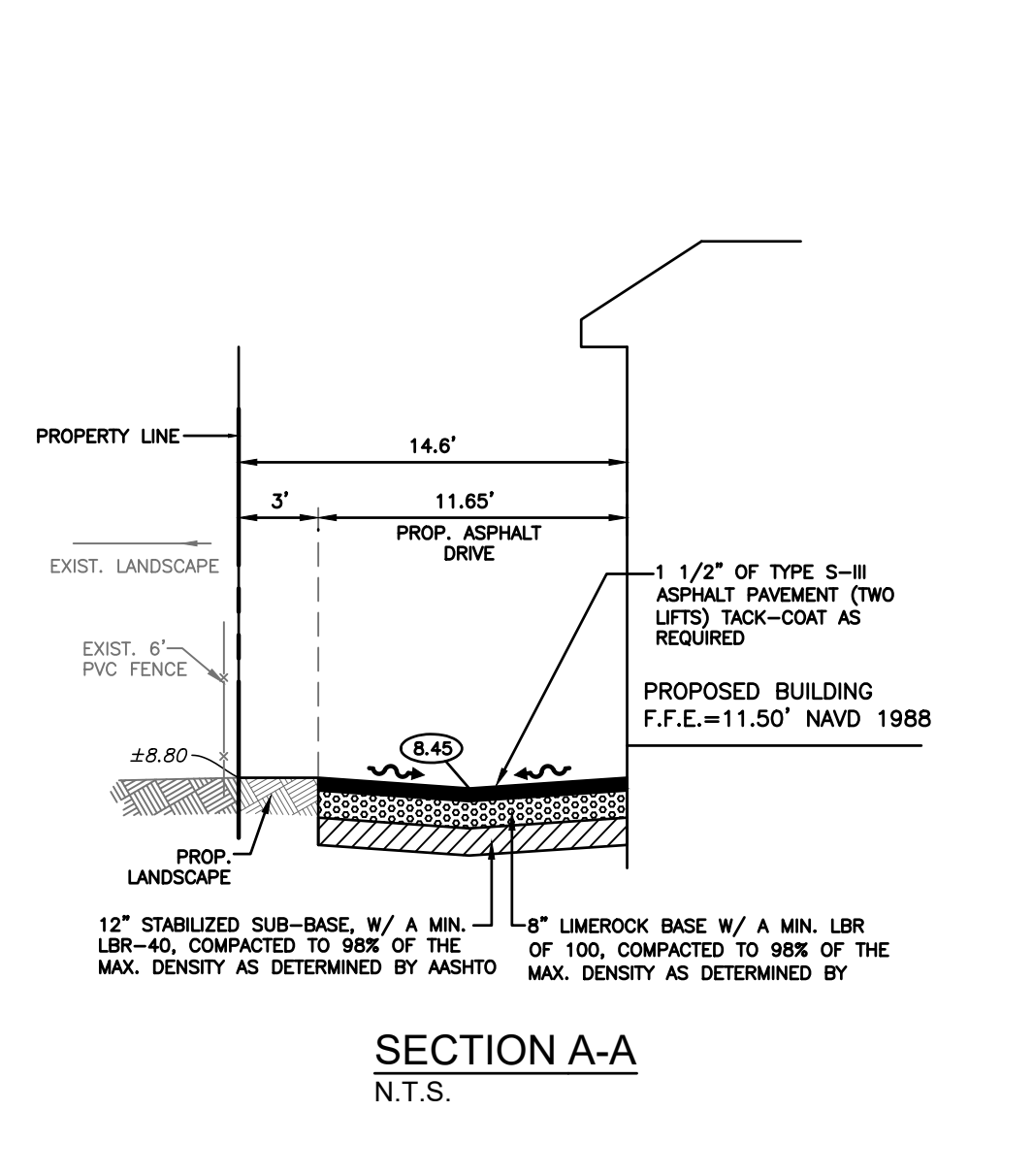
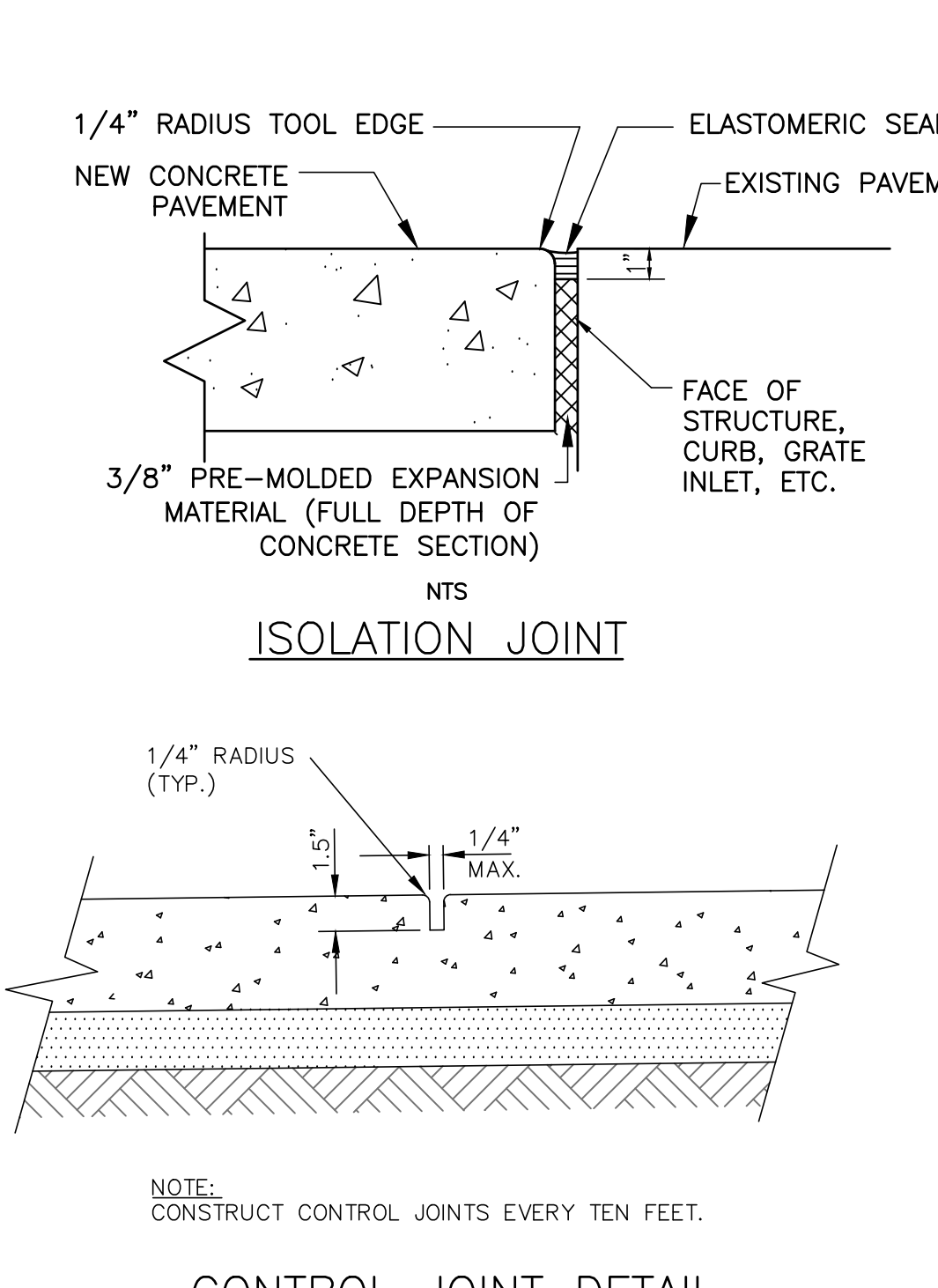
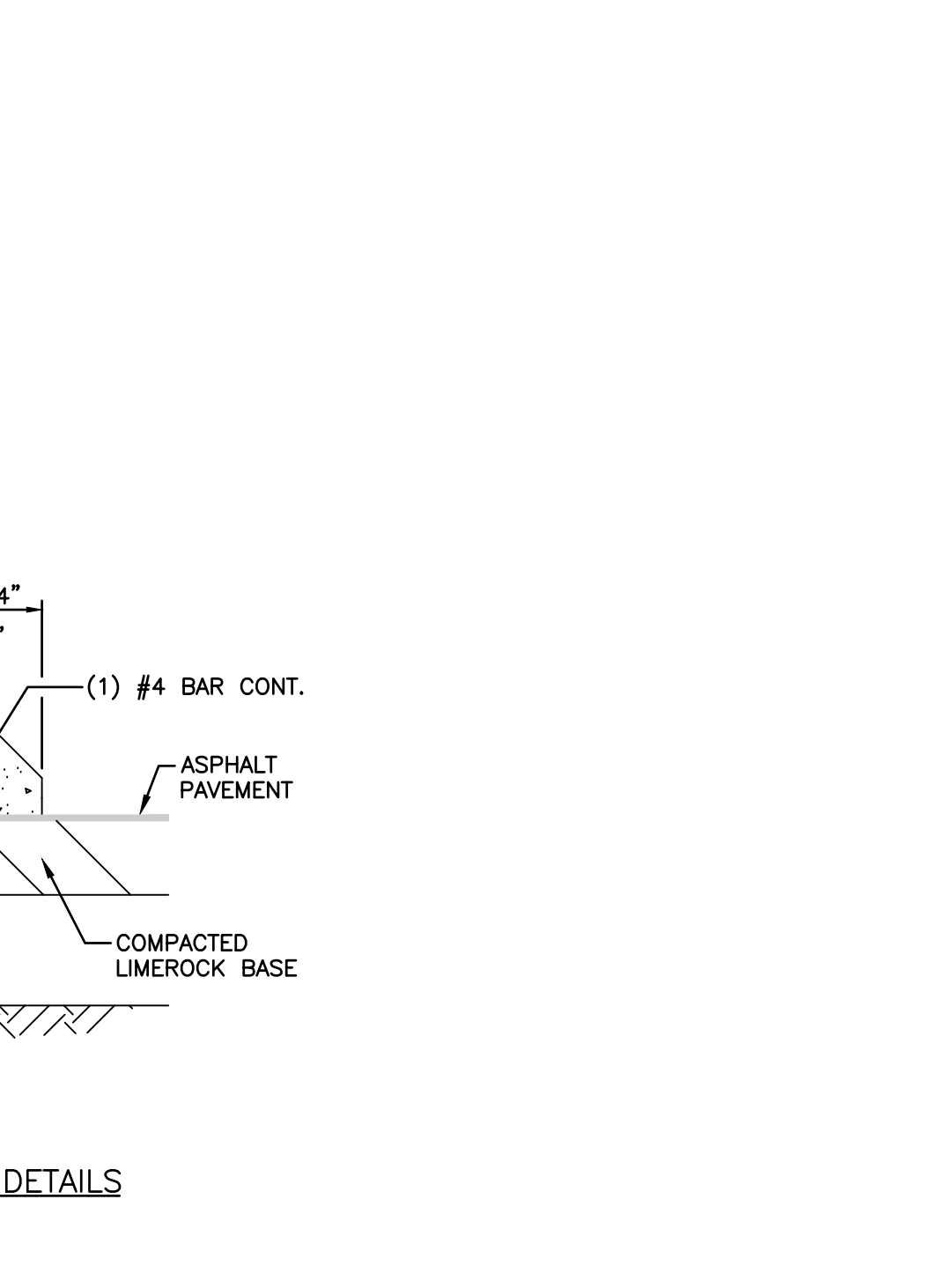
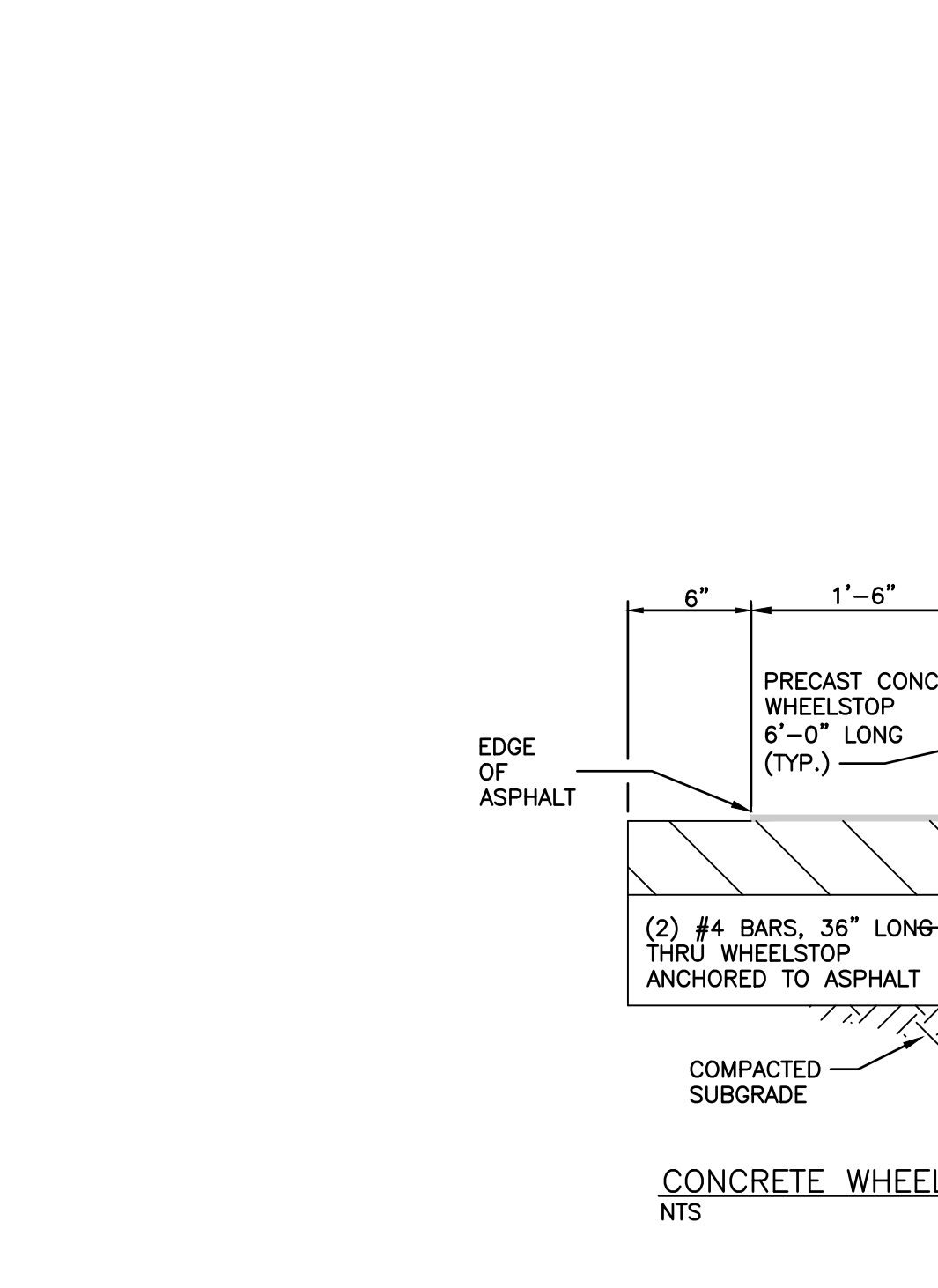
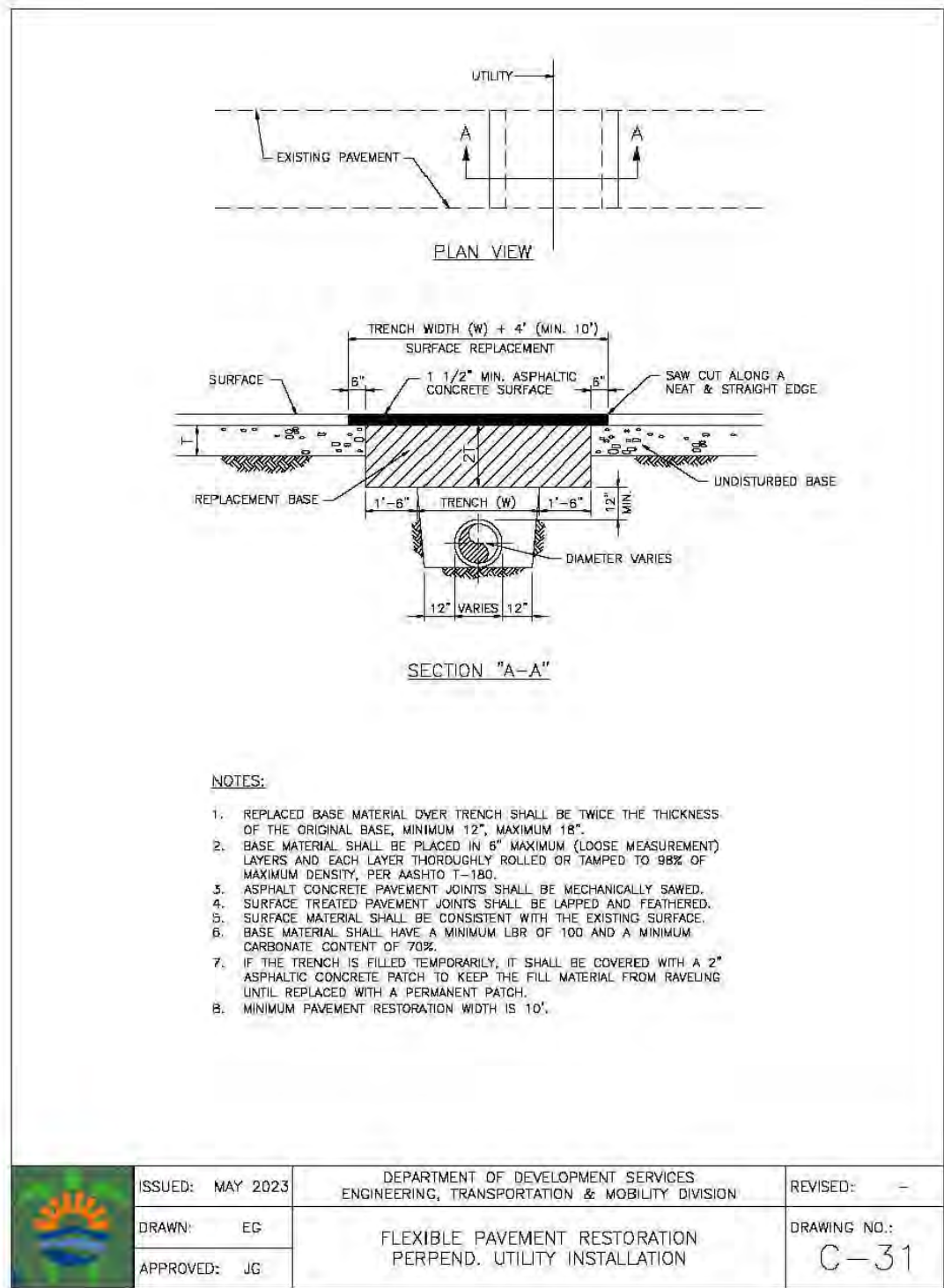
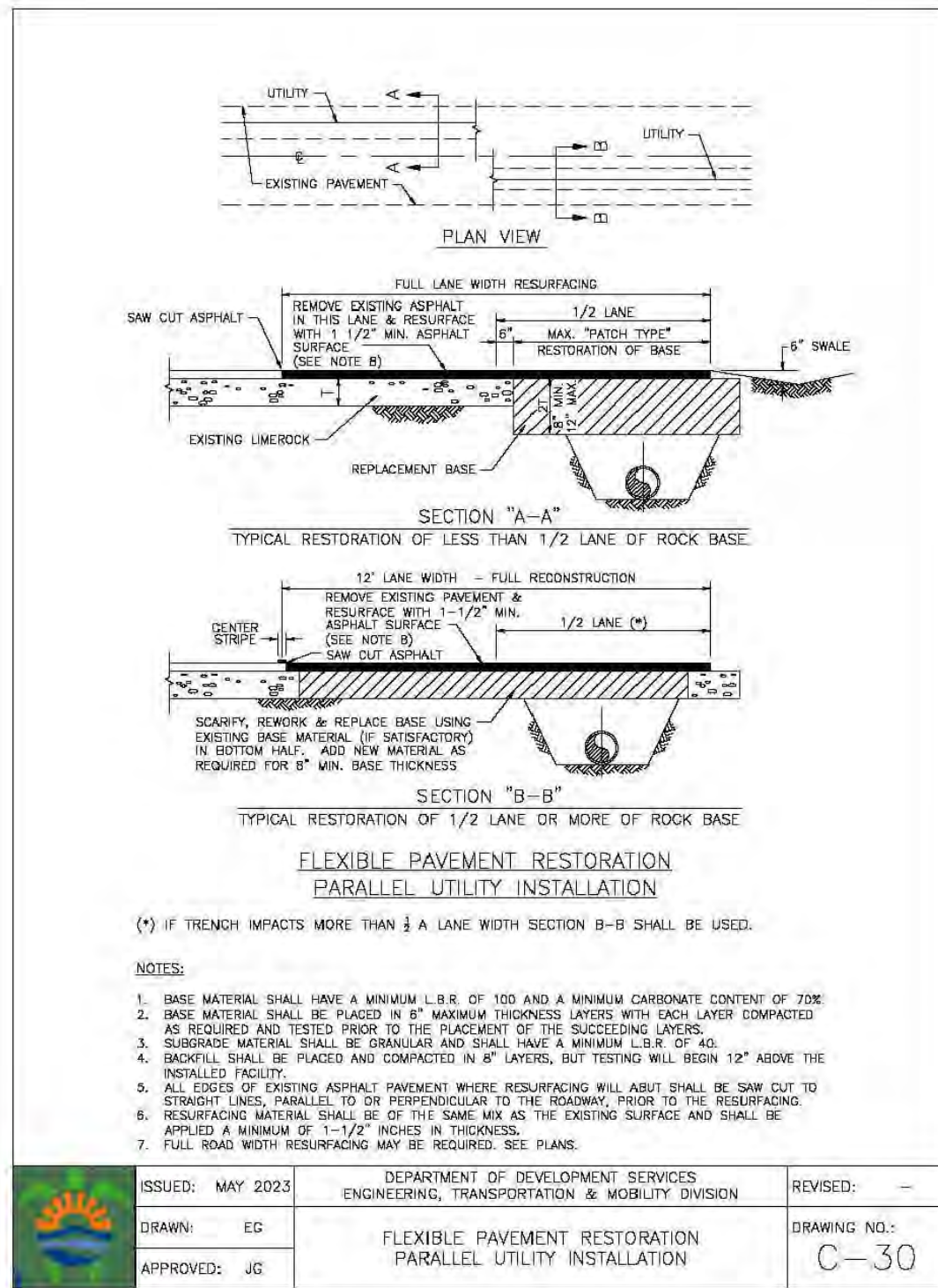
