

# ATTACHMENT A

## Application Package





DEVELOPMENT SERVICES  
PLANNING DIVISION

## GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

### SUBMISSION REQUIREMENTS:

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

### NOTE:

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

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

### APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

### PROPERTY INFORMATION

Location Address: 2231 FILLMORE ST & 2224 PIERCE ST, HOLLYWOOD FL 33020

Lot(s): LOTS 4 AND 19 Block(s): BLK 10 Subdivision: H' LITTLE RANCHES

Folio Number(s): 514216014040 & 514216014250

Zoning Classification: DH-2 (RAC) Land Use Classification: RESIDENTIAL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 62 UNITS

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes, Technical Advisory Committee

### DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION, 62 UNIT, RENTAL APARTMENT BUILDING

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="62"/> #Rooms <input type="text" value="90"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="20"/> (Area: <input type="text" value="8,204"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="99"/> )
Height (# of stories)	(# STORIES) <input type="text" value="4"/> ( <input type="text" value="45"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="45,150"/> FT.)

Name of Current Property Owner: DTD 190 LLC

Address of Property Owner: 2719 HOLLYWOOD BLVD, HOLLYWOOD FL 33020

Telephone: 954-920-5746 Email Address: ROY@DREAMTEAMDEVELOPER.COM

Applicant JOSEPH B. KALLER Consultant ☒ Representative ☒ Tenant ☐

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD FL - 33020 Telephone: 954-920-5746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: JDIAZ@KALLERARCHITECTS.COM

Date of Purchase: 02-09-2021 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



**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: \_\_\_\_\_

Date: 04-15-2025

PRINT NAME: LEON ROY HAUSMANN

Date: 04-15-2025

Signature of Consultant/Representative: \_\_\_\_\_

Date: 04-15-2025

PRINT NAME: JOSEPH B. KALLER

Date: 04-15-2025

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

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

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

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

**Current Owner Power of Attorney**

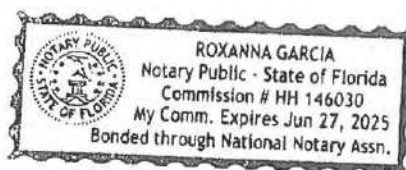
I am the current owner of the described real property and that I am aware of the nature and effect the request for PLANNING & DEVELOPMENT BOARD REVIEW to my property, which is hereby made by me or I am hereby authorizing JOSEPH B. KALLER to be my legal representative before the PLANNING & DEVELOPMENT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

Sworn to and subscribed before me  
this 15 day of April 2025

Notary Public

State of Florida

My Commission Expires: 06/27/2025 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Signature of Current Owner

LEON ROY HAUSMANN

Print Name





## KallerArchitecture

May 13, 2025

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, FL 33022

Reference: Fillmore Street Apartments  
**2231 Fillmore Street & 2224 Pierce Street**  
Hollywood, Florida  
File **#23-DP-45**

To Whom It May Concern,

The following is our project description summary for the above referenced Residential Building.

This proposed residential development consists of a modern mid-rise building with 62 units on a 0.94-acre site (41,020 SF) (Lot 19 and Lot 4, Block 10). The project reaches the allowed 45-foot height and features a clean, contemporary design with large windows, private balconies, and a mix of warm materials.

Total amount of units: **62**

UNIT MIX	QTY.	%
3 BEDROOM UNITS	6	9.68
2+DEN BEDROOM UNITS	13	20.97
2 BEDROOM UNITS	3	4.84
1+DEN BEDROOM UNITS	2	3.23
1 BEDROOM UNITS	38	61.29
TOTAL	62	100.00

The development includes 99 parking spaces (including 28 tandem spaces for unit owners), surpassing the 80 required, along with 4 ADA-compliant spaces. All required setbacks are met, and one off-street loading space is provided.

This project offers a thoughtfully designed, well-integrated residential community that contributes to the local housing supply and urban environment.

Sincerely,  
**Joseph B. Kaller**





## KallerArchitecture

April 16, 2025

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, FL 33022

Reference: Fillmore Street Apartments  
**2231 Fillmore Street & 2224 Pierce Street**  
Hollywood, Florida  
File **#23-DP-45**

To Whom It May Concern,

The following is our analysis of Criteria and findings for Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations.

### DESIGN REVIEW

GENERAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

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

**ANALYSIS: The proposed apartment building showcases a modern, horizontal design with clean lines and strong geometric forms. A bold white frame and extended balconies emphasize the building's linearity, while vertical wood paneling adds warmth and contrast. The darker, glazed base creates a clear transition from street to structure, enhancing the pedestrian experience. Varied facade depths and recessed balconies break up the massing, giving the building a lighter, more dynamic appearance. Landscaping and thoughtful setbacks further integrate the building with its surroundings.**

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and



the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS: The proposed building follows the intent of the District per the Downtown Master Plan. Its defined base supports active pedestrian engagement along the street, reflecting a common design approach in the neighborhood. Its use of stucco, neutral tones, and modern materials reflects the character of nearby developments and maintains neighborhood consistency.**

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

**ANALYSIS: The proposed building maintains a scale that is proportionate to its context and consistent with allowable height (45') in the surrounding area. The massing is thoughtfully articulated through recessed balconies, vertical wood paneling, and horizontal banding that break up the building's volume. The clean stucco surfaces and glass fenestration offer a simple yet refined architectural composition. Overall, the design reflects a balanced relationship between height, width, and depth, contributing to a cohesive urban streetscape that aligns with neighboring developments.**

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

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

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

Sincerely,  
Kaller Architecture



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



FILLMORE STREET APARTMENTS

2231 FILLMORE ST. and 2224 PIERCE ST.  
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION  
LOT 19, BLOCK 10, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS FOR BROWARD COUNTY, FLORIDA, AND  
LOT 4, BLOCK 10, LESS THE SOUTH 10 FEET THEREOF FOR ROAD RIGHT-OF-WAY, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNER  
DTD 190, LLC  
2719 HOLLYWOOD BLVD  
HOLLYWOD, FL 33020  
  
ARCHITECT  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: Mr. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33019  
PHONE: (954)-920-5746  
FAX: (954)-926-2841  
EMAIL: joseph@kallerarchitects.com

SURVEYOR  
STONER & ASSOCIATES, INC.  
ADDRESS: 4341 SW 62nd AVE,  
TOWN OF DAVIE, FL 33314  
PHONE: (954)-585-0997  
WEB: www.stonersurveyors.com

CIVIL ENGINEER  
ZEPHYR ENGINEERING, CBE, SBE & DBE Firm  
CONTACT: WILFORD ZEPHYR, P.E.  
ADDRESS: 5451 PIERCE ST.  
HOLLYWOOD, FL 33021  
PHONE: (786)-302-7693  
EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE  
FOLIAGE EXPRESSIONS  
CONTACT: GUILLERMO SALAZAR, M.S., ISA CERTIFIED ARBORIST  
ADDRESS: 8801 SW 192nd TERRACE  
CUTLER BAY, FL 33157  
PHONE: (754)-234-1024  
EMAIL: guillesala8@gmail.com

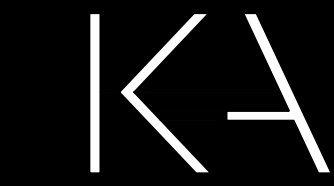
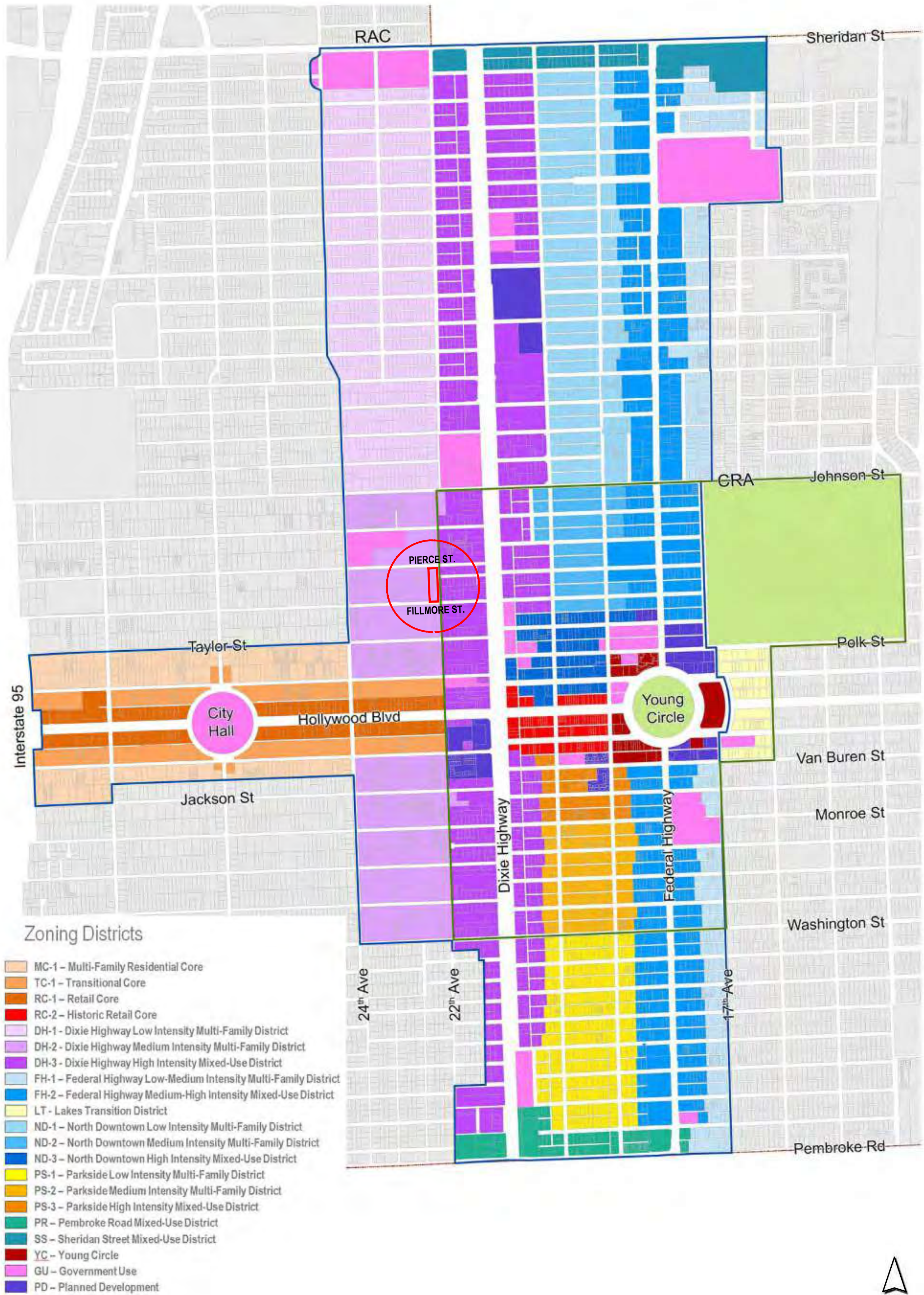
- ARCHITECTURE
- A-0.0 COVER
  - A-R.1 RENDERING
  - A-R.2 RENDERING
  - A-0.1 SITE DATA / AREA CHART
  - A-0.2 FAR DIAGRAM CALCULATION / ROW DEDICATION DIAGRAM
  - A-0.3 OPEN SPACE CALCULATION / TRAFFIC CIRCULATION PLAN
  - A-1.1 GROUND FLOOR PLAN
  - A-1.2 SECOND FLOOR PLAN
  - A-1.3 THIRD FLOOR PLAN
  - A-1.4 FOURTH FLOOR PLAN
  - A-1.5 FIFTH FLOOR (ROOF TERRACE)
  - A-2.1 ELEVATIONS
  - A-3.1 DETAILS
  - A-11 SE ISOMETRIC
  - A-12 SW ISOMETRIC
  - A-13 NW ISOMETRIC
  - A-14 NE ISOMETRIC

- CIVIL
- C1 EROSION & SEDIMENT CONTROL PLAN
  - C2 PAVING, GRADING & DRAINAGE PLAN
  - C3 CIVIL DETAILS I
  - C4 CIVIL DETAILS II
  - C5 PAVEMENT MARKINGS & SIGNAGE PLAN
  - C6 PAVEMENT MARKINGS DETAILS
  - C7 WATER & SEWER CONNECTION PLAN
  - C8 UTILITIES DETAILS I
  - C9 UTILITIES DETAILS II

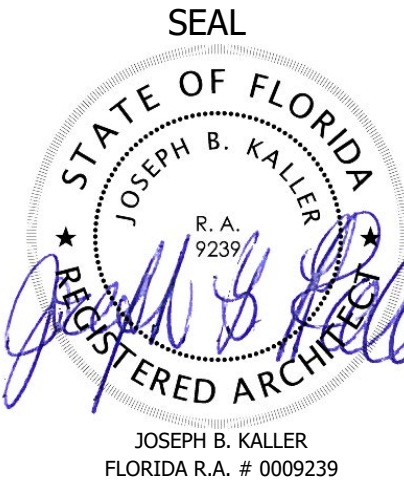
- LANDSCAPE
- DT-1 REMOVAL PLAN
  - DT-2 EXISTING TREES CHART
  - LP-1 LANDSCAPE PLAN GROUND LEVEL
  - LP-2 PLANT SCHEDULE, CODE CHART & DETAILS
  - LP-3 LANDSCAPE ROOF TERRACE, PLANT SCHEDULE
  - LP-4 COLORED PLAN GROUND LEVEL
  - LP-5 COLORED PLAN ROOF DECK
  - LP-6 HOLLYWOOD CITY NOTES, GENERAL NOTES

PACO • 04/03/23  
PRE TAC • 05/01/23  
FINAL TAC • 07/17/23  
P&D BOARD • T.B.D.

RAC



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



PROJECT TITLE  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

SHEET TITLE  
COVER / LOCATION MAP

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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

PROJECT No.: 20189  
DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
A-0.0



LEGAL DESCRIPTION  
LOT 19, BLOCK 10, HOLLYWOOD LITTLE RANCHES, A  
SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC  
RECORDS FOR BROWARD COUNTY, FLORIDA.

AND

LOT 4, BLOCK 10, LESS THE SOUTH 10 FEET THEREOF  
FOR ROAD, RIGHT-OF-WAY, HOLLYWOOD LITTLE  
RANCHES, AMENDED, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
DTD 190 LLC

PROPERTY ADDRESS  
2224 PIERCE STREET # 1-4  
2331 FILLMORE STREET  
HOLLYWOOD, FL 33020

ALTA/NSPS LAND TITLE SURVEY  
INVOICE # 44293/44294  
SURVEY DATE 05/03/23

FLOOD ZONE X0.2%  
MAP DATE 08/18/14  
MAP NUMBER 125113 0569H

#### OWNERSHIP & ENCUMBRANCES REPORT

PROVIDED BY SNYDER INTERNATIONAL LAW GROUP, P.A.  
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY;  
DATES SEARCHED: FROM JULY 3, 1922 THROUGH APRIL 12, 2023 AT 8:00 AM, AS TO THE  
FOLLOWING DESCRIBED PROPERTY:

Lot 4, Block 10, LESS the South 10 feet thereof for Road Right-of-Way, HOLLYWOOD  
LITTLE RANCHES, a subdivision, according to the Plat thereof, as recorded in Plat Book 1,  
Page 26, of the Public Records of Broward County, Florida.

1. AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES RECORDED IN PLAT BOOK 1 AT PAGE 26  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS SHOWN ON SURVEY)
2. The property has a parcel square footage of approximately 20,502 square feet according  
to the Broward County Property Appraiser's website. (NOT A SURVEY MATTER)
3. UNSATISFIED ENCUMBRANCES ABUTTING THE PROPERTY BOUNDARY  
NECESSARY FOR LEGAL ACCESS TO THE PROPERTY: NONE (NOT A SURVEY MATTER)
4. ENCUMBRANCES LYING WITHIN/ON THE PROPERTY BOUNDARIES:  
None (NOT A SURVEY MATTER)
5. GRANTEE(S) IN LAST DEED OF RECORD:  
DTD 190, LLC, a Florida limited liability company, by virtue of that Warranty Deed recorded  
under instrument Number 117062180. (NOT A SURVEY MATTER)
6. RECORDED MORTGAGES:  
None (NOT A SURVEY MATTER)
7. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:  
None (NOT A SURVEY MATTER)
8. GENERAL EXCEPTIONS:  
a. Taxes and assessments for the year 2023 and subsequent years, which are not yet due  
and payable. (NOT A SURVEY MATTER)  
b. Any adverse ownership claim by right of sovereignty to any portion of the lands  
insured hereunder, including tidelands, submerged, filled and artificially exposed lands and  
lands accreted to such lands or dispute as to the boundaries purportedly caused by a  
change in the location of any water body within or adjacent to the land. (NOT A SURVEY  
MATTER)  
c. Any rights, interests or claims of parties in possession not shown by the public  
records. (NOT A SURVEY MATTER)  
d. Easements or claims of easements not shown by the public records. (NOT A SURVEY  
MATTER, SEE NOTE #13)  
e. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village  
or port authority for unpaid service charges by any water, sewer or gas systems supplying  
the property. (NOT A SURVEY MATTER)  
f. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title  
that would be disclosed by an accurate and complete land survey of the land. The term  
encroachment includes encroachments of existing improvements located on the land onto  
adjoining land, and encroachments on the land of existing improvements located on  
adjoining land. (NOT A SURVEY MATTER)
9. SPECIAL EXCEPTIONS:  
a. Easements, dedications, restrictions, covenants and conditions as set forth in the Plat  
of HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, recorded in Plat Book 1, page 26. (AS  
SHOWN ON SURVEY)  
b. Resolution No. 06-DPV-03 set forth in O.R. Book 43034, at Page 1942. (NOT A  
SURVEY MATTER)  
c. Resolution No. 06-DPV-03a set forth in O.R. Book 45436, at Page 808. (ORB 43436,  
PG 808 DOES NOT PERTAIN TO A RESOLUTION, DOES NOT PERTAIN TO PROPERTY)

#### OWNERSHIP & ENCUMBRANCES REPORT

PROVIDED BY SNYDER INTERNATIONAL LAW GROUP, P.A.  
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY;  
DATES SEARCHED: FROM JULY 3, 1922 THROUGH APRIL 20, 2023 AT 8:00 AM, AS TO THE  
FOLLOWING DESCRIBED PROPERTY:

Lot 19, Block 10, HOLLYWOOD LITTLE RANCHES, a subdivision, according to the Plat  
thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County,  
Florida.

1. PLAT RECORDED ON JULY 3, 1922 AND IS ATTACHED HERETO AS EXHIBIT "A" (AS SHOWN  
ON SURVEY)
2. SQUARE FOOTAGE:  
The property has a parcel square footage of approximately 20,518 square feet and a gross  
square footage of 22,520 square feet, pursuant to ALTA Survey prepared by Stoner &  
Associates, Inc. under Project Number 20-9116. (NOT A SURVEY MATTER)
3. ENCUMBRANCES ABUTTING THE PROPERTY BOUNDARY NECESSARY FOR LEGAL ACCESS TO  
THE PROPERTY: NONE (NOT A SURVEY MATTER)
4. ENCUMBRANCES LYING WITHIN/ON THE PROPERTY BOUNDARIES:  
Easements, dedications, restrictions, covenants and conditions as set forth in the plat of  
HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, recorded in Plat Book 1, page 26. (AS SHOWN  
ON SURVEY)
5. GRANTEE(S) IN LAST DEED OF RECORD:  
DTD 190, LLC, a Florida limited liability company, by virtue of that Warranty Deed recorded  
under instrument Number 116985211. (NOT A SURVEY MATTER)
6. RECORDED MORTGAGES:  
None (NOT A SURVEY MATTER)
7. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:  
None (NOT A SURVEY MATTER)
8. GENERAL EXCEPTIONS:  
a. Taxes and assessments for the year 2023 and subsequent years, which are not yet due  
and payable. (NOT A SURVEY MATTER)  
b. Any adverse ownership claim by right of sovereignty to any portion of the lands  
insured hereunder, including tidelands, submerged, filled and artificially exposed lands and  
lands accreted to such lands or dispute as to the boundaries purportedly caused by a  
change in the location of any water body within or adjacent to the land. (NOT A SURVEY  
MATTER)  
c. Any rights, interests or claims of parties in possession not shown by the public  
records. (NOT A SURVEY MATTER)  
d. Easements or claims of easements not shown by the public records. (NOT A SURVEY  
MATTER, SEE NOTE #13)  
e. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village  
or port authority for unpaid service charges by any water, sewer or gas systems supplying  
the property. (NOT A SURVEY MATTER)  
f. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title  
that would be disclosed by an accurate and complete land survey of the land. The term  
encroachment includes encroachments of existing improvements located on the land onto  
adjoining land, and encroachments on the land of existing improvements located on  
adjoining land. (NOT A SURVEY MATTER)
9. SPECIAL EXCEPTIONS:  
a. Easements, dedications, restrictions, covenants and conditions as set forth in the Plat  
of HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, recorded in Plat Book 1, page 26. (AS  
SHOWN ON SURVEY)  
b. Resolution No. 06-DPV-03 set forth in O.R. Book 43034, at Page 1942. (NOT A  
SURVEY MATTER)  
c. Resolution No. 06-DPV-03a set forth in O.R. Book 45436, at Page 808. (ORB 43436,  
PG 808 DOES NOT PERTAIN TO A RESOLUTION, DOES NOT PERTAIN TO PROPERTY)

Scale 1" = 20'

#### TREE TABLE

NUMBER	TYPE	SIZE
#1	GUMBO LIMBO	18"
#2	OAK	24"
#3	MIMOSA	36"
#4	GUMBO LIMBO	16"
#5	OAK	14"

#### TABLE A

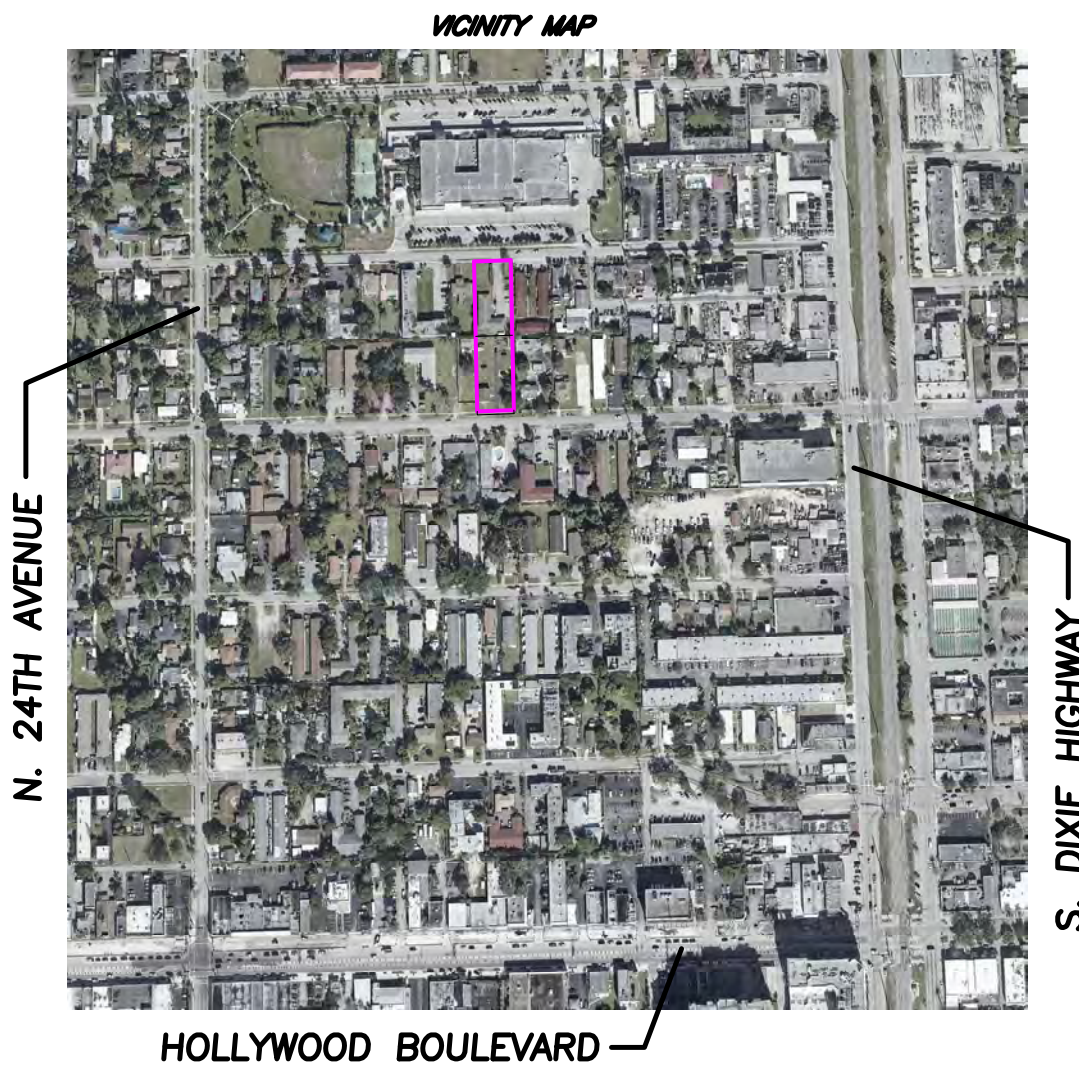
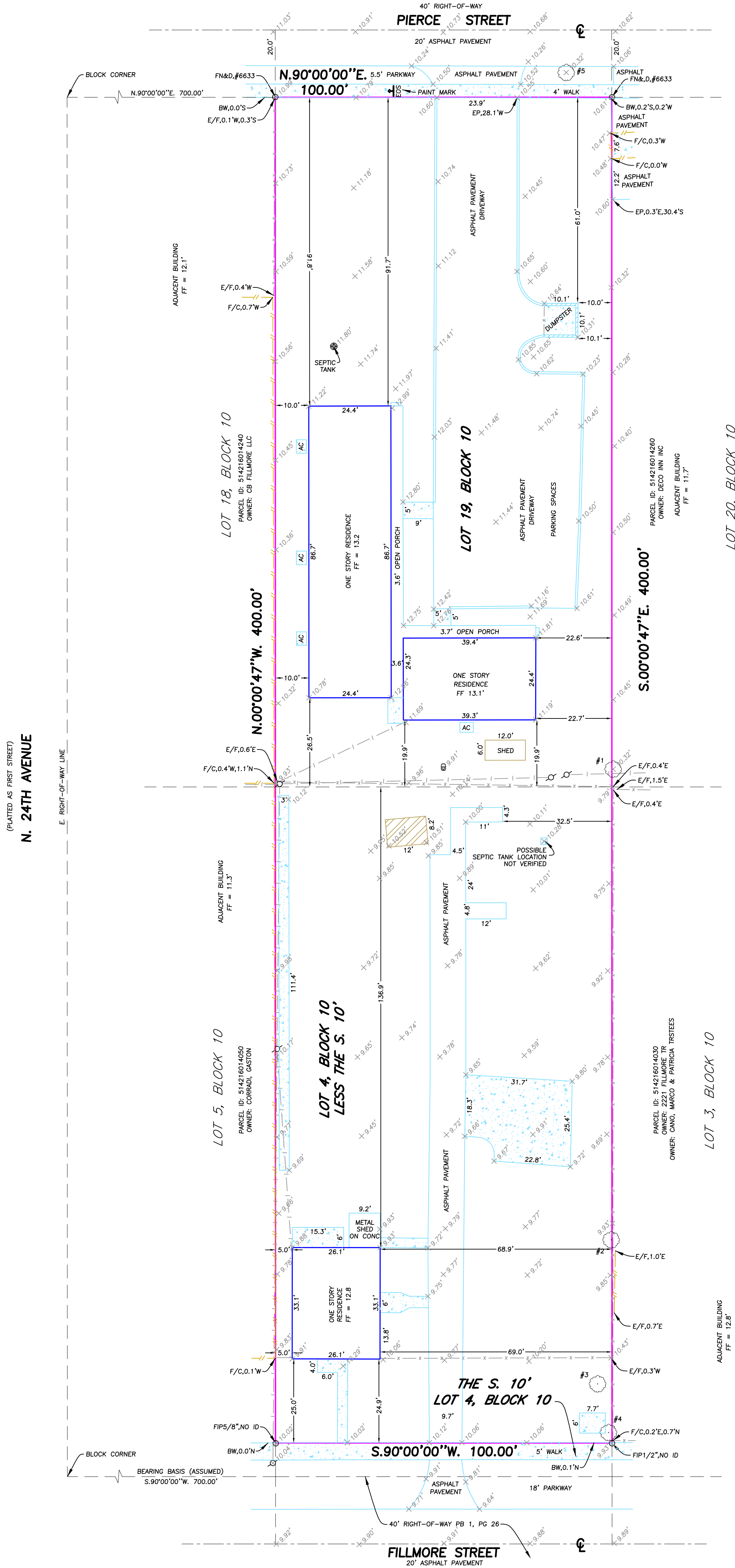
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- ITEM 4: BENCHMARK OF ORIGIN = NGS BENCHMARK: AD5675, ELEV = 5.24'  
ITEM 11A: NO PLANS AND/OR REPORTS PROVIDED BY CLIENT.  
ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE  
AVAILABLE TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK  
CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE  
FIELDWORK.

#### SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED BY THIS OFFICE FOR  
EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR  
OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988  
UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS  
OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE  
CORNER OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO  
MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS  
OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL  
AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS  
OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR  
RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

## ALTA/NSPS LAND TITLE SURVEY



**LEGEND**

- FP&L BOX
- CONTROL VALVE
- ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE
- BRICK/TILE PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE

**ABBREVIATIONS**

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BM BENCHMARK
- CA CALCULATED
- CD CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- E/F EDGE OF FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- FC FENCE CORNER
- FF FINISH FLOOR
- FL FENCE/LINE
- FP FOUND IRON PIPE
- FR FOUND IRON ROD
 FN FOUND NAIL | FN&D FOUND NAIL & DISC | FN&T FOUND NAIL & TAG | FP&L FLORIDA POWER & LIGHT | GEN GENERATOR | INST INSTRUMENT | OP OPEN PORCH | ORB OFFICIAL RECORD BOOK | MEASURED | NTS NOT TO SCALE | PC POINT OF CURVATURE | PGB POINT OF BEGINNING | POC POINT OF COMMENCEMENT | PAGE | PRC POINT OF REVERSE CURVE | PRM PERMANENT REFERENCE MONUMENT | PT POINT OF TANGENCY | RECORD | RAD RADIAL | RW RIGHT-OF-WAY | SN&D SET NAIL & DISC 5495 | SP&C SET 1/2" PIN & CAP 5495 | UE UTILITY EASEMENT |

**ATLANTIC COAST SURVEYING, INC.**

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PROFESSIONAL LAND SURVEYOR  
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13708 NW 4th Street, Suite 308  
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SURVEYOR'S CERTIFICATE  
This is to certify that this map and 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 2, 3, 5, & 11a,  
13, 17, 18 of Table A thereof. The field work  
was completed on May 03, 2023.  
Date of Plat or Map: May 03, 2023.





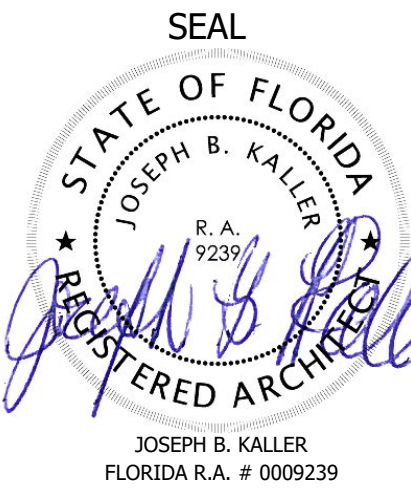
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RENDERING 1 - STREET VIEW  
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PROJECT TITLE  
**2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020**

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
RENDERING**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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SHEET  
**A-R.1**





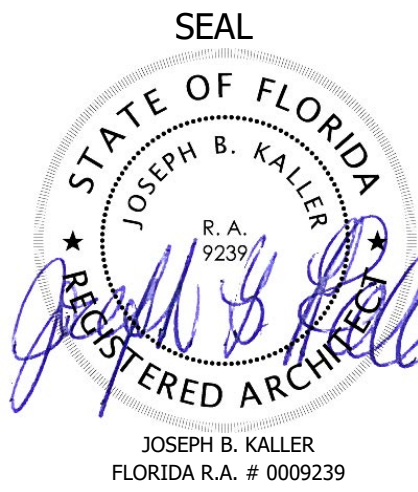
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RENDERING 2 - AERIAL RENDERING  
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SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
RENDERING

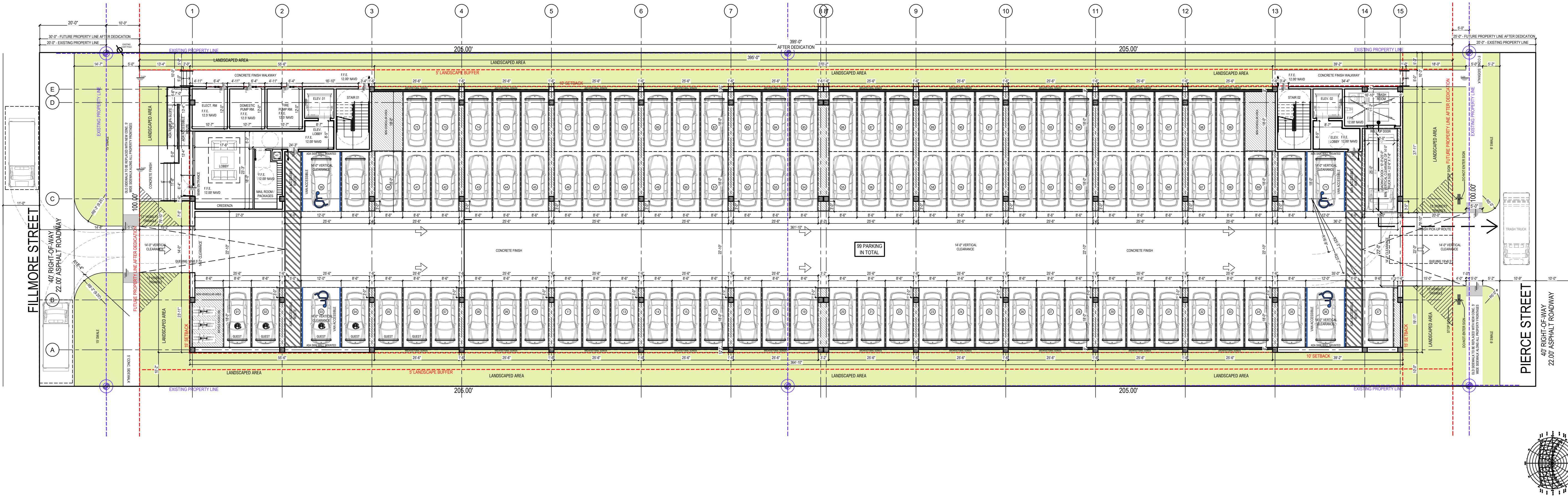
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SHEET  
A-R.2





1 SITE PLAN  
1/16" = 1'-0"

2231 FILLMORE ST. & 2224 PIERCE ST.  
HOLLYWOOD, FL 33020

ZONING INFO

BASIC ZONING

Municipal Future Land Use:	Regional Activity Center (RAC)
Zone:	DH-2
Existing Building Use:	Single Family Residential
Existing Land Use:	Residential
County Future Land Use:	Regional Activity Center
Allowed Use(s) - Primary:	Residential, Lodging, Office,
	Commercial, Civic, Educational

FEMA

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

100 YEAR MAP

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

SETBACKS AT GROUND LEVEL

Minimum Primary Frontage Setback:	15.00 ft
Minimum Secondary Frontage Setback:	N/A
Minimum Side Setback:	10.00 ft
Minimum Rear Setback:	20.00 ft
Minimum Water Setback:	N/A

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS

SETBACK REQUIREMENTS

Front:	10 feet
Interior:	5 feet
Alley:	5 feet

Amount of Required Off-Street Parking

Units of one bedroom or less;  
1 space per unit; Units exceeding one bedroom  
(including dens): 1.5 space per unit; plus 1 space  
per 10 units for guest parking

Off-Street loading spaces; general provisions

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

PROJECT INFO

Lot Area:

LOT 19, BLOCK 10 :	20,518 sf (0.47 Acre)
LOT 4, BLOCK 10:	20,502 sf (0.47 Acre)
<b>TOTAL AREA:</b>	<b>41,020 sf (0.94 Acre)</b>

Maximum Building Height:

Allowed:	45 ft
Proposed:	45 ft

Floor Area Ratio (FAR) 1.75:

Allowed:	71,785 sf (1.75)
Proposed:	62,754 sf (1.52)

Open Space:

Minimum:	20% (8,204 sf)
Proposed:	32% (13,131 sf)

Front Setback (Fillmore ST):

Minimum:	15'-0"
Proposed:	15'-0"

Front Setback (Pierce ST.):

Minimum:	15'-0"
Proposed:	15'-0"

Side Setback:

Minimum:	10'-0"
Proposed:	10'-0"

Parking Requirement:

One Bed Unit (38un x 1):	38 spaces
One Bed + Den (2un x 1.5):	3 spaces
Two Bed (3un x 1.5):	4.5 spaces
Two Bed + Den (13un x 1.5):	19.5 spaces
Three Bed Unit (6un x 1.5):	09 spaces
	<b>74 spaces</b>

Guests (62un / min. 1 per 10): 6 spaces

<b>Total Parking Required:</b>	<b>80 spaces</b>
<b>Total Parking Proposed:</b>	<b>99 spaces</b>

(28 TANDEM SPACES PROVIDED FOR

UNIT OWNERS)

ADA parking spaces:

Required:	4 spaces
Proposed:	4 spaces (Van Accessible)

Off-Street loading spaces:

Required:	1 space (25'-0" X 10'-0")
Proposed:	1 space (25'-0" X 10'-0")

Min. Vertical Clearance of 14'-0"

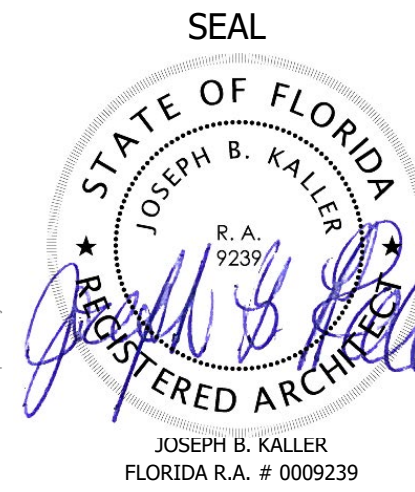
TYPE	TAG	A/C AREA	TERRACE	SELLABLE AREA	QTY.	%	REQ. PARKING
ONE BED	A1	677	149	<b>826</b>	25	40.3226	25
	A1.1	696	405	<b>1101</b>	4	6.45161	4
	A1.2	696	257	<b>953</b>	9	14.5161	9
ONE BED + DEN	A4	968	149	<b>1117</b>	1	1.6129	1.5
	A4.1	968	257	<b>1225</b>	1	1.6129	1.5
TWO BED	A2	1,004	186	<b>1190</b>	2	3.22581	3
	A2.1	1,004	321	<b>1325</b>	1	1.6129	1.5
TWO BED + DEN	A3	1,016	223	<b>1239</b>	9	14.5161	13.5
	A3.1	1,016	608	<b>1624</b>	4	6.45161	6
THREE BED	A5	1,035	227	<b>1262</b>	4	6.45161	6
	A5.1	1,035	620	<b>1655</b>	2	3.22581	3
TOTALS IN BUILDING		50,339	15,344	<b>65,683</b>	<b>62</b>	100	<b>74.0</b>
UNIT MIX		QTY.	%	PARKING CALCULATION			
3 BEDROOM UNITS		6	9.68	REQ. RESIDENTS		74.0	
2+DEN BEDROOM UNITS		13	20.97	REQ. ADA		4	
2 BEDROOM UNITS		3	4.84	REQ. GUESTS		6.0	
1+DEN BEDROOM UNITS		2	3.23				
1 BEDROOM UNITS		38	61.29	TOTAL REQ.		80	
TOTAL		62	100.00	TOTAL PROVIDED		99	
CUMULATE AVE. UNIT SIZE REQ.		500	SF				
CUMULATE AVE. UNIT SIZE PROP.		812	SF				

NOTES

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).
- MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION). BDA SYSTEM MAY BE REQUIRED.
- PER NFPA 1, 12.3.2 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
- PER SECTION 7.1.1 PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT; NOT TO INCLUDE REQUIRED GUEST SPACES.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 8.0.
- ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.
- ALL ROADS ADJACENT TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.
- ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS III, OR V LICENSE PER FS 633.102.
- NO SECURITY GATES TO BE INSTALLED AT THE DRIVEWAY ENTRANCE / EXIT.



