

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 03/08/23

Location Address: 2351 THOMAS STREET, HOLLYWOOD, FL 33020
Lot(s): 10 W 7.75, 11,12 Block(s): 37 Subdivision: HOLLYWOOD PARK
Folio Number(s): 5142 09 05 6120

Zoning Classification: DH-1-RAC Land Use Classification: RESIDENTIAL
Existing Property Use: VACANT Sq Ft/Number of Units: 1751 SQ.FT.

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: _____

Number of units/rooms: 18 UNITS Sq Ft: 18,495
Value of Improvement: \$5M Estimated Date of Completion: 03/2024
Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: SUPER SEVEN LLC
Address of Property Owner: 2351 THOMAS STREET, HOLLYWOOD, FL 33020
Telephone: 954-559-5563 Fax: _____ Email Address: A.RAKINE@YAHOO.COM

Name of Consultant/Representative/Tenant (circle one): DIANA MOISEI
Address: PO Box 222141 Hollywood, FL 33022 Telephone: 786-571-2630
Fax: _____ Email Address: EXPEDITING.CONSULTING@GMAIL.COM

Date of Purchase: 11/21/2002 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: SKLAR ARCHITECTS C/O
ARI SKLAR Address: 2310 HOLLYWOOD BLVD, HOLLYWOOD
FL, 33020 Email Address: ARISKLAR@SKLARARCHITECT.C
OM

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Ali Date: 3-20-23

PRINT NAME: ALI Rakinef Date: _____

Signature of Consultant/Representative: Diana Moisei Date: 3-20-23

PRINT NAME: Diana Moisei Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for SITE PLAN APPROVAL to my property, which is hereby made by me or I am hereby authorizing DIANA MOISEI to be my legal representative before the TAC, P&Z, COMMISSION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 10 day of March, 2023

Isaac Tordjman
Notary Public

State of Florida

My Commission Expires: 2nd Apr (Check One) ☐ Personally known to me; OR ☒ Produced Identification Ali



Ali
Signature of Current Owner

Isaac Tordjman
Print Name

TO THE CITY OF HOLLYWOOD
DEVELOPMENT SERVICES - PLANNING DIVISION
TECHNICAL ADVISORY COMMITTEE REPORT – RESPONSE LETTER
COMMENTS AND **ANSWERS IN RED**

SKLARchitecture



June 05, 2023

Super Seven LLC/ Sklar
Architects Co. 2351 Thomas
Street
Hollywood, FL 33020

ARCHITECTURE
Commercial
& Residential

FILE NUMBER: 23-DP-34

Interior
Architecture
& Design

SUBJECT: Preliminary Site Plan and Design review for 18 Residential Units.

Urban
Renovation

SITE DATA

Owner/Applicant: Super Seven LLC
Address/Location: 2351 Thomas Street, Hollywood, FL 33020
Net Size of Property: 16,809 sq. ft. (0.39 acres)
Land Use: Regional Activity Center (RAC)
Zoning: DH-1
Present Use of Land: Warehousing
Year Built: 1973/1959 (Broward County Property Appraiser)

Architectural
Design of
Children's
Environments

Development
Consulting

ADJACENT LAND USE

North: Regional Activity Center (RAC)
South: Regional Activity Center (RAC)
East: Regional Activity Center (RAC)
West: Medium Residential (MRES)

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

ADJACENT ZONING

North: Government Use District (GU)
South: Dixie Highway Low Intensity Multi-Family (DH-1)
East: Dixie Highway Low Intensity Multi-Family (DH-1)
West: Low-Medium Density Multiple Family (RM-9)

WEBSITE:

www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.

A. APPLICATION SUBMITTAL

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

SKLARchitecture



1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals. **R. PLAT DETERMINATION LETTER FROM BROWARD COUNTY PLANNING COUNCIL IS ATTACHED IN TAC SUBMITTAL. DETERMINATION THAT PROPERTY DOES NOT REQUIRE PLATTING.**
2. Ownership & Encumbrance Report (O&E):
 - a. Substantially compliant.
3. Alta Survey:
 - a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced. **R. ALTA SURVEY WILL BE REVISED WITH NOTE PRIOR TO TAC APPROVAL OR PRIOR TO PLANNING AND ZONING BOARD SUBMITTAL.**
4. Site Plan:
 - a. Two-way traffic drive aisle shall be a minimum of 22'. **R. NOTE SITE PLAN, SHEET A1.0. TWO-WAY TRAFFIC DRIVE AISLE IS 22'.**
 - b. Provide dimensions of the garages and indicate if two or one car garage. **R. NOTE SITE PLAN, SHEET A1.0. ALL GARAGE DIMENSIONS ARE DISPLAYED.**
 - c. Show dimensions of sight triangles. **R. NOTE SITE PLAN, SHEET A1.0. ALL SITE TRIANGLE DIMENSIONS ARE DISPLAYED.**
 - d. Show corner setback triangle at 25'. **R. NOTE SITE PLAN, SHEET A1.0. CORNER SETBACK AT SOUTH WEST SIDE.**
 - e. Ensure that the bicycle racks are not positioned within the 25' corner setback triangle. **R. NOTE SITE PLAN, SHEET A1.0. BICYCLE RACKS ARE ALOCATED AT THE PARKING LOT, RIGHT IN FRONT OF THE COMMOM AREA ON THE WEST SIDE.**
 - f. Show walkway setbacks and dimensions. Walkways shall be setback a minimum of 3' from the property line. **R. NOTE SITE PLAN, SHEET A1.0.**
 - g. Show and indicate curbing type for at-grade parking. **R. NOTE SITE PLAN, SHEET A1.0 AND CIVIL PLAN, SHEET C-2.**
 - h. Tandem parking shall be allocated to one unit. As a result, parking is short the required 4 guest spaces. **R. NOTED. ONLY 2 GUEST SPACES ARE REQUIRED AND PROVIDED AS SEEN ON SHEET A1.0 – SITE PLAN.**
 - i. Show dimension of egress only curb cut. **R. DIMENSION OF EGRESS SHOWN AT SHEET A1.0 – SITE PLAN.**
 - j. On Sheet A2.2, it appears the upper left unit is not accounted for. Continue unit count for accuracy. **R. UPPER LEFT UNIT IS ACCOUNTED NOW AS UNIT #30 ON SHEET A2.2.**
 - k. On elevation sheets, show property lines and dimension all encroachments. **R. PROPERTY LINES ARE NOW DISPLAYED ON THE ELEVATIONS AT SHEET A5.0 SO AS SETBACKS AND ENCROACHMENTS.**
 - l. On Sheet A0.5, left staircase FAR is not included in the common area calculation. Provide all area

square footage to ensure compliance with 1.25 FAR. **R. ALL COMMON AREAS ARE INCLUDED IN THE AREA CALCULATIONS.**



- m. If fencing is proposed, indicate location, height, and material on the site plan. **R. FENCING LOCATION PROVIDED AT SHEET A1.0 - SITE PLAN AND INDICATED WITH ARROWS. THE FENCE IS A 6' HEIGHT FENCE, IN DARK BRONZE AS ALSO DESCRIBED AT SHEET A1.3 - SITE PLAN DETAILS, FENCE DETAILS NUMBER 9.**

5. Site Data:

- a. Break out the parking calculations to include 2 SP/Townhomes on cover sheet. **R. PARKING CALCULATIONS BROKEN DOWN ON THE COVER SHEET NUMBER A0.0 TO SHOW NUMBER OF PARKING SPACES FOR TOWNHOMES.**
 - b. Provide table indicating how bed count/types. **R. PROVIDED AT COVER SHEET A0.0.**
6. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:
<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf> **R. SEE ATTACHED, COMPLETED APPLICATION AND SCAD LETTER FROM SCHOOL BOARD.**
7. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date. **R. DISCRIMINATED ON COVER SHEET A0.0.**
8. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s). **R. PUBLIC PARTICIPATION MEETING IS SCHEDULED FOR JUNE 28TH, 2023. MEETING NOTICES WILL BE SENT OUT ACCORDINGLY AND MEETING WILL OCCUR AT LEAST 15 DAYS PRIOR TO PLANNING AND ZONING MEETING.**

The following Civic Association are located within 500 feet project site.

- a. North Central Civic Association
- b. Liberia Civic Association

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

9. Additional comments may be forthcoming. **R. NOTED.**
10. Provide written responses to all comments with next submittal. **R. NOTED AND PROVIDED IN THIS DOCUMENT.**

B. ZONING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471



1. Identify location for mail delivery. **R. MAIL DELIVERY LOCATION INDICATED ON SHEET A1.0 AND FURTHER DETAILS AT SHEET A1.4 – CLUSTER BOX UNIT DETAILS.**

C. ARCHITECTURE AND URBAN DESIGN

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide material legend or indicate materials on elevation sheets. **R. MATERIAL LEGEND PROVIDED AND MATERIALS ALSO INDICATED ON THE ELEVATIONS. PLEASE SEE SHEET 5.0.**
2. Parking garages shall be screened with architectural features and landscaping. **R. THE PARKING GARAGE IS ALL FENCED AS INDICATED AT SITE PLAN, SHEET A1.0 AND MARKED UP WITH ARROWS AS “6’ H FENCE”. ALSO SEE FENCE DETAILS AT SHEET A1.3, DETAIL NUMBER 9, THE FENCE DETAIL. THE LANDSCAPING IS NOT BEING SHOWN AT THE ARCHITECTURAL PLANS AS IT LOOKS TOO BUSY. THEY ARE INDICATED IN THE LANDSCAPE PLANS, SHEET L-03.**

D. SIGNAGE

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided. **R. SIGNAGE DETAILS PROVIDED AT NEW SHEET A1.5. THE SIGNAGE IS UNDER A SEPARATE PERMIT, WHEN FULL SIGNAGE PACKAGE WILL BE PROVIDED.**

E. LIGHTING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Note maximum foot-candle level. **R. PLEASE SEE NOTE NUMBER 1 AT SITE PLAN, SHEET A1.0.**

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02). It is mentioned on Sheet 1/8. Please also indicate “EV” in the garage of the site plan. **R. THE INFRASTRUCTURE FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE- CHARGING EQUIPMENT WILL BE LOCATED AS NOTED ON THE SITE PLAN, SHEET A1.0.**
2. Provide at least 10 green building requirements. **R. PLEASE SEE SITE PLAN, SHEET A1.0.**

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

Stanislav Tsysar, Development Review Engineering Manager (stsysar@hollywoodfl.org) 954-921-3900

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

Revision Procedure:

-Any revisions applied to the plans shall be numbered and bubbled/clouded.

-In an 8.5”x11” revision **summary**, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed. **R. TASHEEMA MENTIONED IT’S NOT NECESSARY ON PREVIOUS MEETING.**



1. Please provide a black and white plan set for this project in addition to the colored ones. Include and dimension all features (i.e. swales, sidewalks, gutters, full length of the adjacent ROWs to the project) within the City rights-of-way from property line to adjacent property line along with street names. **R. NOTED.**
2. Provide the following plans:
 - a. An overall site plan of the project site with full right-of-way of all adjacent streets, roads and alley. Include all elements (i.e. swales, sidewalks, gutters, full length of ROW on Thomas, N 24th Ave and Alley). Include distance from Edge of pavement in ROW to property. **R. SHEET A1.0.**
 - b. within the full right-of-way width from property line to adjacent property line. **R. SHEET A1.0.**
 - c. Site plan of Ground Floor. **R. SHEET A2.0.**
 - d. Architectural floor plans of all remaining floors. **R. SHEETS A2.1, A2.2, A2.3 AND A2.4.**
3. All parking stalls shall be dimensions and numbered consecutively (Stall #3 is missing). Minimum parking space dimensions 8.5' X 18'. The minimum required width of parking spaces which are adjacent to a wall or other solid obstruction on one side shall be 9.5 ft and 10.5 ft for obstruction on both sides. **R. ALL PARKING SPACES ARE NOW DIMENSIONED AND NUMBERED CONSECUTIVELY. STALL #3 IS NUMBERED. ALL PARKING SPACES HAVE THE MINIMUM REQUIRED. PLEASE SEE SITE PLAN, SHEET A1.0.**
4. The circular columns are encroaching into the parking stall minimum required area, please address and provide dimensions building columns. **R. ALL COLUMNS ARE NOW REALLOCATED AND CHANGED FROM CIRCULAR TO RECTANGULAR TO BEST FIT DIMENSIONING REQUIREMENTS. THE NEW COLUMNS DO NOT ENCROACH INTO THE PARKING STALL MINIMUM REQUIRED AREA AS NOTED AT THE SITE PLAN, SHEET A1.0.**
5. Provide plat determination letter from the Broward County Planning Council. **R. SEE ATTACHED TO TAC SUBMITTAL.**
6. Provide corner chore dedication at the intersection of North 24 Avenue and alley with 6' by 6' along the property line. **R. CORNER CHORE DEDICATION PROVIDED AT THE INTERSECTION OF NORTH 24TH AVE. WITH 6'X6' ALONG THE PROPERTY LINE AS NOTED AT SITE PLAN, SHEET A1.0.**
7. Please identify the width of the curb cuts at the property line. Please identify the material of all proposed driveways. In addition, provide the width of all the apron radius flares; flares are to be semicircular in shape and a minimum of 3 feet wide. **WIDTH OF THE CURB CUTS AT THE PROPERTY LINES PROVIDED SO AS THE MATERIAL OF ALL PROPOSED DRIVEWAYS. WIDTH OF ALL APRON RADIUS FLARES PROVIDED WITH NOT LESS THAN 3' WIDE. SEE SHEET A1.0 - SITE PLAN.**
8. Please provide the setback for all walkways and all curb cuts from property lines. Curb cuts shall be setback from the property line adjacent to the street or alley a minimum distance of 15 feet and a minimum 3-foot side setback from neighboring property lines. Please also include dimensions for the separations proposed between curb cuts on the same property line.
9. Please identify the material of all proposed driveways, walkway and parking lots. Ensure these materials meet the requirements of code section: 155.11. **R. ALL DRIVEWAYS, WALKWAYS AND PARKING LOT MATERIALS DISCRIMINATED AT SHEET A1.0 – SITE PLAN AND ON THE CIVIL PLAN, SHEET C-2.**
10. Please provide a 5-foot-wide sidewalk in compliance with City of Hollywood sidewalk details. All other space within the ROW shall be a swale designed in compliance with the City of Hollywood Standard Swale Detail. (Ensure both details are provided in the plans.) Please note sidewalks are flush through driveway openings, see standard detail for design requirements. **R. 5' MINIMUM WIDTH SIDEWALKS ARE**



PROVIDED AS NOTED AT SITE PLAN SHEET A1.0. SWALES ARE ALSO BEING CONSIDERED IN COMPLIANCE WITH THE CITY OF HOLLYWOOD STANDARD SWALE DETAIL AS SEEN ON THE SITE PLAN SHEET A1.0 AND CIVIL PLANS, SHEET C-2 AND C-3 WITH DETAILS PROVIDED. SIDEWALKS ARE FLUSH THROUGH DRIVEWAY OPENINGS AS SHOWN ON CIVIL PLANS, SHEET C-3.

11. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings. **R. CURB RAMP WITH DETECTABLE WARNINGS PROVIDED AT ALL ACCESSIBLE CROSSING AS SHOWN ON SITE PLAN, SHEET A1.0 AND CIVIL PLANS, SHEET C-2, WITH DETAILS ON SHEET C-4.**
12. Please identify all curbing proposed on the site. Per the Site and Civil plans, it appears the applicant is proposing a curb and gutter around the entire site but has not made any call outs to this feature being added to the City ROW. Please clarify in plans. **R. PLEASE SEE SHEET C-2 FROM CIVIL PLANS FOR CALL-OUT OF PROPOSED VALLEY GUTTER.**
13. All curb cuts are to provide connection to the edge of pavement in the ROW. Please show on Site plan and Civil plans how this requirement is met. **R. PLEASE SEE REVISED SHEET C-2 FROM CIVIL PLANS.**
14. The driveway openings on Thomas Street do not meet City code, all driveway openings and curb cut shall meet Chapter 155.08. Be sure to show width of all openings at property line and distance between openings from edge to edge. **R. ALL WIDTH OF ALL DRIVEWAY OPENINGS AND CURB CUT ARE NOW DIMENTIONED AT THE SITE PLAN.**
15. Eliminate egress to the alley. **R. EGRESS TO THE ALLEY IS BEING KEPT AS DISCUSSED WITH CITY TECHNICAL COMMITTEE.**
16. Please show how sidewalk connectivity will be maintained with existing sidewalks adjacent to the project site. Show connectivity on plans. **R. THERE ARE NO ACTUAL SIDEWALKS ON SITE.**
17. Please provide corner setback triangles at all property corners that abut an intersection (Thomas and N 24th Ave: Southwest corner (25'X25' at property lines), Alley and N 24th Ave: Northwest corner. 6'X6' at property lines). **R. ALL CORNER SETBACK TRIANGLES PROVIDED AT STREET INTERSECTION AND PROPERTY LINE INTERSECTIONS AS SEEN ON THE SITE PLAN, SHEET A1.0.**
18. Applicant is showing several garages associateD to townhomes, please provide the number of proposed car per garage and driveway. In addition, ensure each garage has the correct interior clear space to accommodate the number of parking stalls within. Each townhouse shall have a minimum of 2 parking stalls. Please fully dimension garage's interior clear space. Staircases shall be outside of this required clear space. The required clear space is as follows:
 - Minimum Size (clear dimension)
 - a. One Car Space Garage: 10.5 ft. wide by 19 ft. long
 - b. Two Car Space Garage: 21.0 ft. wide by 19 ft. long**R. EACH TOWNHOME HAS 2 PARKING STALLS AS SHOWN ON THE SITE PLAN, SHEET A1.0 AND COVER SHEET A0.0. EACH CAR GARAGE NOW HAS DIMENSIONS TO ENSURE THEY HAVE THE MINIMUM DIMENSIONS. STAIRCASES ARE OUTSIDE OF THE REQUIRED CLEAR SPACE AT INTERIOR GARAGE SPACES, AS REQUIRED AND SHOWN AT SHEET A1.0 – SITE PLAN.**



19. All driveway accesses are to have visibility triangles at the intersection of the property line and the driveway. **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.** Please show on plans all visibility triangles at all driveway accesses. **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.** A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. **R. A 12'X12' VISIBILITY TRIANGLE IS PROVIDED IN THIS CASE AT THE NORTH ALLEY EGRESS. SEE SITE PLAN, SHEET A1.0.** If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. **R. THAT IS PROVIDED AT THOMAS STREET DRIVEWAYS. SEE SITE PLAN, SHEET A1.0.** All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans and dimensions. **R. ALL LANDSCAPING INSIDE VISIBILITY TRIANGLE ARE 18" IN HEIGHT OR LESS AS NOTED IN LANDSCAPE PLANS, SHEET L-03.**
20. Please increase the transparency of the visibility triangles to provide visual of walkways being proposed adjacent to driveways. **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.**
21. Please provide the length and width of all walkways proposed. **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.**
22. Provide and label all setbacks; i.e. for walk path along east side and if it will connect at the north end. **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.**
23. Identify all aisle spaces. Drive aisles are required to be a minimum of 22 feet for two-way traffic and a minimum of 11 feet for one way traffic. Please show in plans. **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.**
24. Please provide a parking table calculation and breakdown on the site plan. Of the total parking stalls provided, please identify the total number of ADA parking stalls, guest parking stalls and town home parking stalls. All parking stalls shall be dimensions and numbered consecutively (Stall #3 is missing). Minimum parking space dimensions 8.5' X 18'. The minimum required width of parking spaces which are adjacent to a wall or other solid obstruction on one side shall be 9.5 ft and 10.5 ft for obstruction on both sides. **R. EVERYTHING IS PROVIDED BETWEEN THE SITE PLAN, SHEET A1.0 AND COVER SHEET A0.0.**
25. Indicate if there will be any security gate at the driveway openings. If so, please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be with in private property. If entry is not gated, minimum of one vehicle queueing space is required (8.5'x19' minimum). **R. NO SECURITY GATE AT DRIVEWAY OPENINGS WILL BE PROVIDED.**
26. ADA accessible routes are required between accessibility parking and building access as well as an accessible route to the public rights-of-way. Please show routes on plans and add the following note on the site plan stating: any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. **R. ADA ACCESSIBLE ROUTE IS PROVIDED BETWEEN ACCESSIBILITY PARKING, BUILDING ACCESS AND PUBLIC RIGHT-OF-WAY AS SHOWN AT THE SITE PLAN, SHEET A1.0. THE NOTE IS ALSO ADDED ON THE SITE PLAN AS NOTE NUMBER 3. NECESSARY SLOPES ARE ALSO IDENTIFIED ON THE ADA ROUTE. THE TRANSITION IS FLUSH IF THERE IS NO DIFFERENCE STATE AS NOTED ON THE SITE PLAN, SHEET A1.0.**
27. Please identify the location of the mail room for the complex and if townhomes will have individual mailboxes. **R. MAILROOM IS IDENTIFIED ON THE SITE PLAN , SHEET A1.0, INSIDE THE OPEN FOYER AREA. TOWNHOMES WILL ALSO HAVE THEIR MAILBOXES LOCATED IN THE SAME OPEN FOYER AS NOTED ON THE SITE PLAN, SHETT A1.0.**



28. Parking stalls and stripping are to be designed to the City of Hollywood Standard Parking Stall detail, please provide in plans, and show on plans how the parking stalls meet these requirements. (i.e. accessible aisle for ADA stalls.) **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.**
29. Pavement markings for stalls tandem parking stalls are to extend to the start of the parking space. Please correct (Northeast tandem stalls). **R. PROVIDED. SEE SITE PLAN, SHEET A1.0.**
30. Dimensions and materials on Site Plan differ from dimensions and materials on Civil plans. Please ensure all plans are cohesive, across all disciplines (Landscaping, Architectural and Civil.) **R. ALL PLANS ARE COHESIVE. PLEASE CHECK SITE PLAN, SHEET A1.0, CIVIL PLANS, SHEET C-2 AND LANDSCAPE PLANS, SHEET L-03.**
31. On civil plans, indicate items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radio, pavement marking and signage plans and details. Show location of existing water and sewer mains on plans and show the project is planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width asphalt pavement mill and resurface is required for all adjacent road / alley to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. **R. SEE CIVIL PLANS SHEETS C-2, C-5, C-6 & C-7.**
32. Civil sheet C-1 shows a driveway that does not align with the apron being proposed. Driveways and aprons must be the same width for the first 5 feet setback from the front property line before widening. Please correct. **R. SEE REVISED CIVIL PLANS, SHEET C-1.**
33. Please provide a pavement marking and signage plan for the garage, and any pavement marking restoration required within the ROW. **R. NOTED.** Please note all pavement markings are to meet the standard of the Broward County Traffic Engineering Division and the City of Hollywood Standard details. **R. PROVIDED. SEE SITE PLAN SHEET A1.0 AND CIVIL PLANS, SHEET C-4.**
34. Please provide details for the dumpster enclosure. Where will the recycling for this site be located? Is there a trash chute being provided? Please label on plans. Identify how the dumpster will be removed from the enclosure and staged for trash pickup. **R. PLEASE SEE SITE PLAN, SHEET A1.0 FOR THE DETAILS OF THE DUMPSTER ENCLOSURE, AND SEE 2ND FLOOR-SHEET A2.1 AND 3RD FLOOR-SHEET A2.2 TO SEE RECYCLING TRASH CHUTE AND REGULAR TRASH CHUTE.**
35. Will the townhomes be utilizing the dumpster enclosure or will they have individual trash cans and recycling, if so where are these to be stored when not out for collection. Please clarify in plans. **TOWHOUSE UNITS 21 AND 28 WILL HAVE THEIR TRASH CAN AND RECYCLING STORED IN THEIR GARAGE. TOWNHOUSE NUMBER 24 WILL TAKE THE TRASH STRAIGHT TO THE TRASH ROOM AS NOTED ON SITE PLAN, SHEET A1.0.**
36. Please add the following note to the Site Plan and Civil plans. All roads adjacent to the project area will be fully milled and restored. **R. NOTE ADDED AS NUMBER 2 AT THE SITE PLAN NOTES, SHEET A 1.0. AND CIVIL PLANS, SHEET C-6.**
37. MOT plans required at the time of City Building Permit review. **R. NOTED.**
38. Please provide approvals from Broward County Traffic Engineer Division at time of permitting. **R. NOTED.**
39. All outside agency permits and approvals must be obtained prior to issuance of City building permit. **R. NOTED.**

40. Impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022, to be paid prior to building permit issuance. **R. NOTED.**

SKLARchitecture



41. Please note that this project is within the Regional Activity Center, all applicable requirements within this area applies to this project. **R. NOTED.**

More comments may follow upon review of the requested information. **R. NOTED.**

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3997

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

1. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'
2. Add note: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.
3. Add note: 100% irrigation coverage shall be provided.
4. Tree disposition table must include a column for tree height/spread and/or palm 'clear trunk'. At least one large palm is noticed on digital images.
5. See Sec. 4.3 for spacing of street trees in swale areas.
6. Show 25'x25' corner sight triangle as required by code, provide proper plant height for triangle areas.

Additional comments may follow upon further review of requested items and information provided.

R. PLEASE SEE LANDSCAPE COMMENTS ATTACHED FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE.

I. UTILITIES

Alicia Vereas-Feria, Engineer (avereas-feria@hollywoodfl.org) 954-921-3302

1. This site resides currently within FEMA Flood Zone AH/AE with Base Flood Elevation (BFE) = 7' NAVD88. The proposed FFE = 8' NAVD88. This is acceptable. **R. DONE.**
2. Indicate FFE for all enclosed areas on the ground floor. **R. DONE. PLEASE SEE SHEET C-2 FROM CIVIL PLANS.**
3. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades. **R. DONE. SEE CIVIL PLANS, SHEET C-2.**
4. Ensure all stormwater is retained onsite. **R. PLEASE SEE DRAINAGE PLAN SHEET C-2 AND PRELIMINARY DRAINAGE CALCULATIONS ATTACHED.**
5. Indicate how roof drainage will be collected and connected to the on-site drainage system. **R. SEE NOTE ON SHEET C-2 ON CIVIL PLANS.**
6. Provide preliminary drainage calculations. **R. PLEASE ATTACHED PRELIMINARY DRAINAGE CALCULATIONS.**
7. Permit approval from outside agencies will be required. **R. NOTED.**
8. Landscape plans to be submitted should coordinate with civil plans to accommodate drainage features. **R. NOTED.**

9. Additional comments may follow upon further review of requested items. **R. NOTED.**



BUILDING

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490 Daniel Quintana, Electrical Plans Examiner/Inspector (dquintana@hollywoodfl.org) 954-921-3335

1. Building has no comments.

J. FIRE

Chris Clinton, CFPE, Fire Marshal/Division Chief (clinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Fire Prevention Officer III (mhofle@hollywoodfl.org) 954-967-4404

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. Water supply must meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building. --- For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template. **R. FIRE FLOW TESTING IS SCHEDULED FOR WEEK OF JUNE 5TH, 2023.**
2. Water supply and any new hydrants shall be in place prior to accumulation of combustibile materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans. **R. SEE CIVIL PLANS, NOTE ON SHEET C-6.**
3. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102. **R. SEE CIVIL PLAN, SHEET C-6 NOTES.**
4. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2. **R. PLEASE SEE SITE PLAN, SHEET A1.0 NOTE NUMBER 6.**
5. Be advised that NFPA 1 (2018 edition) Section 11.10.1 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ. **R. SEE NOTE #5 AT SITE PLAN, SHEET A1.0.**

K. PUBLIC WORKS

Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4526

1. No comments received.

L. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

SKLARchitecture



1. Park Impact Fee application required. **R. NOTED.**

M. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. Refer to Planning comments to ensure compliance with Public Participation requirements. **R. NOTED.**

N. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922
Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. Substantially compliant.

O. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371
Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. Substantially compliant.

P. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not Applicable.

Q. PARKING

Jovan Douglas, Division Director (jdouglas@hollywoodfl.org) 954-921-3548
Angela Kelsheimer, Parking Operations Manager, (akelsheimer@hollywoodfl.org) 954-921-3535

1. No comments received.

R. ADDITIONAL COMMENTS

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming. **R. NOTED.**

C: Super Seven LLC via email a.rakine@yahoo.com
Ari Sklar via email arisklar@sklararchitect.com
Diana Moisei via email expediting.consulting@gmail.com

Sincerely,



Ari L. Sklar AIA

Architect, President of SKLARchitect.



To: Technical Advisory Committee Report

From: Andres Montero, ASLA, PLA

File Number: 23-DP-34

Review of Comments at the City Date: April 17, 2023

PROJECT: PRELIMINARY SITE PLAN REVIEW FOR A RESIDENTIAL UNITS 2351 THOMAS ST. HOLLYWOOD, FL 33020

PLAN REVIEW CORRECTION RESPONSES

DATE: 6-2-2023

Andres Montero Landscape Architecture offers the following responses to the landscape comments listed below:

ZONING COMMENTS by

Tasheema Lewis, Associate Planner. City of Hollywood

- 1) Parking garages shall be screened with architectural features and landscaping

Response: Parking will be screen from the street with landscape hedge. See sheet L-03

LANDSCAPING COMMENTS by

Favio Perez, Landscape Reviewer. City of Hollywood

Clarissa Ip, Assistant City Engineer. City of Hollywood

- 1) Add note: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

Response: Client/contractor to obtain a tree removal permit prior to the removal of trees/palms proposed to be removed. See note #2 on sheet L-02.

- 2) Add note: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

Response: See note #3 on sheet L-03.

- 3) Add note: 100% irrigation coverage shall be provided.

Response: See note #1 on sheet L-03.

- 4) Tree disposition table must include a column for tree height/spread and/or palm 'clear trunk'. At least one large palm is noticed on digital images.

Response: This information has been updated on the tree disposition list on sheet L-02

- 5) See Sec. 4.3 for spacing of street trees in swale areas.

Response: Addressed. See revised sheet L-03

6) Show 25'x25' corner sight triangle as required by code, provide proper plant height for triangle areas.

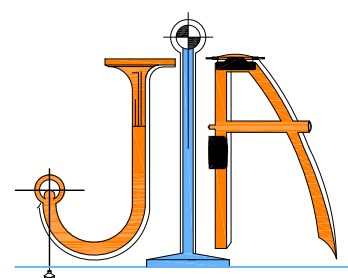
Response: Addressed. See revised sheet L-03

If you have any further comments or questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andres E. Montero', with a horizontal line drawn through the middle of the signature.

Andres E. Montero, ASLA, PLA
President



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

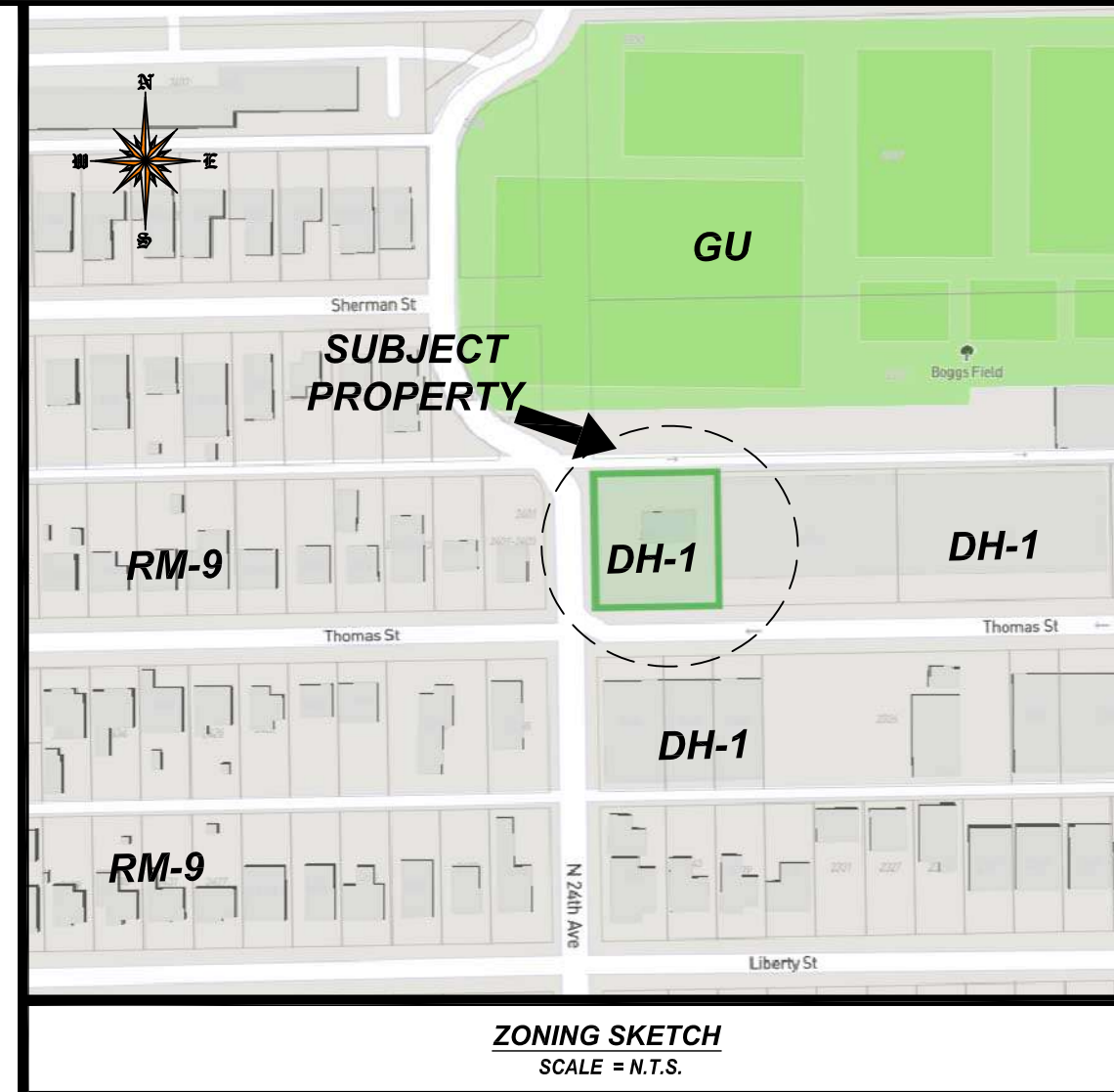
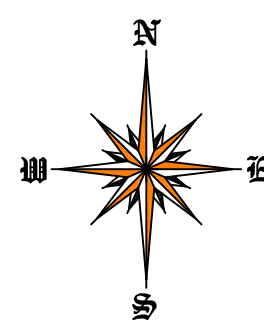
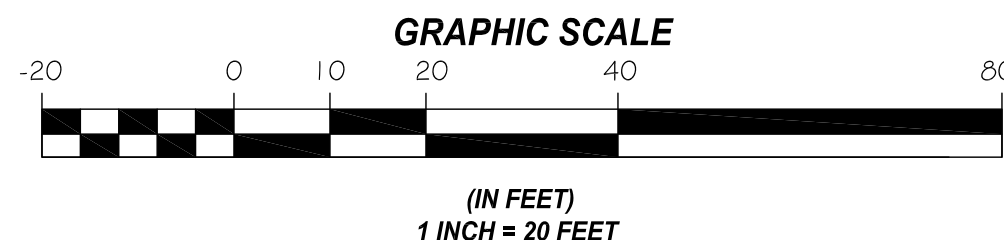
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MIAMI, FLORIDA 33126
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FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE 8
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



ALTA/NSPS Land Title Survey



ZONING SKETCH
SCALE = N.T.S.

LOCATION SKETCH
SCALE = 1" = 300'

ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- A.P. = ALUMINUM POLE
- A.S. = ALUMINUM SHED
- ASPH. = ASPHALT
- B.C. = BLOCK CORNER
- B.D. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- CL. = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH. = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL. = CLEAR
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- C.M. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- C.S.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- DEGREES = DEGREES
- E.B. = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENCR. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.N.D. = FOUND NAIL & NAIL
- F.T. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- F.H. = HIGH OR HEIGHT
- H.A.S. = HIGHWAY AND EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.M. = MINUTES
- MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- N.O. = NUMBER
- OS = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.M.T. = PAVEMENT
- P.L. = PLANTER
- P.L. = PROPERTY LINE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REVERSE CURVATURE
- P.W. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.D. = RECORD DISTANCE
- R.R. = RAIL ROAD
- R.R. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- R.O. = RADIAL OR RADIAL
- R.O.E. = RAMP
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- S.V. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- T.M.P. = TOWNSHIP
- UTE. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- W. = MONUMENT LINE
- W. = CENTER LINE
- W. = DELTA

SURVEYOR'S CERTIFICATE:

1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
2. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS" MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS.
3. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."
4. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 135113 PANEL NO. 0567, SURFIC "Y", AND HAVING A BASE FLOOD OF 7.00 FEET, BEARING AN EFFECTIVE DATE OF 08/15/2014.
5. ADDRESS(ES) OF THE SURVEYED PROPERTY: 2351 THOMAS STREET, HOLLYWOOD, FL. 33020
6. THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS THOMAS STREET AND NORTH 24TH AVENUE.
7. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 135113 PANEL NO. 0567, SURFIC "Y", AND HAVING A BASE FLOOD OF 7.00 FEET, BEARING AN EFFECTIVE DATE OF 08/15/2014.
8. ELEVATIONS ARE REFERRED TO BROWARD COUNTY BENCHMARK BCED BM 1893, ELEVATION 11.076 FEET OF N.G.V.D. OF 1929, CONVERTED TO N.A.V.D. 1988 BY USING CHDS-1.
9. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-1, DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.
10. ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(DH-1)

- MINIMUM FRONT = 20.00 FEET
- MINIMUM SIDEWAYS = 20.00 FEET
- MINIMUM REAR = 15 FEET
- SIDE (INTERIOR) = 10.00 FEET, PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK.
- REAR = 20 FEET

THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS PARKING REQUIREMENTS: PARKING FOR SITES OR PORTIONS OF SITES WITHIN DH-1 SHALL COMPLY WITH PARKING REGULATIONS SET FORTH IN ARTICLE 7 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS.

7. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 1681.58 SQUARE FEET.
8. THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 20.78 FEET N.A.V.D. 1988.

9. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES DESCRIBED PREVIOUSLY TO SECTION 1 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.

10. THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

11. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

12. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

13. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENTS DESIGNATED REPRESENTATIVE. NOT APPLICABLE.

14. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.

15. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.

16. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY, NOT APPLICABLE.

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

18. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLURP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 7.75 FEET OF LOT TEN (10) AND ALL OF LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK THIRTY-SEVEN (37) OF HOLLYWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 19 OF PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HEREIN ARE PER SCHEDULE B-4 OF OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT FUND FILE NUMBER 1120849-4, DATED NOVEMBER 15, 2021, AT 9:36 A.M.

ITEM NO. 7: ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD PARK, AS RECORDED IN PLAT BOOK 4, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.

ITEM NO. 8: ORDINANCE NO. 2005-18 RECORDED ON O.R. BOOK 40082 PAGE 1783, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

ITEM NO. 9: ORDINANCE NO. 2005-19 RECORDED ON O.R. BOOK 40082 PAGE 1784, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

THE ITEMS SHOWN HERE ARE OF THE ENCUMBRANCE REPORT PER CHICAGO TITLE INSURANCE COMPANY FILE NUMBER 10929034 REVISED, DATED THROUGH AND INCLUDING JANUARY 19, 2023 AT 11:00 PM.

2. FFL EASEMENT AS RECORDED ON O.R.B. 4145 PAGE 972, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

LEGEND

- O-H = OVERHEAD UTILITY LINES
- X-X-X-X = CONCRETE BLOCK WALL
- - - - - = CHAIN LINK FENCE
- - - - - = IRON FENCE
- - - - - = WOOD FENCE
- - - - - = BUILDING SETBACK LINE
- - - - - = UTILITY EASEMENT
- - - - - = LIMITED ACCESS R/W
- - - - - = NON-VEHICULAR ACCESS R/W
- x 0.00 = EXISTING ELEVATIONS

Project Address:

2351 THOMAS STREET., HOLLYWOOD FL, 33020

Project Location: BROWARD COUNTY

SECTION 09, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 5142 09 05 6120

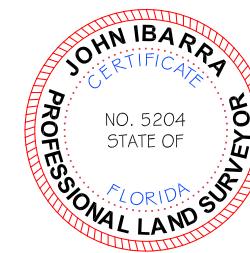
DRAWN BY: CARLOS D.

Job Number: 21-002819-2

777 N.W. 72nd AVENUE SUITE3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assoc., Inc.
LAND SURVEYORS

L.B.# 7806



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS NOTE:

1. THERE MIGHT BE ADDITIONAL EASEMENT FOR UTILITIES OVER THE NORTH AND WEST SIDES OF THE SUBJECT PROPERTY, THAT ARE NOT SHOWN ON THE PLAT OF RECORD, FOR UTILITY POLE AND GUY ANCHORS.
2. B.B.L. DENOTES BASE BUILDING LINE.
3. THERE MIGHT BE ADDITIONAL RIGHT OF WAY DEDICATIONS THAT ARE NOT MENTIONED ON THE PROPERTY LEGAL DESCRIPTION AND/OR CITY OF MIAMI ATLAS MAP NO. XXXX.

SUPER SEVEN LLC
2351 THOMAS STREET., HOLLYWOOD, FL 33020

BASED UPON TITLE COMMITMENT FUND FILE NO. 1120849-4
AGENT'S FILE REFERENCE NO. 2351 HARRIMANN
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF NOVEMBER 15, 2021 AT 9:36 AM

SURVEYOR'S CERTIFICATION

TO: SUPER SEVEN LLC, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 11, 15, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2023.

John Ibarra

03/24/2023

JOHN IBARRA
PROFESSIONAL LAND SURVEYOR NO. 3304
STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING

SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

PROJECT TEAM

ARCHITECT OF RECORD:

 **SKLARchitecture**
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

LANDSCAPE ARCHITECT:

ANDRES MONTERO LANDSCAPE ARCHITECTURE
2300 E Oakland Park Blvd. #300,
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlastudio.com

CIVIL ENGINEER:

WILFORD ZEPHYR, P.E., LEED AP, CFM
Zephyr Engineering
CBE, SBE & DBE Firm
5451 Pierce St, Hollywood, FL 33021 USA
Phone: 786-302-7693
Email: wilford@zephyrengineeringfl.com

SCOPE OF WORK

NEW 3 STORIES RESIDENTIAL BUILDING

APROX. AREA 26,000 SF.

18 RESIDENTIAL UNITS

32 PARKING SPACES + 2 ADA PARKING SPACES



DRAWING INDEX

ARCHITECTURE

- A0.0 COVER
- A0.4 VEHICULAR USE AREA
- A0.5 AREA PLANS
- A0.6 RENDERINGS
- A0.7 RENDERINGS
- A0.8 OPEN SPACE DIAGRAM
- A0.9 STREET PROFILES
- A1.0 SITE PLAN
- A1.3 SITE PLAN DETAILS
- A1.4 CLUSTER BOX UNIT DETAILS
- A1.5 SIGNAGE
- A1.6 GENERALS DETAILS
- A1.7 TRASH CHUTE - DETAILS
- A2.0 GROUND FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 3RD FLOOR PLAN
- A2.3 MAIN ROOF PLAN
- A2.4 TOP ROOF PLAN
- A5.0 ELEVATIONS
- A6.0 SECTIONS

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	33 FT - 3 STORIES
LOT SIZE:		16,809 SF
F.A.R.	1.25 = 21,011.25 SF	18,671 SF
OPEN SPACE		
OPEN SPACE	40% =6,723.6 SF	45.7% =7,678 SF
GREEN SPACE	GROUND FLOOR	4,322 SF
	2ND FLOOR	137 SF
	3RD FLOOR	124 SF
	ROOF	2,569 SF
HARDSCAPE SPACE GROUND FLOOR		3,545 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	9,151 FT
RESIDENTIAL UNITS		
18 UNITS	MIN 400 SF	671 SF
AVERAGE UNIT SIZE	MIN 650 SF	860 SF
PARKING		
18 UNITS	1.5 SP/UN = 27 PARKING SPACES	3 TOWNHOMES - 2PS/EA = 6 SPACES 15 APARTMENTS = 24 SPACES
GUEST	1/5 UNITS = 3.6 = 4 PARKING SPACES	ADA (2) + GUESTS (2) = 4 SPACES
TOTALS	31 PARKING SPACES REQUIRED	34 PARKING SPACES

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S. 