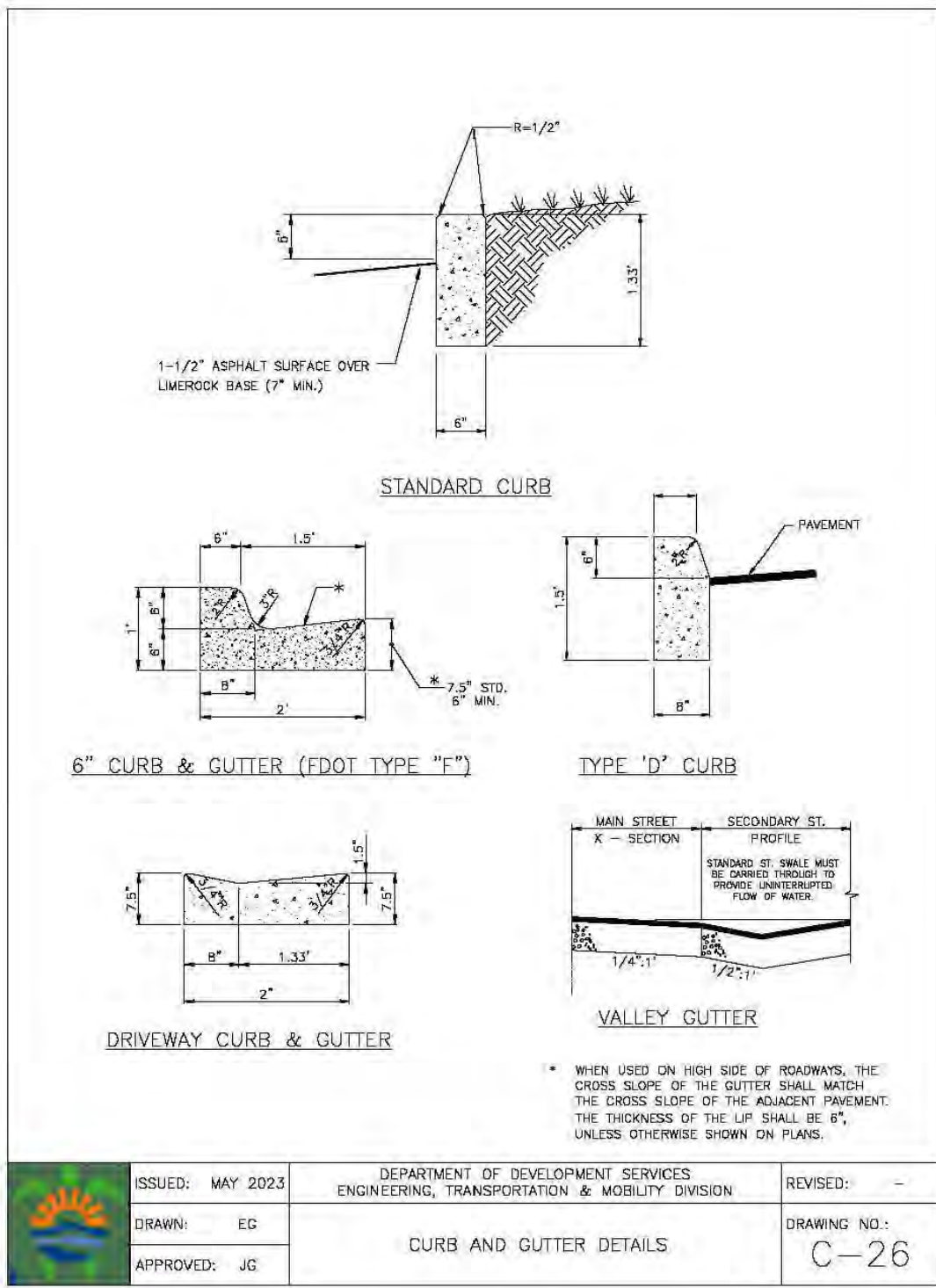
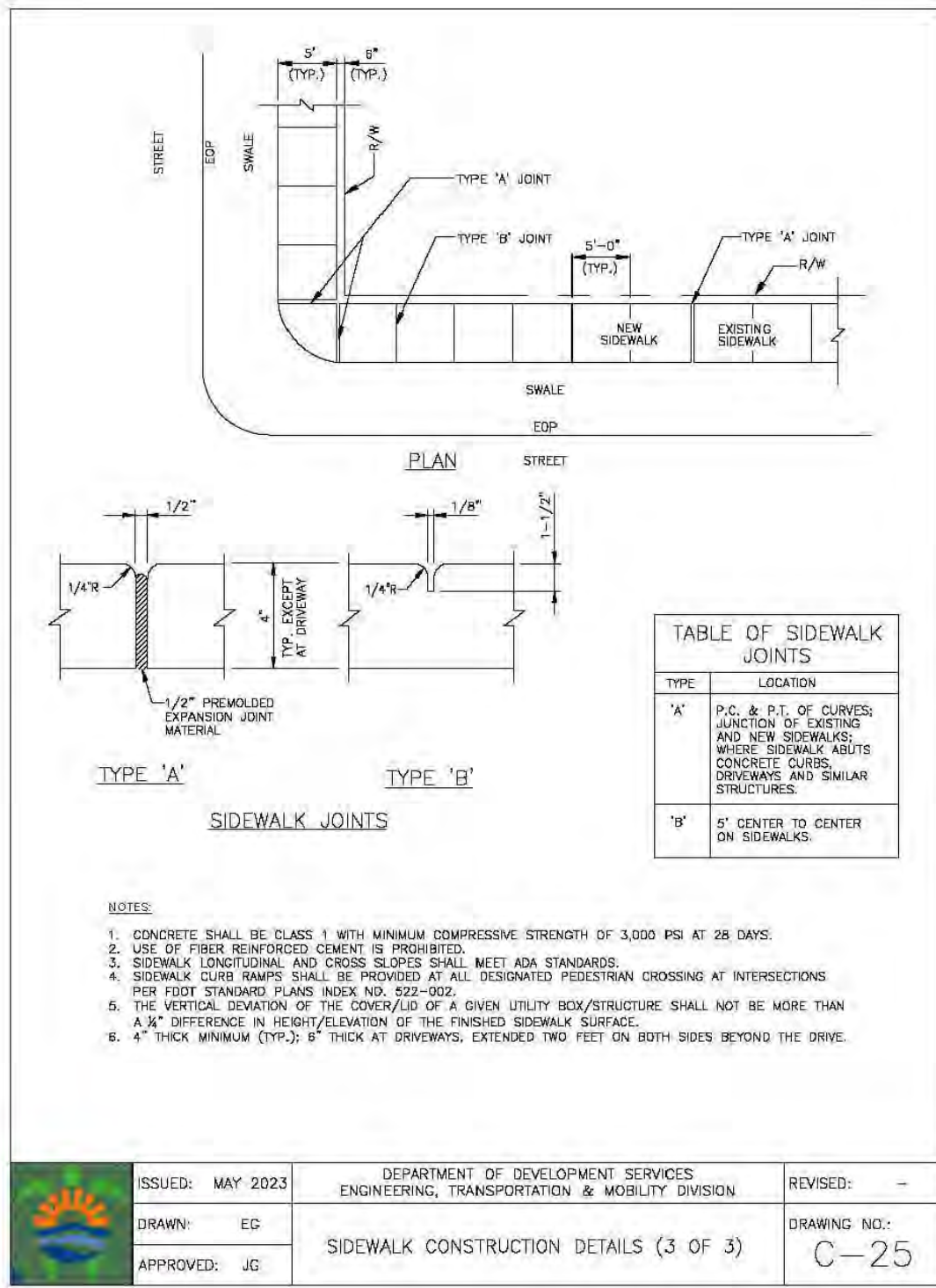
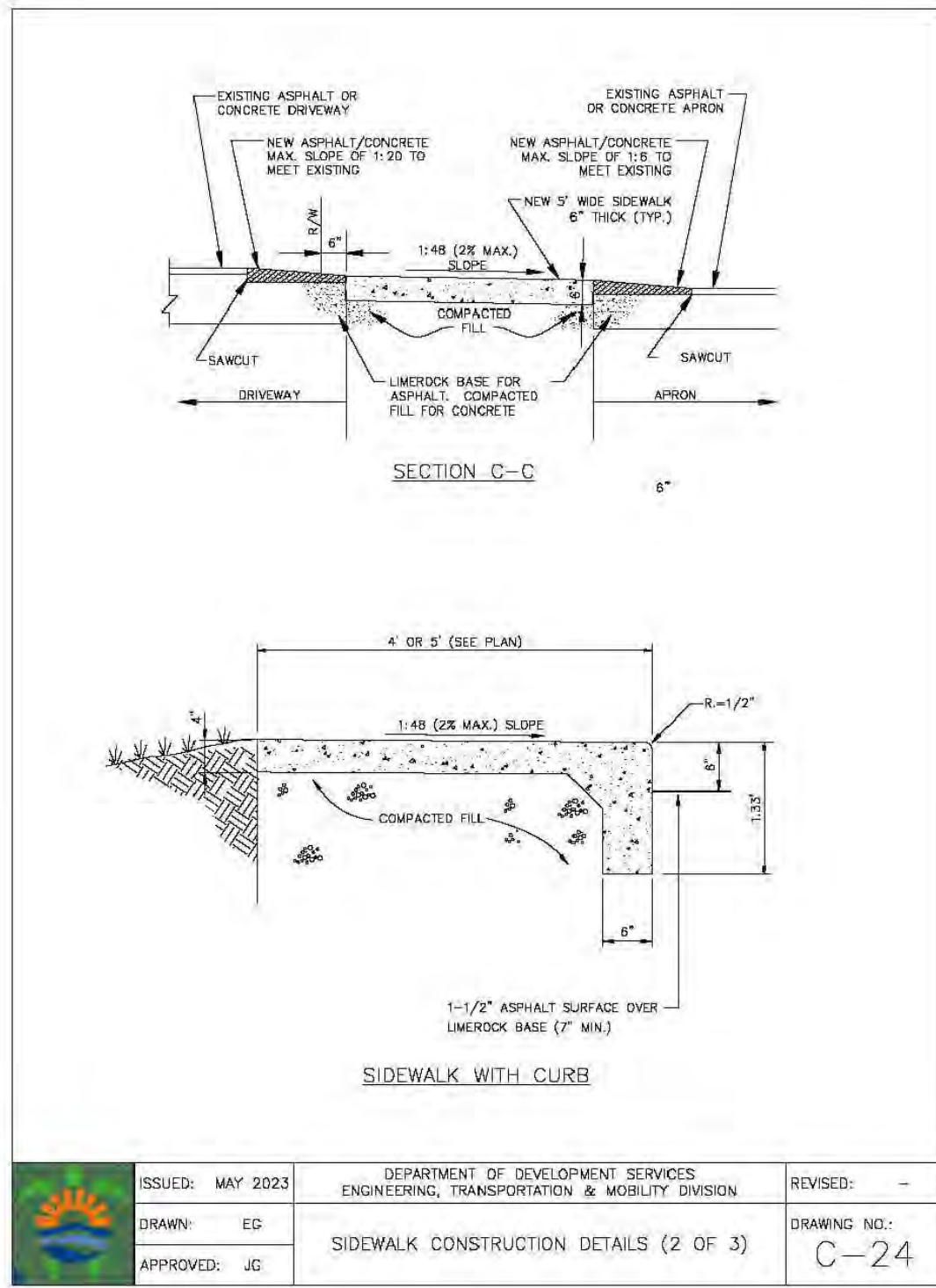
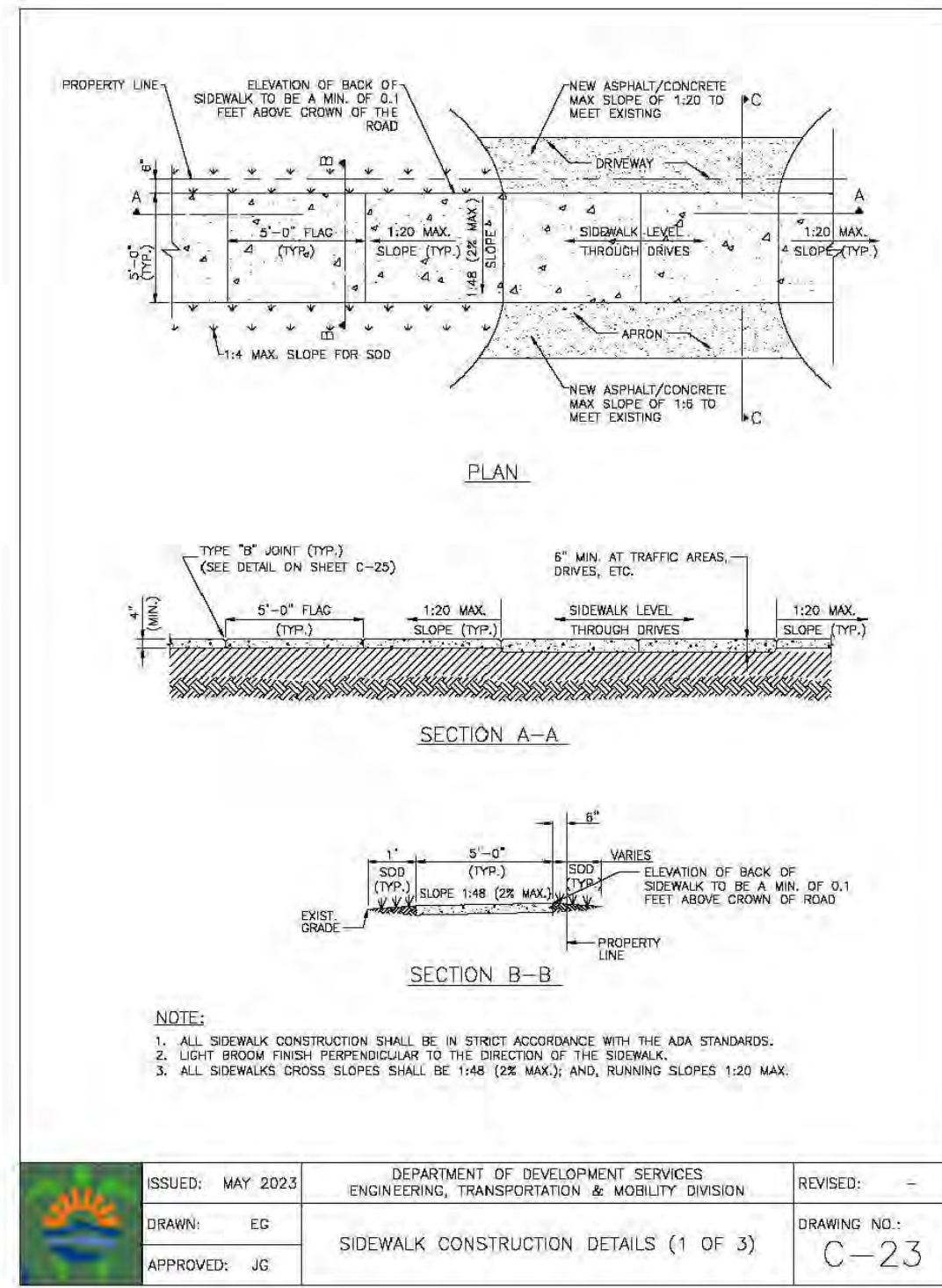
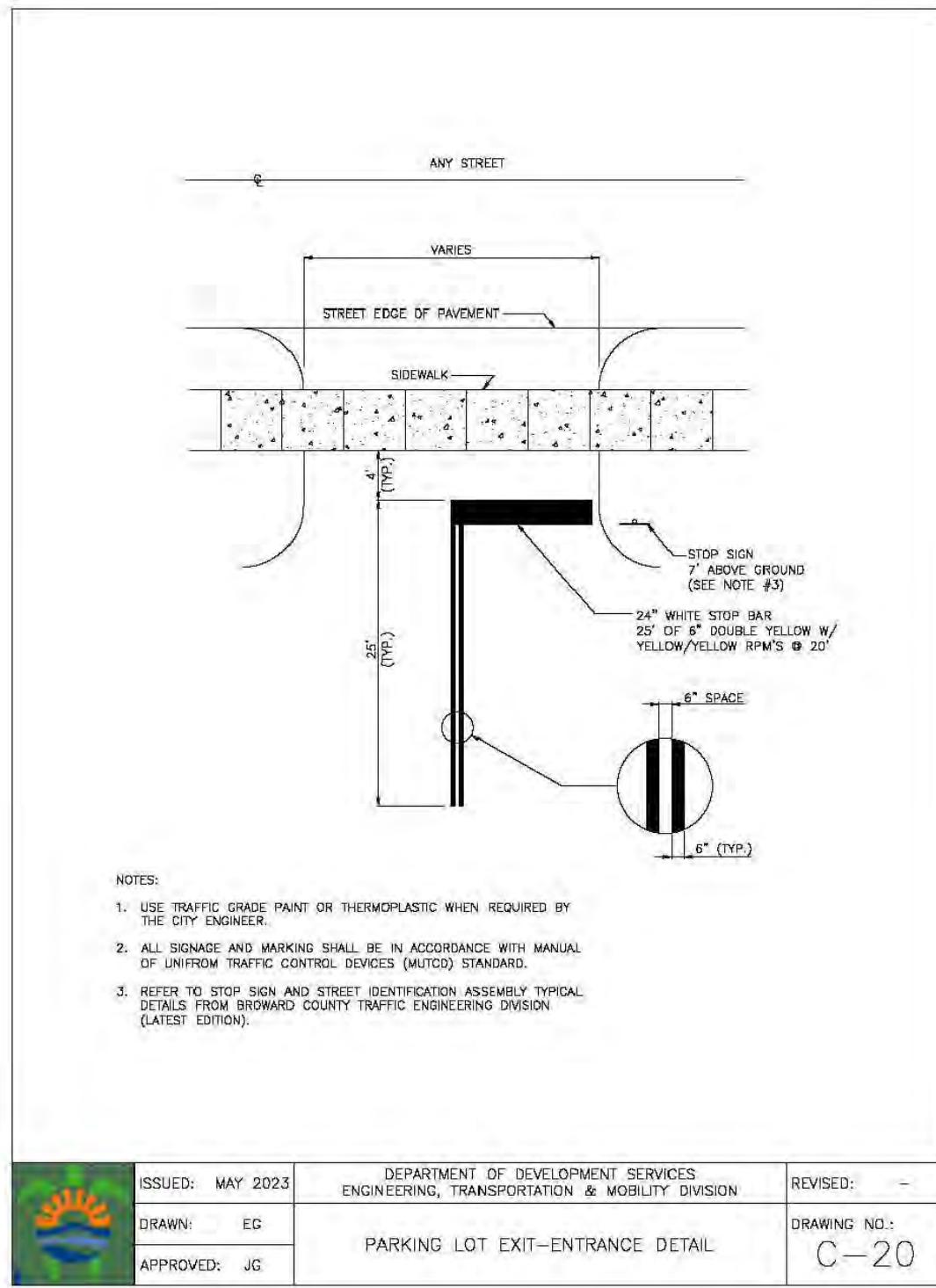
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NO.	REVISION	DATE	BY