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2231 FILLMORE ST &  
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PROJECT TITLE

SCHEMATIC DESIGN PACKAGE  
SITE DATA / AREA CHART

SHEET TITLE

MEETING DATES

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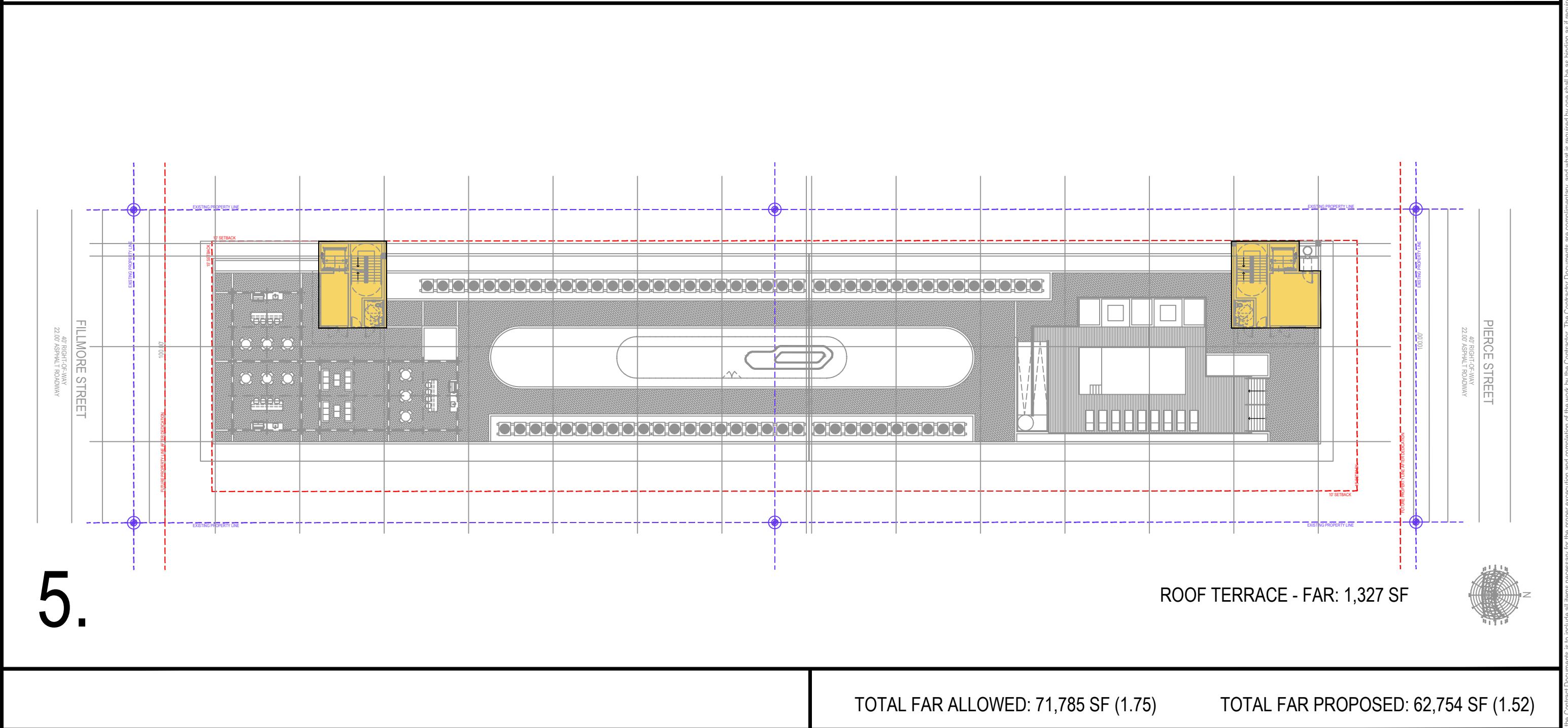
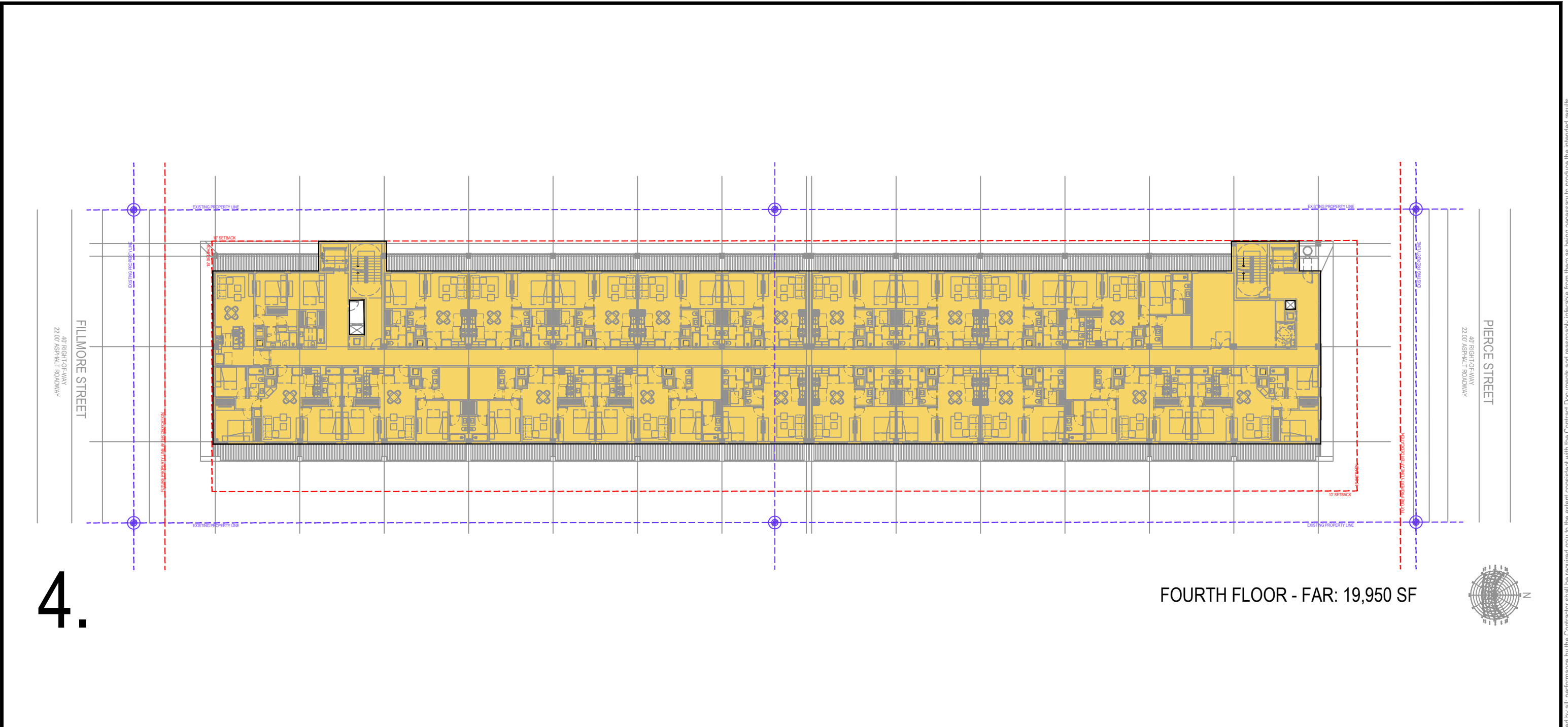
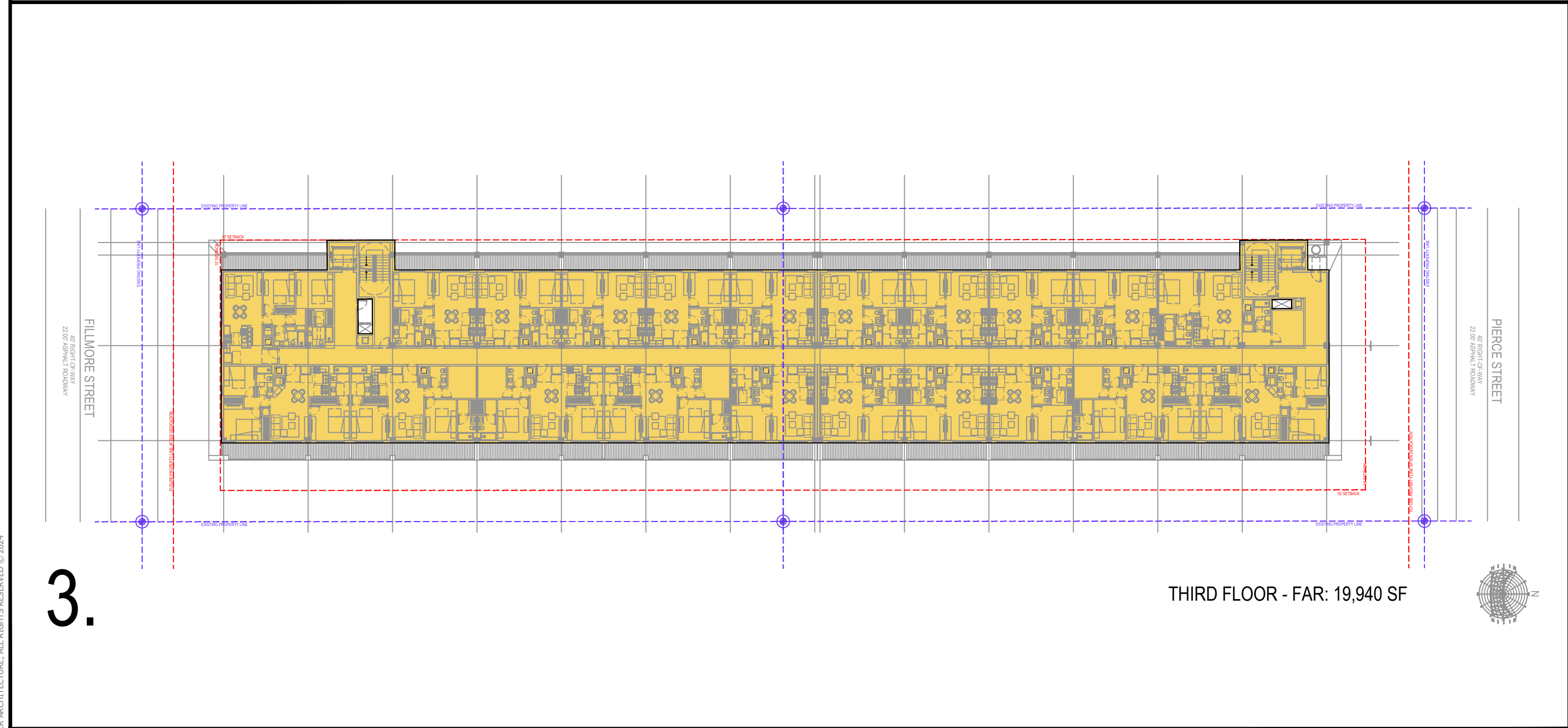
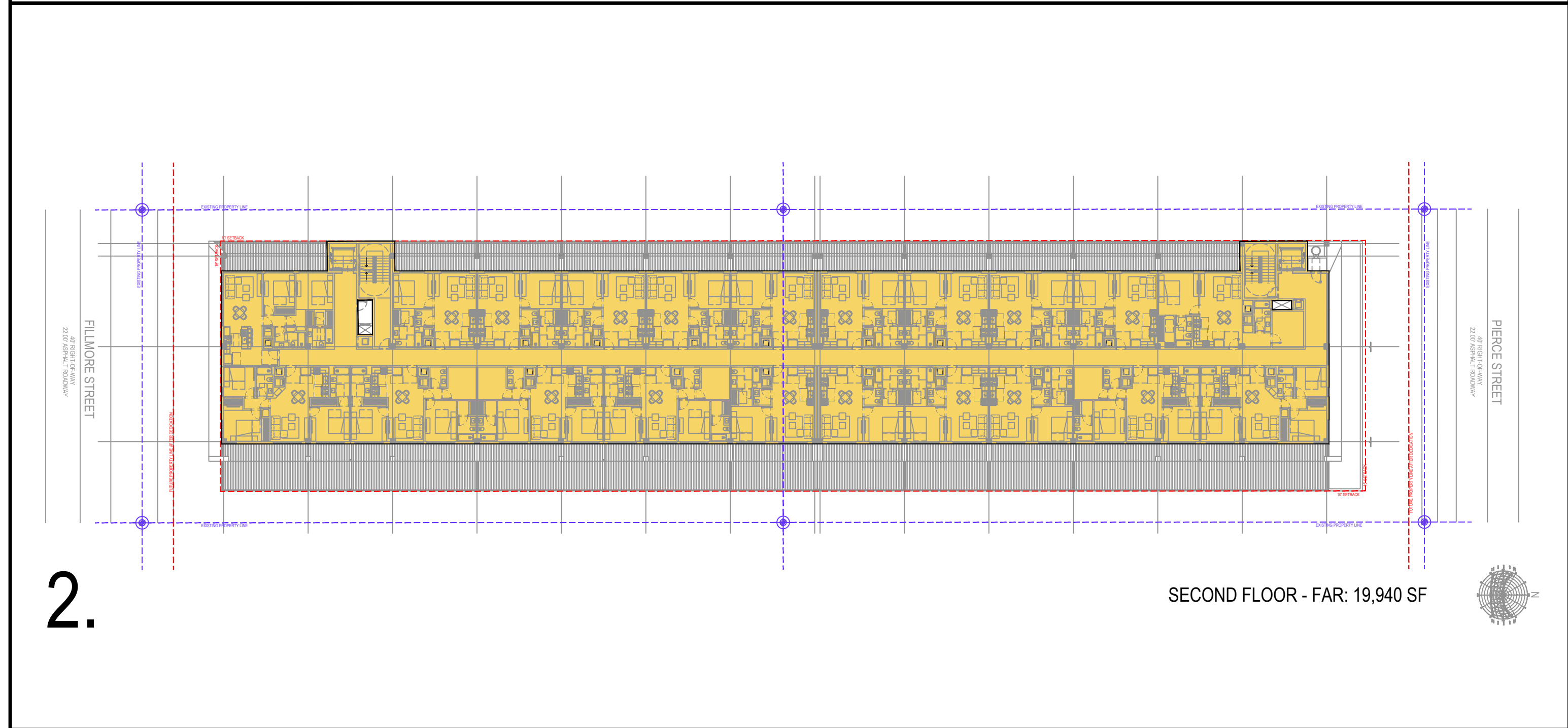
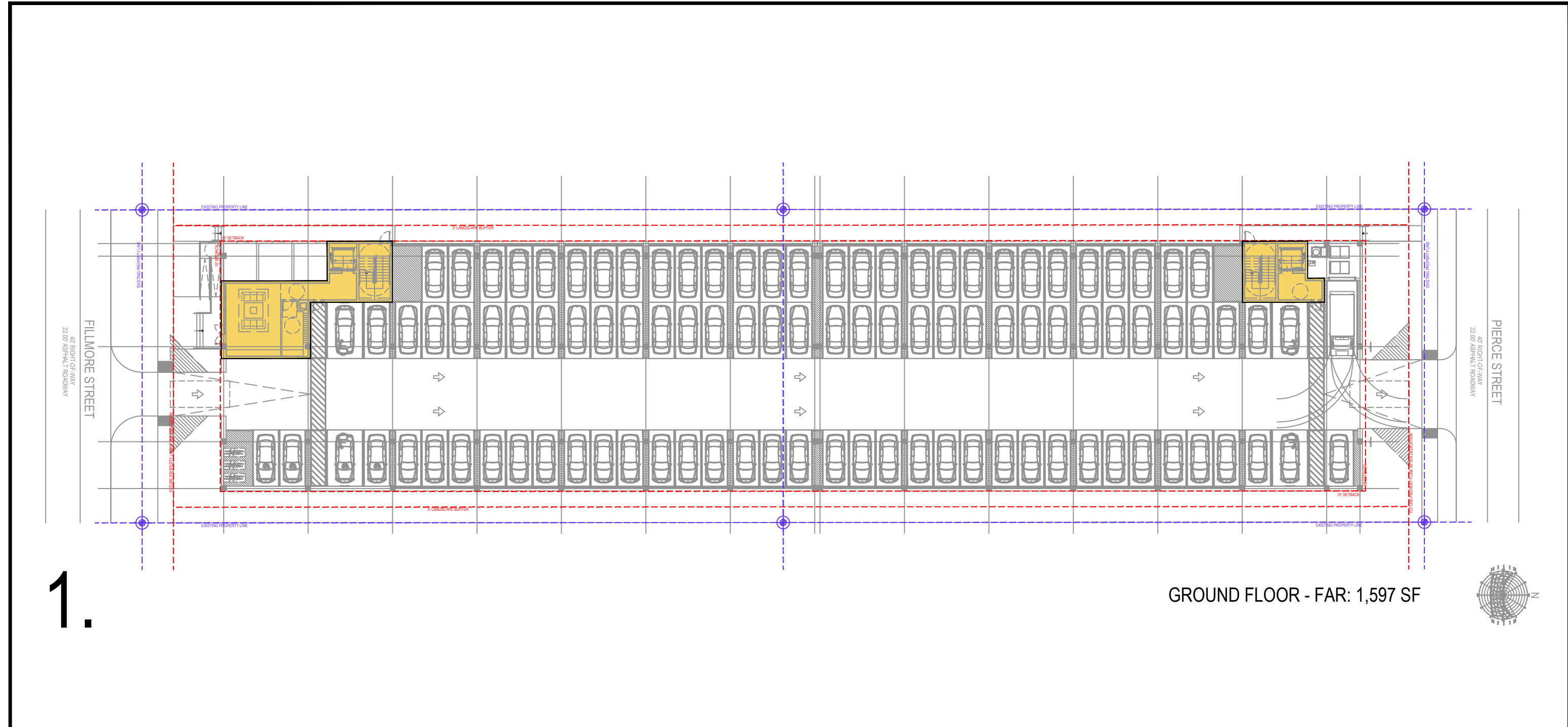
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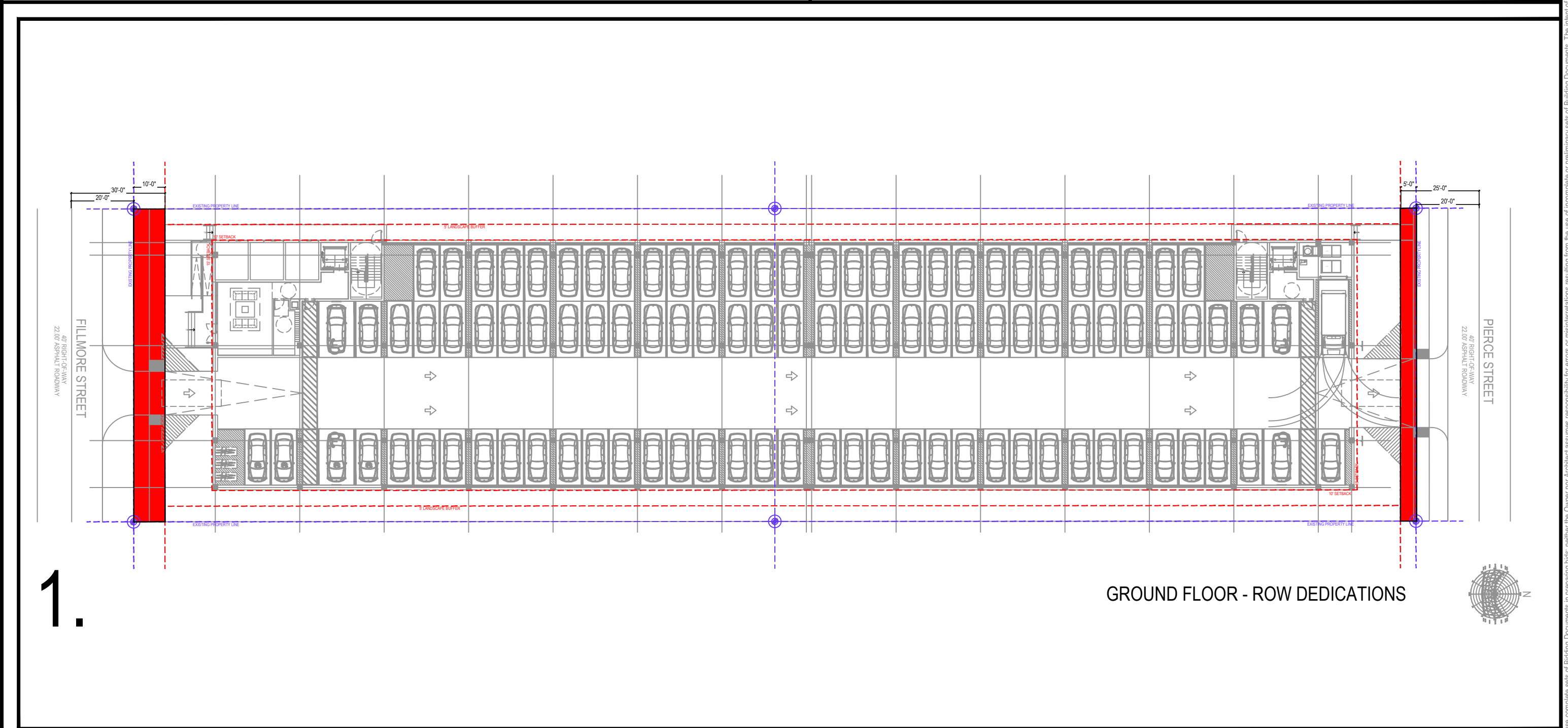
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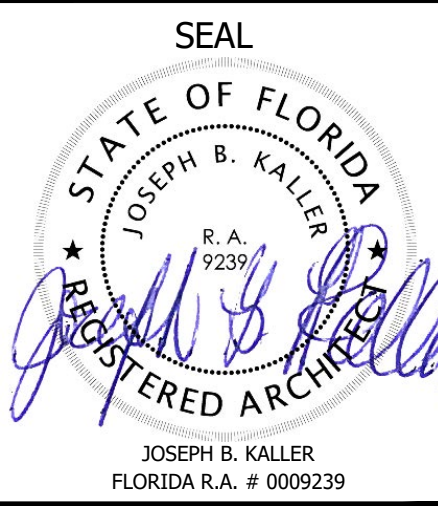




TOTAL FAR ALLOWED: 71,785 SF (1.75) TOTAL FAR PROPOSED: 62,754 SF (1.52)



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**2231 FILLMORE ST &  
2224 PIERCE ST  
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SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
FAR DIAGRAM CALCULATION  
ROW DEDICATION DIAGRAM**

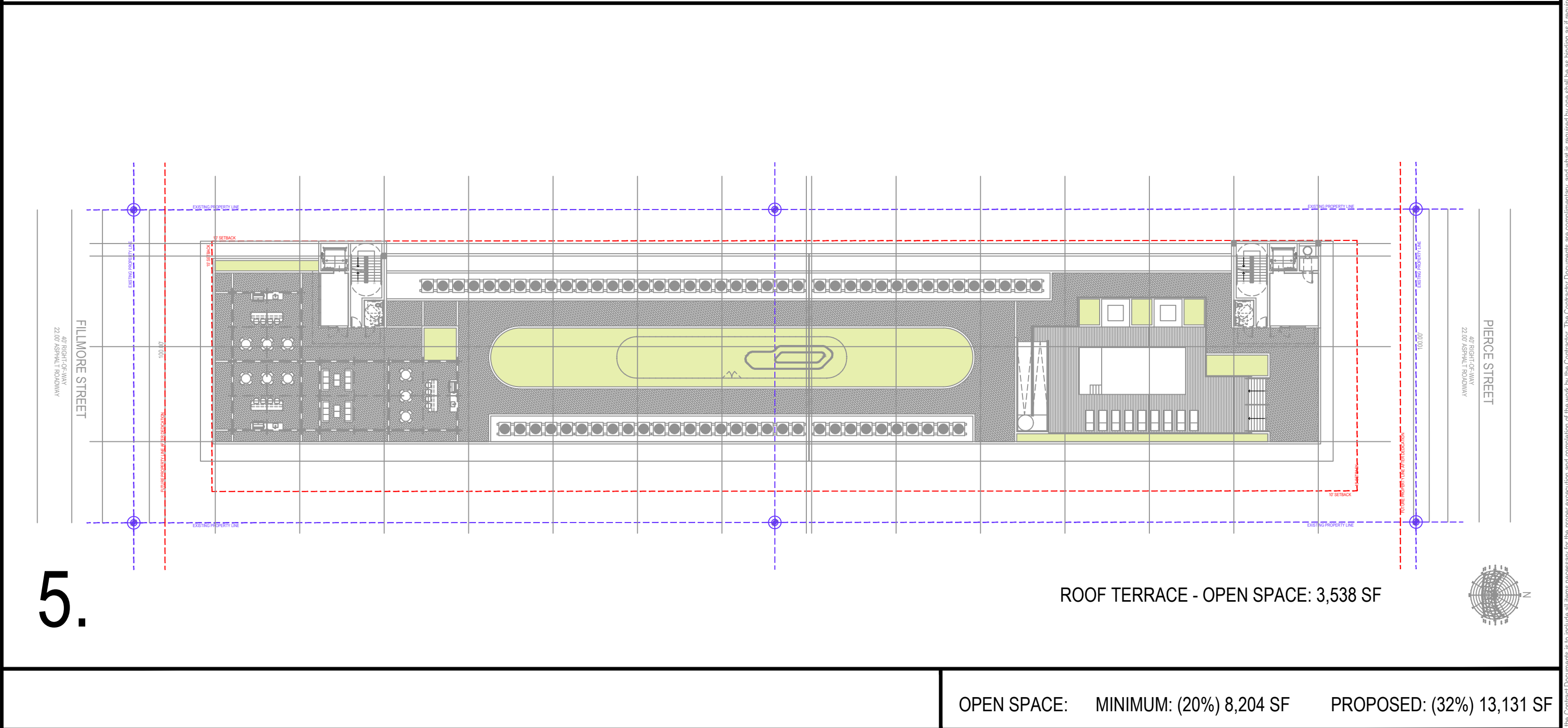
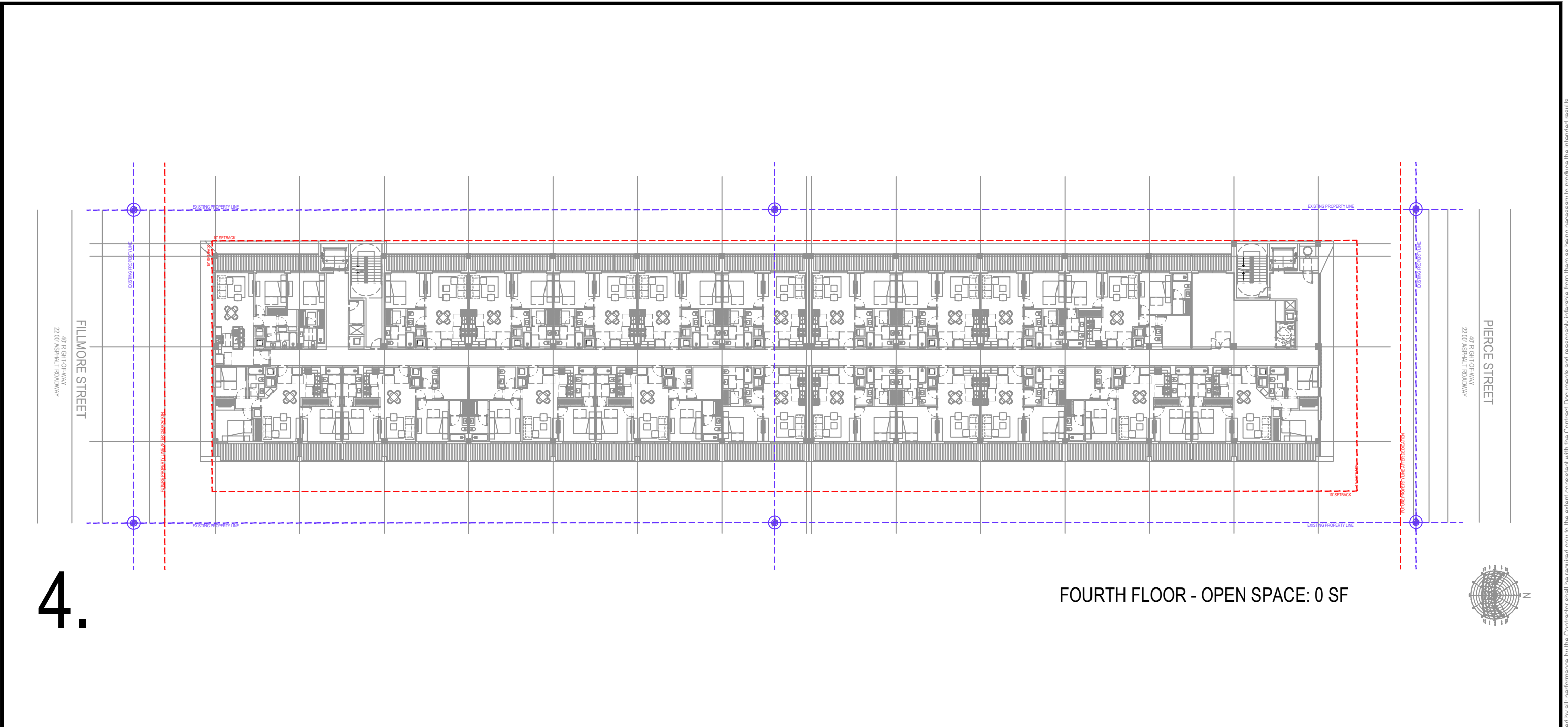
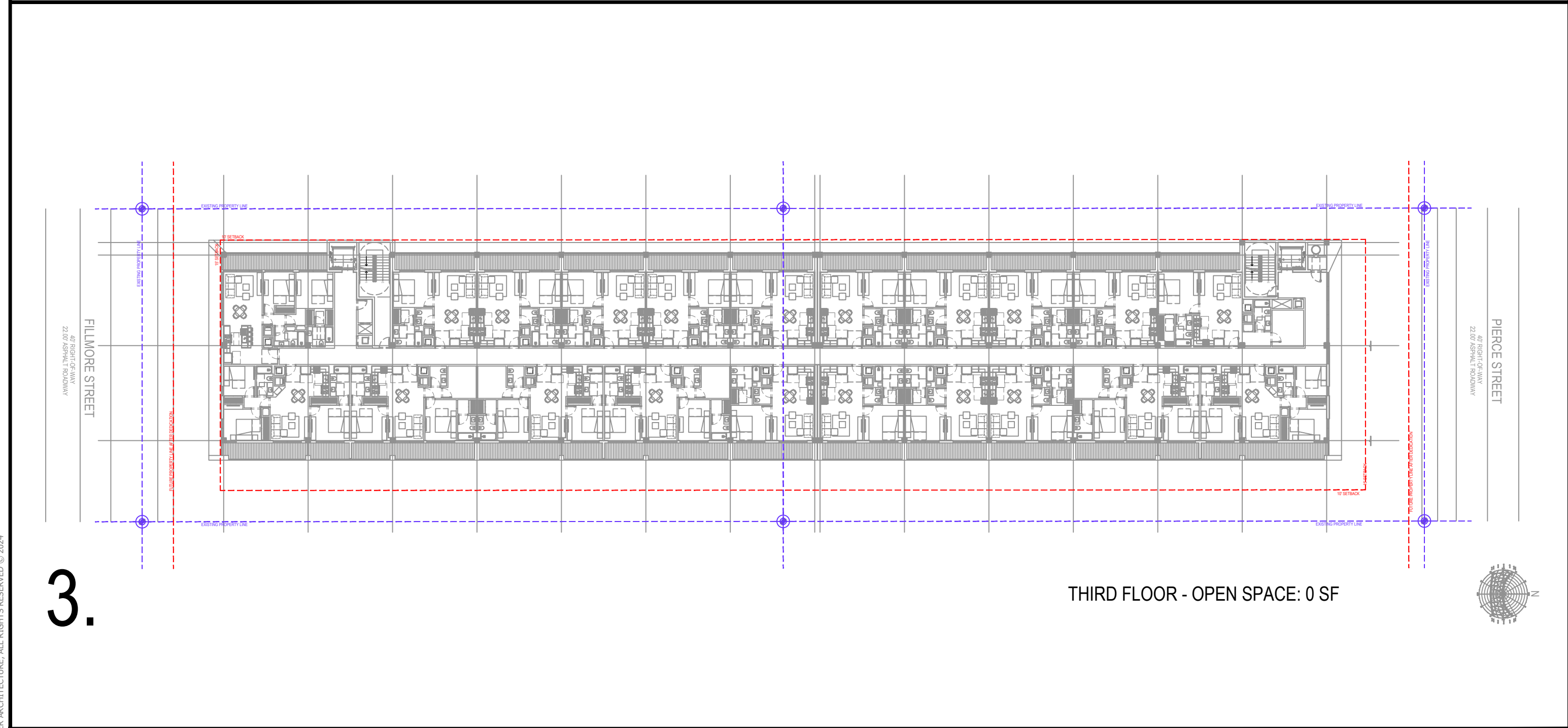
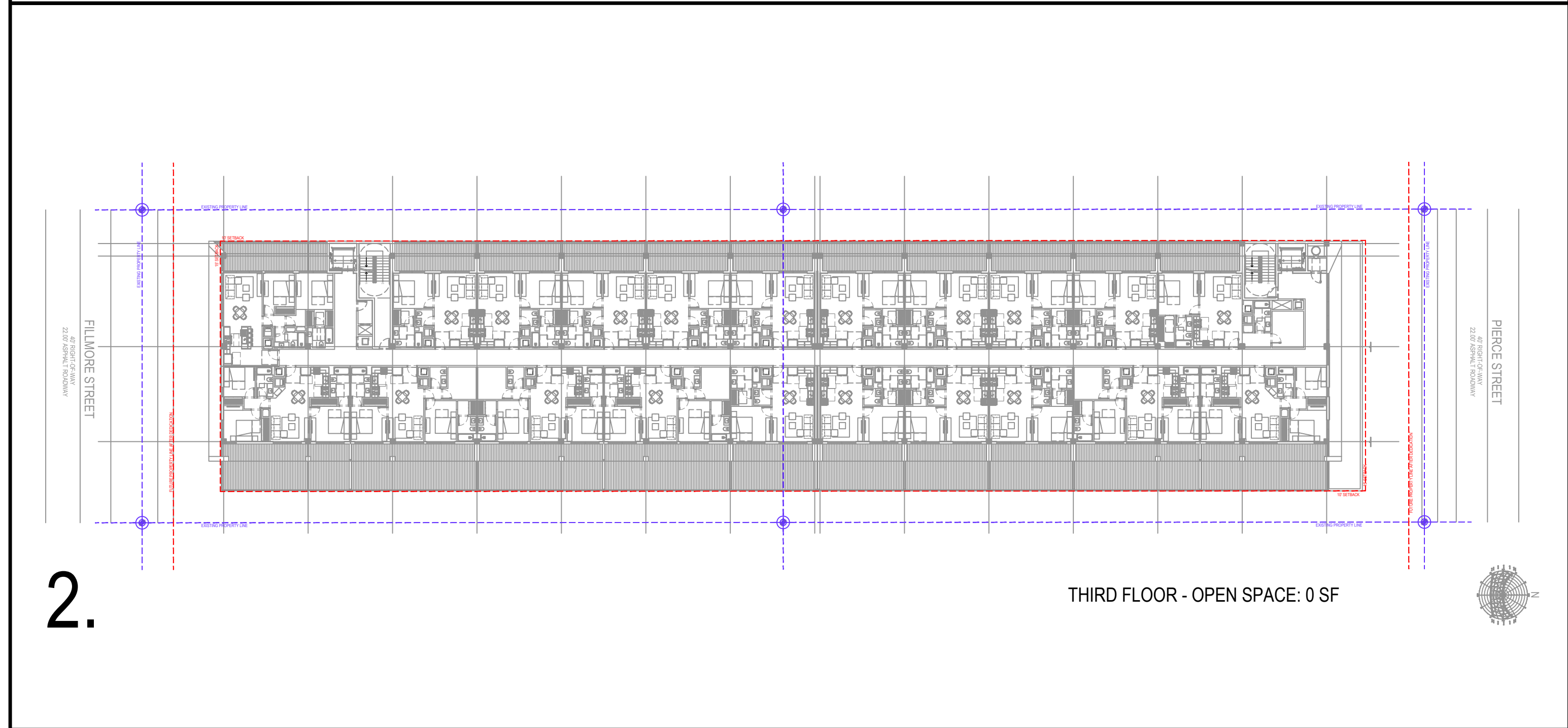
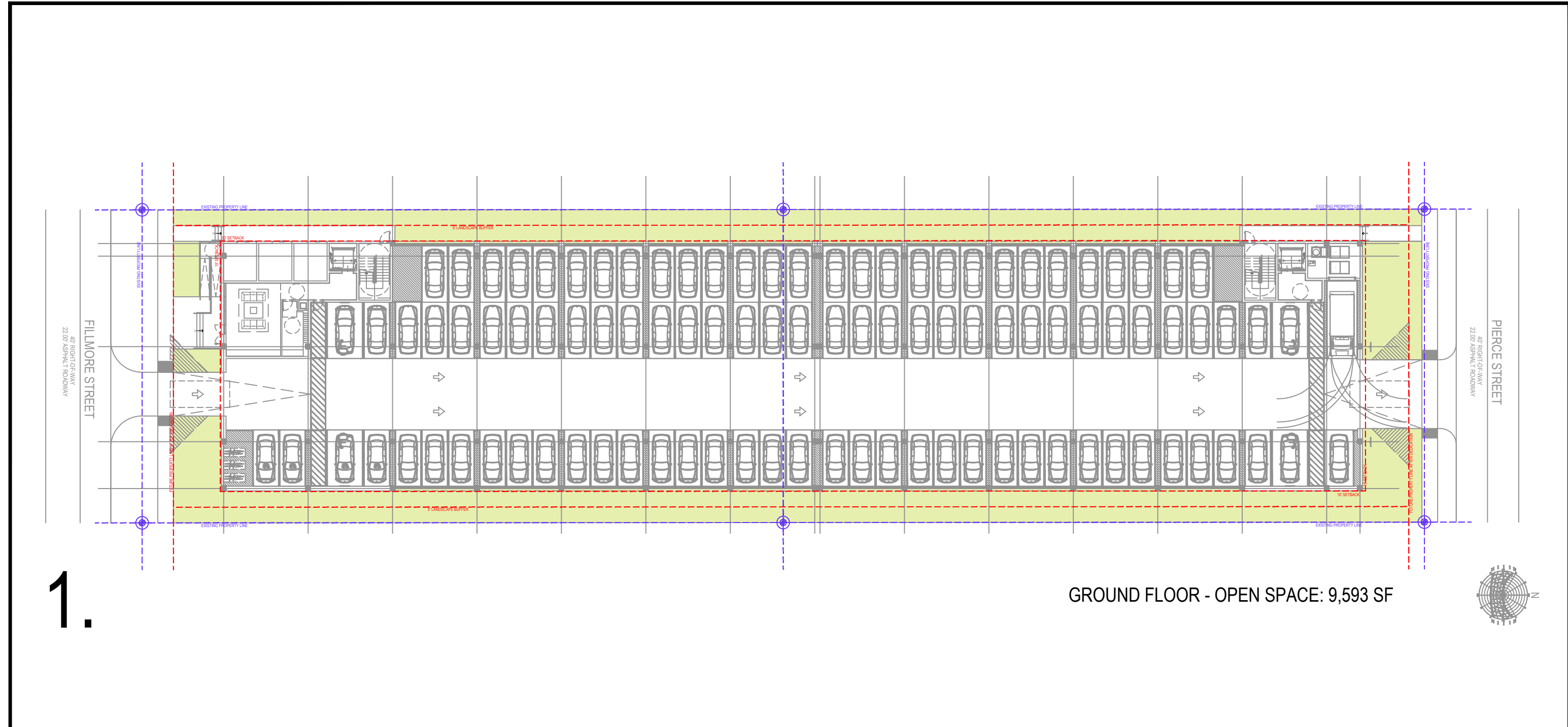
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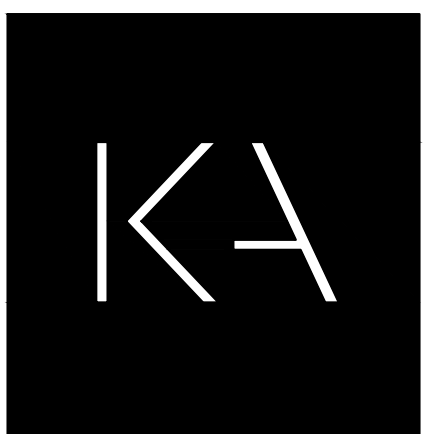
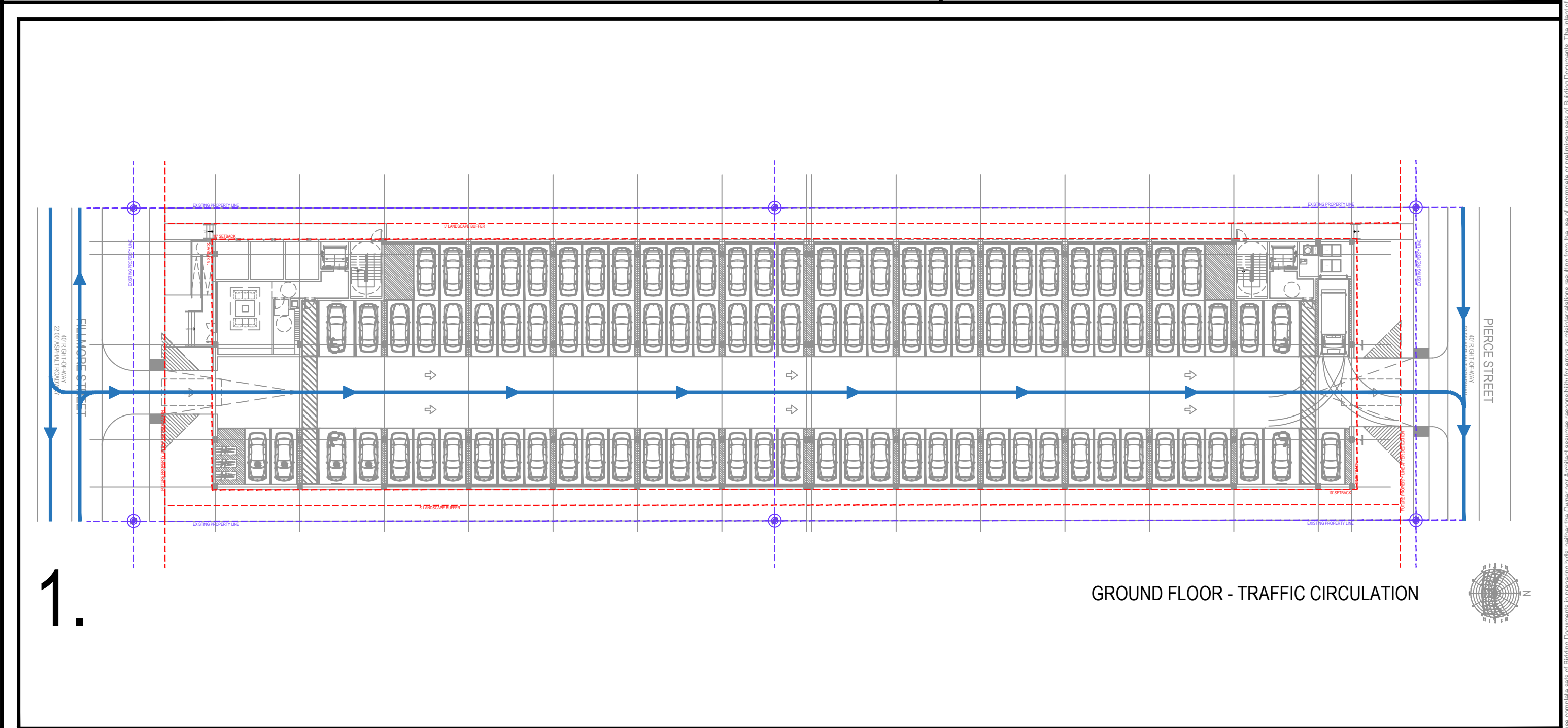
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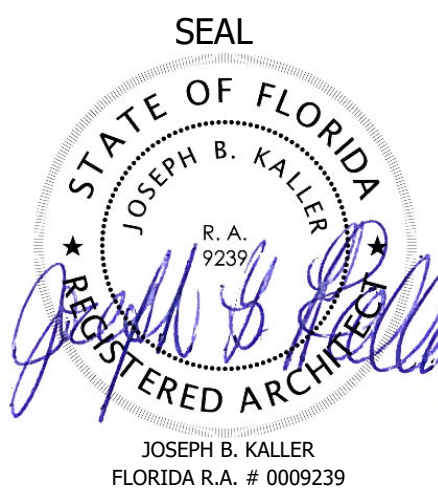




OPEN SPACE: MINIMUM: (20%) 8,204 SF PROPOSED: (32%) 13,131 SF



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SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
OPEN SPACE CALC. DIAGRAM  
TRAFFIC CIRCULATION PLAN**

MEETING DATES		
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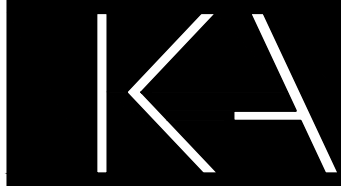
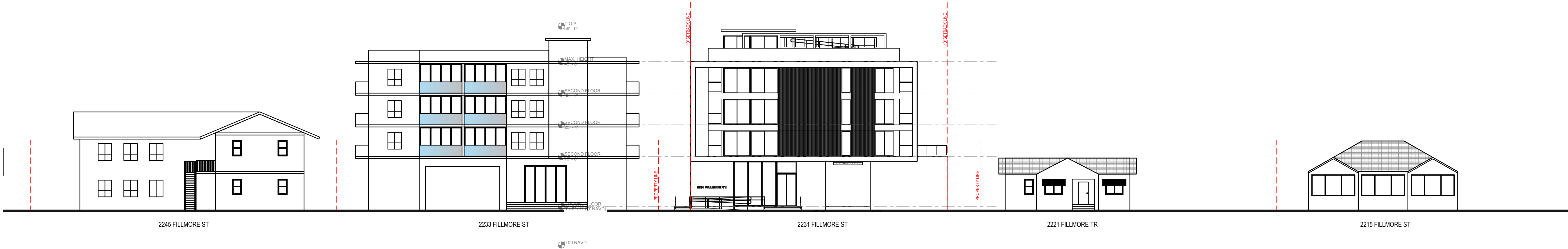
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**A-0.3**



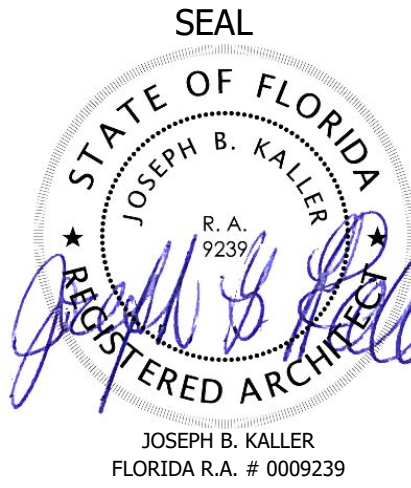
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SHEET TITLE  
STREET PROFILE

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SHEET

A-0.4





2 AERIAL KEY VIEW

N.T.S.