APARTMENTS CHART		
APARTMENT #:	# OF BEDROOMS:	FLOOR
01	02	GROUND/2ND
02	02	GROUND/2ND
03	02	GROUND/2ND
21	02	2ND
22	02	2ND
23	02	2ND
30	02	3RD
31	02	3RD
32	02	3RD
33	02	3RD
34	02	3RD
TOTAL 2 BEDROOMS APT		11
24	01	2ND
25	01	2ND
26	01	2ND
35	01	3RD
36	01	3RD
37	01	3RD
38	01	3RD
TOTAL 1 BEDROOM APT		07
TOTAL # OF UNITS		18

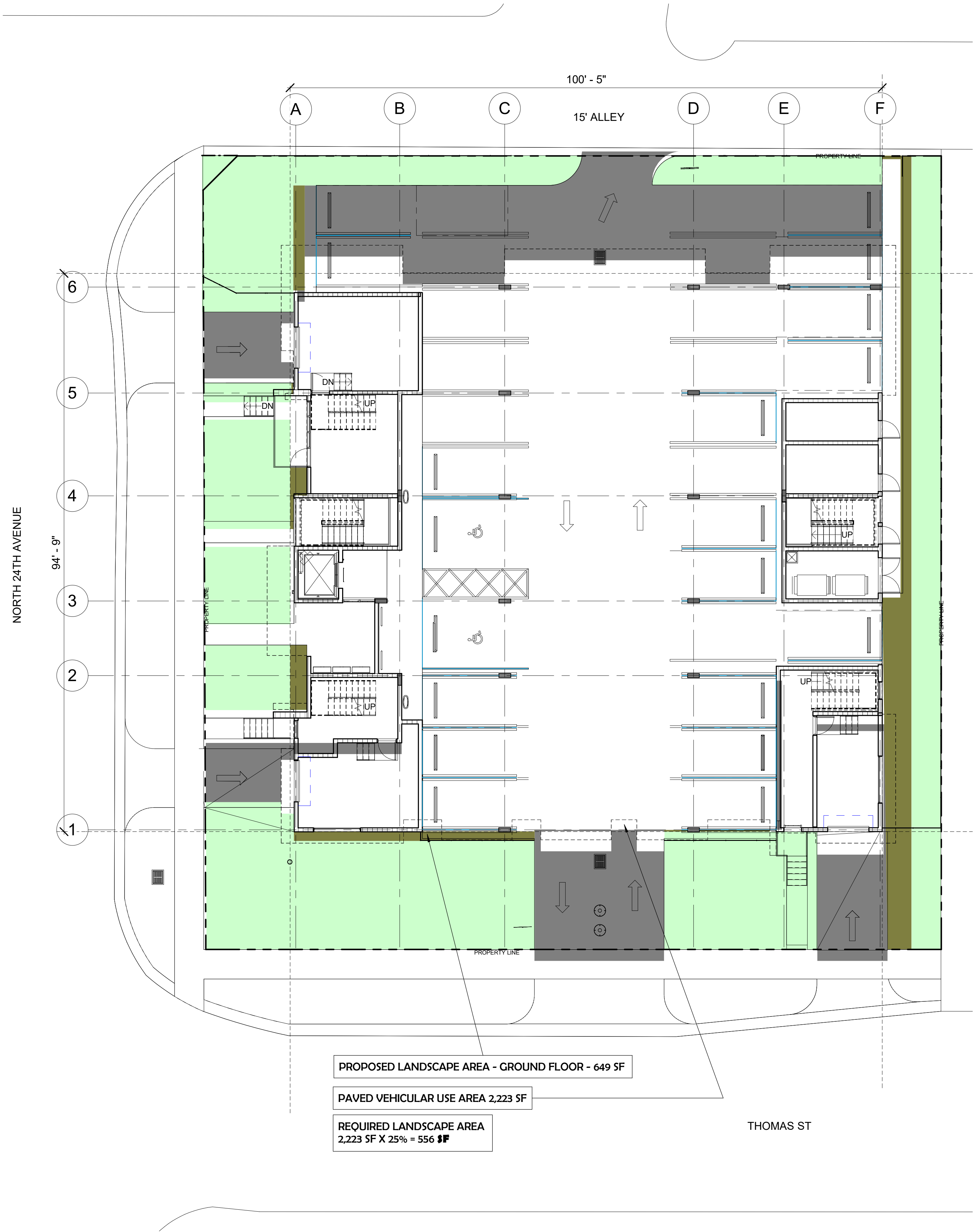
LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37



VEHICULAR USE CHART		
AREAS	REQUIRED SQ. FT.	PROPOSED SQ. FT.
PAVED VEHICULAR USE AREA (GREY AREA)		2,223 SF
REQUIRED LANDSCAPE AREA-25% 2,223 SF X 25% = 556 SF	556 SF	649 SF

PROPOSED LANDSCAPE AREA - GROUND FLOOR - 649 SF

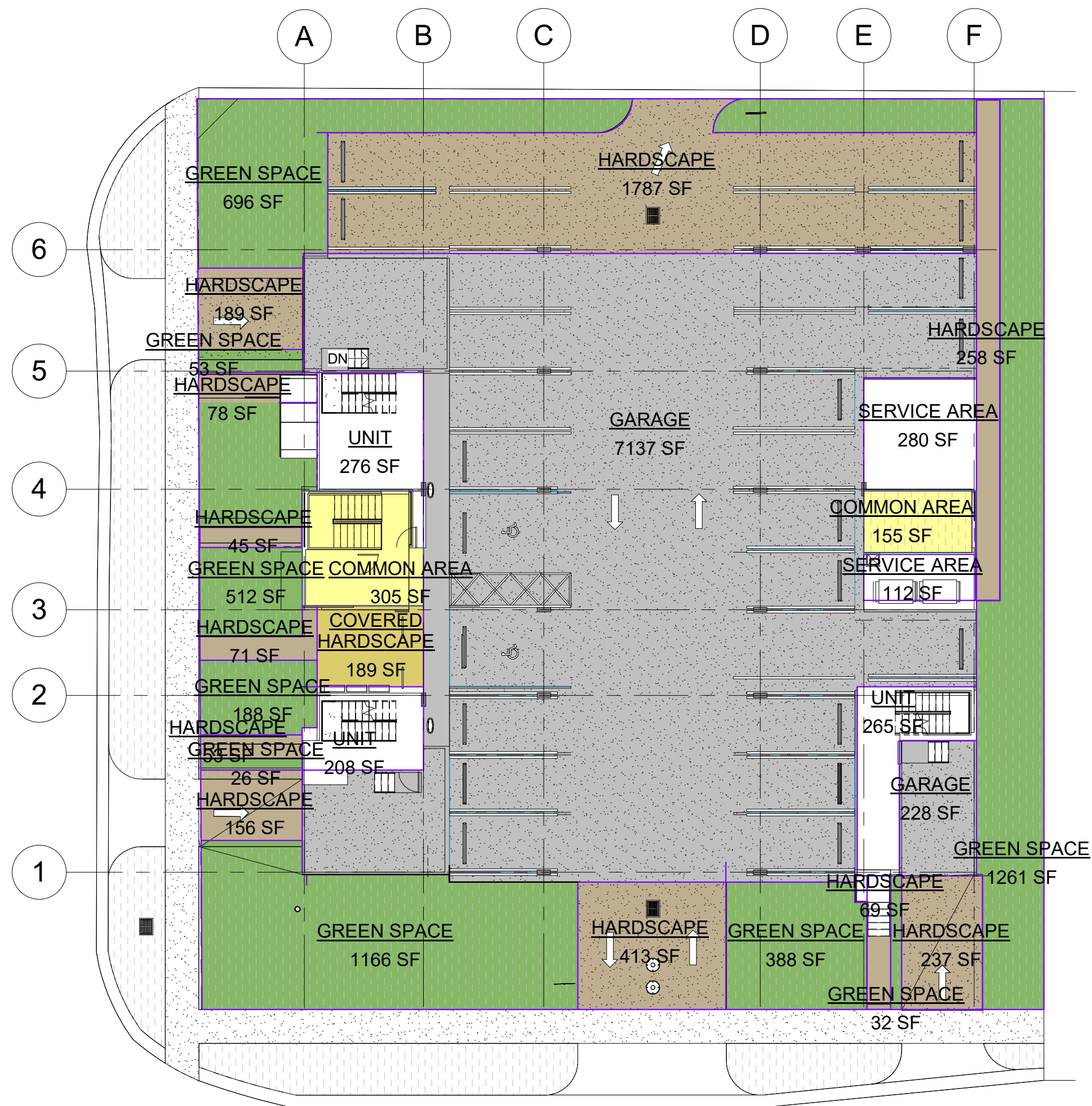
PAVED VEHICULAR USE AREA 2,223 SF

REQUIRED LANDSCAPE AREA
2,223 SF X 25% = 556 SF

THOMAS ST

1 PAVED VEHICULAR USED AREA CALCS
3/32" = 1'-0"

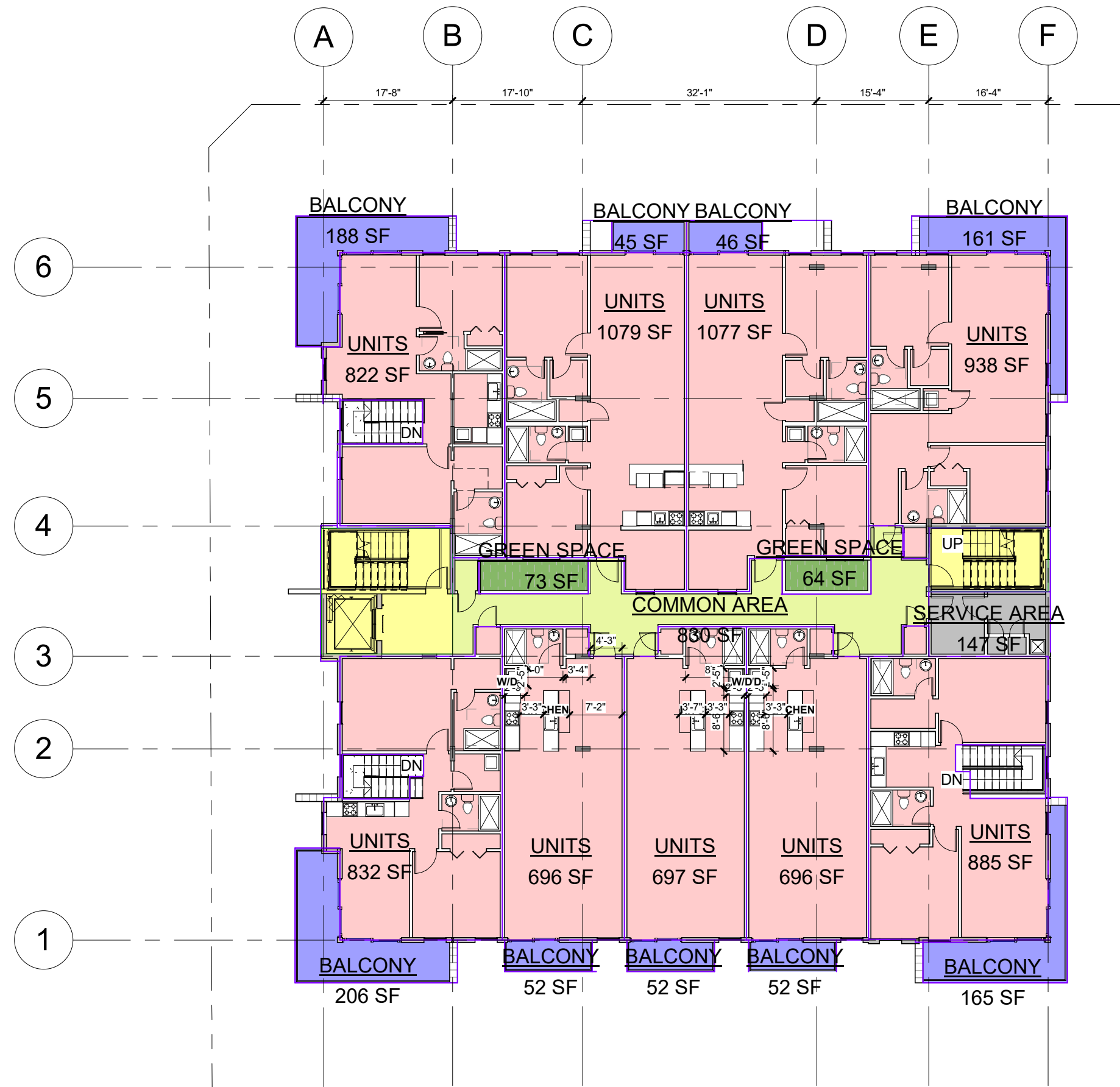




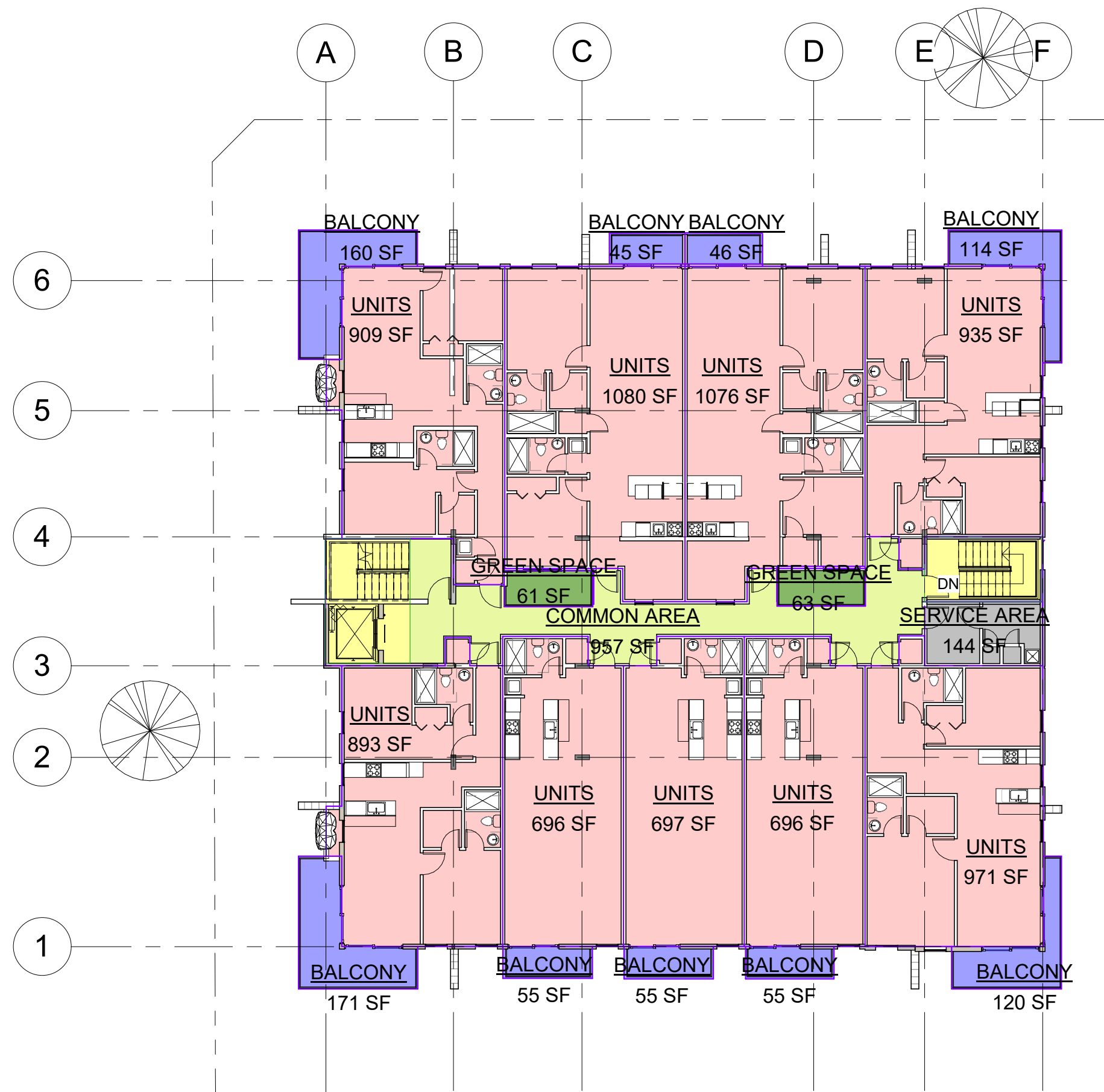
1 GROUND FLOOR
1/16" = 1'-0"

AREA CHART

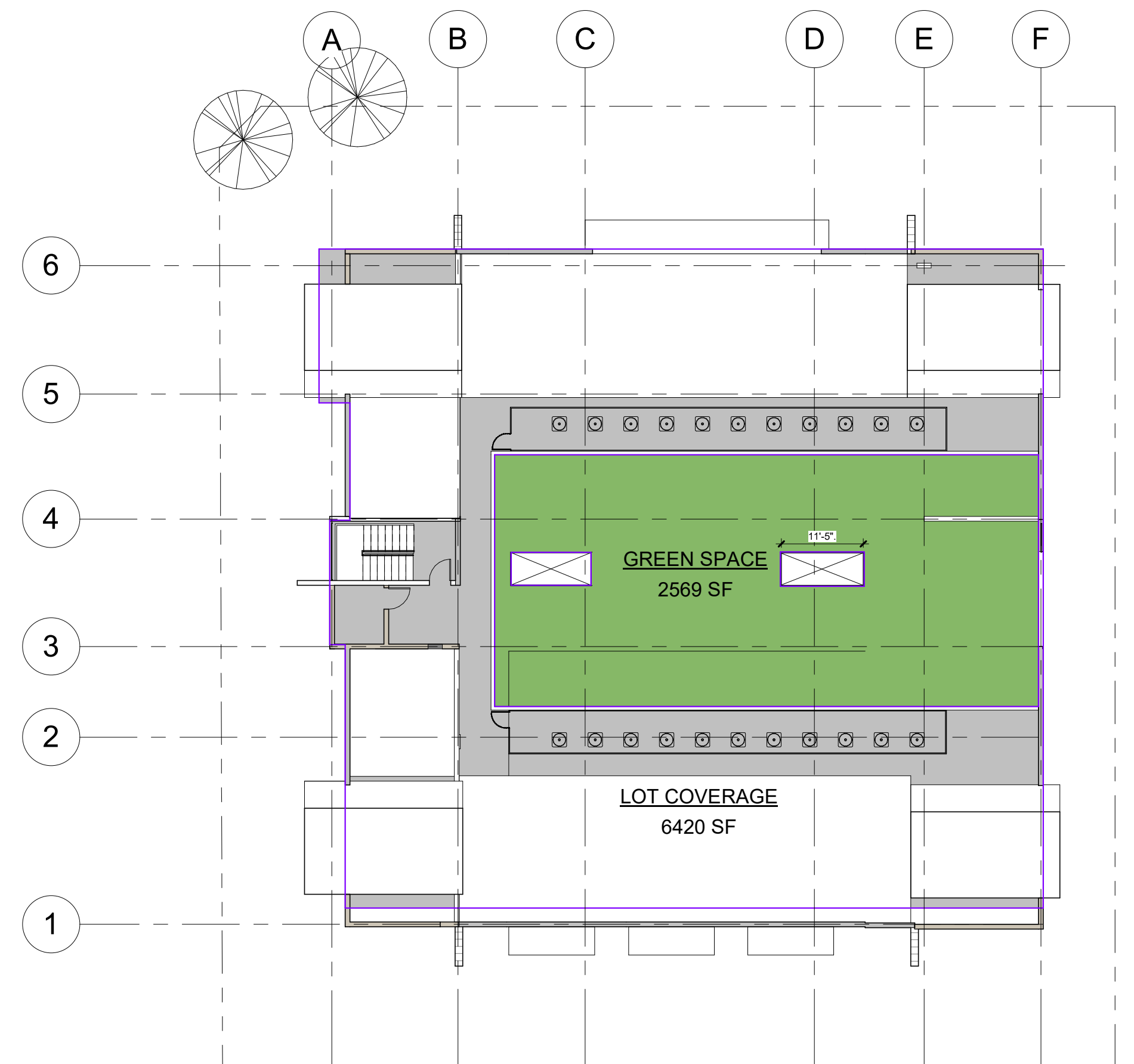
	SERVICE AREA	COMMON AREA	UNITS	GARAGE	SUBTOTALS	BALCONIES	GREEN SPACE	HARDSCAPE	OPEN AREA
GROUND FLOOR	392.00	460.00	749.00	7,365.00	8,966.00		4,322.00	3,545.00	7,678.00
2ND FLOOR	147.00	830.00	7,722.00		8,699.00	967.00	137.00		
3RD FLOOR	144.00	957.00	7,953.00		9,054.00	821.00	124.00		
ROOF							2,569.00		
TOTALS	683.00	2,247.00	16,424.00	7,365.00	26,719.00	1,788.00	7,152.00	3,545.00	7,678.00
F.A.R.			18,671.00						



2 2ND FLOOR
1/16" = 1'-0"



3 3RD FLOOR
1/16" = 1'-0"



4 MAIN ROOF PLAN
1/16" = 1'-0"

SOUTH WEST VIEW

SOUTH EAST VIEW

NORTH WEST VIEW

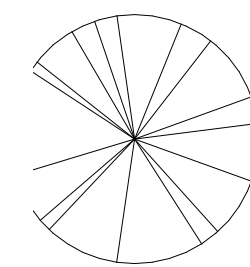
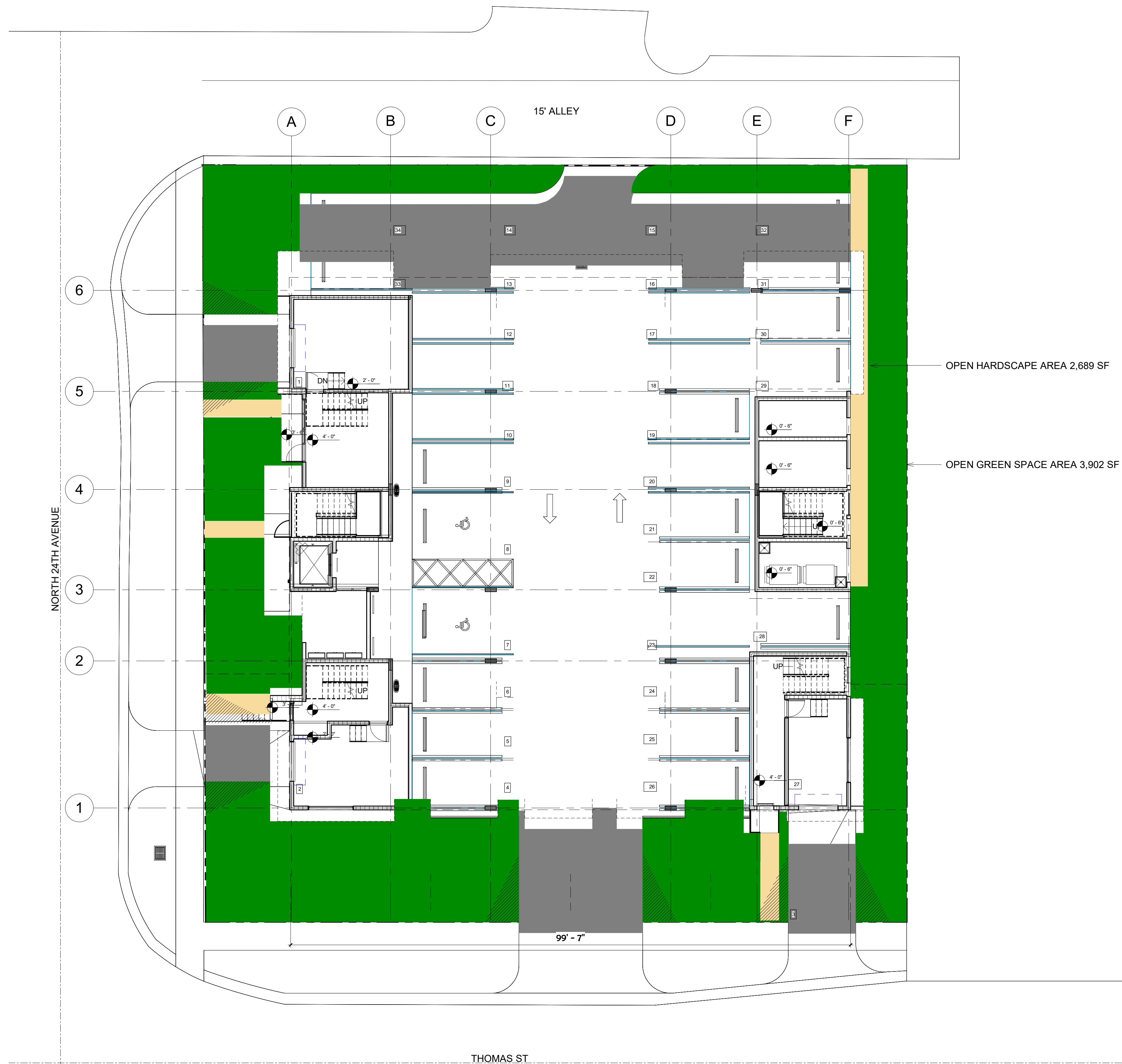
NORTH EAST VIEW

WEST VIEW

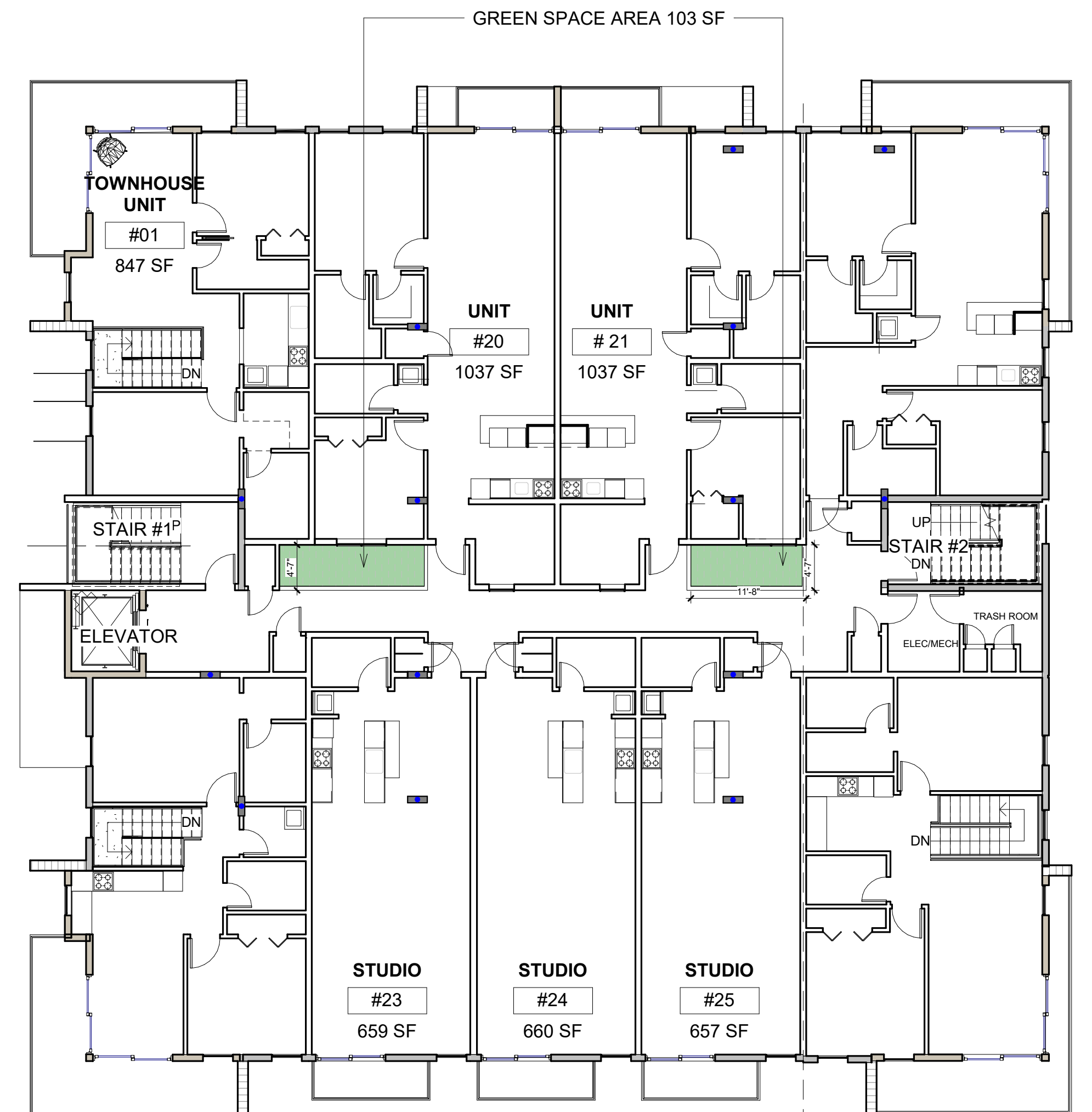


SOUTH VIEW



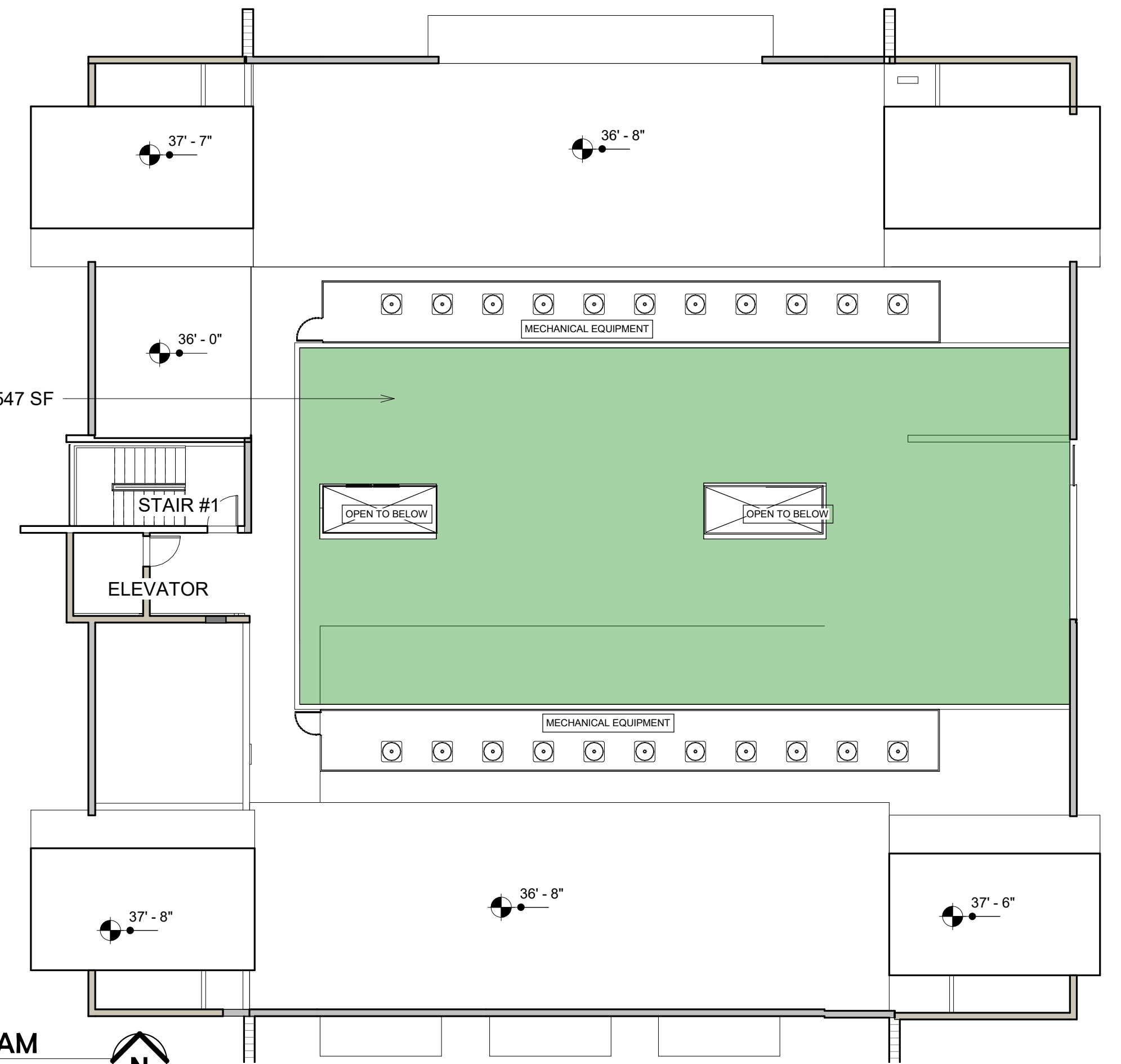


2ND FLOOR - DIAGRAM
3/32" = 1'-0"



GREEN SPACE AREA 2,547 SF

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



1 GROUND FLOOR - DIAGRAM
1" = 10'-0"

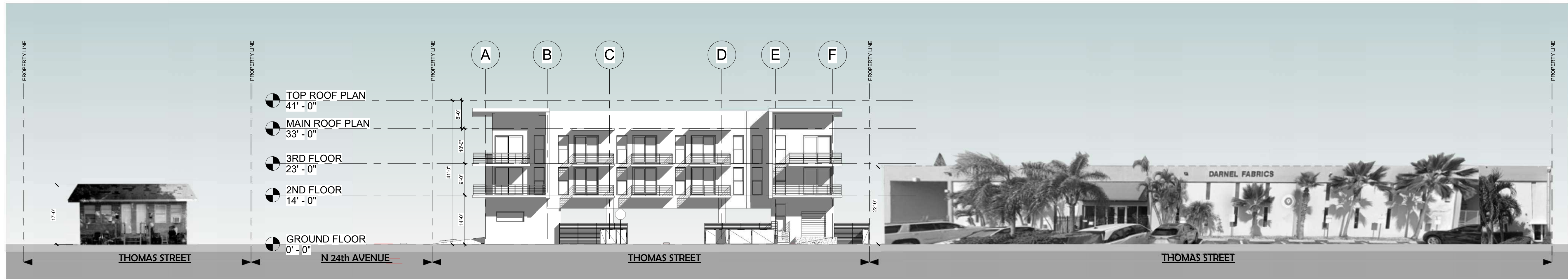


THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

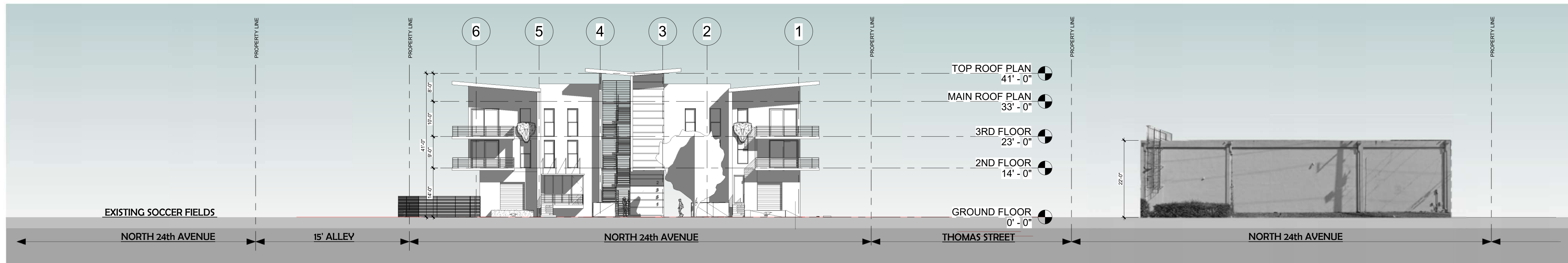
OPEN SPACE DIAGRAM

PROJEC#21-043

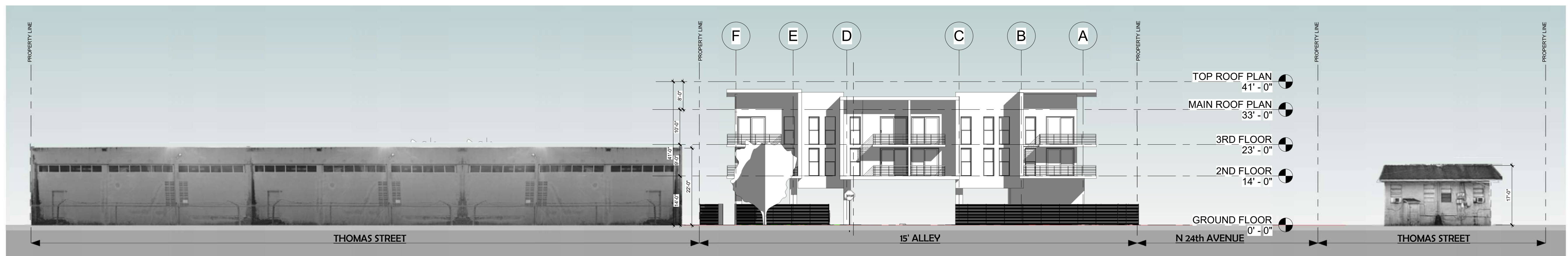
A0.8



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



2 STREET PROFILE 2- NORTH 24TH AVE.
1/16" = 1'-0"



3 STREET PROFILE 3 - 15' ALLEY
1/16" = 1'-0"

1. ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE EMPLOYEE LOUNGE THAT CAN BE ENERGY STAR RATED MUST BE SO RATED TO CLAIM THIS ITEM (THIS INCLUDES REFRIGERATOR, MICROWAVE, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS ETC.). ENERGY STAR APPLIES TO BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
2. RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO THE CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.
3. ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NRCF (NATIONAL FENESTRATION RATING COUNCIL).
4. ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
5. ENERGY STAR APPROVED ROOFING MATERIALS.
6. PROGRAMMABLE THERMOSTATS.
7. DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLANS INSPECTOR AT FINAL INSPECTIONS.
8. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
9. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTATIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
10. ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION). CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION.
11. ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPOV IS NOT A SUITABLE REPLACEMENT FOR INSULATION). ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
12. MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
13. TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INCLUDE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
14. ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

NOTES: 1-THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 REQUIRED).

2- ALL ROADS ADJACENT TO TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.

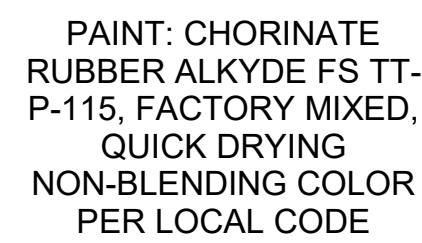
3- ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

4- BUILDING SIGNAGE UNDER A SEPARATE PERMIT WHEN SHOP DRAWINGS WILL BE PROVIDED.

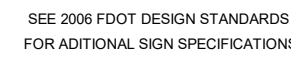
5- NFPA 1 (2018 EDITION) SECTION 11.10.1 REQUIRES THAT MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS. --IF AT ANYTIME (INCLUDING THE CONSTRUCTION PHASE), FIRE DEPARTMENT PERSONNEL DETERMINE THAT THE MINIMUM RADIO SIGNAL STRENGTH IS NOT BEING MET, A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM MAY BE REQUIRED TO BE INSTALLED AS DETERMINED BY THE AHJ.

6- AS PER NFPA 1 (2018 ED.) SECTION 12.3.2 - IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRESTOP SYSTEMS AND FIRE- RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2.





PARKING SPACE MARKING



ACCESSIBLE SIGN DETAIL



7 K-4 RATED BOLLARD DETAIL
3/4" = 1'-0"



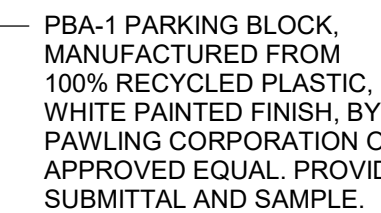
8 DUMPSTER BUMPER DETAIL
3" = 1'-0"



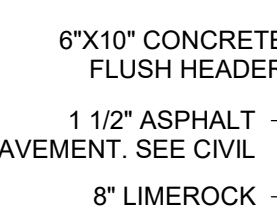
4 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"



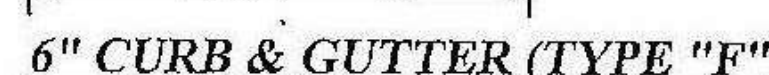
1 ADA SIGNAGE & PARKING STALLS DIMENSIONS



6 WHEEL STOP DETAIL



5 PAVER ON GRADE TO ASPHALT DET.
1 1/2" = 1'-0"



2 CURB AND RAMPS DETAILS
N.T.S.



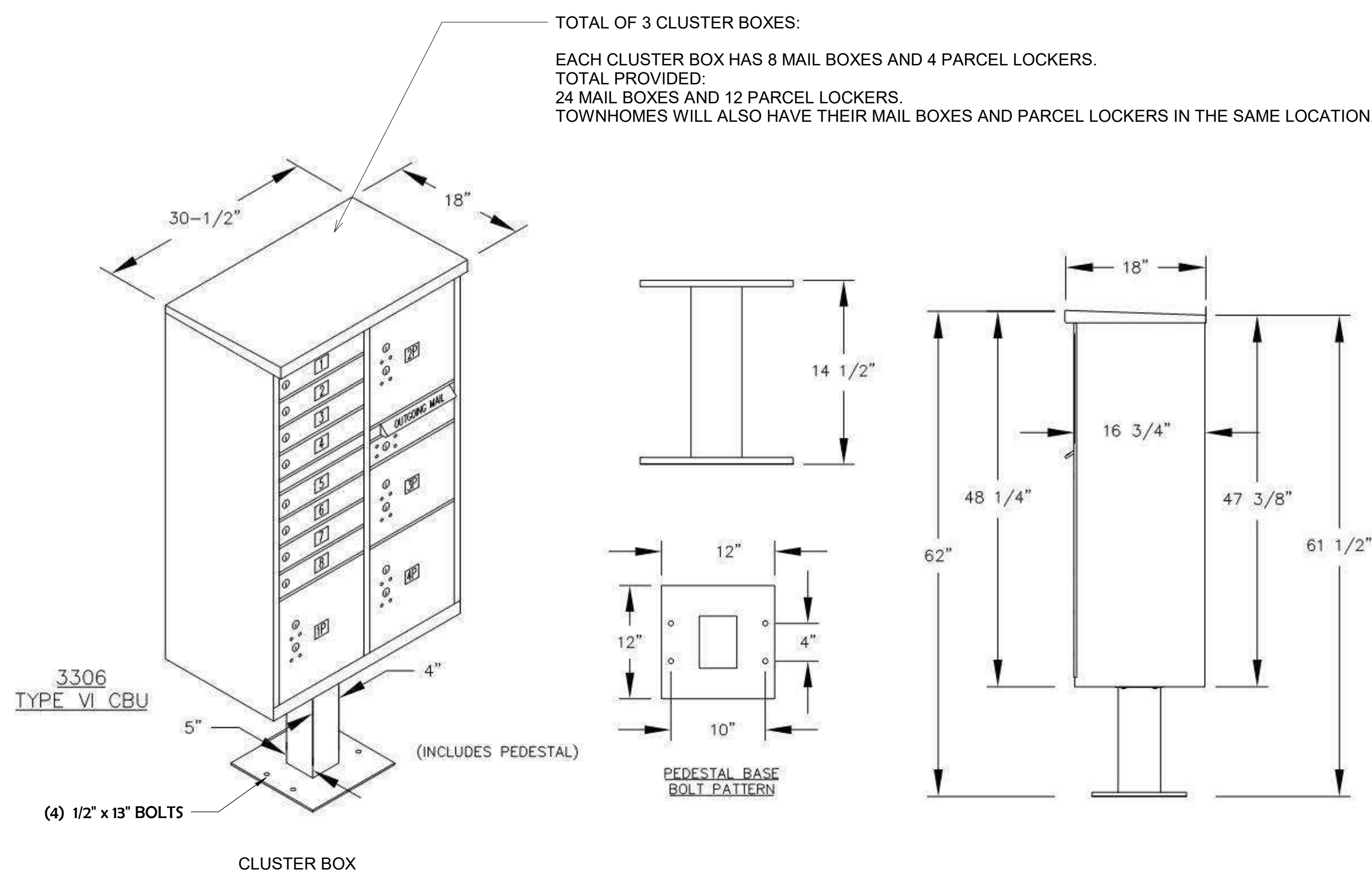
3 TYPE "D" CURB DET.
N.T.S.



9 FENCE DETAIL
N.T.S.

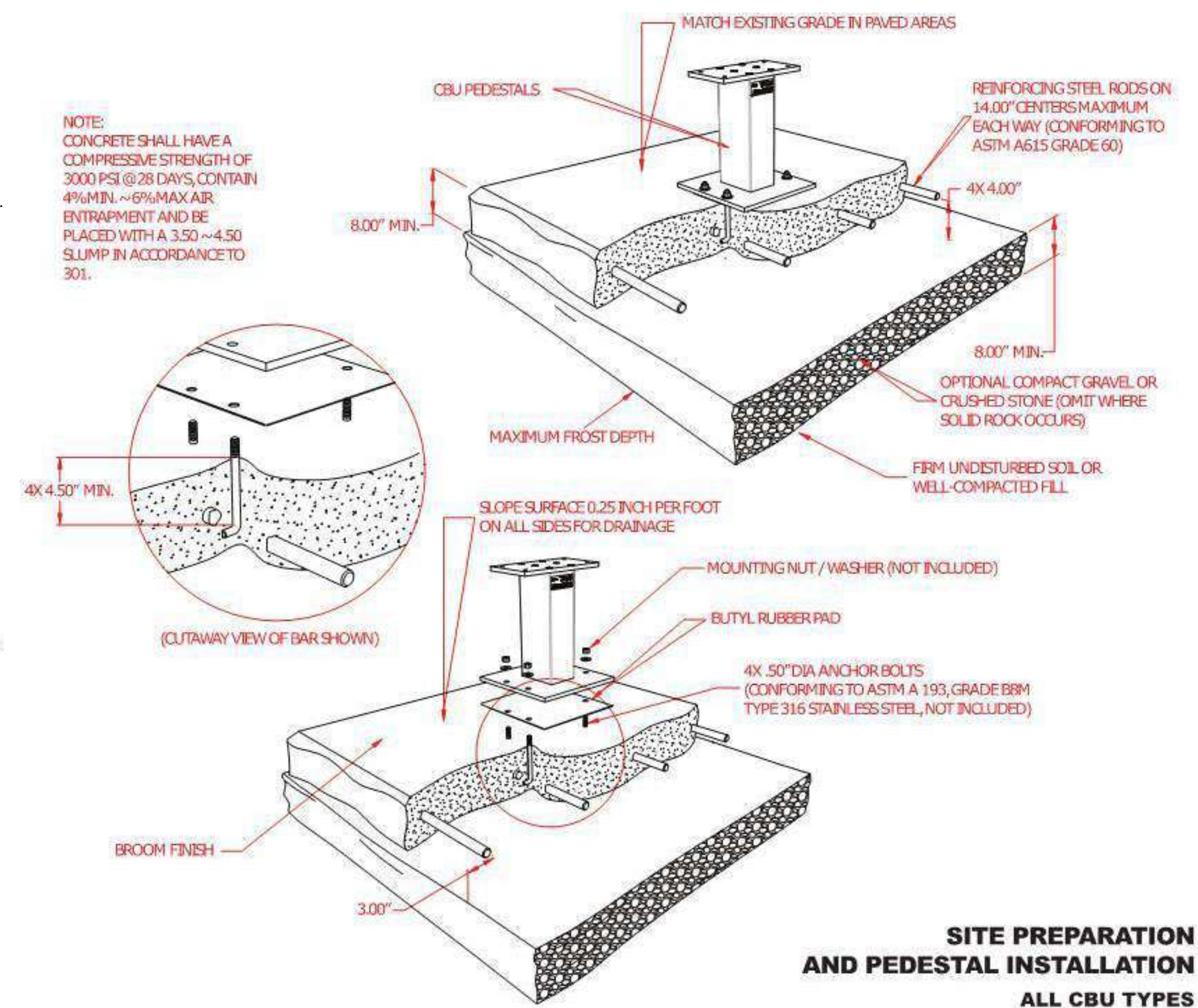


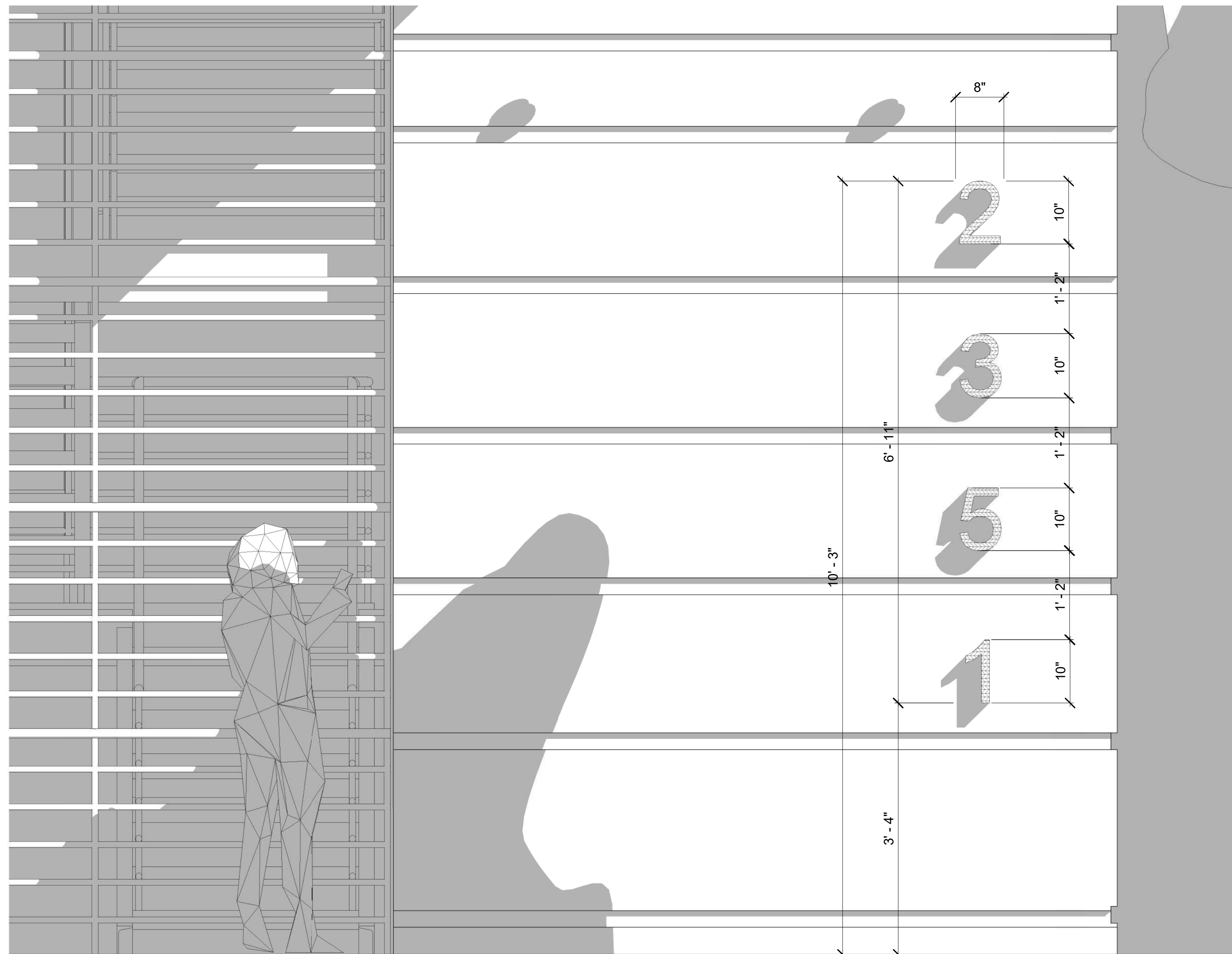
SPEC SHEET



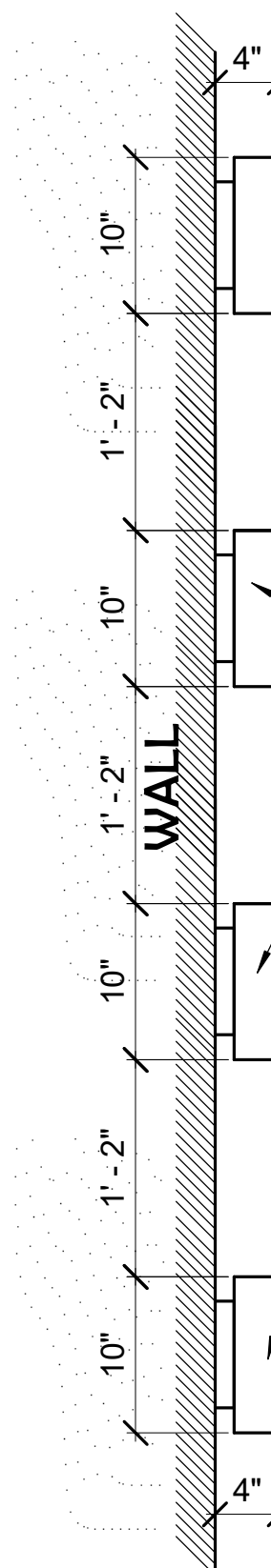
F SERIES MODEL #3306WHT-U, 8 DOORS & 4 PARCEL LOCKERS - PEDESTAL CLUSTER BOX UNIT (WHITE)

1 1/2" = 1'-0"





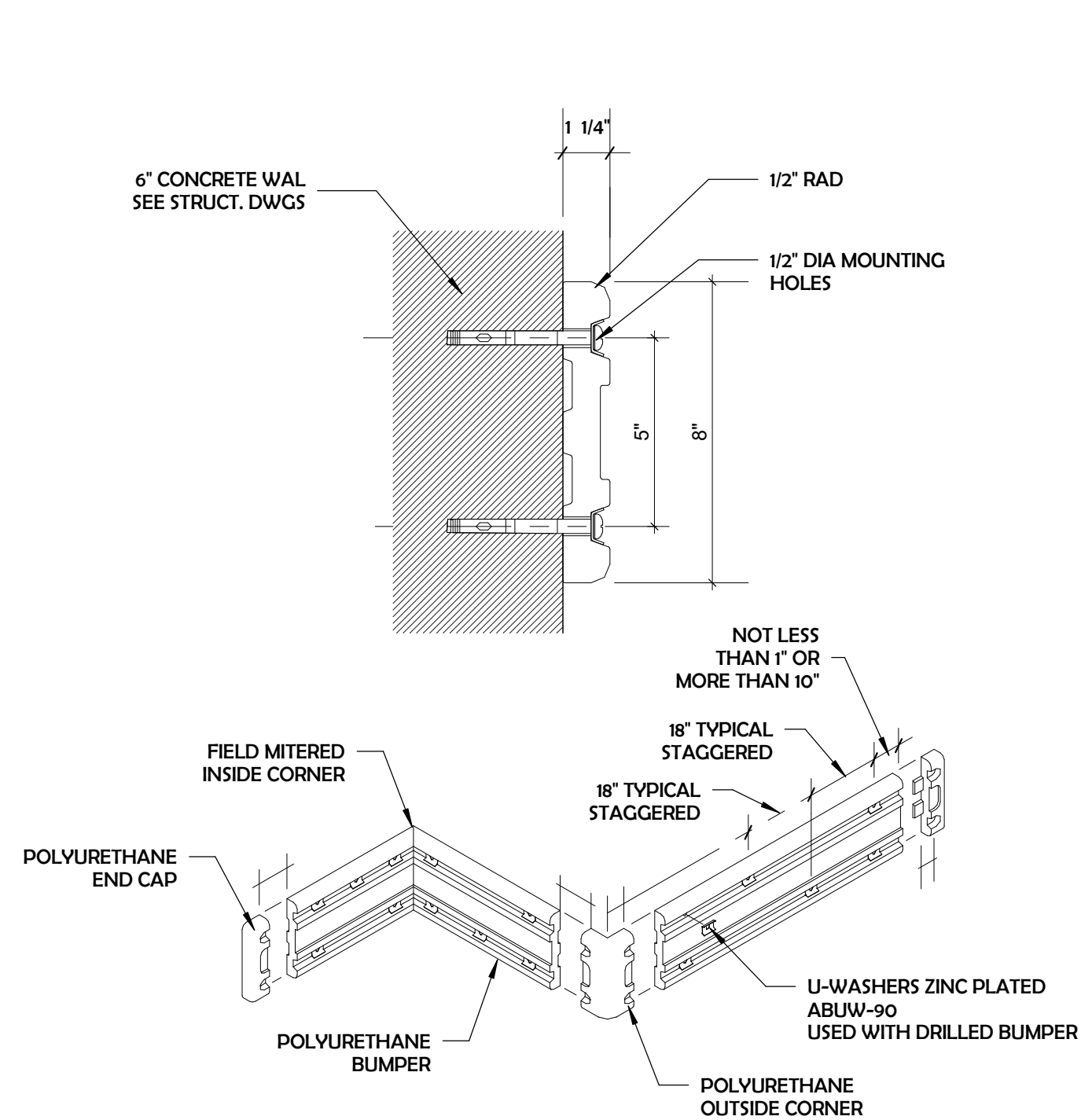
1 SIGNAGE DETAILS
1" = 1'-0"



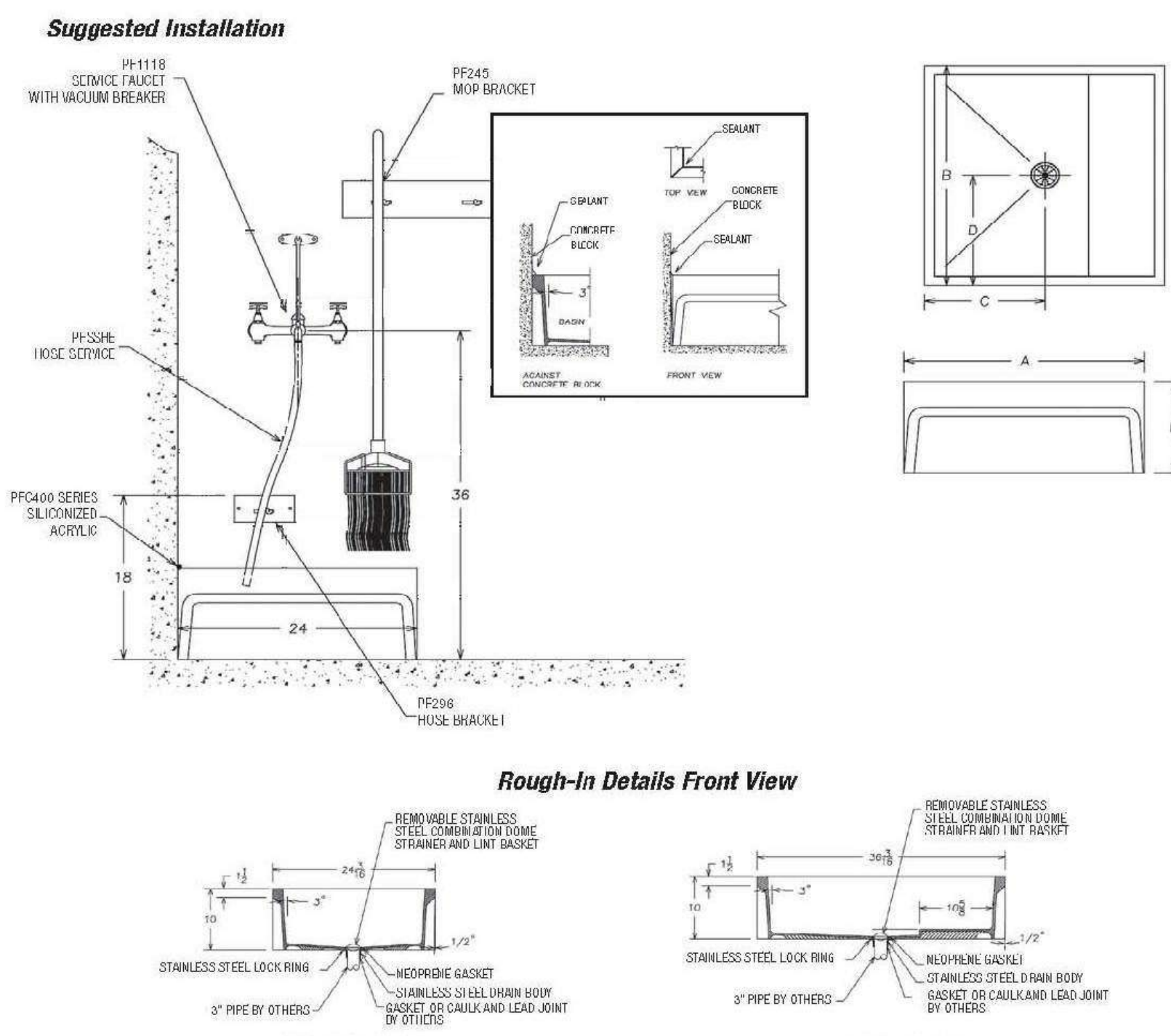
3D LETTERS SIGNAGE IN ALUMINUM
WITH BACK LIGHT WITH BUILDING
ADDRESS IN CORPOREAL NUMBERS
4" DEEP, LETTER SIZE 8" X 12" IN.
PROVIDE A SEPARATE PERMIT &
SUBMIT SHOP DRAWINGS FOR
ARCHITECT'S APPROVAL.