DRAWING TITLE:
STORMWATER POLLUTION
PREVENTION PLAN

SCALE: 1"=20'
SHEET NUMBER: C-4

DATE: SEPTEMBER 5, 2023

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FRANKEL BENAYOUN ARCHITECTS P.C.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
JPHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
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CIVIL ENG:

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.587.5571
Certificate of Authorization 7355

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH:

DESIGNING BEAUTIFUL PLACES
LLA
LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 SW 128 STREET STE. 207 MIAMI, FL 33160
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OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

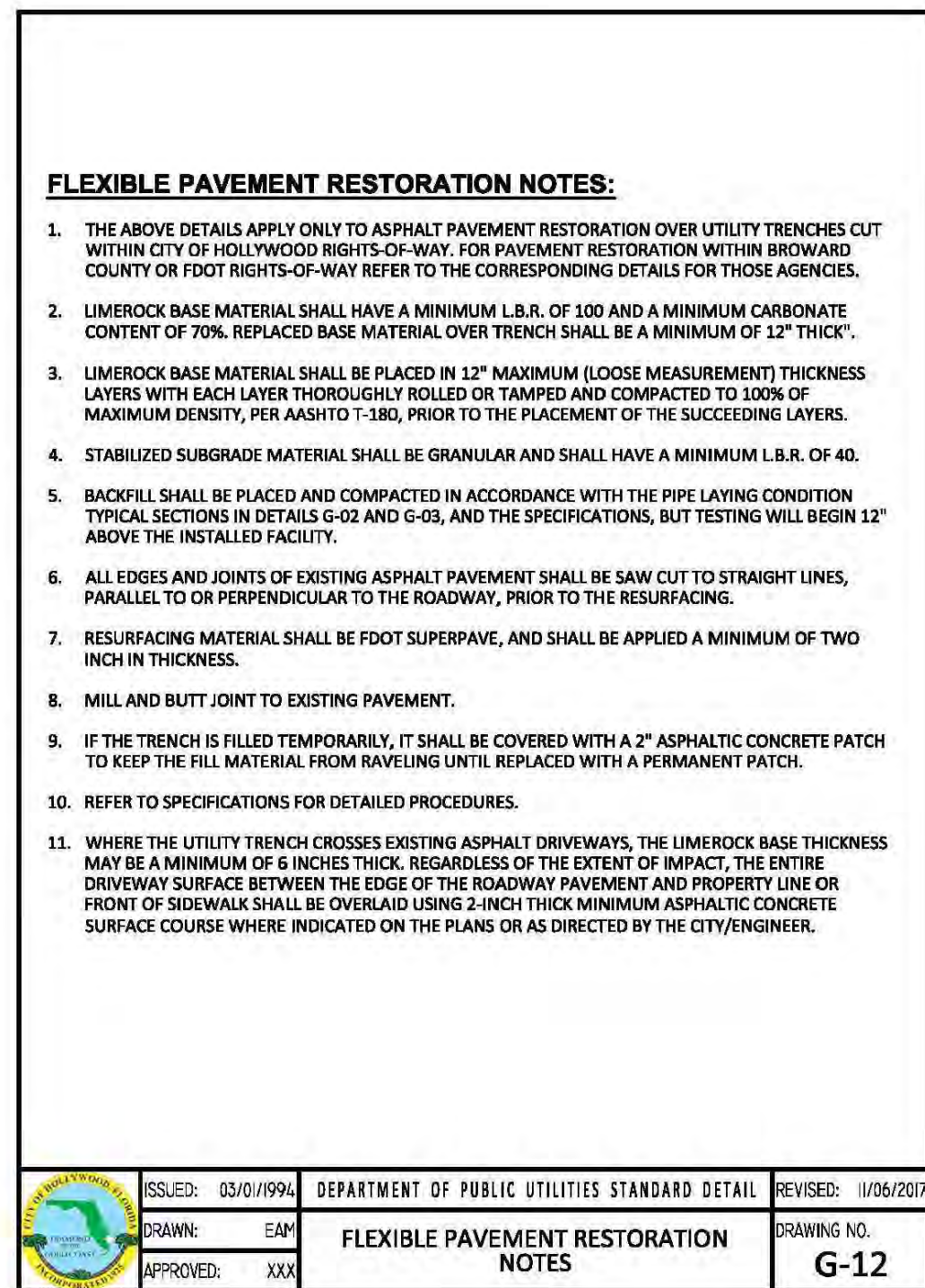
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NO. REVISION DATE BY

DRAWING TITLE:
CIVIL DETAILS & SECTIONS

SCALE: N.T.S. DATE: SEPTEMBER 5, 2023

SHEET NUMBER:
C-6



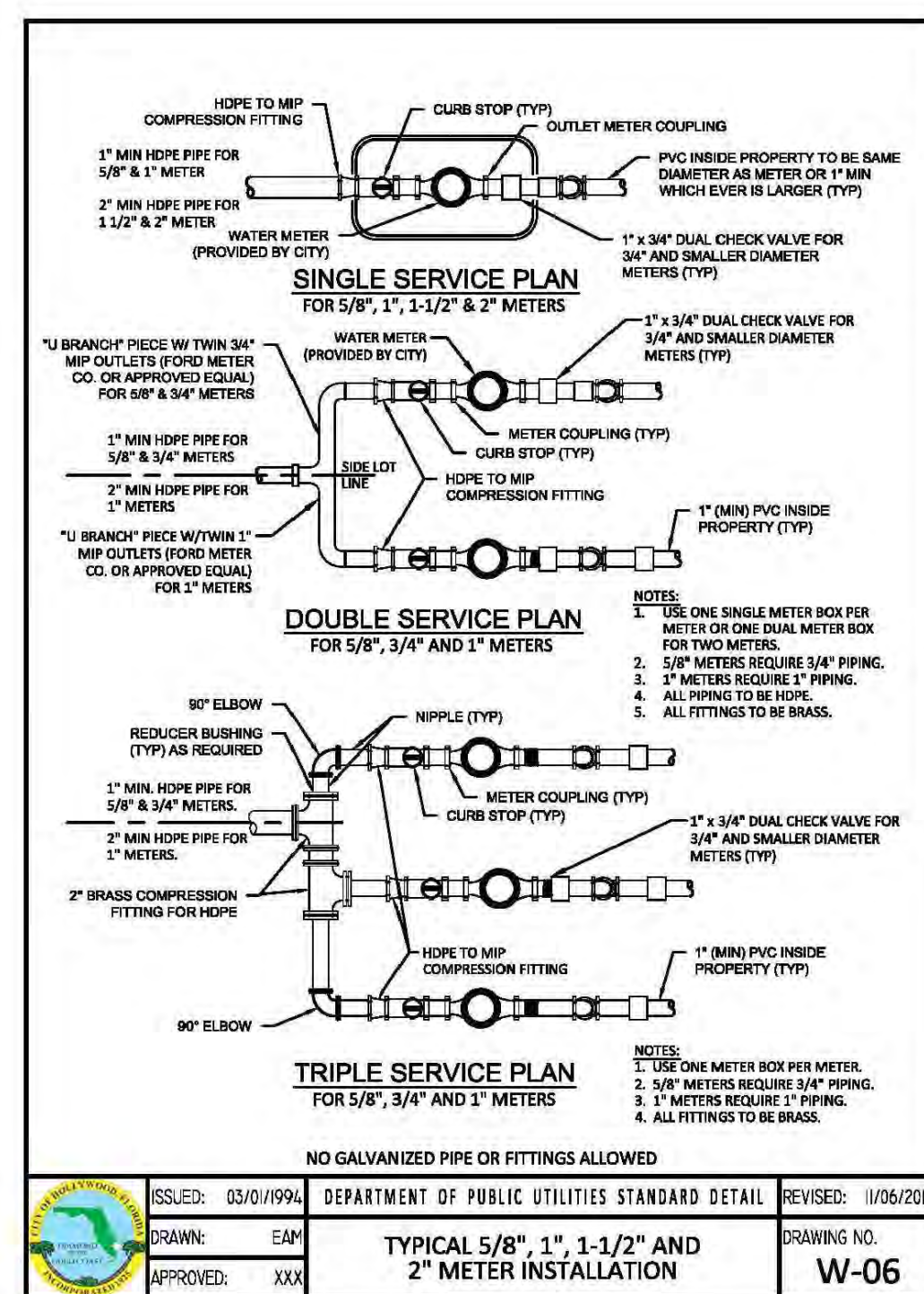
1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT INTO CURB OR HOLLYWOOD RIGHT-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY, THE CITY OF MIAMI CITY-OF-MIAMI MAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMELOCK BASE MATERIAL SHALL HAVE A MINIMUM L.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
3. LIMELOCK BASE MATERIAL SHALL BE PLACED IN 2" MINIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-990, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-2 AND G-3, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED PIPE.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE HOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUILT UPJOINT TO EXISTING PAVEMENT.
9. 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.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSING EXISTING ASPHALT DRIVEWAYS, THE LIMELOCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE IMPACT OF THE CUT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGES OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FUTURE DRIVEWAY SHALL BE REPLACED WITH 12" MINIMUM ASPHALTIC CONCRETE. THE DRIVEWAY SURFACE BETWEEN THE EDGES OF THE DRIVEWAY PAVEMENT AND PROPERTY LINE OR FUTURE DRIVEWAY SHALL BE REPLACED WITH 12" MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

HOLLAND ENGINEERING
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LANDSCAPE ARCH.:

OWNER / DEVELOPER

ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767



NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDING IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO AS TO CROSS OVER THE SAME. THE NEW MAINS SHALL BE AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE ON AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.

NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDING 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 SIX INCHES ABOVE THE OTHER PIPELINE. (PAC 65-55-314.2) (PAC 65-55-314.2) (PAC 65-55-314.2)

3. AT ALL UTILITIES 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 JOINTS OF THE OTHER PIPELINE. THE JOINTS OF THE WATER MAIN SHALL BE LOCATED 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 II OF CHAPTER 62-630, AND AT LEAST TWO FEET FROM ALL JOINTS IN PRESSURE-TYPE SANITARY SEWERS, STORM SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-630, E.G. (PAC 65-55-314.2), EXCEPTIONS ALLOWED UNDER PAC 65-55-314.5].

4. NEW UNDERGROUND WATER MAINS INCLUDING IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY MAINS.

POLYETHYLENE ENCASMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, POLYETHYLENE ENCASEMENT SHALL BE IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION THAT SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO COVER THE ENTIRE LENGTH OF THE PIPE. THE POLYETHYLENE TUBING SHALL BE SECURED TO THE PIPE WITH A WRAP OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAP.

5. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATER TIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPLACED. REPAIRS TO POLYETHYLENE TUBING SHALL BE MADE BY THE CONTRACTOR. EACH SECTION SHALL BE REPLACED. POLYETHYLENE TUBING 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.

6. FIRE HANDLING BARRELS SHALL BE ENCASED IN POLY PUR VAPOR TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY PUR VAPOR.

7. GATE VALVES FOR USE WITH PIPES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO TIMES THE DESIGN WORKING PRESSURE. NON-SUCK, BUCK PATTERN, RISING BENTON, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND SHALL BE OPERATED BY GEAR OR GEARLESS WORM DRIVE. GATE VALVES 18" THROUGH 24" IN DIAMETER SHALL BE OPERATED BY GEAR OR GEARLESS WORM DRIVE.

8. VALVE BODIES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE. SCREW-ON TYPE. THE LIDS SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BODIES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF UP TO 10 FEET. THE VALVE BODIES SHALL BE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. THE FINISHED GRADE UNLESS OTHERWISE PROVIDED BY THE CITY.

21. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555-207 F.A.C.
22. ALL P.V.C. PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS 245. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE UNDER 10" PRESSURE CLASS 150; WITH WALL THICKNESS CONFORMING WITH CLASS 150. ALL DIP WATER MAINS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/241.51-02 AND BE DUCTILE IRON UNED AND SEAL COATED PER ANSI/AWWA C104/241.51-03.
23. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C151/241.51-02 SPECIFICATIONS, WITH 350.0 MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT UNED AND SEAL COATED PER ANSI/AWWA C104/241.51-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
24. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. AGRADG PROTECTIVE MEASURES AGAINST CORROSION SHALL AS USED AS DETERMINED BY DESIGN.
25. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD SPECIFICATIONS.
26. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINPECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
27. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (20" OR 30" [PVC]).
28. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
29. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM WHERE DEFLECTION IS REQUIRED).
30. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE ALLOWED TO PASS UNDER CONFLICTS. NO ADDITIONAL VERTICAL SEPARATION, NO ADDITIONAL PAVEMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
31. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE CONTRACTOR SHALL RESTRAINING DEVICES HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1 AND SHALL BE E848 IRON IN MEGALUG OR APPROVED EQUIV. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (90 FEET) FROM ANY FITTING.
32. 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 REQUIRED TO PROTECT THE EXCAVATION TO PROVIDE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES, THE EXCAVATION SHALL BE BRACED TO PREVENT COLLAPSE OF THE EXCAVATION. METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OTHER AND OTHER SAFETY REQUIREMENTS.

PLAN

ELEVATION

GUARD POST

ITEM QTY. DESCRIPTION

1	1	4\"/>
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SINGLE SERVICE PLAN
FOR 5/8", 1", 1-1/2" & 2" METERS

HOPE TO MP COMPRESSION FITTING
CURB STOP (TYP)
OUTLET METER COUPLING
PVC NIPPLE (TYP) TO BE SAID DIAMETERS AS METERS OR 1" MIN WHICH EVER IS LARGER (TYP)
1" MIN HOPE PIPE FOR 5/8" & 1" METERS
2" MIN HOPE PIPE FOR 1-1/2" & 2" METERS
WATER METERS (PROVIDED BY CITY)
1" x 3/4" DUAL CHECK VALVE FOR 3/4" & SMALLER DIAMETER METERS (TYP)
1" x 3/4" DUAL CHECK VALVE FOR 3/4" & SMALLER DIAMETER METERS (TYP)
1" MIN HOPE PIPE FOR 5/8" & 1" METERS
MP 1/2" & 3/4" FORM METERS (OR APPROVED EQUAL) FOR 5/8" & 3/4" METERS
WATER METER (PROVIDED BY CITY)
CURB STOP (TYP)
METER COUPLING (TYP)
SIDE LOU
HOPE TO MP COMPRESSION FITTING
1" (MIN) PVC NIPPLE (PROPERTY TYP)

DOUBLE SERVICE PLAN
FOR 5/8", 3/4" & 1" METERS

90° ELBOW
RECESSED BURNING (TYP) AS REQUIRED
NIPPLE (TYP)
1" MIN HOPE PIPE FOR 5/8" & 3/4" METERS
2" MIN HOPE PIPE FOR 1" METERS
2" BRASS COMPRESSION FITTING FOR NIPPLE
WATER METER (PROVIDED BY CITY)
CURB STOP (TYP)
METER COUPLING (TYP)
HOPE TO MP COMPRESSION FITTING
1" (MIN) PVC NIPPLE (PROPERTY TYP)

TRIPLE SERVICE PLAN
FOR 5/8", 3/4" & 1" METERS

90° ELBOW
RECESSED BURNING (TYP) AS REQUIRED
NIPPLE (TYP)
1" MIN HOPE PIPE FOR 5/8" & 3/4" METERS
2" MIN HOPE PIPE FOR 1" METERS
2" BRASS COMPRESSION FITTING FOR NIPPLE
WATER METER (PROVIDED BY CITY)
CURB STOP (TYP)
METER COUPLING (TYP)
HOPE TO MP COMPRESSION FITTING
1" (MIN) PVC NIPPLE (PROPERTY TYP)

NOTES:

- USE ONE SINGLE METER BOX FOR 1" METERS OR ONE DUAL METER BOX FOR TWO METERS.
- 5/8" METERS REQUIRE 3/4" PIPING.
- 3" METERS REQUIRE 1" PIPING.
- ALL FITTINGS TO BE BRASS.
- ALL FITTINGS TO BE BRASS.

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

[illegible]

DRAWING TITLE:
UTILITY DETAILS 1

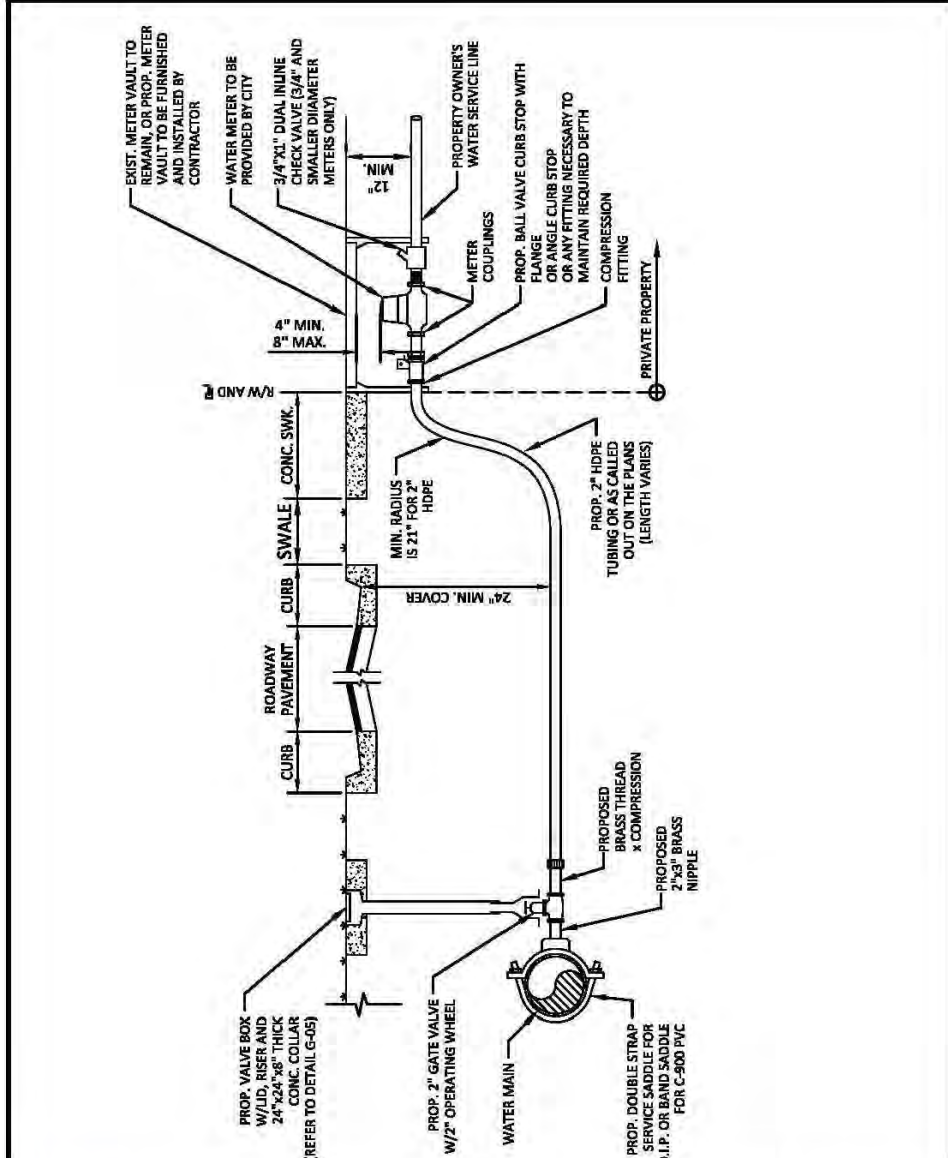
SCALE:	DATE:
N.T.S.	SEPTEMBER 5, 2023
SHEET NUMBER:	

C-7

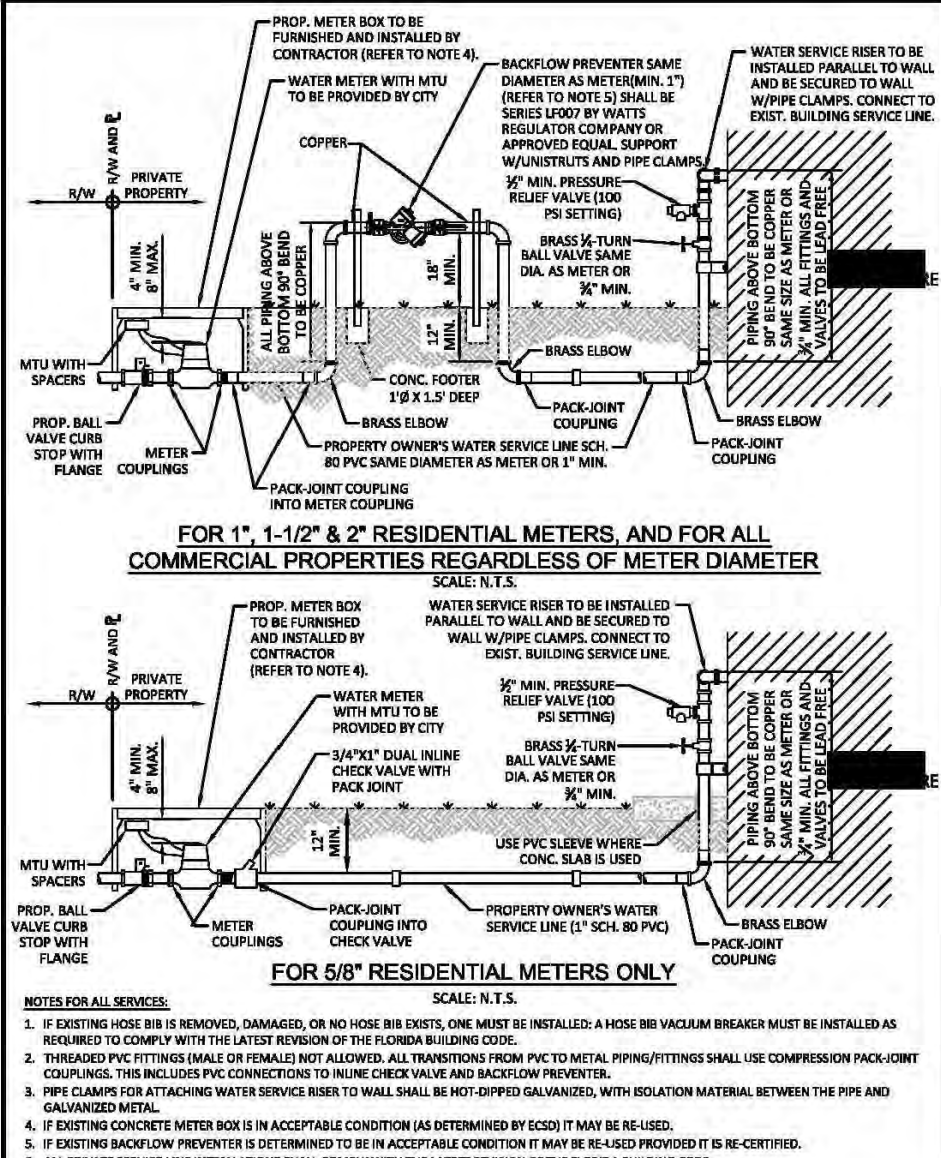
WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY 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, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACES), 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.