A 2300 PIERCE ST  
FOLIO # 514216014230



B 2555 POLK STREET  
FOLIO # 514216014210



C 2230 LINCOLN ST  
FOLIO # 514216410010



D 2220 PIERCE ST  
FOLIO # 514216014260



E 2210 PIERCE ST  
FOLIO # 514216014270



F 2210 PIERCE ST  
FOLIO # 514216014270



G 2245 FILLMORE ST  
CONDO



H 2238 FILLMORE ST  
FOLIO # 514216013950



I 2236 PIERCE ST  
FOLIO # 514216014240



J 2230 FILLMORE ST  
FOLIO # 514216013960



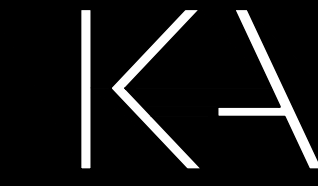
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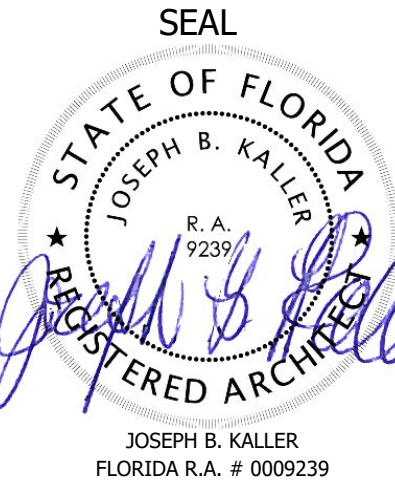
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M 2215 FILLMORE ST  
514216014020



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SHEET TITLE  
NEARBY PROPERTIES

MEETING DATES

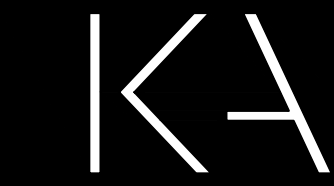
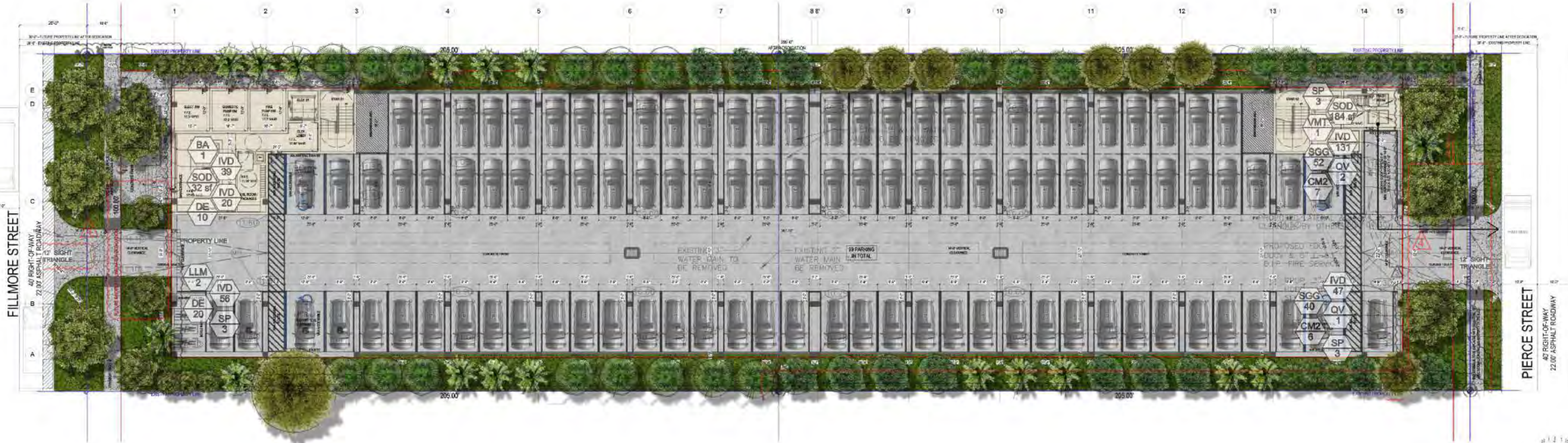
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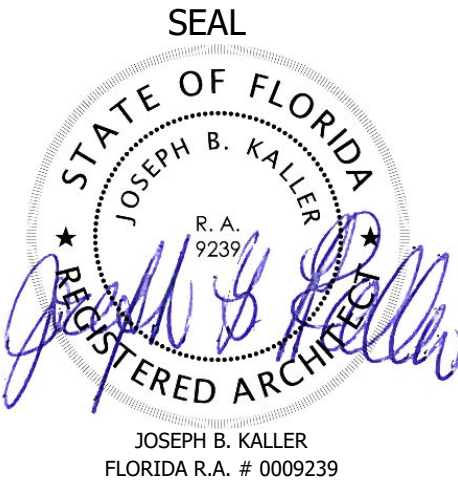
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SHEET  
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**SHEET TITLE**  
COLORED SITE PLAN

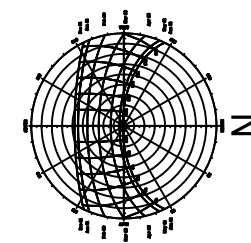
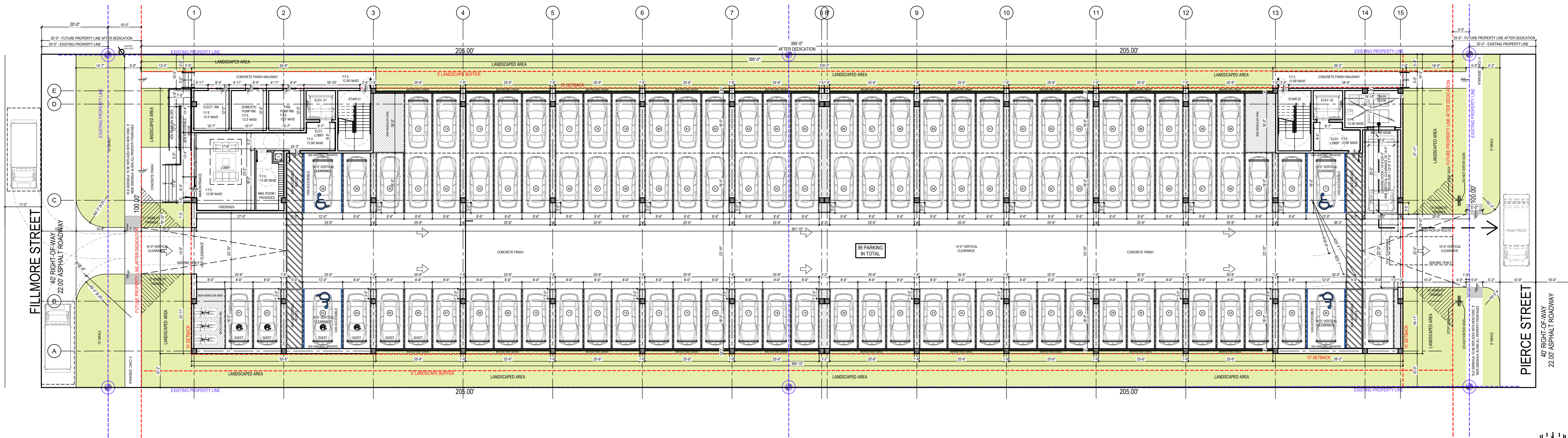
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BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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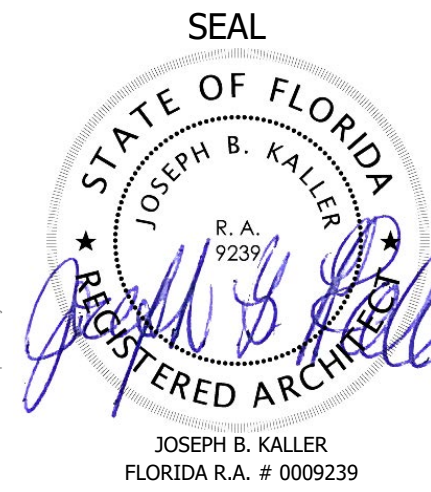
PROJECT No.: 20189  
DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

**SHEET**  
**A-0.6**





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PROJECT TITLE  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
GROUND FLOOR

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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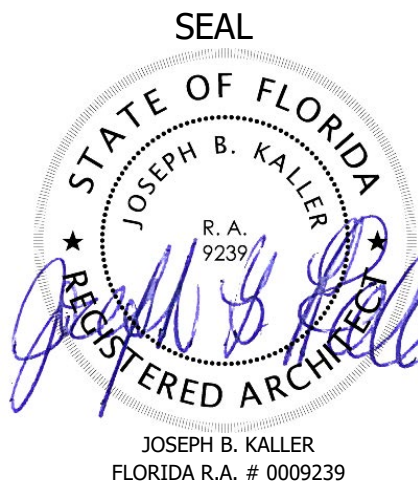
PROJECT No.: 20189  
DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
A-1.1





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PROJECT TITLE  
**2231 FILLMORE ST &  
2224 PIERCE ST**  
HOLLYWOOD, FL. 33020

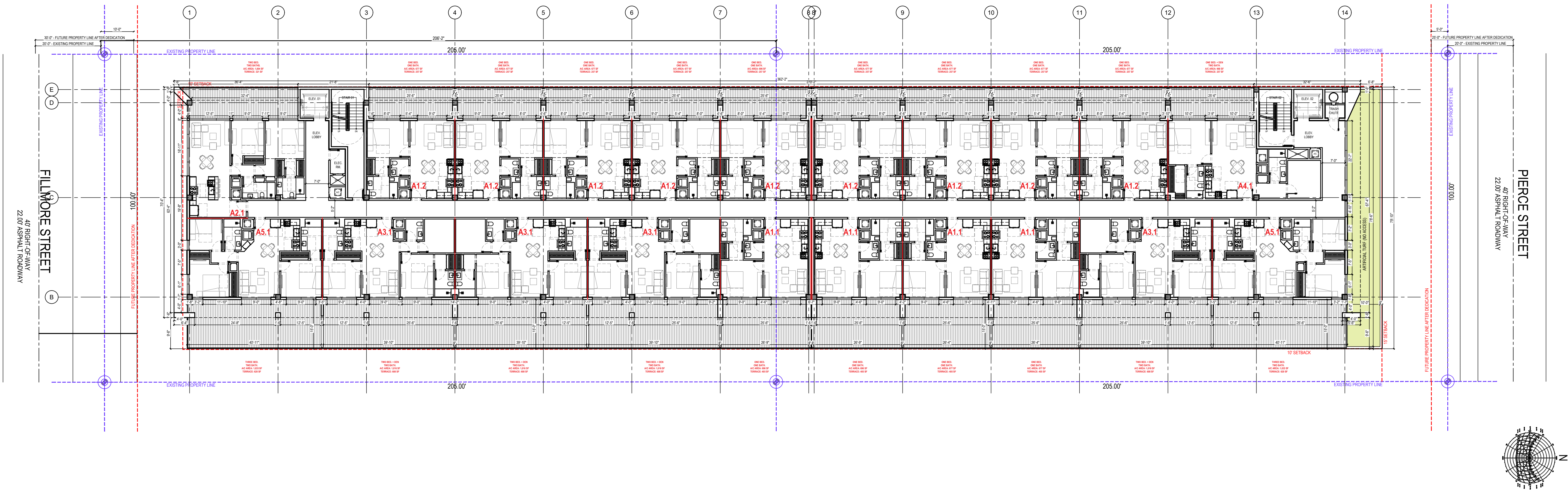
SHEET TITLE  
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SECOND FLOOR**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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PROJECT No.: 20189  
DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
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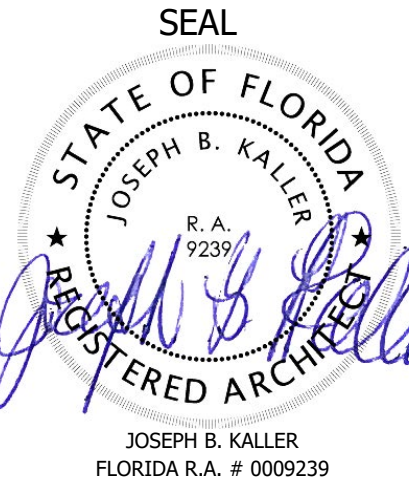
SHEET  
**A-1.2**







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PROJECT TITLE  
231 FILLMORE ST &  
224 PIERCE ST  
HOLLYWOOD, FL. 33020

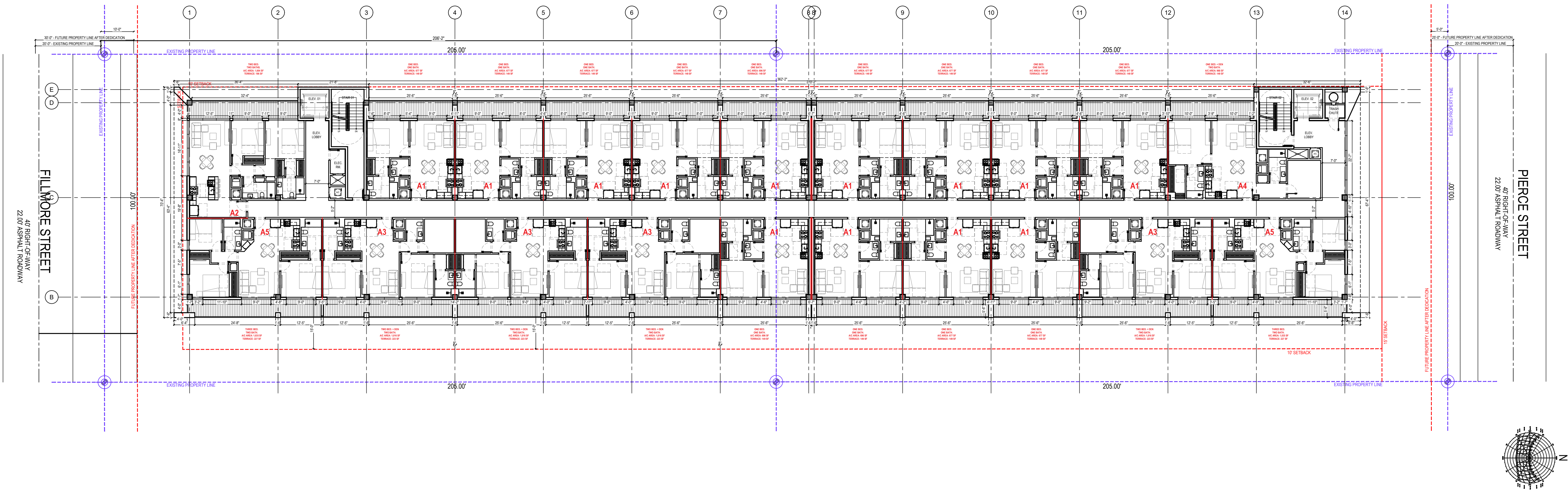
SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
THIRD FLOOR

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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PROJECT No.: 20189  
DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

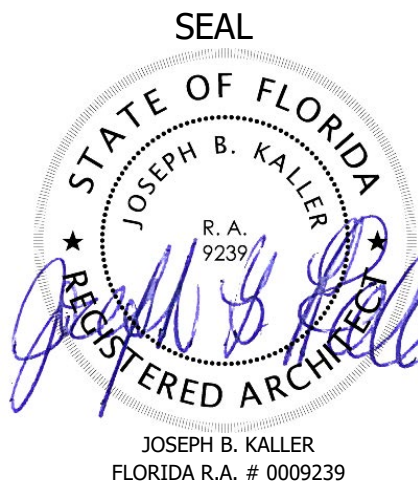
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A-1.3







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**PROJECT TITLE**  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

**SHEET TITLE**  
SCHEMATIC DESIGN PACKAGE  
FOURTH FLOOR

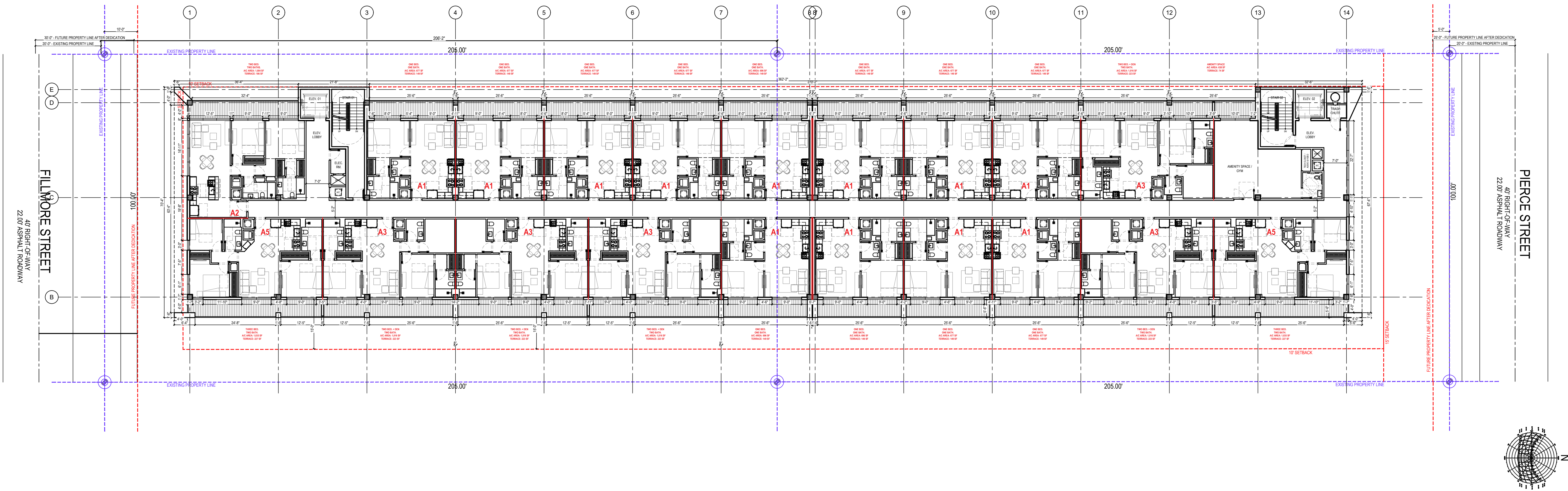
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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PROJECT No.: 20189  
DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET

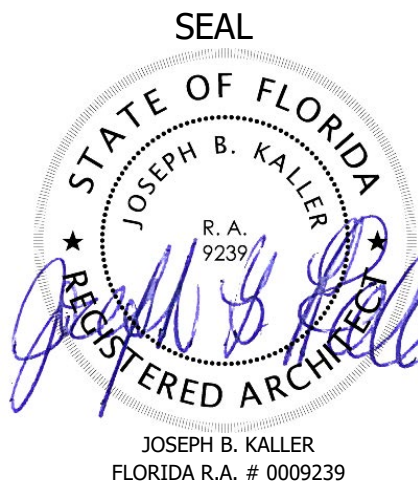
**A-1.4**







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PROJECT TITLE  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
FIFTH FLOOR (ROOF TERRACE)

MEETING DATES

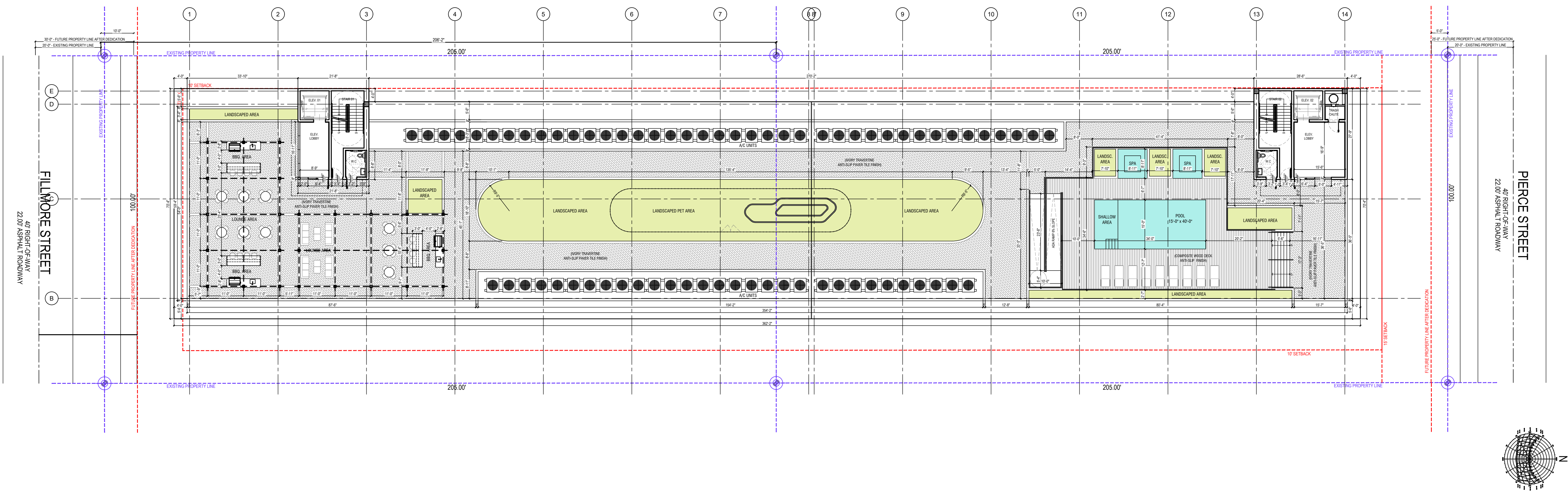
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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DATE: 04.15.25  
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CHECKED BY: JBK

SHEET

A-1.5





- A** PRODEMA VERTICAL FIXED LOUVERS  
FACADE SYSTEM / CLADDING  
FINISH: RUSTIC / NATURAL CLAD-W
- B** WORM / PUTZ FINISH STUCCO  
COLOR: PURE WHITE SW 7005 OR SIMILAR
- C** WORM / PUTZ FINISH STUCCO  
COLOR: WEB GRAY SW 7075 OR SIMILAR
- D** WORM / PUTZ FINISH STUCCO  
COLOR: WEB GRAY SW 7075 OR SIMILAR
- E** FRAMELESS GLASS 1" CHANNEL RAILING SYSTEM  
FINISH: CLEAR TEMPERED GLASS AND ALUMINUM
- F** WINDOW ALUMINUM FRAME  
FINISH: DURANAR SUNSTORM ARCADIA SILVER  
UC70123F
- G** CLEAR LOW-E GLASS
- H** ALUMINUM HORIZONTAL LOUVERS  
FINISH: DURANAR SUNSTORM ARCADIA SILVER  
UC70123F
- I** ALUMINUM PERGOLA  
FINISH: WOOD TO MATCH PRODEMA  
FACADE SYSTEM / CLADDING



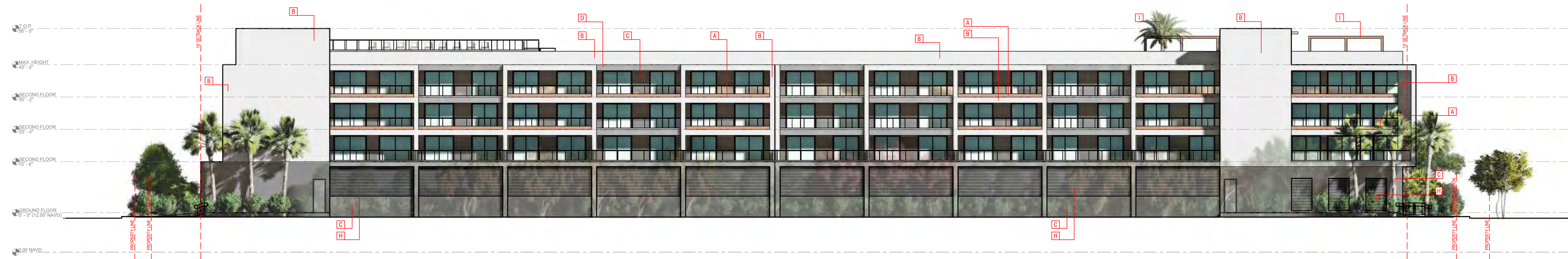
1 SOUTH ELEVATION  
3/32" = 1'-0"



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



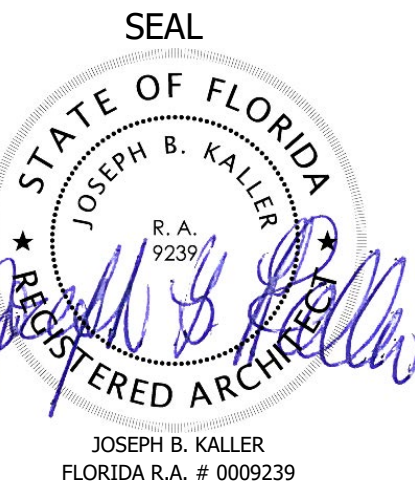
3 EAST ELEVATION  
1/16" = 1'-0"



4 WEST ELEVATION  
1/16" = 1'-0"

KA

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2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

PROJECT TITLE

SCHEMATIC DESIGN PACKAGE  
ELEVATIONS

SHEET TITLE

MEETING DATES

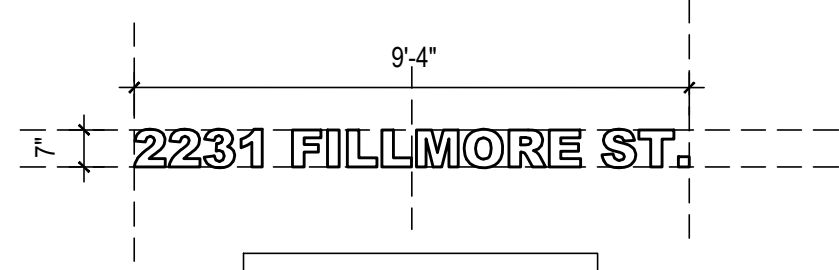
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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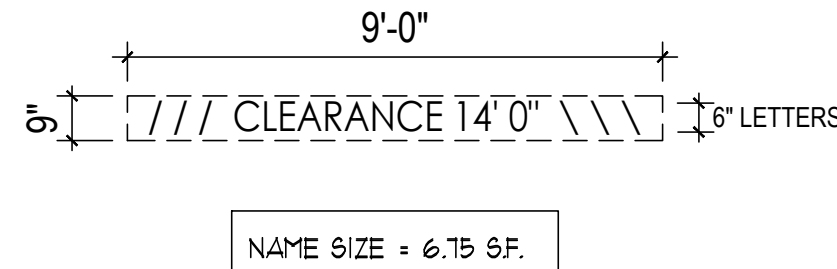
SHEET  
A-2.1



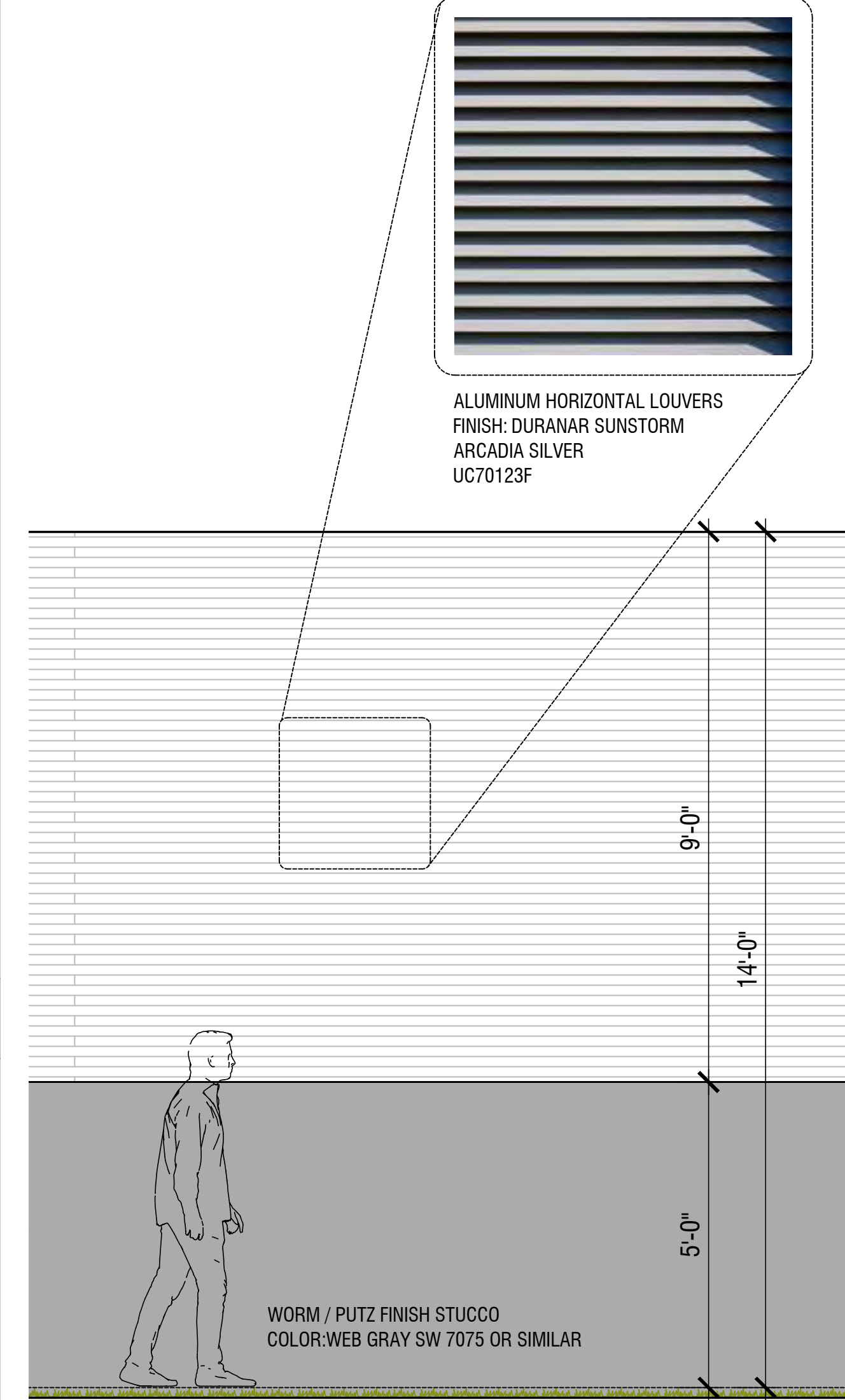
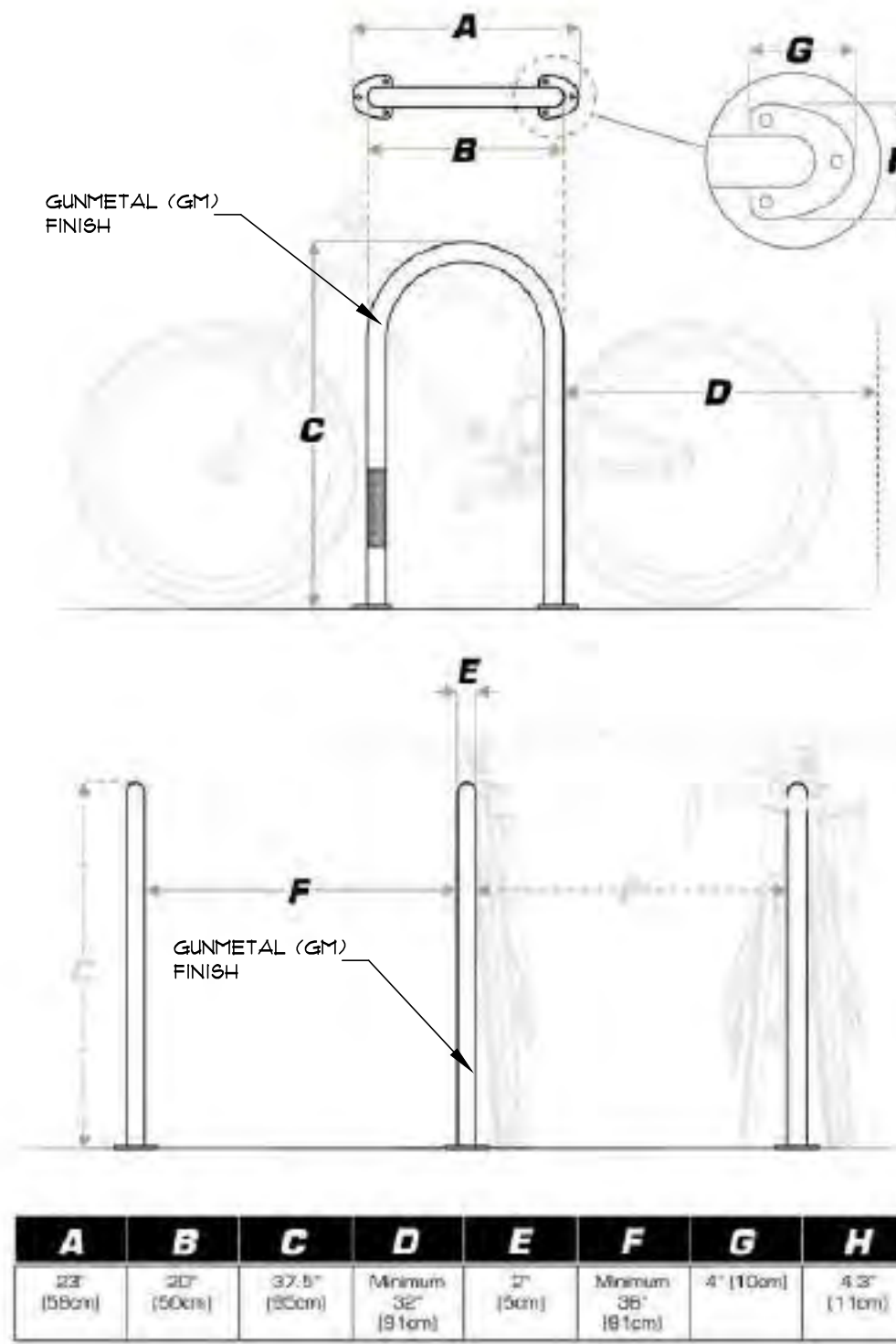
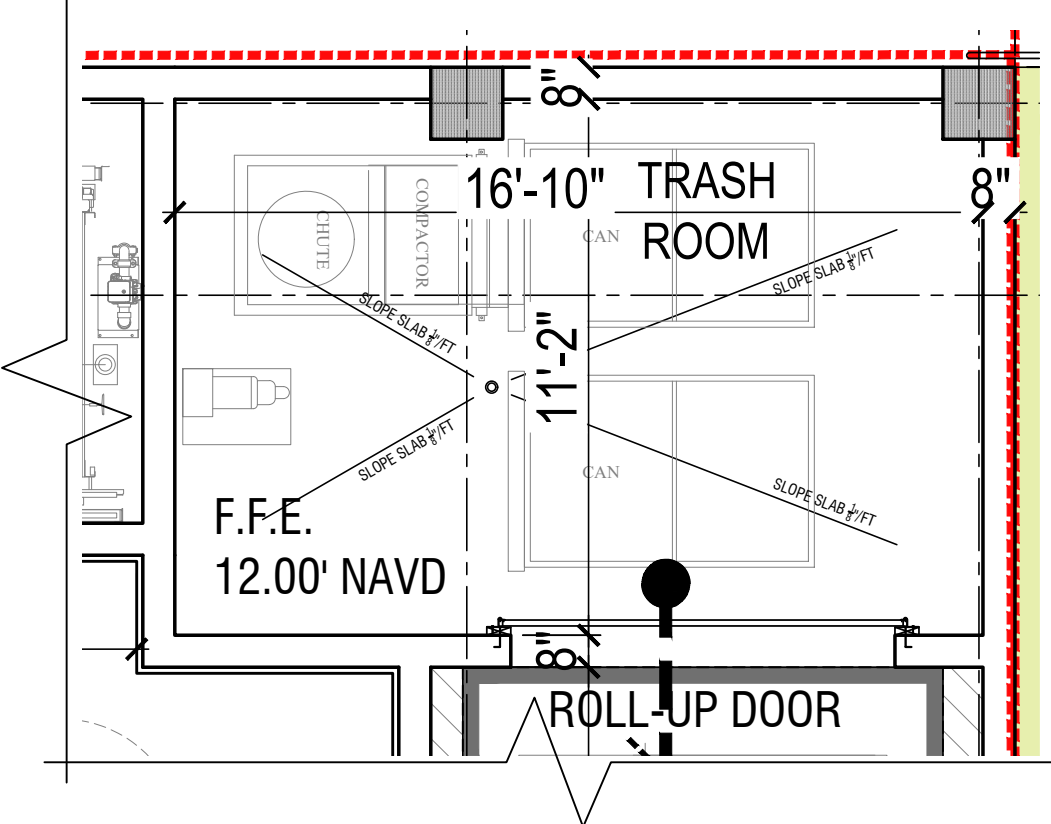


ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-2 & FS-2 ZONING DISTRICTS.



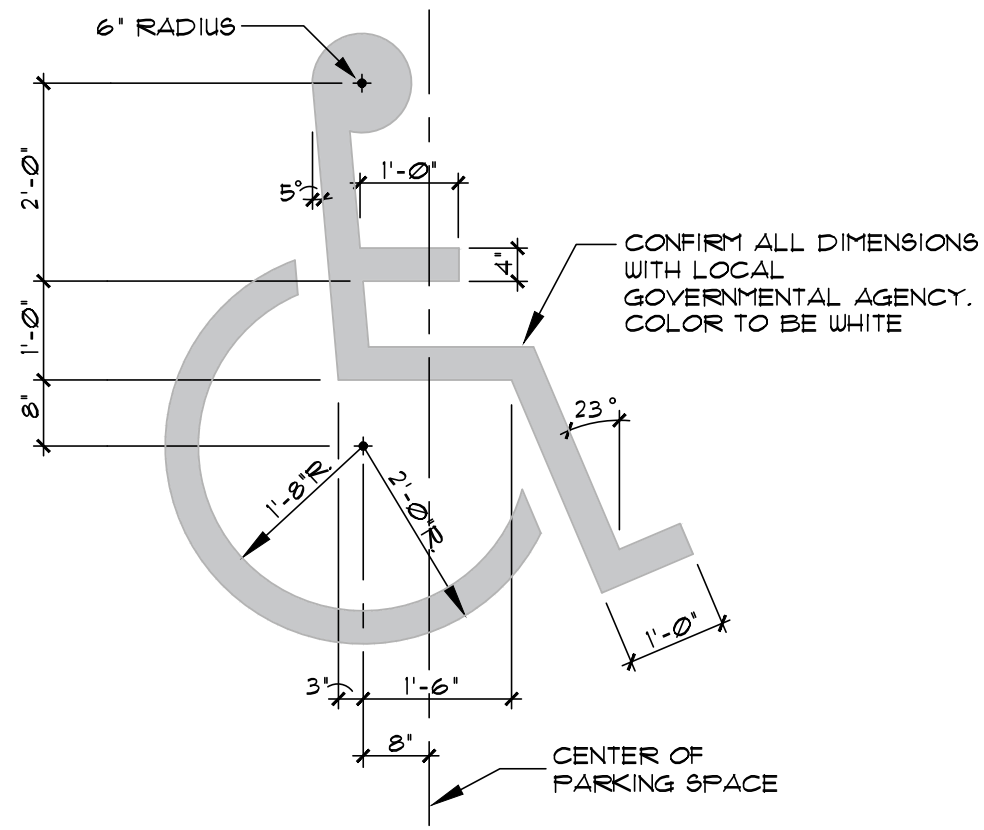
NOTE:  
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.  
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



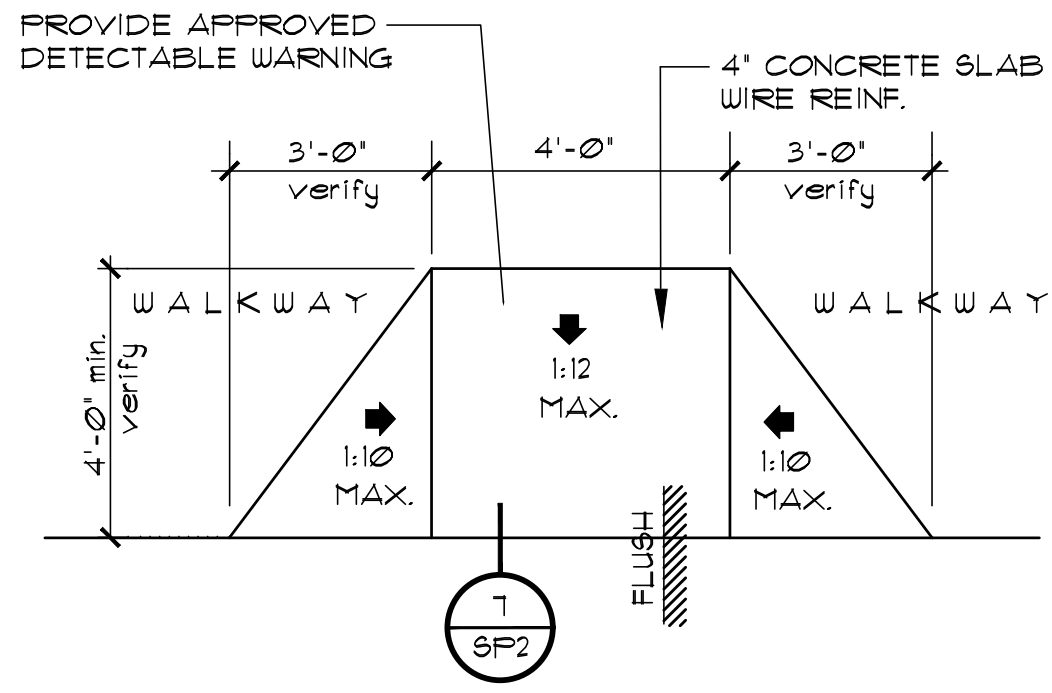
1 SIGNAGE  
N.T.S.

2 DUMPSTER DETAIL  
1/4" = 1'-0"

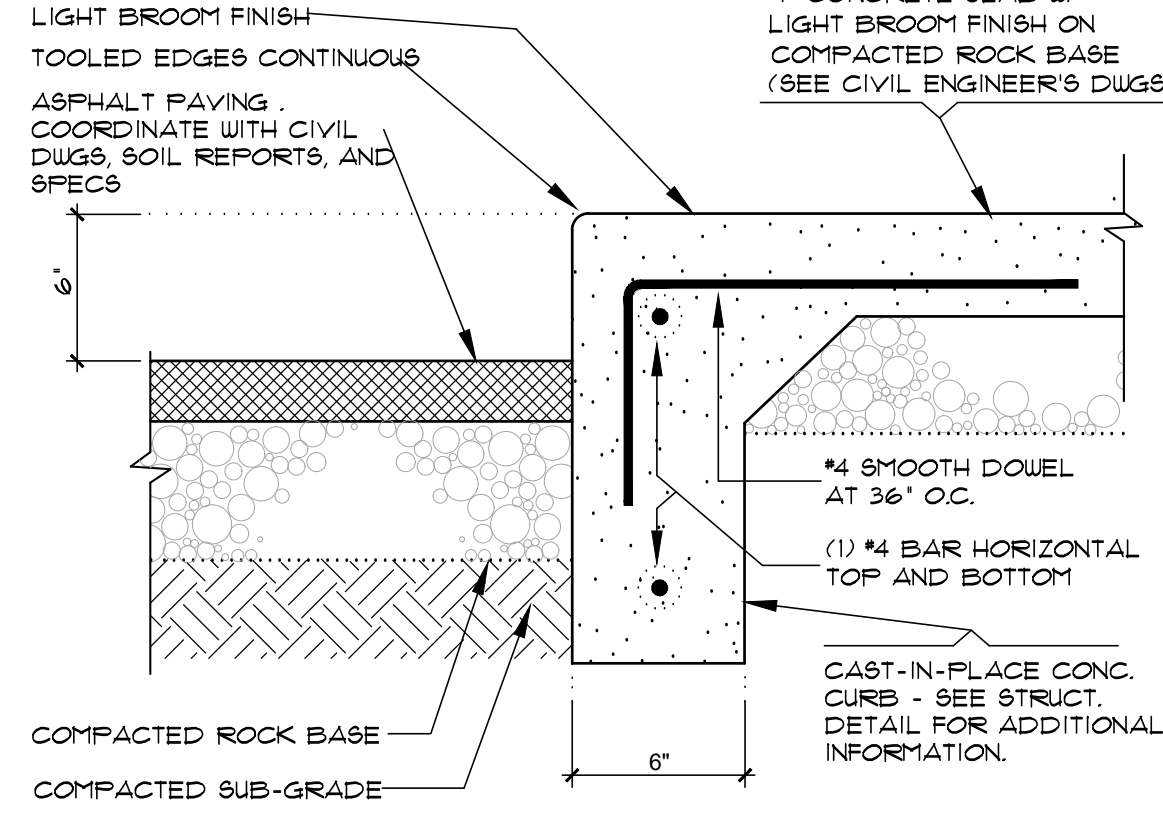
3 BIKE RACK  
N.T.S.