2 SIGNAGE SECTION
1" = 1'-0"

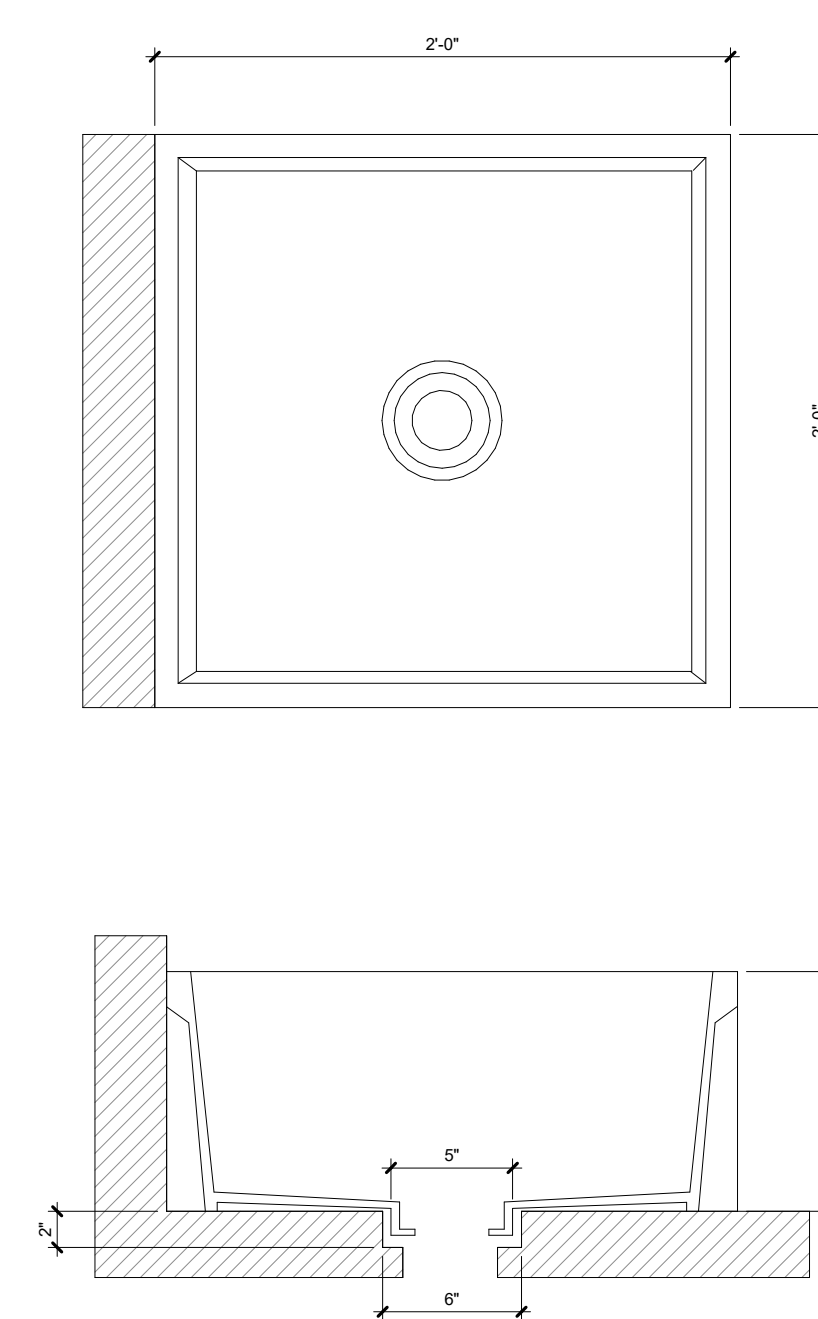
NOTE: SIGNAGE UNDER A SEPARATE PERMIT WHEN SHOP DRAWINGS WILL BE PROVIDED.



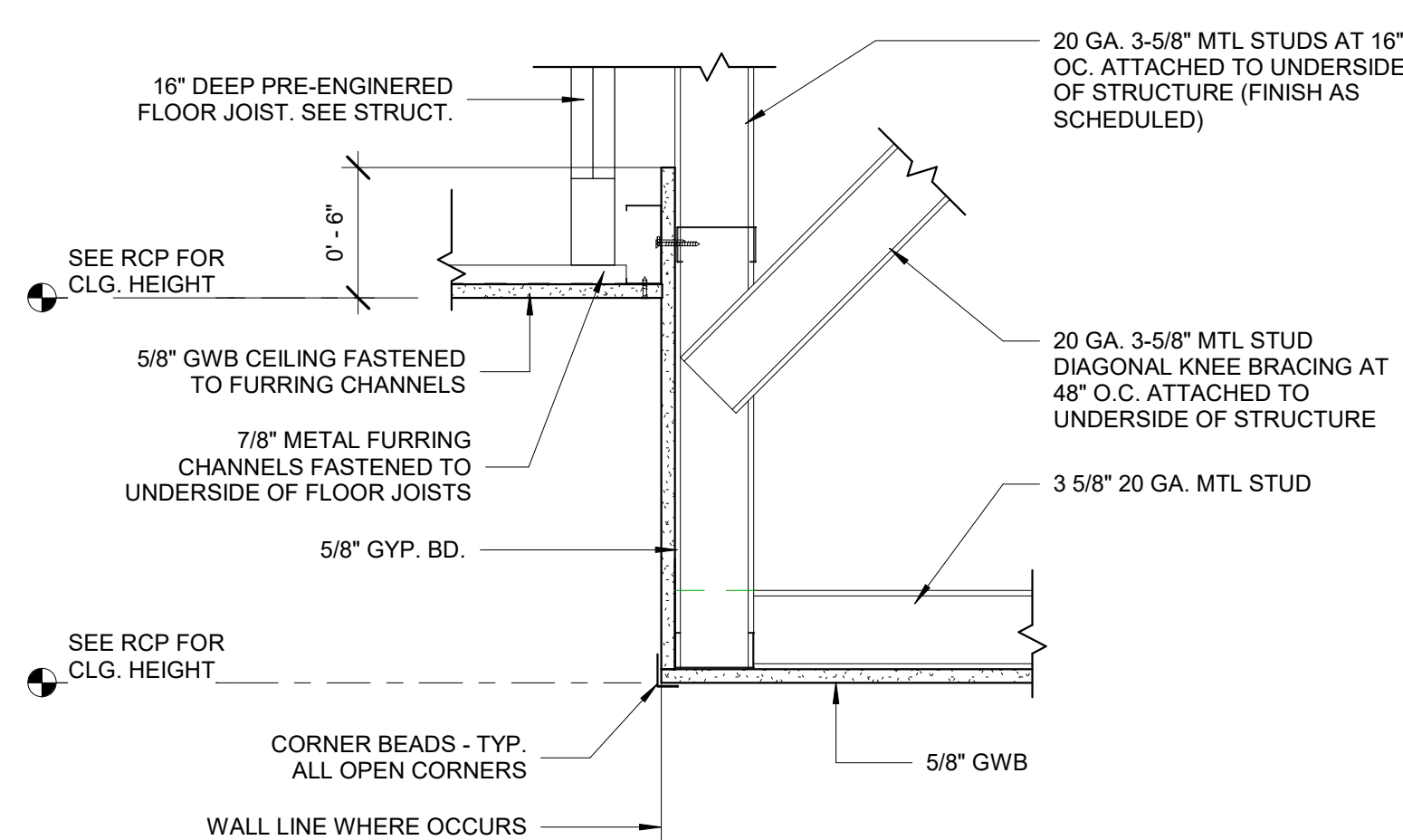
1 TYPICAL TRASH CHUTE - PROTECTION
3" = 1'-0"



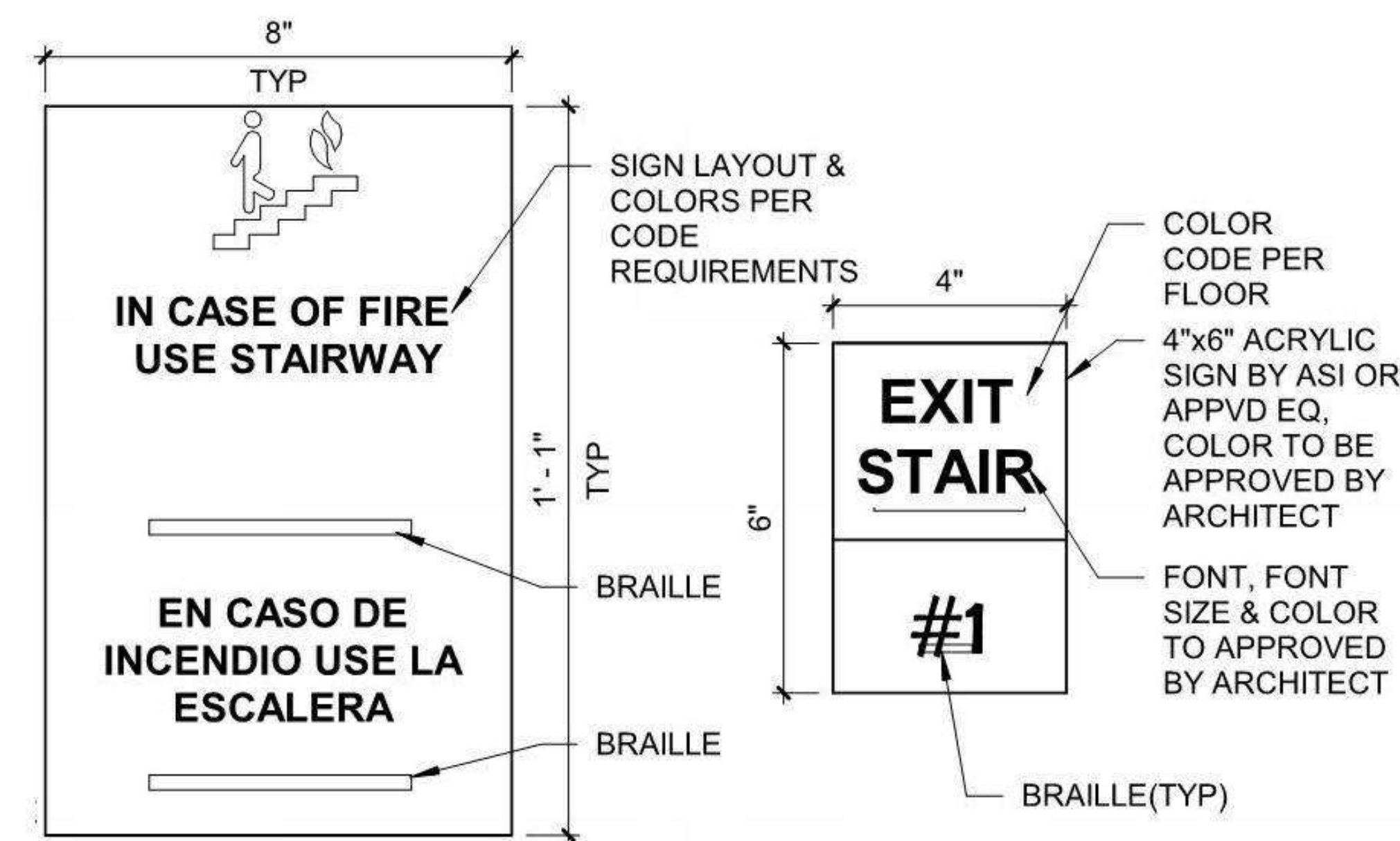
2 SIMILAR MOP SINK INSTALLATION
1 1/2" = 1'-0"



3 MOP SINK DETAIL (PLAN & SECTION)
1 1/2" = 1'-0"



5 TYPICAL CEILING DETAIL
1 1/2" = 1'-0"



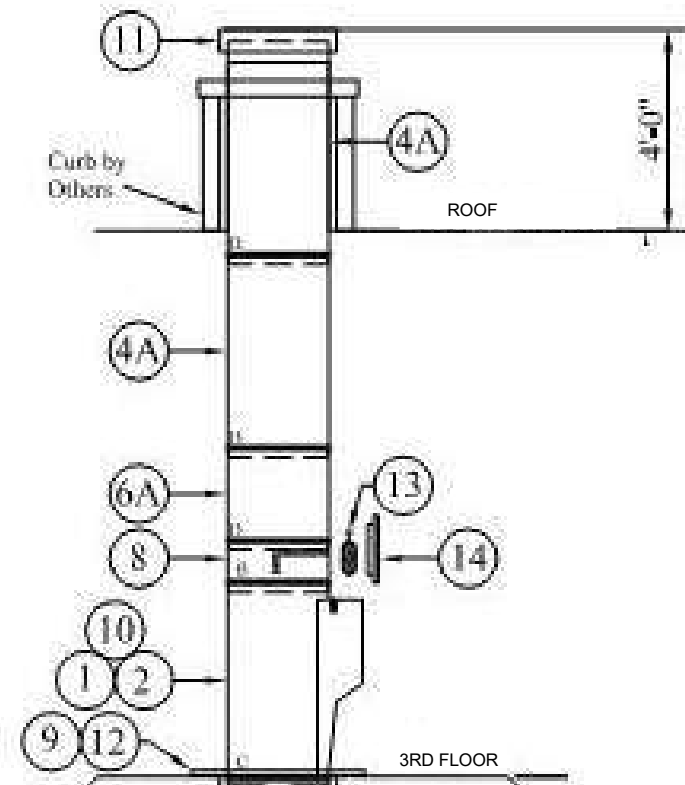
FIRE SIGN (PER CODE REQUIREMENTS)

EXIT STAIR SIGN

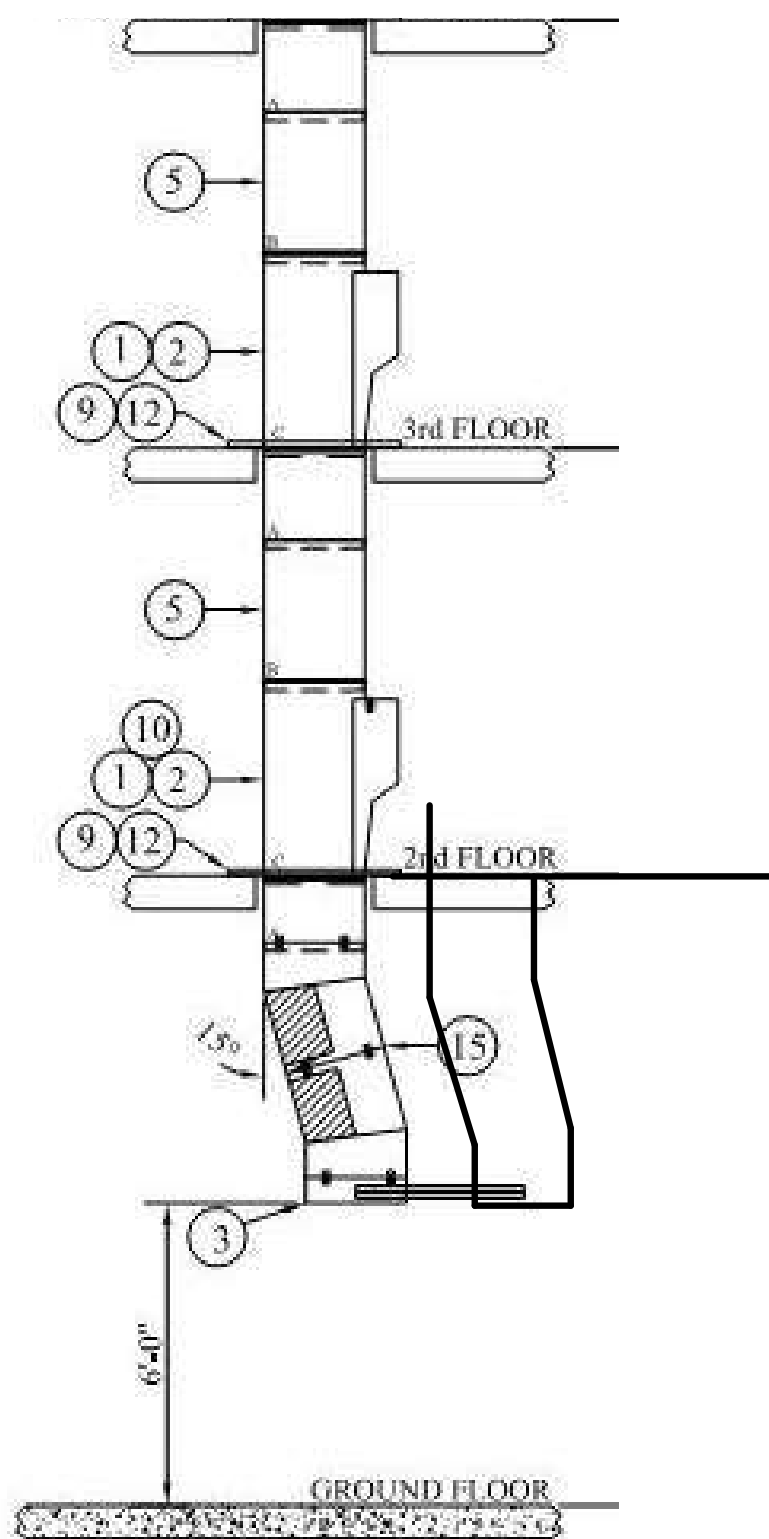
NOTE:
SIGNS SHALL BE BY ASI OR APPROVED
EQUAL. PROVIDE SUBMITTAL PACKAGE &
SAMPLES FOR ARCHITECT REVIEW.

4 FIRE SIGN AND EXIT STAIR SIGN
1/4" = 1'-0"

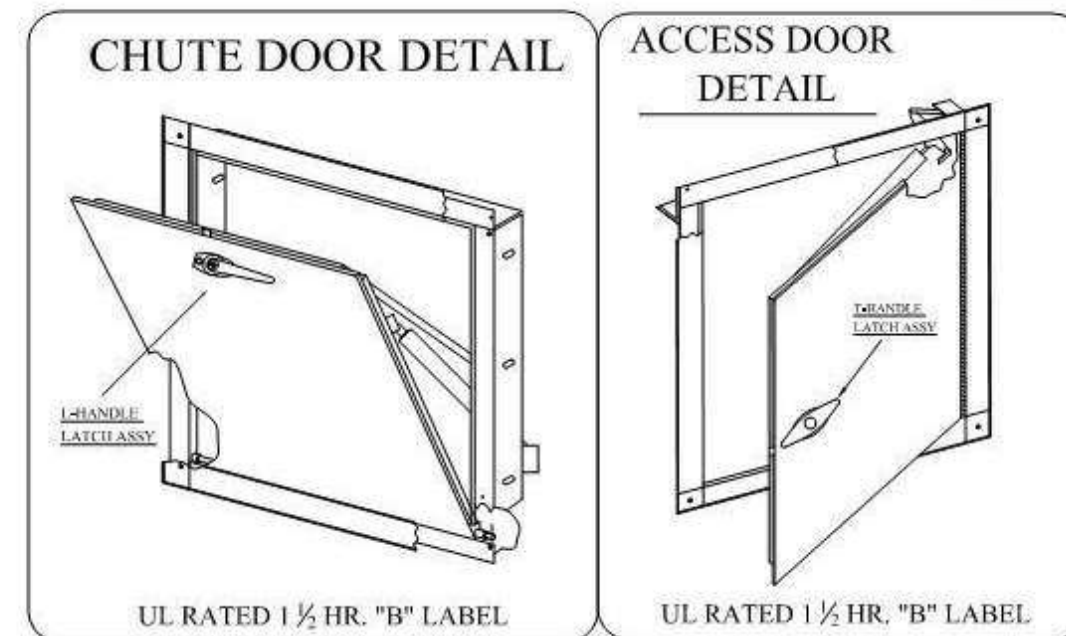
GENERAL NOTES:
1. All Chutes to have Wilkinson type vertical lock-seams and inside lap round-about joint.
See Detail Sheet. (Or, whatever we reference the detail info in the shop drawings)
2. All cutting of floors, walls, or roof to allow for chute installation to be done by others.
3. Chute venting per NFPA-82 - Full size vent extending 3 ft. above finished roof.
4. Wilkinson Ho-Rise complies with all NFPA guidelines and accepts no responsibility for the deviation of these standards by local codes or ordinances.



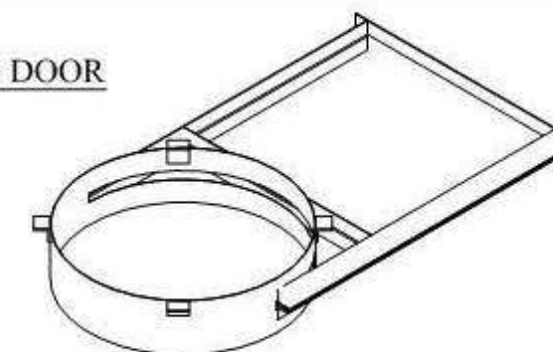
PART NUMBER			QTY
FL605		24"Ø Chute: ~(1) RUBBISH ~16ga ~Galvaneal	1
14311I	1	24"Ø x 72" Intake Section • See Detail Sheet (Page #2) • WITH Sound Dampening (Daubert 932) • WITH Companion Clips Bottom (1)	7
2584NH	2	15"x18" BOTTOM HINGED WLR • See detail sheet (Page #2) • HAND OPERATED • L-Handle Lock • Stainless Steel FOUR piece plain trim	7
20015G	3	Discharge Type: "GUILLOTINE" Sliding guillotine type, door held open by fusible link.	1
14411T	4	24"Ø x 48" Pipe • WITH Sound Dampening (Daubert 932)	3
14412T	4A	24"Ø x 48" Pipe • WITHOUT Sound Dampening.	2
14311T	5	24"Ø x 36" Pipe • WITH Sound Dampening (Daubert 932)	3
14211T	6	24"Ø x 24" Pipe • WITH Sound Dampening (Daubert 932)	3
14212T	6A	24"Ø x 24" Pipe • WITHOUT Sound Dampening.	1
14111T	7	24"Ø x 12" Pipe • WITH Sound Dampening (Daubert 932) • WITH Companion Clips Top & Bottom	1
14112Z	8	24"Ø x 12" Pipe • WITHOUT Sound Dampening • With Flushing Spray Head. 3/4 " IPS flushing spray head assembled in 12" pipe section located above top intake ready for connection by others.	1
14042N	9	Floor Frames. • See detail sheet (Page #3)	7
91F007	10	Sprinkler Heads. • See detail sheet. (Page #3) Located at Floors: ROOF, 6, 4 & 2	4
1A31SC	11	26" diameter Vent With CURB Flashing W/SCREEN • WITH Sound Dampening (Daubert 932)	1
91B002	12	Korfound Isolator Pad. • Six Pieces for each floor frame.	42
91A002	13	Disinfecting and Sanitizing Unit. • See detail sheet (Page #3)	1
2554NY	14	15"x15" RHDR. • See detail sheet (Page #2) • HAND OPERATED • T-Handle Lock • Stainless Steel FOUR piece trim	1
91A002	15	Double Offset 24"Ø • WITH Sound Dampening (Daubert 932) • WITH Impact Plate • WITH Companion Clips Top & Bottom	1



1 TRASH CHUTE - SECTION
3" = 1'-0"

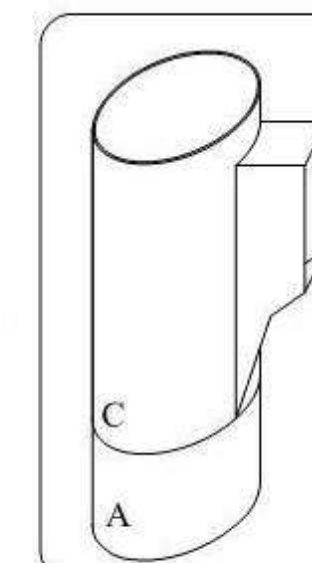
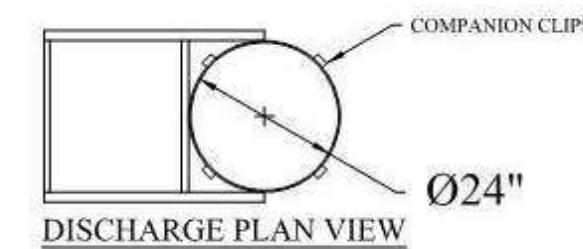


SLIDING DOOR



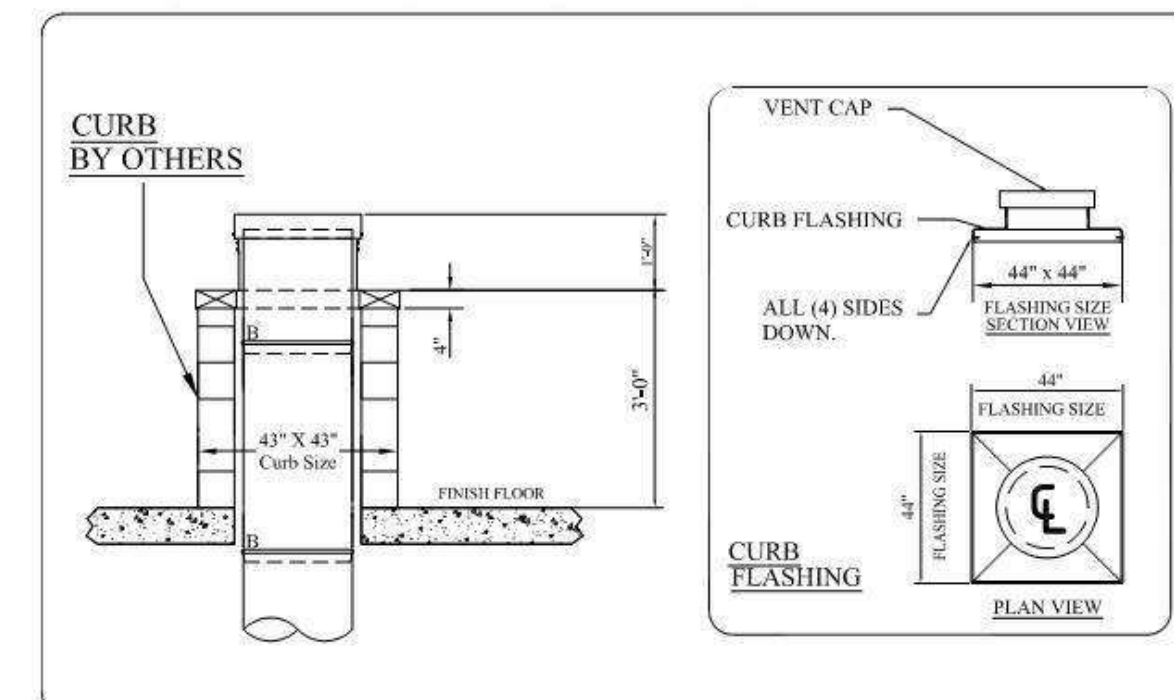
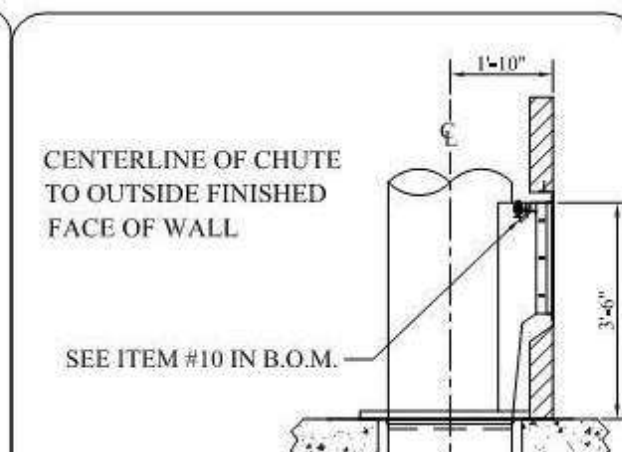
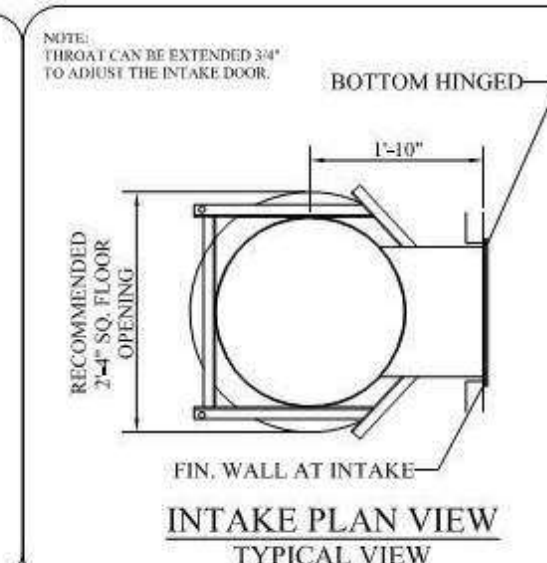
DISCHARGE
TYPE "GUILLOTINE"

DISCHARGE GUILLOTINE

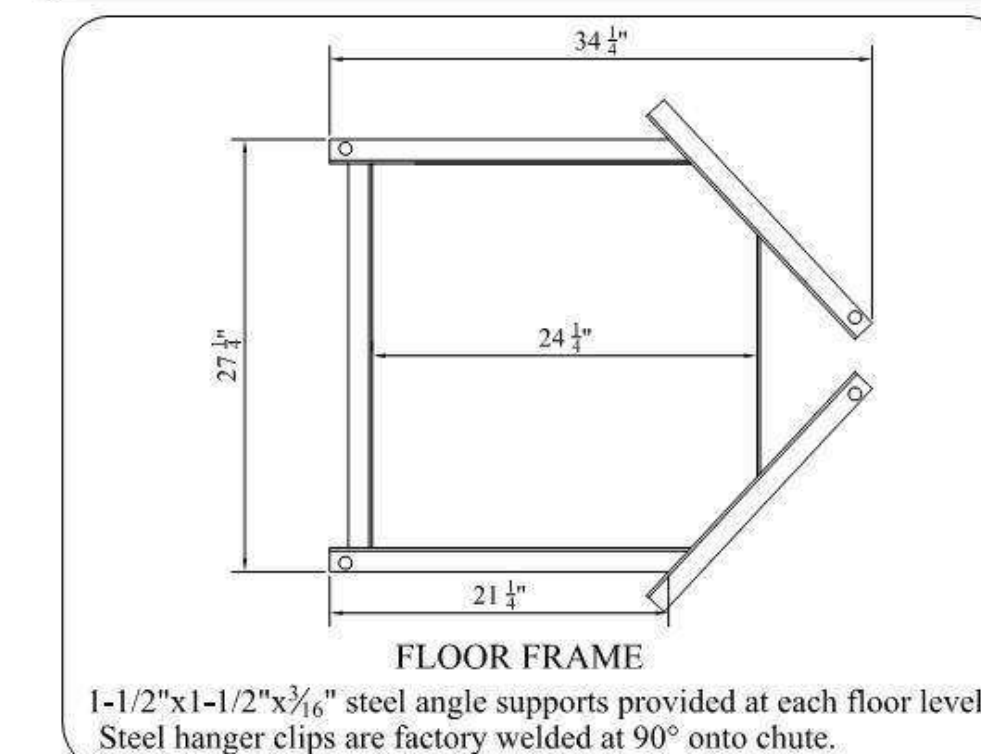
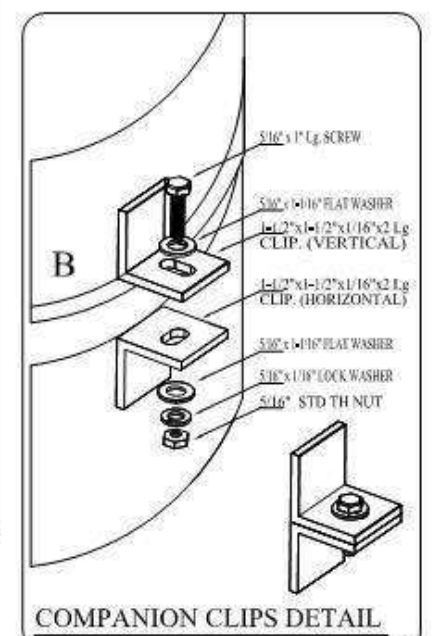


INTAKE
DETAIL

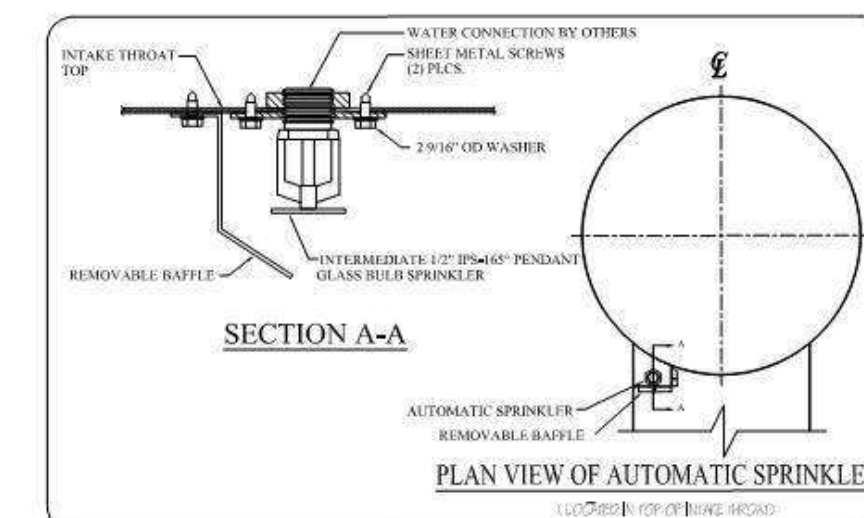
2 TRASH CHUTE - DETAIL
3" = 1'-0"



FIELD NOTE
ENCLOSING WALLS AROUND CHUTES ARE NOT TO BE ERECTED UNTIL AFTER CHUTE IS INSTALLED.
NOTE:
CONTRACTOR TO VERIFY AND APPROVE ALL DIMENSIONS ON THIS DRAWING WITH CONDITIONS AT THE JOB SITE. WILKINSON IS NOT RESPONSIBLE FOR DEVIATIONS FROM THIS DRAWING (ONCE APPROVED).



FLOOR FRAME
1-1/2"x1-1/2"x3/16" steel angle supports provided at each floor level.
Steel hanger clips are factory welded at 90° onto chute.



3 TRASH CHUTE - DETAIL 2
3" = 1'-0"

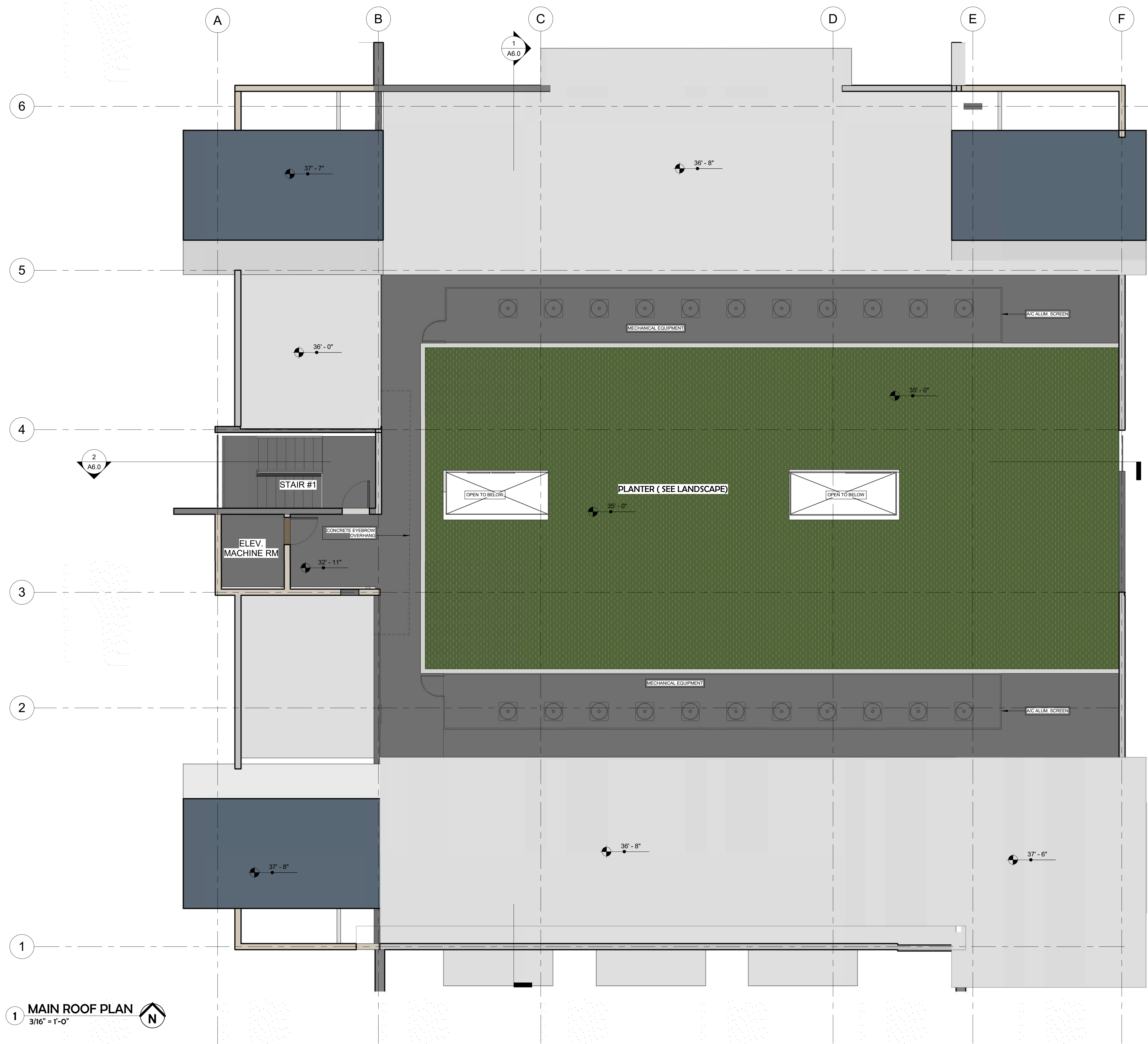


1 GROUND FLOOR
1/8" = 1'-0"

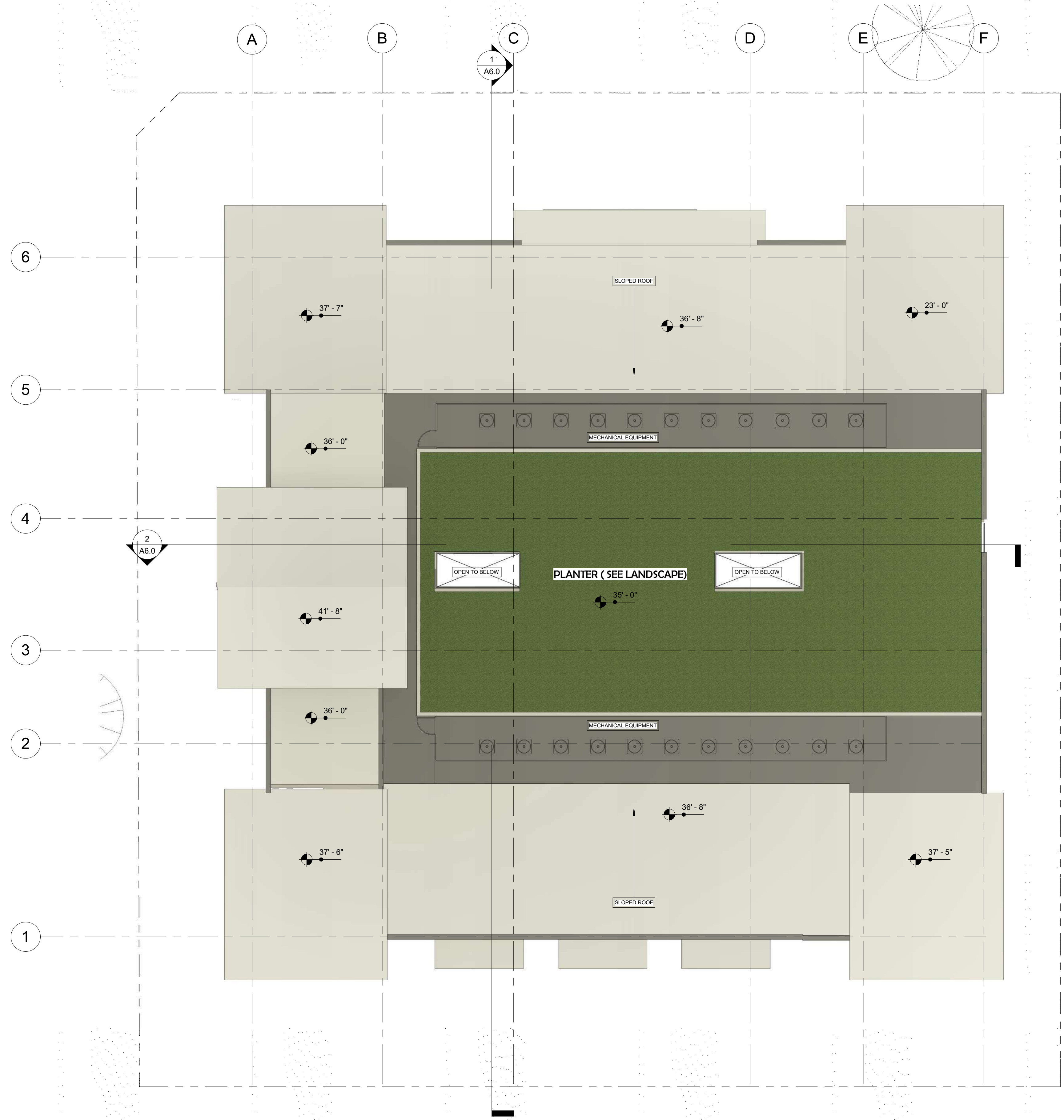








1 MAIN ROOF PLAN
3/16" = 1'-0"

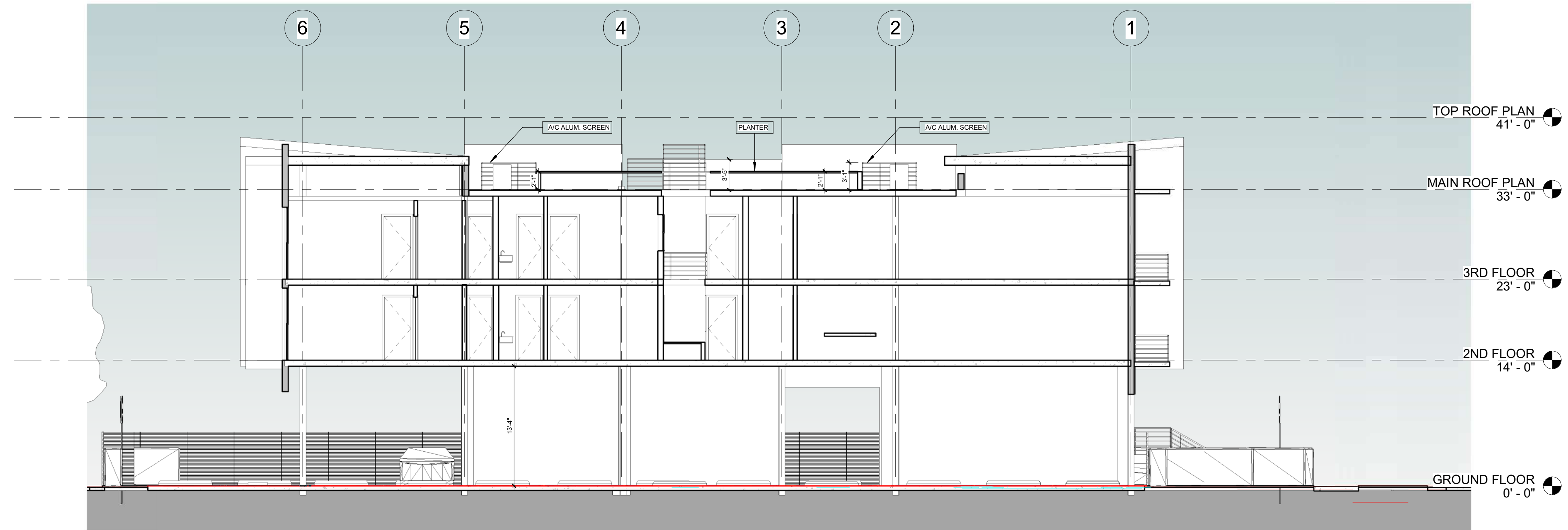


1 TOP ROOF PLAN
1/8" = 1'-0"

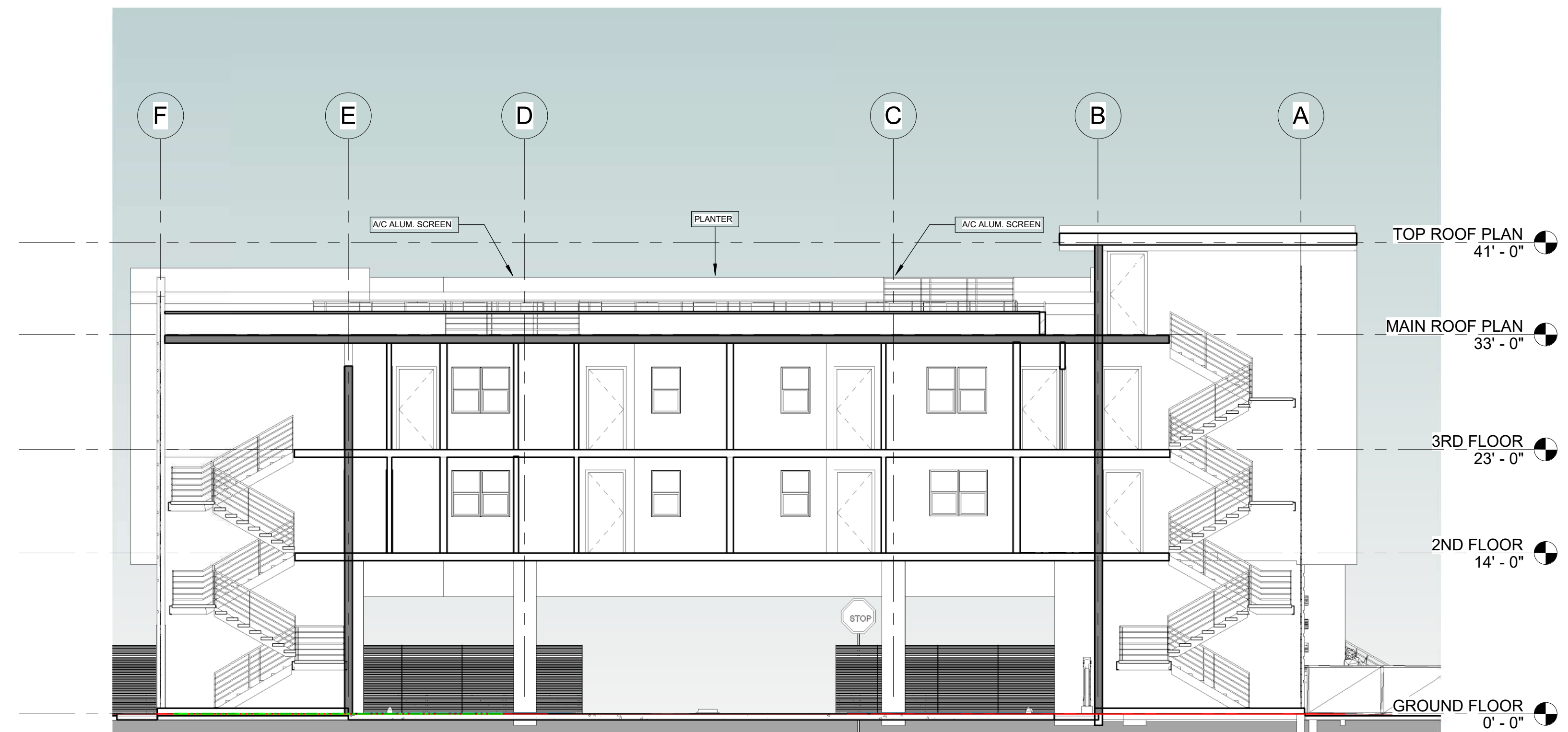
LEGEND:

1 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding.	2 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS	3 STEEL GARAGE DOOR WITH GROOVED PANEL IN CHOCOLATE WITH PLAIN SHORT WINDOWS, BROTTEN MODERN STEEL GARAGE DOORS.	4 WHITE PAINT - SW 7005 Pure White SHERWIN WILLIAMS	5 GREY PAINT- DUSTBLU SW 9161 SHERWIN WILLIAMS	6 ALUMINUM BALCONY RAILING IN ALUMINUM- PPG Duranar Graham White
					





1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING

SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

PROJECT TEAM

ARCHITECT OF RECORD:

 **SKLARchitecture**
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

LANDSCAPE ARCHITECT:

ANDRES MONTERO LANDSCAPE ARCHITECTURE
2300 E Oakland Park Blvd. #300,
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlastudio.com

CIVIL ENGINEER:

WILFORD ZEPHYR, P.E., LEED AP, CFM
Zephyr Engineering
CBE, SBE & DBE Firm
5451 Pierce St, Hollywood, FL 33021 USA
Phone: 786-302-7693
Email: wilford@zephyrengineeringfl.com

SCOPE OF WORK

NEW 3 STORIES RESIDENTIAL BUILDING

APROX. AREA 26,000 SF.