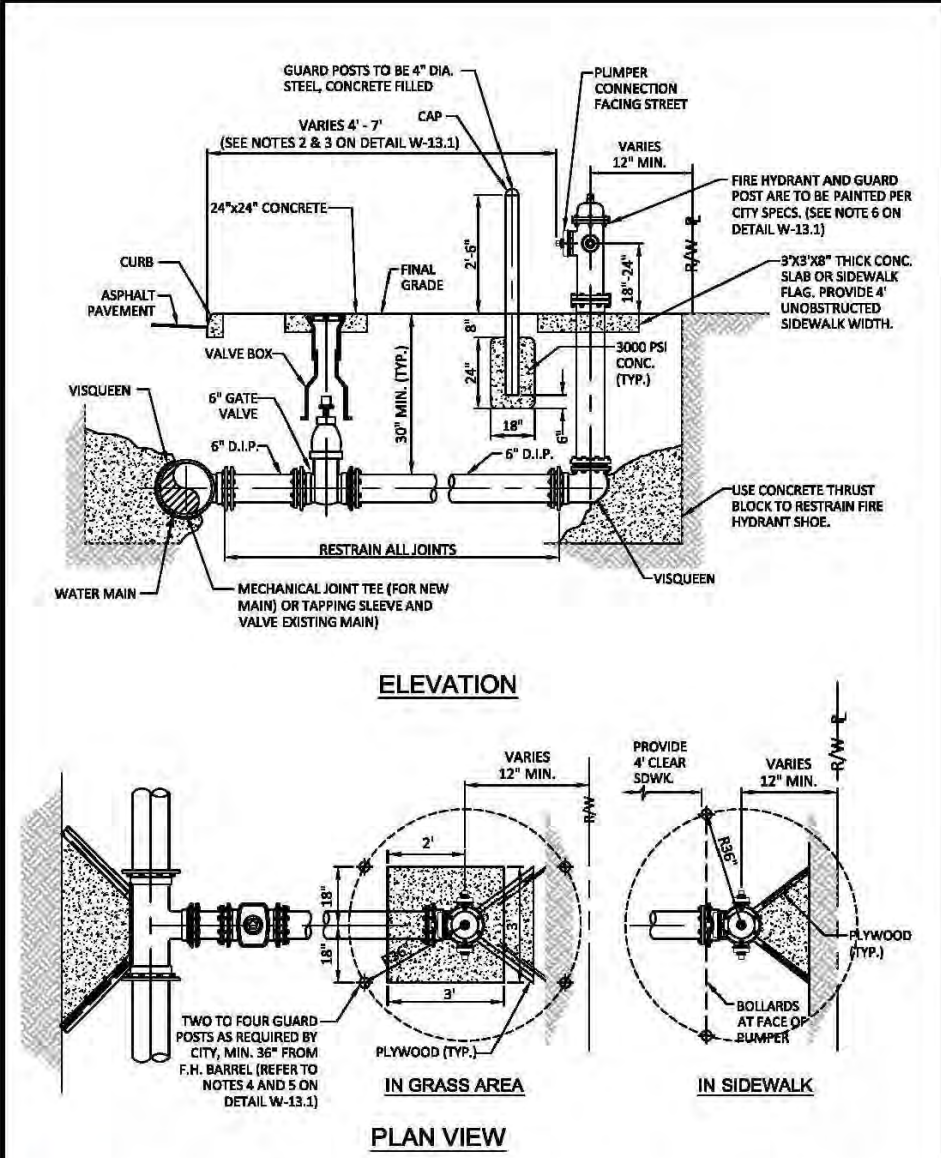
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 01/06/2007
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 01/06/2007
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2008
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 03/05/2009
DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO. W-13
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.
- 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 & 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: 06/08/2004
DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES	DRAWING NO. W-13.1
APPROVED: XXX		

WATER MAIN 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 3 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 1599S, "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:
$$L = 5 \times D \times \sqrt{P}$$
$$148,000$$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR
S = 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 ANSI/AWWA STANDARD C851 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 1599S, "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.

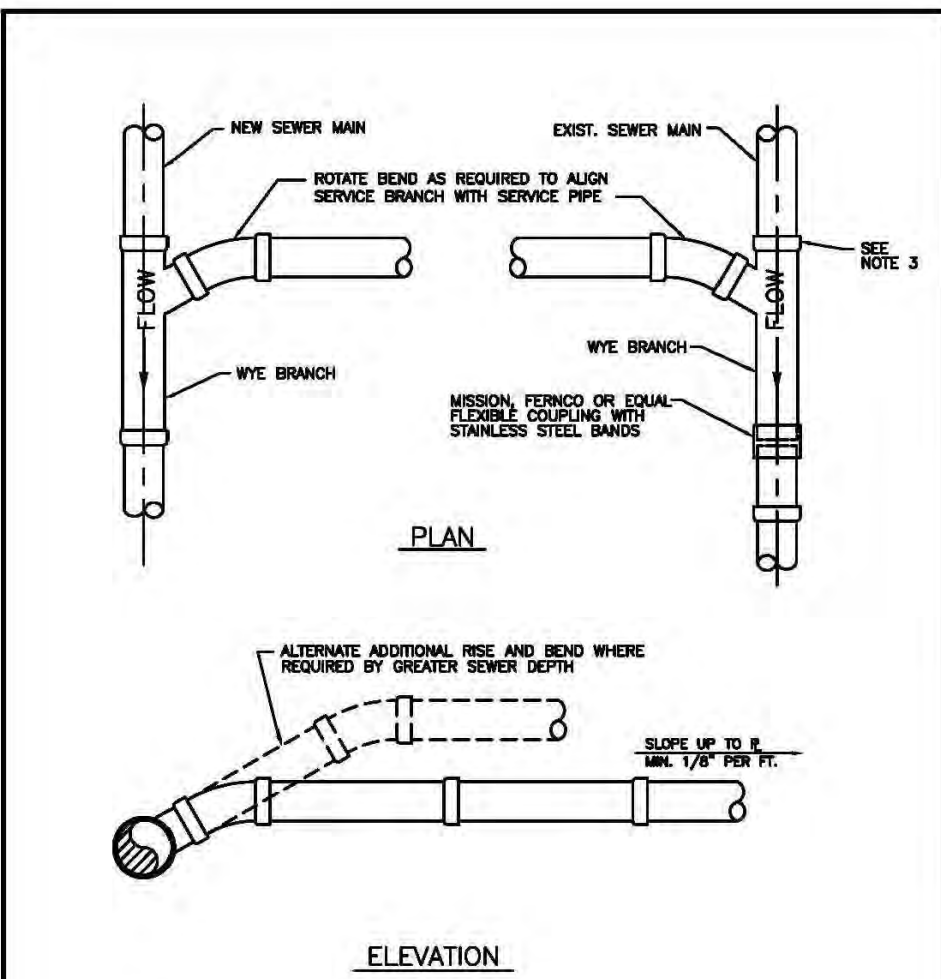
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2004
DRAWN: EAM	WATER MAIN TESTING AND DISINFECTION NOTES	DRAWING NO. W-14
APPROVED: XXX		

SEWER NOTES:

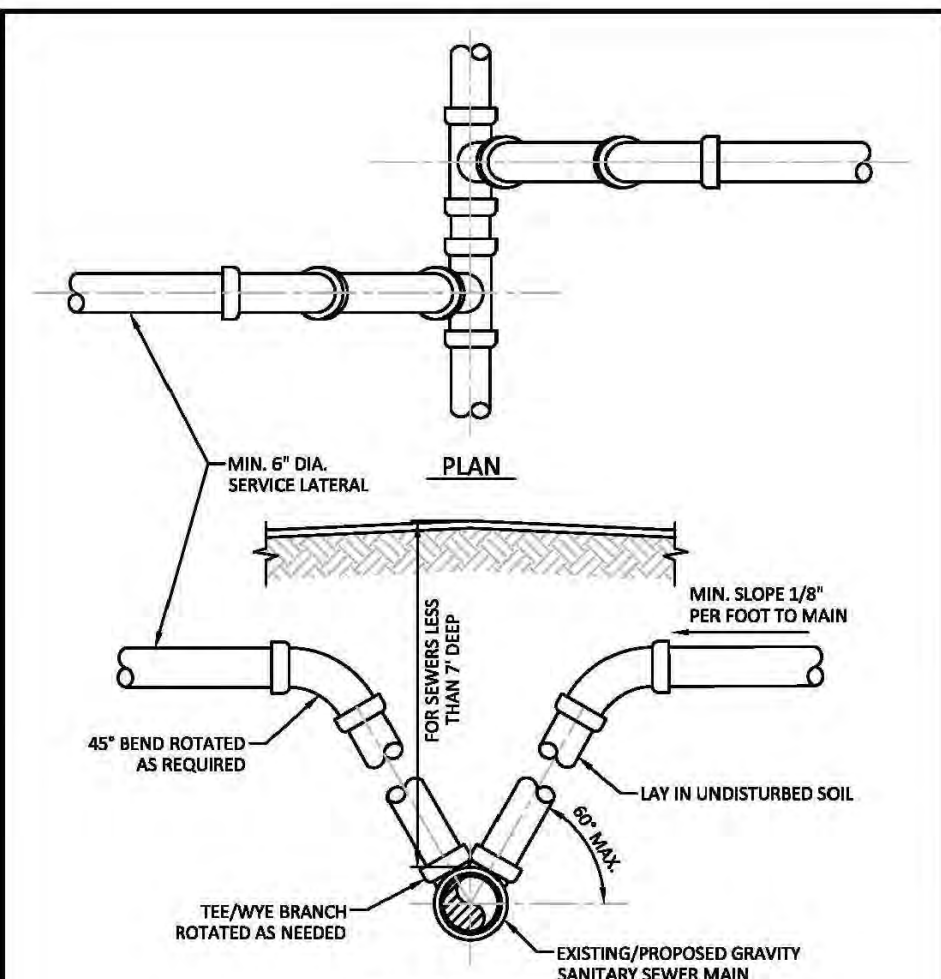
- THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER P.V.C. SANITARY SEWERS OR FORCE MAINS IS 36".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LEAKAGE TESTS AND AUGMENT (DAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
- LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER INCH PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
- FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
$$L = 5 \times D \times \sqrt{P}$$
$$148,000$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH RUT IN PLACE AND MAINTAIN SUCH SHIELDING 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.

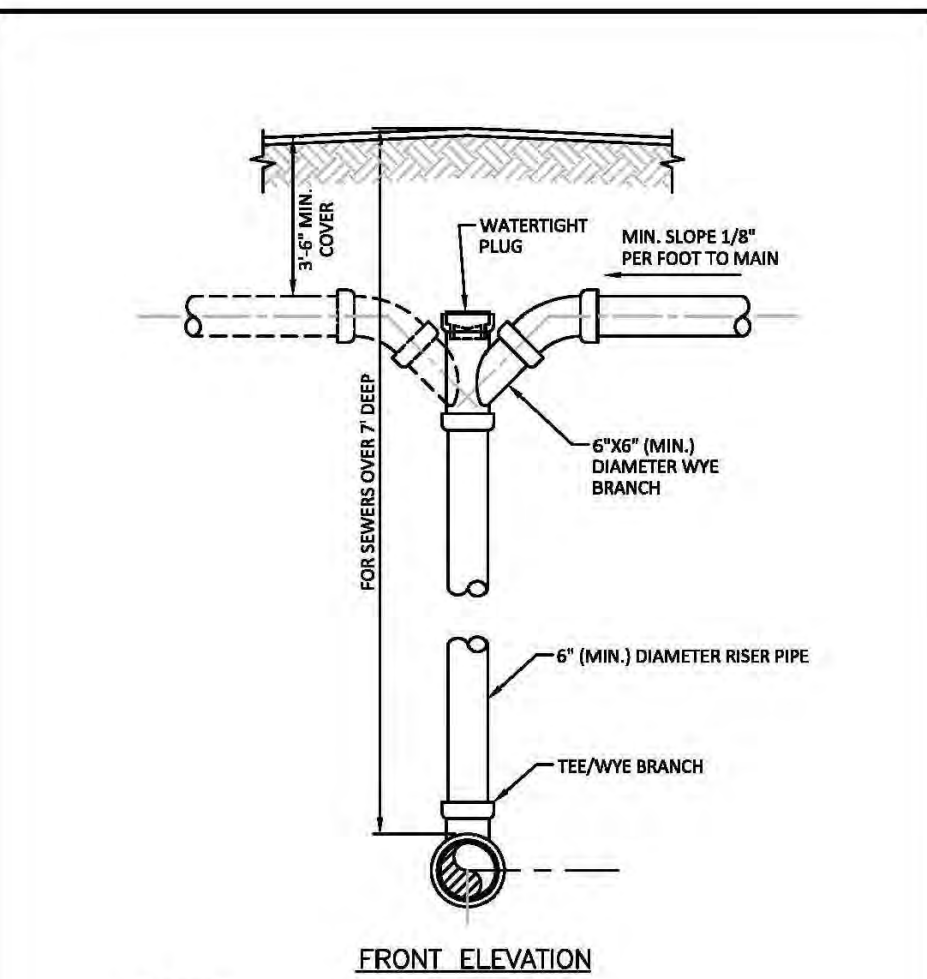
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2004
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



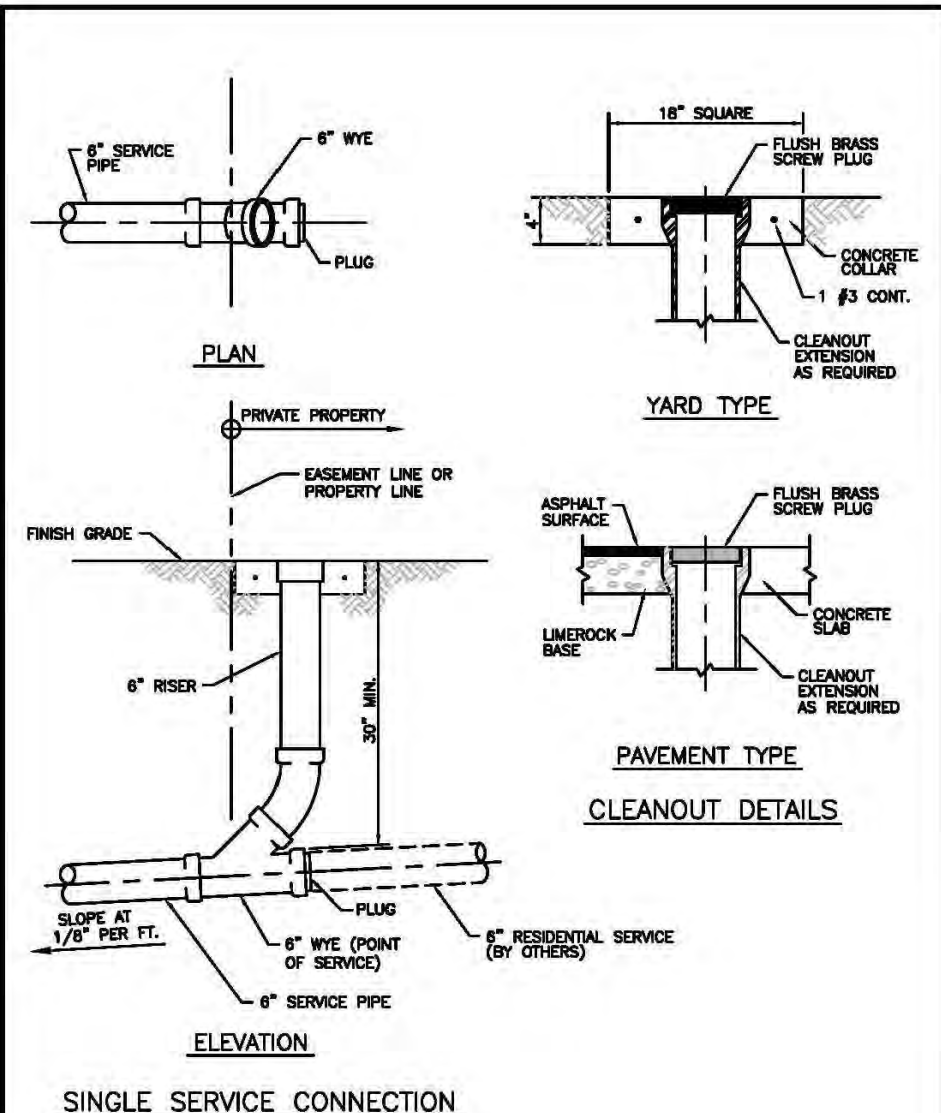
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DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