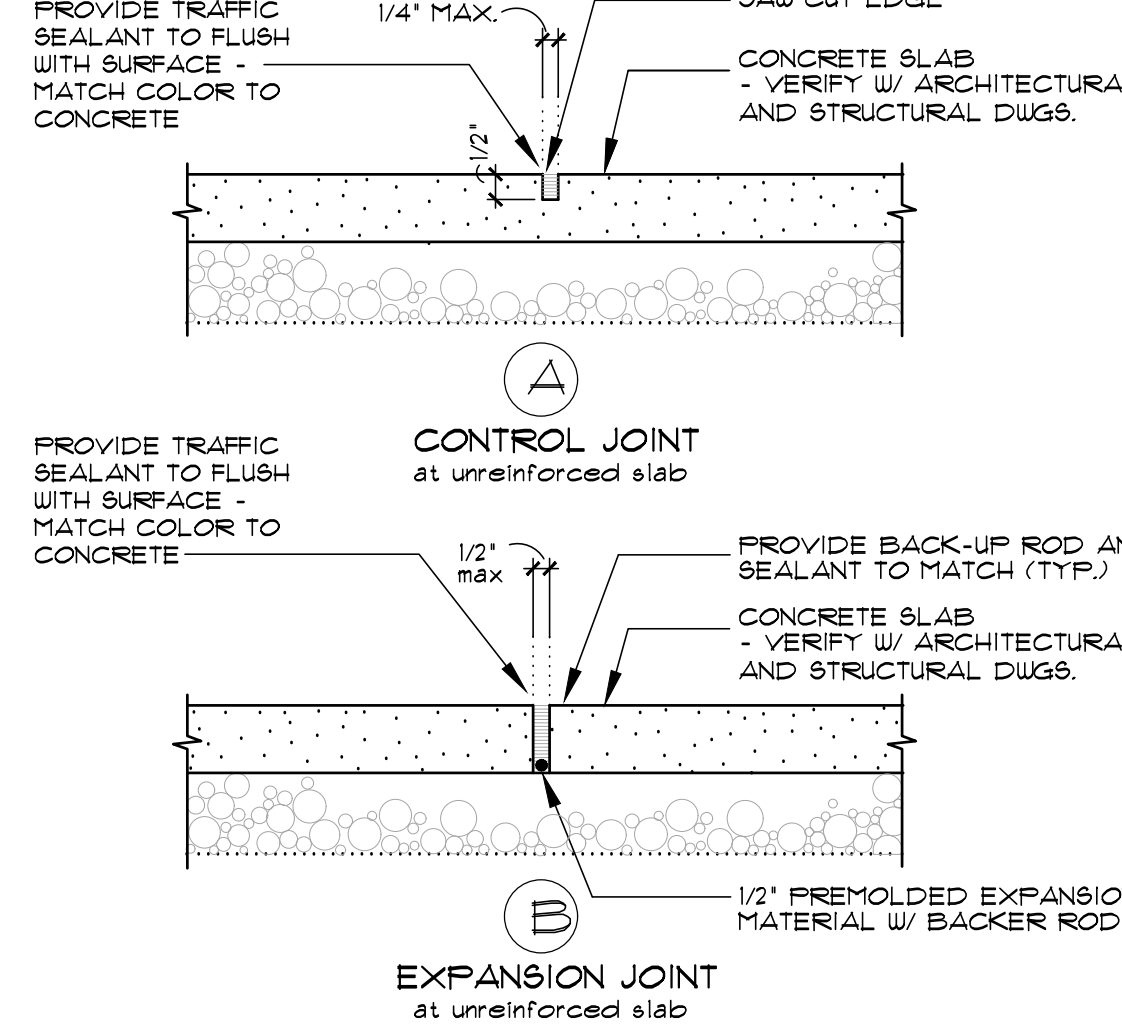
PAINTED H.C. SPACE SYMBOL



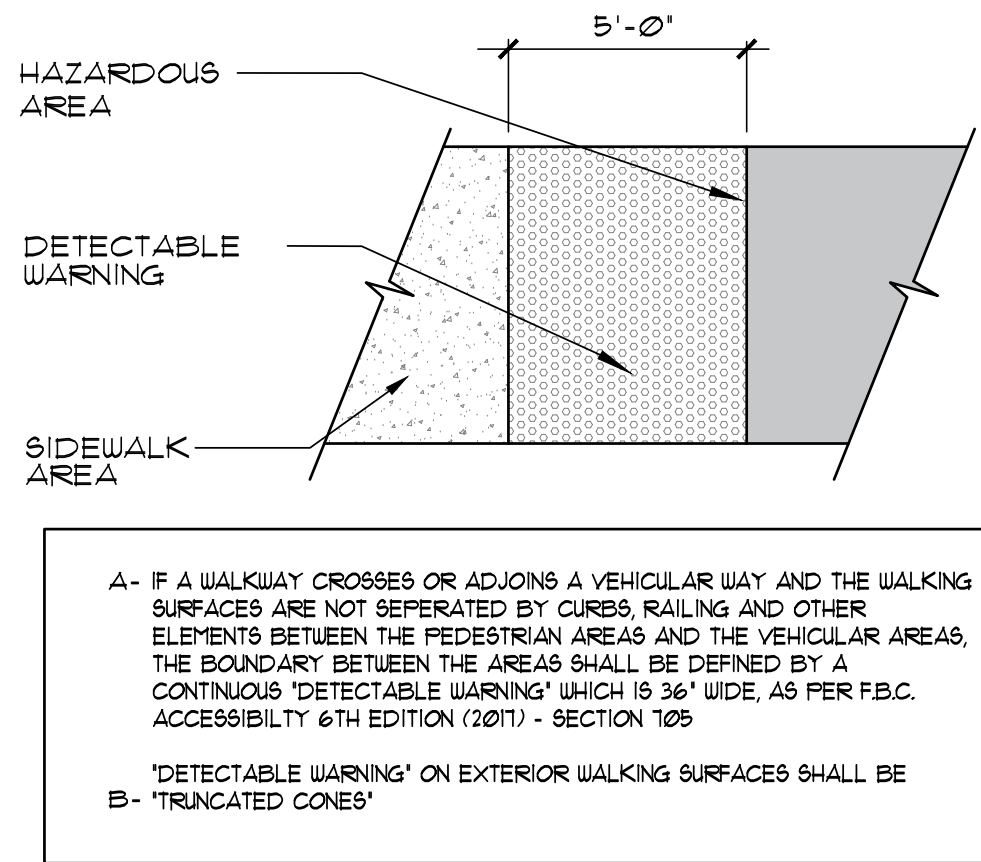
ACCESSIBLE CURB CUT DETAIL



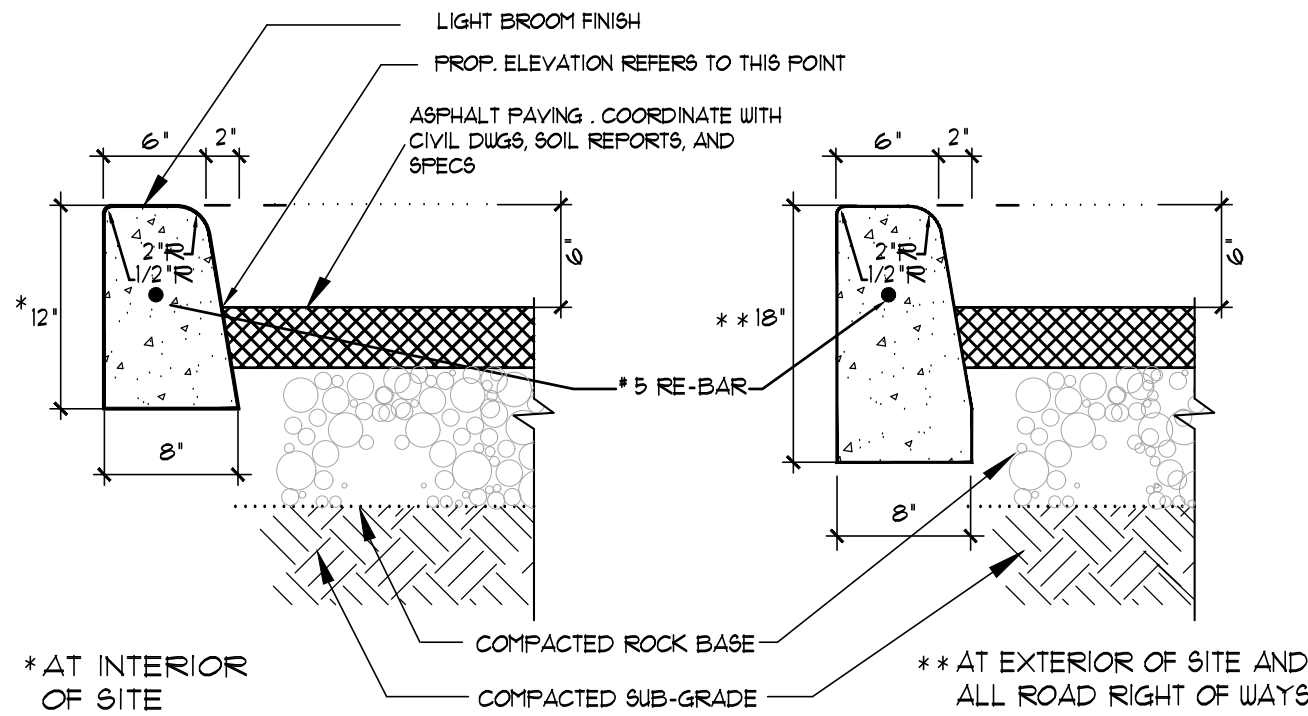
TYP. CONCRETE CURB



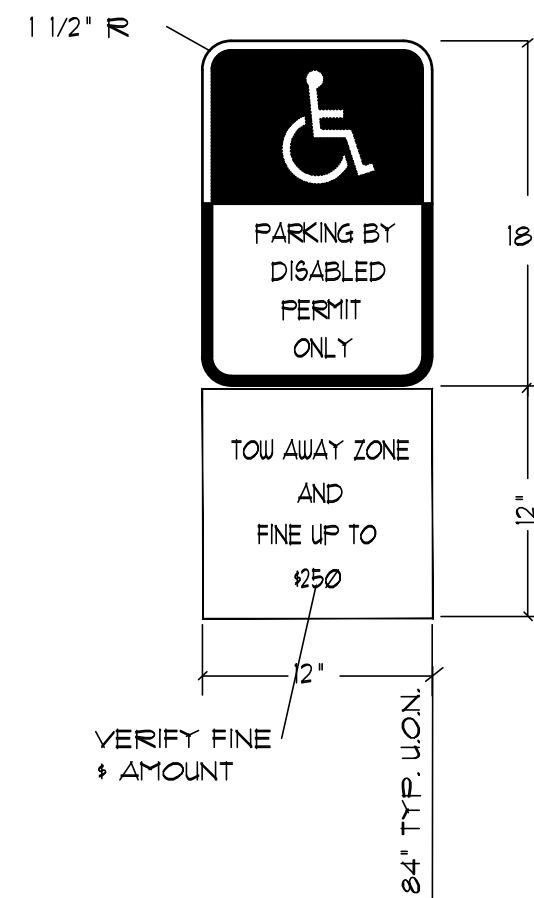
TYP. CONC. SLAB JOINTS



PLAN OF  
DETECTABLE WARNING SURFACE



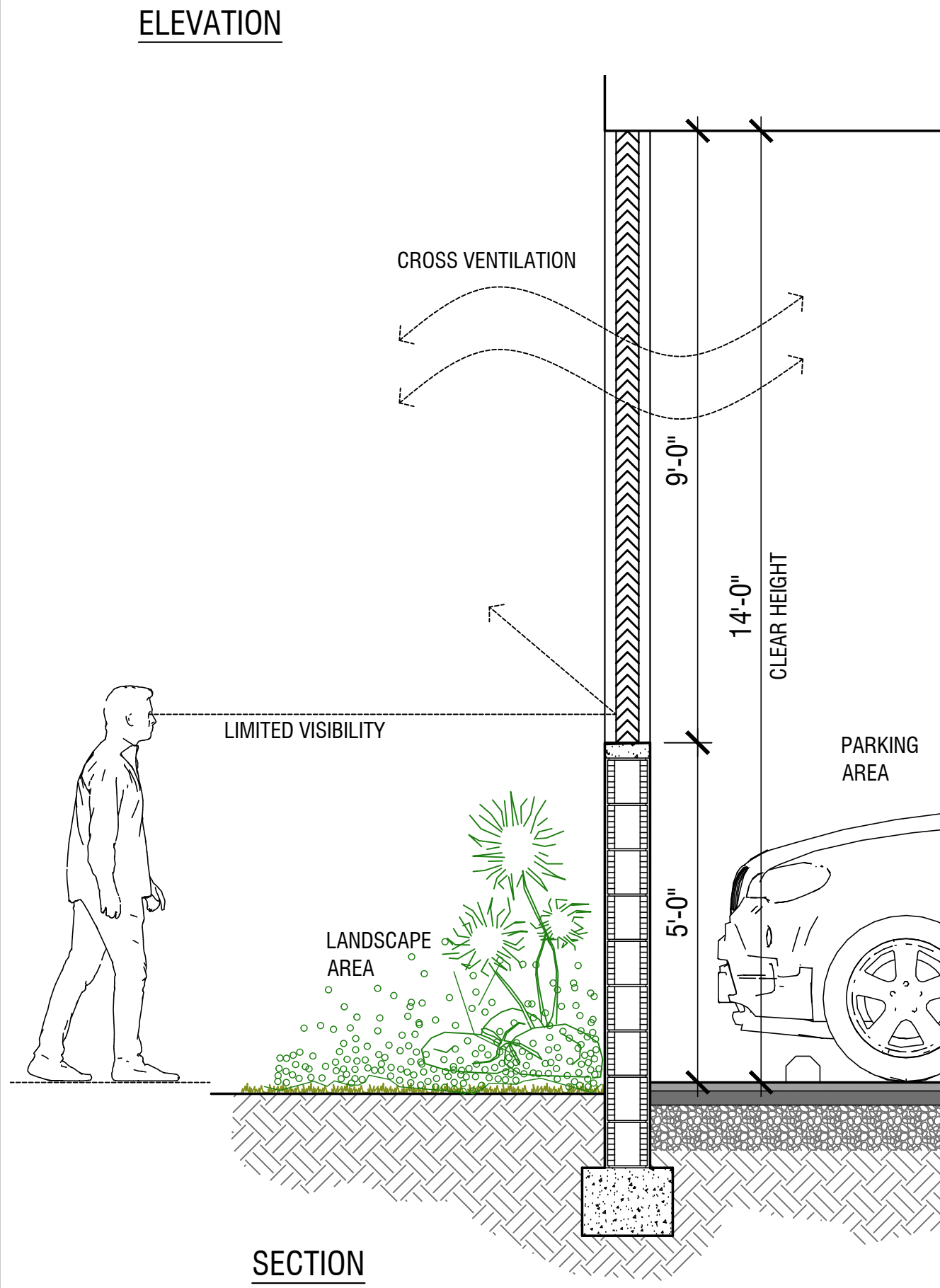
TYP. TYPE D CONCRETE CURB



HANDICAPPED SIGNAGE DETAIL

- NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
  2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG, SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAUTION PARKING BY DISABLED PERMIT ONLY, OR BEARING BOTH SYMBOL AND CAUTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.



SECTION

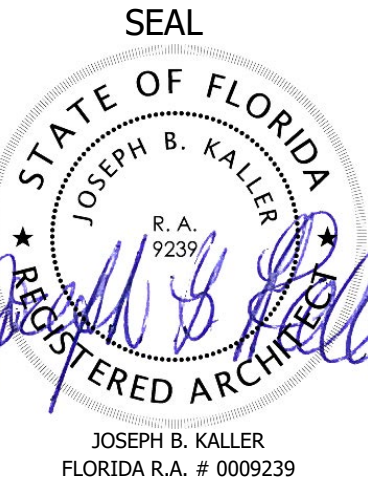
4 SITE DETAILS  
N.T.S.

5 GARAGE SCREENING  
1/2"=1'-0"



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2231 FILLMORE ST &  
2224 PIERCE ST  
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PROJECT TITLE

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
DETAILS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

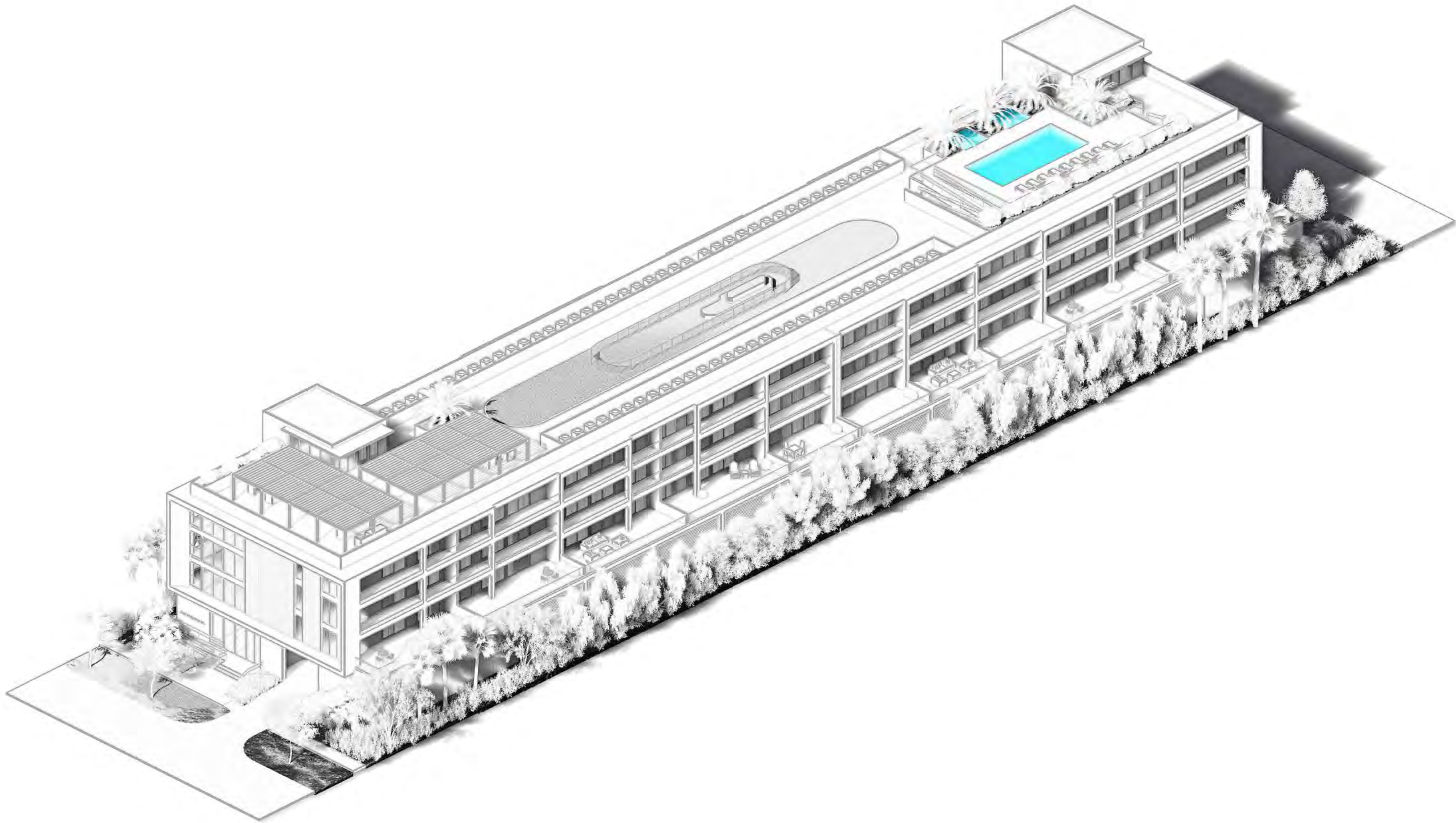
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DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

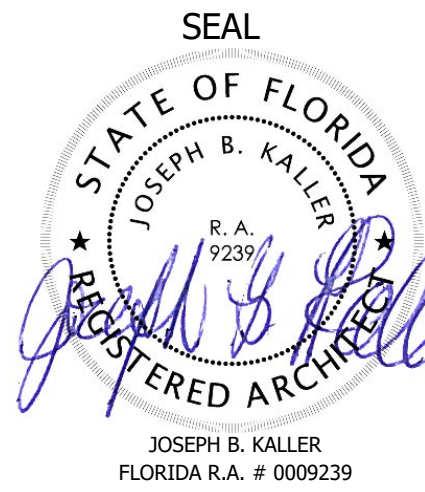
SHEET

A-3.1





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**PROJECT TITLE**  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

**SHEET TITLE**  
SCHEMATIC DESIGN PACKAGE  
ISOMETRIC

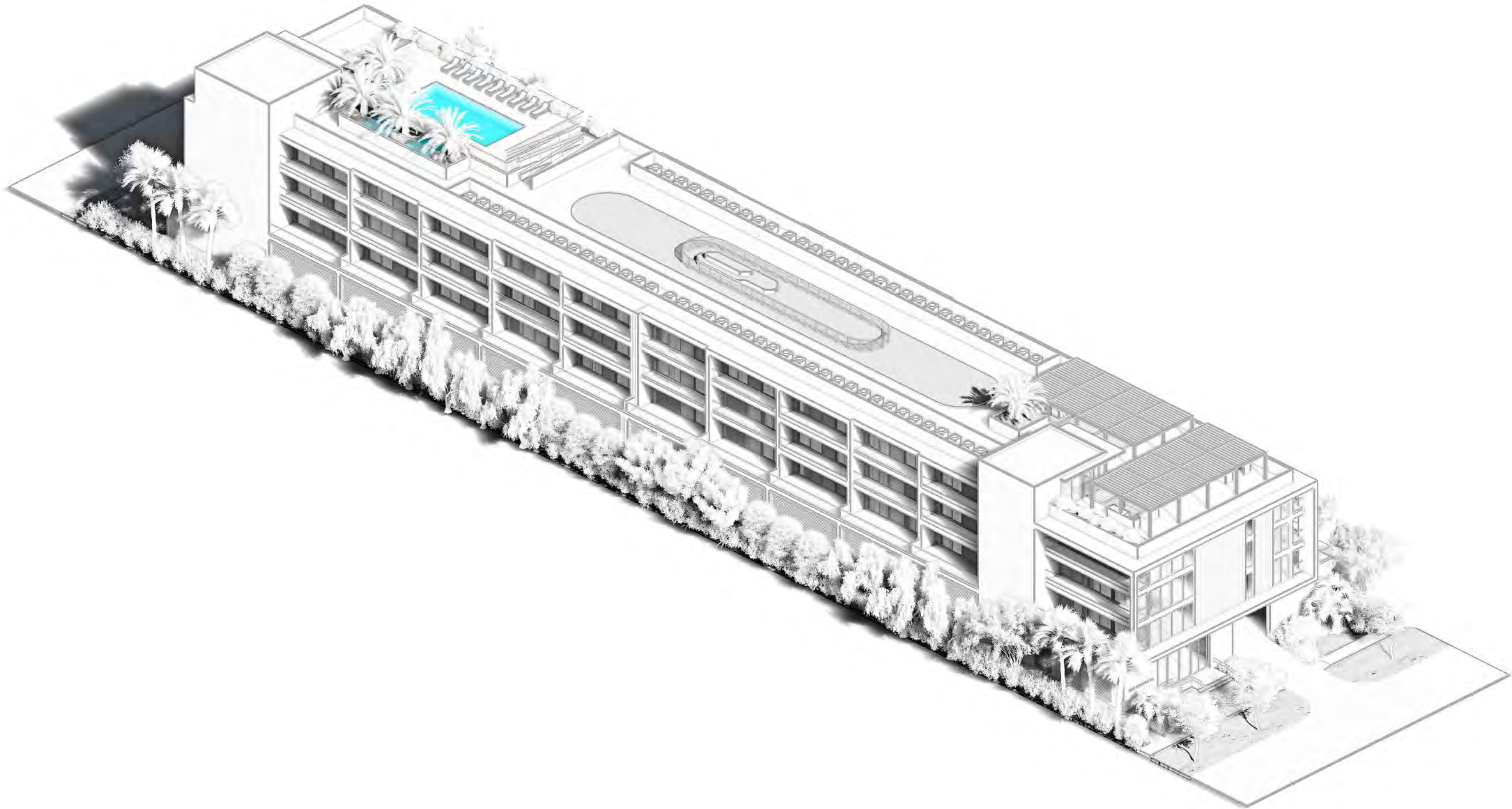
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BOARD/ COMMITTEE	DATE	DESCRIPTION
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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**SHEET**  
**A-I.1**





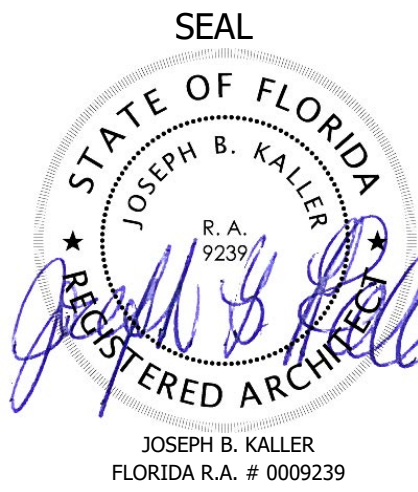
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1

SOUTH WEST ISOMETRIC  
N.T.S.



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PROJECT TITLE  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
ISOMETRIC

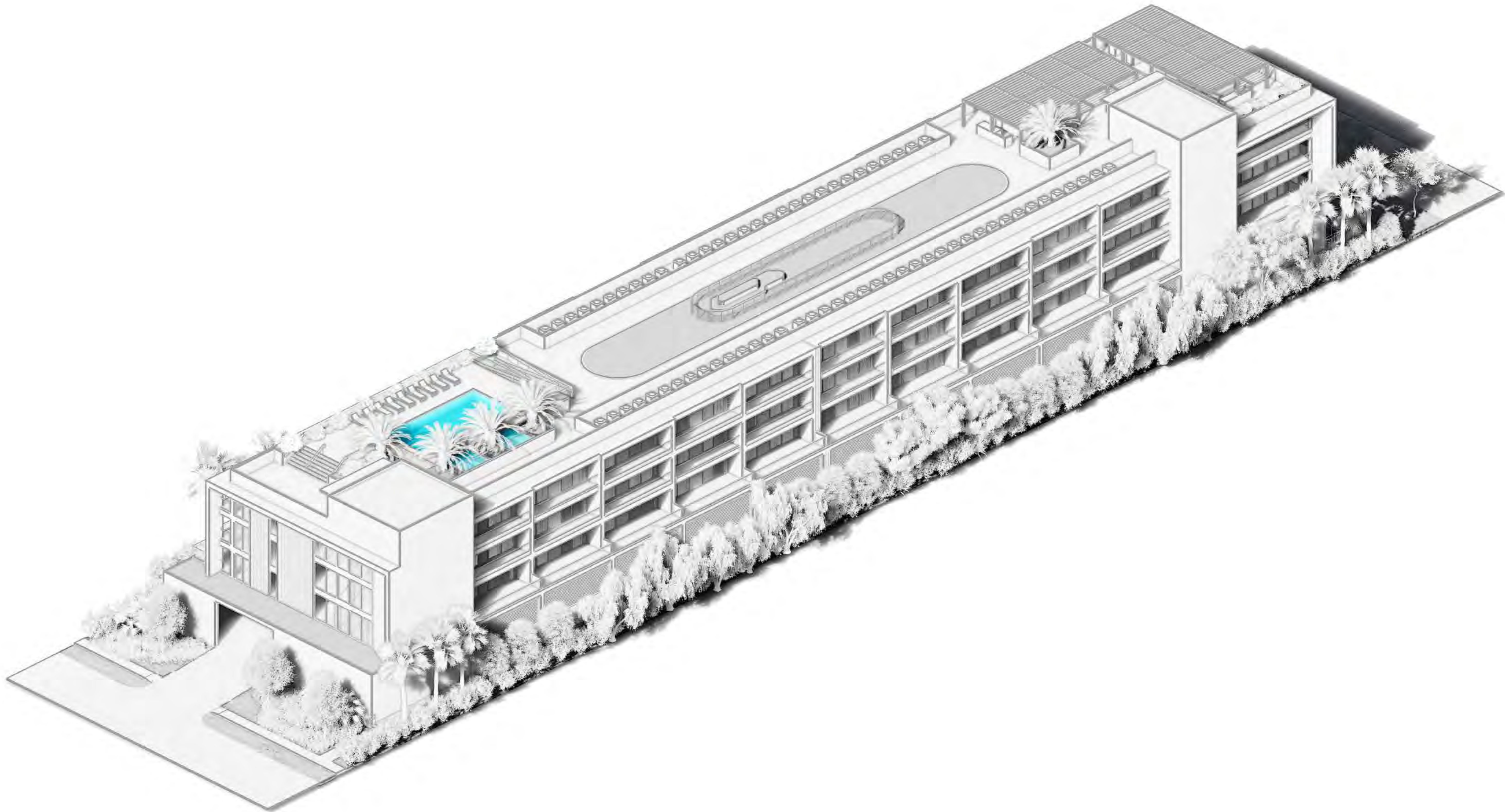
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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SHEET  
A-I.2





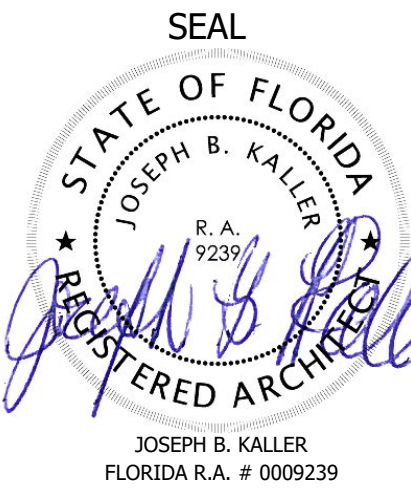
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NORTH WEST ISOMETRIC  
N.T.S.



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PROJECT TITLE  
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2224 PIERCE ST  
HOLLYWOOD, FL. 33020**

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
ISOMETRIC**

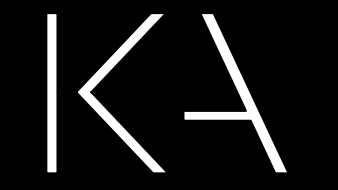
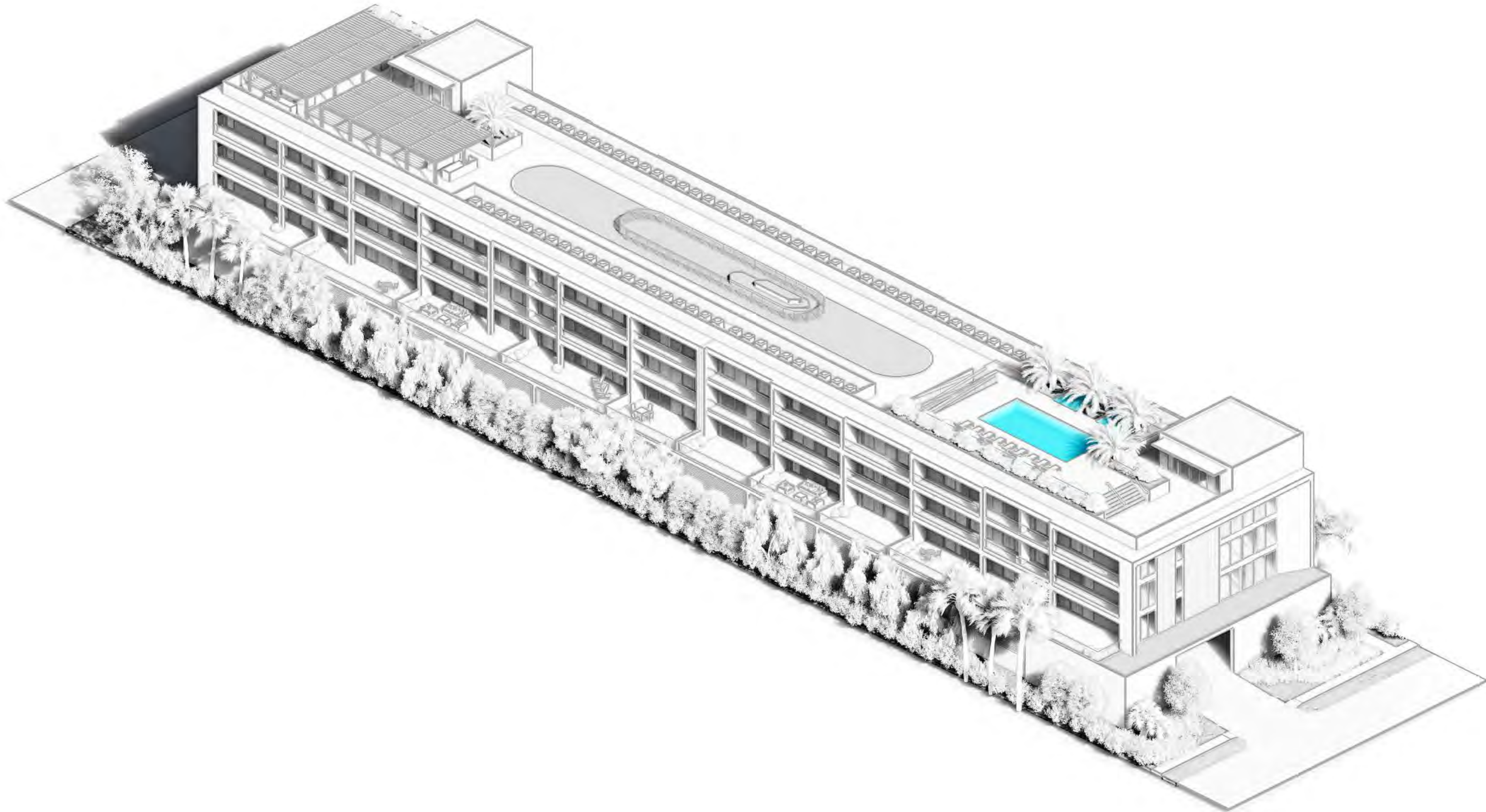
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PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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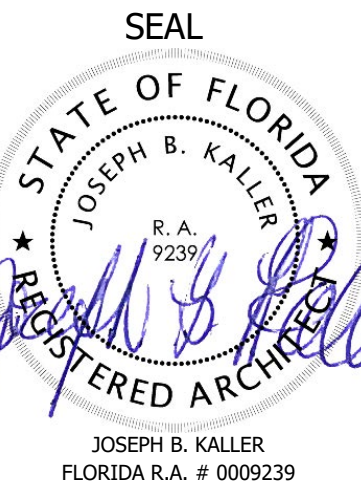
PROJECT No.: 20189  
DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**A-I.3**





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PROJECT TITLE  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
ISOMETRIC

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	05/01/23	FILE# 23-DP-45
FINAL TAC	07/17/23	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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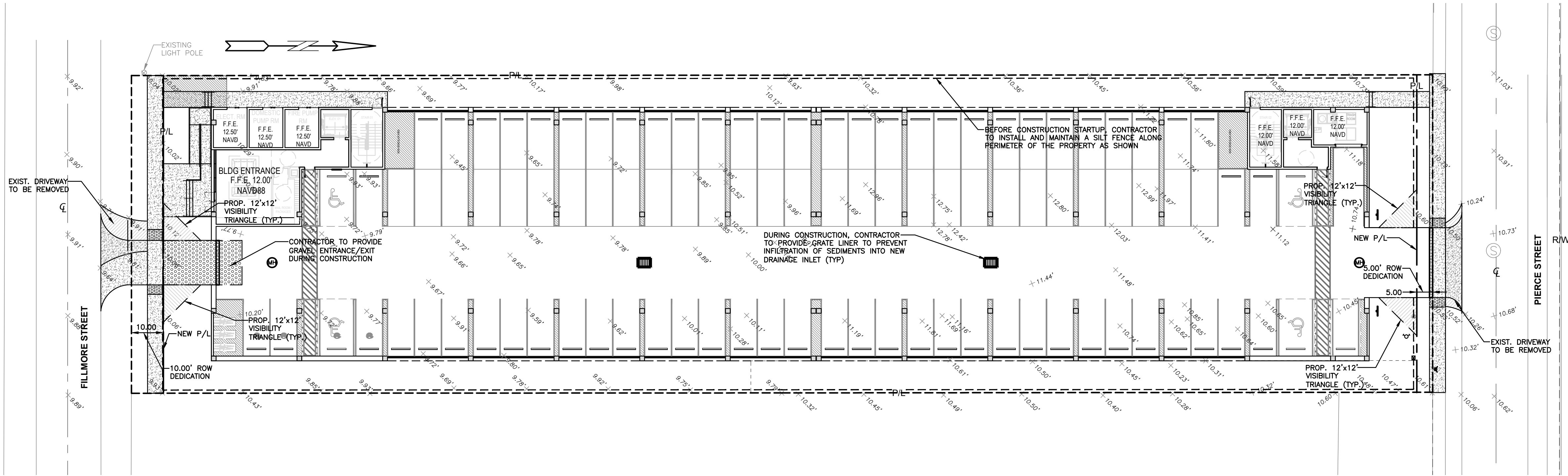
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DATE: 04.15.25  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**A-I.4**

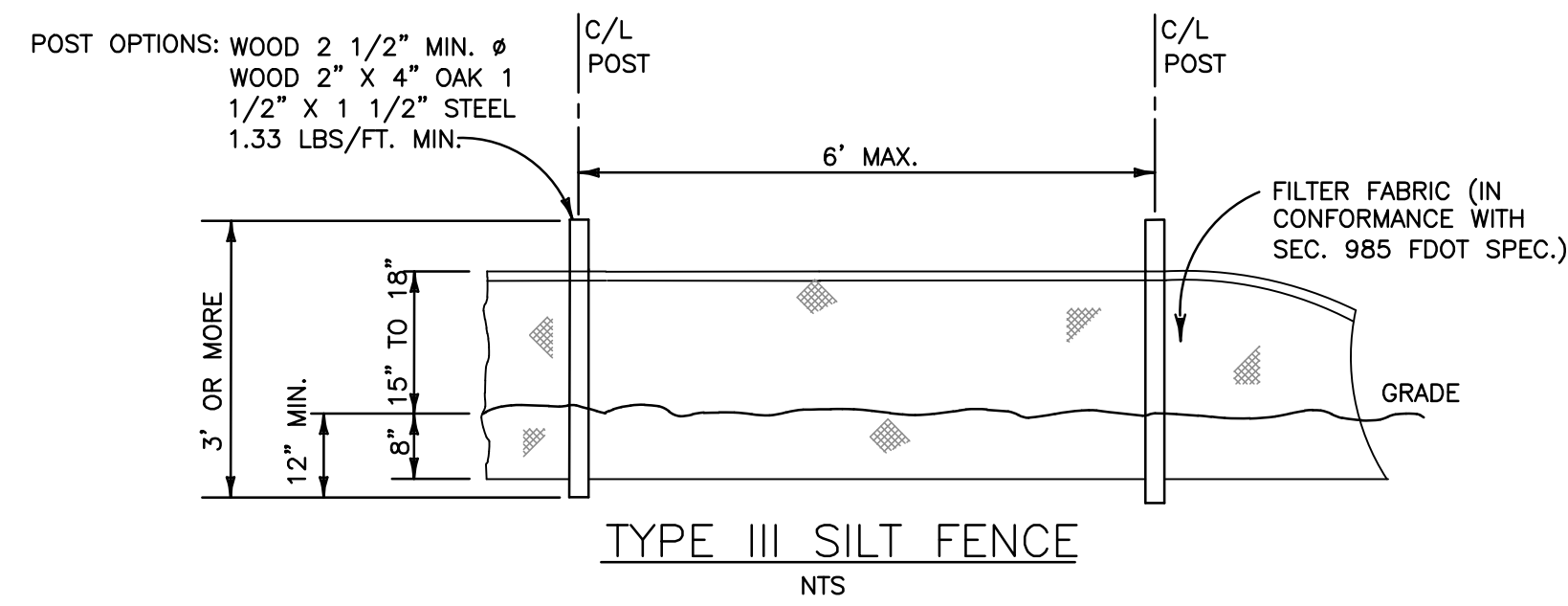
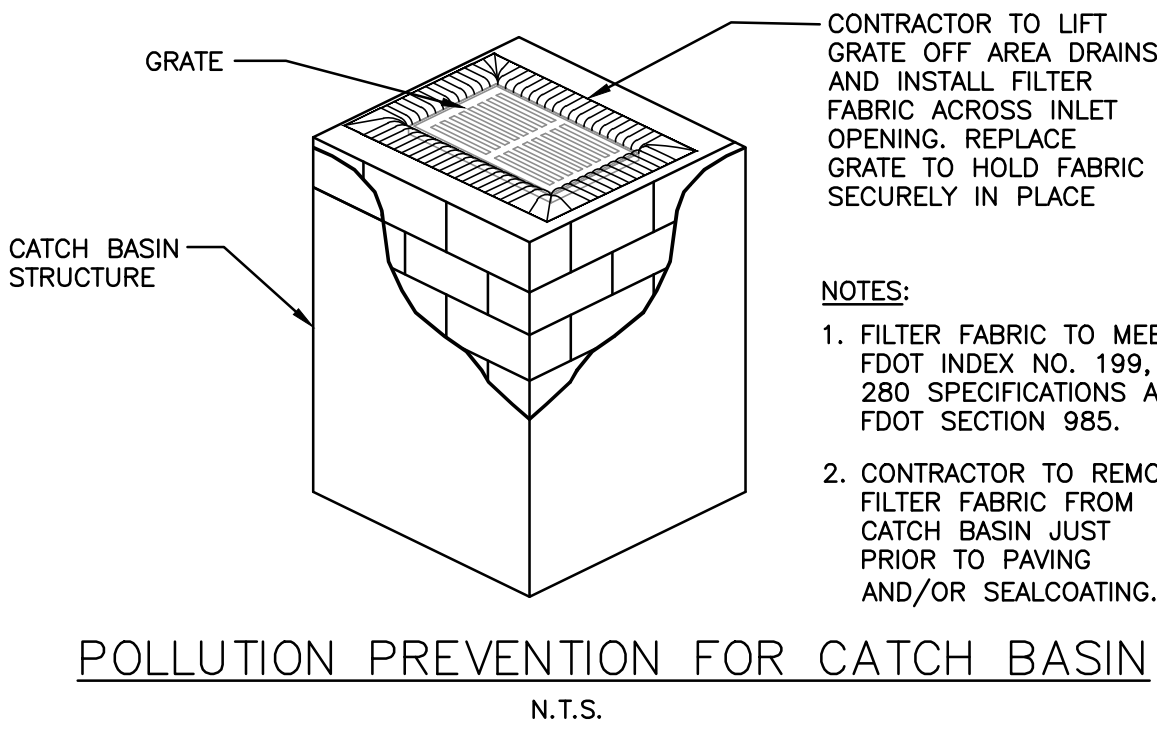


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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



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



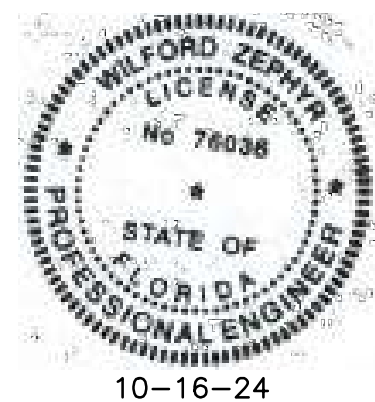
LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	SOD RESTORATION
	TRENCH/ASPHALT RESTORATION AREA
	MILLING & RESURFACING AREA
	PROPOSED GRADE
	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPOSED BFP DEVICE
	EXISTING SAN. SEWER MH
	EXISTING FIRE HYDRANT

## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

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REVISIONS		
NO.	DATE	DESCRIPTION
1	9-8-23	CITY REVIEW COMMENTS
2	5-30-24	CITY REVIEW COMMENTS

**ZEPHYR ENGINEERING**

**ZE**

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/31/23

SCALE: 1"=20'

SHEET NO.:

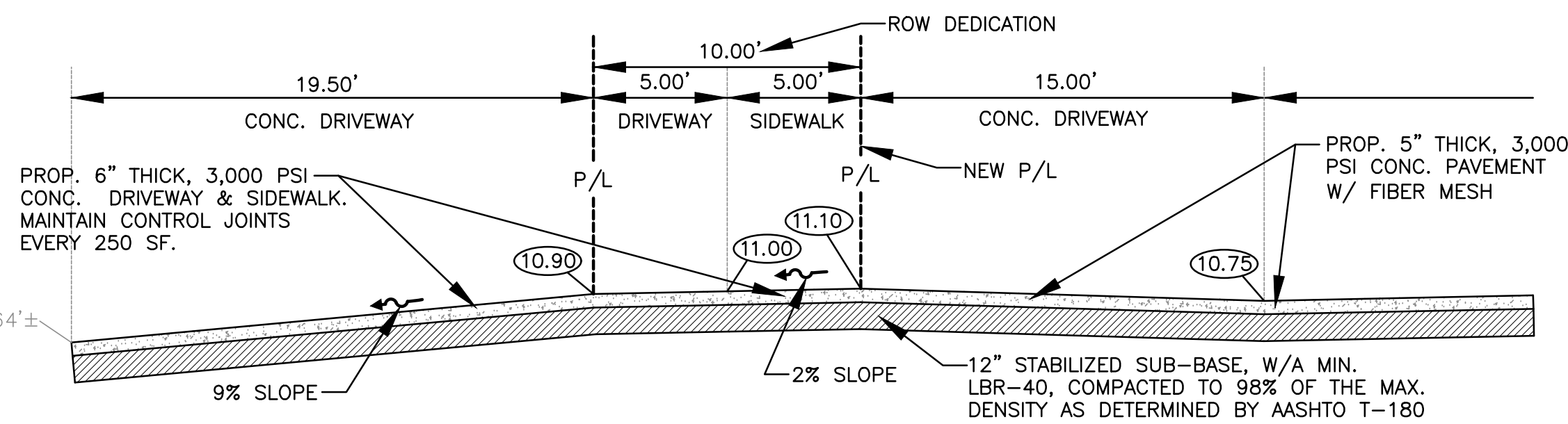
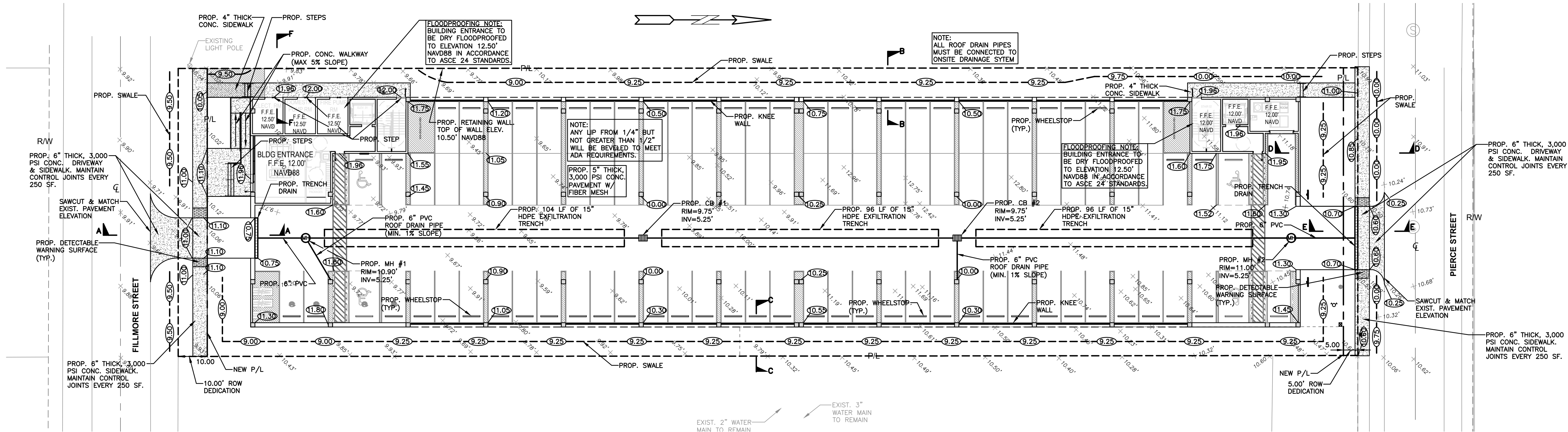
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1 OF 9