18 RESIDENTIAL UNITS

32 PARKING SPACES + 2 ADA PARKING SPACES



DRAWING INDEX

ARCHITECTURE

- A0.0 COVER
- A0.4 VEHICULAR USE AREA
- A0.5 AREA PLANS
- A0.6 RENDERINGS
- A0.7 RENDERINGS
- A0.8 OPEN SPACE DIAGRAM
- A0.9 STREET PROFILES
- A1.0 SITE PLAN
- A1.3 SITE PLAN DETAILS
- A1.4 CLUSTER BOX UNIT DETAILS
- A1.5 SIGNAGE
- A1.6 GENERALS DETAILS
- A1.7 TRASH CHUTE - DETAILS
- A2.0 GROUND FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 3RD FLOOR PLAN
- A2.3 MAIN ROOF PLAN
- A2.4 TOP ROOF PLAN
- A5.0 ELEVATIONS
- A6.0 SECTIONS

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	33 FT - 3 STORIES
LOT SIZE:		16,809 SF
F.A.R.	1.25 = 21,011.25 SF	18,671 SF
OPEN SPACE		
OPEN SPACE	40% =6,723.6 SF	45.7% =7,678 SF
GREEN SPACE	GROUND FLOOR	4,322 SF
	2ND FLOOR	137 SF
	3RD FLOOR	124 SF
	ROOF	2,569 SF
HARDSCAPE SPACE GROUND FLOOR		3,545 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	9,151 FT
RESIDENTIAL UNITS		
18 UNITS	MIN 400 SF	671 SF
AVERAGE UNIT SIZE	MIN 650 SF	860 SF
PARKING		
18 UNITS	1.5 SP/UN = 27 PARKING SPACES	3 TOWNHOMES - 2PS/EA = 6 SPACES 15 APARTMENTS = 24 SPACES
GUEST	1/5 UNITS = 3.6 = 4 PARKING SPACES	ADA (2) + GUESTS (2) = 4 SPACES
TOTALS	31 PARKING SPACES REQUIRED	34 PARKING SPACES

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S. 

APARTMENTS CHART		
APARTMENT #:	# OF BEDROOMS:	FLOOR
01	02	GROUND/2ND
02	02	GROUND/2ND
03	02	GROUND/2ND
21	02	2ND
22	02	2ND
23	02	2ND
30	02	3RD
31	02	3RD
32	02	3RD
33	02	3RD
34	02	3RD
TOTAL 2 BEDROOMS APT		11
24	01	2ND
25	01	2ND
26	01	2ND
35	01	3RD
36	01	3RD
37	01	3RD
38	01	3RD
TOTAL 1 BEDROOM APT		07
TOTAL # OF UNITS		18

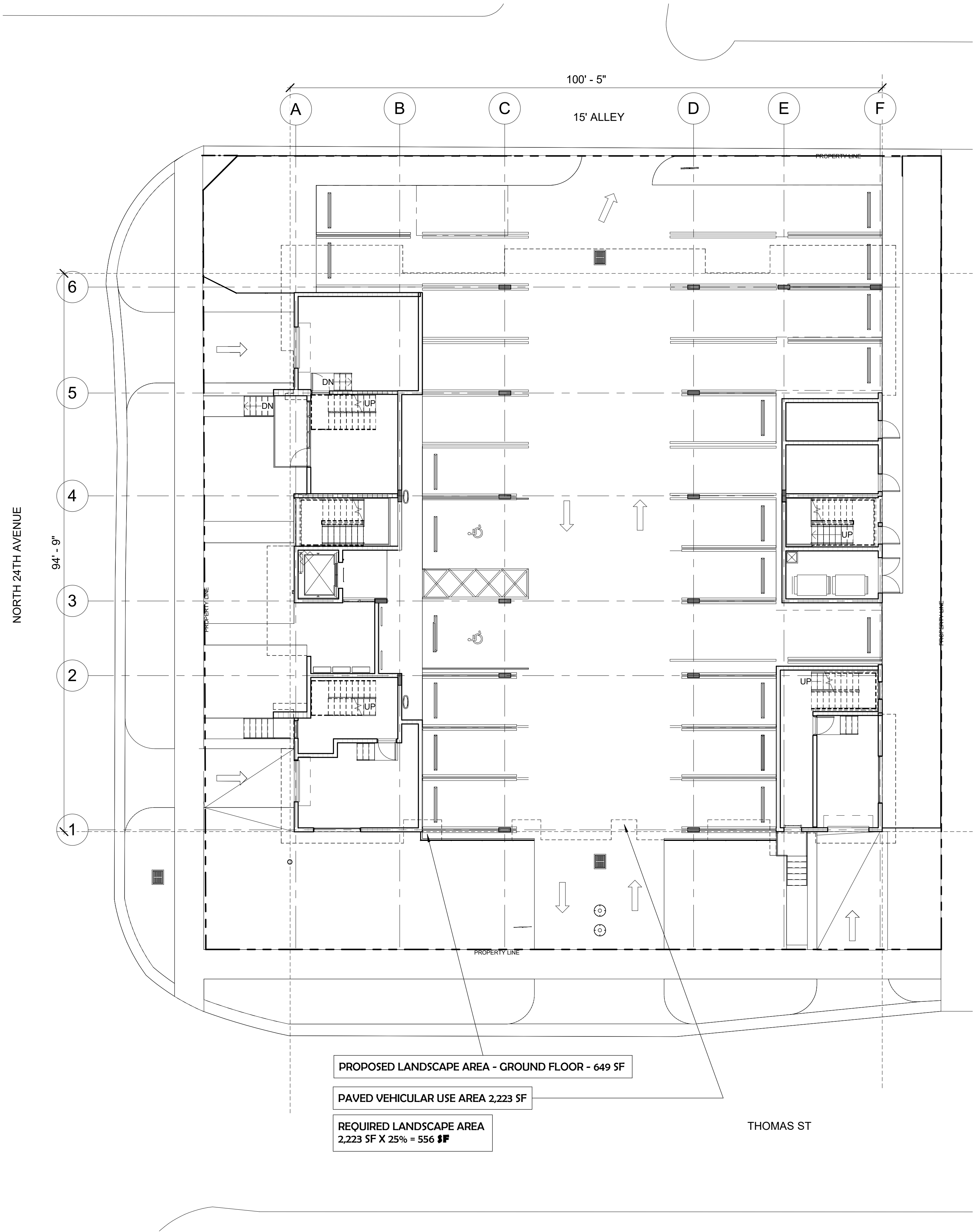
LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

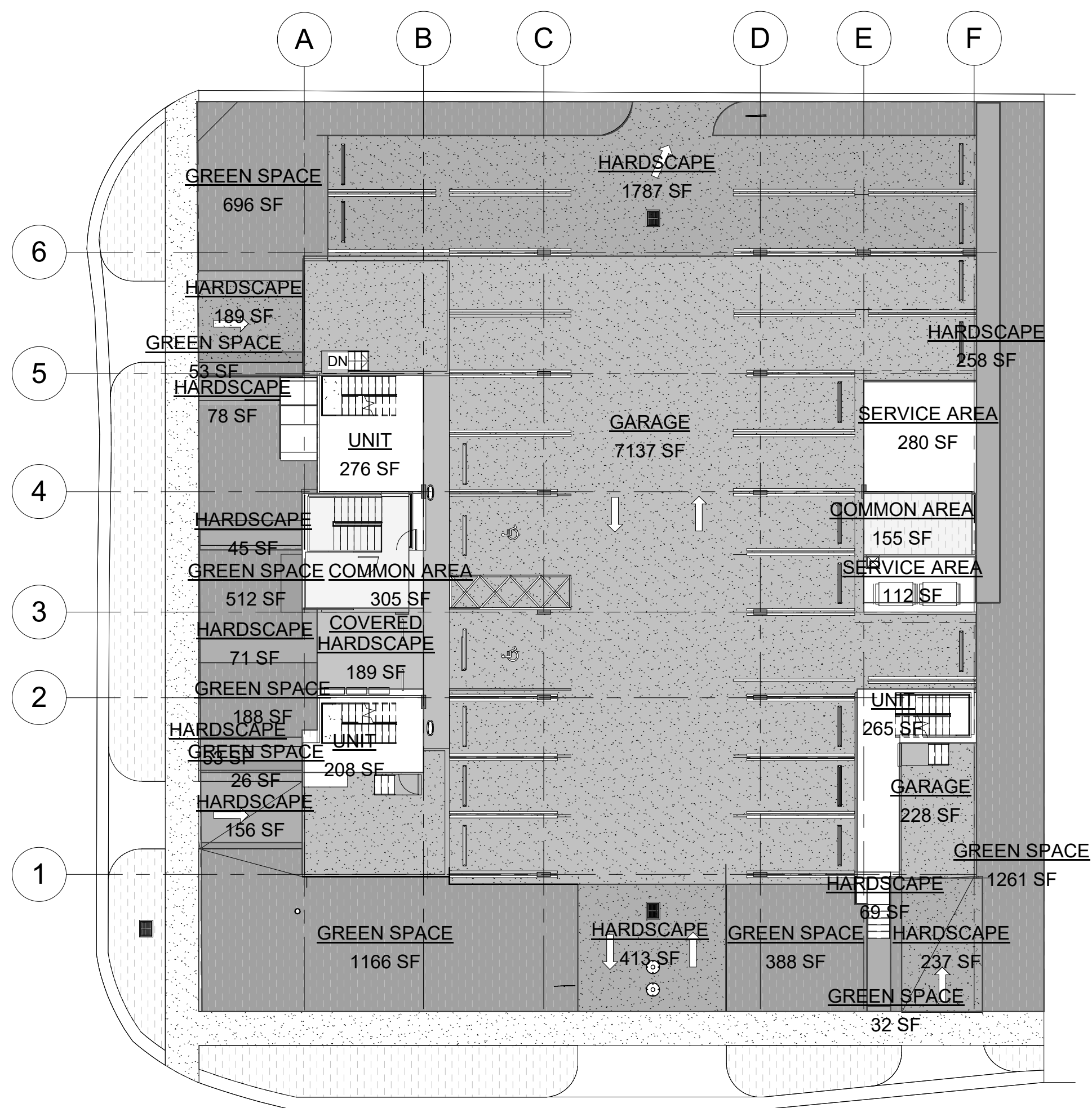
HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37



VEHICULAR USE CHART		
AREAS	REQUIRED SQ. FT.	PROPOSED SQ. FT.
PAVED VEHICULAR USE AREA (GREY AREA)		2,223 SF
REQUIRED LANDSCAPE AREA-25% 2,223 SF X 25% = 556 SF	556 SF	649 SF

1 PAVED VEHICULAR USED AREA CALCS
3/32" = 1'-0"

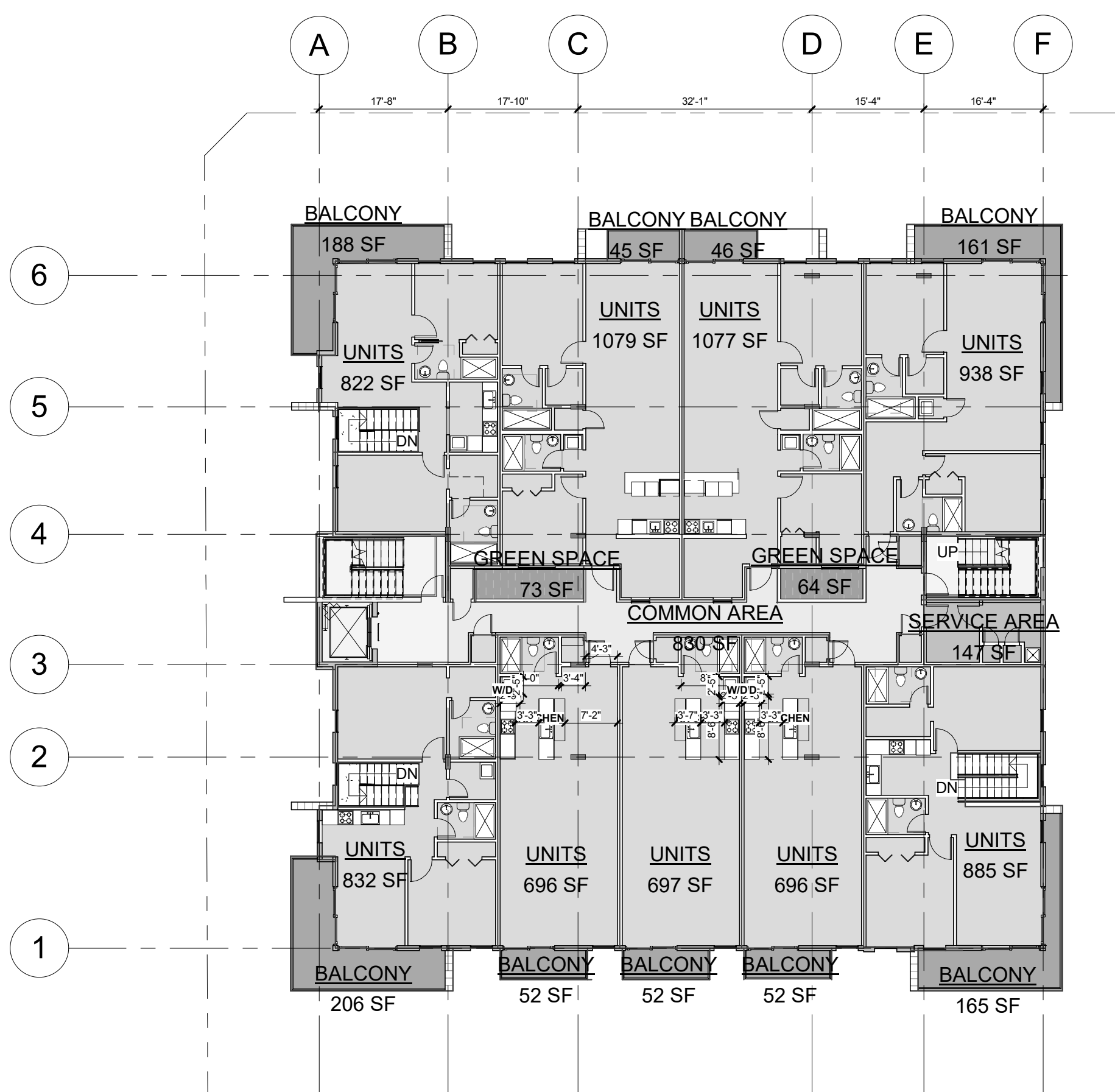




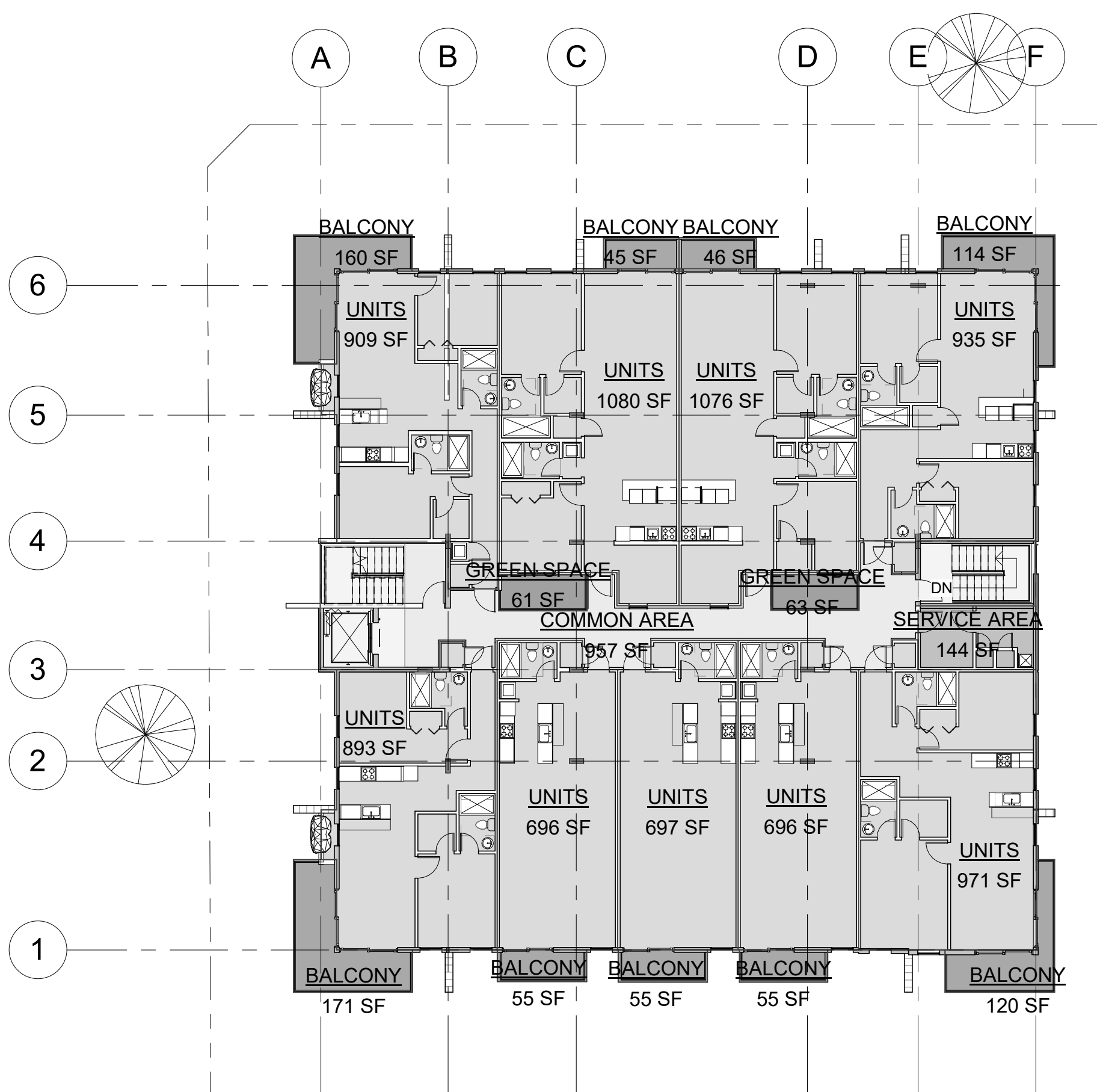
1 GROUND FLOOR
1/16" = 1'-0"

AREA CHART

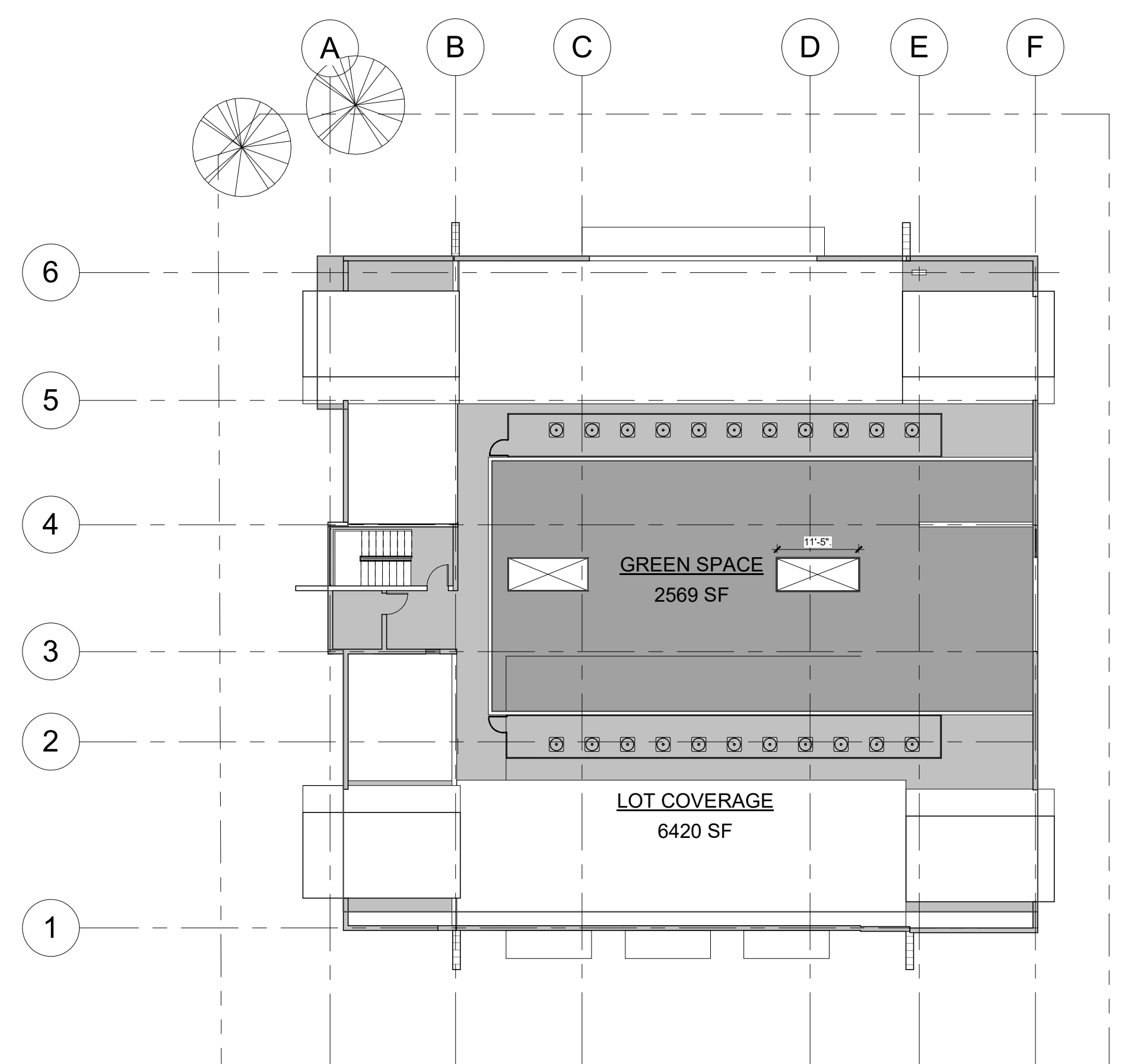
	SERVICE AREA	COMMON AREA	UNITS	GARAGE	SUBTOTALS	BALCONIES	GREEN SPACE	HARDSCAPE	OPEN AREA
GROUND FLOOR	392.00	460.00	749.00	7,365.00	8,966.00		4,322.00	3,545.00	7,678.00
2ND FLOOR	147.00	830.00	7,722.00		8,699.00	967.00	137.00		
3RD FLOOR	144.00	957.00	7,953.00		9,054.00	821.00	124.00		
ROOF							2,569.00		
TOTALS	683.00	2,247.00	16,424.00	7,365.00	26,719.00	1,788.00	7,152.00	3,545.00	7,678.00
F.A.R.			18,671.00						



2 2ND FLOOR
1/16" = 1'-0"



3 3RD FLOOR
1/16" = 1'-0"



4 MAIN ROOF PLAN
1/16" = 1'-0"

SOUTH WEST VIEW

SOUTH EAST VIEW

NORTH WEST VIEW

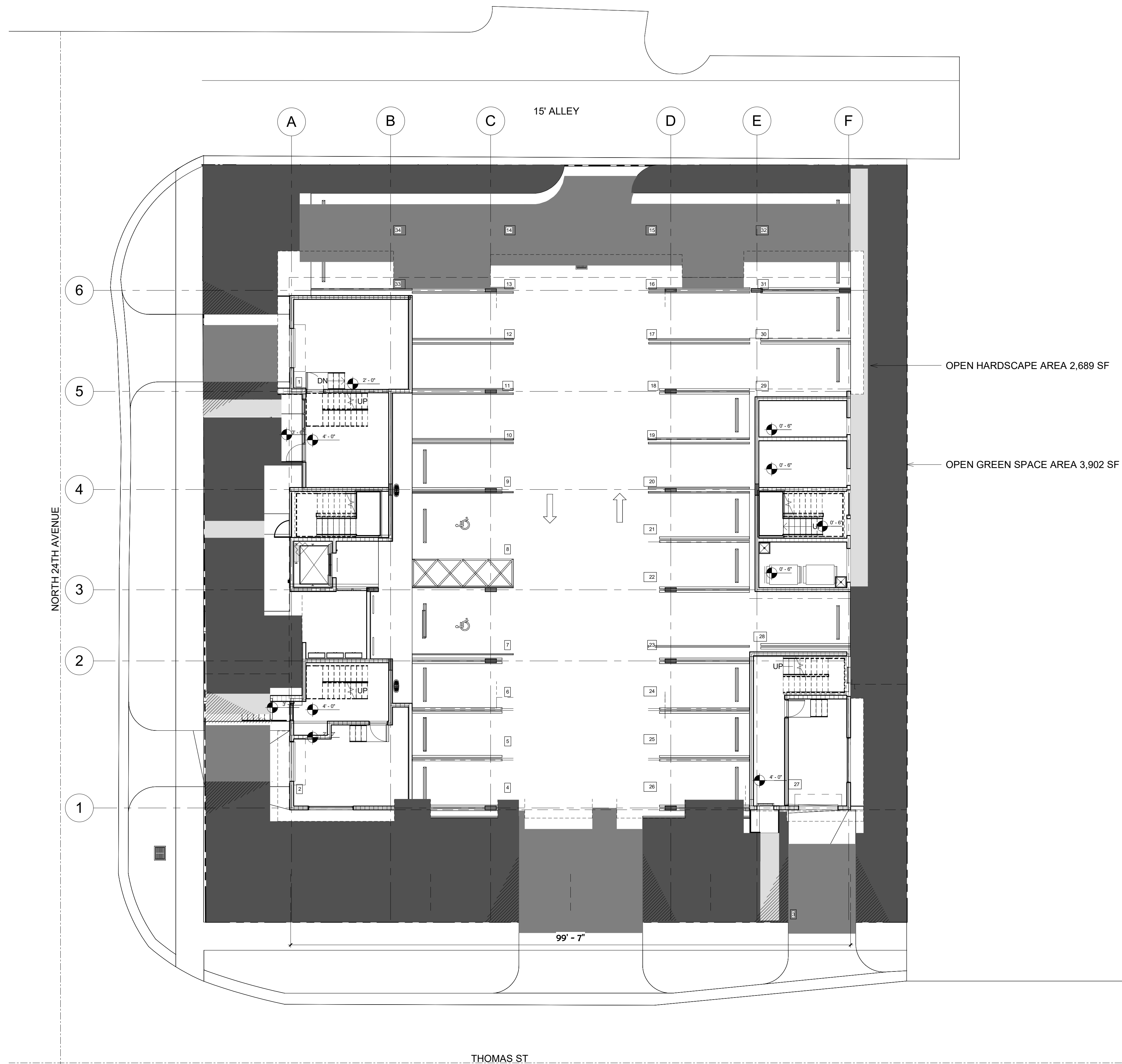
NORTH EAST VIEW

WEST VIEW

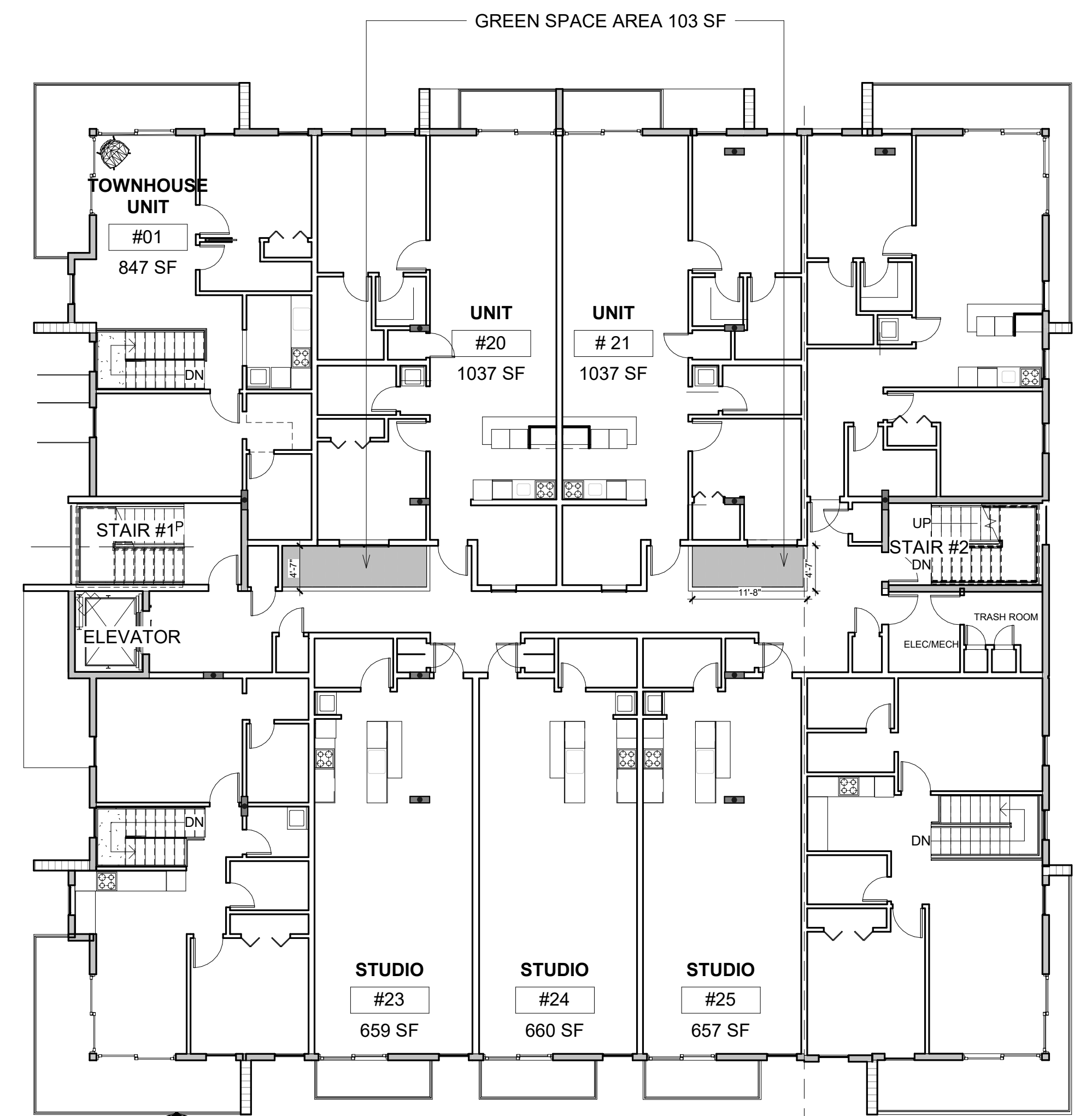


SOUTH VIEW

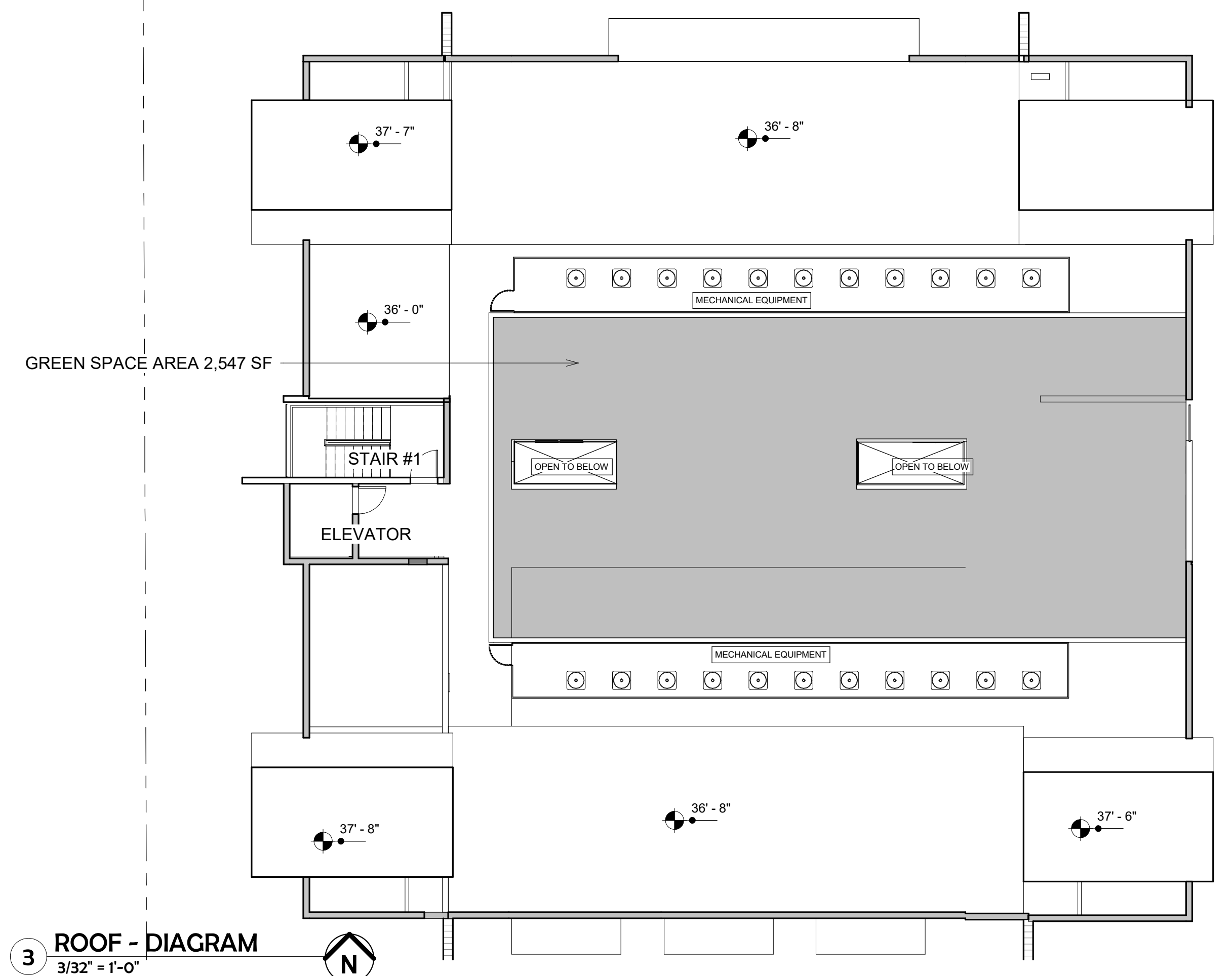




1 GROUND FLOOR - DIAGRAM
1" = 10'-0"



2 2ND FLOOR - DIAGRAM
3/32" = 1'-0"

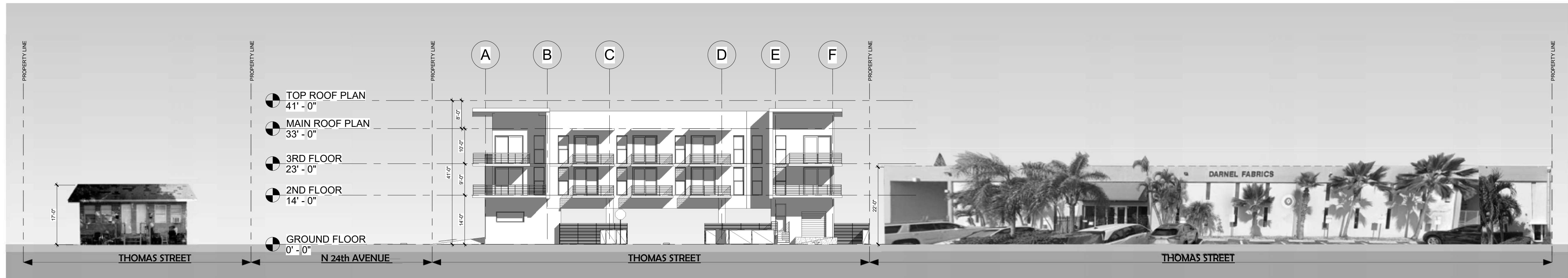


3 ROOF - DIAGRAM
3/32" = 1'-0"

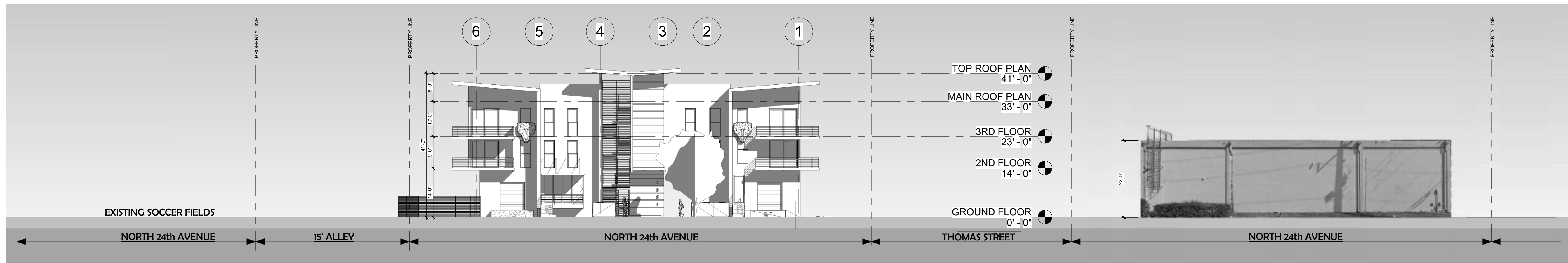
OPEN SPACE DIAGRAM

PROJEC#21-043

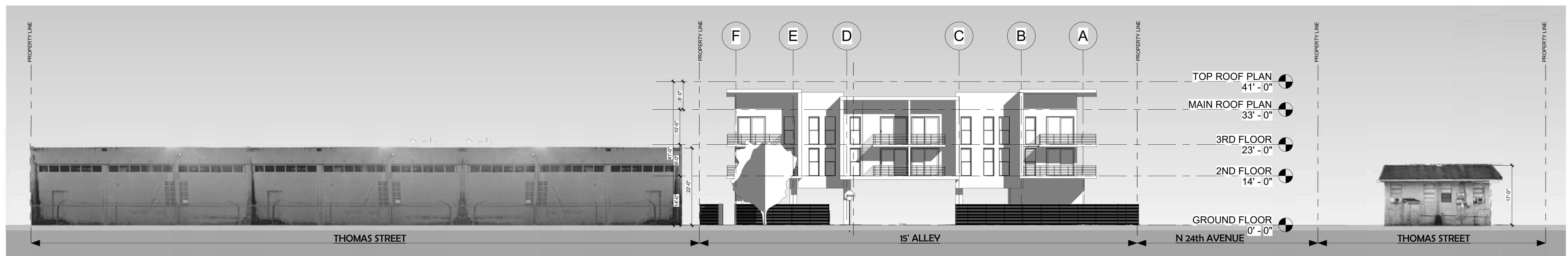
A0.8



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



2 STREET PROFILE 2- NORTH 24TH AVE.
1/16" = 1'-0"



3 STREET PROFILE 3 - 15' ALLEY
1/16" = 1'-0"

SUSTAINABLE BUILDING PROGRAM

THE BUILDING WILL STRIVE TO ACHIEVE STANDARDS OF USGBC LEED, FLORIDA GREEN BUILDING COALITION:

- 1- ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE EMPLOYEE LOUNGE THAT CAN BE ENERGY STAR RATED MUST BE SO RATED TO CLAIM THIS ITEM (THIS INCLUDES REFRIGERATOR, MICROWAVE, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS ETC.). ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
- 2- RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.
- 3- ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
- 4- ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- 5- ENERGY STAR APPROVED ROOFING MATERIALS.
- 6- PROGRAMMABLE THERMOSTATS.
- 7- DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
- 8- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
- 9- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTATIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- 10- ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION). CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION.
- 11- ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION). ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
- 12- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- 13- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
- 14- ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

2 SUSTAINABLE BUILDING PROGRAM
12" = 1'-0"

NOTES: 1-THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 REQUIRED).

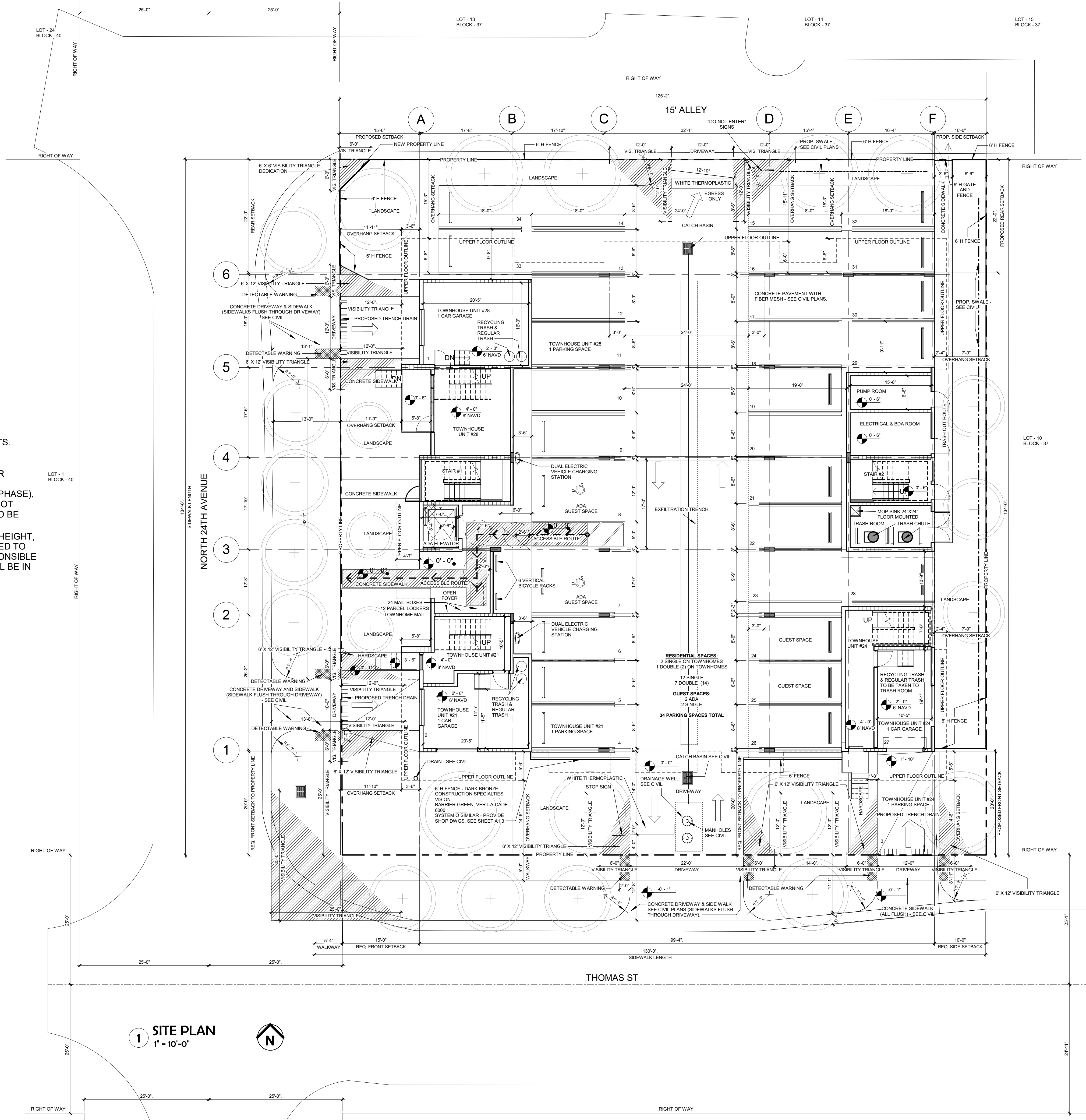
2- ALL ROADS ADJACENT TO TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.

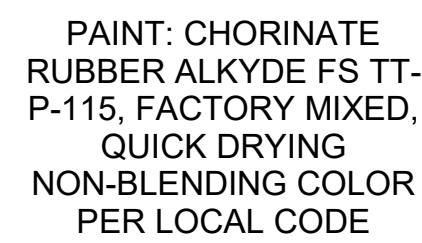
3- ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

4- BUILDING SIGNAGE UNDER A SEPARATE PERMIT WHEN SHOP DRAWINGS WILL BE PROVIDED.

5- NFPA 1 (2018 EDITION) SECTION 11.10.1 REQUIRES THAT MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS. -IF AT ANYTIME (INCLUDING THE CONSTRUCTION PHASE), FIRE DEPARTMENT PERSONNEL DETERMINE THAT THE MINIMUM RADIO SIGNAL STRENGTH IS NOT BEING MET, A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM MAY BE REQUIRED TO BE INSTALLED AS DETERMINED BY THE AHJ.

6- AS PER NFPA 1 (2018 ED.) SECTION 12.3.2 - IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRESTOP SYSTEMS AND FIRE- RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2.





1/2"

6"

1'-6"

1'-0"

FTP-31-04

SEE 2006 FDOT DESIGN STANDARDS
FOR ADDITIONAL SIGN SPECIFICATIONS

[illegible]

Technical drawing of a bollard cross-section. The drawing shows a bollard with a 1'-0" diameter base and a 6" high base section. The base is made of 12" DIA CONC FOOTING W/ (3) #3 HOOPS. The base is embedded in a 3'-0" deep concrete footing. The top of the footing is labeled SLAB ON GRADE / ASPHALT PAVEMENT. The bollard shaft is 7'-0" LONG (3'-0" EMBED), 6" DIA CONC FILLED BOLLARD. The shaft is made of PTD SHERWIN WILLIAMS "YELLOW" UV RESISTANT, SEMI-GLOSS (TVP) BOLLARD MUST BE K-4 RATED. PROVIDE SHOPDRAWINGS.