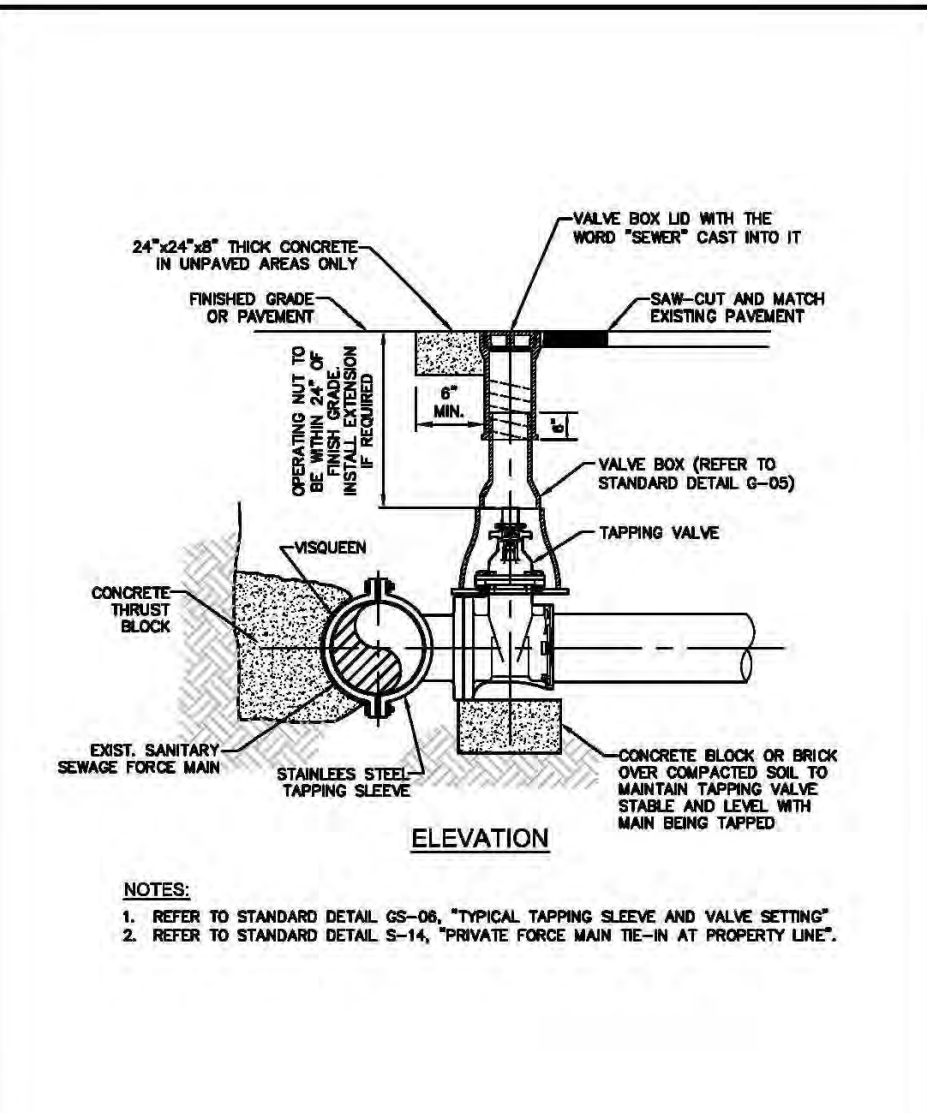
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DRAWN: EAM	SANITARY SEWER LATERAL MODIFIED RISER	DRAWING NO. S-10
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2004
DRAWN: EAM	SANITARY SEWER LATERAL VERTICAL RISER	DRAWING NO. S-11
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2004
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



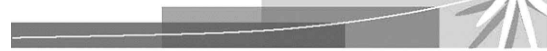
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DRAWN: EAM	FORCE MAIN CONNECTION	DRAWING NO. S-13
APPROVED: XXX		

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Certificate of Authorization 7355

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 41831

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OWNER / DEVELOPER

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

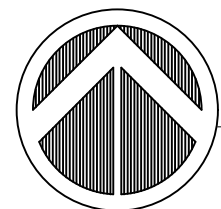
DH-3
HOLLYWOOD, FLORIDA

NO.	REVISION	DATE	BY

DRAWING TITLE:
UTILITY DETAILS II

SCALE: N.T.S. DATE: SEPTEMBER 5, 2023

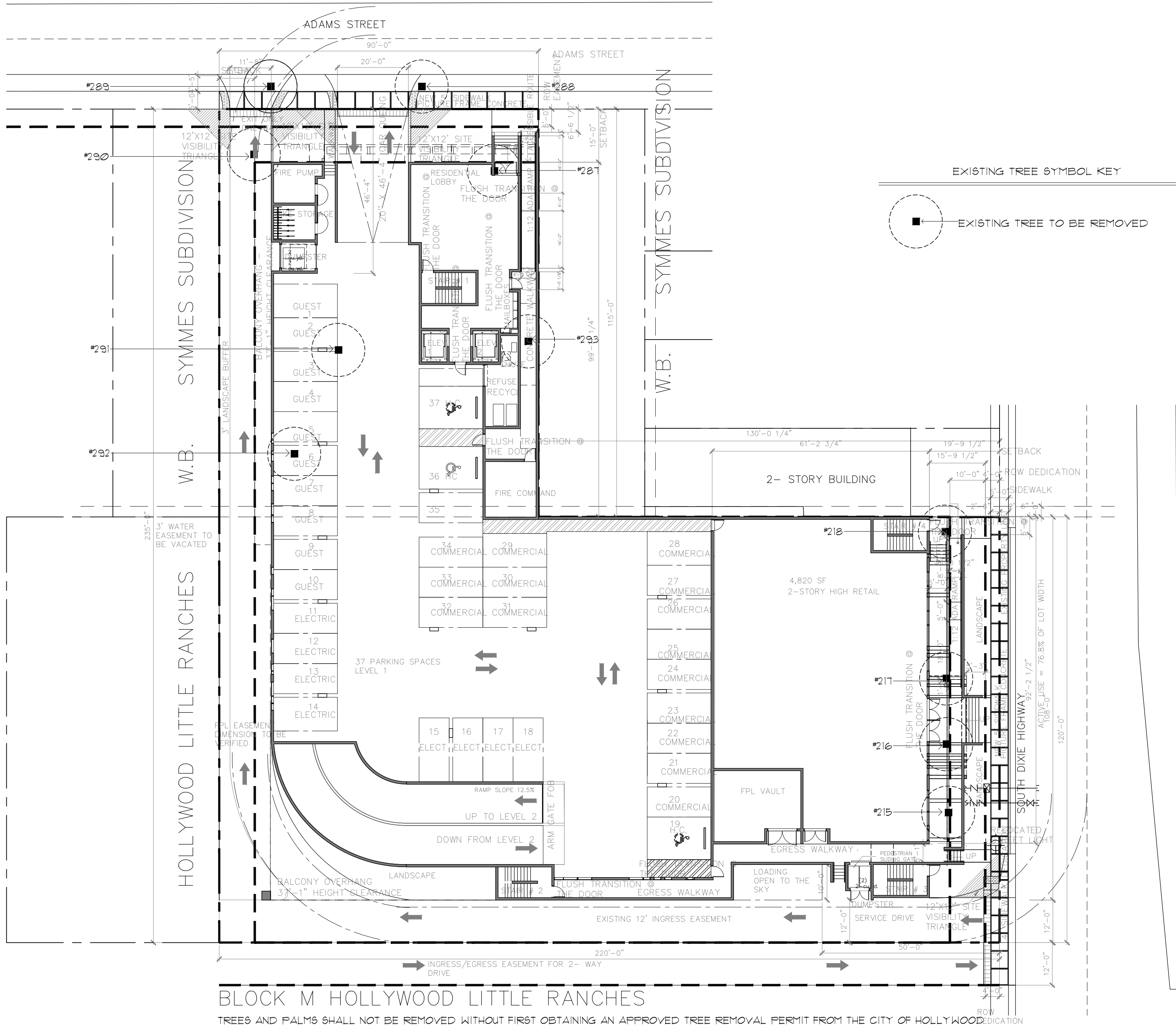
SHEET NUMBER:
C-8



TREE DISPOSITION PLAN

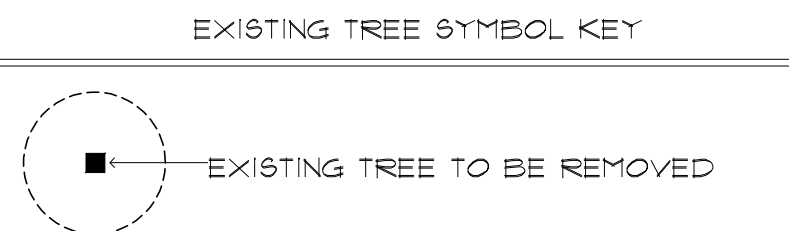
SCALE: 1" = 20'-0"

EXISTING TREE LIST									
Tree #	Botanical Name	Common Name	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition	Disposition	Additional Notes	Mitigation (D.B.H.)
215	Lysiloma Latisiliqua	Wild Tamarind	10	20	20	Poor	To Be Removed	Trunk Damage	10"
216	Lysiloma Latisiliqua	Wild Tamarind	10	20	20	Poor	To Be Removed	Trunk Damage	10"
217	Lysiloma Latisiliqua	Wild Tamarind	4, 6, 3	20	20	Poor	To Be Removed	Split Trunk	13"
218	Lysiloma Latisiliqua	Wild Tamarind	12	20	20	Poor	To Be Removed	Trunk Damage	12"
207	Araucaria Heterophylla	Norfolk Island Pine	36	80	15		To Be Removed	Prohibited Tree	0 - Prohibited
208	Wodyetia Bifurcata	Foxtail Palm	10	20	10	Fair	To Be Removed		N/A
209	Quercus Virginiana	Live Oak	12	25	20	Good	To Be Removed		12"
290	Cocos Nucifera	Coconut Palm	10	35	15	Fair	To Be Removed		N/A
291	Ficus Benghalensis	Banyan Tree	48	45	45	Fair	To Be Removed	Specimen / Dying / Chopped Branches	48"
292	Persea Americana	Avocado Tree	12	30	20	Fair	To Be Removed	Leaning	12"
293	Quercus Virginiana	Live Oak	10	25	15	Fair	To Be Removed		10"
Total D.B.H. Loss									121" + 2 Palms
Total Mitigation Provided (See L-100)									44"
Mitigation Shortfall									83" (42 Trees)
City Trust Fund Payment									42 x \$350 = \$14,700
									The 2 Palms Have Been Provided, See Sheet L-100



BLOCK M HOLLYWOOD LITTLE RANCHES

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



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www.lllerena-associates.com

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA



SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:

TREE DISPOSITION PLAN

SCALE: 1" = 20'-0" DATE: JANUARY 30, 2023

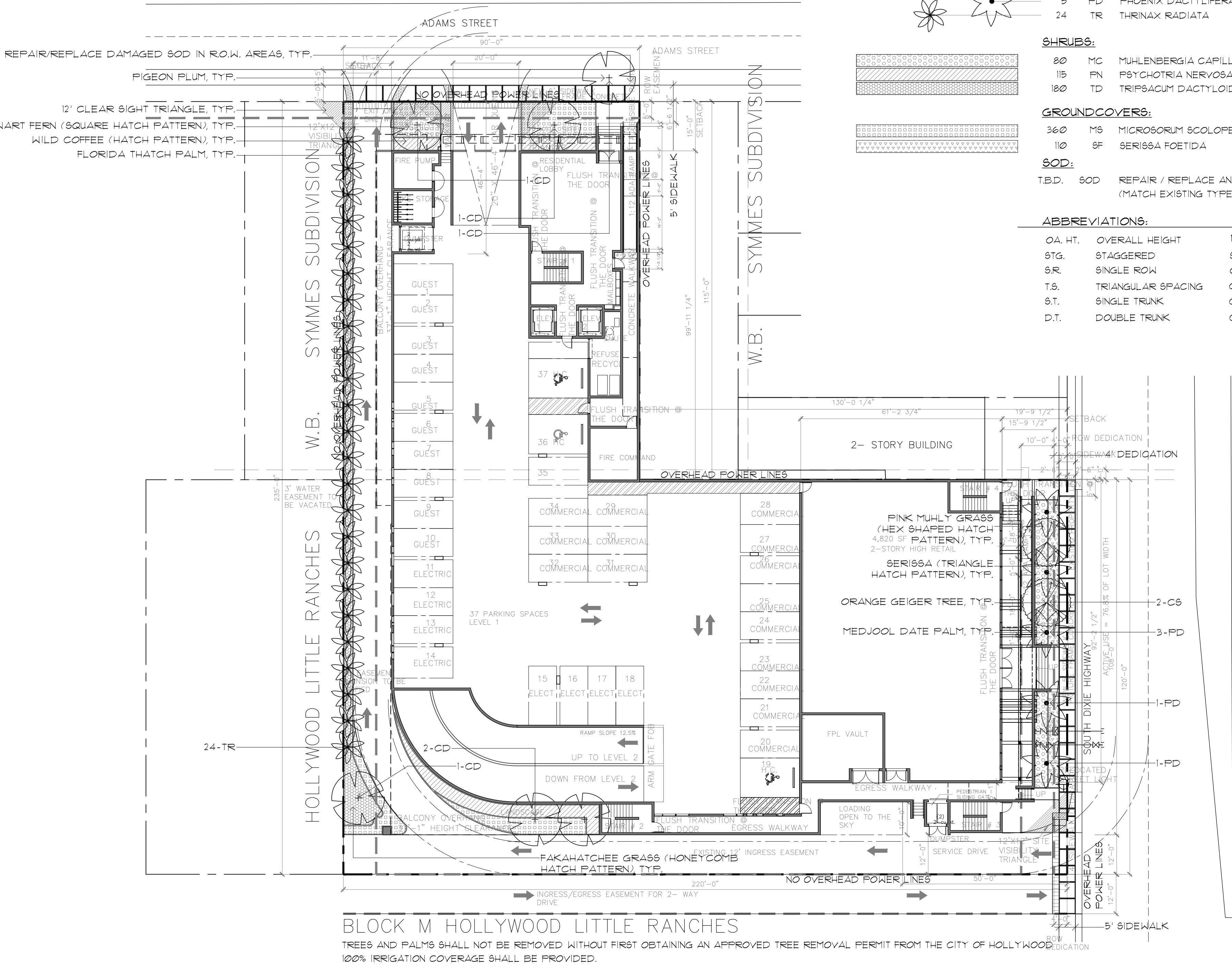
SHEET NUMBER:

EX-1.00

TAC 1 SUBMITTAL

CITY OF HOLLYWOOD CODE

PROPERTY ZONING:	DH-3
PROPERTY SIZE:	36,150 SQ. FT. (0.84 ACRES)
REQUIRED	PROVIDED
PERIMETER LANDSCAPE / STREET TREES:	ONE (1) STREET TREE PER EVERY THIRTY (30) LINEAR FEET OF STREET FRONTAGE
7 TREES REQUIRED (120' + 90' = 210 LINEAR FEET)	2 MEDJOOl DATE PALMS (AT 1:1), 3 PIGEON PLUM, AND 2 ORANGE GEIGER = 7 TREES TO MEET THE REQUIREMENT
LOT TREES:	ONE (1) TREE PER EVERY 1,000 SQ. FT. OF PERVIOUS AREA
3 TREES REQUIRED (2,499 SQ. FT. OF PERVIOUS AREA)	3 PIGEON PLUM TO MEET THE REQUIREMENT
MITIGATION REQUIREMENT:	121" OF D.B.H. LOSS (SEE SHEET EX-100)
MITIGATION PROVIDED:	SEE "MITIGATION AMOUNT" INFORMATION ON THE RIGHT-HAND COLUMN OF THE PLANT LIST
MITIGATION CALCULATIONS:	44" OF MITIGATION PROVIDED



BLOCK M HOLLYWOOD LITTLE RANCHES
TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD
100% IRRIGATION COVERAGE SHALL BE PROVIDED.