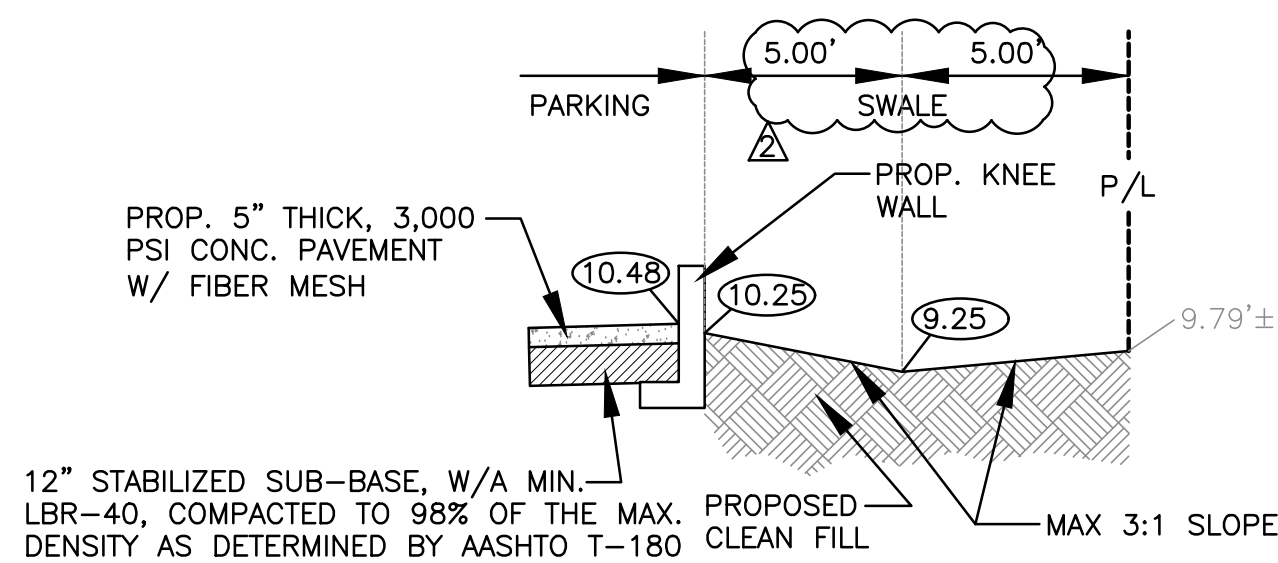
PROJECT NO.: 23-18



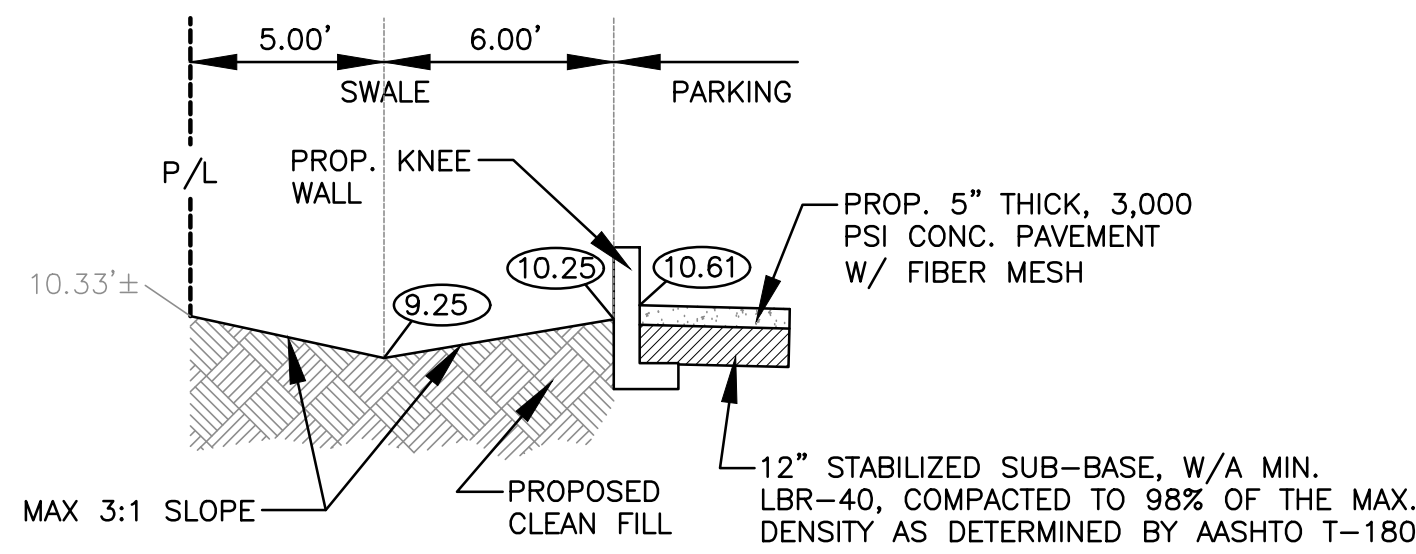
ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



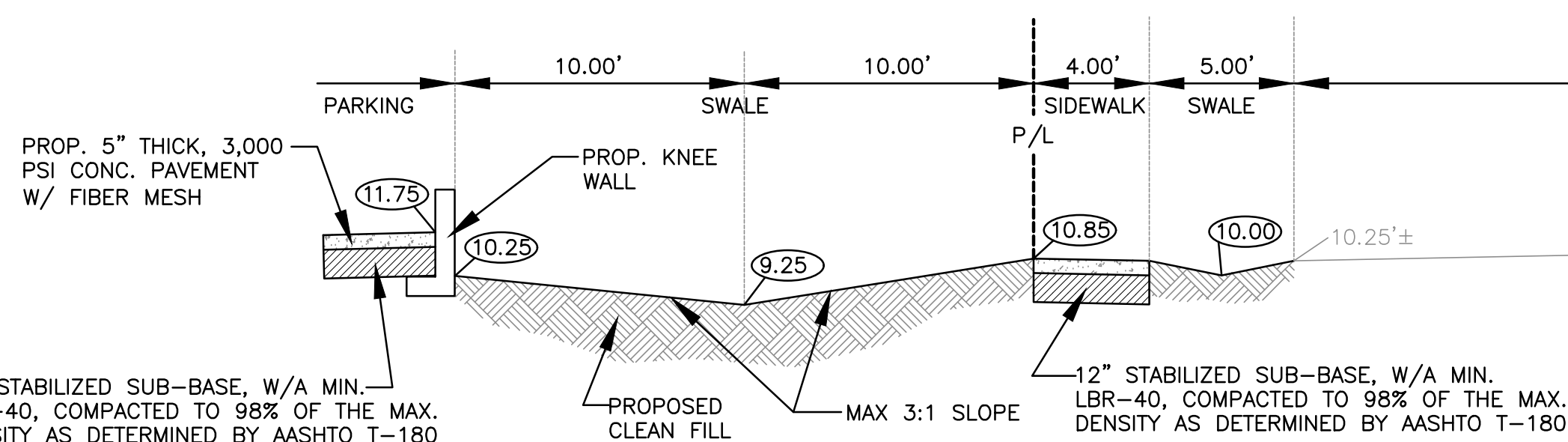
SECTION A-A  
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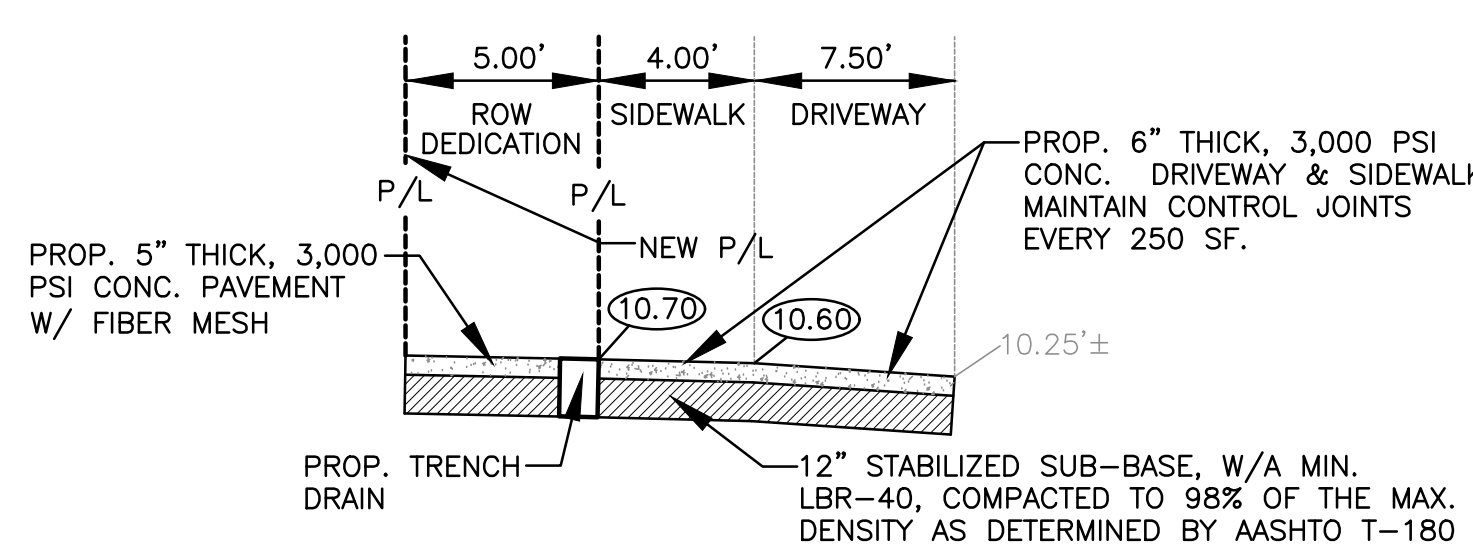
SECTION C-C  
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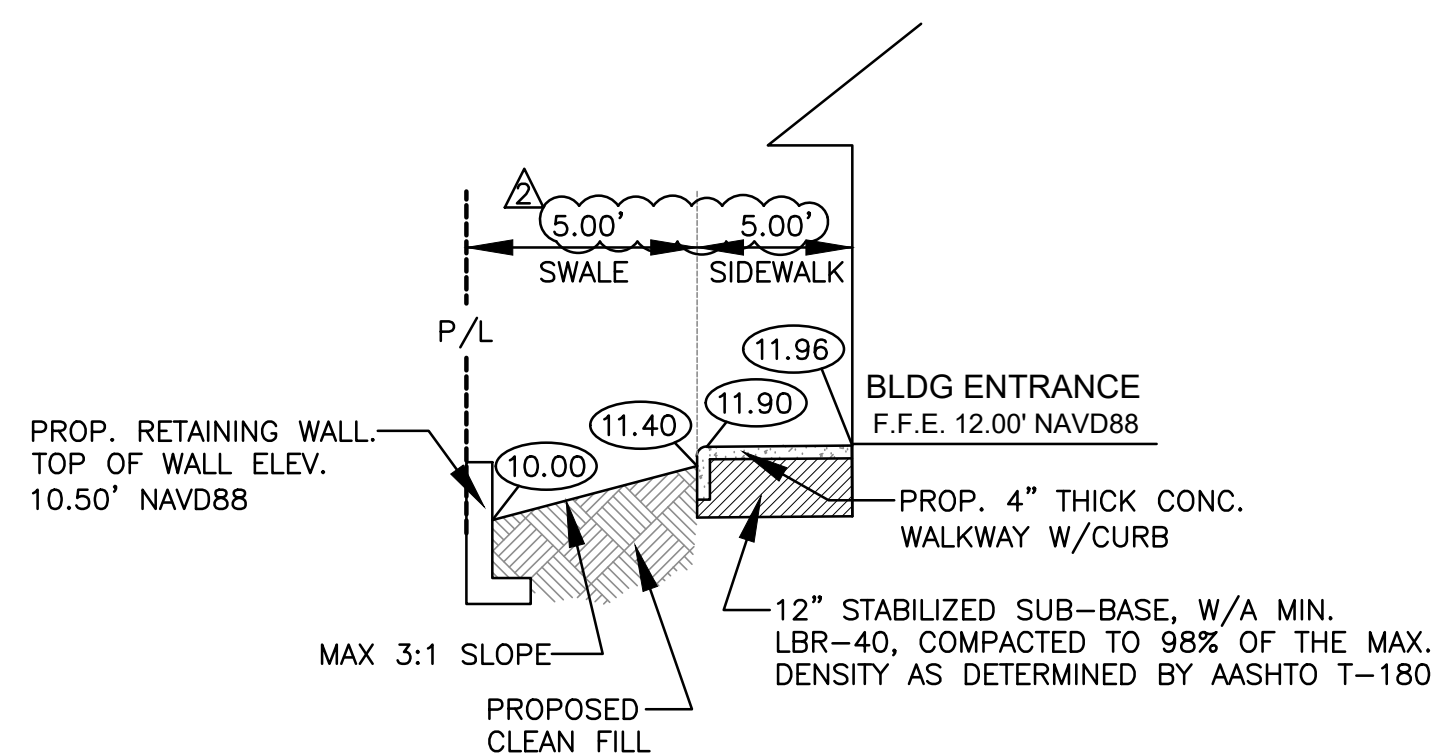
SECTION B-B  
N.T.S.



SECTION D-D  
N.T.S.



SECTION E-E  
N.T.S.

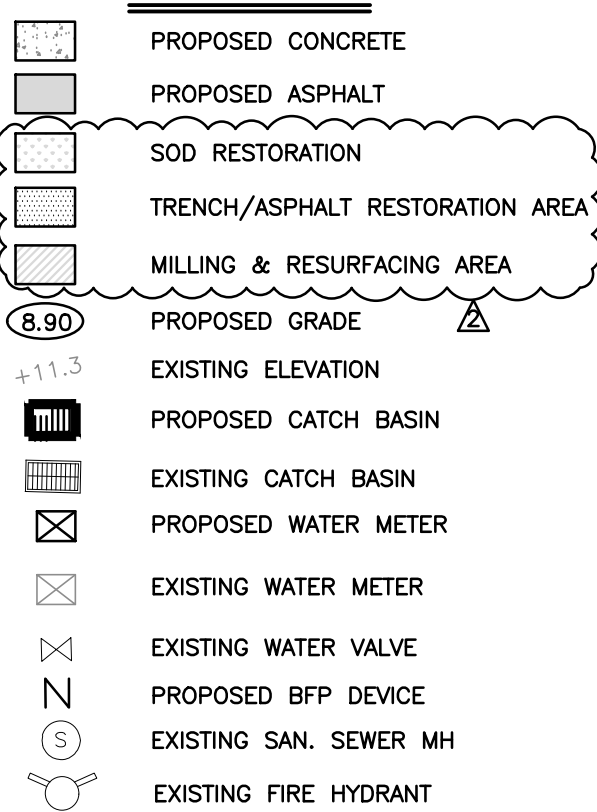


SECTION F-F  
N.T.S.

NOTES:

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

LEGEND



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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

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NO.	DATE	DESCRIPTION
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2	5-30-24	CITY REVIEW COMMENTS

**ZEPHYR ENGINEERING**

**ZE**

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/31/23

SCALE: 1"=20'

SHEET NO.:

C2

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PROJECT NO.: 23-18



GENERAL CONDITION NOTES :

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

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

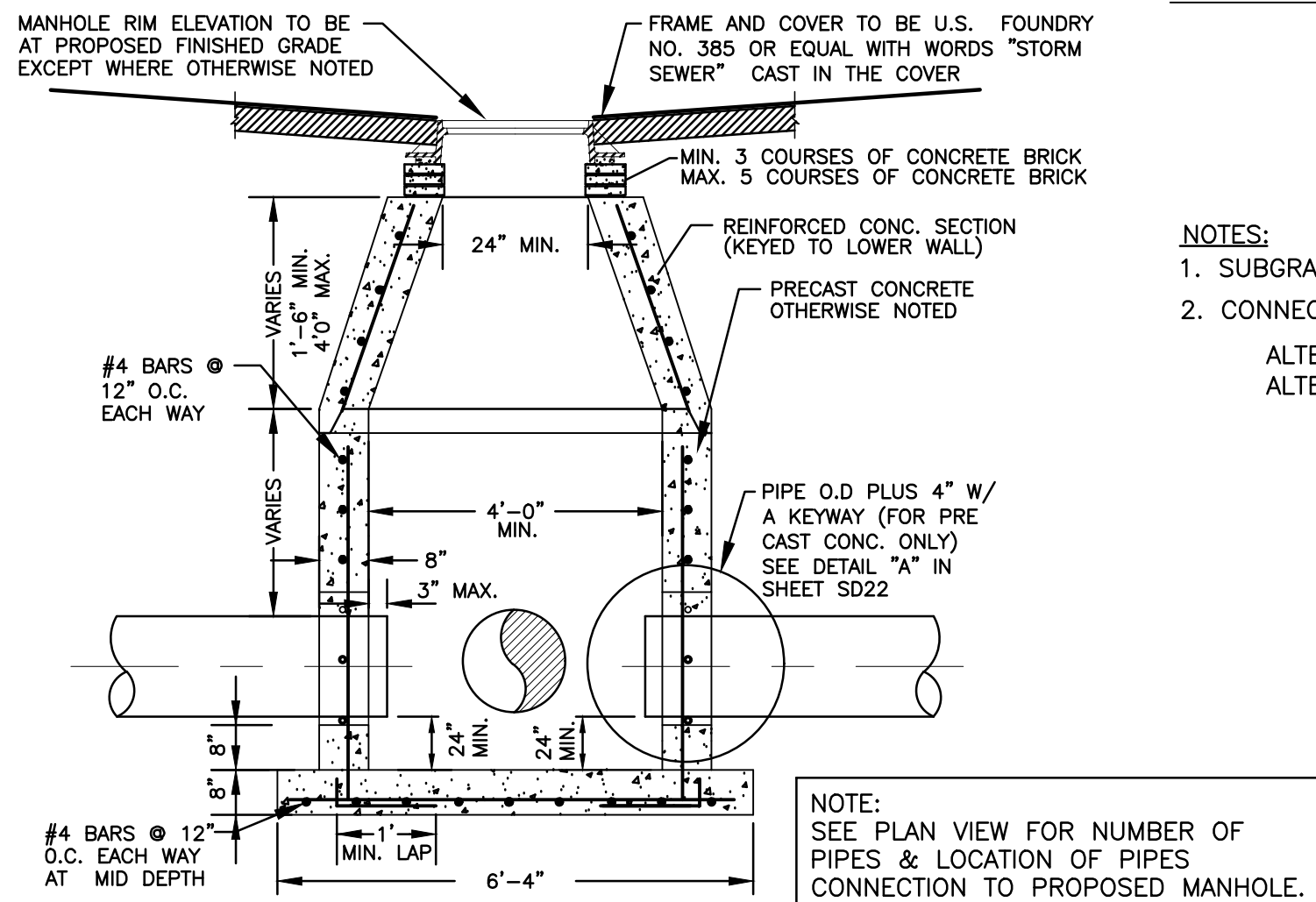
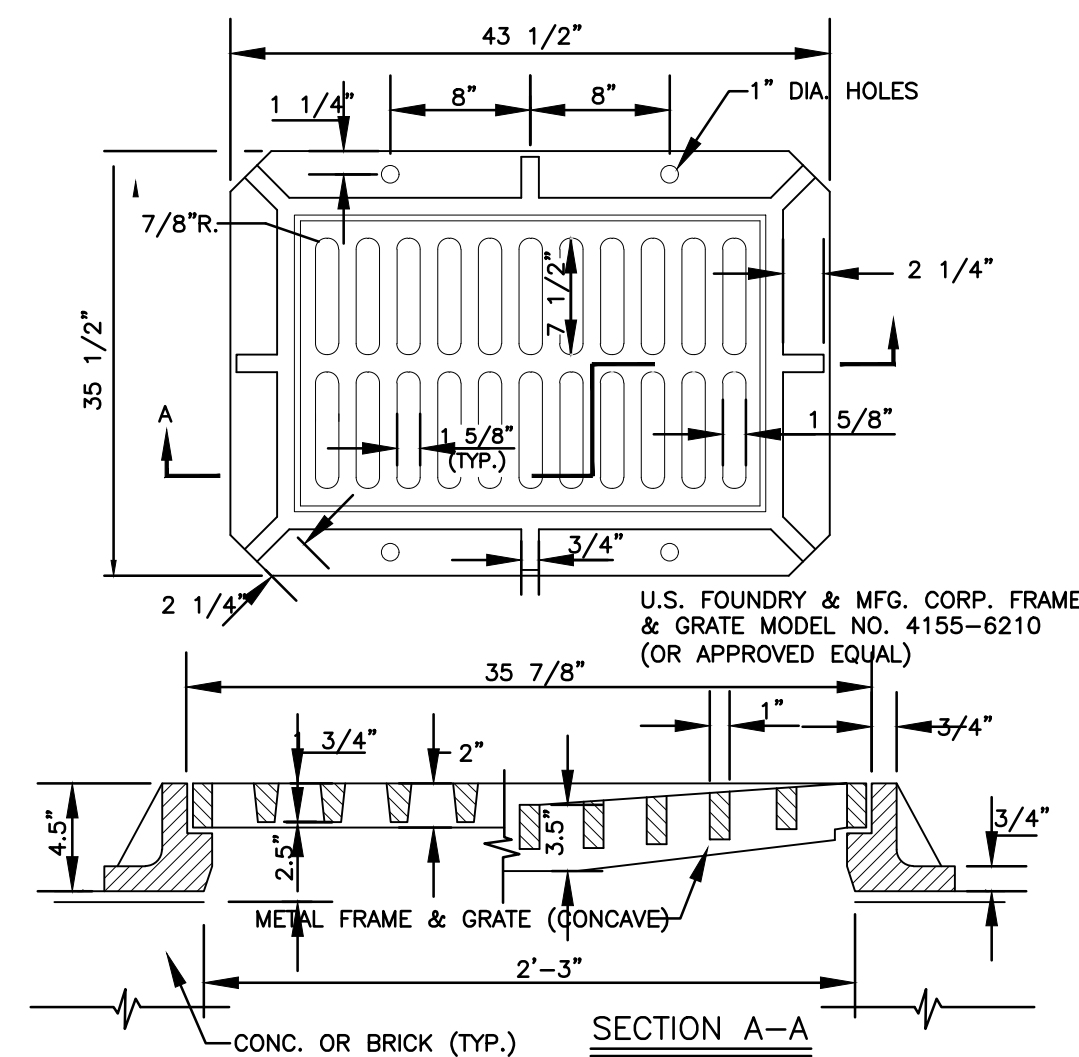
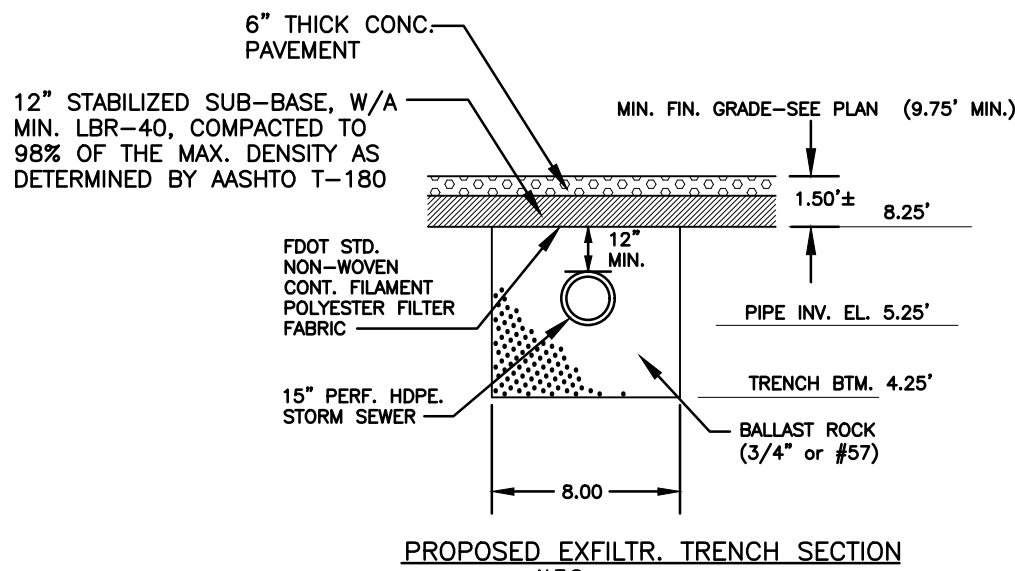
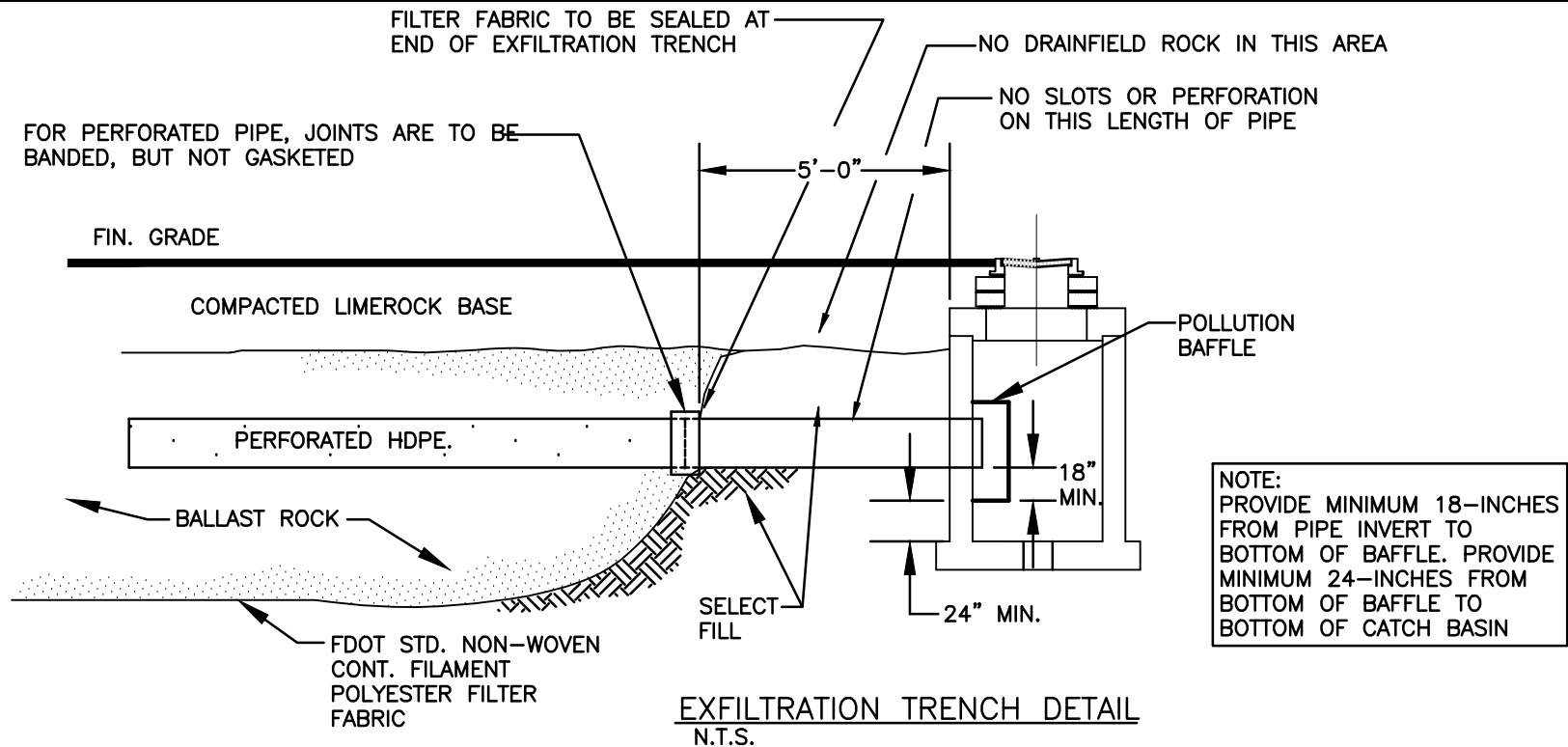
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196  
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
PVC = POLYVINYLCHLORIDE PIPE  
POMP = PERFORATED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

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

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

PAVEMENT MARKING & SIGNING STANDARD NOTES :

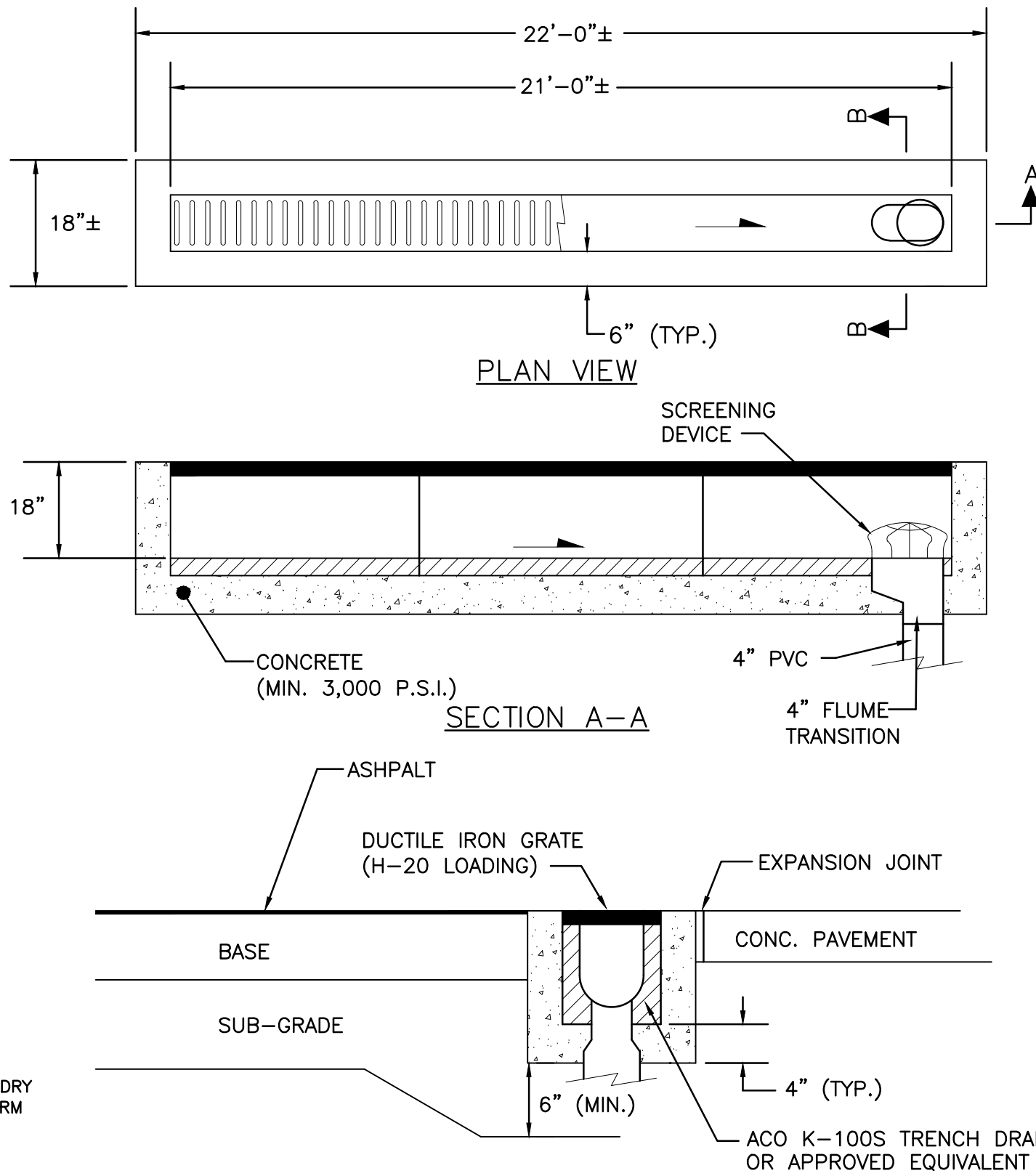
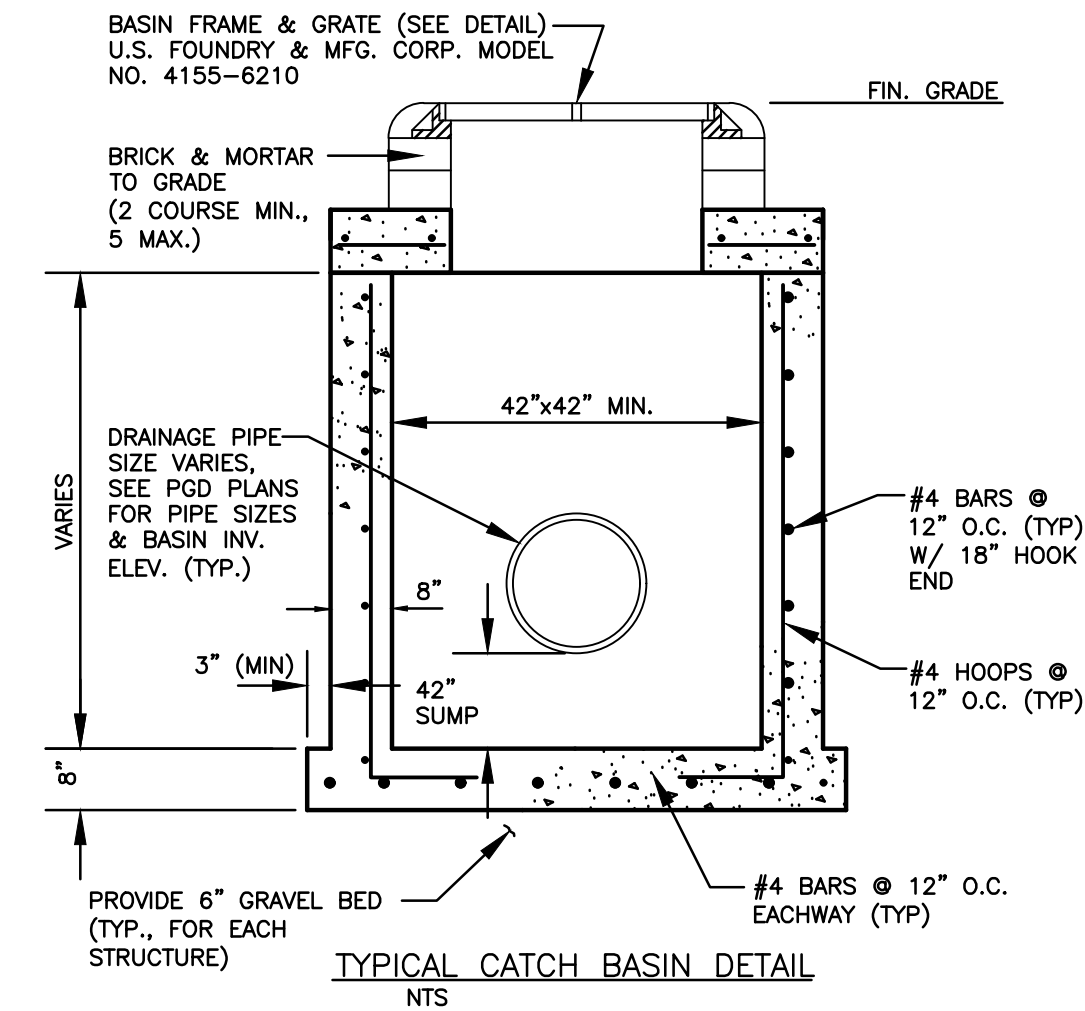
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT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



GENERAL DETAILS:

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

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



NOTES:

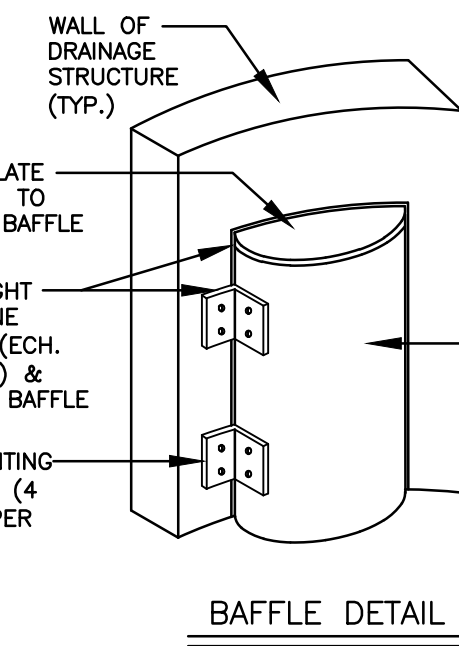
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:  
ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.  
ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL NTS

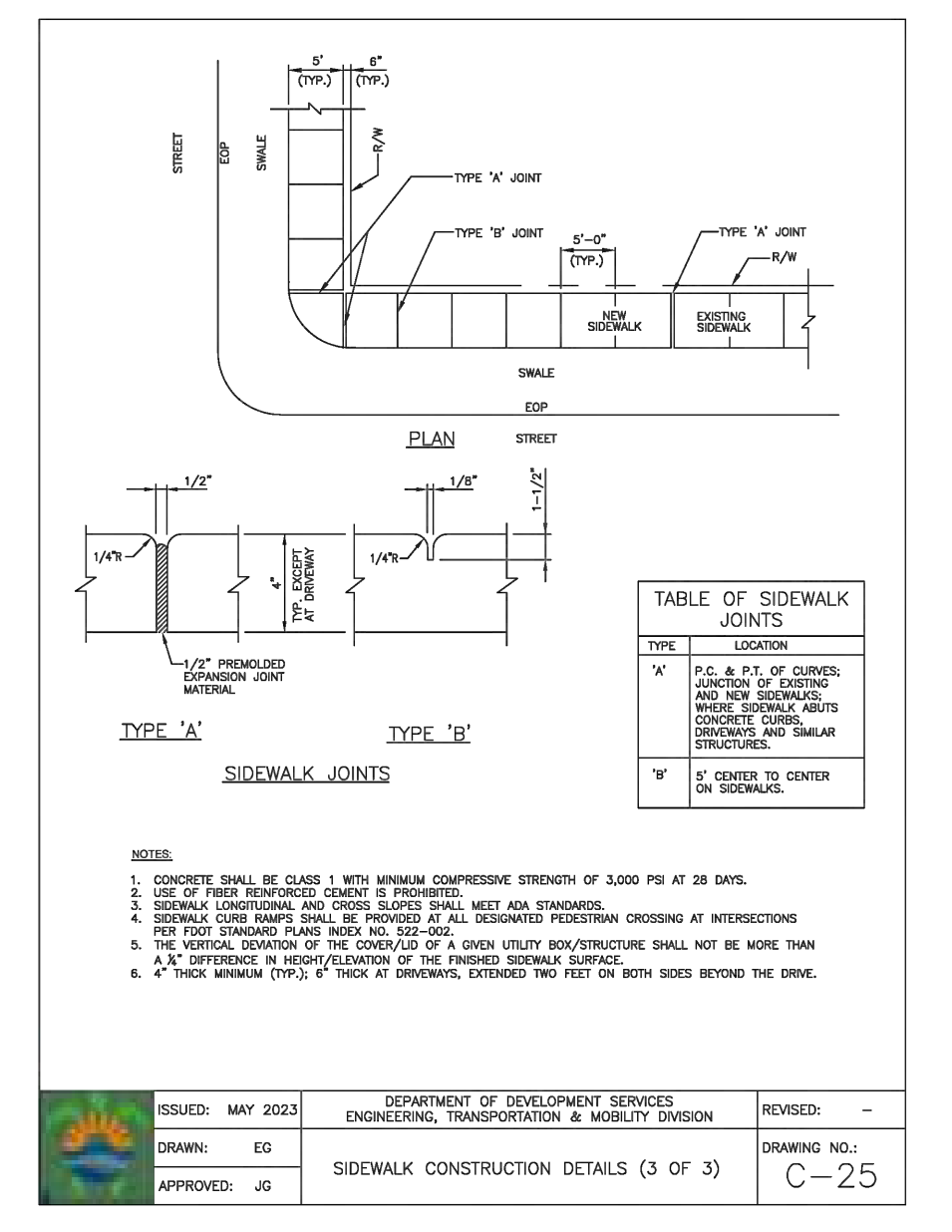
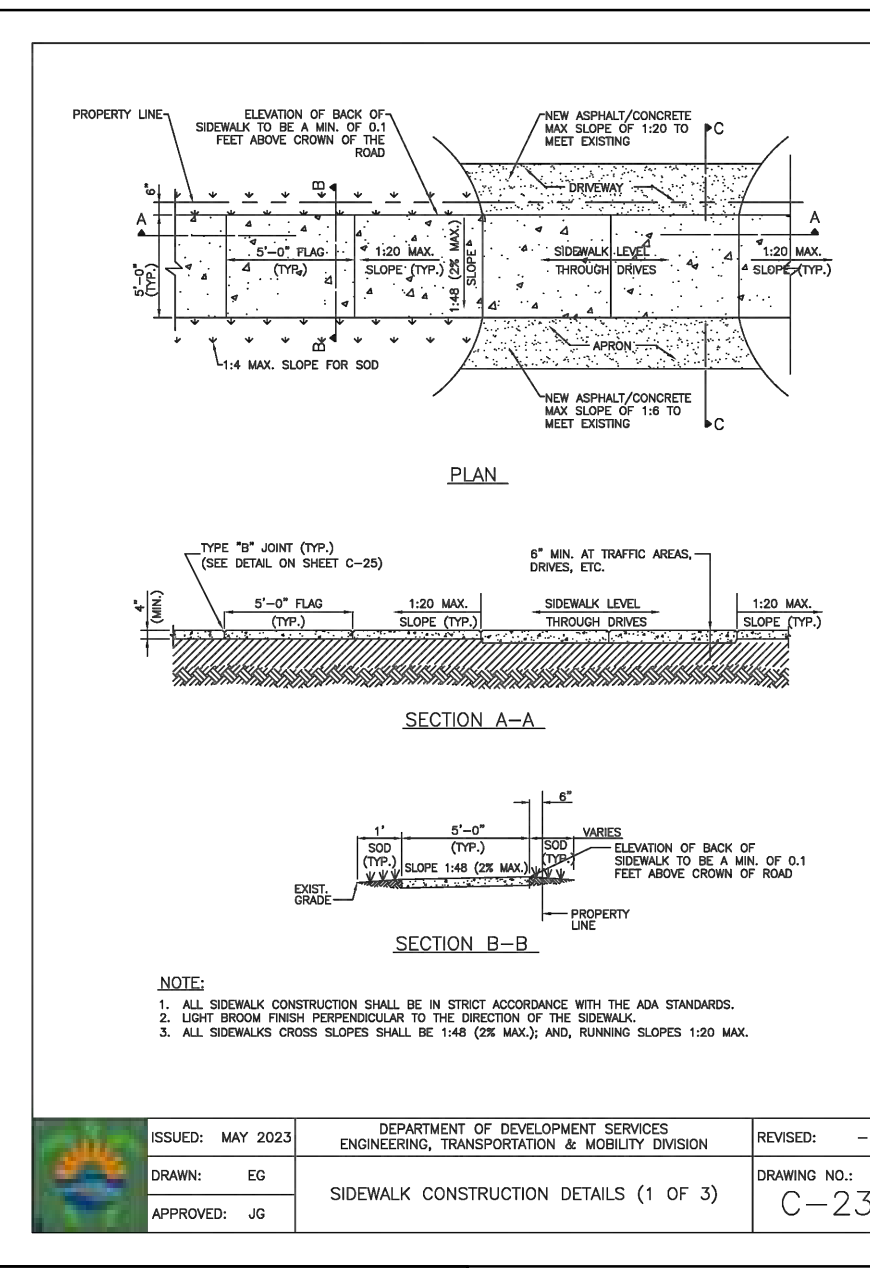
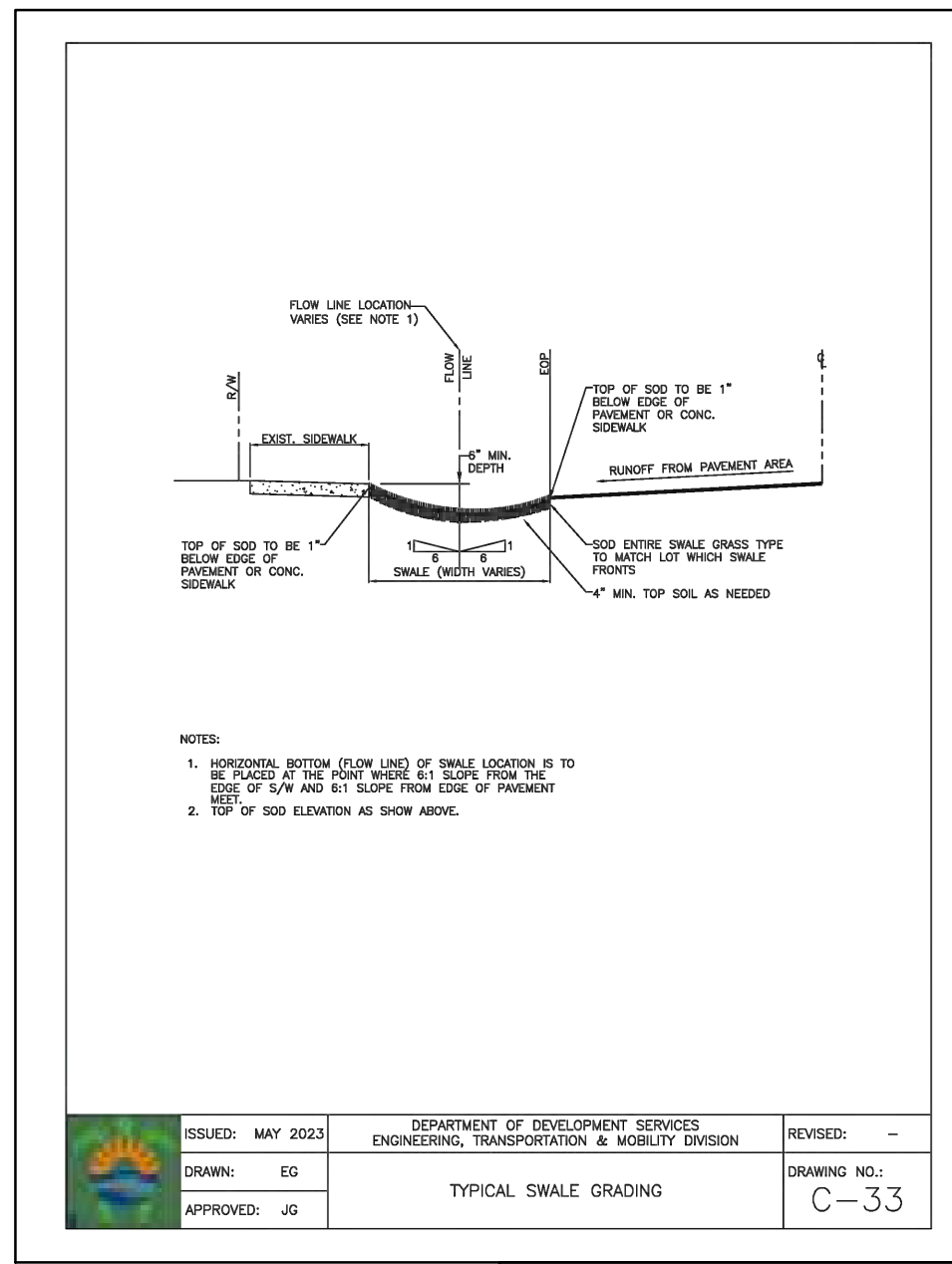
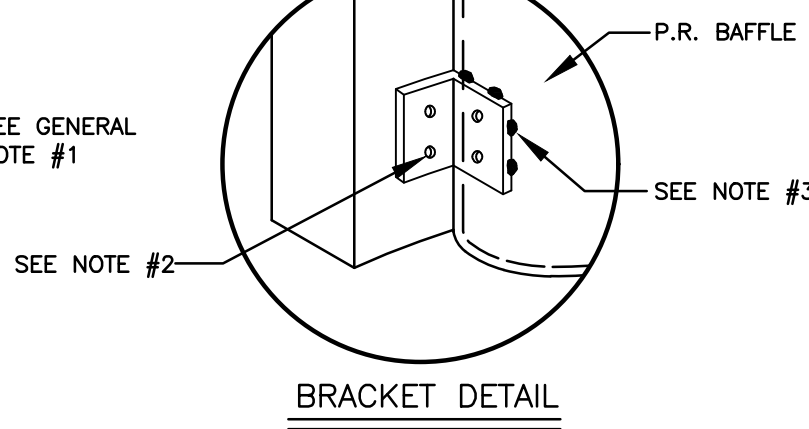
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL NOTES :

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



POLLUTION RETARDANT BAFFLE DETAIL NTS



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CIVIL DETAILS I  
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:78036

DATE: 5/31/23

SCALE: N.T.S.