Dimensions:

- 4'-0" (Total height)
- 3'-0" (Concrete footing depth)
- 6" (Base height)
- 1'-0" (Bollard diameter)

Labels:

- 7'-0" LONG (3'-0" EMBED), 6" DIA CONC FILLED BOLLARD
- PTD SHERWIN WILLIAMS "YELLOW" UV RESISTANT, SEMI-GLOSS (TVP) BOLLARD MUST BE K-4 RATED. PROVIDE SHOPDRAWINGS.
- SLAB ON GRADE / ASPHALT PAVEMENT
- 12" DIA CONC FOOTING W/ (3) #3 HOOPS

6"X 10" CONCRETE FLUSH HEADER

LANDSCAPE: SEE ENLARGED SITE DETAILS 1/ A1.2 & L-1

6"

10"

PV-1: CONCRETE PAVER, COLOR AND SIZE TO BE SELEWCTED BY OWNER. PROVIDE SAMPLE FOR ARCH. APPROVAL

1" 1/2" TO 2" SAND SETTING BED

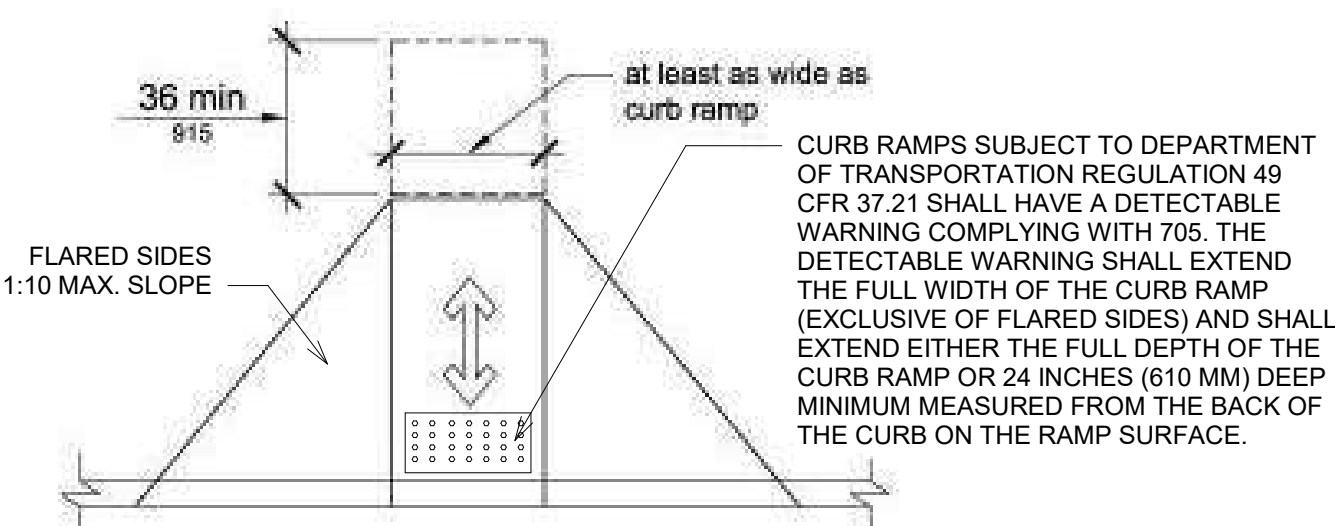
1" 1/2" TO 2" SAND SETTING BED

COMPACTER AGGREGATE BASE

TOP SOIL (#4 REBAR (2' COVER MIN.))

COMPACTED SOIL SUBGRADE

GEOTEXTILE AS REQUIRED. TURN UP @ SIDE OF BASE



6" CURB & GUTTER (TYPE "F")

Technical drawing of a mechanical part with the following dimensions: 6", 1/2" R, 2", 10", 24", 3/4" R, 7-1/2", 1-1/2", and 8".

A composite figure is shown, consisting of a rectangle with a trapezoidal section removed from the top right. The total height of the figure is 18 inches. The top-left horizontal edge is 6 inches. The bottom-left horizontal edge is 7 inches. The vertical edge of the trapezoidal section is 6 inches. The right vertical edge is 18 inches.

DARK BRONZE FENCE, CONSTRUCTION SPECIALTIES VISION BARRIER SCREEN, VERT-A-CADE 6000 SYSTEM OR SIMILAR APPROVED, PROVIDE SHOP DWG'S

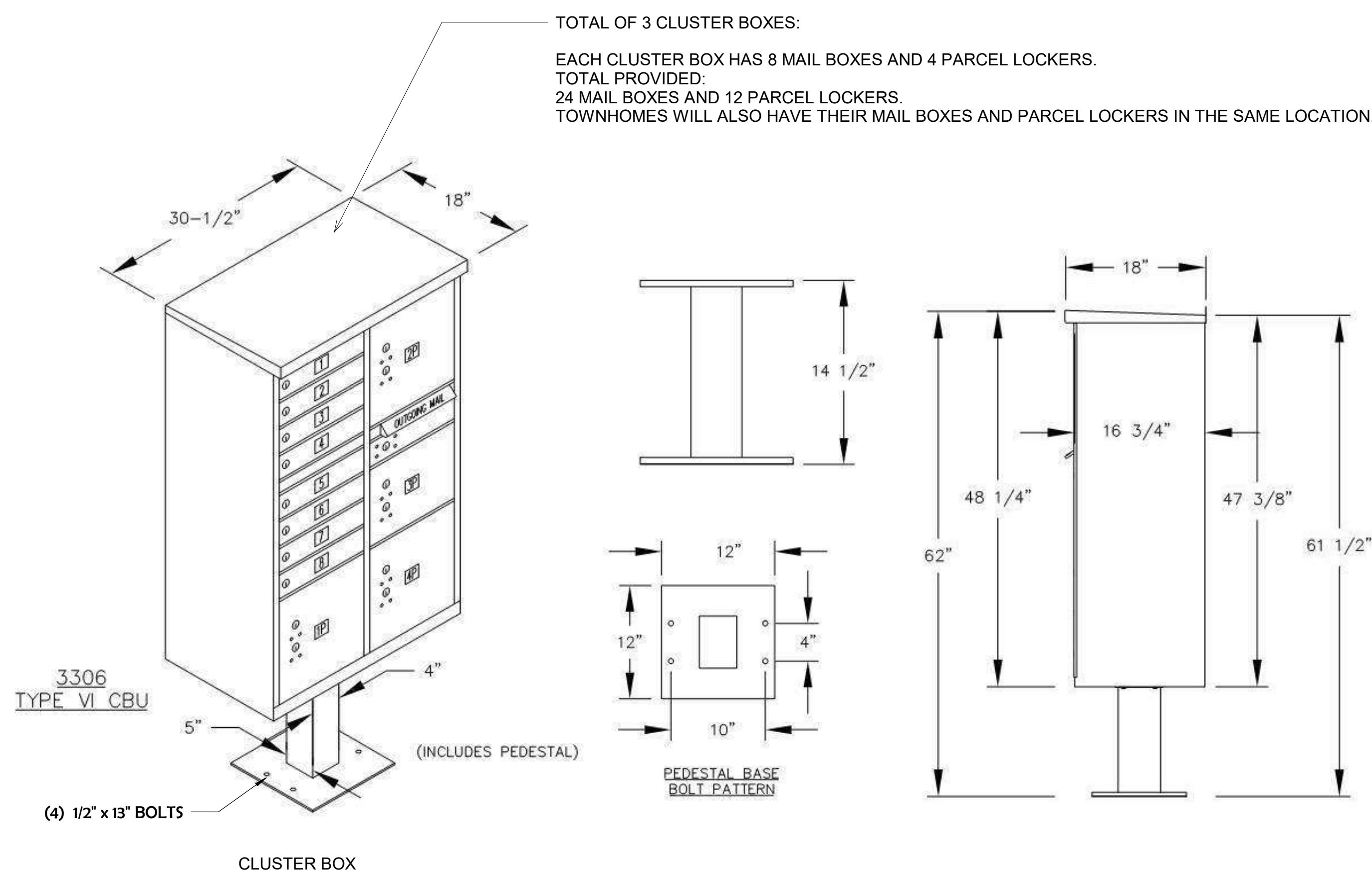
6'-0"

FRONT VIEW

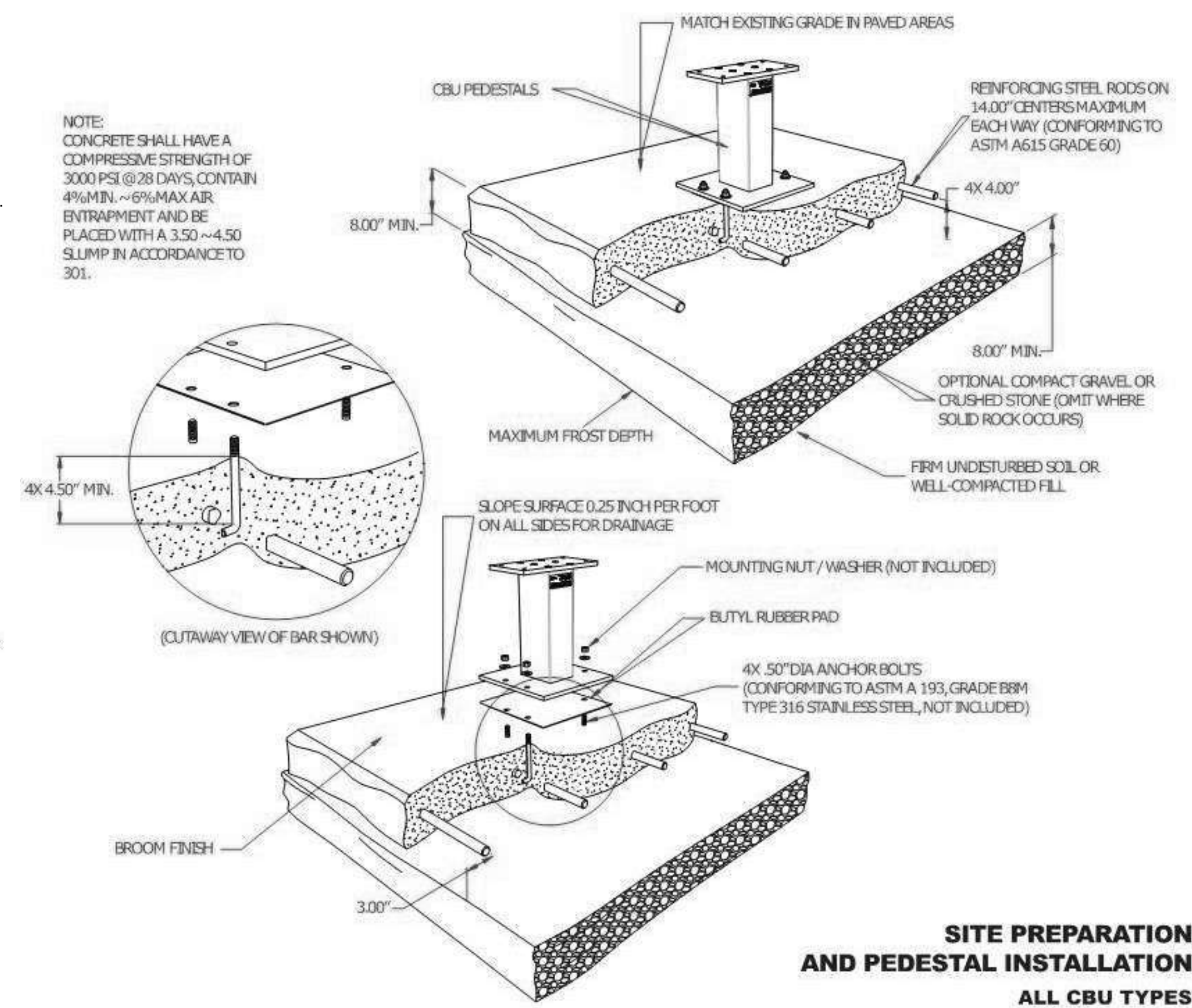
PICTURE 1

PICTURE 2

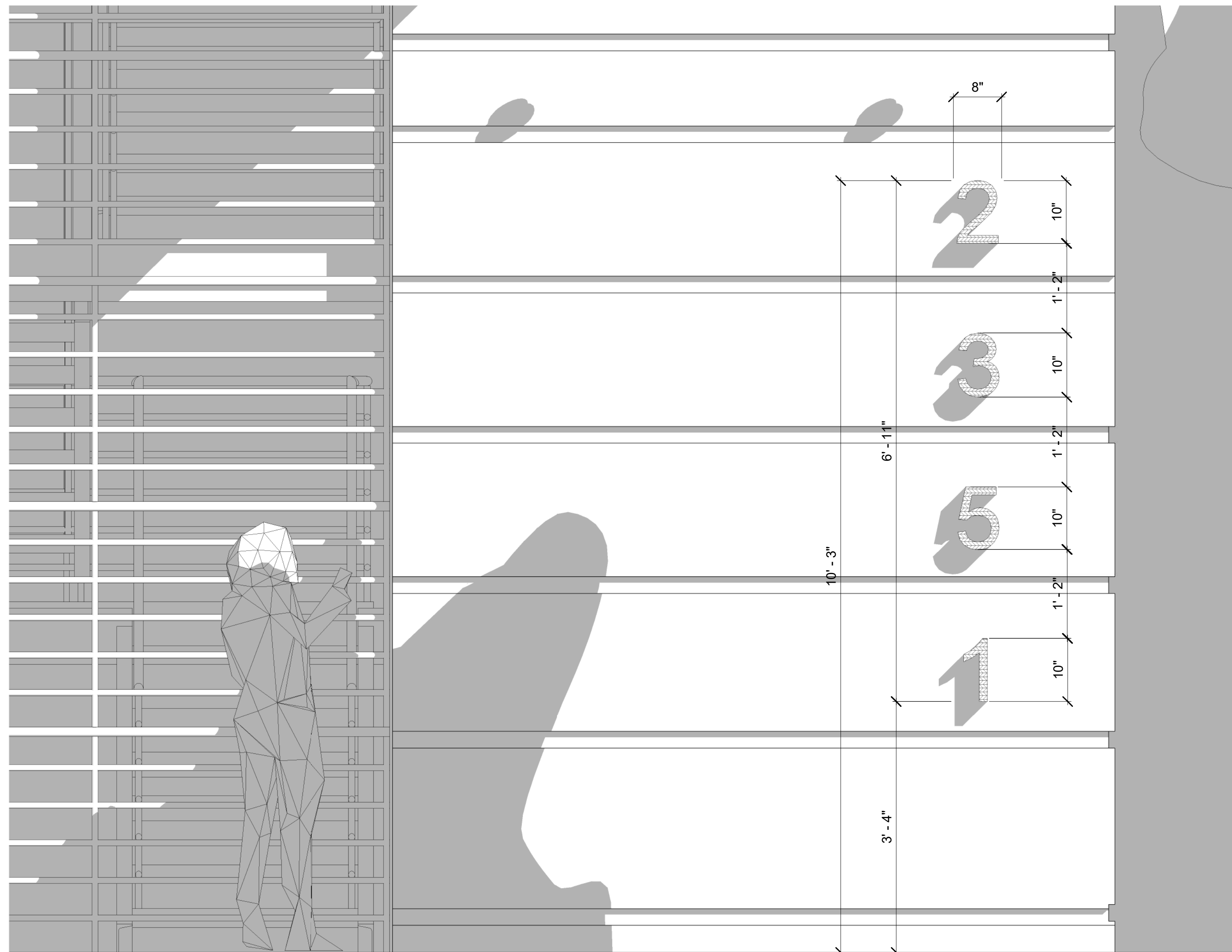




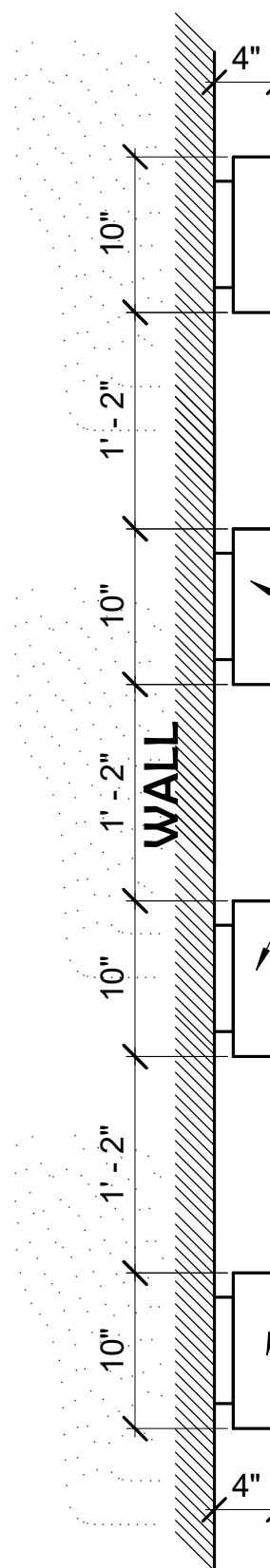
TOTAL OF 3 CLUSTER BOXES:
EACH CLUSTER BOX HAS 8 MAIL BOXES AND 4 PARCEL LOCKERS.
TOTAL PROVIDED:
24 MAIL BOXES AND 12 PARCEL LOCKERS.
TOWNHOMES WILL ALSO HAVE THEIR MAIL BOXES AND PARCEL LOCKERS IN THE SAME LOCATION.



1 F SERIES MODEL #3306WHT-U, 8 DOORS & 4 PARCEL LOCKERS - PEDESTAL CLUSTER BOX UNIT (WHITE)
1/2" = 1'-0"



1 SIGNAGE DETAILS
1" = 1'-0"



3D LETTERS SIGNAGE IN ALUMINUM
WITH BACK LIGHT WITH BUILDING
ADDRESS IN CORPOREAL NUMBERS
4" DEEP, LETTER SIZE 8" X 12" IN.
PROVIDE A SEPARATE PERMIT &
SUBMIT SHOP DRAWINGS FOR
ARCHITECT'S APPROVAL.

2 SIGNAGE SECTION
1" = 1'-0"

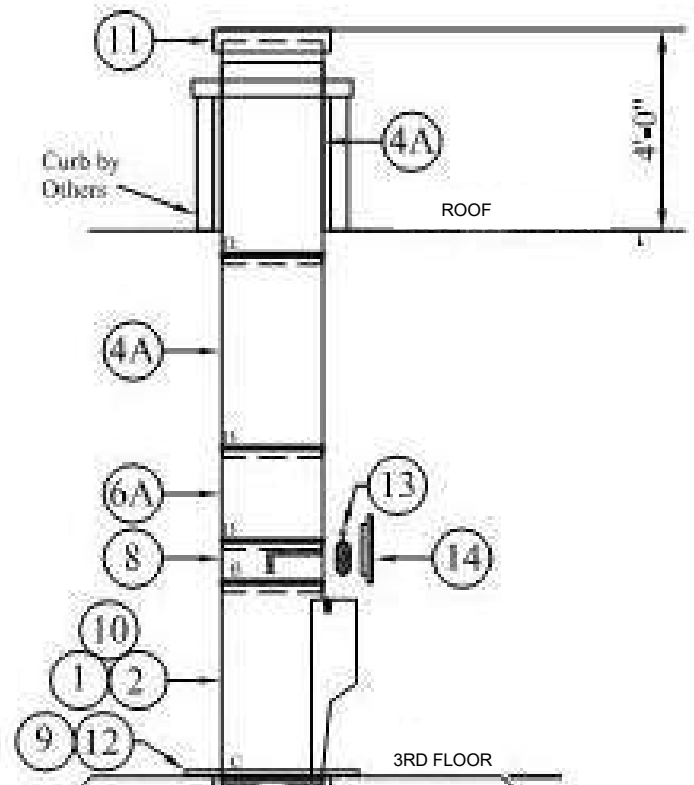
NOTE: SIGNAGE UNDER A SEPARATE PERMIT WHEN SHOP DRAWINGS WILL BE PROVIDED.



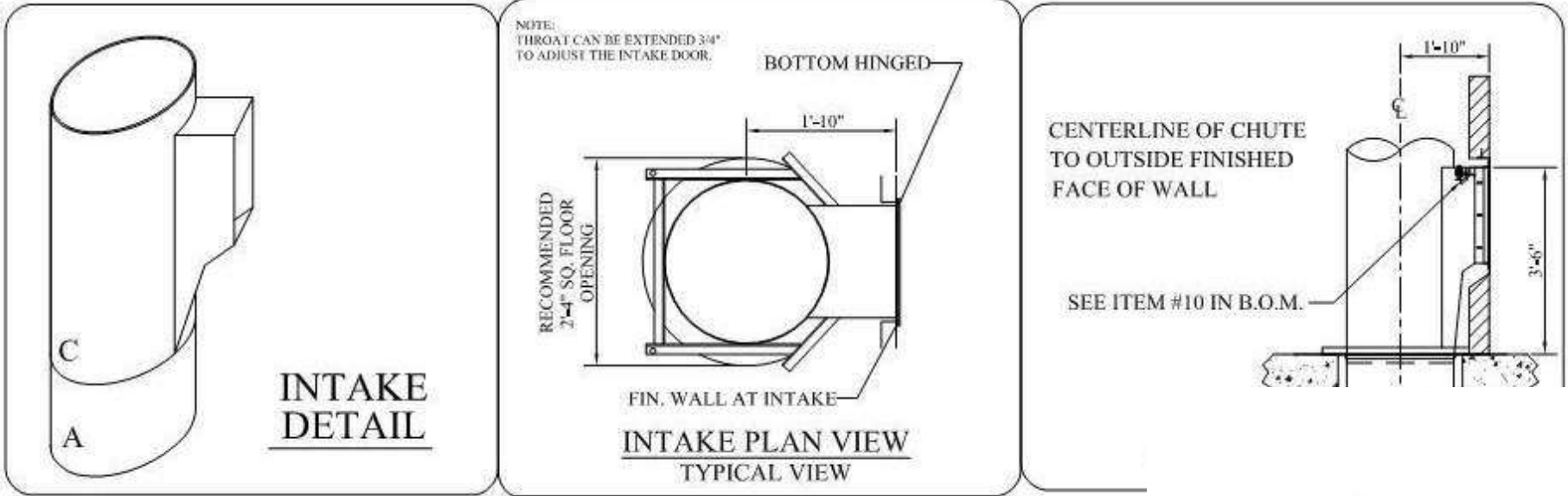
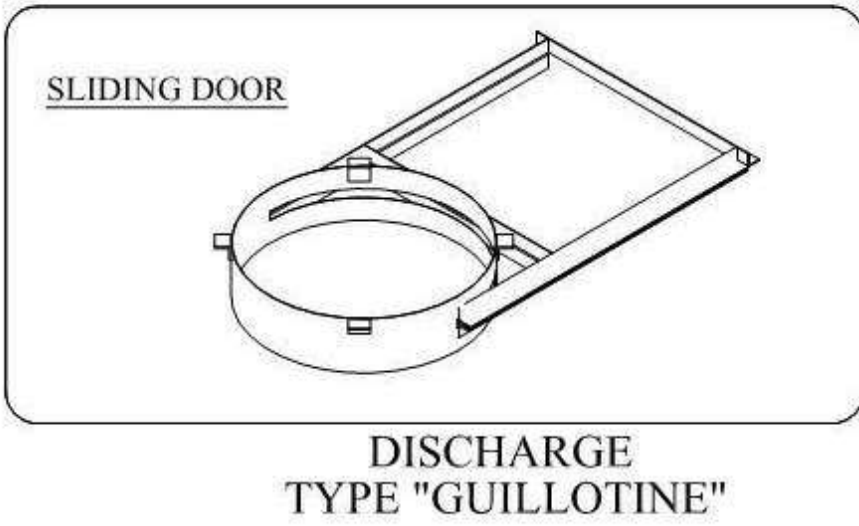
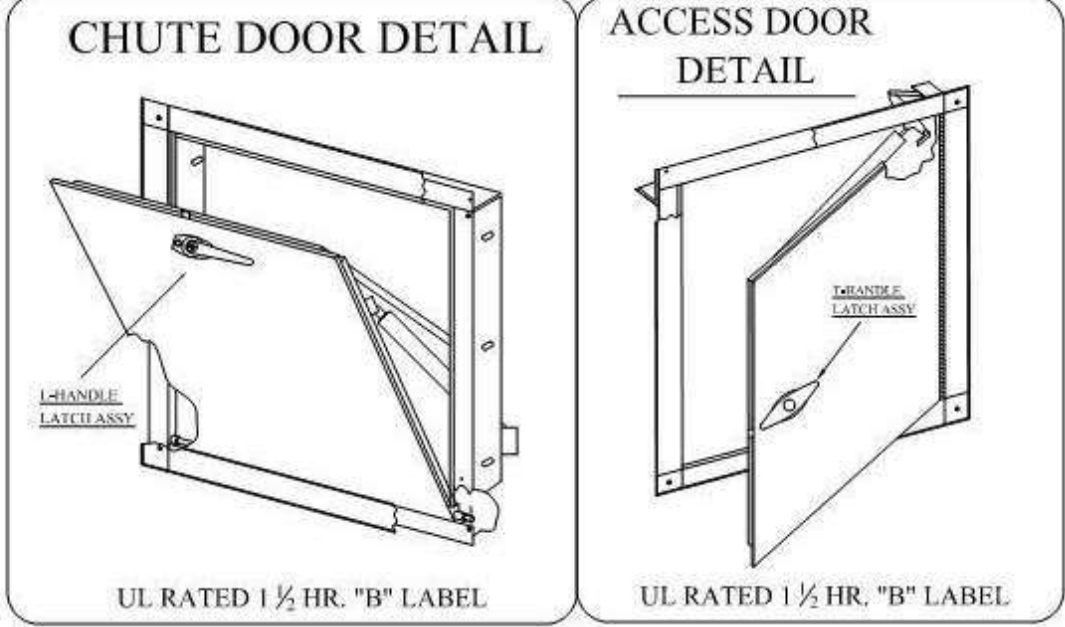
NOTE:
SIGNS SHALL BE BY ASI OR APPROVED
EQUAL. PROVIDE SUBMITTAL PACKAGE &
SAMPLES FOR ARCHITECT REVIEW.

④ FIRE SIGN AND EXIT STAIR SIGN
1/4" = 1'-0"

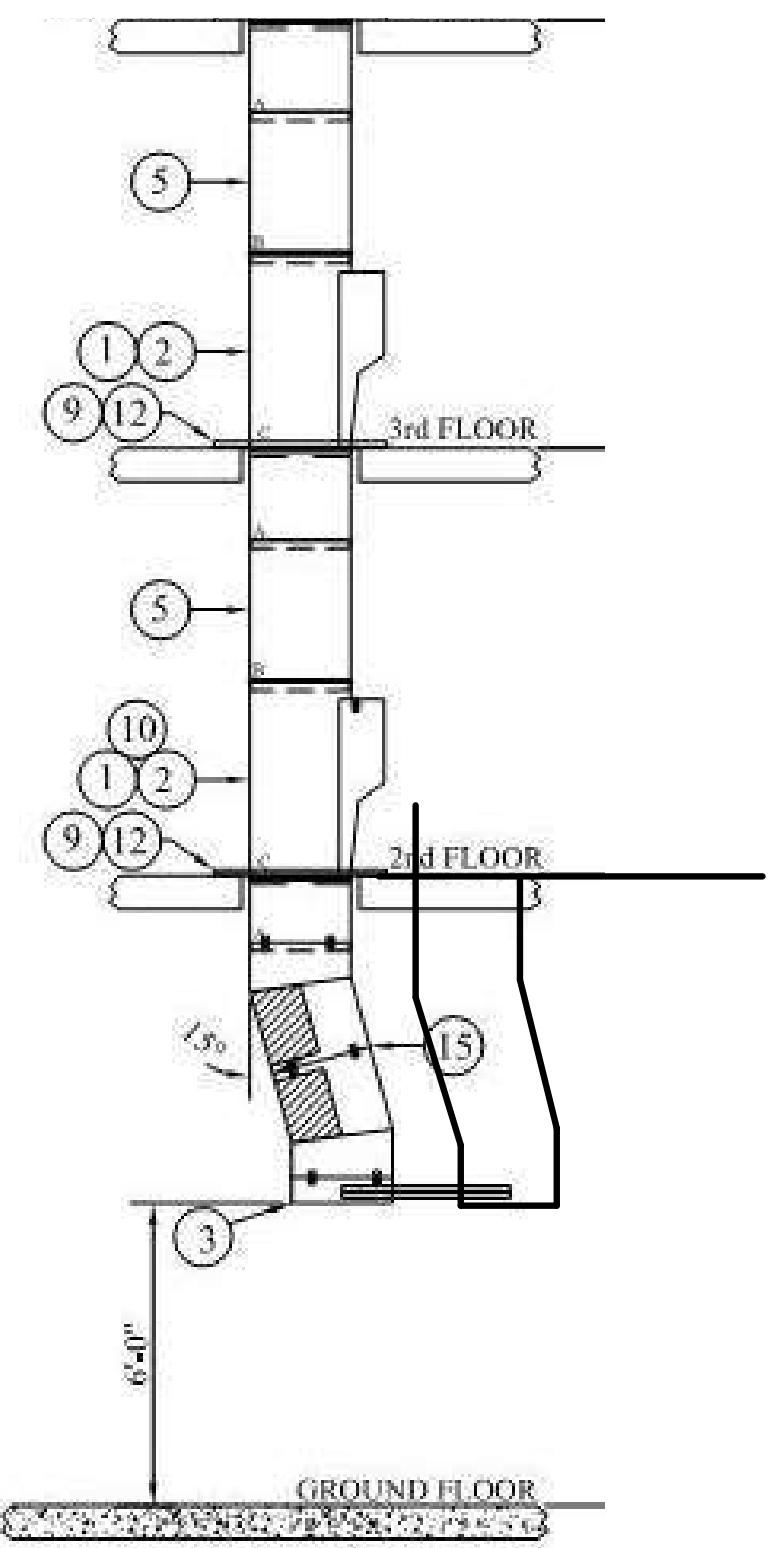
GENERAL NOTES:
1. All Chutes to have Wilkinson type vertical lock-seams and inside lap round-about joint.
See Detail Sheet, (Or, whatever we reference the detail info in the shop drawings)
2. All cutting of floors, walls, or roof to allow for chute installation to be done by others.
3. Chute venting per NFPA 82 - Full size vent extending 3 ft. above finished roof.
4. Wilkinson Ho-Rise complies with all NFPA guidelines and accepts no responsibility for the deviation of these standards by local codes or ordinances.



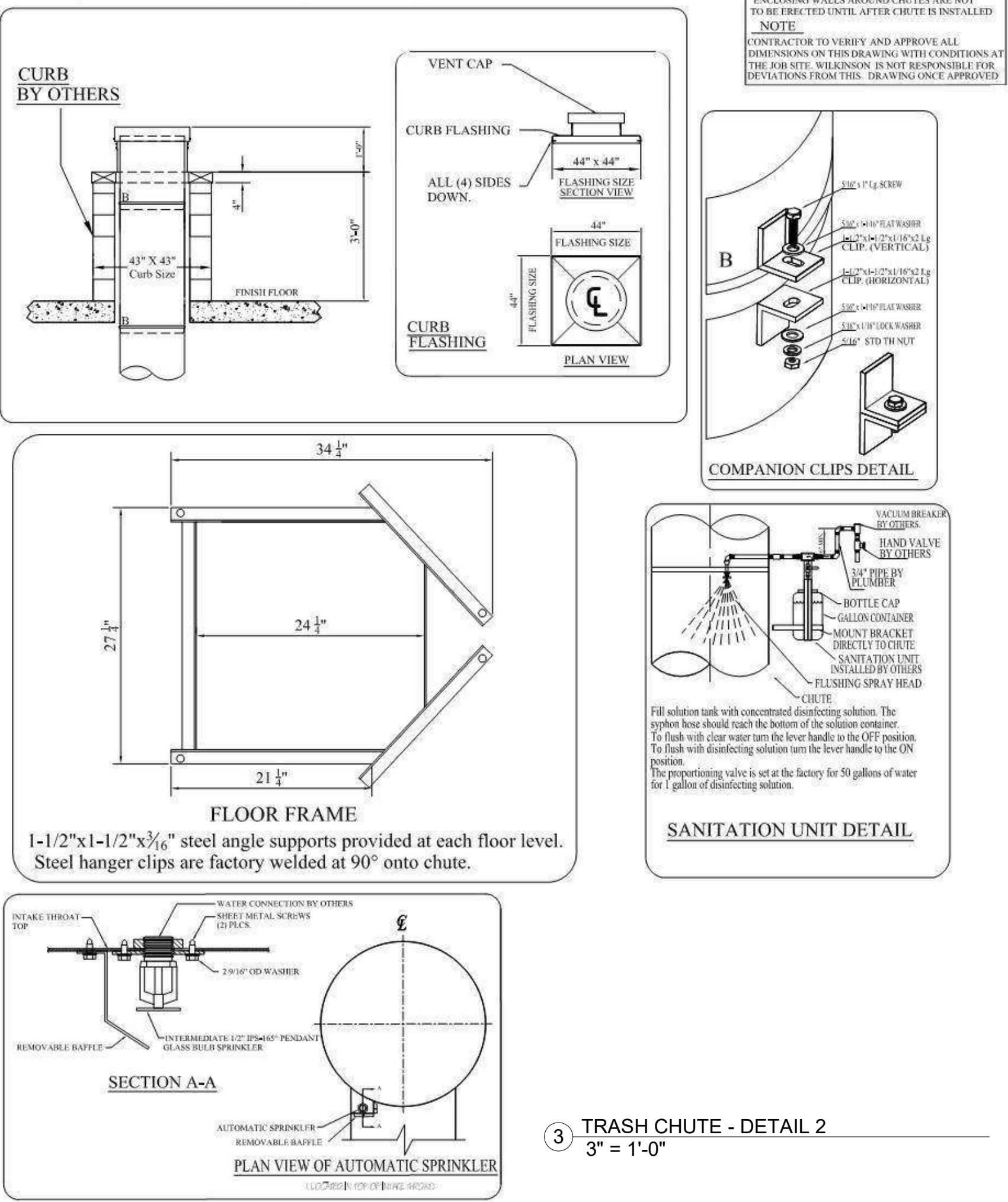
PART NUMBER			QTY
FL605		24"Ø Chute: ~(1) RUBBISH ~16ga ~Galvaneal	1
14311I	1	24"Ø x 72" Intake Section • See Detail Sheet (Page #2) • WITH Sound Dampening (Daubert 932) • WITH Companion Clips Bottom (1)	7
2584NH	2	15"x18" BOTTOM HINGED WLR • See detail sheet (Page #2) • HAND OPERATED • L-Handle Lock • Stainless Steel FOUR piece plain trim	7
20015G	3	Discharge Type: "GUILLOTINE" Sliding guillotine type, door held open by fusible link.	1
14411T	4	24"Ø x 48" Pipe • WITH Sound Dampening (Daubert 932)	3
14412T	4A	24"Ø x 48" Pipe • WITHOUT Sound Dampening.	2
14311T	5	24"Ø x 36" Pipe • WITH Sound Dampening (Daubert 932)	3
14211T	6	24"Ø x 24" Pipe • WITH Sound Dampening (Daubert 932)	3
14212T	6A	24"Ø x 24" Pipe • WITHOUT Sound Dampening.	1
14111T	7	24"Ø x 12" Pipe • WITH Sound Dampening (Daubert 932) • WITH Companion Clips Top & Bottom	1
14112Z	8	24"Ø x 12" Pipe • WITHOUT Sound Dampening • With Flushing Spray Head. 3/4 " IPS flushing spray head assembled in 12" pipe section located above top intake ready for connection by others.	1
14042N	9	Floor Frames. • See detail sheet (Page #3)	7
91F007	10	Sprinkler Heads. • See detail sheet. (Page #3) Located at Floors: ROOF, 6, 4 & 2	4
1A31SC	11	26" diameter Vent With CURB Flashing W/SCREEN • WITH Sound Dampening (Daubert 932)	1
91B002	12	Korfound Isolator Pad. • Six Pieces for each floor frame.	42
91A002	13	Disinfecting and Sanitizing Unit. • See detail sheet (Page #3)	1
2554NY	14	15"x15" RHDR. • See detail sheet (Page #2) • HAND OPERATED • T-Handle Lock • Stainless Steel FOUR piece trim	1
91A002	15	Double Offset 24"Ø • WITH Sound Dampening (Daubert 932) • WITH Impact Plate • WITH Companion Clips Top & Bottom	1



2 TRASH CHUTE - DETAIL
3" = 1'-0"

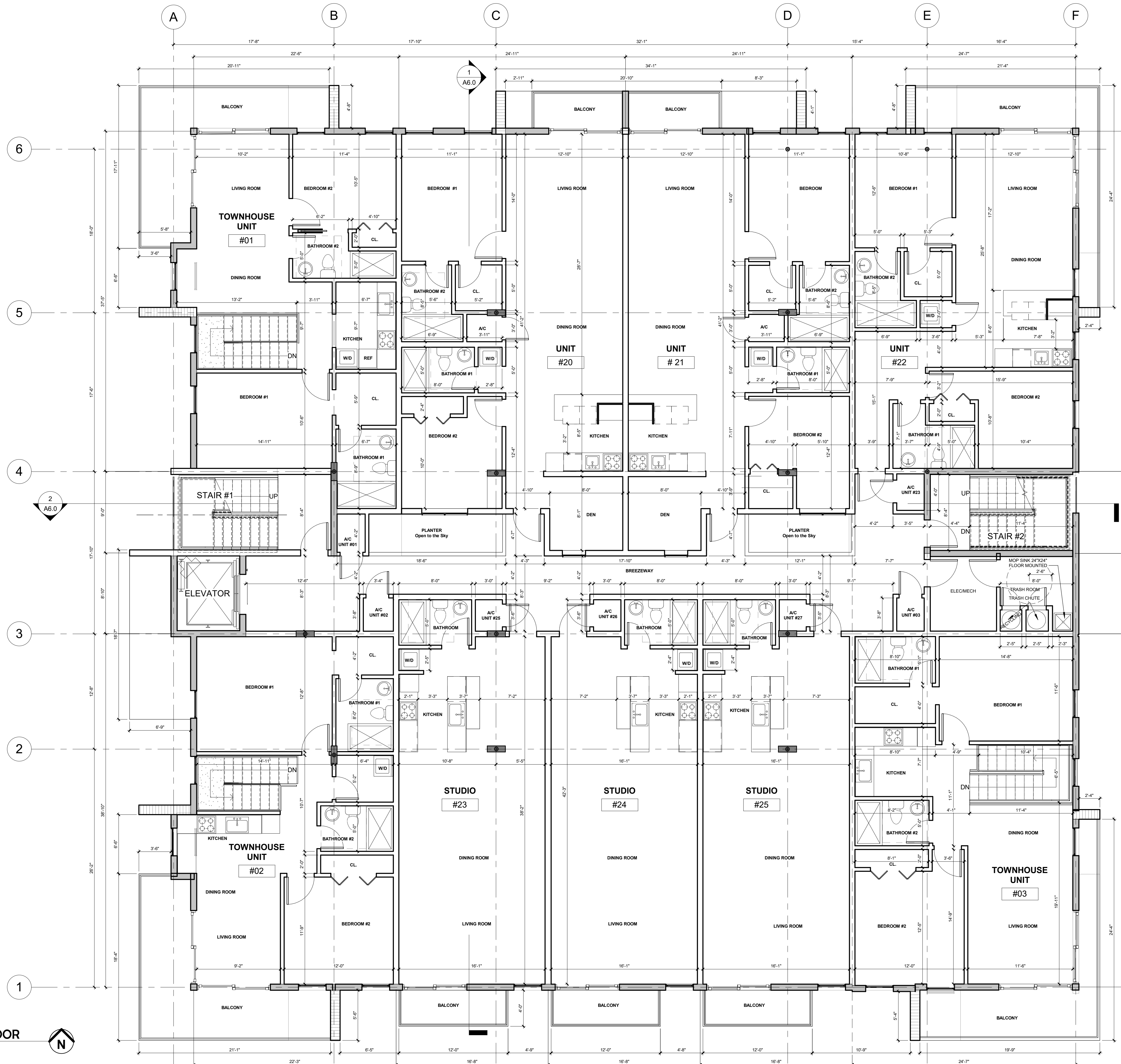


1 TRASH CHUTE - SECTION
3" = 1'-0"



3 TRASH CHUTE - DETAIL 2
3" = 1'-0"

1 2ND FLOOR
3/16" = 1'-0"

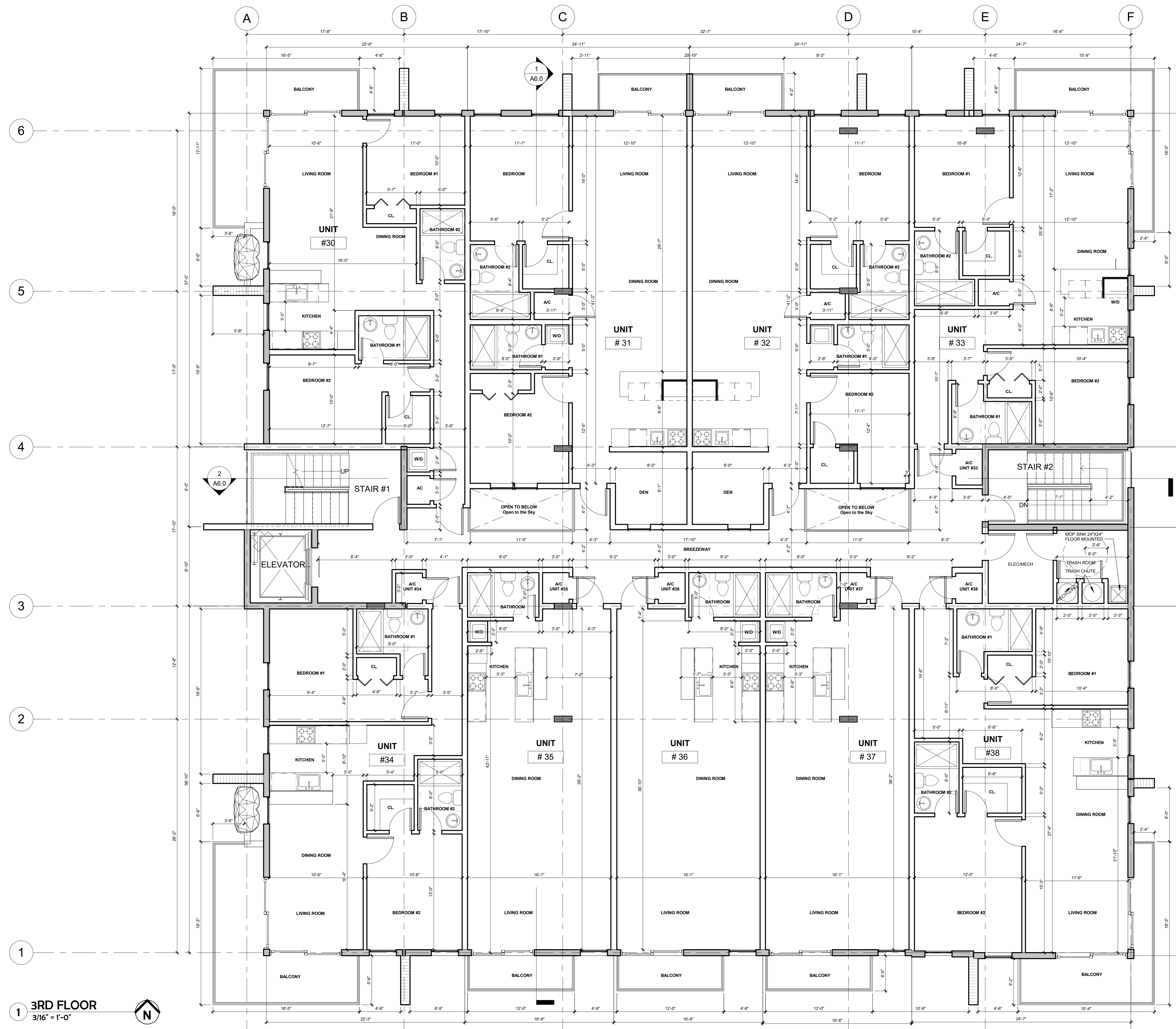


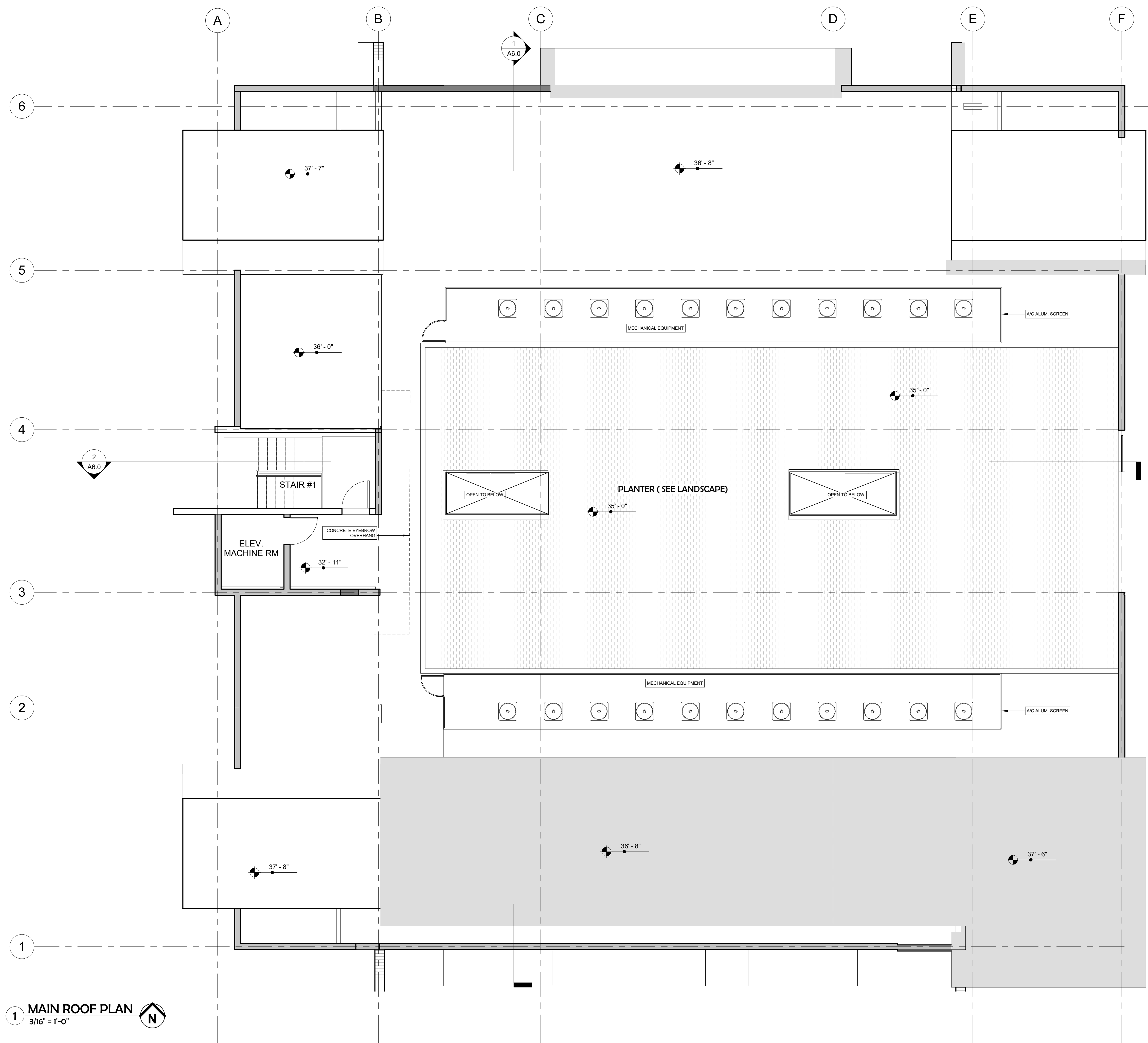
THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

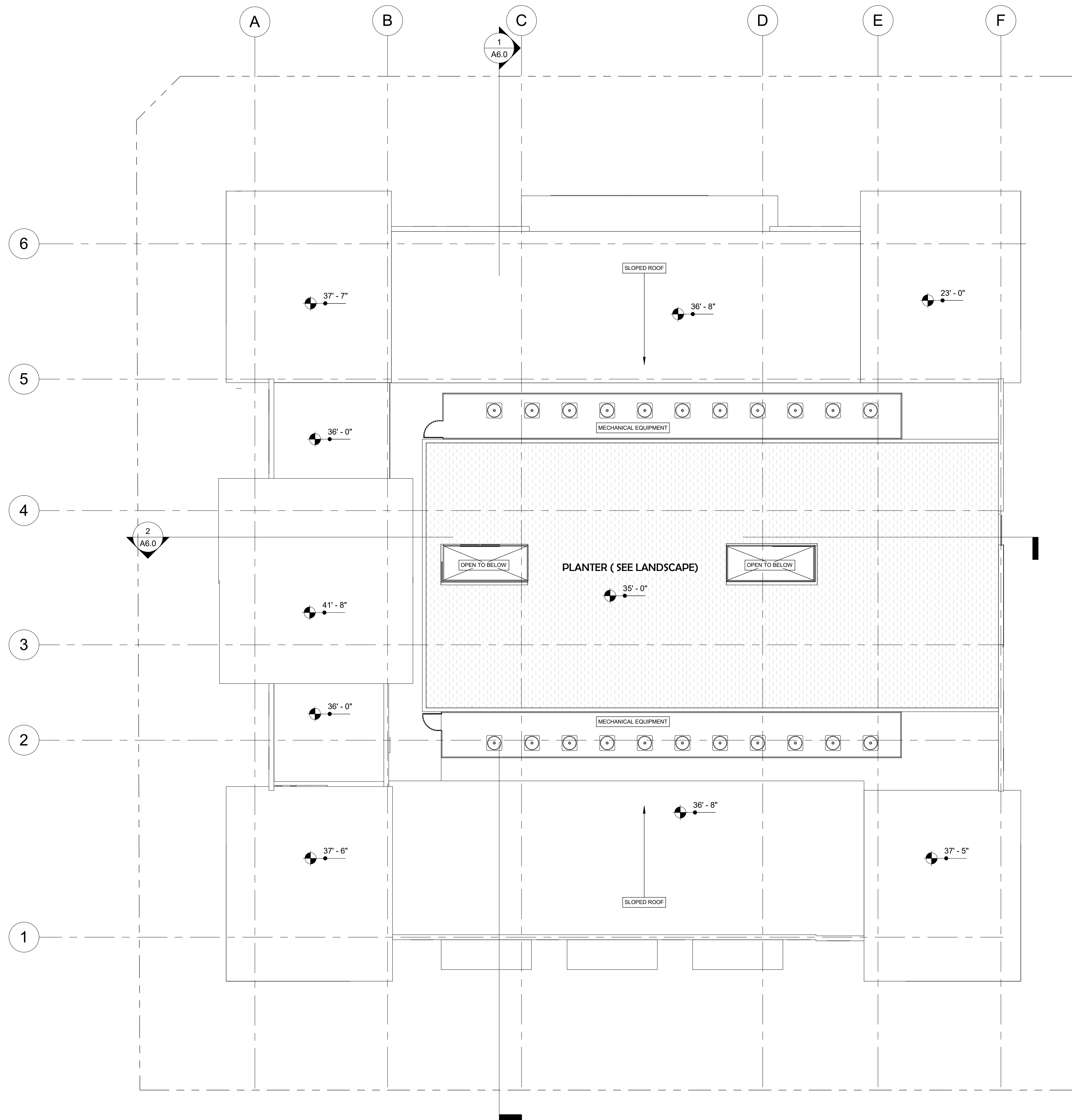
2ND FLOOR PLAN

PROJEC#21-043

A2.1







1 TOP ROOF PLAN
1/8" = 1'-0"



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THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