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS	MITIGATION AMOUNT
TREES:					
6	CD	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	Δ** MIN. 14' HT., 3" D.B.H., MALE SPECIES ONLY, F.G.	N/A - MEETS REQUIREMENTS
2	CS	CORDIA SEBESTENA	ORANGE GEIGER	Δ** MIN. 12' HT., 2" D.B.H., F.G.	N/A - MEETS REQUIREMENTS
PALMS:					
5	PD	PHOENIX DACTYLIFERA 'MEDJOOl'	MEDJOOl DATE PALM	** 16'-18' C.T., S.T., F.G., MATCHED	2 MEDJOOlS AS PALM MITIGATION
24	TR	THRINAX RADIATA	FLORIDA THATCH PALM	Δ** 8' C.T., MIN. 3" D.B.H., S.T., F.G., MATCHED	2 MEDJOOlS TO MEET REQUIREMENTS 1 (ΔT 1:1) x 2" = 2" 8 (ΔT 3:1) x 2" = 16" > 18"
SHRUBS:					
20	MC	MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	Δ** 3 GAL., 24" O.C., T.S.	MITIGATION AMOUNT (FROM THE 4th LEVEL)
115	FN	PSYCHOTRIA NERVOSA	WILD COFFEE	Δ** 3 GAL., 24" O.C., T.S.	
180	TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	Δ** 3 GAL., 24" O.C., T.S.	
GROUND COVERS:					
360	MS	MICROSORUM SCOLOPENDRIA	WART FERN	** 1 GAL., 18" O.C., FULL, T.S.	(TREES) 8 x 2" = 16" > 26"
110	SF	SERISSA FOETIDA	SERISSA	** 1 GAL., 18" O.C., FULL, T.S.	(PALMS) 5 x 2" = 10"
SOD:					
T.B.D.	SOD	REPAIR / REPLACE ANY DAMAGED SOD IN THE R.O.W. (MATCH EXISTING TYPE)		Δ ** SOLID SOD	MITIGATION AMOUNT TOTAL 18" + 26" = 44"

ABBREVIATIONS:				DROUGHT TOLERANCE & ORIGIN:	
OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM	*	MODERATE DROUGHT TOLERANCE
STG.	STAGGERED	STD.	STANDARD	**	VERY DROUGHT TOLERANT
S.R.	SINGLE ROW	O.C.	ON CENTER	Δ	NATIVE
T.S.	TRIANGULAR SPACING	GAL.	GALLON		
S.T.	SINGLE TRUNK	G.W.	GREY WOOD		
D.T.	DOUBLE TRUNK	C.T.	CLEAR TRUNK		

FRANKEL BENAYOUN ARCHITECTS PLANNERS INTERIOR DESIGN

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MEP ENG:

CIVIL ENG:

LANDSCAPE ARCH:

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DH-3
HOLLYWOOD, FLORIDA

LANDSCAPE ARCHITECT
LAURA LLERENA & ASSOCIATES
6667125
STATE OF FLORIDA
OFFICIAL SEAL

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

LEVEL 1
LANDSCAPE PLAN

SCALE: 1" = 20'-0" DATE: JANUARY 30, 2023

SHEET NUMBER:

L-1.00

TAC 1 SUBMITTAL

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811
Know what's below.
Call before you dig.

NEW TREE - 1 YEAR MAINTENANCE PLAN

WATER:

ALL NEW TREES TO BE ON A AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.
1ST MONTH WATER EVERY DAY
2ND. THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER
IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

FERTILIZER:

USE A PALM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

MULCH:

INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED FLORIMULCH, EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRRESS MULCH TO BE USED.

TRIMMING & PRUNING:

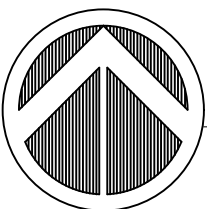
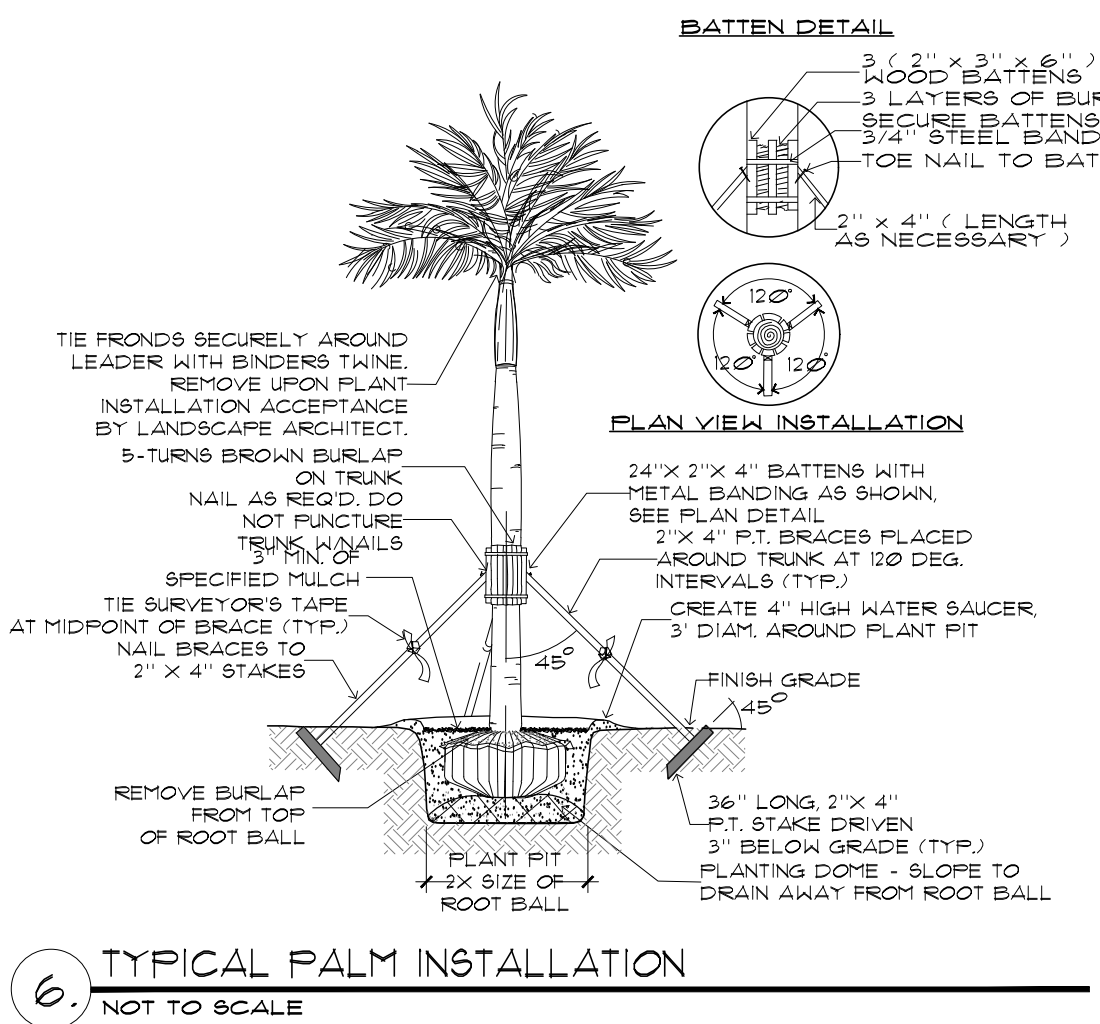
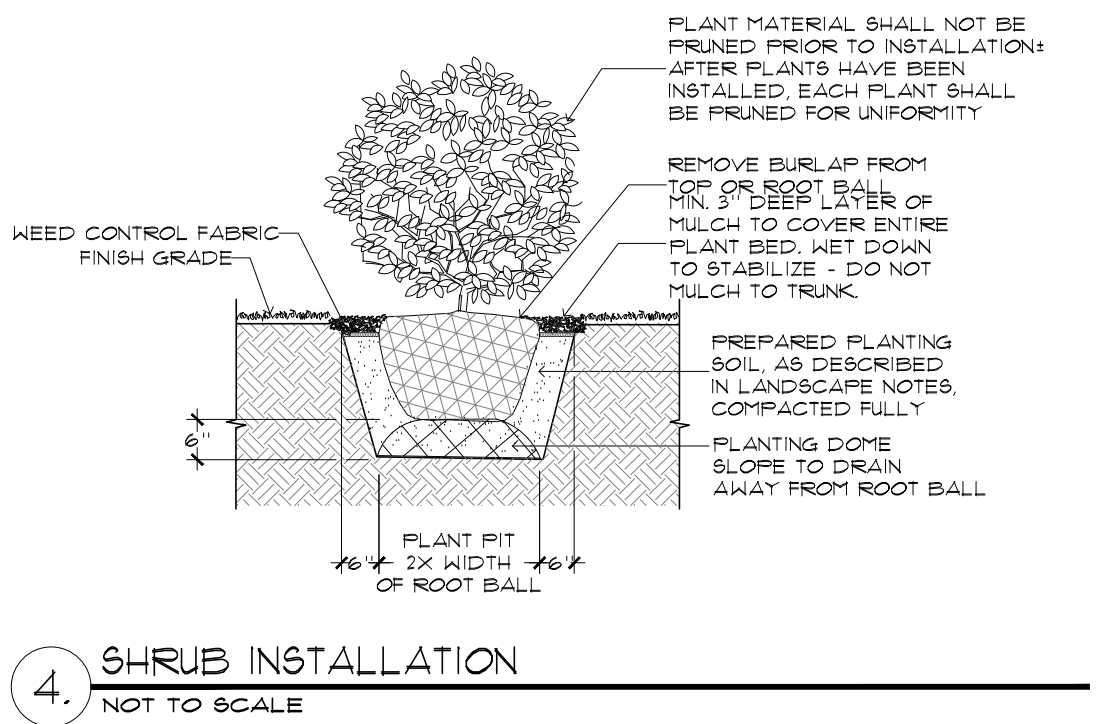
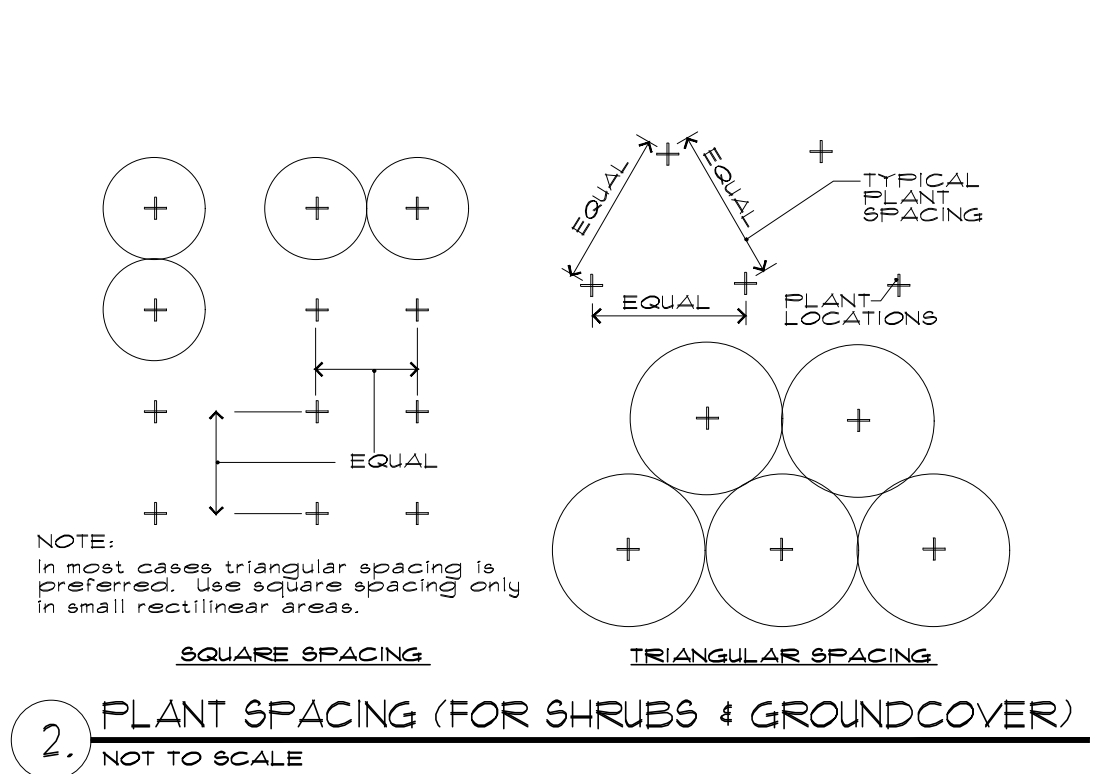
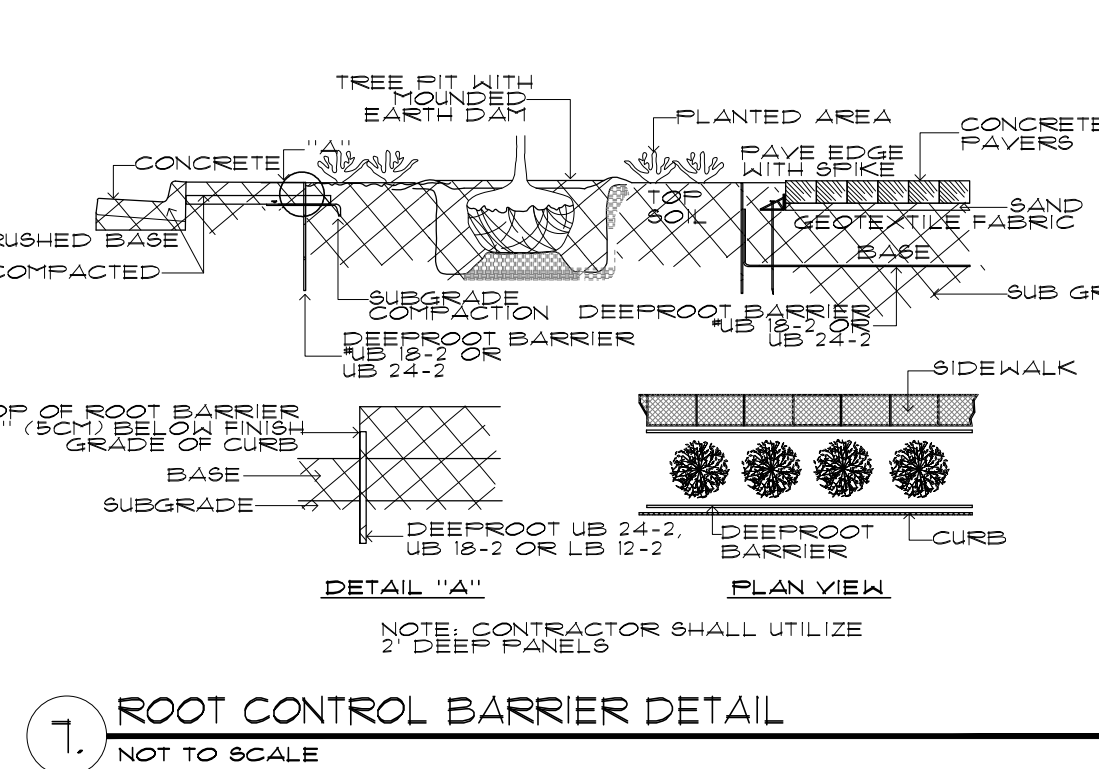
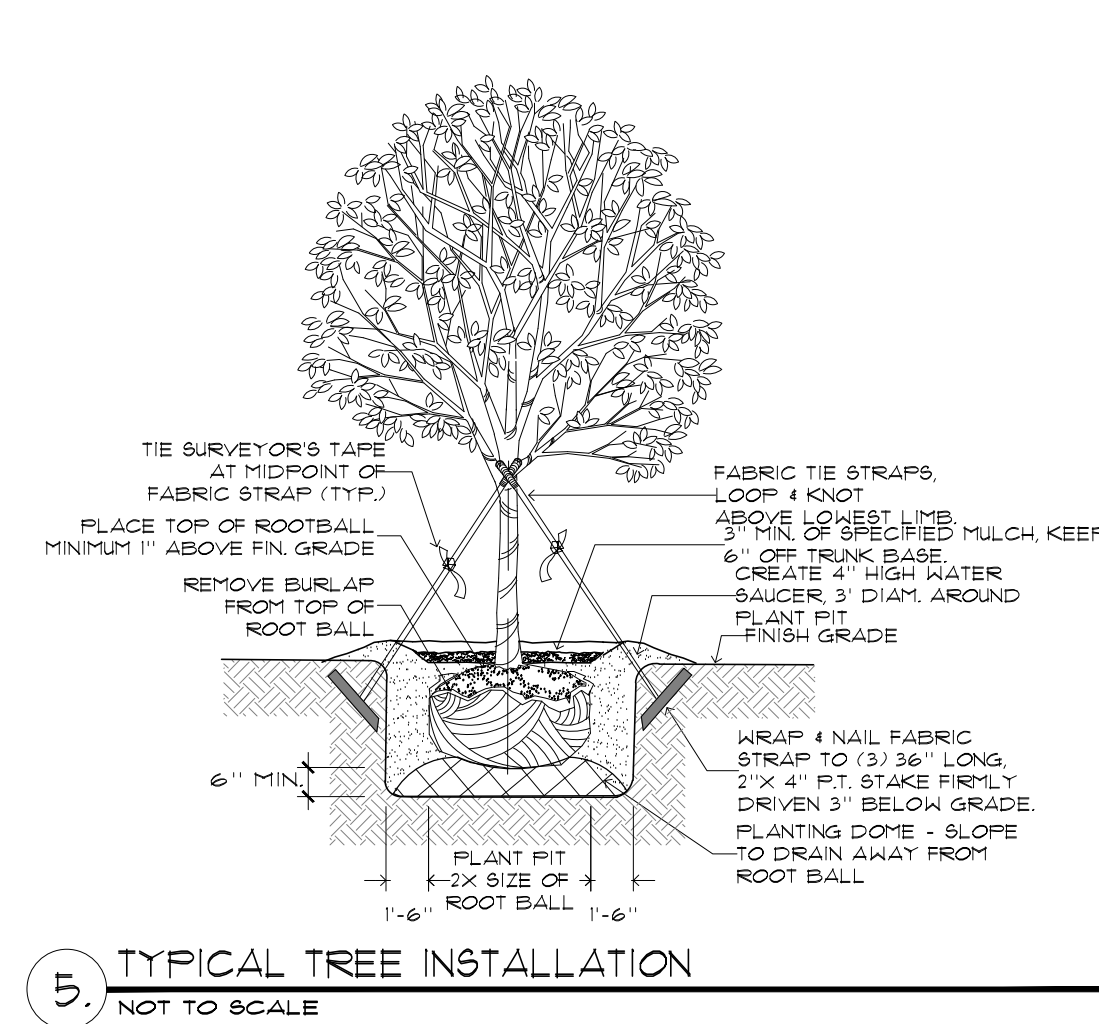
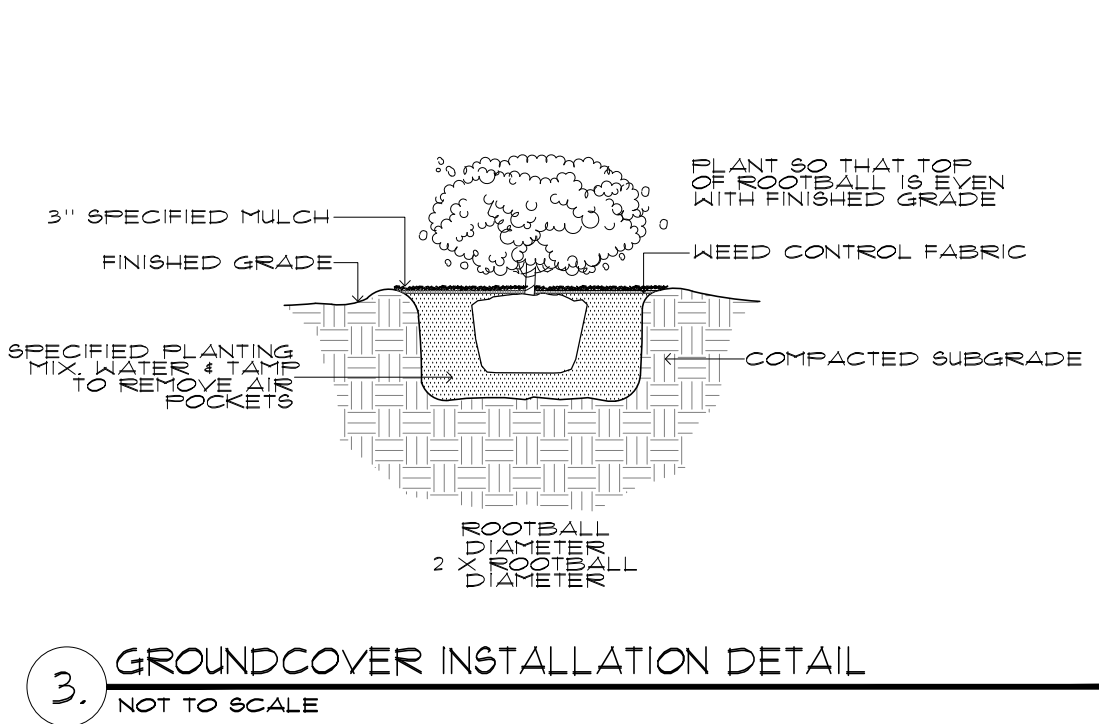
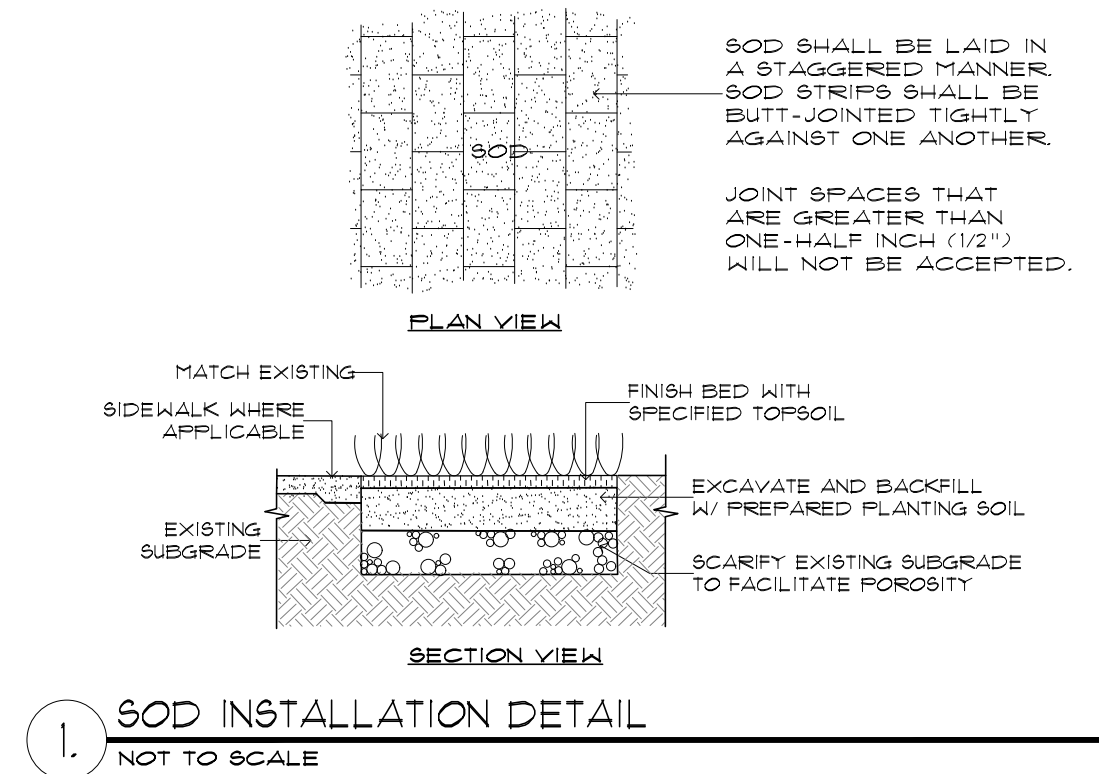
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN)