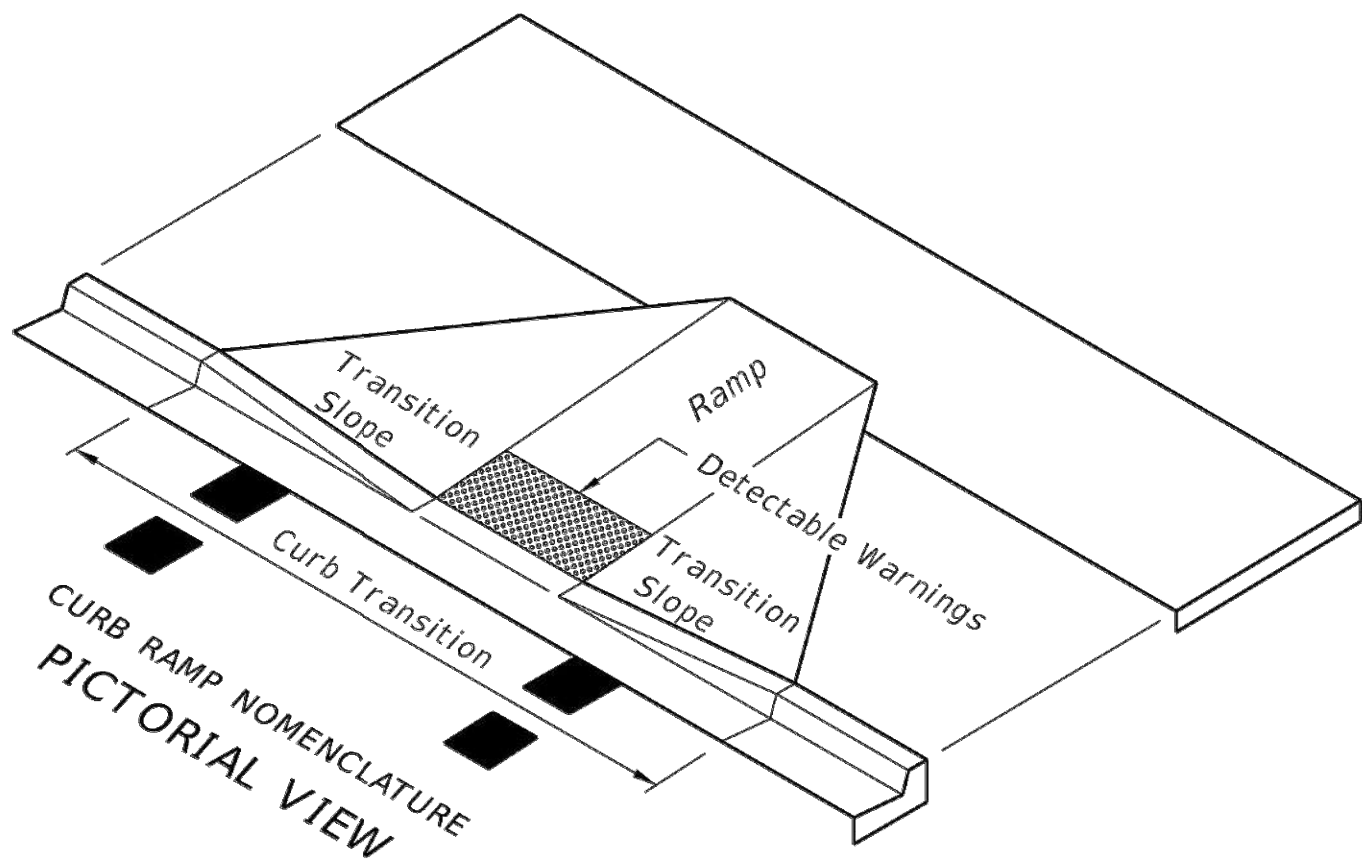
SHEET NO.: C3

3 OF 9

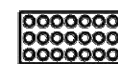
PROJECT NO.: 23-18



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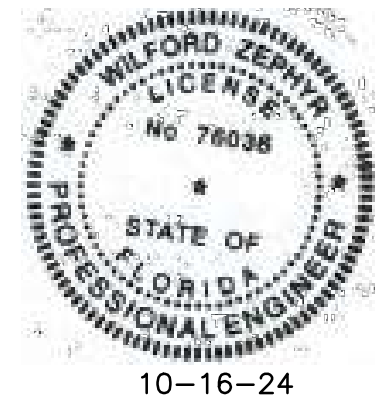
LEGEND

 Detectable Warnings

GENERAL NOTES

1. Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMP WITHOUT SIDEWALKS.
2. When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.
3. If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.
4. All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.
5. Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.
6. Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.
7. Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.
8. Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.
9. When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.
10. Detectable warnings shall be required on sidewalks at:
  - a. Intersecting roads,
  - b. Median Crossings greater than or equal to 6' in width,
  - c. Railroad Crossings,
  - d. Signalized driveways.
11. Detectable Warnings - Acceptance Criteria:
  - a. Color and texture shall be complete and uniform.
  - b. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
  - c. There shall be no more than 4 non-compliant domes in any one square foot.
  - d. Non-compliant domes shall not be adjacent to other non-compliant domes.
  - e. Surfaces shall not deviate more than 0.10" from a true plane.
12. Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.
13. Detectable warnings shall not be installed over grade breaks.

LAST REVISION 07/01/13	REVISION	DESCRIPTION:	 FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPs	INDEX NO. 304	SHEET NO. 1 of 7
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REVISIONS	
NO.	DATE

ZEPHYR ENGINEERING

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

ZE

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/31/23

SCALE: N.T.S.

SHEET NO.:

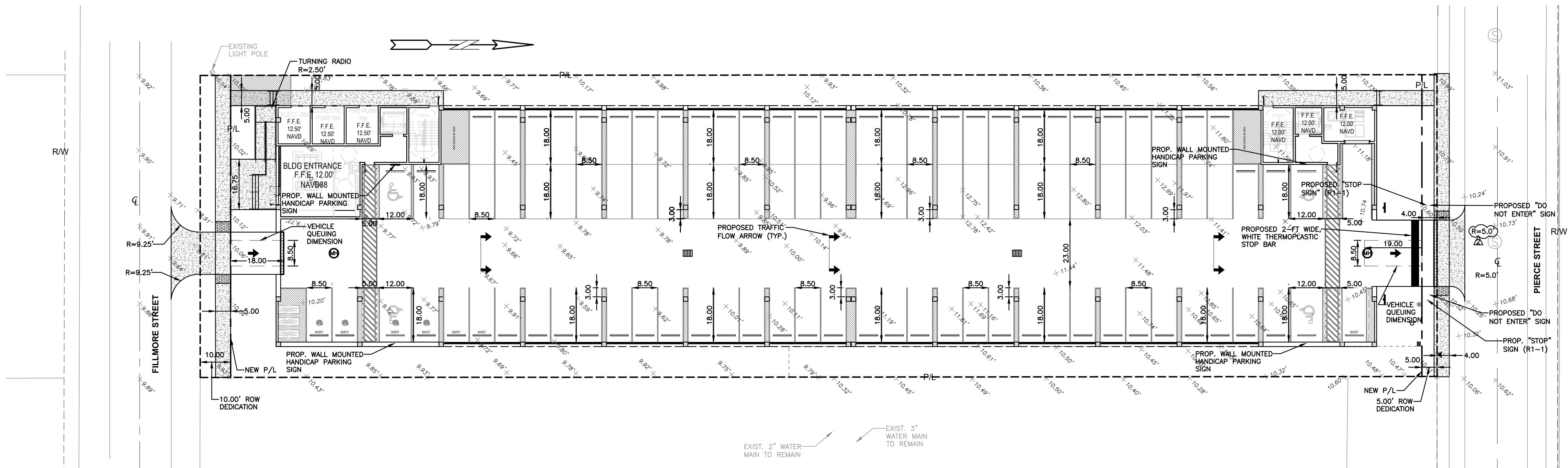
C4

4 OF 9

PROJECT NO.: 23-18



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

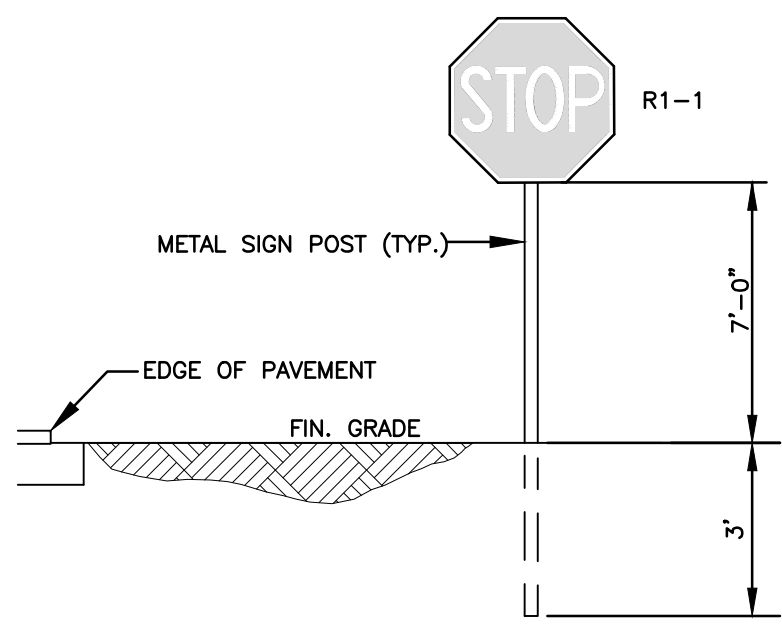


TRAFFIC CONTROL ARROWS: DIRECTIONAL  
ARROWS PAINTED ON CONCRETE - SEE  
LOCATIONS THIS SHEET.

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

TRAFFIC CONTROL ARROWS DETAILS

N.T.S.

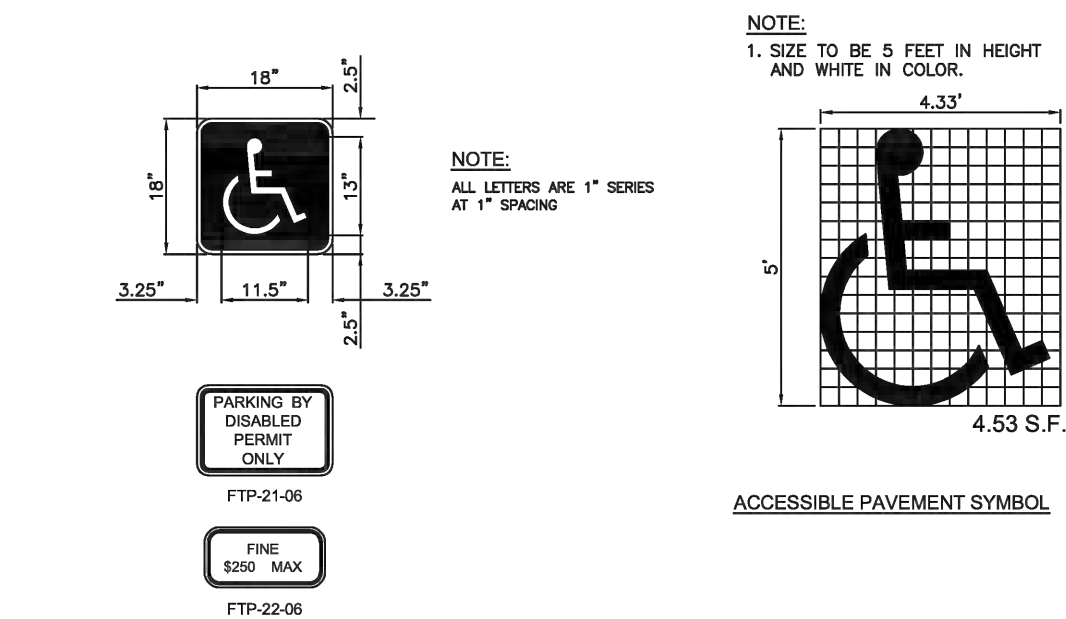


TYPICAL SIGN INSTALLATION DETAIL

N.T.S.

## LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION
- TRENCH/ASPHALT RESTORATION AREA
- MILLING & RESURFACING AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

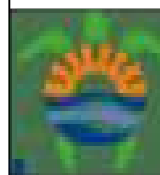


### SIGNAGE NOTES:

- FTP-21-06 & FTP-22-08 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
- SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

### NOTES:

- PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
- BLUE MARKINGS SHALL BE SHADED.
- SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
- ALL RAMP, SIDEWALK, CURB RAMP, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
- WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
- ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
- ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCETS STANDARDS.
- ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

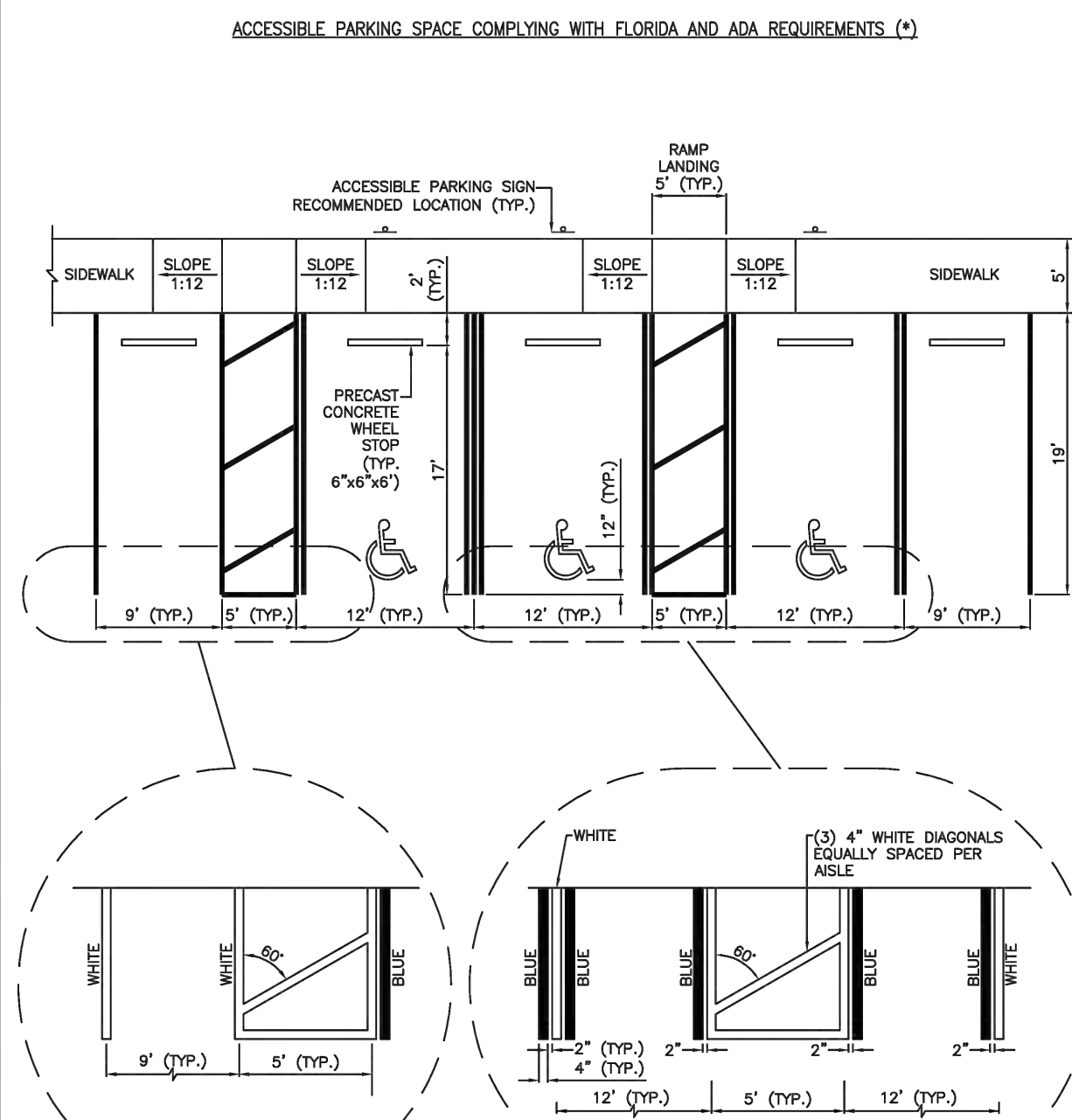


ISSUED: MAY 2023  
DRAWN: EG  
APPROVED: JG

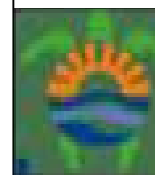
DEPARTMENT OF DEVELOPMENT SERVICES  
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

ACCESSIBLE PARKING SPACE DETAILS  
(2 OF 2)

REVISED: -  
DRAWING NO.: C-22



(\*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

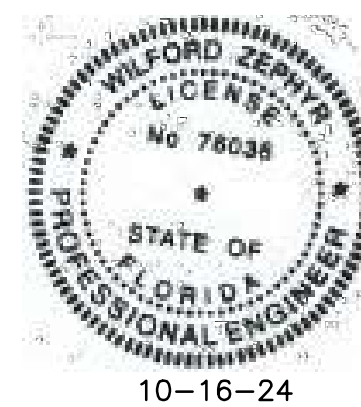


ISSUED: MAY 2023  
DRAWN: EG  
APPROVED: JG

DEPARTMENT OF DEVELOPMENT SERVICES  
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION

ACCESSIBLE PARKING SPACE DETAILS  
(1 OF 2)

REVISED: -  
DRAWING NO.: C-21



10-16-24

## PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

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## REVISIONS

NO.	DATE	DESCRIPTION
1	9-8-23	CITY REVIEW COMMENTS
2	5-30-24	CITY REVIEW COMMENTS

## ZEPHYR ENGINEERING

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# ZE

## FILLMORE STREET APARTMENTS

2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 5/31/23

SCALE: 1"=20'

SHEET NO.: C5

5 OF 9

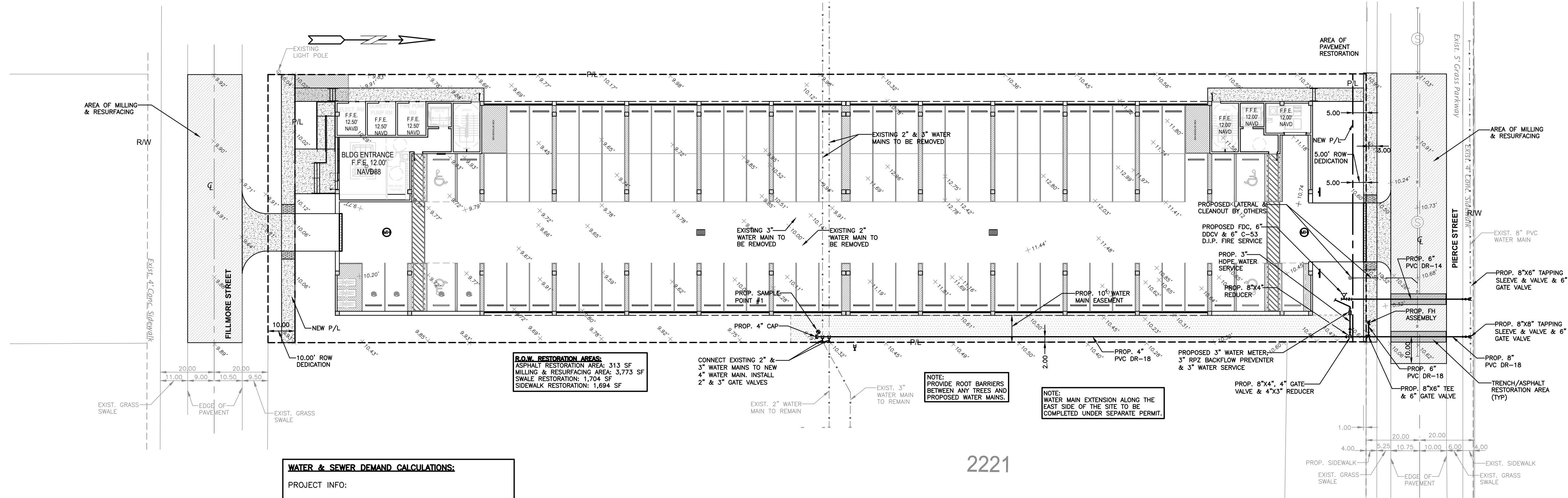
PROJECT NO.: 23-18







ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



**R.O.W. RESTORATION AREAS:**  
ASPHALT RESTORATION AREA: 313 SF  
MILLING & RESURFACING AREA: 3,773 SF  
SIDEWALK RESTORATION: 1,694 SF

**WATER & SEWER DEMAND CALCULATIONS:**

**PROJECT INFO:**

- 63 RESIDENTIAL UNITS

**WATER DEMAND**  
(63 RESIDENTIAL UNITS)X(250 GPD/UNIT)=15,750 GPD

**WASTEWATER DEMAND**  
(63 RESIDENTIAL UNITS)X(250 GPD/UNIT)=15,750 GPD

**FIRE DEPT. NOTES:**

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

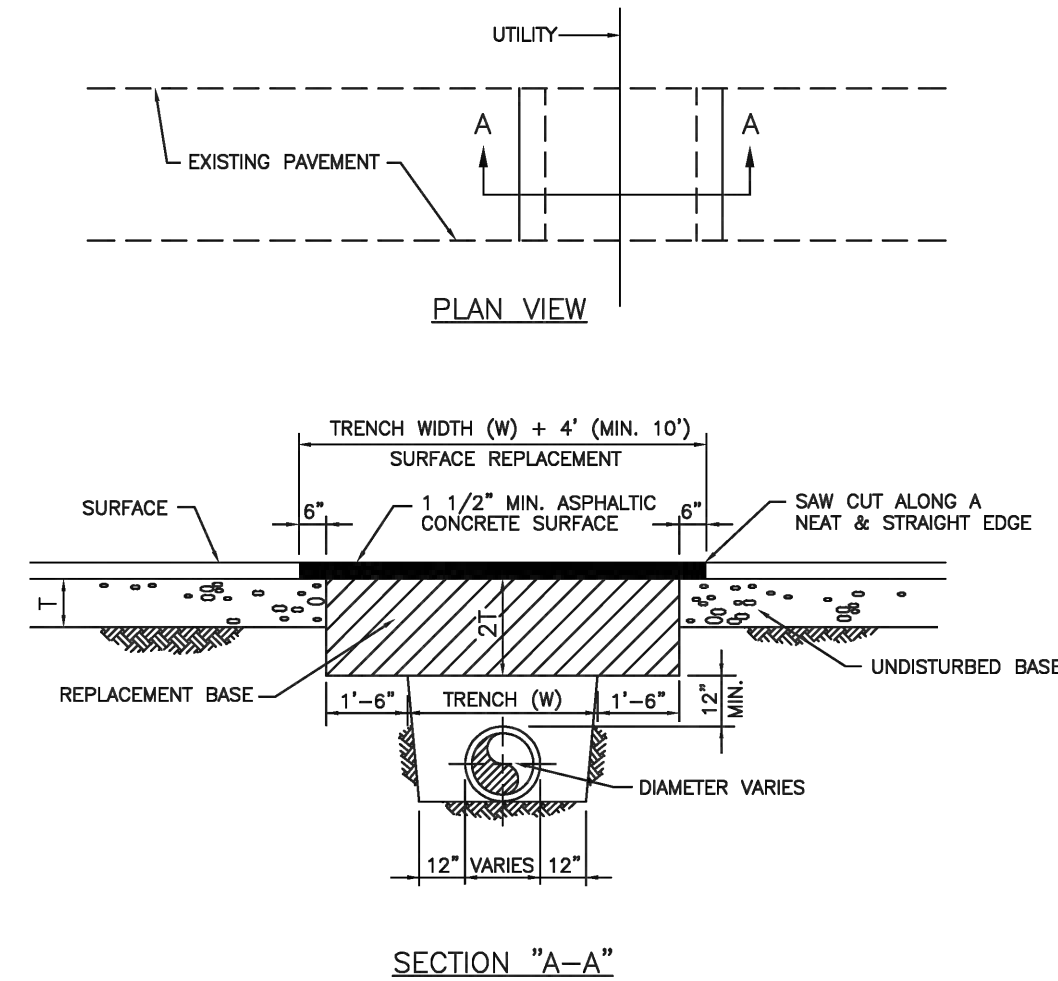
2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.

**NOTE:**

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

**LEGEND**

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION
- TRENCH/ASPHALT RESTORATION AREA
- MILLING & RESURFACING AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



**NOTES:**

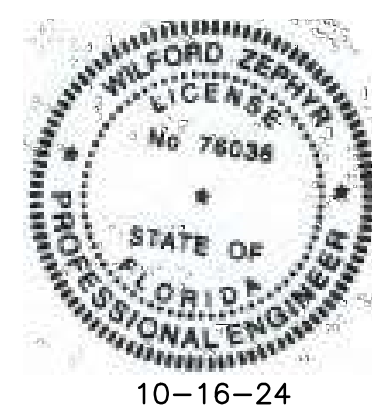
- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12\", MAXIMUM 18\".
- BASE MATERIAL SHALL BE PLACED IN 6\" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
- ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
- SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
- SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
- BASE MATERIAL SHALL HAVE A MINIMUM LER OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
- 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.
- MINIMUM PAVEMENT RESTORATION WIDTH IS 10\".



ISSUED: MAY 2023  
DRAWN: EG  
APPROVED: JG

DEPARTMENT OF DEVELOPMENT SERVICES  
ENGINEERING, TRANSPORTATION & MOBILITY DIVISION  
FLEXIBLE PAVEMENT RESTORATION  
PERPEND. UTILITY INSTALLATION

REVISED: -  
DRAWING NO.: C-31



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**WATER & SEWER CONNECTION PLAN**

SCALE: 1\"/>

REVISIONS		
NO.	DATE	DESCRIPTION
1	9-8-23	CITY REVIEW COMMENTS
2	5-30-24	CITY REVIEW COMMENTS

**ZEPHYR ENGINEERING**

**ZE**

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/31/23

SCALE: 1\"/>

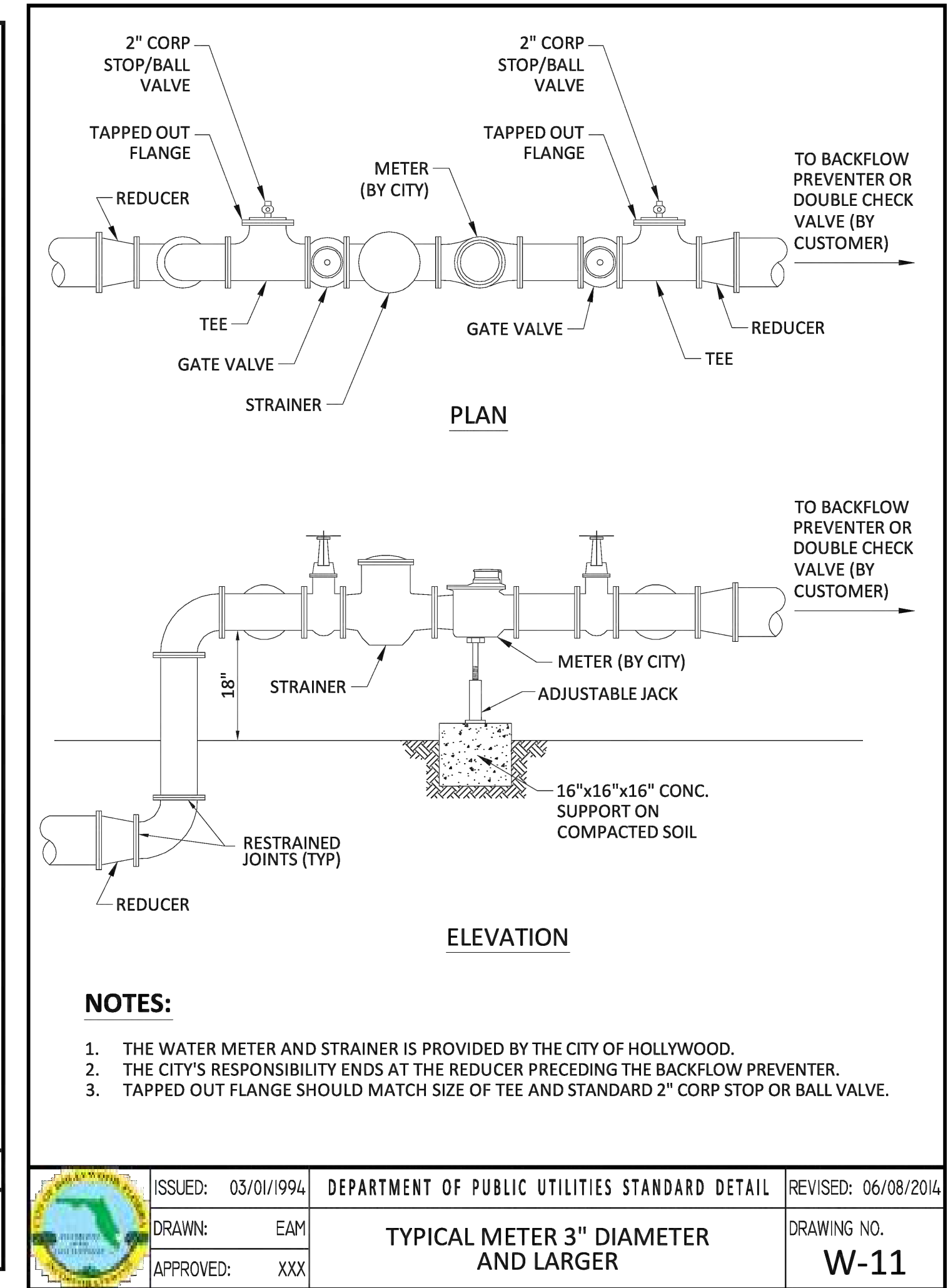
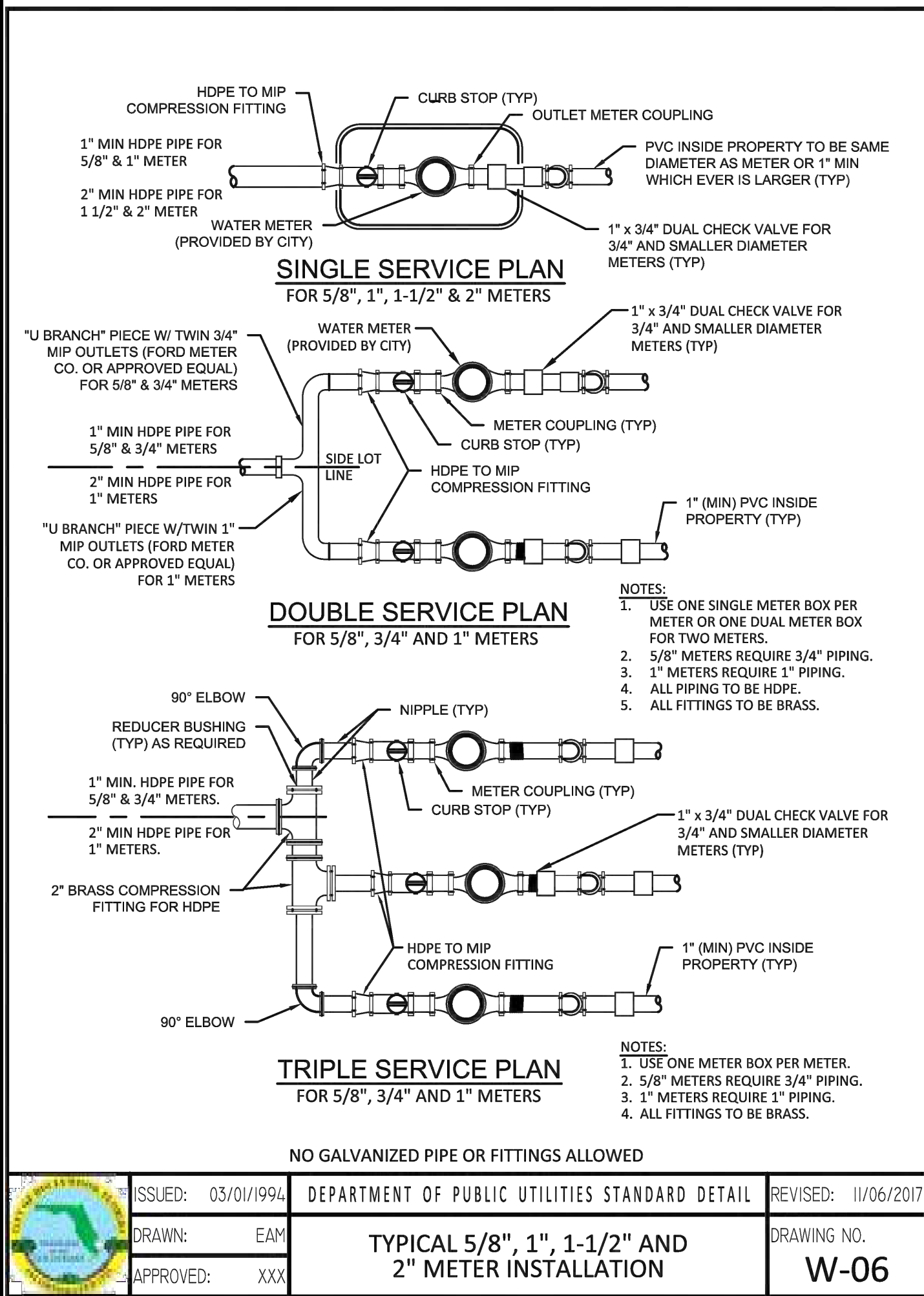
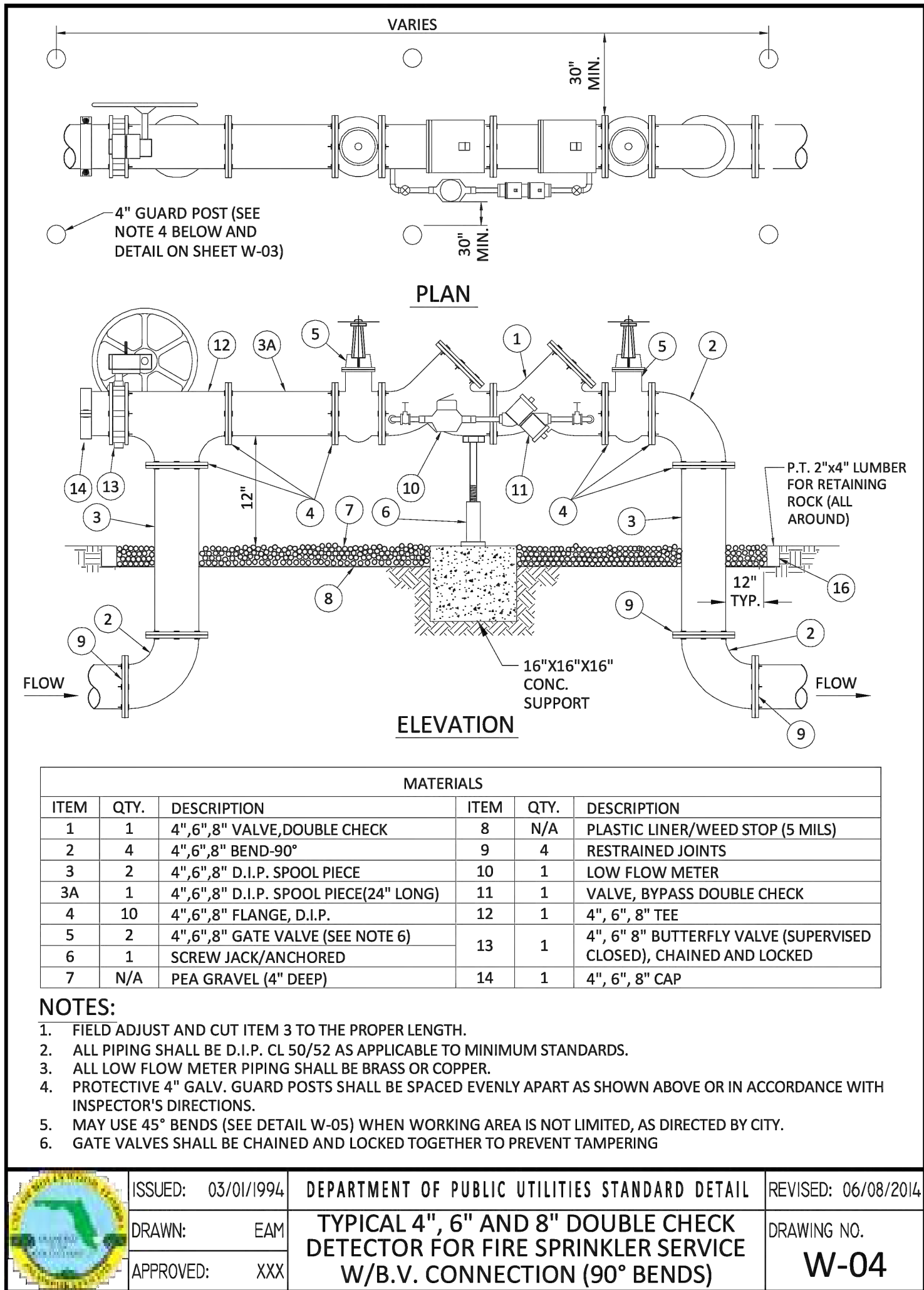
SHEET NO.: C7

7 OF 9

PROJECT NO.: 23-18

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wzephyr@gmail.com  
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## UTILITIES DETAILS I

SCALE: N.T.S.

## REVISIONS

NO.	DATE	DESCRIPTION

## ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.  
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CA#: 31158

# ZE

## FILLMORE STREET APARTMENTS

2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 5/31/23

SCALE: N.T.S.

SHEET NO.:

C8

8 OF 9

PROJECT NO.: 23-18

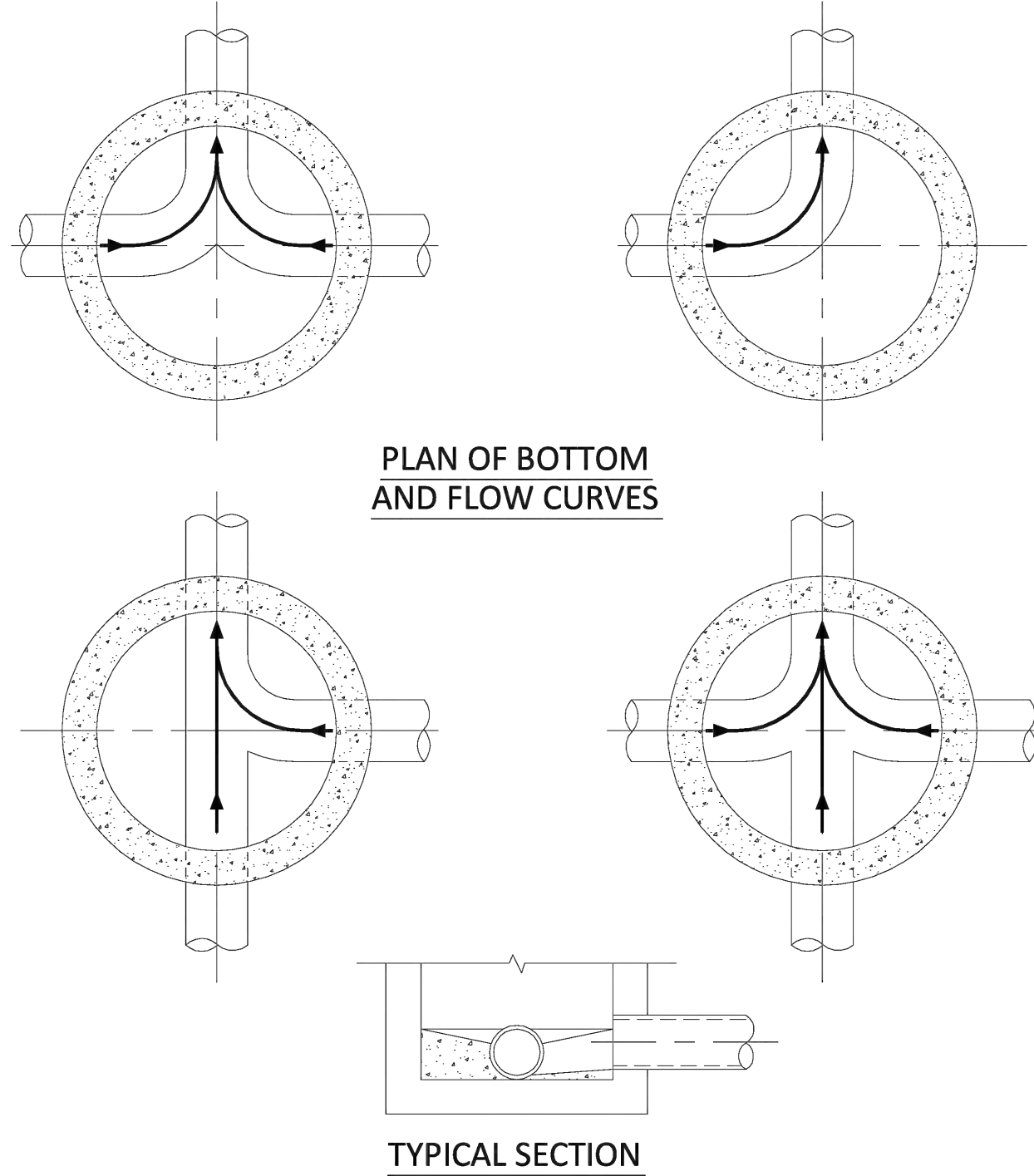


## SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) 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.
4. 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.
5. 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 MILE 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.
6. 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:  
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$

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
7. 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.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

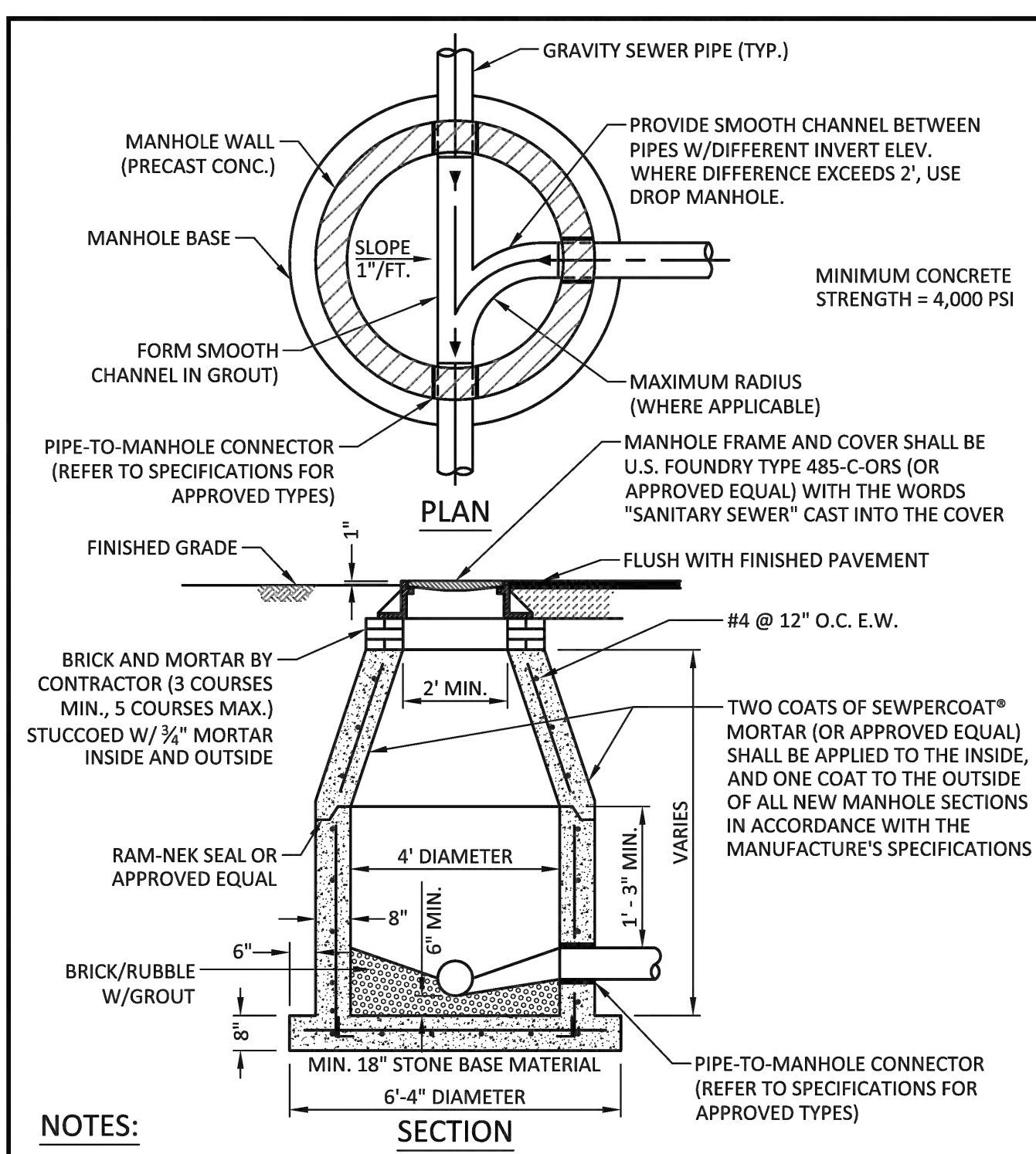
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