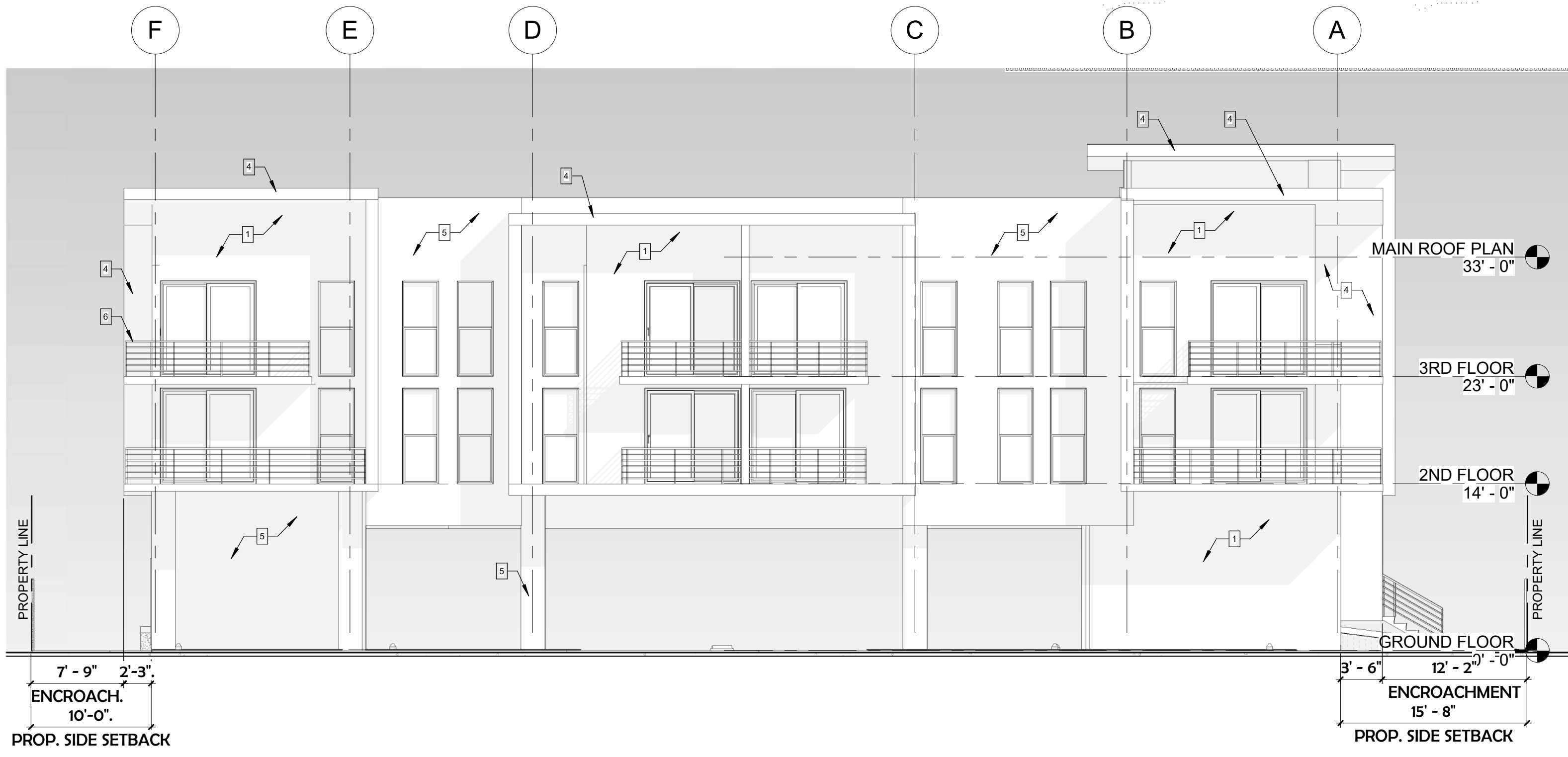
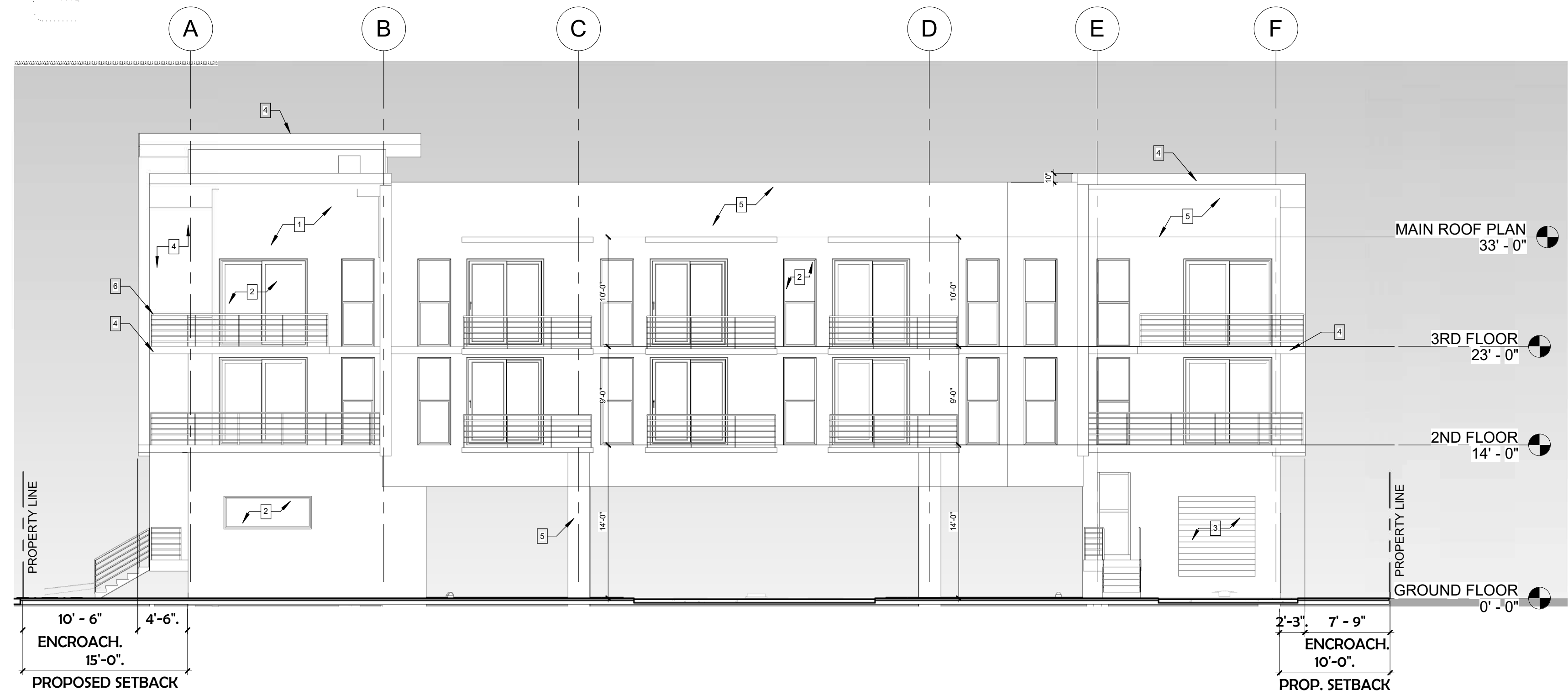
TOP ROOF PLAN

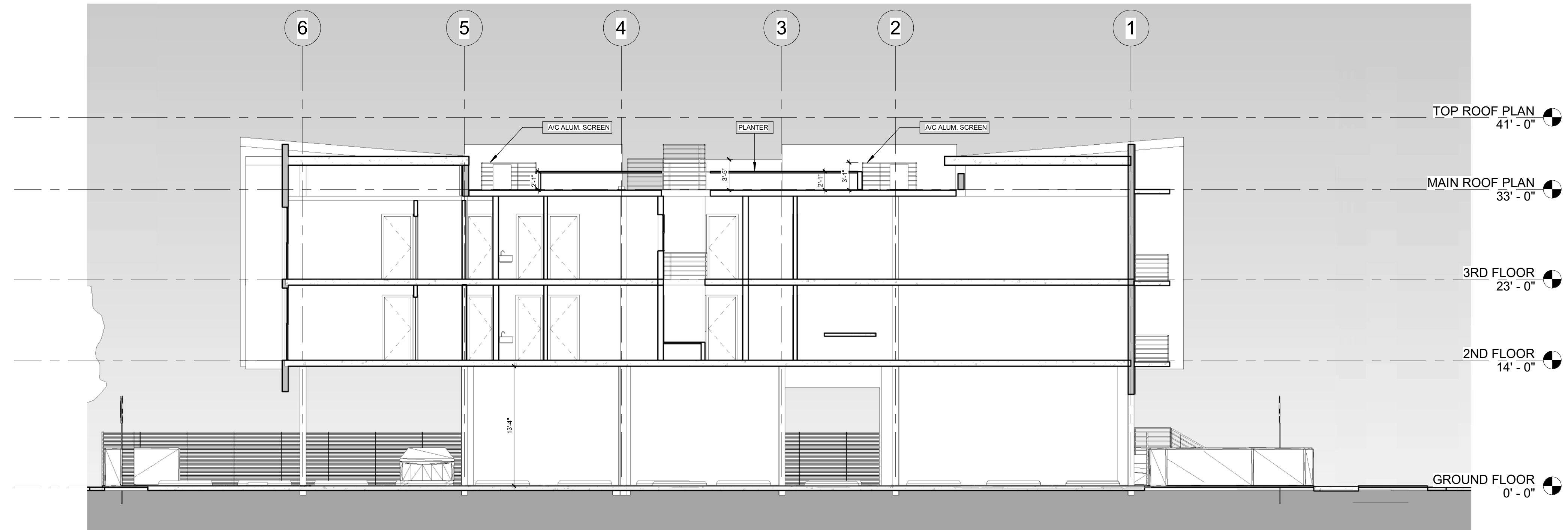
PROJEC#21-043

A2.4

LEGEND:

1 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding.	2 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS	3 STEEL GARAGE DOOR WITH GROOVED PANEL IN CHOCOLATE WITH PLAIN SHORT WINDOWS, BOTTEN MODERN STEEL GARAGE DOORS.	4 WHITE PAINT - SW 7005 Pure White SHERWIN WILLIAMS	5 GREY PAINT- DUSTBLU SW 9161 SHERWIN WILLIAMS	6 ALUMINUM BALCONY RAILING IN ALUMINUM- PPG Duranar Graham White
					





1 Section 1
1/8" = 1'-0"



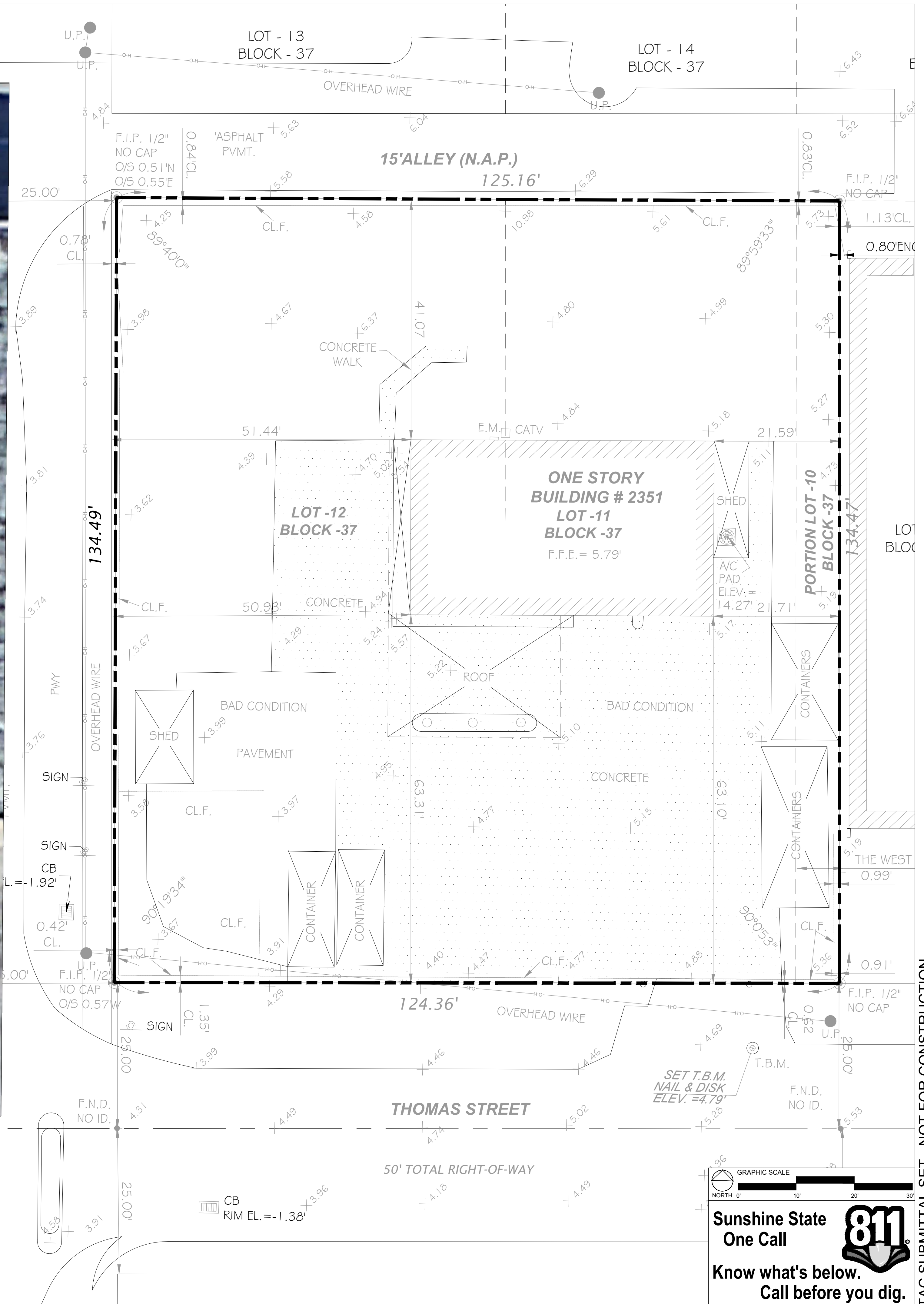
2 Section 2
1/8" = 1'-0"



NOTES:

1. THE "BOUNDARY SURVEY" OF THE PROPERTY HAS BEEN PREPARED BY:

JOHN IBARRA & ASSOCIATES, INC.
Ph: 305.262.0400



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 NE 25TH STREET, #1
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.954.8259
www.andresmontero.com
LC26000598

Rev	Date	Description
1		
2		
3		
4		
5		
6		

Sheet Title:
**SITE AERIAL
PROPERTY SURVEY**

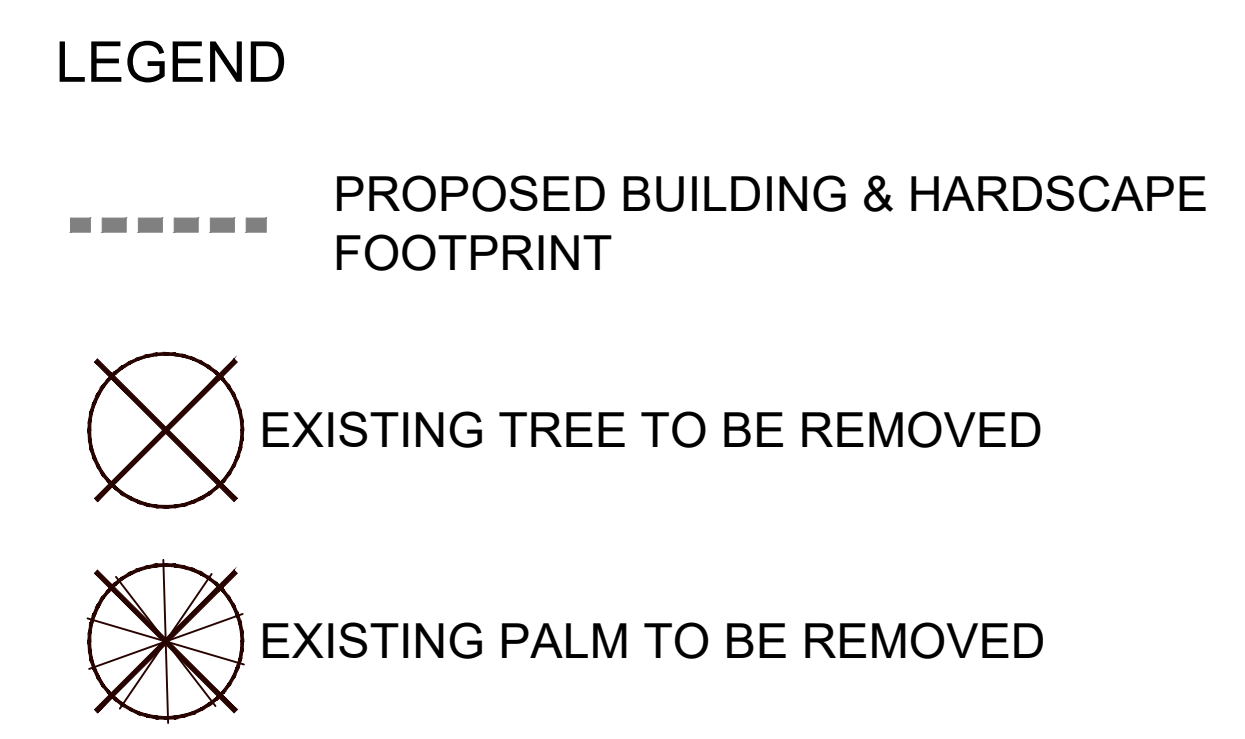
Project Name:
**NEW RESIDENTIAL
BUILDING**
2351 THOMAS STREET
HOLLYWOOD, FL 33020

SEAL / SIGNATURE
ANDRES MONTERO P.E., A.S.A.
STATE OF FLORIDA
REGISTRATION LA669073

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Date: FEBRUARY 23, 2023
Scale: 1" = 10'-0"
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202243

Sheet Number:
L-01

TAC SUBMITTAL SET - NOT FOR CONSTRUCTION

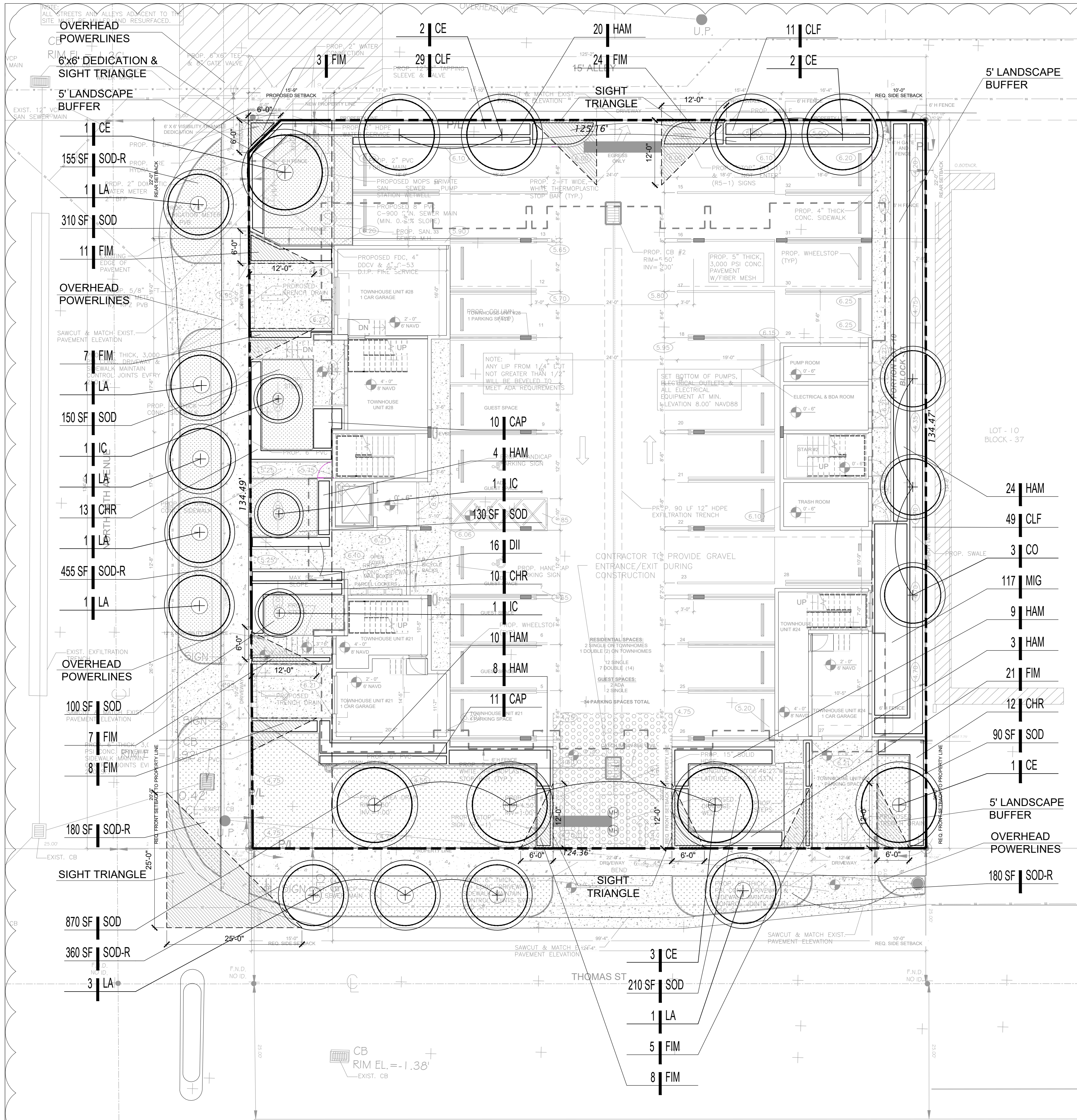


TREE #	BOTANICAL NAME	COMMON NAME	DBH (inches)	CT.	HEIGHT	SP.	STATUS	COMMENTS
1	Sabal palmetto	Sabal Palm	11"	6'	13'	16'	REMOVE	SMALL
2	Schefflera actinophylla	Umbrella Tree	5"		18'	7'	REMOVE	INVASIVE
3	Sabal palmetto	Sabal Palm	13"	10'	18'	16'	REMOVE	
4	Sabal palmetto	Sabal Palm		4'	11'	16'	REMOVE	SMALL
5	Sabal palmetto	Sabal Palm		3'	9'	16'	REMOVE	SMALL
6	Tabebuia heterophylla	Pink trumpet tree	3"		18'	10'	REMOVE	SMALL
7	Ficus		4"		18'	10'	REMOVE	SMALL

- NOTES:
1. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM A SITE VISIT BY THE LANDSCAPE ARCHITECT AND THE EXISTING PROPERTY SURVEY PREPARED BY:
JOHN IBARRA & ASSOCIATES, INC
777 NW 72ND AVE #3025, MIAMI FL 33126
Ph:305.262.0400
 2. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
 3. CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

A graphic scale at the top shows distances of 0', 10', 20', and 30'. Below the scale, the text reads "Sunshine State One Call". To the right of the text is the "811" logo, which features the number "811" in a large, bold font with a registered trademark symbol, and a stylized shovel icon below it. Below the logo, the text reads "Know what's below. Call before you dig."

ANDRES MONTERO, P.L.A.S.U.A. SEAL / SIGNATURE			
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Date:	FEBRUARY 23, 2022		
Scale:	1" = 10'-0"		
Drawn By:	AEM/MEP		
Approved By:	AEM		
Project No:	202243		
Sheet Number: L-02			
PROJECT NAME: NEW RESIDENTIAL BUILDING 2351 THOMAS STREET HOLLYWOOD, FL 33020			
SHEET TITLE: TREE DISPOSITION PLAN			
Rev #	Date	Description	By:
/A	6/2/23	REVISED DRAWING TAC COMMENTS FROM 4/17/2023	AEM/MMP
/B			
/C			
/D			
/E			
/F			
LANDSCAPE ARCHITECTURE		Landscape Architecture	
Land Planning		Urban Design	
2300 E OAKLAND PARK BLVD SUITE 300 FORT LAUDERDALE, FLORIDA 33308 USA TEL: 954.533.8269 WWW.ANDRESLM.COM			
ANDRÉS MONTERO LANDSCAPE ARCHITECTURE			
JAMES PATRICK HARRINGTON LICENSE # LC20000086			



LANDSCAPE CALCULATIONS - 2351 THOMAS ST. HOLLYWOOD			
SITE AREA DATA:			
Dixie Highway Low Intensity Multifamily District (Regional Activity Center)	DH-1		
NET LOT AREA	SF	ACRES	
	16,803	0.39	
PROJECT DATA:	REQUIRED	PROVIDED	
MIN. OPEN SPACE (40%)	40%	40%	
GENERAL LANDSCAPE REQUIREMENTS			
PERIMETER LANDSCAPE - STREET TREE (384 Lf of street frontage)			
259 Lf of street frontage at 1 tree per 30 Lf =	9	9	
Five Foot landscape buffer - 1 tree per 20 Lf =	6	8	
OPEN SPACE LANDSCAPE			
1 tree per 1,000 sf of pervious area	4	7	
NATIVE TREES	60%	63%	
NATIVE SHRUBS	50%	100%	

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES								
9	CE	Conocarpus erectus	Green Buttonwood	High	yes	14' ht. Std. 3" DBH x 7' Sprd. 6' CT	FG	as shown
3	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht. Std. 3" DBH x 6' Sprd. 6' CT	FG	as shown
3	IC	Ilex cassine	Dahoon Holly	High	yes	14' ht. Std. 3" DBH x 6' Sprd. 6' CT	FG	as shown
9	LA	Lagerstroemia 'Natchez'	Grape Myrtle 'Natchez'	High	no	14' ht. Std. 3.5" DBH, 6' Sprd. 6.5' CT	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
21	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
35	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
89	CLF	Clusia flava	Small Leaf Clusia	High	yes	30" Ht.	7 Gal.	30" O.C.
16	DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
94	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.
78	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
117	MIG	Microsorium scolopendria	Wart Fern	Medium	no	12" O.A.	3 Gal.	18" O.C.
198	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
158	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
74	TRD	Tripsacum dactyloides	Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	36" O.C.
SOD								
1860	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes			
1330	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED			
TREE #	BOTANICAL NAME	COMMON NAME	DBH
6	Tabebuia heterophylla	Pink Trumpet tree	3"
7	Ficus		4"
Total tree DBH to be mitigated			7" DBH
PALMS TO MITIGATE			
3	Sabal palmetto	Sabal Palm	
Total Palms to be mitigated			1 PALM
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED FOR MITIGATION			7" DBH+1 PALM
NEW TREES & PALMS TO MITIGATE			
3	Ilex cassine	Dahoon Holly	14' ht. Std. 3" DBH x 6' Sprd. 6' CT
Total new tree DBH & palms to mitigate removed trees			9" DBH
MITIGATION SHORTFALL			0
Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner.			

- NOTES:
- IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 - REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
 - WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
 - ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #2 ON SHEET L-04.
 - REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
 - WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN 2 FEET AND 6.5 FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
 - TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES
 - 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
 - PROVIDE A CIRCLE OF ORGANIC MULCH AROUND TREES/PALMS OF NOT LESS THAN 12" FROM THE TRUNK OF THE TREE/PALM

GRAPHIC SCALE

NORTH

0' 10' 20' 30'

Sunshine State
One Call

811

Know what's below.
Call before you dig.

ANDRES MONTERO, P.L.A. ASIA

SEAL / SIGNATURE

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Date: FEBRUARY 23, 2023

Scale: 1" = 10'-0"

Drawn By: AEM/MEP

Approved By: AEM

Project No: 202243

Sheet Number:

L-03

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2300 E OAKLAND PARK BLVD SUITE 300
FORT LAUDERDALE, FLORIDA 33308 USA
TEL: 954.353.8259
www.andresstudio.com
L20200506

By: AEM/MEP

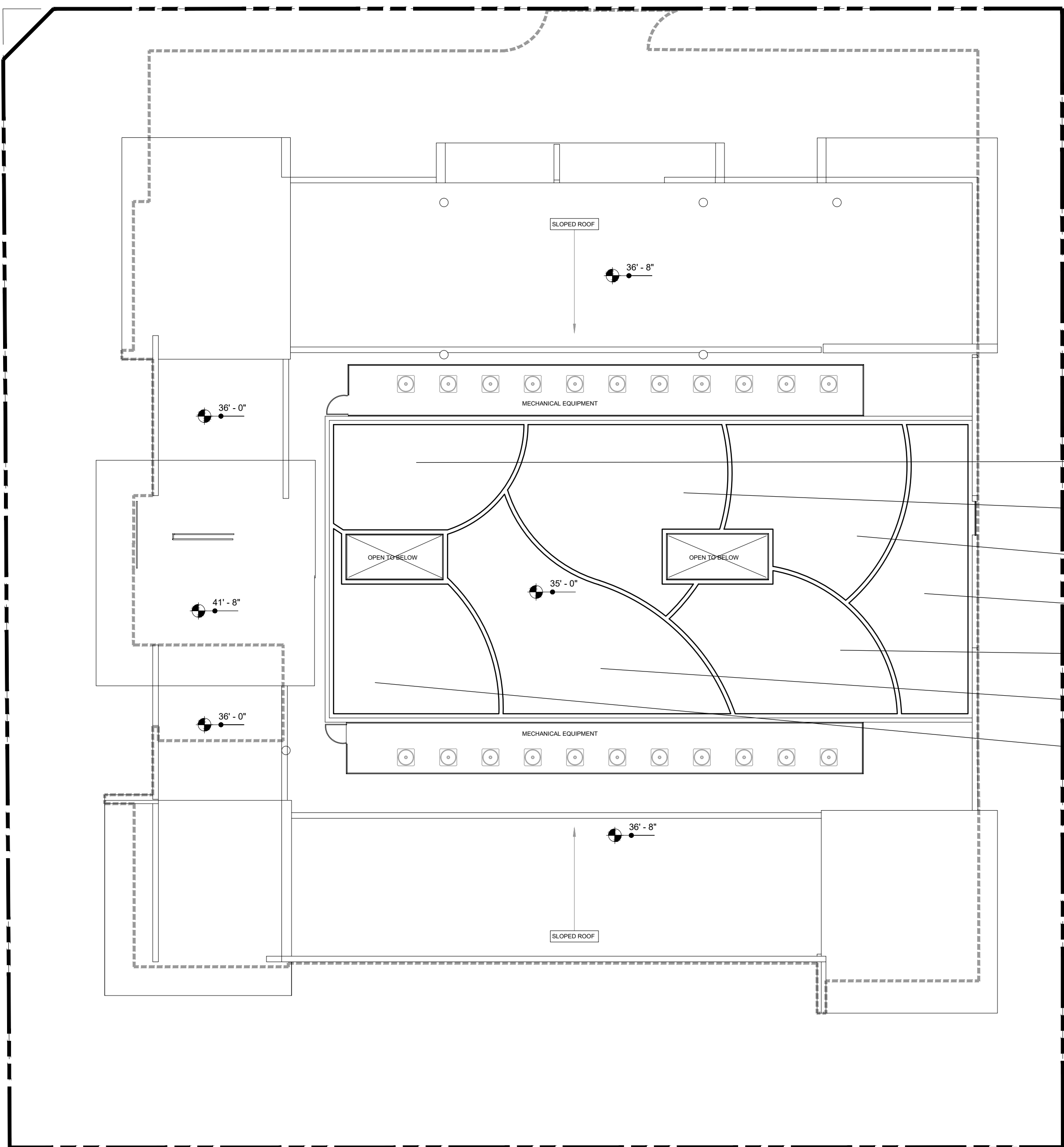
Rev: 1/1

Date: 6/2/23

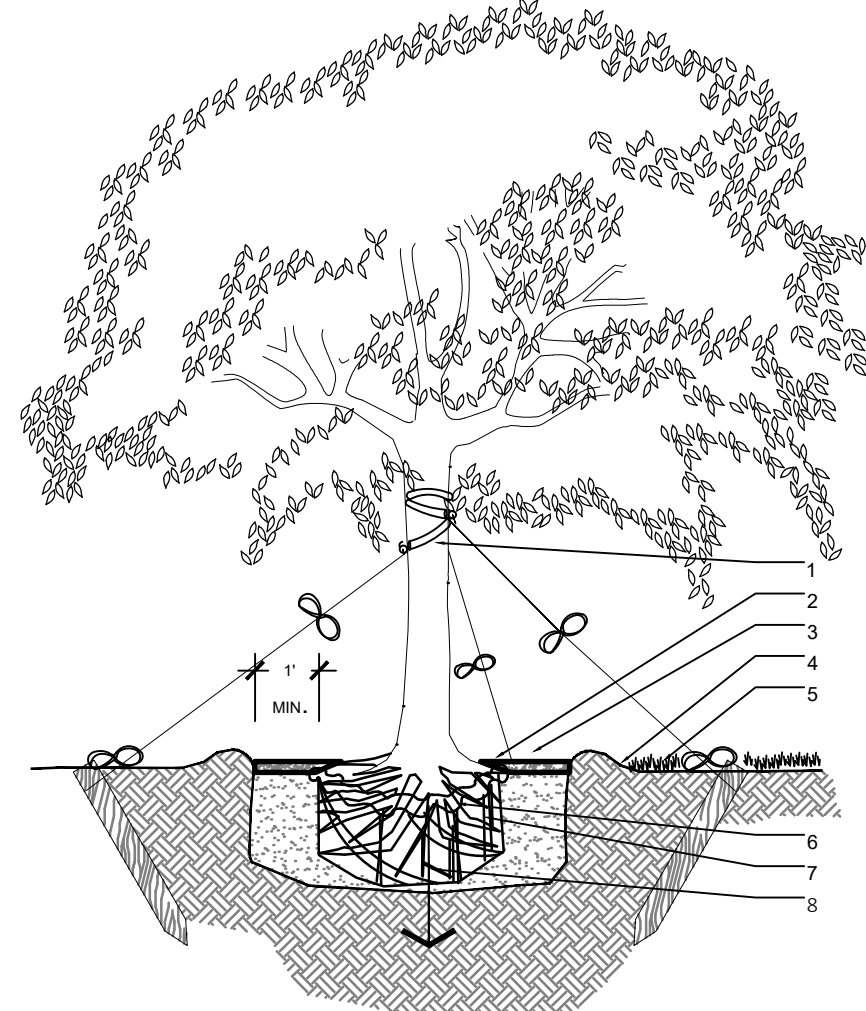
Description: TAC COMMENTS FROM 6/1/2023

Sheet Title: LANDSCAPE PLAN

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL 33020

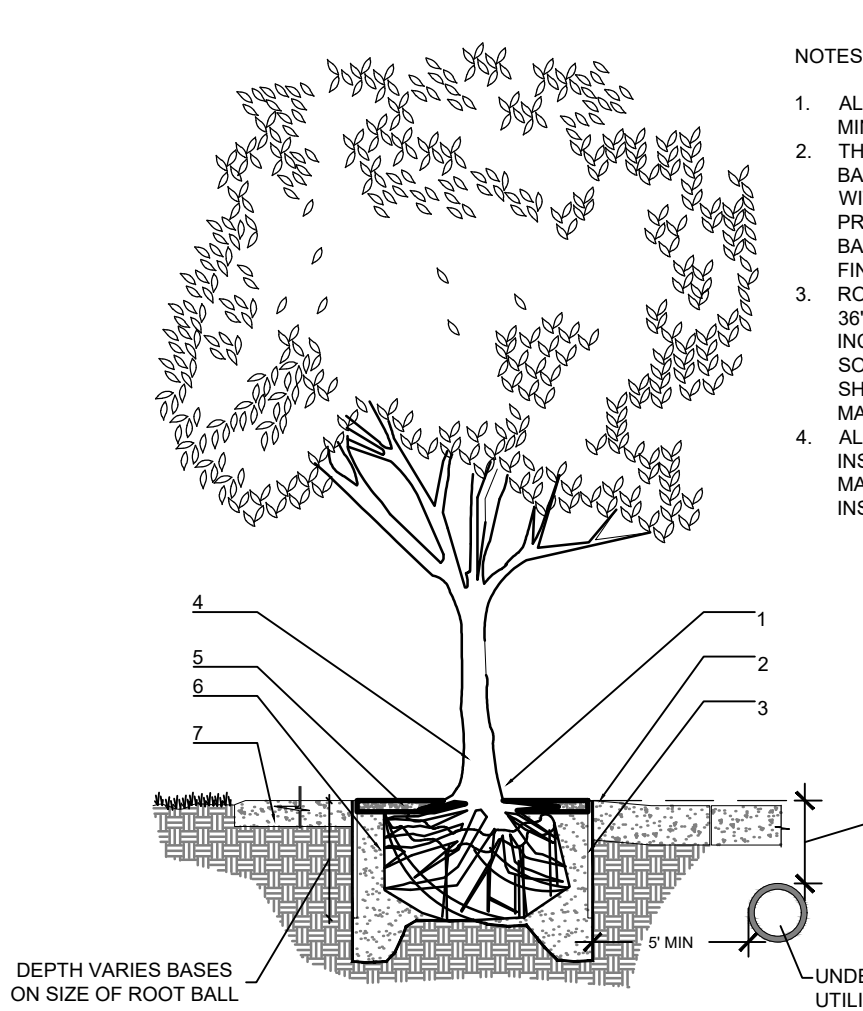


ROOFTOP PLAN



- LEGEND
- 2" NYLON STRAPPING WRUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
 - 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
 - SOIL BERM TO HOLD WATER
 - 2"x4"x3" STAKES BURIED 3" BELOW FINISHED GRADE.
 - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 - PREPARED PLANTING SOIL AS SPECIFIED
 - AUGER PER SPECS FOR PERCOLATION

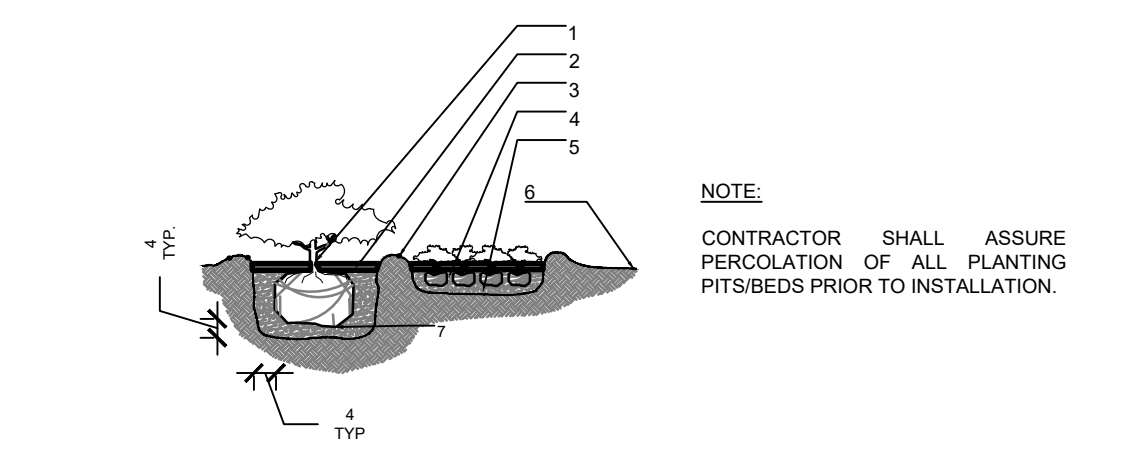
1 LARGE TREE SECTION d-Large tree.dwg SCALE: N.T.S



- LEGEND
- SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
 - SIDEWALK OR PAVERS
 - 18" ROOT BARRIER. EXTEND A MINIMUM 6" IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
 - CENTER TREE IN PLANTER OPENING.
 - MULCH.
 - BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
 - CONCRETE SIDEWALK.

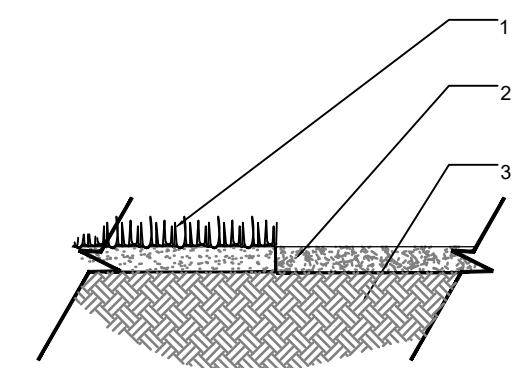
2 ROOT BARRIER INSTALLATION d-2006-Root barrier.dwg SCALE: N.T.S

- NOTES
- ALL ROOT BARRIERS SHALL BE 5" MINIMUM FROM ALL CITY FACILITIES.
 - 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.
 - ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE: "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
 - ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



- LEGEND
- PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
 - 3" MINIMUM OF MULCH
 - SOIL BERM TO HOLD WATER
 - MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
 - EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 - FINISHED GRADE (SEE GRADING PLAN)
 - PREPARED PLANTING SOIL AS SPECIFIED.
- NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

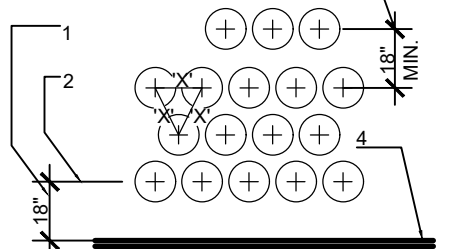
4 SHRUBS & GROUNCOVERS SECTION d-Shrubs and groundcovers.DWG SCALE: N.T.S



- LEGEND
- SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
 - 3" DECORATIVE MULCH. (SEE SPECIFICATIONS)
 - PLANTING SOIL FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS)

NOTE:
ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS ONLY ENVIRONMENTAL FRIENDLY MULCH SHALL BE APPROVED.

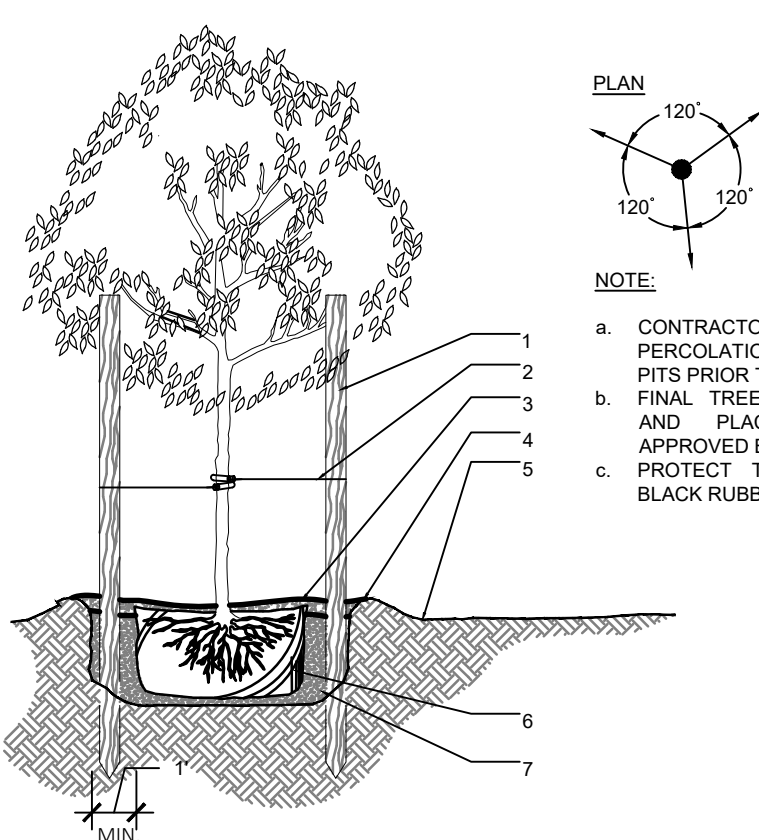
5 MULCH SECTION d-Mulch.DWG SCALE: N.T.S



- LEGEND
- SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
 - SETBACK FOR GROUNDCOVER AND ANNUALS
 - PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
 - CURB OR EDGE OF PAVEMENT.

NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

6 TYPICAL PLANT SPACING SECTION d-Typical spacing.DWG SCALE: N.T.S

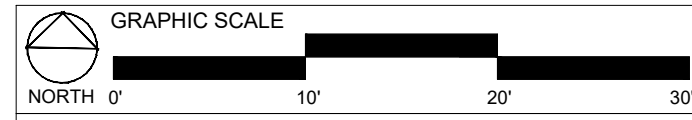


- LEGEND
- THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
 - #10 GAUGE WIRE.
 - 3" MINIMUM OF MULCH.
 - SOIL BERM TO HOLD WATER.
 - FINISHED GRADE (SEE GRADING PLAN).
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 - PREPARED PLANTING SOIL AS SPECIFIED.

3 SMALL TREE SECTION d-Small tree.dwg SCALE: N.T.S

GENERAL NOTES

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)-tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- Existing sod shall be removed as necessary to accommodate new plantings
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.