STAKING AND BRACING:

INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
- SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
- VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH OF SHREDDED FLORIMULCH - SEE PLAN FOR EXCEPTIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF, IN CASE OF ANY DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
- PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 50% MUCK, 25% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO LBS. OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
- TOPSOIL MIX SHALL CONSIST OF 80% SAND & 20% MUCK THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER. MIX SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER.
- ALL EXISTING SOD OUTSIDE THE LIMIT OF WORK LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
- ALL PLANTING BEDS MUST BE FREE OF SURFACE ROCK WITH A DIAMETER OF 1/2" PRIOR TO INSTALLATION OF WEED FABRIC.
- ALL PLANT MATERIAL, EXCLUDING SOD, TO BE WARRANTED AS FOLLOWS: SHRUBS AND GROUNDCOVER FOR 30 DAYS, LARGE SHRUBS (OVER 10 GAL.) AND SMALL PALMS FOR 180 DAYS, & B&B MATERIAL FOR 360 DAYS PROVIDED THAT PLANT MATERIAL IS RECEIVING PROPER MAINTENANCE PRESCRIBED BY LANDSCAPE CONTRACTOR.
Note: Acts of God (Hurricanes) and other causes beyond the control of the landscape contractor are not covered.
- ALL WARRANTIES TO RUN CONCURRENTLY, BEGINNING UPON LANDSCAPE ARCHITECT'S FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS OWNER OR GC REQUIRES CONSTRUCTION PHASING BEYOND CONTROL OF THE INSTALLER.
- WATERING IS THE RESPONSIBILITY OF THE INSTALLER DURING THE INSTALLATION PHASE UNTIL FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE IRRIGATION CONTRACTOR. TREES SHALL NOT BE PLANTED ON TOP OF IRRIGATION LINES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ASSURE IRRIGATION INSTALLATION IS PROPERLY PROGRESSING AND IN THE END ADEQUATE FOR GOOD GROWTH. THE OWNER OR GC MUST BE NOTIFIED IN WRITING OF ANY PROBLEMS WITH IRRIGATION PHASING OR PERFORMANCE.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
- NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES DELIVERED WITH NURSERY POLES WILL NOT BE ACCEPTED AND THEREFORE REJECTED WITH THE EXCEPTION OF THE FOLLOWING TREES SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.
- PROVIDE DEEP ROOT CONTROL BARRIER FOR ALL TREES ADJACENT TO RETAINING WALL.



LANDSCAPE NOTES AND DETAILS

SCALE: N/A

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STATE OF FLORIDA
OFFICIAL SEAL

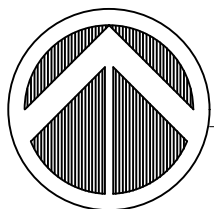
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LANDSCAPE NOTES AND DETAILS
SCALE: N/A DATE: JANUARY 30, 2023
SHEET NUMBER:
L-2.00
TAC 1 SUBMITTAL

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

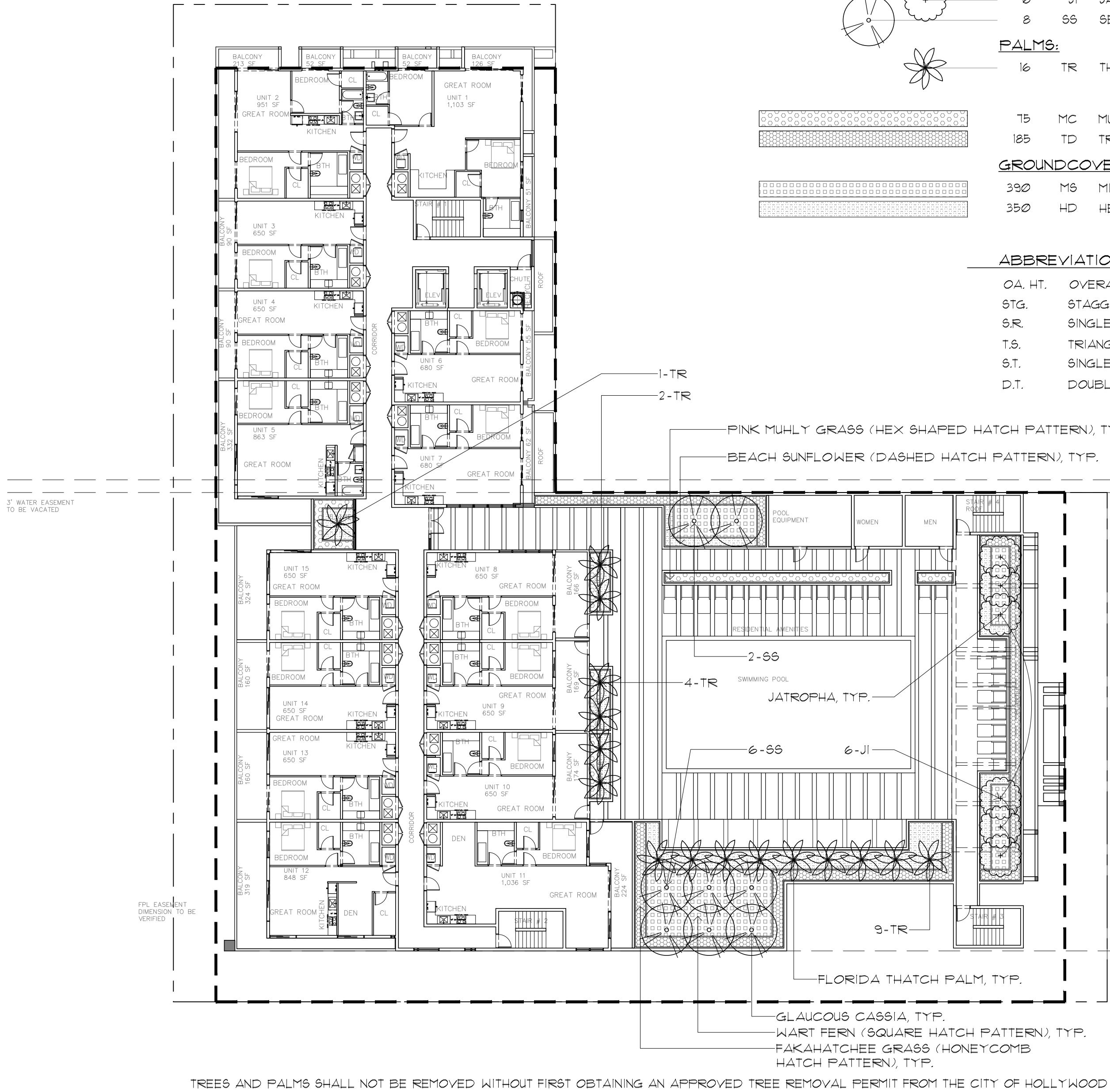
811
Know what's below.
Call before you dig.



LEVEL FOUR LANDSCAPE PLAN

SCALE: 1" = 20'-0"

ADAMS STREET



PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS	MITIGATION AMOUNT
TREES:					
6	JL	JATROPHA INTEGERRIMA	JATROPHA	* * 8'-10' OA HT, 1 1/2" D.B.H., STS, F.G.	
8	SS	SENNA SURATTENSIS	GLAUCOUS CASSIA	Δ * * 12' OA HT, 2" D.B.H., STS, F.G.	8 TREES x 2" = 16"
PALMS:					
16	TR	THRINAX RADIATA	FLORIDA THATCH PALM	Δ * * 8' C.T., MIN, 3" D.B.H., ST, F.G., MATCHED	5 TREES (AT 3:1) x 2" = 10"
GROUNDCOVERS:					
390	MS	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	Δ * * 3 GAL., 24" O.C., T.S.	
183	TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	Δ * * 3 GAL., 24" O.C., T.S.	
GROUNDCOVERS:					
390	MS	MICROSORUM SCOLOPENDRIA	WART FERN	* 1 GAL., 18" O.C., FULL, T.S.	
350	HD	HELIANTHUS DEBILIS	BEACH SUNFLOWER	Δ * * 1 GAL., 18" O.C., FULL, T.S.	

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK	C.T.	CLEAR TRUNK

DROUGHT TOLERANCE & ORIGIN:

* MODERATE DROUGHT TOLERANCE
** VERY DROUGHT TOLERANT
Δ NATIVE

PINK MUHLY GRASS (HEX SHAPED HATCH PATTERN), TYP.
BEACH SUNFLOWER (DASHED HATCH PATTERN), TYP.

FLORIDA THATCH PALM, TYP.
GLAUCOUS CASSIA, TYP.
WART FERN (SQUARE HATCH PATTERN), TYP.
FAKAHATCHEE GRASS (HONEYCOMB HATCH PATTERN), TYP.

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN TISSMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX: (305) 868.3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

STRUCTURAL ENG.:

MEP ENG.:

CIVIL ENG.:

HOLLAND ENGINEERING INC
Civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954)367-0371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.:

DESIGNING BEAUTIFUL SPACES
LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 SW 128 STREET STE. 207 MIAMI, FL 33160
lhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER

ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA



SIGNATURE

DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

LEVEL 4
LANDSCAPE PLAN

SCALE: = 20'-0" DATE: JANUARY 30, 2023

SHEET NUMBER:

L-3.00

TAC 1 SUBMITTAL

DESIGNING BEAUTIFUL SPACES

LLA LAURA LLERENA & ASSOCIATES

LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.llerena-associates.com

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