## NOTES:

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

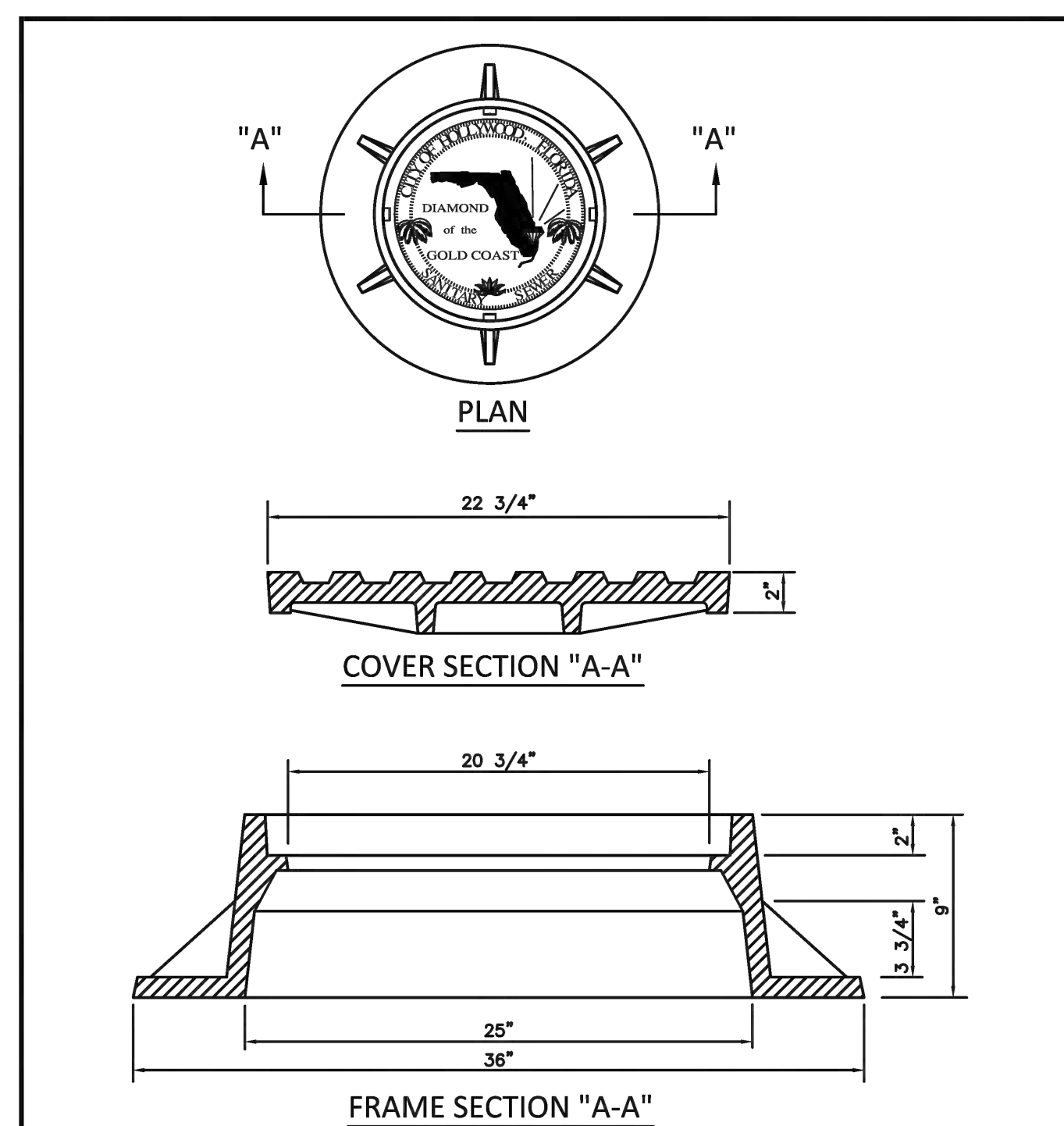
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
APPROVED: XXX		



## NOTES:

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

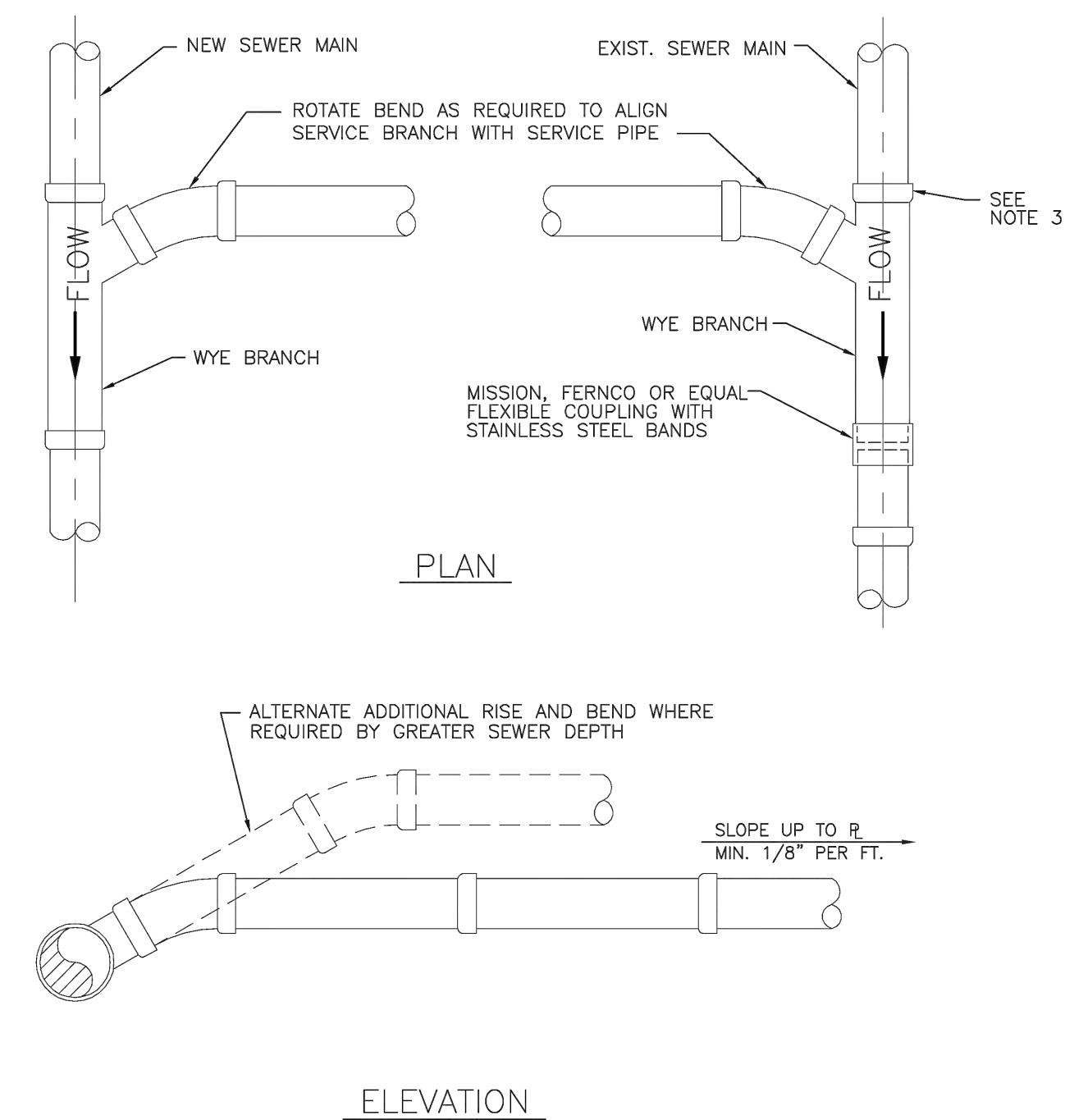
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03
APPROVED: XXX		



## NOTES:

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

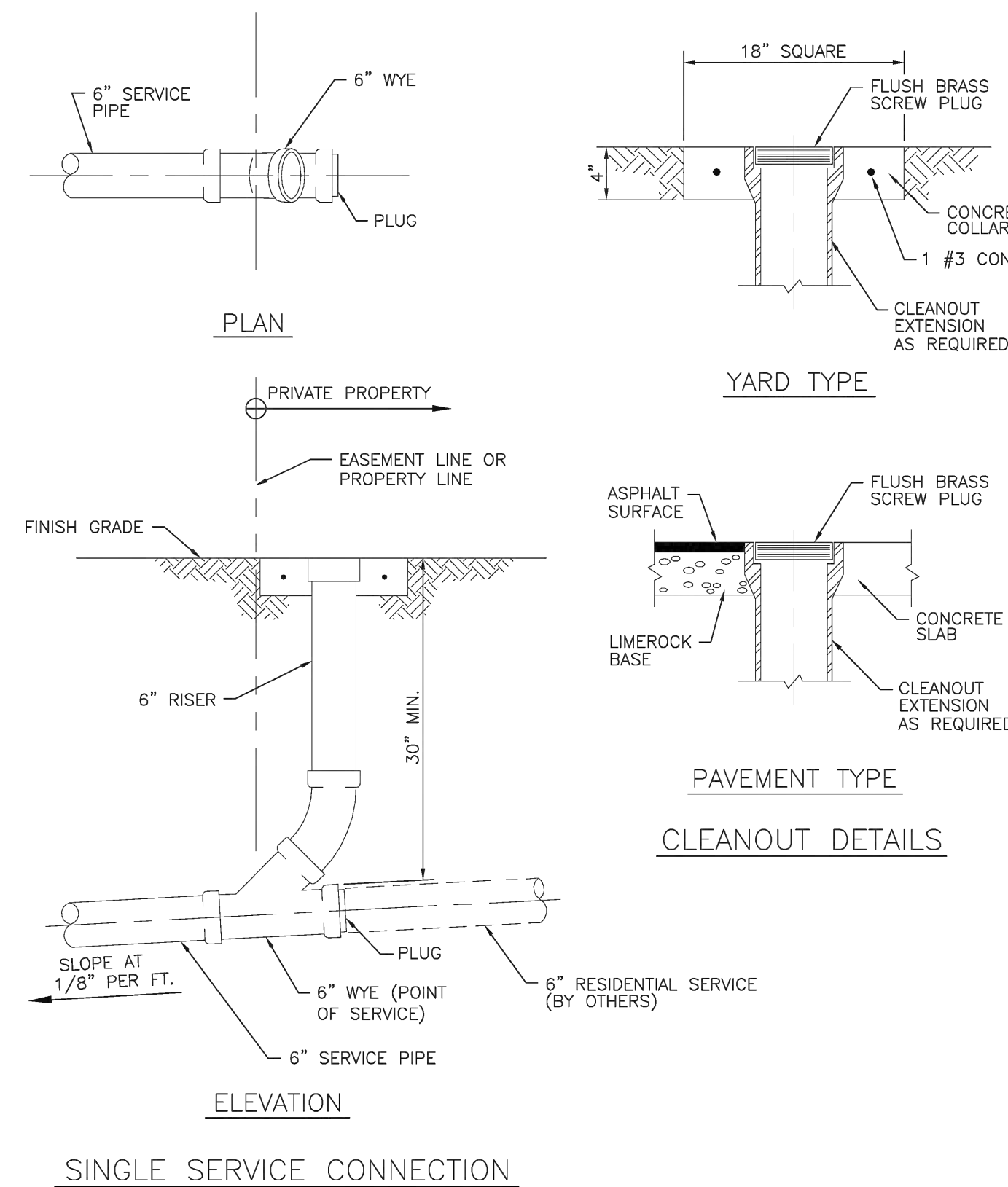
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FRAME AND COVER CITY OF HOLLYWOOD	DRAWING NO. S-06.1
APPROVED: XXX		



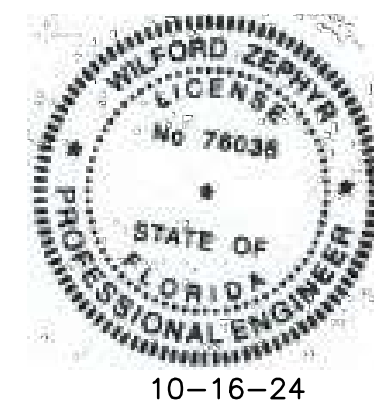
## NOTES:

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

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



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



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## UTILITIES DETAILS II

SCALE: N.T.S.

## REVISIONS

NO.	DATE	DESCRIPTION

## ZEPHYR ENGINEERING

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CA #: 31158

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FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/31/23

SCALE: N.T.S.

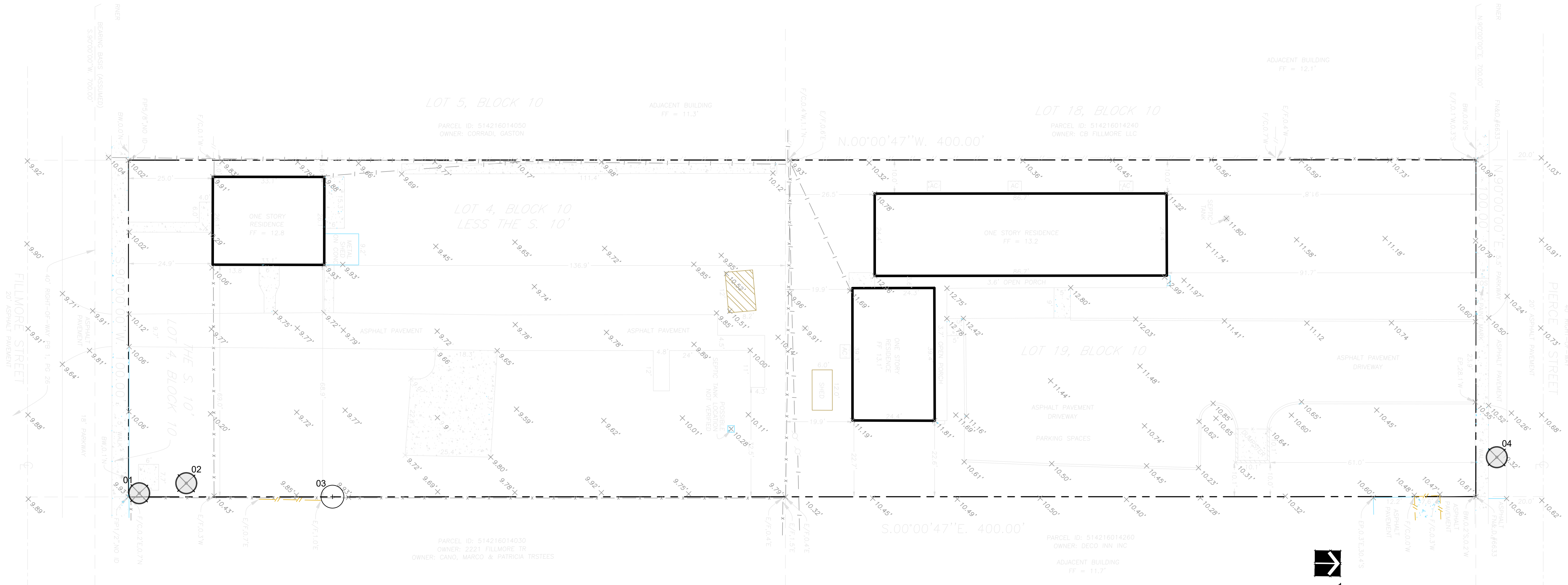
SHEET NO.:

C9

9 OF 9

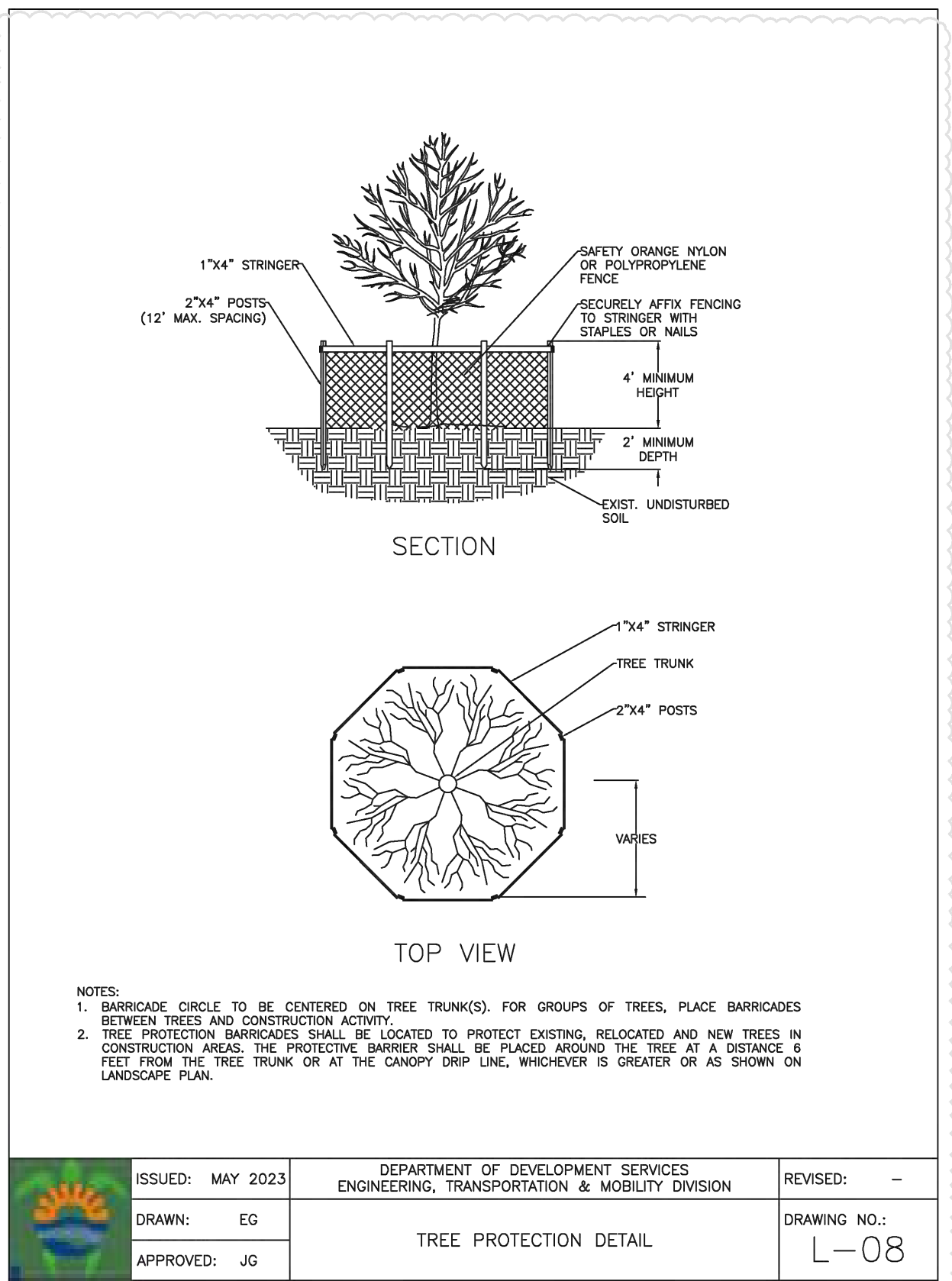
PROJECT NO.: 23-18





TREE DISPOSITION								
TREE SURVEY								
#	BOTANICAL NAME	COMMON NAME	DBH (in.)	HEIGHT (ft)	SPREAD (ft)	CONDITION	DISPOSITION	NOTES
1	Bursera simaruba	Gumbo Limbo	14	20	20	40%	Remain	14
2	Delonix regia	Royal Poinciana	48	30	35	60%	Remove	48
3	Quercus virginiana	Live oak	30	30	30	70%	Remain	
4	Quercus virginiana	Live oak	14	20	12	30%	Remove	14
Total								76

TREE MITIGATION		
3 TREES WILL BE REMOVED WITH A TOTAL OF 76" DIAMETER INCHES TO BE MITIGATED. PLEASE SEE BREAK DOWN OF REPLACEMENT AS FOLLOWS:		
12 DAHOON HOLLY	4" EACH	48
3 CRAPE MYRTLE	4" EACH	12
4 PINK TABEBUIA	4" EACH	16
TOTAL DIAMETER INCHES PROVIDED		76



+	EXISTING TREE / PALM TO REMAIN
⊗	EXISTING TREE / PALM TO BE REMOVED



PROJECT NAME & LOCATION:

2231 FILLMORE ST. &  
2224 PIERCE ST.  
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:

DATE:

PERMIT COMMENTS	09-25-23
PERMIT REVISION	04-19-24

DRAWING NAME:

TREE  
DISPOSITION  
PLAN

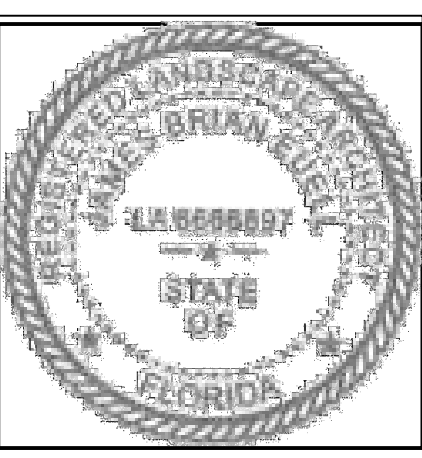
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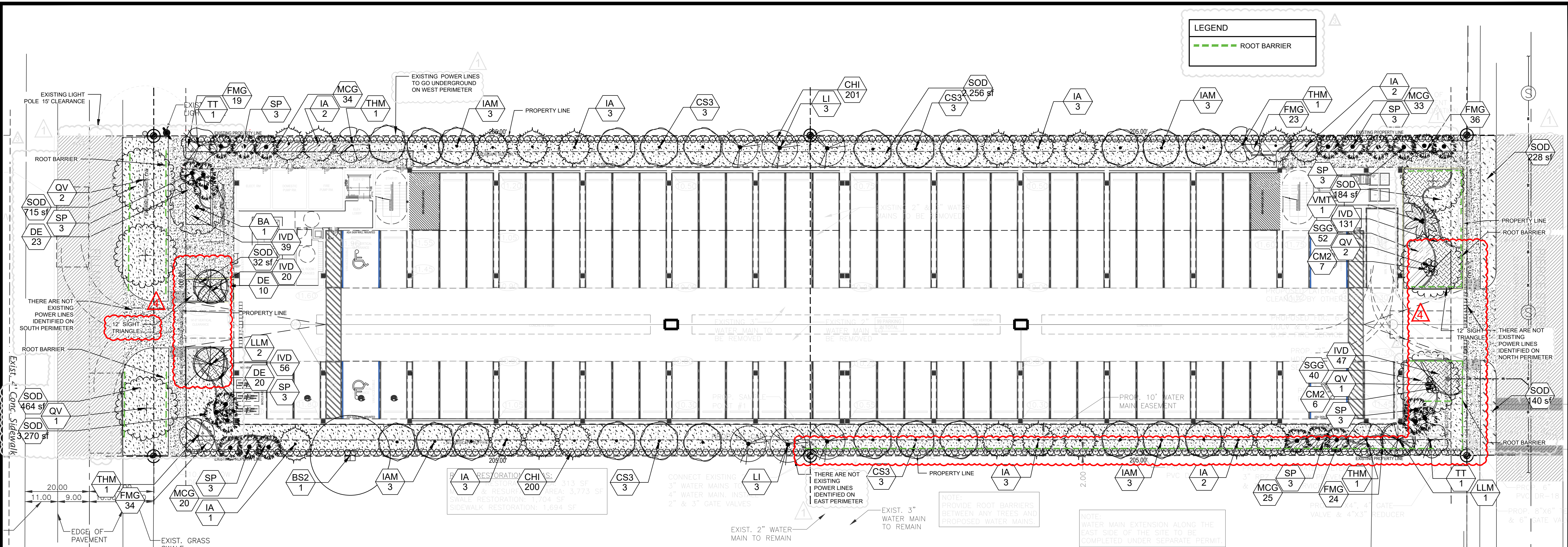
FOLIAGE EXPRESSIONS



8801 SW 192nd Terrace,  
Cutler Bay, FL 33157







PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	DBH	SIZE	NATIVE	DROUGHT TOLERANCE	
TREES									
CS3	12	Conocarpus erectus sericeus	Silver Button Wood	FG/B&B	2" DBH	12' HT. x 5' Spr., Std.	Yes	High	
IA	19	Ilex cassine	Dahoon Holly	FG/B&B	4" DBH	14' HT x 6' SPR	Yes	High	
QV	6	Quercus virginiana	Live Oak	FG/B&B	4" DBH	14' HT x 6' SPR	Yes	High	
EXISTING TREES									
BS2	1	Bursera simaruba	Gumbo Limbo	EXISTING			Yes	High	
FLOWERING TREES									
BA	1	Bulnesia arborea	Verawood	FG/B&B	4" DBH	14' HT x 6' SPR	No	High	
LI	6	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle 'Standard'	FG/B&B	4" DBH	14' HT x 6' SPR, STD	No	High	
TT	2	Tabebuia heterophylla	Pink Trumpet Tree	FG/B&B	4" DBH	14' HT x 6' SPR	No	High	
MITIGATION TREES									
IAM	12	Ilex cassine	Dahoon Holly	FG/B&B	4" DBH	14' HT x 6' SPR	Yes	High	
LLM	3	Lagerstroemia indica 'Lavender'	Lavender Crape Myrtle	FG/B&B	4" DBH	14' HT x 6' SPR, STD	No	High	
THM	4	Tabebuia heterophylla	Pink Tabebuia	FG/B&B	4" DBH	14' HT x 6' SPR, STD	No	High	
PALM TREES									
SP	24	Sabal palmetto	Cabbage Palmetto	FG/B&B		14'-20" OA, Vary Heights	Yes	High	
VMT	1	Veitchia montgomeryana	Montgomery Palm	FG/B&B		12-16" OA, Triple Trunk	No	Medium	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING
SHRUBS									
CHI	401	Chrysobalanus icaco	Coco Plum	-		42" H. X 24" SPR.	Yes	High	24" o.c.
CM2	13	Codiaeum variegatum 'Mammy'	Mammy Croton	-		18"x18"	No	High	24" o.c.
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING
SHRUB AREAS									
DE	33	Duranta erecta 'Gold Mound'	Gold Mound Duranta	-		18"HT x 18"SPR	Yes	High	18" o.c.
SGG	92	Schefflera arboricola 'Gold Capella'	Gold Capella Arboricola	-		24"HT x 24"SPR	No	High	24" o.c.
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING
GROUND COVERS									
FMG	136	Ficus microcarpa 'Green Island'	Green Island Ficus	-		14" HT x 16" SPR	No	High	18" o.c.
IVD	293	Ilex vomitoria 'Stokes dwarf'	Dwarf Yaupon Holly	-		14" HT x 16" SPR	Yes	High	18" o.c.
SOD/SEED									
SOD	289 sf	Stenotaphrum secundatum 'Floritam'	'Floritam' St. Augustine Sod	sod			No	High	
TALL GROUND COVERS									
MCG	112	Muhlenbergia capillaris	Pink Muhly Grass	-	Yes	24" HT. x 24" SPR.	Yes	Medium	24" o.c.

Police department Note: Tree canopies should not be lower than 6ft in height.

LANDSCAPE CALCULATIONS

ZONING: DH-2

LAND USE: REGIONAL ACTIVITY CENTER

GROSS SITE AREA	40,051 S.F.	
OPEN SPACE / PERVIOUS AREA	9,948.66 S.F.	24.80%
TOTAL IMPERVIOUS AREA	30,102.40 S.F.	75.20%
SECTION 4.6		
PERIMETER LANDSCAPE	REQUIRED	PROVIDED
1 TREE EVERY 30' O.C.		
FILLMORE STREET 100 L.F./30-3.3	3 TREES	3 TREES
PIERCE STREET 100 L.F./30-3.3	3 TREES	3 TREES
5 FOOT LANDSCAPE BUFFER WITH 1 TREE EVERY 20' LINEAR FEET OF REQUIRED BUFFER		
EAST BUFFER 400 LF /20=20	20 TREES	20 TREES
WEST BUFFER 400 LF /20=20	20 TREES	20 TREES
INTERIOR LANDSCAPE FOR AT GRADE PARKING LOT AND VUA		
1 TREE PER EACH PARKING ISLAND	N/A	N/A
OPEN SPACE		
MINIMUM 1 TREE PER EVERY (1,000) S.F. OF PERVIOUS AREA		
PERVIOUS AREA 9,948 S.F. / 1,000 S.F.=9.9	10 TREES	12 TREES
TOTAL TREES	56 TREES	58 TREES
MINIMUM 60% NATIVE (56X60%=34)	34 (60% MIN.)	50% +
PERCENT OF PALMS NO MORE THAN 50%	28/28 PALMS	9/28 PALMS (16%)
PERCENT OF NATIVE SHRUBS 50%	55X50%=280	280
		454

TREE MITIGATION

3 TREES WILL BE REMOVED WITH A TOTAL OF 76" DIAMETER INCHES TO BE MITIGATED. PLEASE SEE BREAK DOWN OF REPLACEMENT AS FOLLOWS:		
12 DAHOON HOLLY	4" EACH	48
3 CRAPE MYRTLE	4" EACH	12
4 PINK TABEBUIA	4" EACH	16
TOTAL DIAMETER INCHES PROVIDED		76

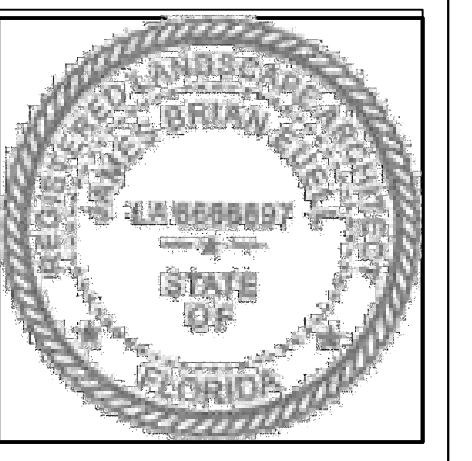
SCALE: 1/16"=1'-0"



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast, it's free, it's the law.  
Call 811 two business days  
before digging

FOLIAGE EXPRESSIONS

8801 SW 192nd Terrace,  
Culter Bay, FL 33157



2231 FILLMORE ST. &  
2224 PIERCE ST.

HOLLYWOOD, FLORIDA 33020

PROJECT NAME & LOCATION:

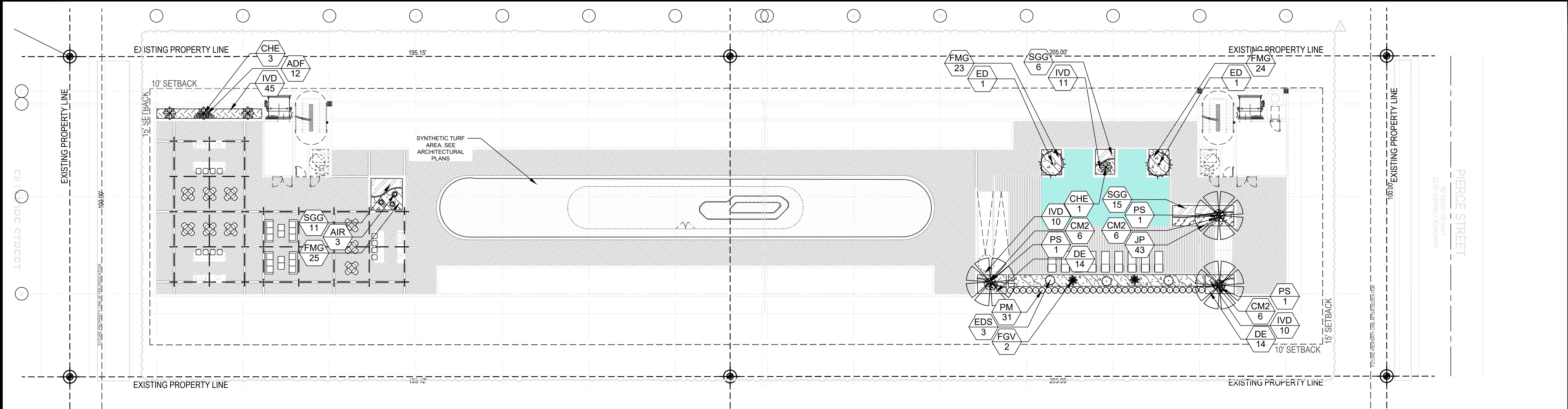
DISTRIBUTION:	DATE:
PERMIT COMMENTS	09-25-23
PERMIT REVISION	02-27-24
PERMIT REVISION	04-19-24
PERMIT REVISION	09-24-24

DRAWING NAME:  
LANDSCAPE  
PLAN

DRAWING NUMBER:

L-210



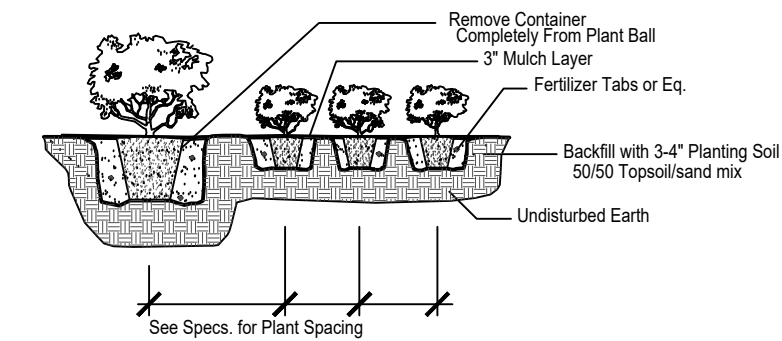


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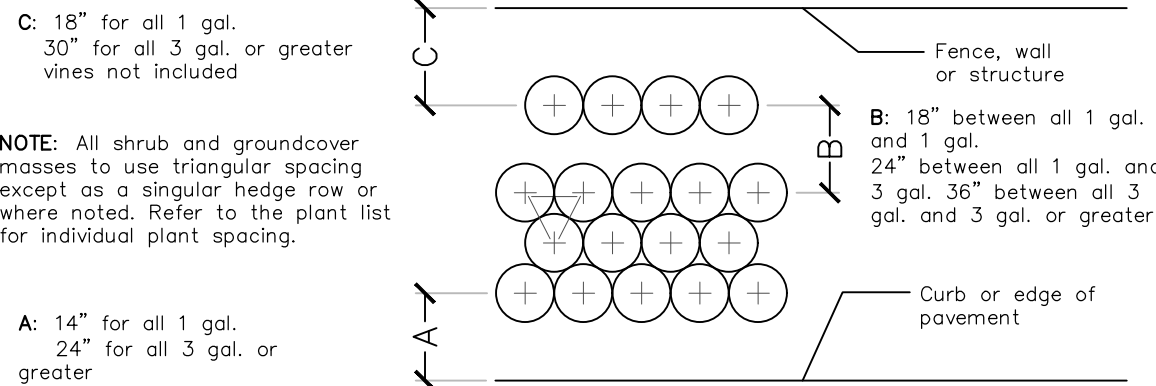
PLANT SCHEDULE ROOF DECK

CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	DBH	SIZE	NATIVE	DROUGHT TOLERANCE	DETAIL	REMARKS
<b>TREES</b>									
ED	2	Elaeocarpus decipiens / Japanese Blueberry Tree	FG/B&B	3" DBH	10' HT. x 5' SPR.	No	High		
<b>PALM TREES</b>									
PS	3	Phoenix sylvestris / Wild Date Palm	FG/B&B		12" O.A. SINGLE	No	High		
<b>SHRUBS</b>									
AIR	3	Alcantarea imperialis 'Rubra' / Rubra Imperial Bromeliad	-		30-36" OA	No	High		
ADF	12	Asparagus densiflorus 'Myers' / Myers Asparagus	-		18"x18"	No	High		
CHE	4	Chamaerops humilis cerifera 'Silver Select' / Silver Mediterranean Fan Palm	-		4' OA, TRIPLE	No	High		
CM2	18	Codiaeum variegatum 'Mammy' / Mammy Croton	-		18"x18"	No	High		
EDS	3	Elaeocarpus decipiens 'MonProud' / Japanese Blueberry Tree Dwarf	-		6' OA.; FULL TO BASE, CONE	No	High		
FGV	2	Furcraea gigantea 'Variegata' / False Agave	-		30" OA.	No	High		
PM	31	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus	-		24" H. X 24" SPR.	No	HIGH		
<b>SHRUB AREAS</b>									
DE	28	Duranta erecta 'Gold Mound' / Gold Mound Duranta	-		18"HT x 18"SPR	Yes	High	18" o.c.	
SGG	32	Schefflera arboricola 'Gold Capella' / Gold Capella Arboricola	-		24"HT x 24"SPR	No	High	24" o.c.	
<b>GROUND COVERS</b>									
FMG	174	Ficus microcarpa 'Green Island' / Green Island Ficus	-		14" HT x 16" SPR	No	High	18" o.c.	
IVD	76	Ilex vomitoria 'Stokes dwarf' / Dwarf Yaupon Holly	-		14" HT x 16" SPR	Yes	High	18" o.c.	
JP	43	Juniperus chinensis 'Parsonii' / Parsonii Juniper	---		12"HT x 12"SPR @	NO	HIGH	15" o.c.	



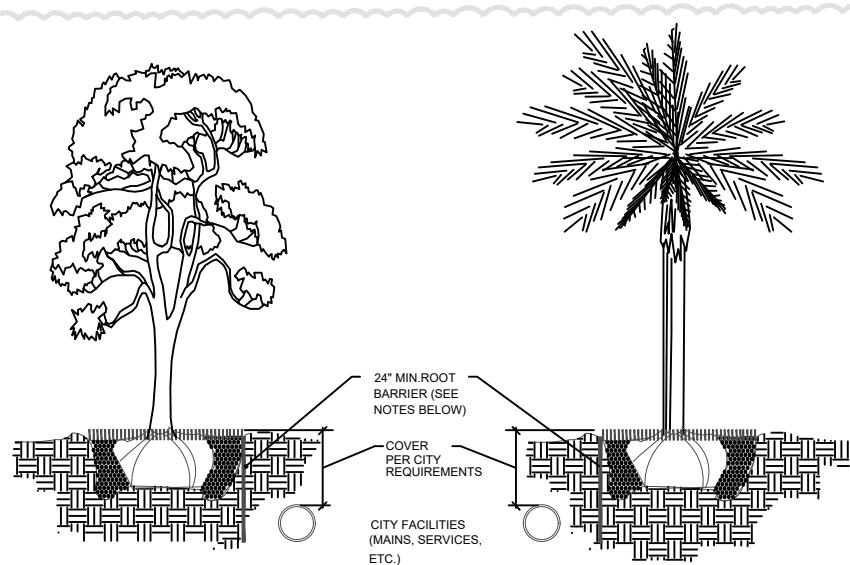
Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

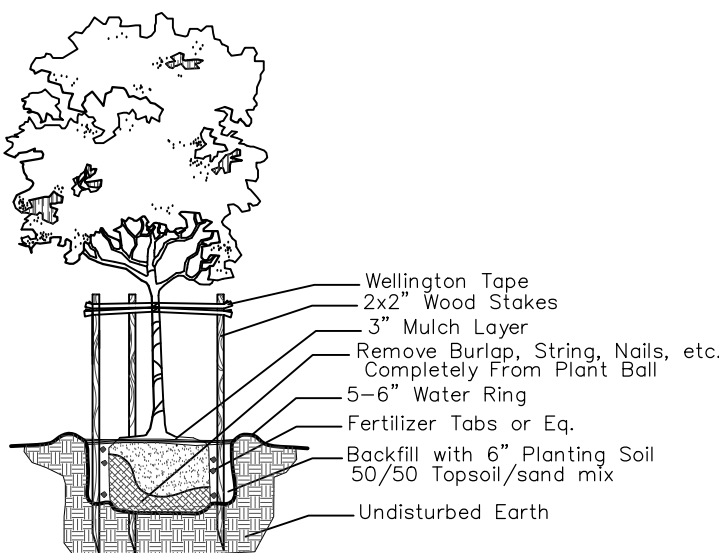
NTS



- NOTES:
1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
  2. ROOT BARRIERS SHALL HAVE MINIMUM DEEPER PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "VIBR-ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY FIDURBARRIERS.
  3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

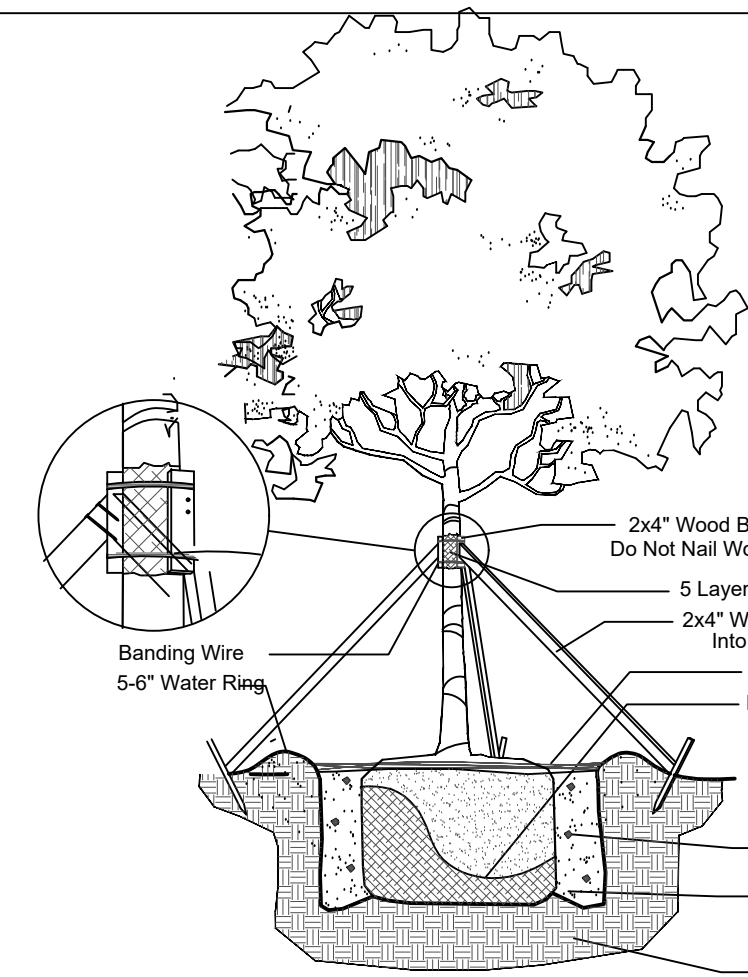
Typical Tree With Root Barrier

NTS



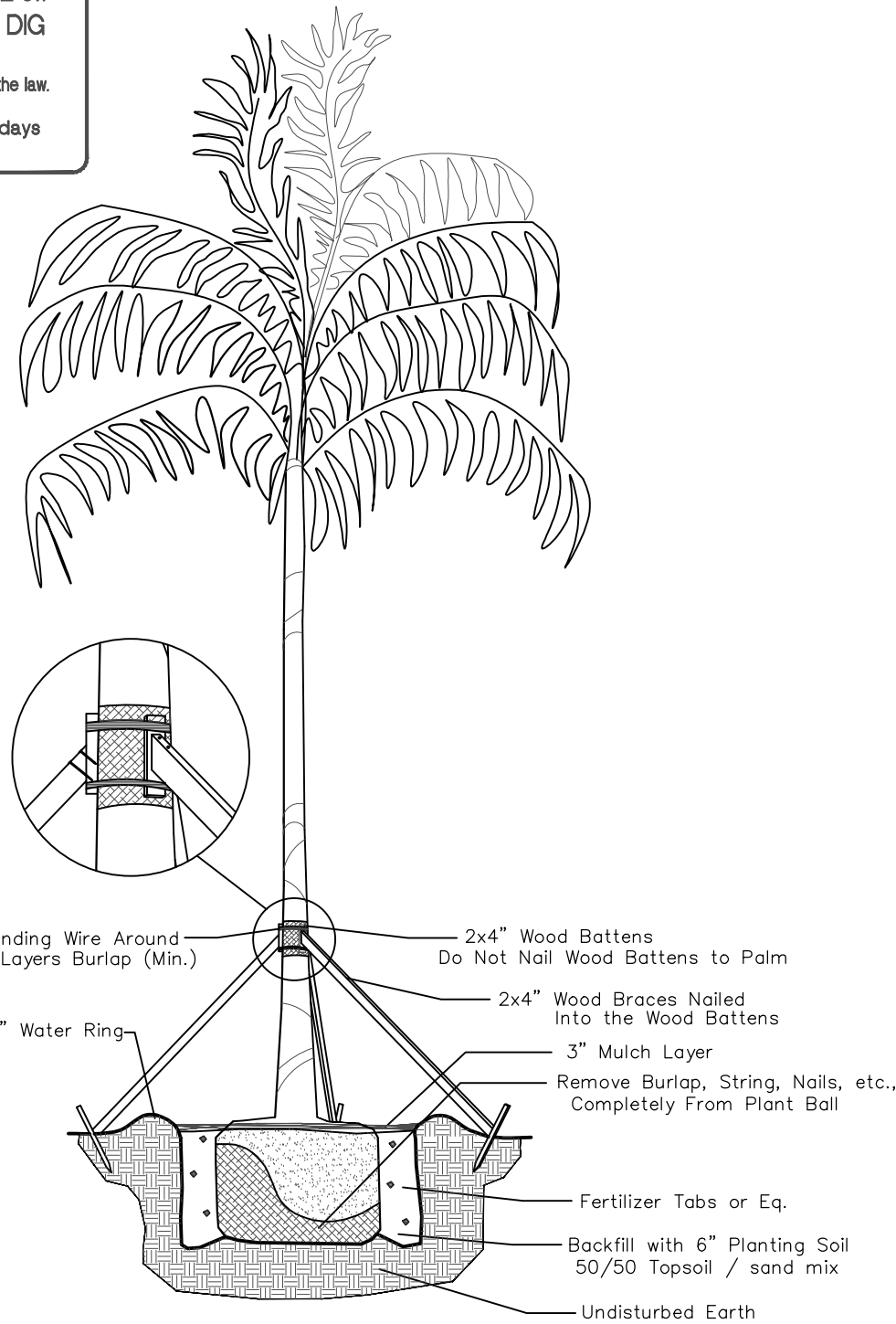
Small Tree Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

NTS

GENERAL PLANTING REQUIREMENTS

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

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

All plant material (except SOD) as included herein shall be warranted by the landscape contractor for a minimum period of 12 months,

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

The plan takes precedence over the plant list.