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LANDSCAPE PLAN
DETAILS
& GENERAL NOTES

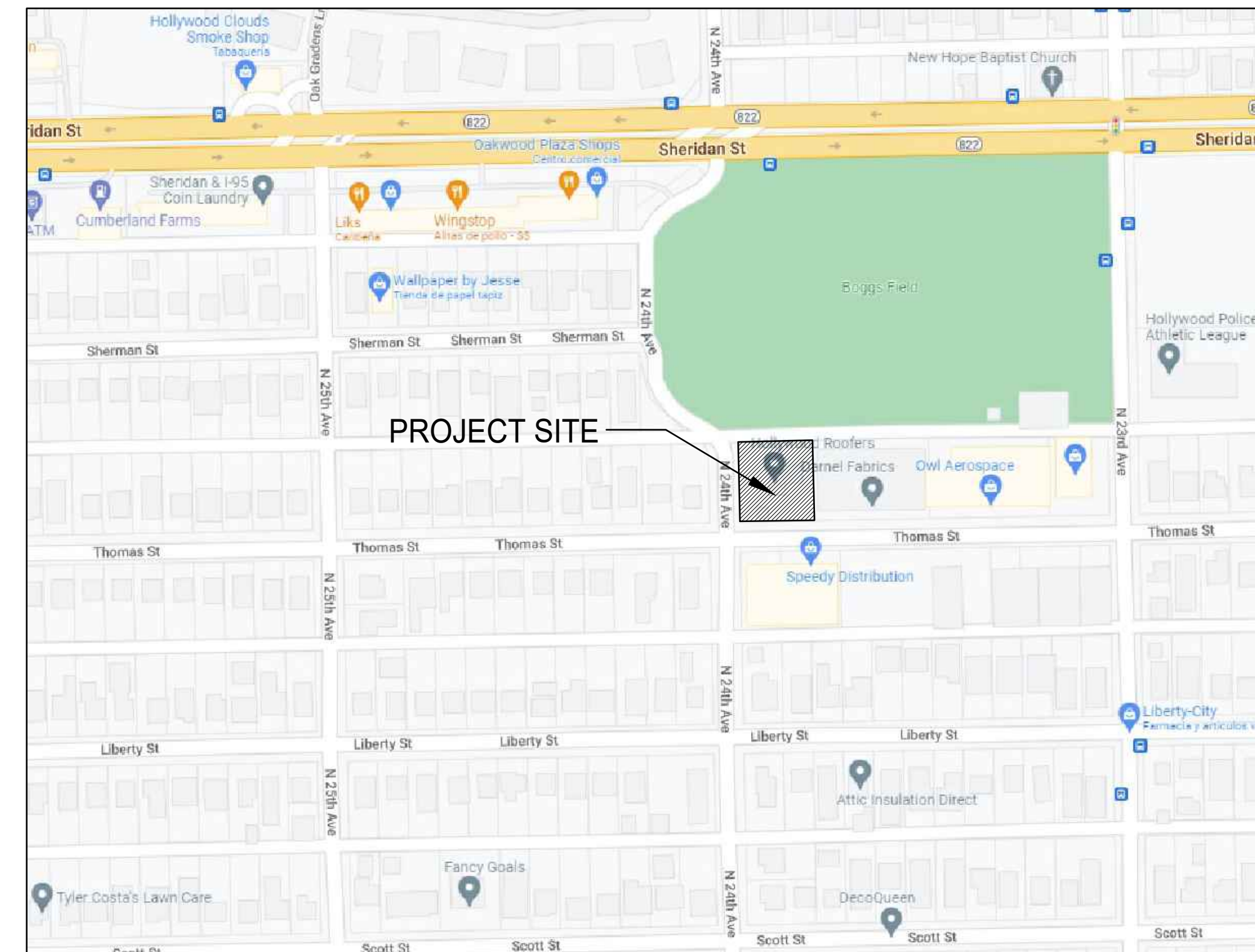
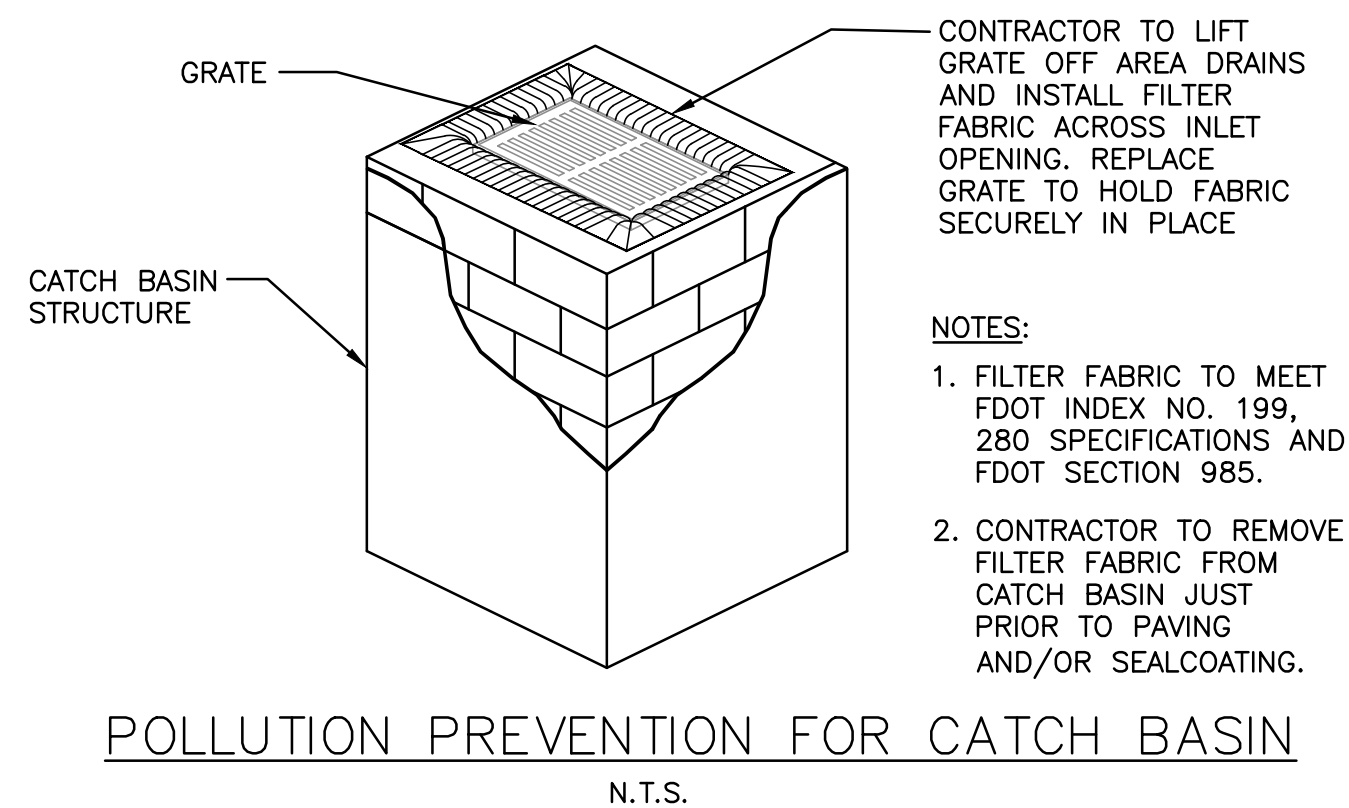
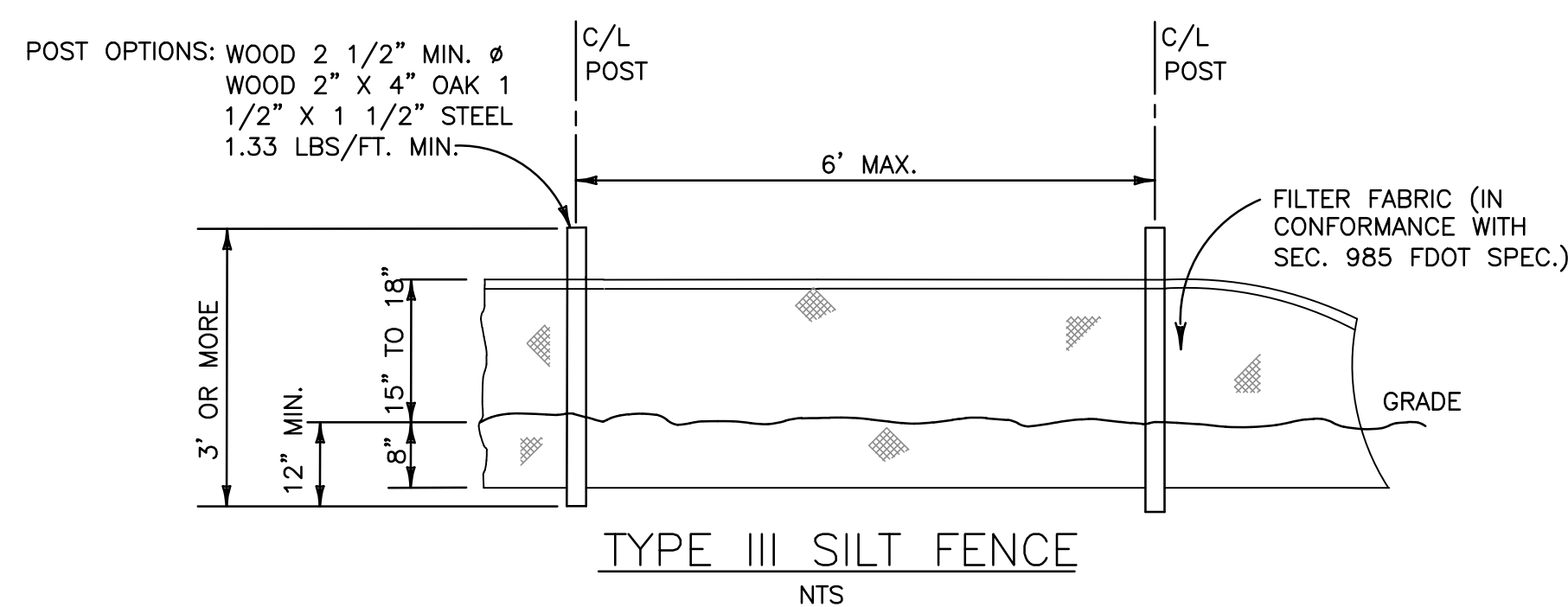
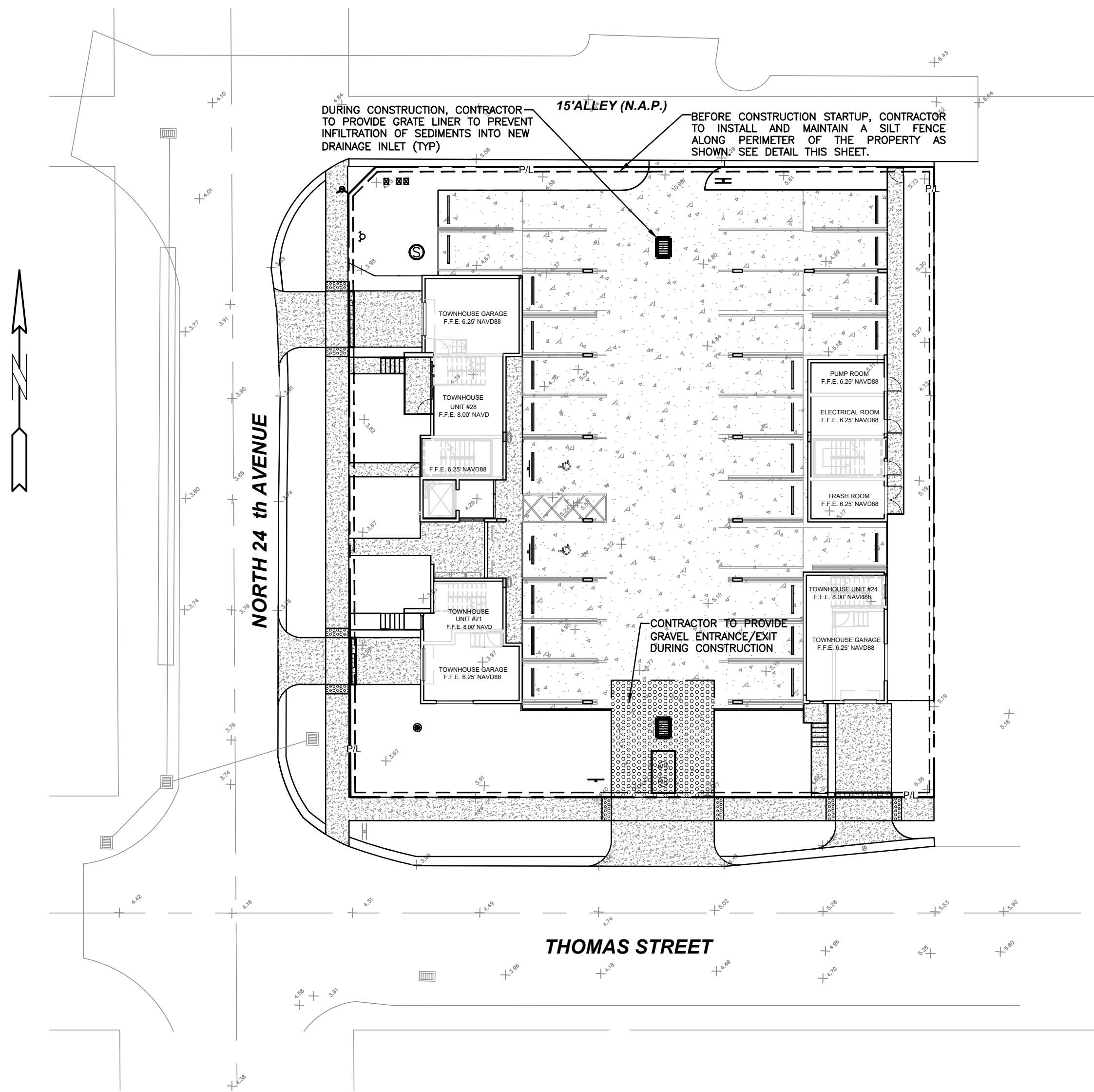
NEW RESIDENTIAL
BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL 33020

Project Name:
Project No:
Date: FEBRUARY 23, 2023
Scale: 1" = 10'-0"
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202243

Sheet Number:
L-04

TAC SUBMITAL SET - NOT FOR CONSTRUCTION

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE

BMP NOTES:

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



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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 |

EROSION & SEDIMENT CONTROL PLAN


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6-6-23

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(786) 302-7693
wzephyreng@gmail.com
CA #: 31158



NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 10/26/22

SCALE: 1"=20'

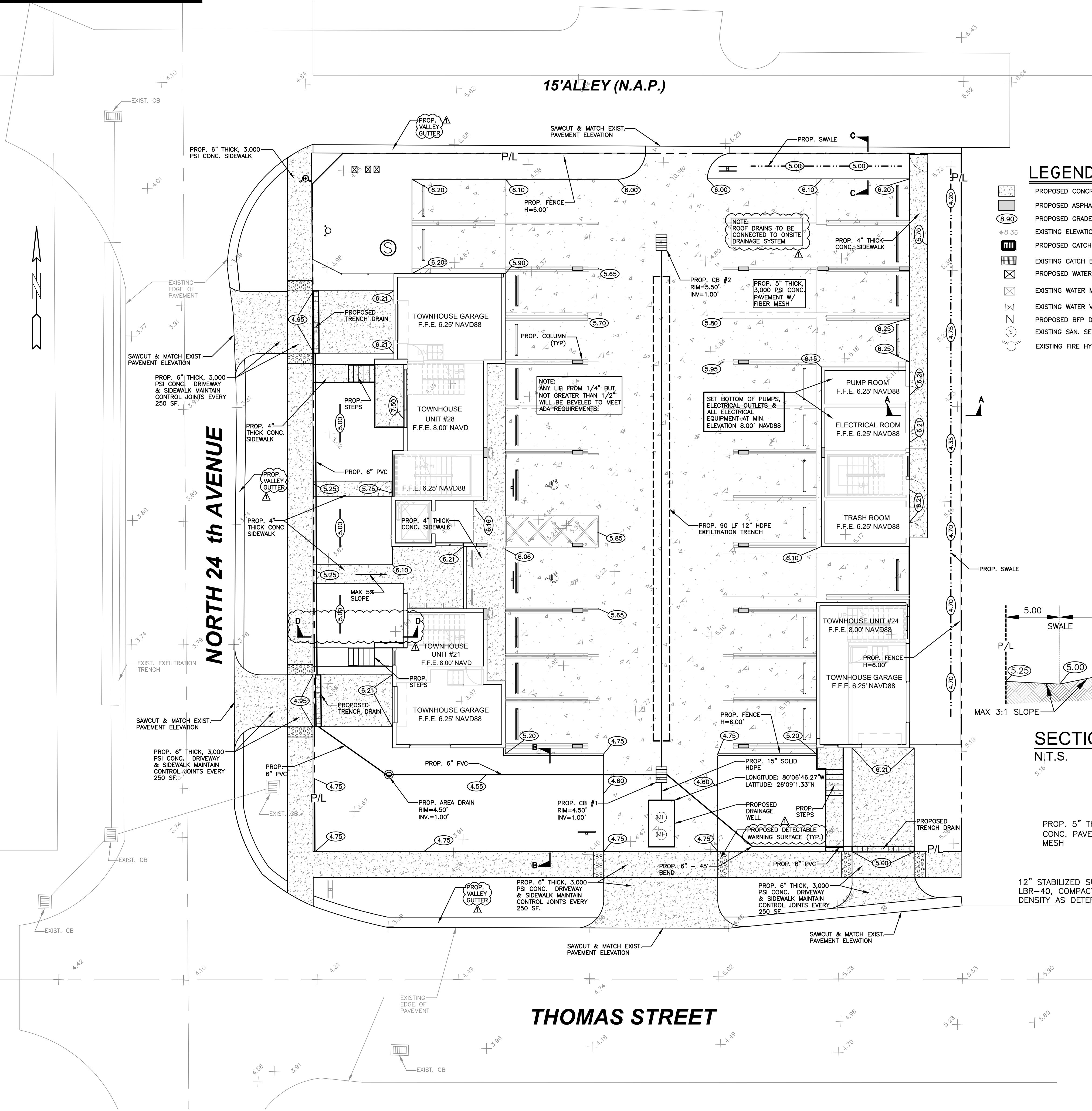
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1 OF 8

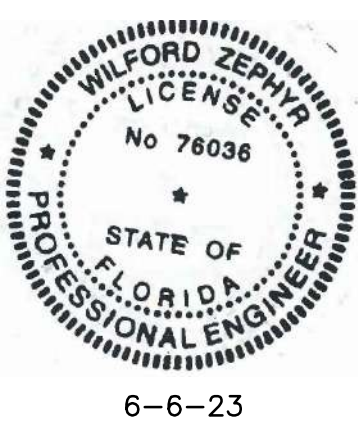
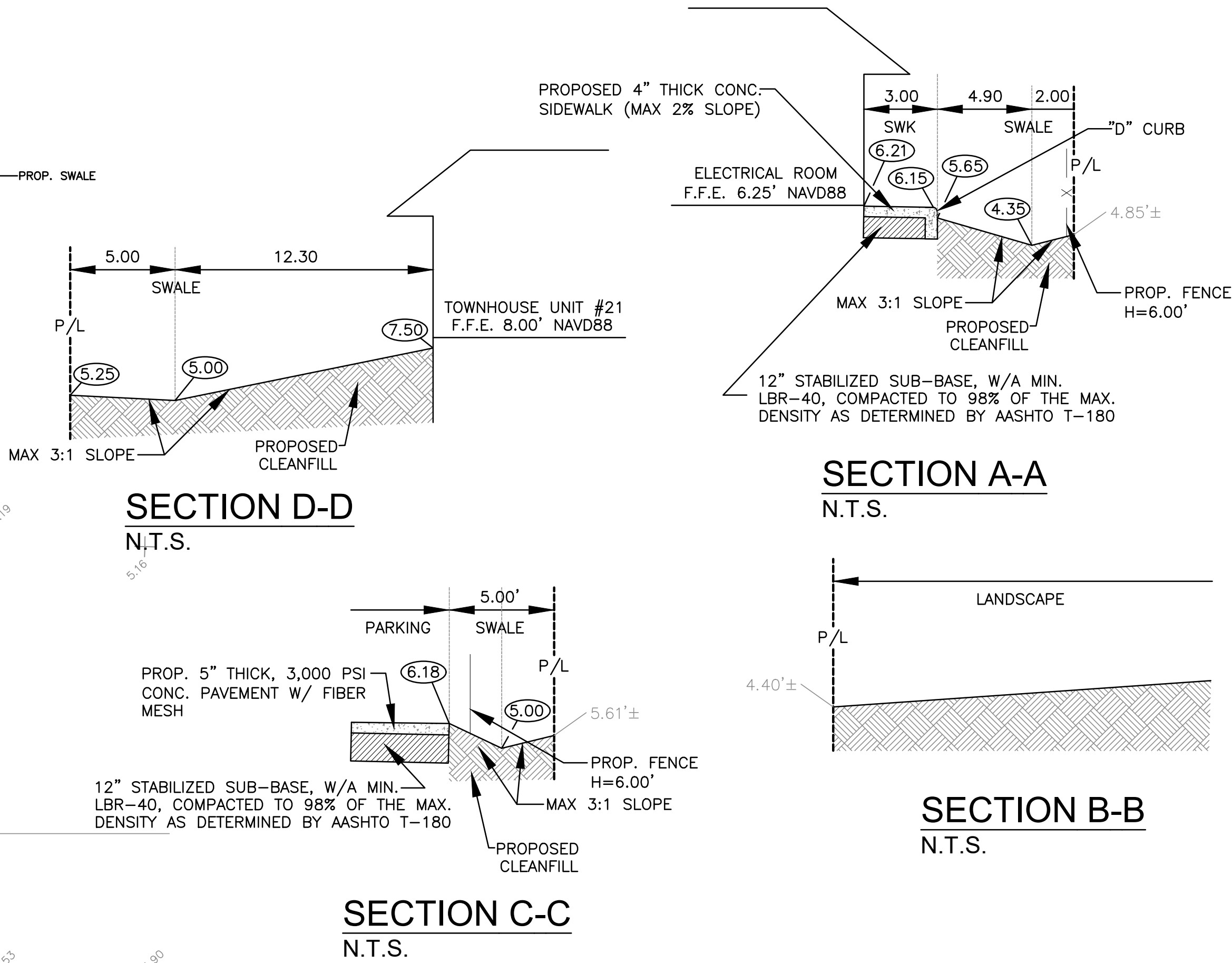
PROJECT NO.: 22-81

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- 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**
- 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



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

REVISIONS	
NO.	DATE
1	6-6-23
TAC REVIEW COMMENTS	

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NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 78036
DATE: 10/26/22
SCALE: 1"=10'
SHEET NO.: C2
2 OF 8
PROJECT NO.: 22-81

GENERAL CONDITION NOTES :

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

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
- ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
- SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
- PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

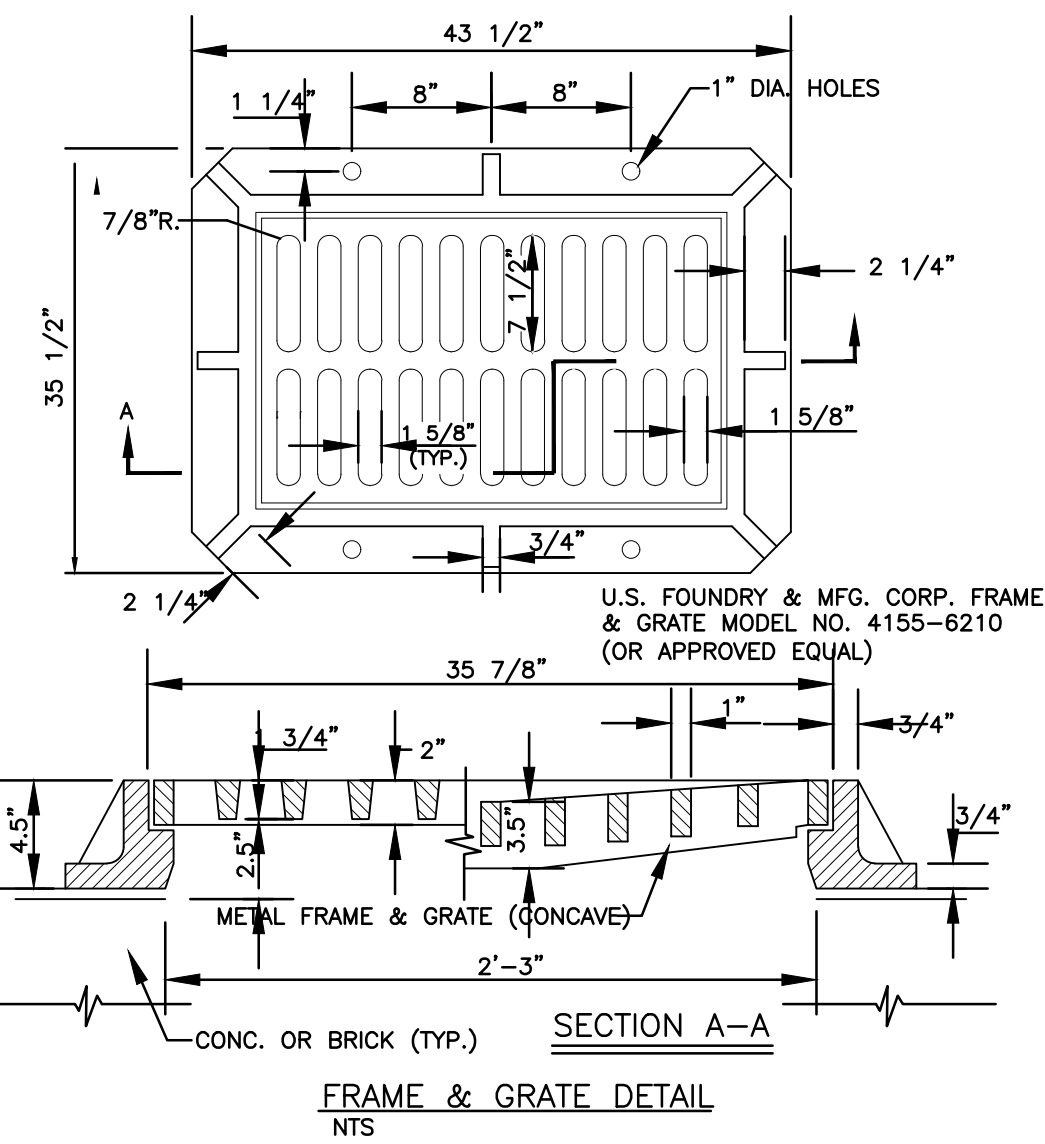
- ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

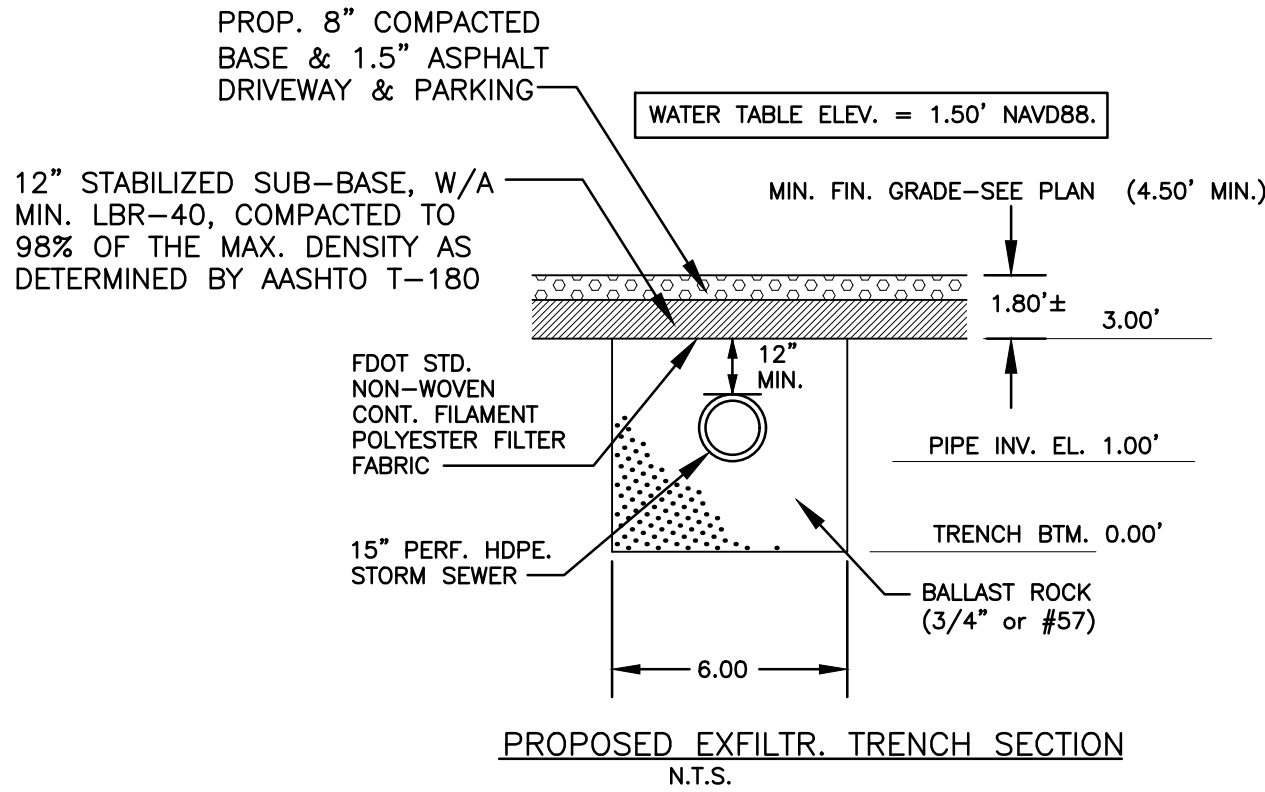
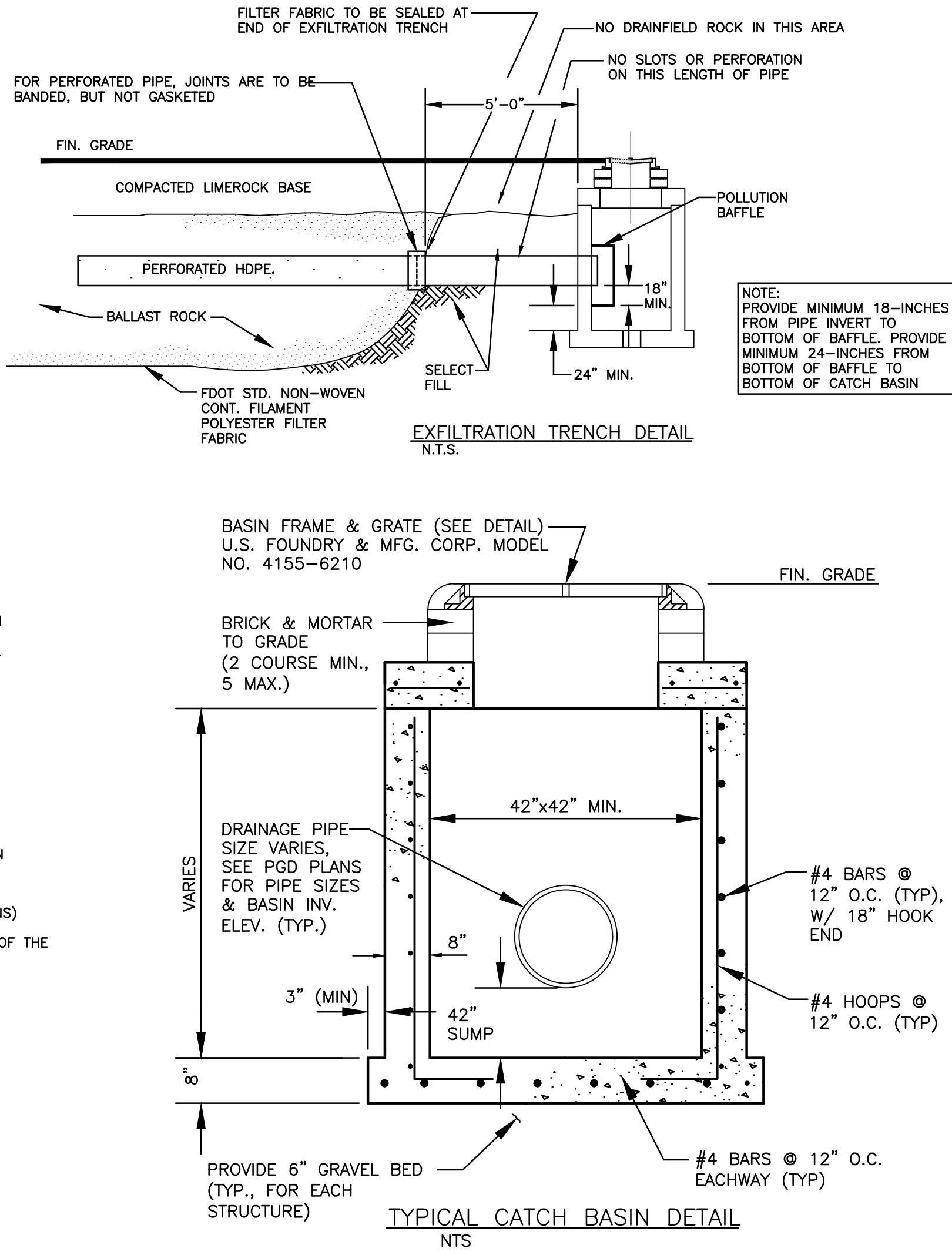
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

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

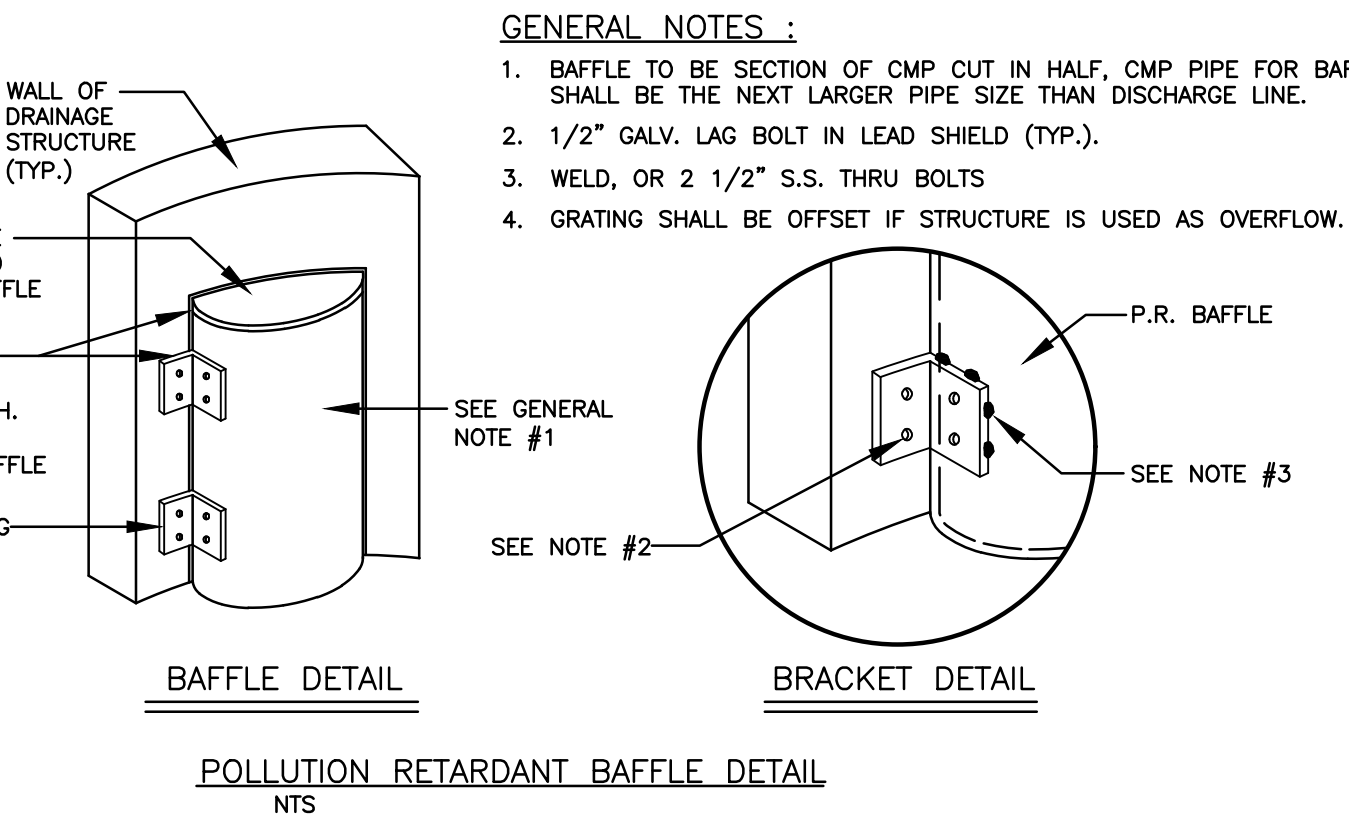


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



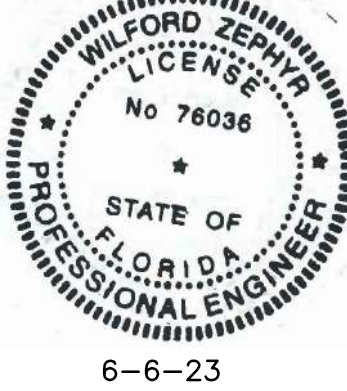
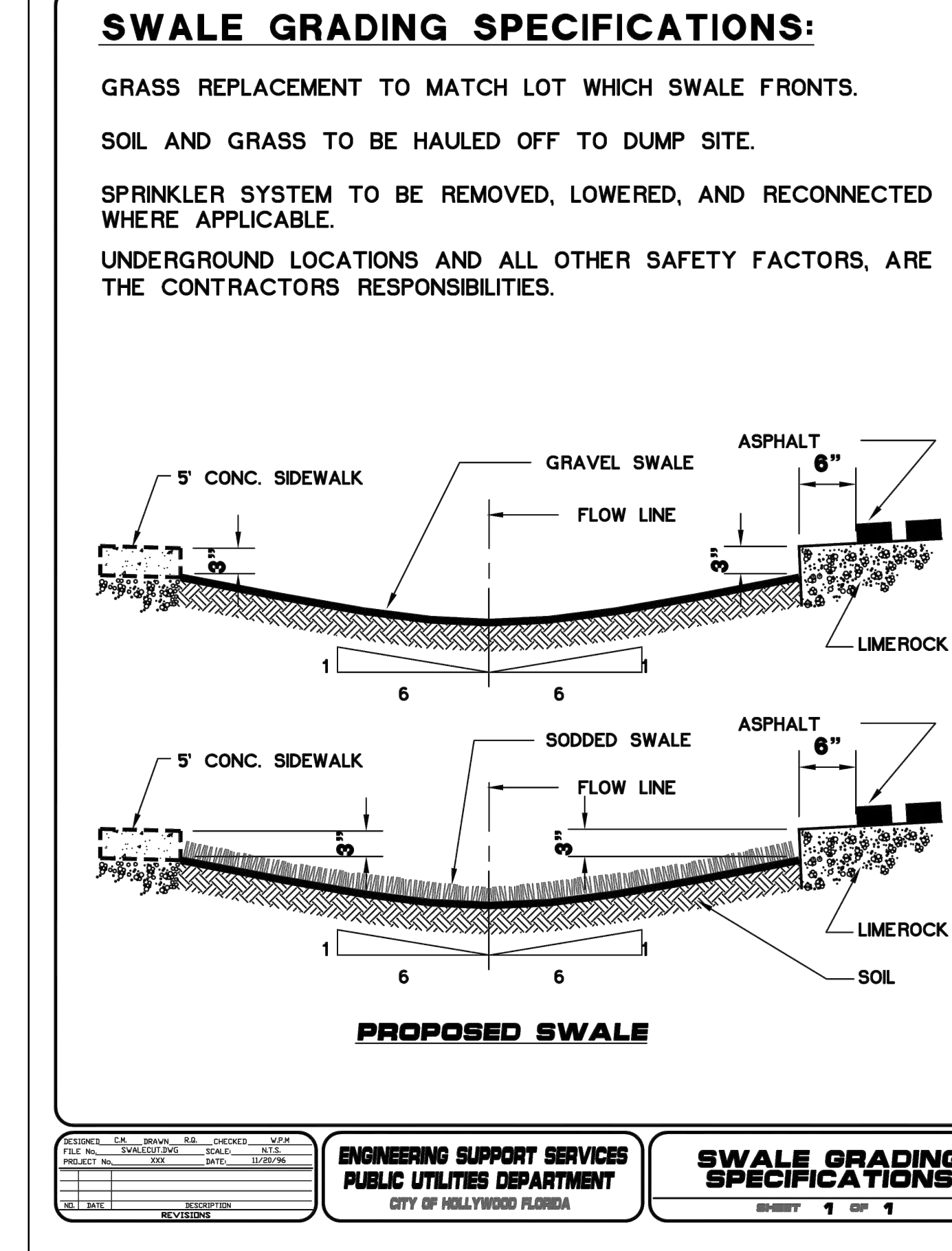
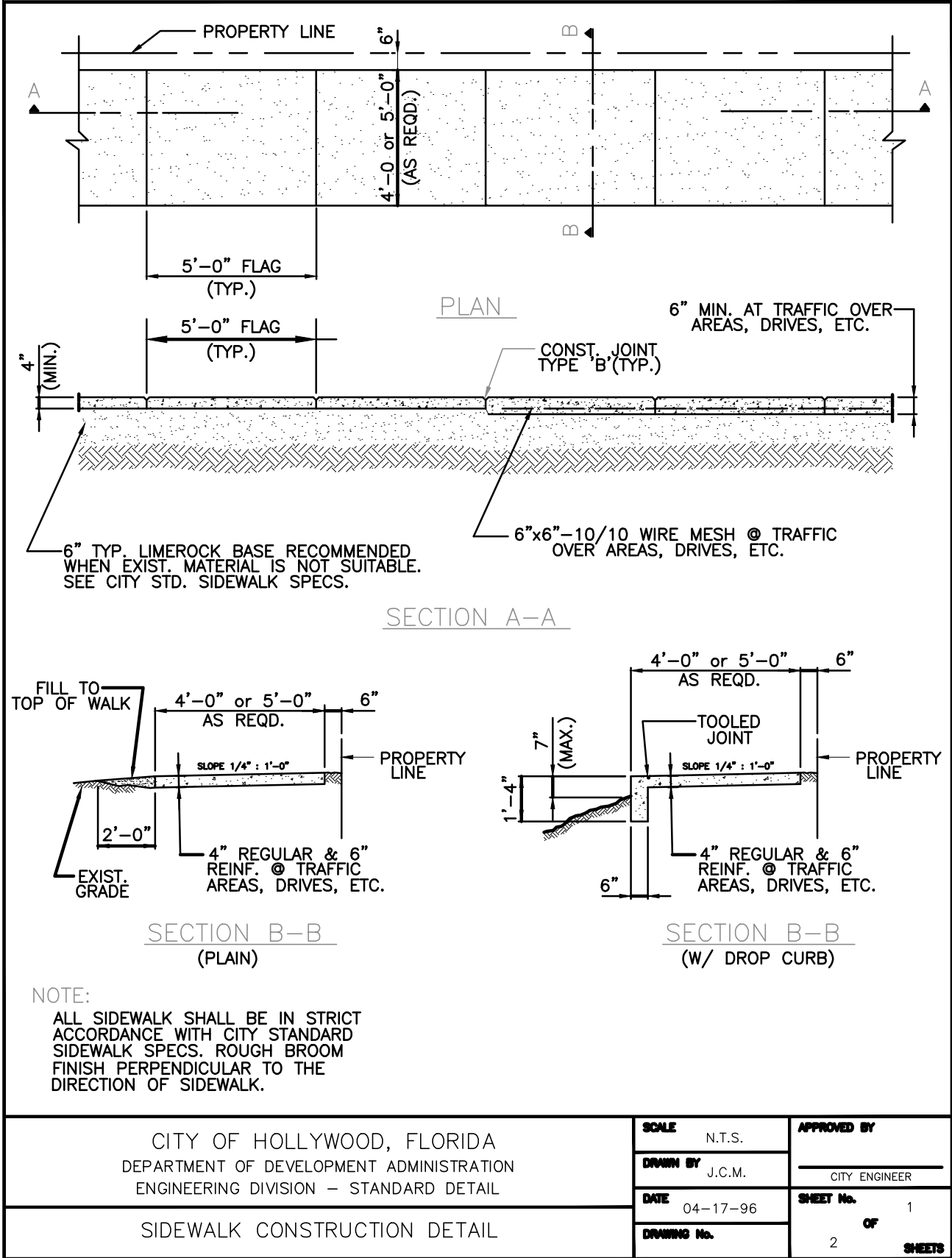
CIVIL DETAILS

SCALE: N.T.S.



CIVIL DETAILS I

SCALE: N.T.S.



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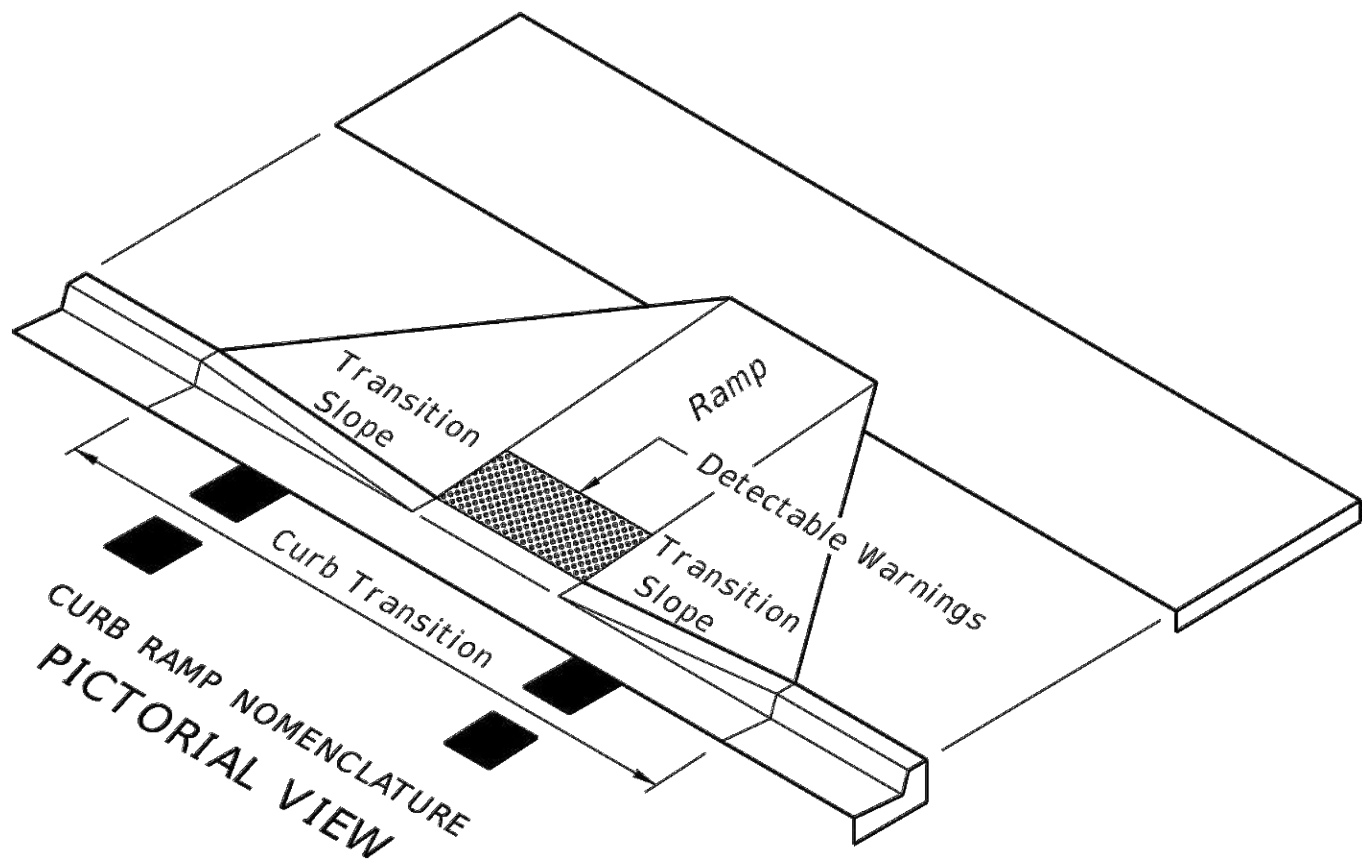
REVISIONS	
NO.	DESCRIPTION

ZEPHYR ENGINEERING
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CA# 311158


NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C3
3 OF 8
PROJECT NO.: 22-81

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LEGEND

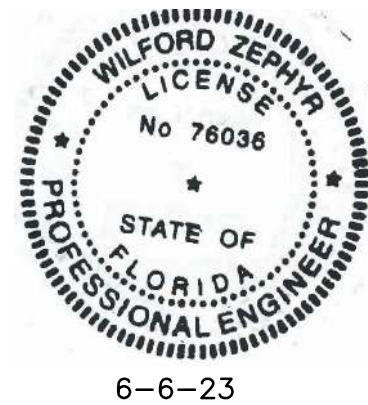
 Detectable Warnings

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 RAMPS 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

CIVIL DETAILS II
SCALE: N.T.S.