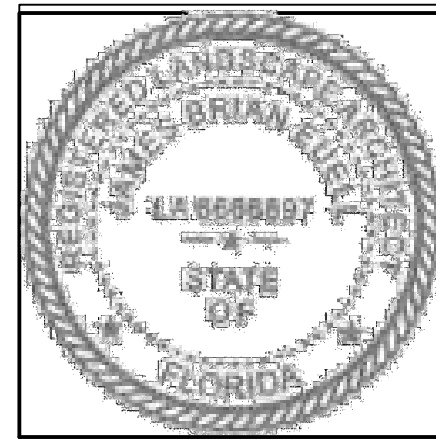
SPECIAL INSTRUCTIONS

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

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

FOLIAGE EXPRESSIONS

8801 SW 192nd Terrace,  
Culter Bay, FL 33157



2231 FILLMORE ST. &  
2224 PIERCE ST.

HOLLYWOOD, FLORIDA 33020

PROJECT NAME & LOCATION:

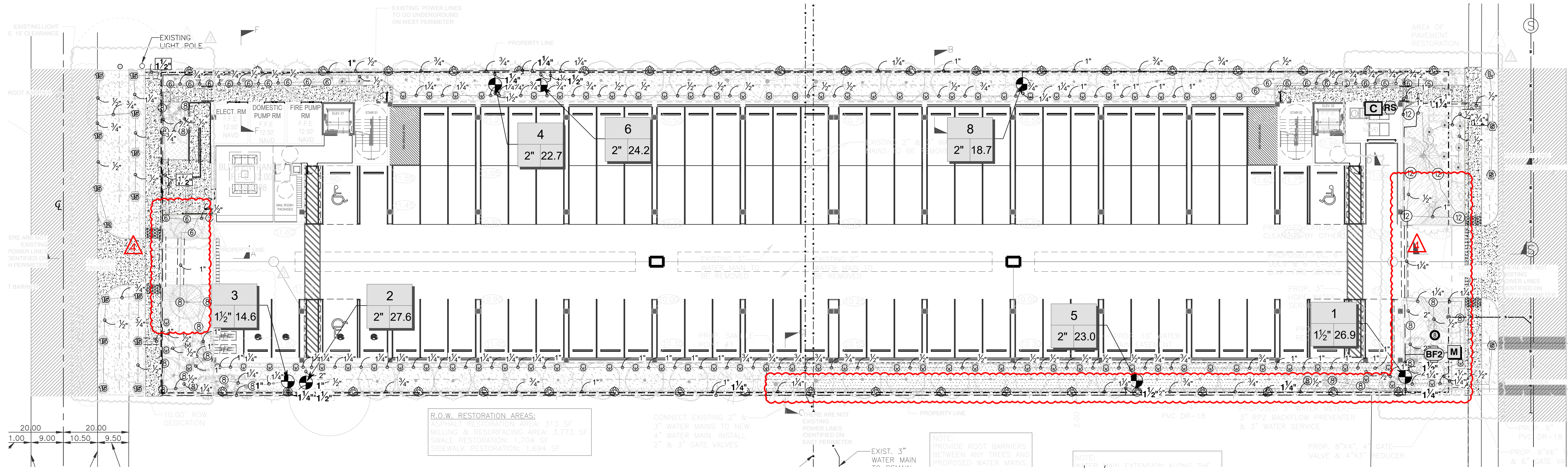
DISTRIBUTION:	DATE:
PERMIT COMMENTS	09-25-23
PERMIT REVISION	02-27-24
PERMIT REVISION	04-19-24

DRAWING NAME:  
LANDSCAPE  
NOTES AND  
DETAILS

DRAWING NUMBER:

L-211





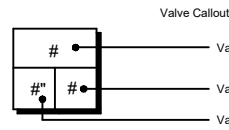
R.O.W. RESTORATION AREAS:  
ASPHALT RESTORATION AREA: 313 SF  
MILLING & RESURFACING AREA: 3,773 SF  
SWALE RESTORATION: 1,704 SF  
SIDEWALK RESTORATION: 1,694 SF

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

#### RITICAL ANALYSIS

verated: 2024-10-17 23:16  
I.C. NUMBER: 01  
ter Source Information:  
JW AVAILABLE  
ter Meter Size: 3"  
v Available 170.11 GPM  
ESSURE AVAILABLE  
tic Pressure at POC: 80 PSI  
ation Change:  
vice Line Size: 3"  
gth of Service Line: 20 ft  
ssure Available: 77 PSI  
SIGN ANALYSIS  
dimum Station Flow: 27.58 GPM  
v Available at POC: 170.11 GPM  
idual Flow Available: 142.53 GPM  
ical Station: 6  
sign Pressure: 30 PSI  
iction Loss: 5.39 PSI  
ings Loss: 0.54 PSI  
evation Loss: 0 PSI  
ss through Valve: 4.8 PSI  
ssure Req. at Critical Station: 40.7 PSI  
s for Fittings: 0 PSI  
s for Main Line: 7.6 PSI  
s for POC to Valve Elevation: 0 PSI  
s for Backflow: 11.5 PSI  
s for Water Meter: 1 PSI  
ical Station Pressure at POC: 60.8 PSI  
ssure Available: 77 PSI  
idual Pressure Available: 16.2 PSI

IRRIGATION SCHEDULE IRR				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird 1800-PRS 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	4	30	
	Rain Bird 1800-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	9	30	
	Rain Bird 1800-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	101	30	
	Rain Bird 1800-PA-S-PRS 15 Strip Series Shrub Spray on fixed riser with the PA-S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	39	30	
	Rain Bird 1800-PA-S-PRS 8 Series MPN Shrub Spray on fixed riser with the PA-S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	1	30	
	Rain Bird 1800-PA-S-PRS ADJ Shrub Spray on fixed riser with the PA-S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	23	30	
	Rain Bird 1800-PA-S-PRS ADJ Shrub Spray on fixed riser with the PA-S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	26	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird FES-PRD 1 1/2" 1" x 1 1/2" 2" Plastic Industrial Valves. Low Flow Operating Capability. Onsite Configuration. With Pressure Regulator Module.	2		
	Rain Bird FES-PRS-D 2" 1" x 1 1/2" 2" Plastic Industrial Valves. Low Flow Operating Capability. Onsite Configuration. With Pressure Regulator Module.	5		
	Folco 860 Master Series 3" Reduced Pressure Backflow Preventer	1		
	Rain Bird ESPRIME with (1) ESP-3000 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1		
	Rain Bird RSD-REX Rain Sensor, with metal latching bracket, extension wire.	1		
	Water Meter 3"	1		
	Irrigation Lateral Line: PVC Schedule 40 1/2"	792.3 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	433.4 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1"	569.5 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	594.7 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	11.1 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 2"	28.1 l.f.		
	Irrigation Mainline: PVC Schedule 40 1"	243.8 l.f.		
	Irrigation Mainline: PVC Schedule 40 1 1/4"	727.4 l.f.		
	Irrigation Mainline: PVC Schedule 40 1 1/2"	39.6 l.f.		
	Pipe Sleeve: PVC Class 200 SDR 21	59.3 l.f.		
	Pipe Sleeve: PVC Class 200 SDR 21 1 1/2"	27.1 l.f.		
	Pipe Sleeve: PVC Class 200 SDR 21 2"	4.3 l.f.		

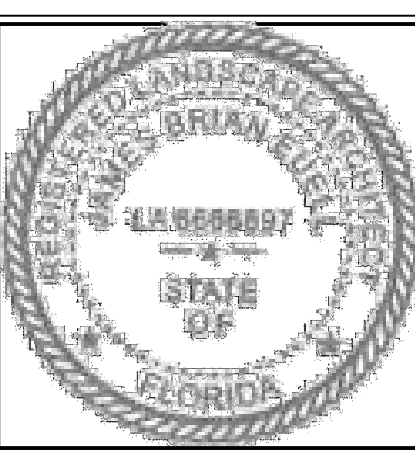


SCALE: 1/16"=1'-0"



FOLIAGE EXPRESSIONS

8801 SW 192nd Terrace,  
Culter Bay, FL 33157



PROJECT NAME & LOCATION:

2231 FILLMORE ST. &

2224 PIERCE ST.

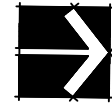
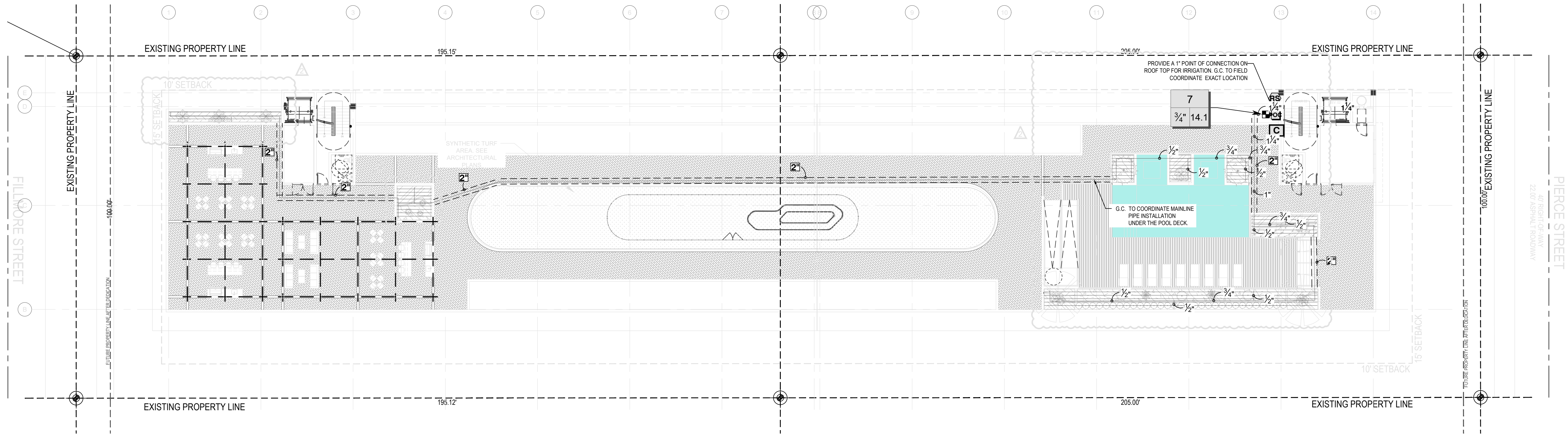
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:
PERMIT COMMENTS	09-25-23
PERMIT REVISION	02-27-24
PERMIT REVISION	04-19-24
PERMIT REVISION	09-24-24

DRAWING NAME:  
IRRIGATION  
PLAN

DRAWING NUMBER:  
L-300





SCALE:  $\frac{1}{16}$ "=1'-0"



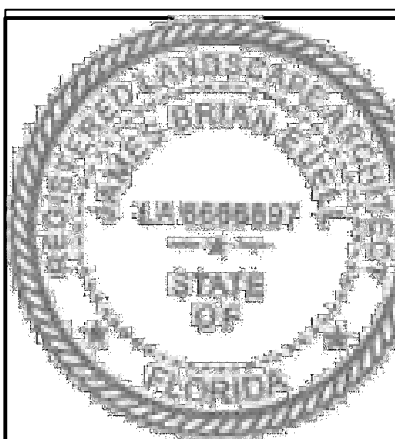
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast, it's free, it's the law.  
Call 811 two business days  
before digging

IRRIGATION SCHEDULE ROOF TOP

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XACZ-075-PRF 3/4" LOW FLOW DRIP CONTROL KIT, 3/4IN. LOW FLOW ANTI-SIPHON VALVE, 3/4IN. PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR, FOR ABOVE GRADE INSTALLATION. 0.2 GPM-5 GPM.	1	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-PS-9-12 XFS-CV 0.9 GPH LANDSCAPE DRIPLINE W/ PURPLE STRIPE.	938.9 L.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD ESPLXME2 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	POINT OF CONNECTION	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	415.8 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	100.1 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	19.5 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	16.0 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2.8 L.F.	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	294.7 L.F.	

FOLIAGE EXPRESSIONS

8801 SW 192nd Terrace,  
Cutler Bay, FL 33157



PROJECT NAME & LOCATION:  
2231 FILLMORE ST. &  
2224 PIERCE ST.

HOLLYWOOD, FLORIDA 33020

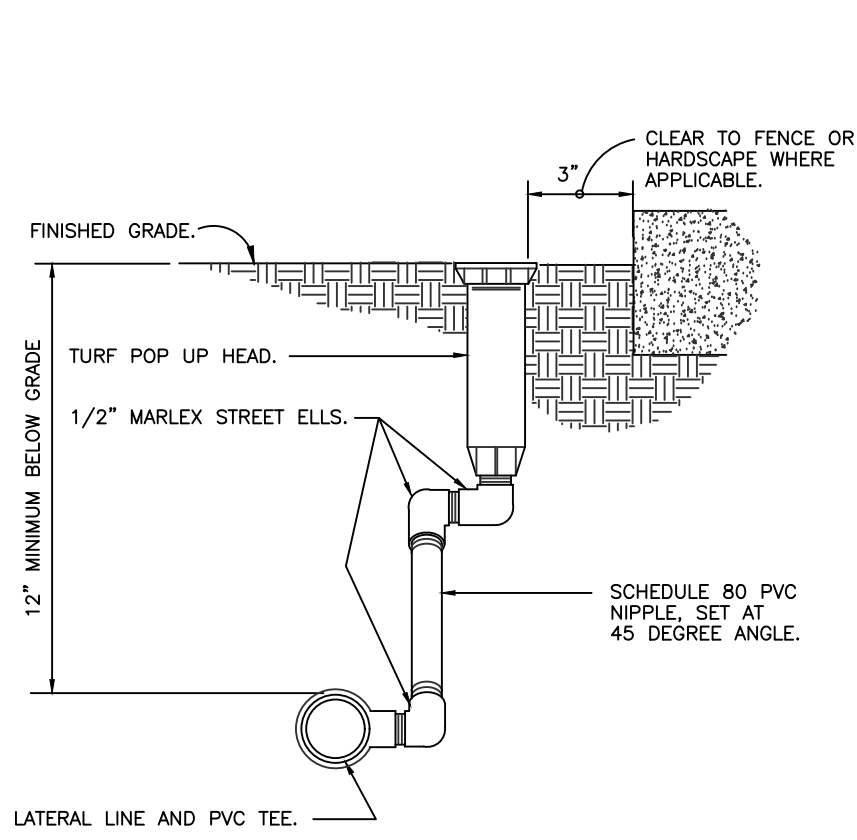
DISTRIBUTION:	DATE:
PERMIT COMMENTS	09-25-23
PERMIT REVISION	02-27-24
PERMIT REVISION	04-19-24

DRAWING NAME:  
ROOF DECK  
IRRIGATION  
PLAN

DRAWING NUMBER:

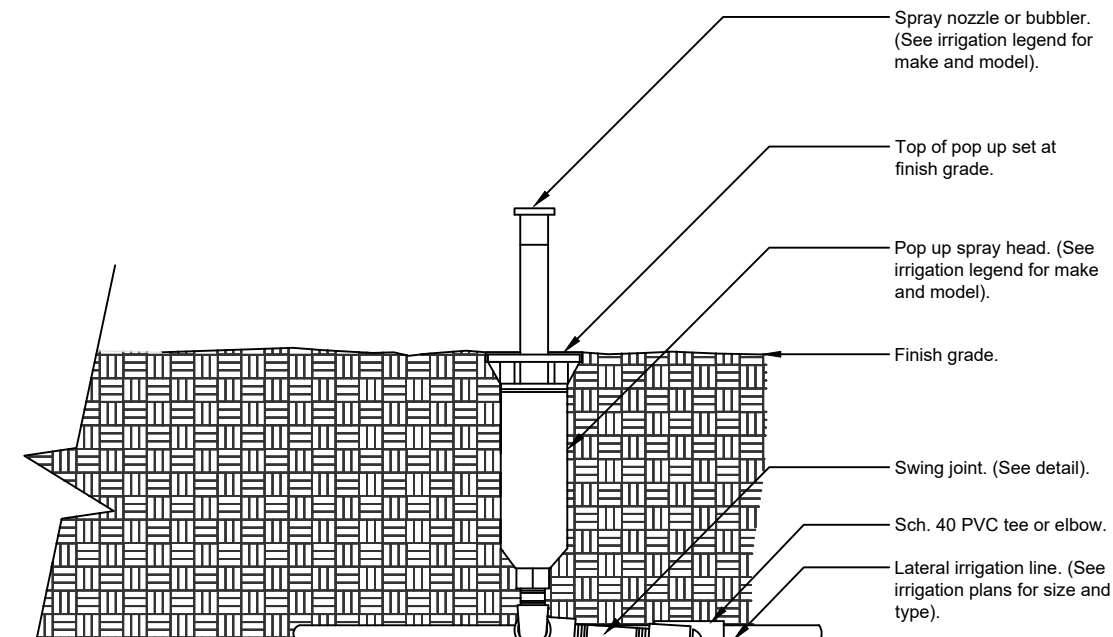
L-301





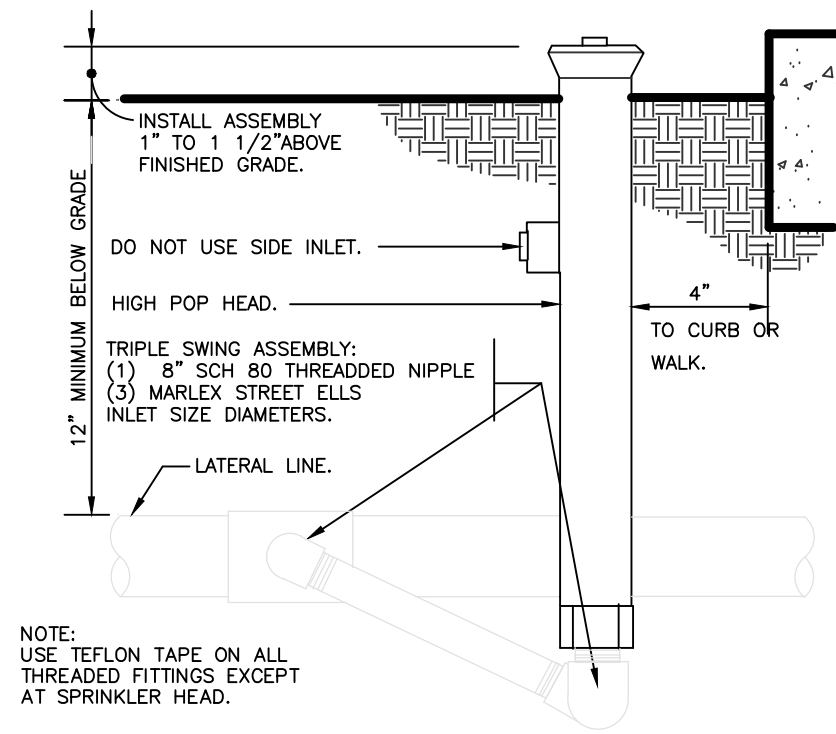
**1 TURF SPRAY MARLEX ASSEMBLY**  
3" = 1'-0"

32 8403.13-01



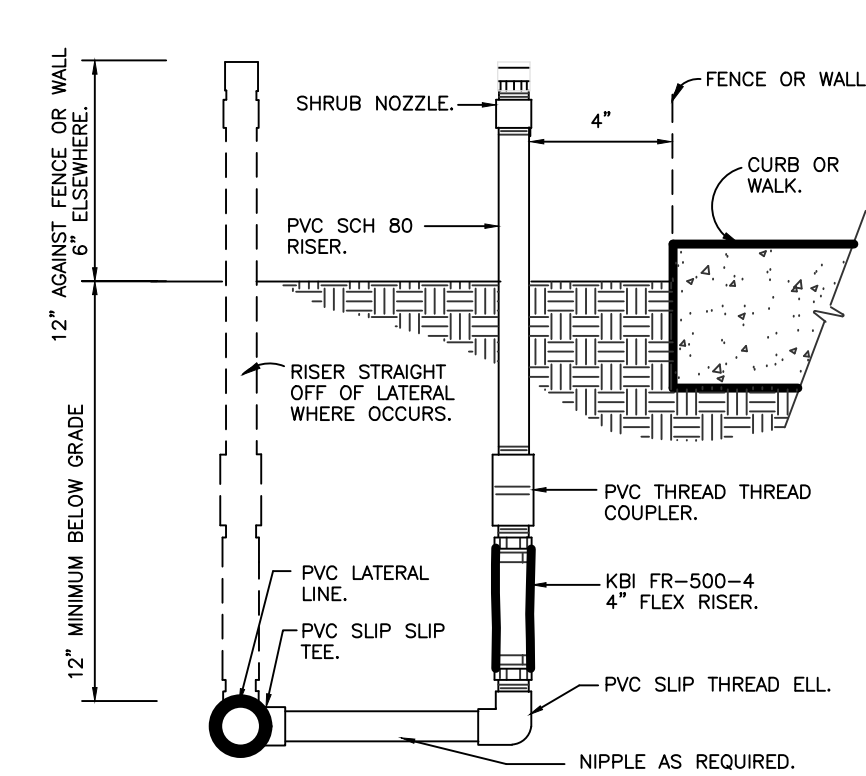
**2 POP UP-SPRAY HEAD**  
1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE: FREE TO USE  
FX-IR-FX-HEAD-01



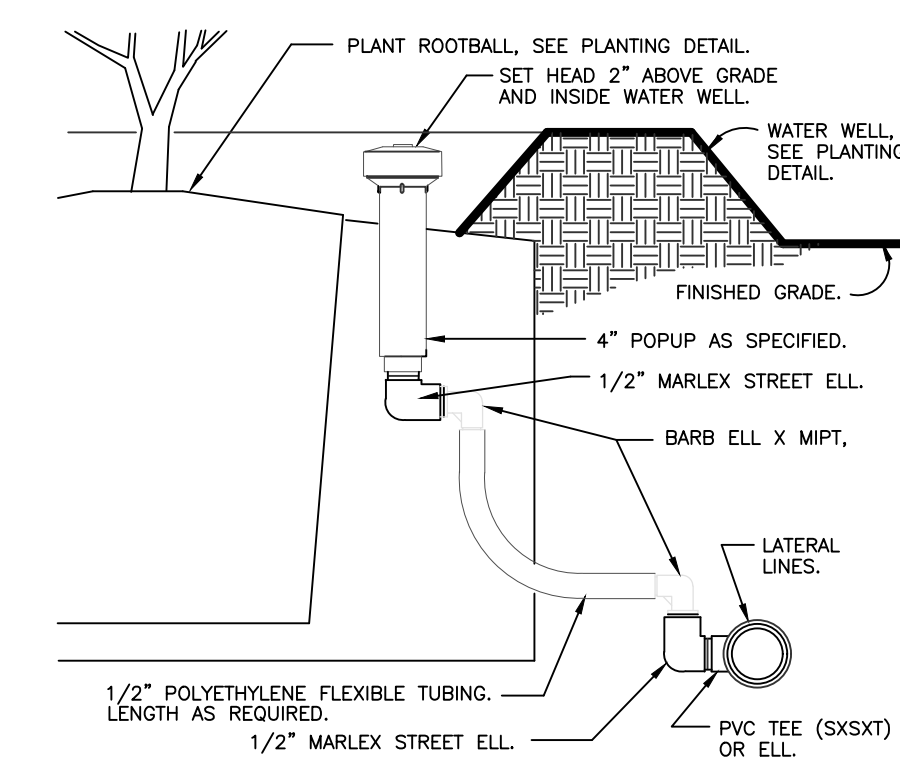
**3 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY**  
3" = 1'-0"

32 8403.29-10



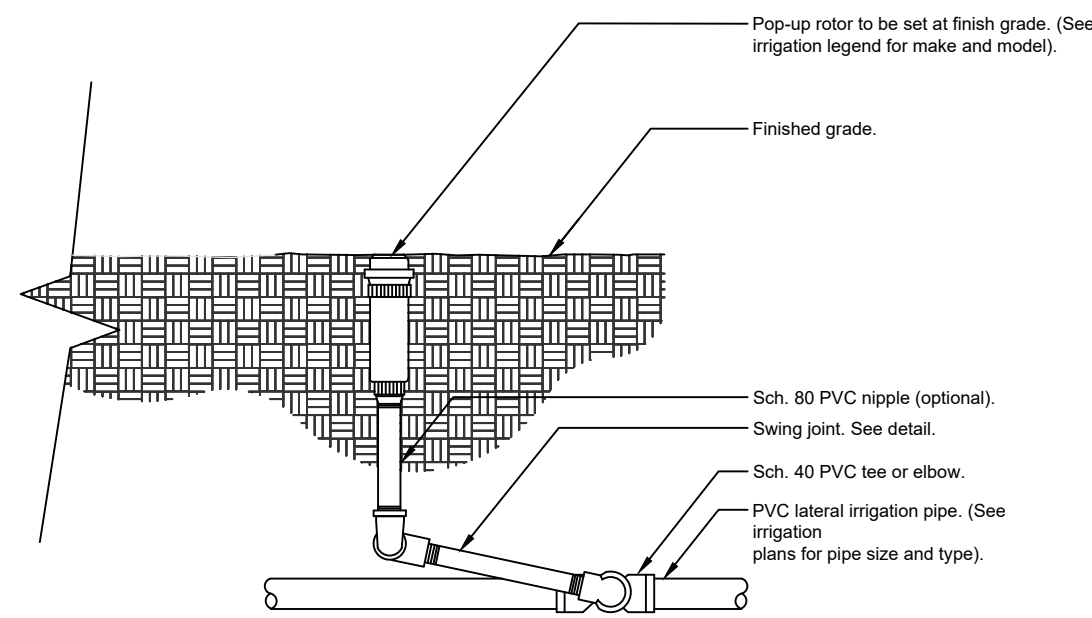
**4 SHRUB SPRAY KBI FIXED RISER**  
3" = 1'-0"

32 8403.23-01



**5 POPUP BUBBLER AT PLANT PIT**  
3" = 1'-0"

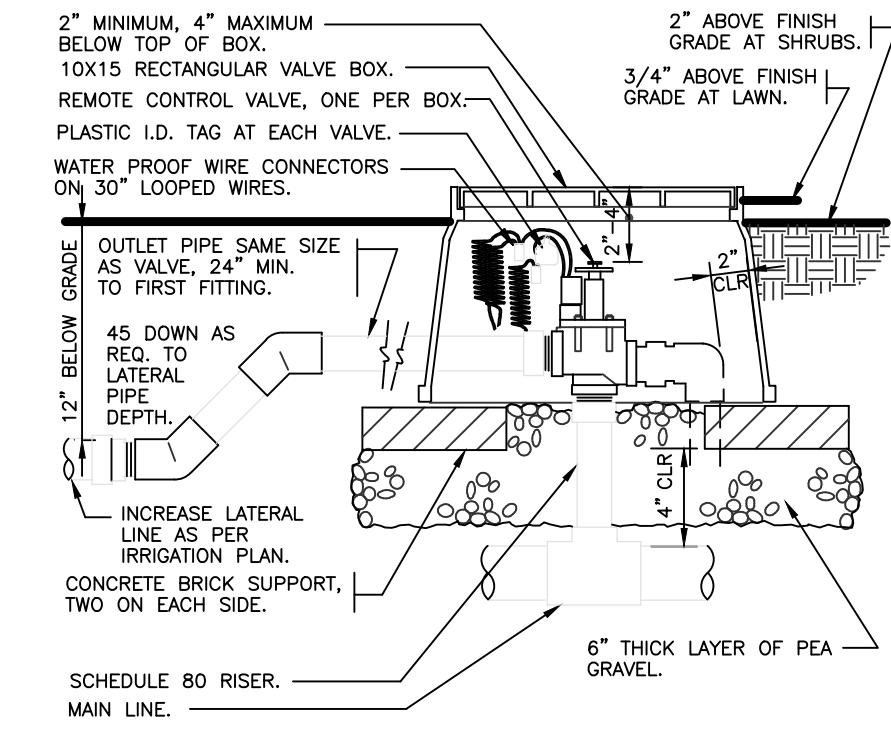
32 8403.53-04



Notes:  
1- All threaded connection points between Sch. 40 PVC and Sch. 80 PVC fitting shall be installed using teflon tape.  
2- Contractor shall compact soil around rotor and riser prior to planting, plugging, seeding, or laying of sod.

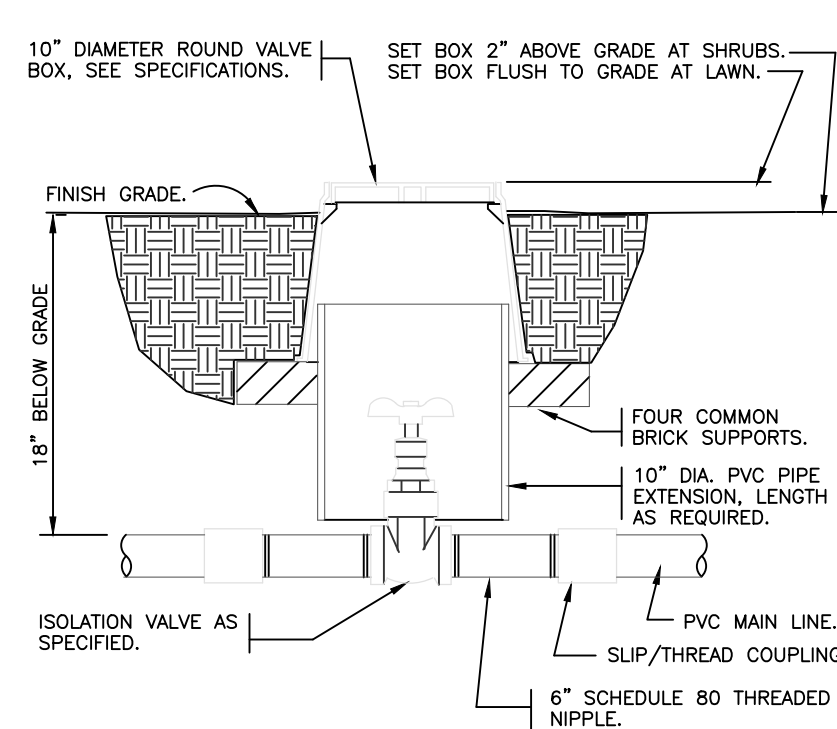
**6 ROTOR SPRAYHEAD**  
1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE: FREE TO USE  
FX-IR-FX-HEAD-02



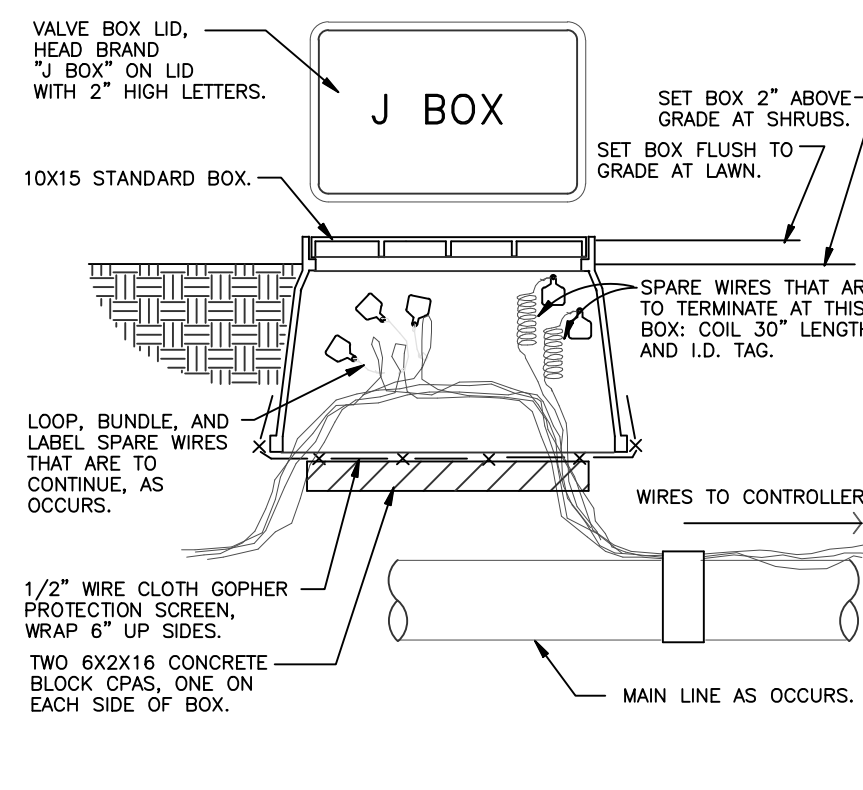
**7 ELECTRIC REMOTE CONTROL VALVE**  
1 1/2" = 1'-0"

32 8406.13-01



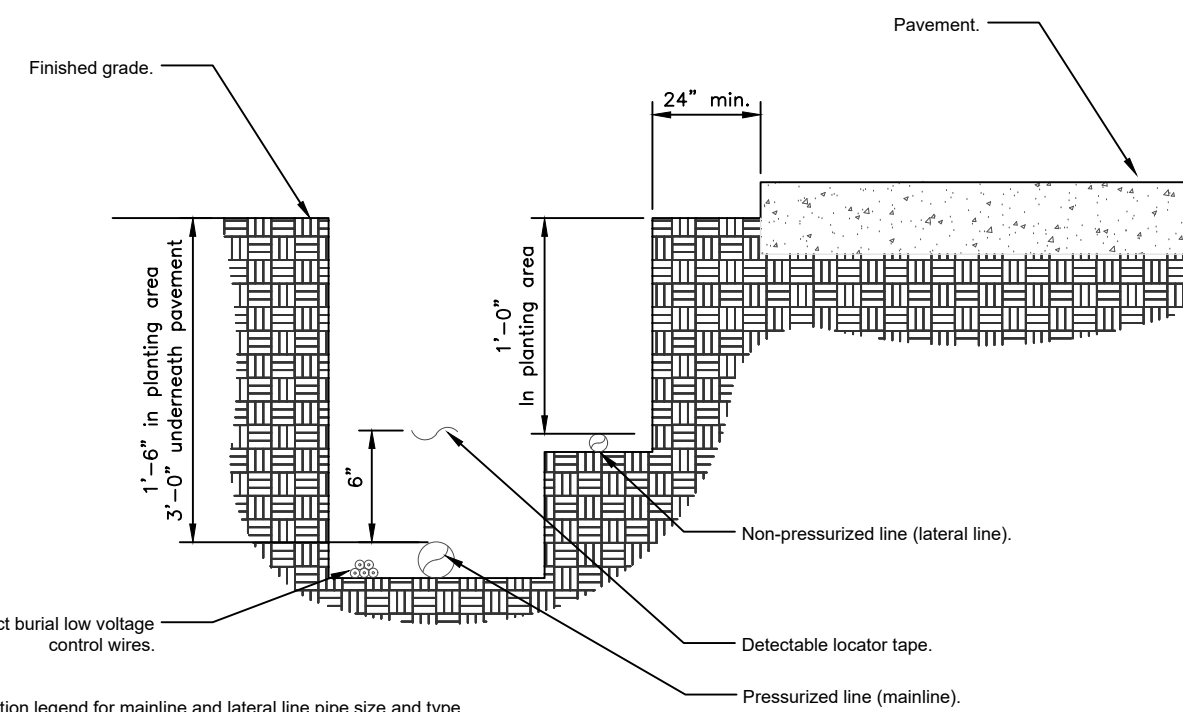
**8 BRASS ISOLATION VALVE**  
1 1/2" = 1'-0"

32 8406.33-01



**9 WIRE BUNDLE JUNCTION BOX**  
1 1/2" = 1'-0"

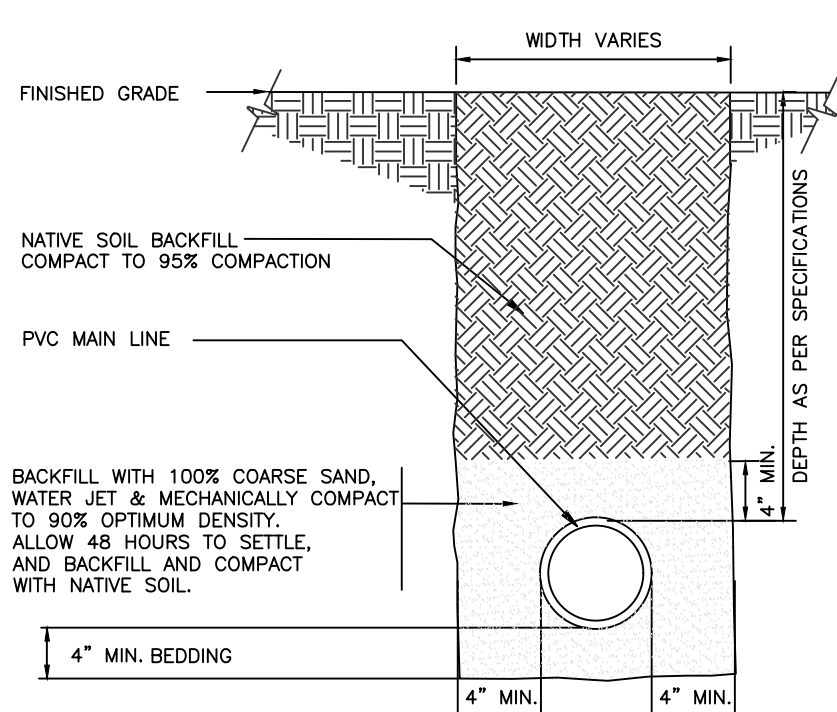
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NOTES:  
1- See irrigation legend for mainline and lateral line pipe size and type.  
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.  
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.  
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

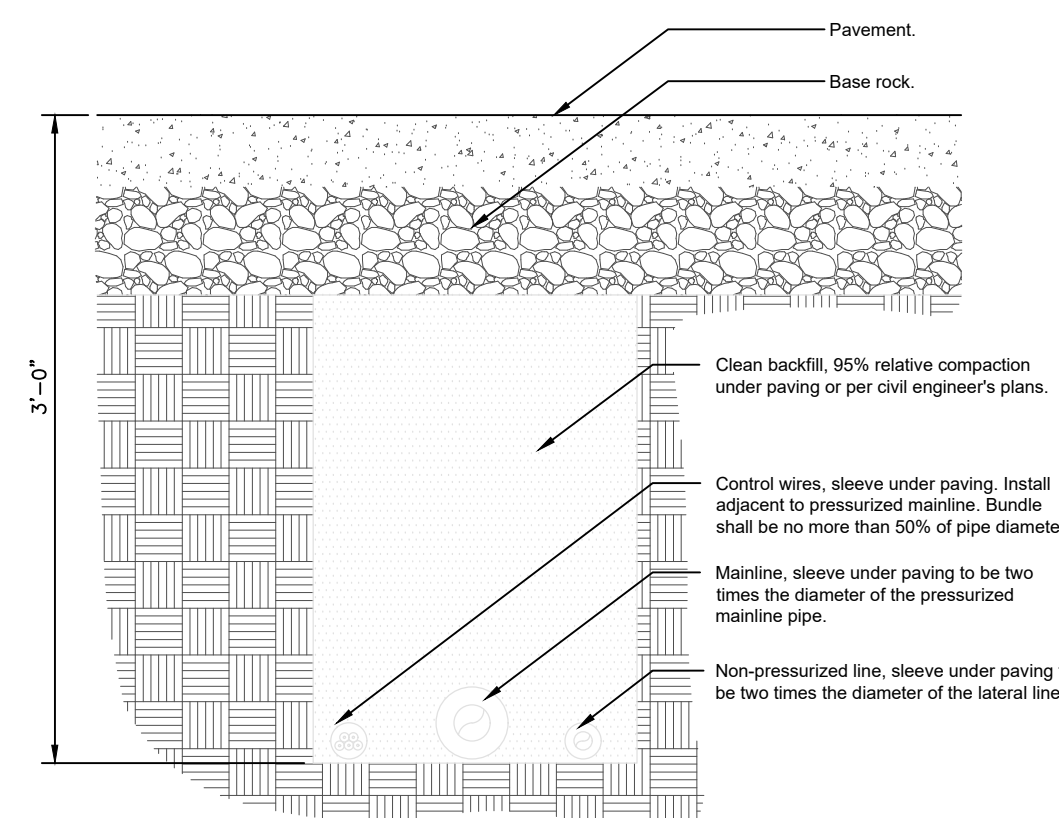
**10 IRRIGATION TRENCHING**  
1 1/2" = 1'-0"

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OPEN SOURCE: FREE TO USE  
FX-IR-FX-AUXEQ-03



**11 MAINLINE WITH SAND BEDDING**  
1 1/2" = 1'-0"

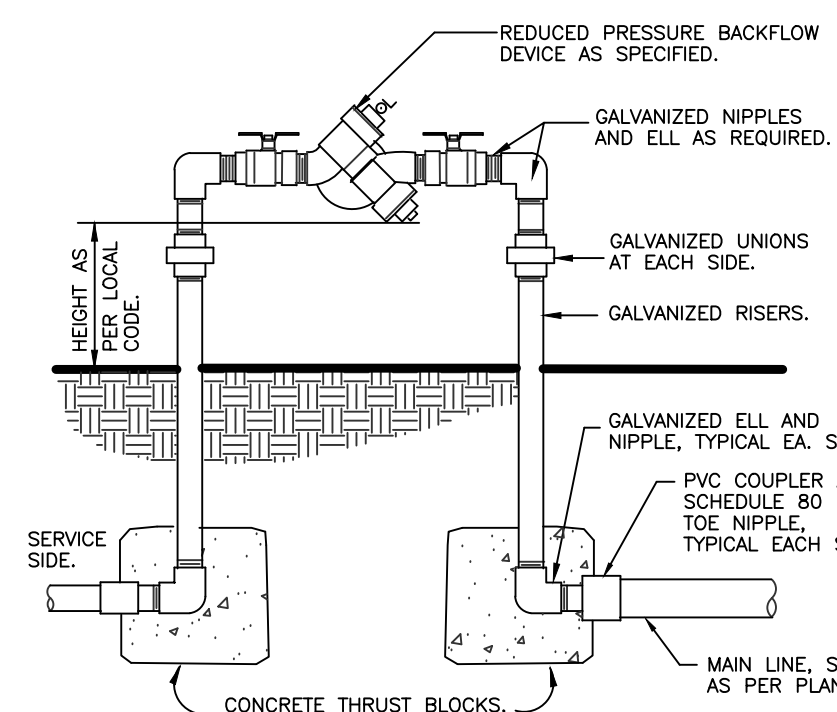
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Notes:  
1- See irrigation legend for mainline size and type.  
2- All sleeves shall be Sch. 40 PVC pipe.  
3- All sleeves shall extend 12" beyond the edge of pavement.  
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

**12 PIPE BENEATH PAVEMENT**  
1 1/2" = 1'-0"

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FX-IR-FX-AUXEQ-05



**13 REDUCED PRESSURE BACKFLOW DEVICE**  
1" = 1'-0"

FX-IR-FX-CONT-09

FOLIAGE EXPRESSIONS

8801 SW 192nd Terrace,  
Culter Bay, FL 33157



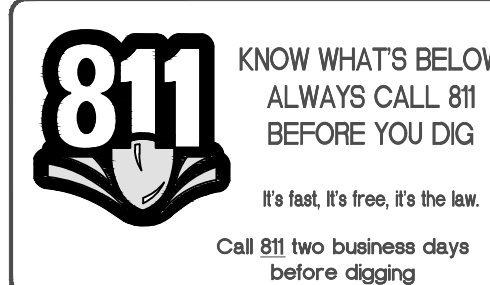
PROJECT NAME & LOCATION:  
**2231 FILLMORE ST. &  
2224 PIERCE ST.**  
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:
△ PERMIT COMMENTS	09-25-23

DRAWING NAME:  
**IRRIGATION  
DETAILS**

DRAWING NUMBER:

**L-302**





WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x5/8" copper grounding plates, 5/8"x10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a 1/4 turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for 3/4" - 2 1/2" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for 3/4" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against

during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2mi pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method;
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptances of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED  
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

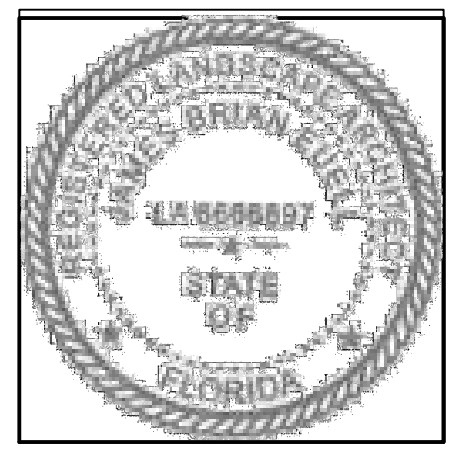
- A. Turn on each zone from the controller to verify automatic operation.
- B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
- C. Check remote control valve to ensure proper setting, if present.
- D. Check setting on pressure regulator it verify proper setting. If present.
- E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
- F. Check for leaks - mainline, lateral lines, valves, heads, etc.
- G. Check all heads as follows:
  1. Proper set height (top of sprinkler is 1" below mow height)
  2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
  3. Check wiper seal for leaks - if leaking , clean head and re-inspect.
  4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
  5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
  6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
  7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
  8. Verify pop-ups retract after operation. If not, repair/replace as needed.
- H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
- I. check rain shut-off device monthly and clean/repair/replace as needed.
- J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
- K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
- L. Inspect all filters monthly and clean/repair/replace as needed.
- M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.
- N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
- O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.
- P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

FOLIAGE EXPRESSIONS

8801 SW 192nd Terrace,  
Cutler Bay, FL 33157



PROJECT NAME & LOCATION:

2231 FILLMORE ST. &  
2224 PIERCE ST.  
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:
PERMIT COMMENTS	09-25-23
PERMIT REVISION	04-19-24

DRAWING NAME:  
IRRIGATION  
NOTES

DRAWING NUMBER:

L-303