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REVISIONS	
NO.	DATE

ZEPHYR ENGINEERING

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

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 76036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C4
4 OF 8
PROJECT NO.: 22-81

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

NORTH 24th AVENUE

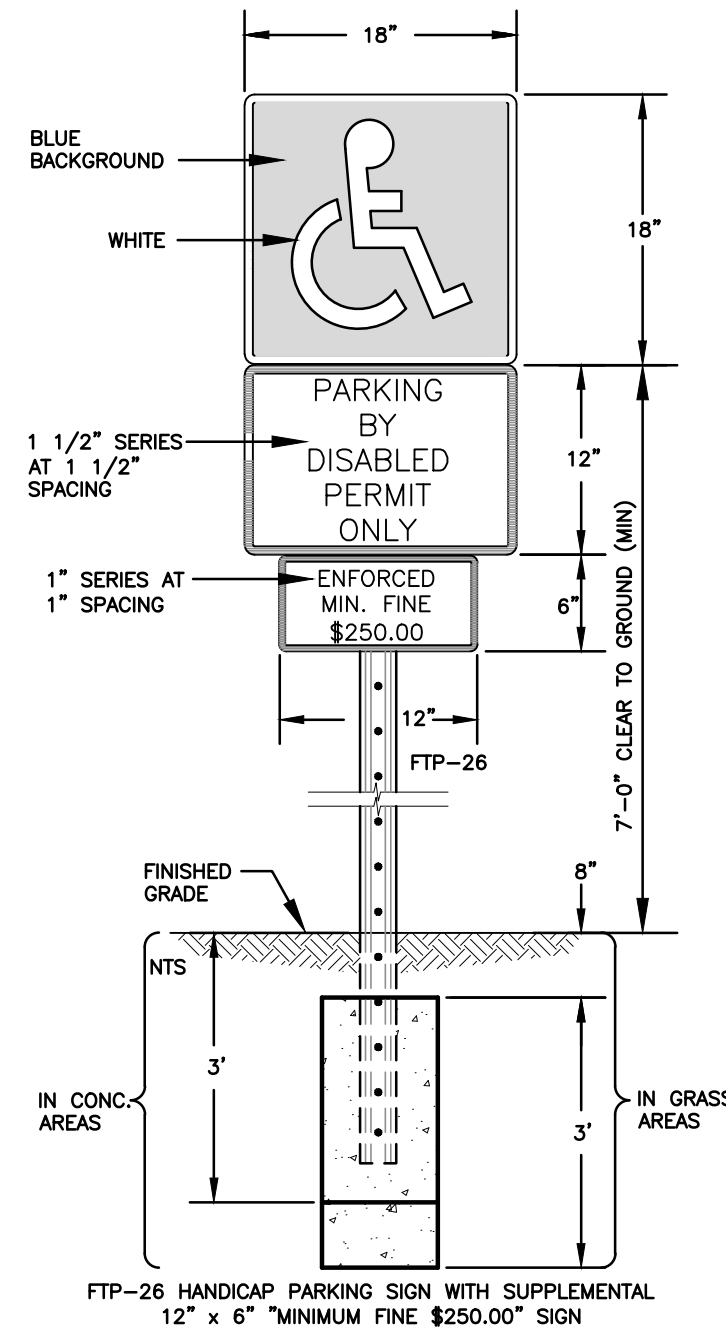
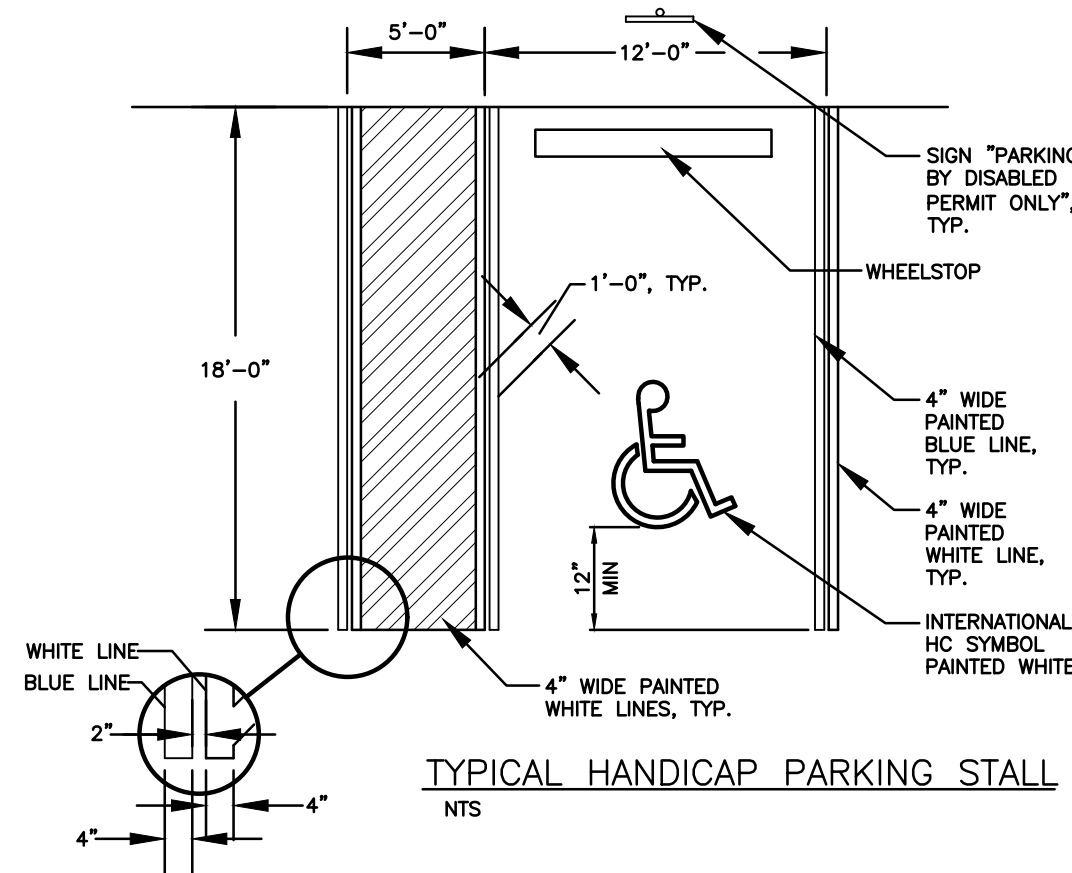
THOMAS STREET



6-6-23

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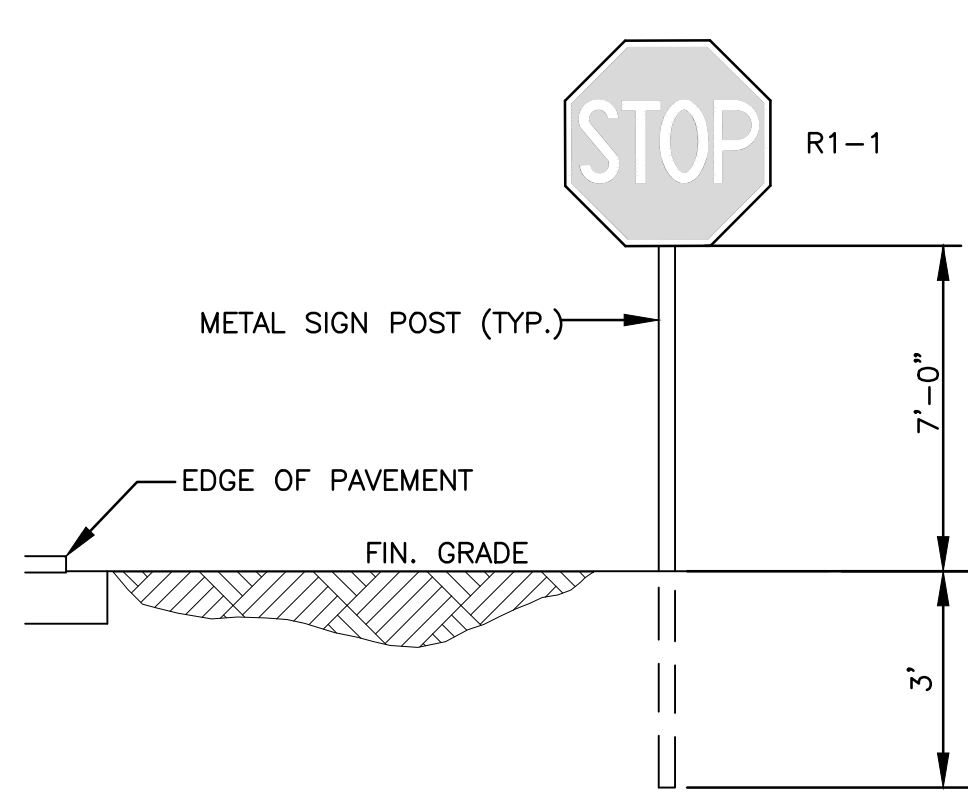
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NOTES:

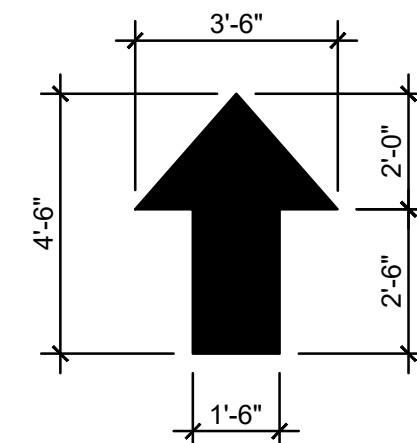
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

HANDICAP PARKING SIGN DETAIL



TYPICAL SIGN INSTALLATION DETAIL
NTS

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



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

TRAFFIC CONTROL ARROWS DETAILS
NTS

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

NO. DATE DESCRIPTION

ZEPHYR ENGINEERING

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:78036

DATE: 10/26/22

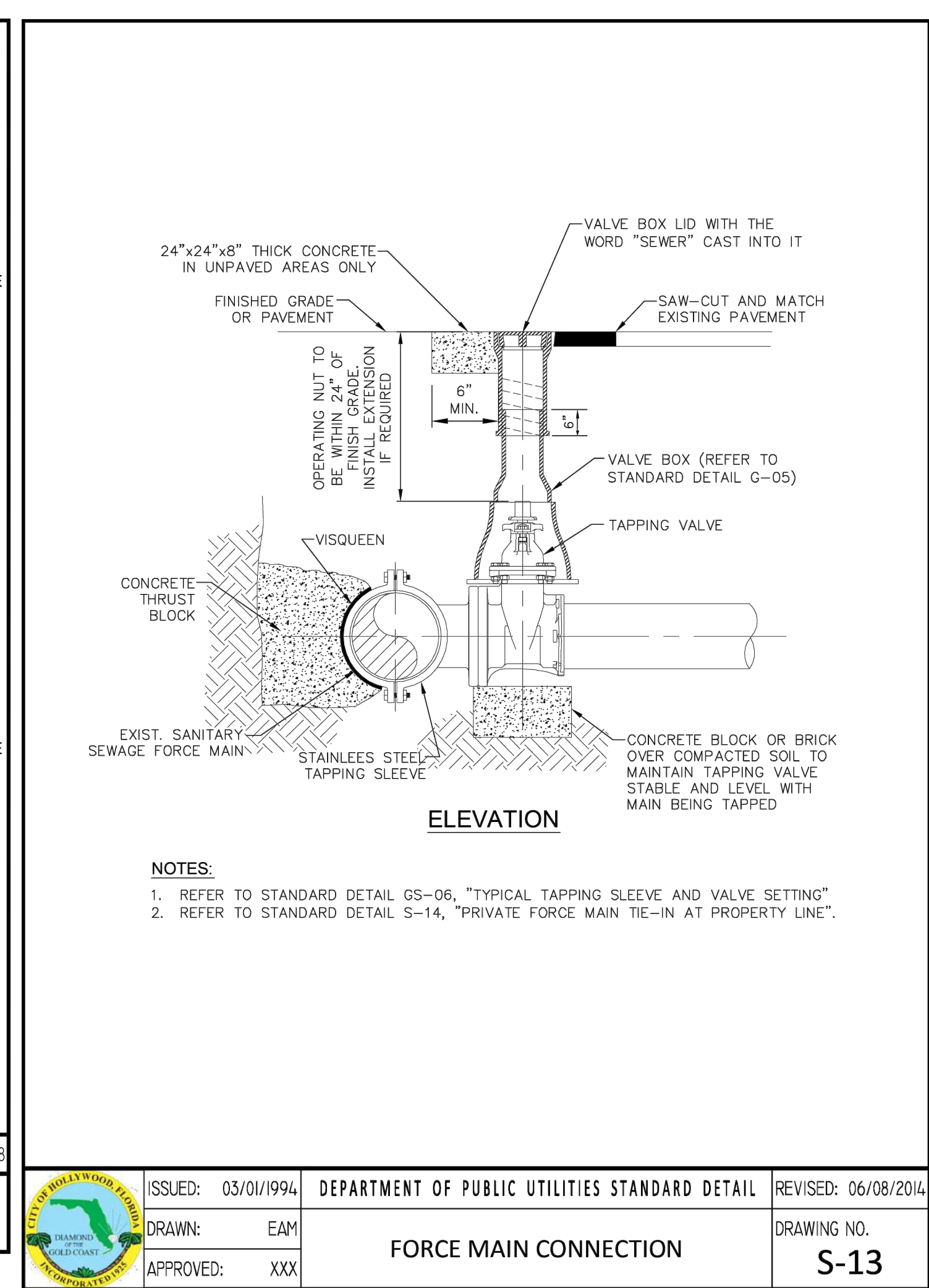
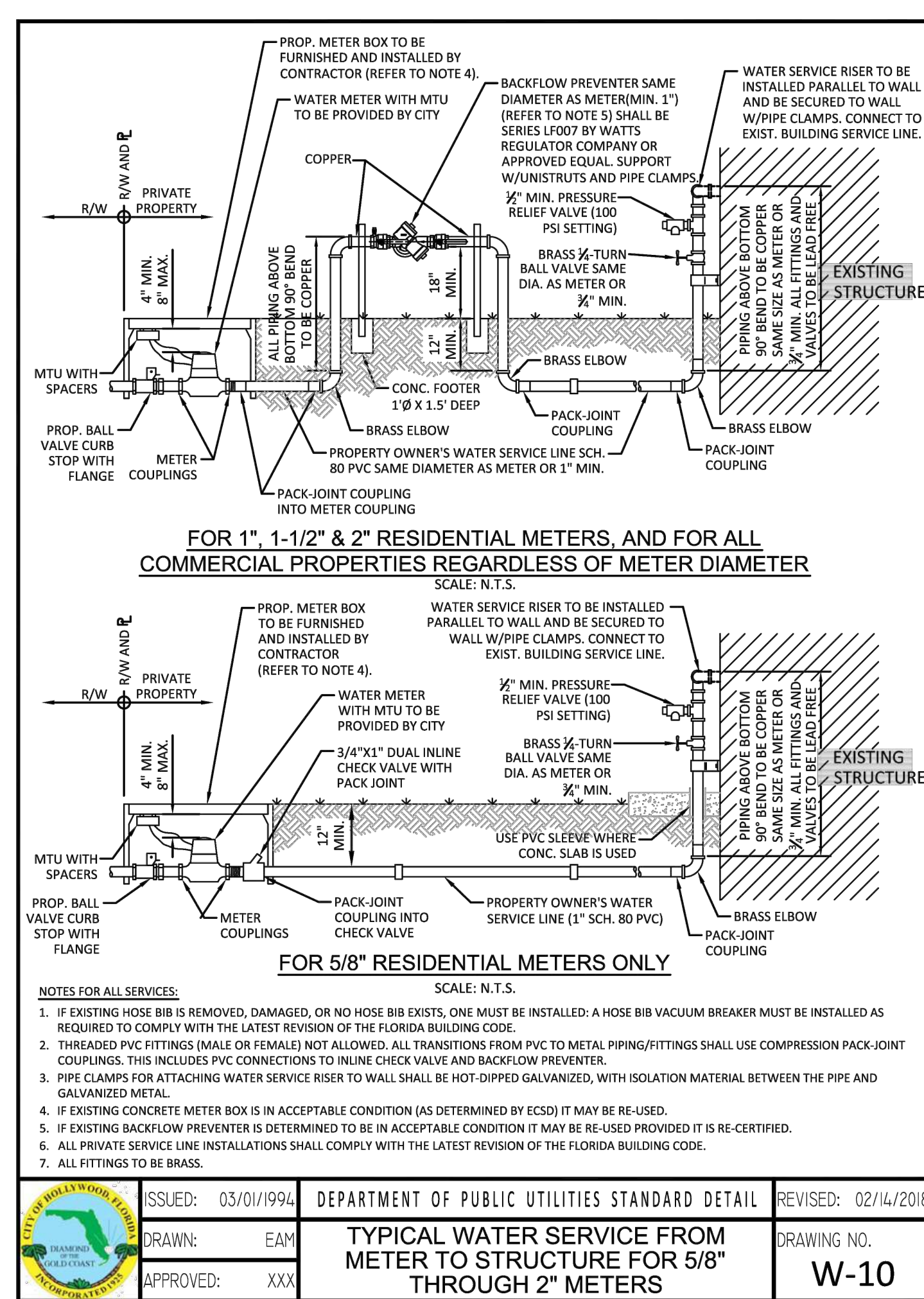
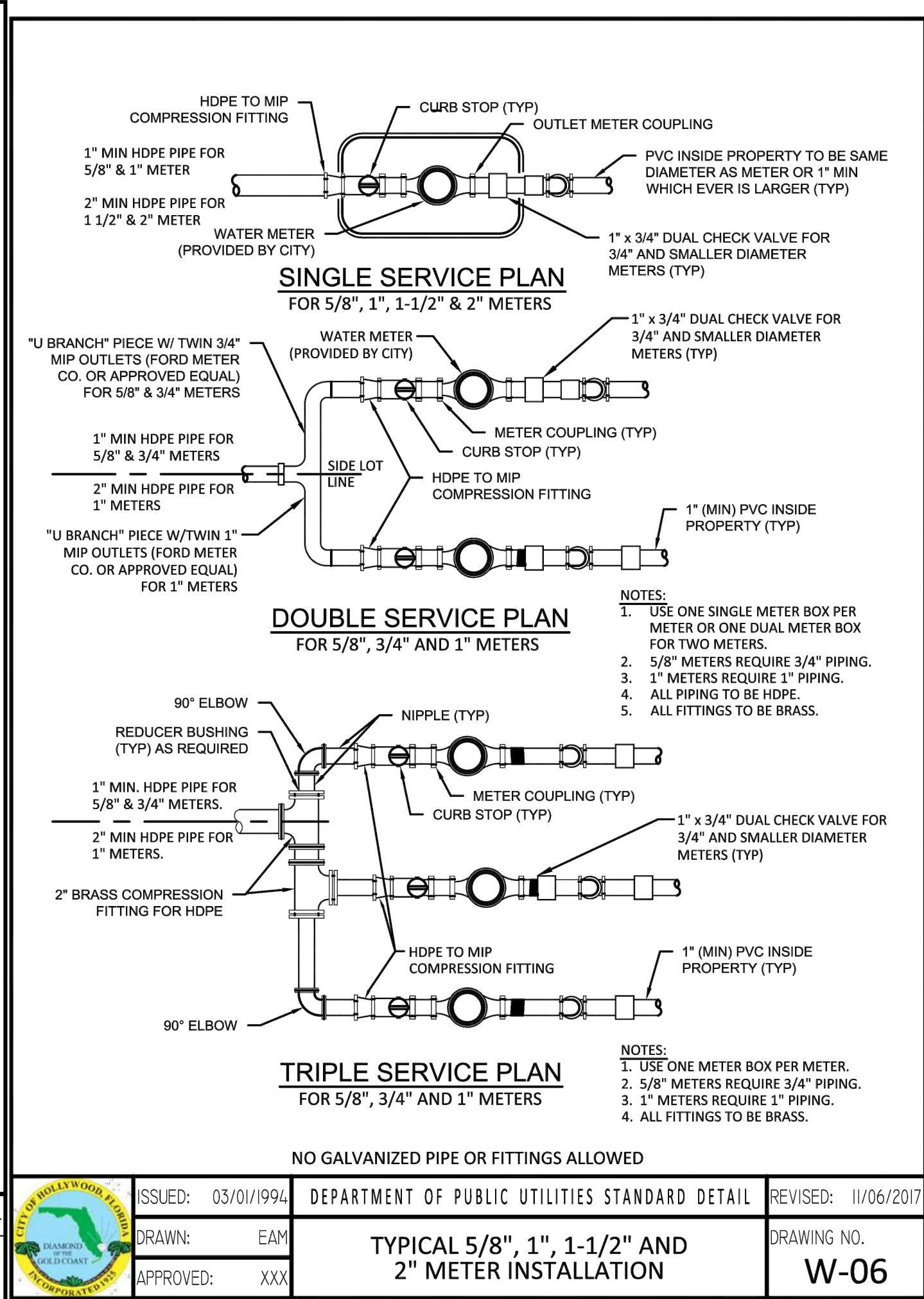
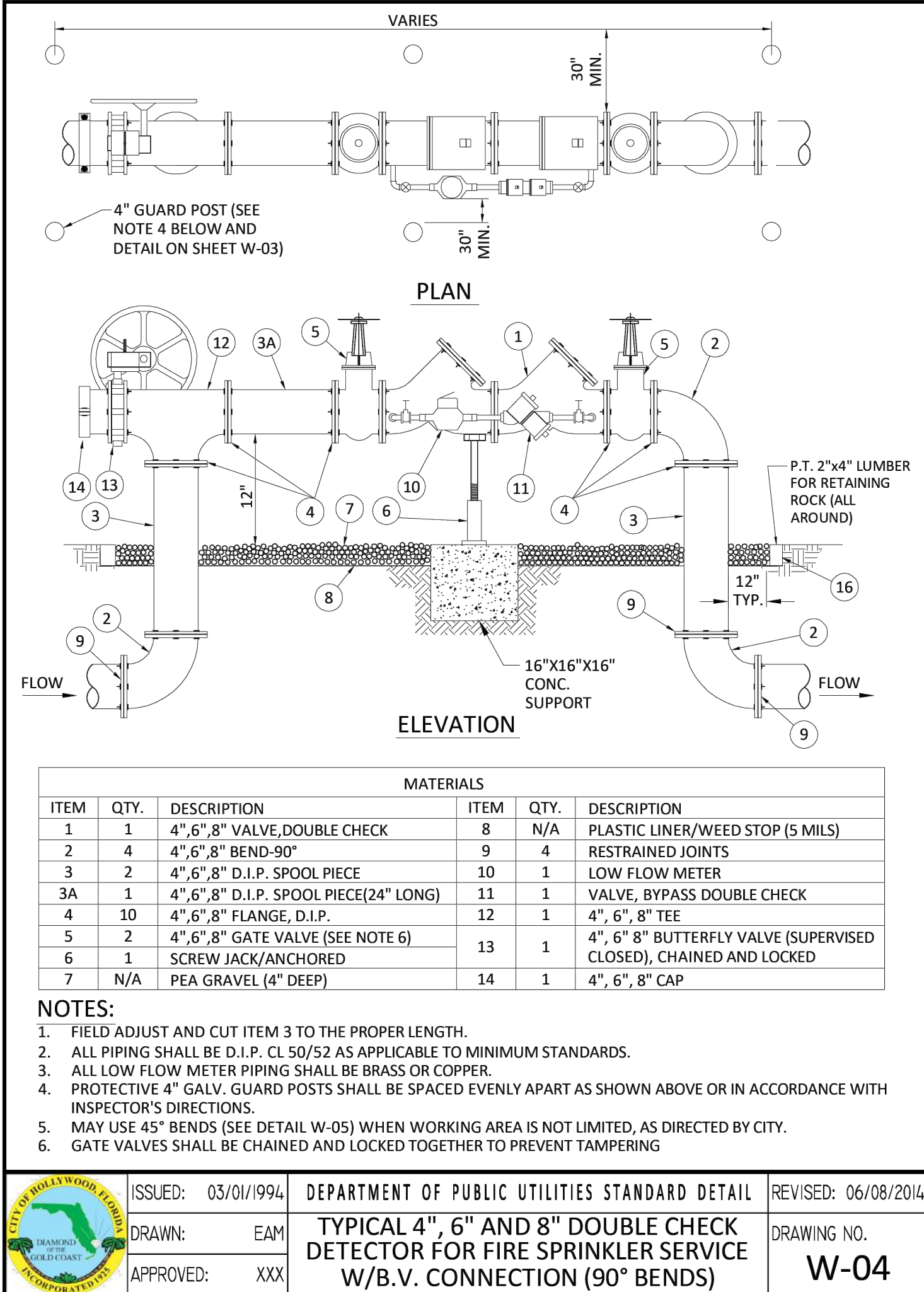
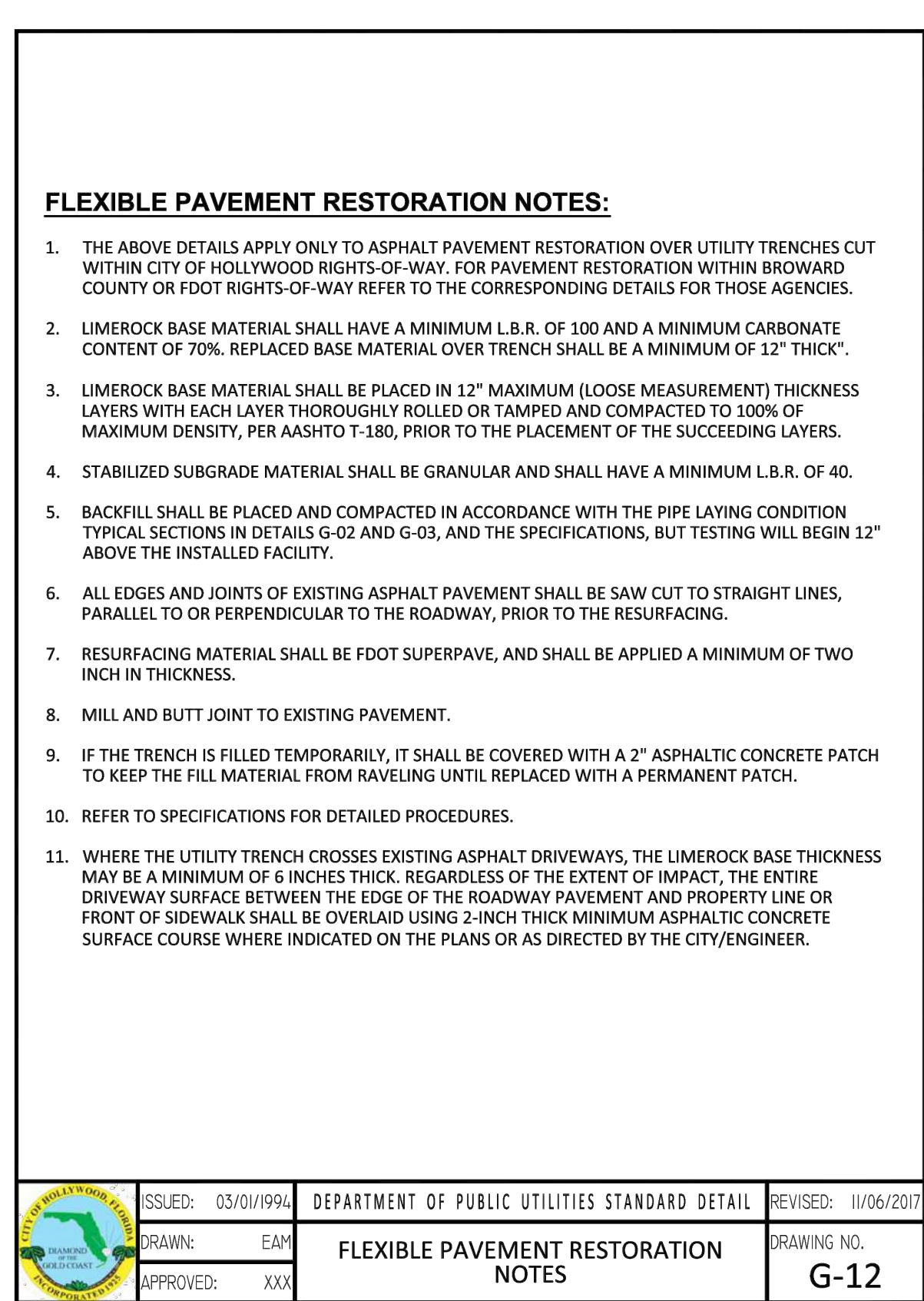
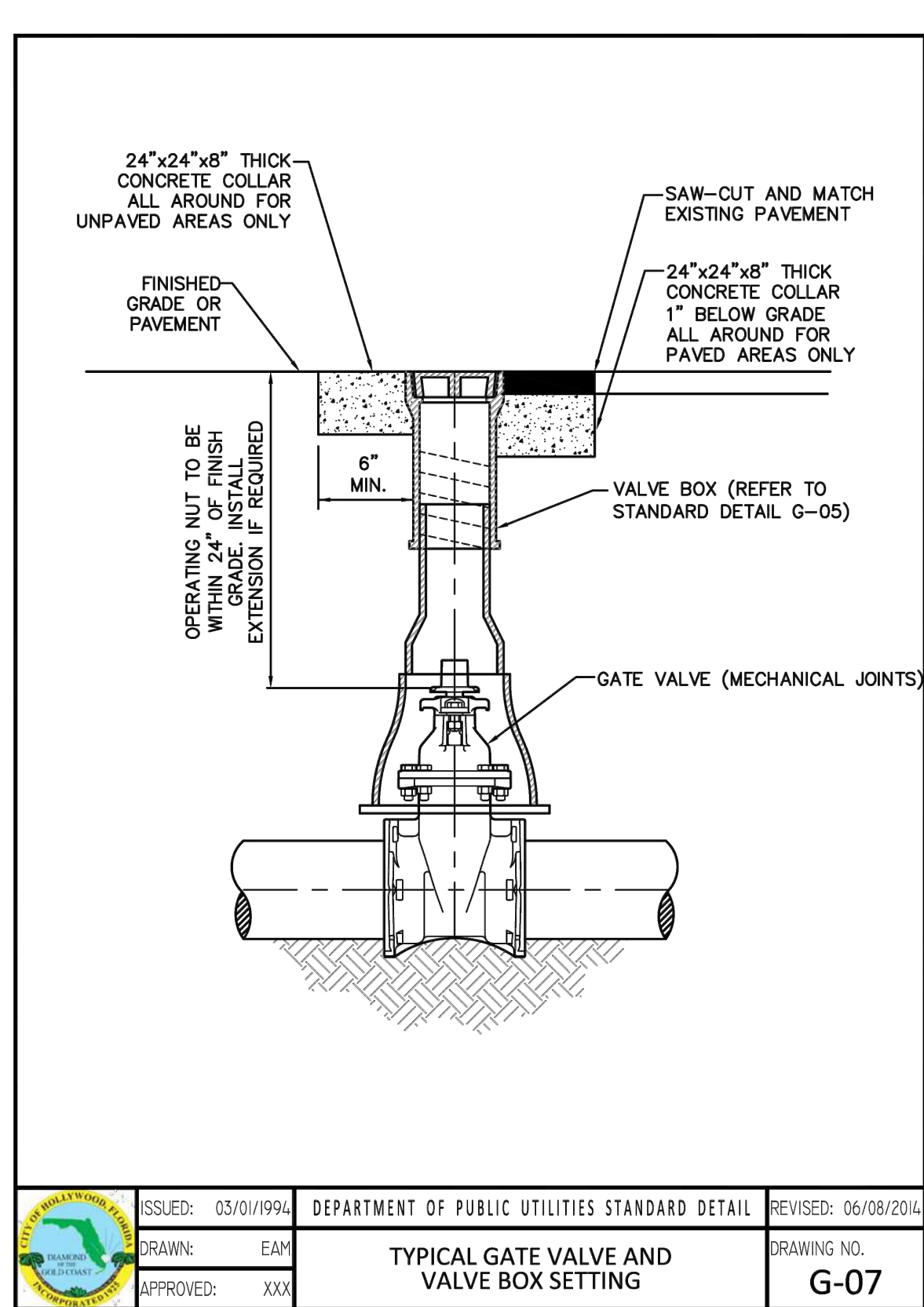
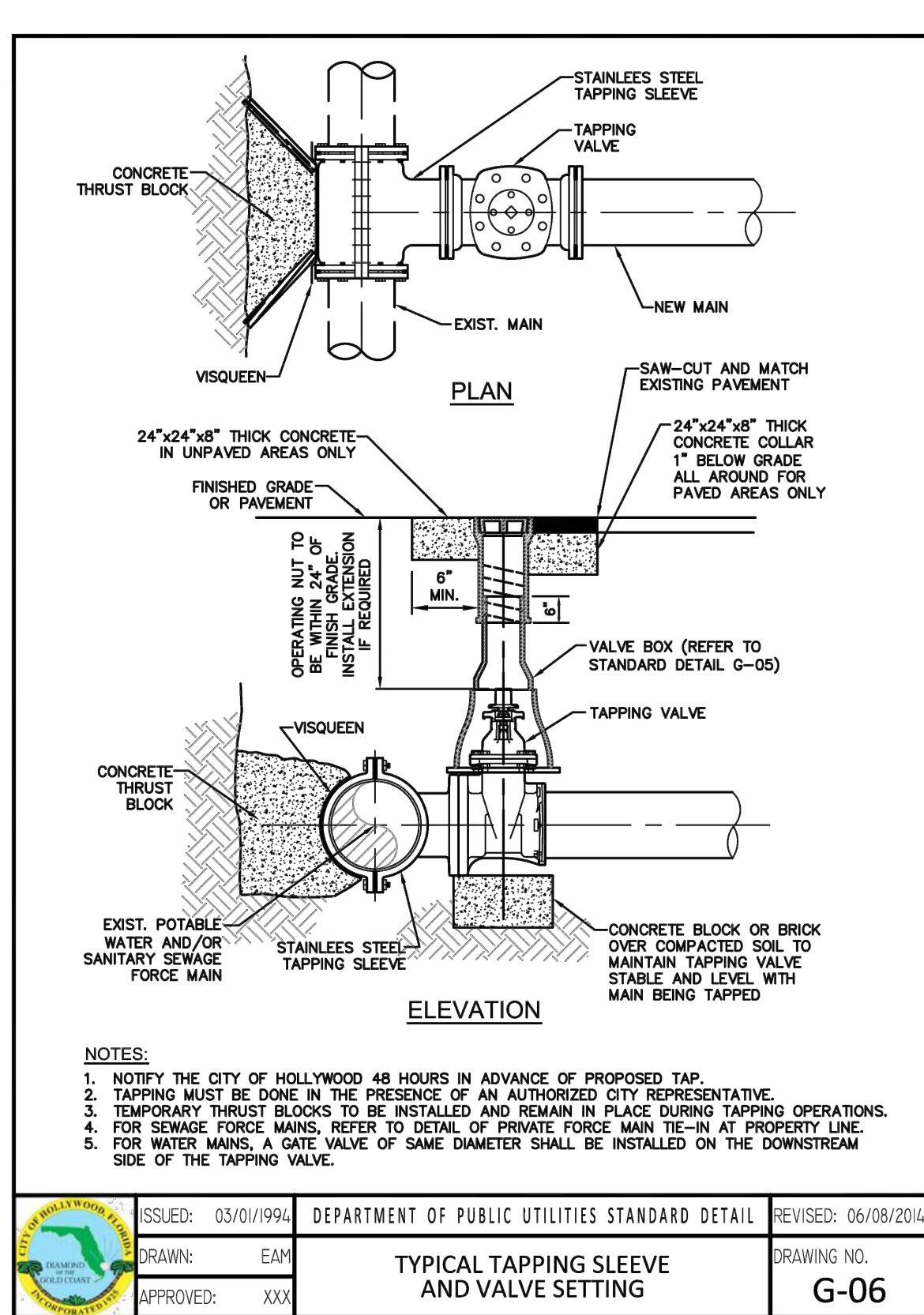
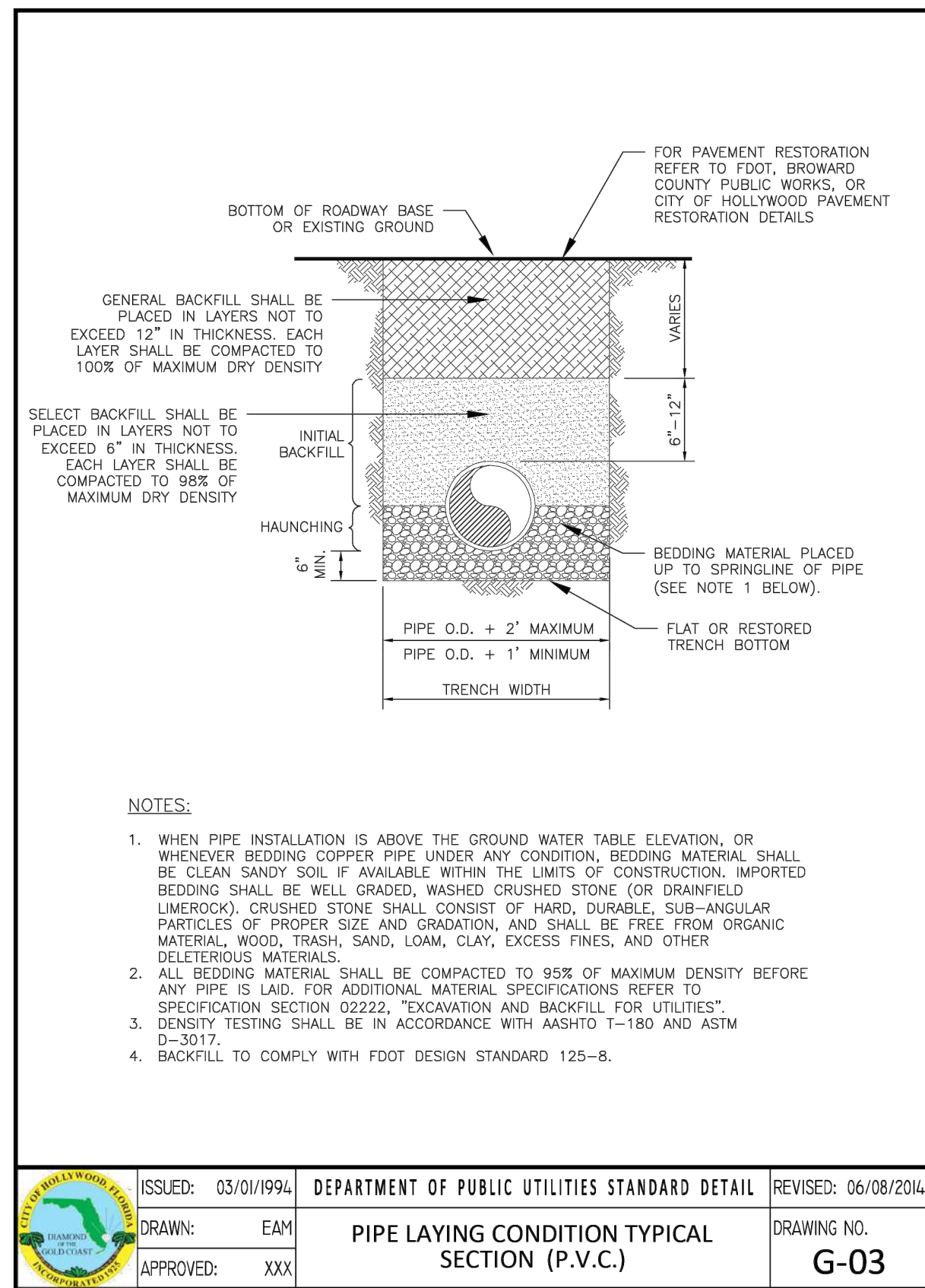
SCALE: 1"=10'

SHEET NO.:

C5

5 OF 8

PROJECT NO.: 22-81



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UTILITIES DETAILS

SCALE: N.T.S.

REVISIONS		DESCRIPTION
NO.	DATE	

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wzephyr@gmail.com
CA#: 31158

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 10/26/22

SCALE: N.T.S.

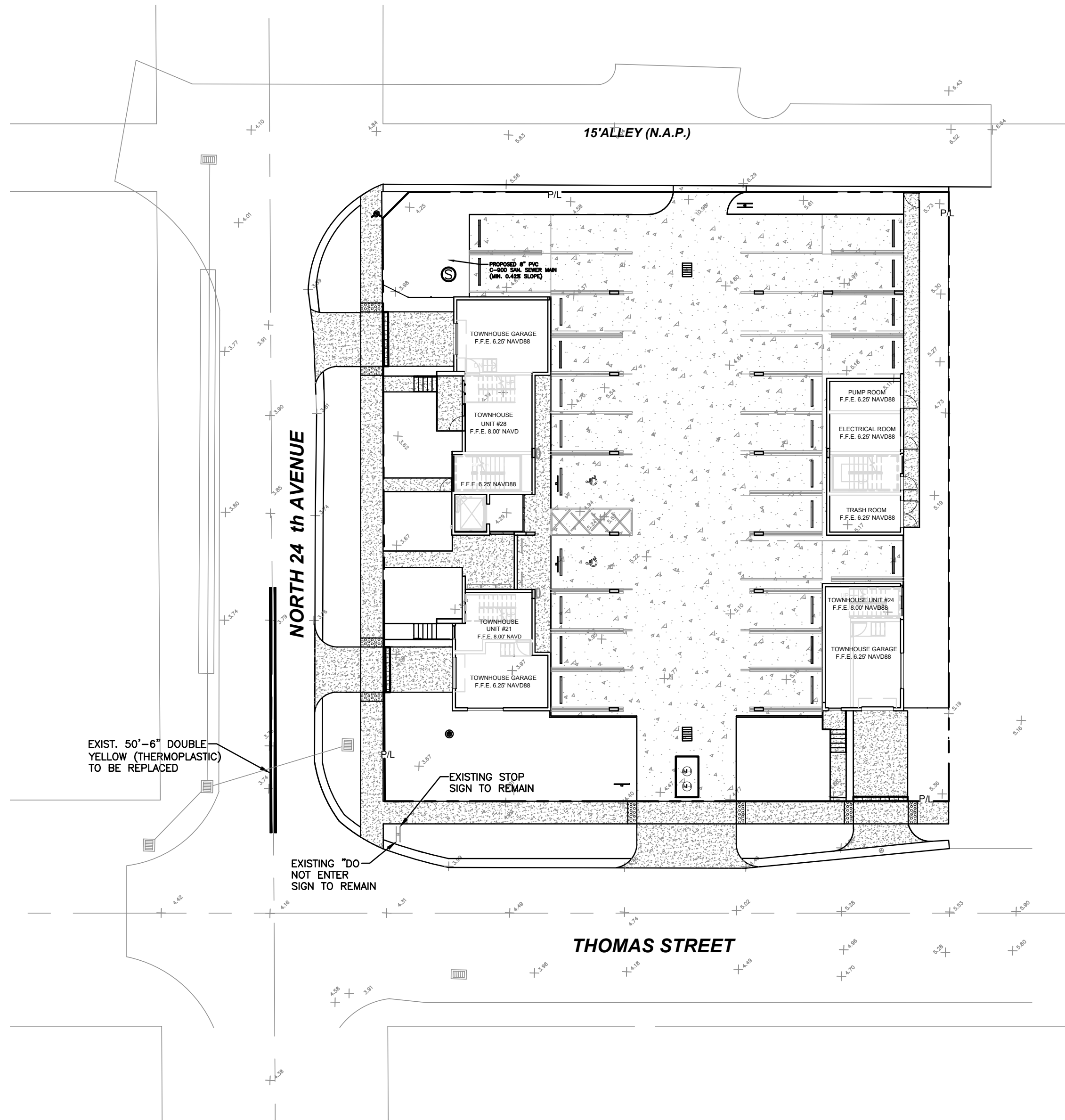
SHEET NO.:

C7

7 OF 8

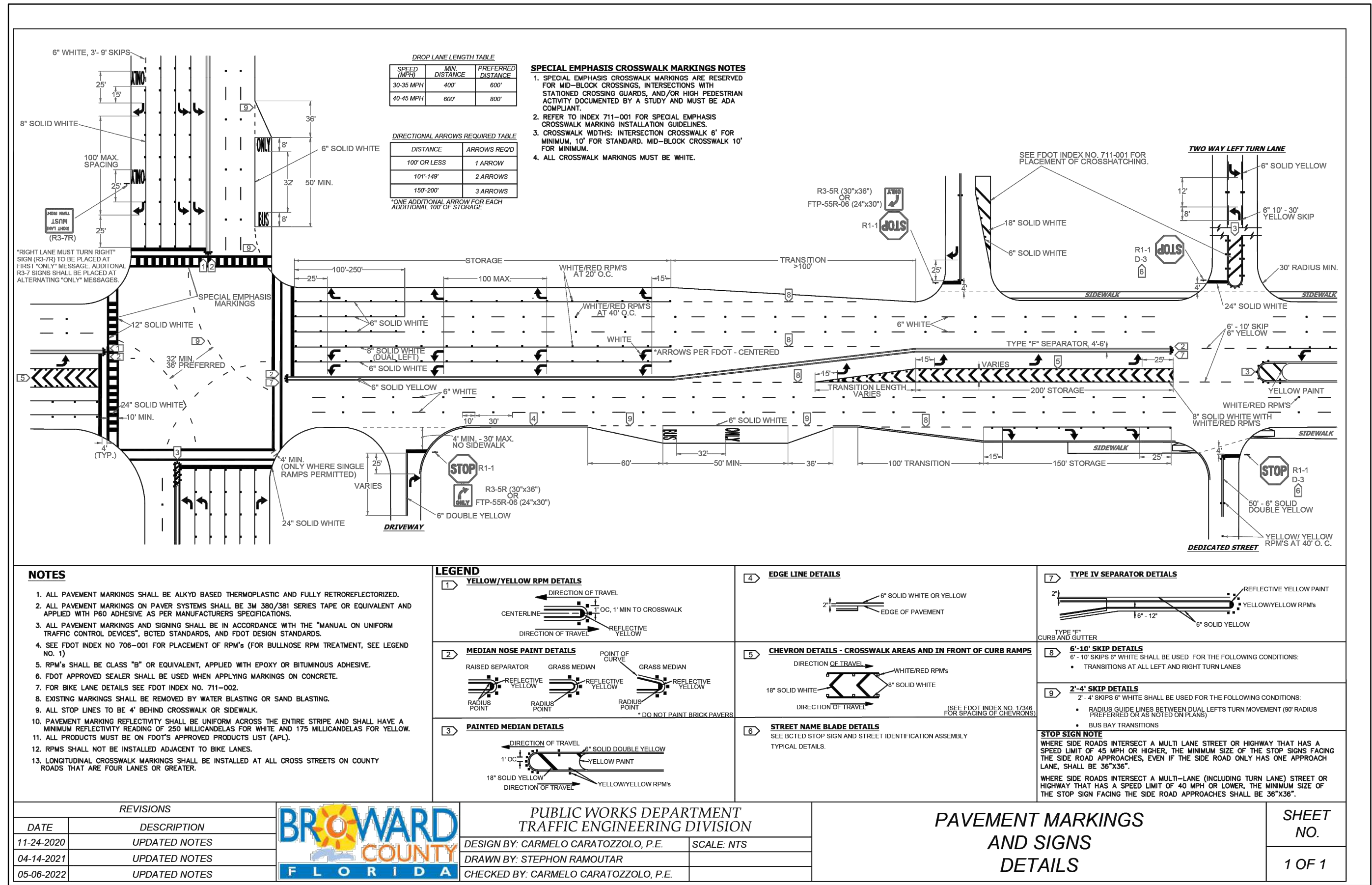
PROJECT NO.: 22-81

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



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R.O.W. PMS PLAN & DETAILS

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

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

P.E.#:76036

DATE: 10/26/22

SCALE: 1"=10'

SHEET NO.: C8

8 OF 8

PROJECT NO.: 22-81



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

December 15, 2022

New Residential Building **2351 Thomas Street** **Hollywood, FL**

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	3.00' NAVD88
25 YEAR - 3 DAY	5.75' NAVD88	6.50' NAVD88
100 YEAR - 3 DAY	6.09' NAVD88	6.84' NAVD88

Prepared by:



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

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Project Name: New Residential Building
Project Address: 2351 Thomas Street
Hollywood, FL
ZE Project #: 22-81

Date: 12/13/22
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.39 AC	
Pavement Area:	0.23 AC	
Building Area:	0.06 AC	
Grass Area (Pervious):	0.1 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.1 AC	25.64%
Total Impervious Area:	0.29 AC	74.36%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	6.64 ft
Average Finished Grades:	6.00 ft
Prop. Finished Floor Elev.:	8.00 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.10 (0.60) + 0.23 (.90)}{0.33} = 0.81$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 6.00 ft

Average Depth to Water Table (DWT) = 4.5 ft

Cumulative Water Storage (CWS) = 6.75 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 1.73$

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 85.25$

Water Quality Retention/Detention Calculations

Water Quality Calculations

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

1 IN Over Entire Site

1 IN X 1 ft / 12 IN X = First 1" of runoff

1" X 0.39 acres = 0.39 acre-inches (0.033 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.39 acres - 0.06 acres = 0.33 acres

0.33 acres - 0.1 acres (pervious area) = 0.23 acres

0.23 acres / 0.33 acres X 100% = 69.70% impervious

2.5" X 0.6970 = 1.74" to be treated

1.74" X 0.39 acres = 0.68 acre-inches (0.06 acre-feet)

0.06 acre-ft of storage required for water quality.

**Water quality storage provided in proposed
exfiltration trench system.**

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 1.73 (inches)

A = 0.39 (acre)

Q = 15.75 (inches)

V = 0.51 (ac-ft)

Corresponding Stage = 6.84 ft

Set minimum finished floor elevation at 8.00' NAVD88.

Perimeter Control Elevation

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

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

S = 1.73 (inches) (see "Soil Storage" sheet

A = 0.39 (acre) for calculating "S")

Q = 12.38 (inches)

V = 0.40 (ac-ft)

Corresponding Stage = 6.50 = ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour Storm Event

P= 5 year, 1 hour event:		3.28 (inches)
	S=	1.73 (inches)
	A=	0.39 (acre)

$$Q = 1.85 \text{ (inches)}$$

$$V = 0.06 \text{ (ac-ft)}$$

Corresponding Stage = 3.00 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.39 AC

(0.09 AC)*

(0.23 AC)

(Lin. 4.50'-6.00')

(Lin. from 5.00'-6.00')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
2.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.06 AC-FT	0.06 AC-FT
3.50 '	0.00 AC-FT	0.00 AC-FT	0.06 AC-FT	0.06 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.06 AC-FT	0.06 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.06 AC-FT	0.06 AC-FT
5.00 '	0.02 AC-FT	0.00 AC-FT	0.06 AC-FT	0.08 AC-FT
5.50 '	0.05 AC-FT	0.06 AC-FT	0.06 AC-FT	0.16 AC-FT
6.00 '	0.07 AC-FT	0.12 AC-FT	0.06 AC-FT	0.24 AC-FT
6.50 '	0.11 AC-FT	0.23 AC-FT	0.06 AC-FT	0.40 AC-FT
7.00 '	0.16 AC-FT	0.35 AC-FT	0.06 AC-FT	0.56 AC-FT

*total landscape area=0.10 AC. 10% reduction applied (-0.01 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation	
---	--

All elevations are referenced to NAVD88 vertical datum.

Calculating H₂

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 4.50 ft
 Bottom of Exfiltration Trench = 0 ft
 Top of Exfiltration Trench = 3.00 ft
 EL_{inv.} = N/A

H₂ = 4.50 ft

Calculating Exfiltration Trench Length

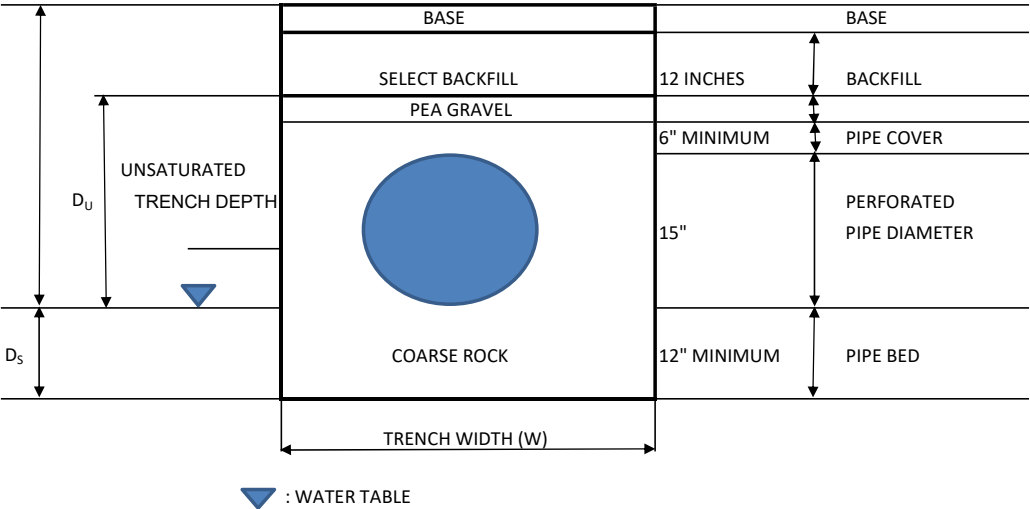
EL_{inv.} = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_R = length of trench required (ft)
 L_P = length of trench provided (ft)
 V_{exft.} = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K =hydraulic conductivity (cfs/ft² - ft head)
 H₂ = head on saturated surface (ft)
 W = trench width (ft)
 D_U = unsaturated trench depth (ft)
 D_S = saturated trench depth

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

V_{wq} = 0.68 (0.06 acft)
 V_{add} = 0 (0 ac-ft)
 %WQ = 0.5
 FS = 2
 K = 0.000224
 H₂ = 4.5
 W = 6
 D_U = 1.5
 D_S = 1.5

L_R = 52.95 ' of exfiltration trench required.

L_P = 90' of exfiltration trench provided.



Project Name: New Residential Building
Project Address: 2351 Thomas Street
Hollywood, FL
ZE Project #: 22-81

Date: 12/13/22
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.39 AC	
Pavement Area:	0.18 AC	
Building Area:	0.036 AC	
Grass Area (Pervious):	0.174 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.174 AC	44.62%
Total Impervious Area:	0.216 AC	55.38%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	6.64 ft
Average Finished Grades:	4.40 ft
Prop. Finished Floor Elev.:	5.79 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.174 (0.60) + 0.18 (.90)}{0.354} = 0.75$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 4.40 ft

Average Depth to Water Table (DWT) = 2.9 ft

Cumulative Water Storage (CWS) = 3.83 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

3.83

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

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

1.71

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 85.41

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 1.71 (inches)

A = 0.39 (acre)

Q = 15.77 (inches)

V = 0.51 (ac-ft)

Corresponding Stage = 6.09 ft

Set minimum finished floor elevation at 5.79' NAVD88.

Perimeter Control Elevation

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

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

S = 1.71 (inches) (see "Soil Storage" sheet

A = 0.39 (acre) for calculating "S")

Q = 12.41 (inches)

V = 0.40 (ac-ft)

Corresponding Stage = 5.75 = ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.39 AC

(0.157 AC)*

(0.18 AC)

(Lin. 3.55'-5.10')

(Lin. from 4.00'-5.60')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
3.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00 '	0.04 AC-FT	0.00 AC-FT	0.00 AC-FT	0.04 AC-FT
4.50 '	0.07 AC-FT	0.05 AC-FT	0.00 AC-FT	0.12 AC-FT
5.00 '	0.11 AC-FT	0.09 AC-FT	0.00 AC-FT	0.20 AC-FT
5.50 '	0.18 AC-FT	0.14 AC-FT	0.00 AC-FT	0.32 AC-FT
6.00 '	0.26 AC-FT	0.22 AC-FT	0.00 AC-FT	0.48 AC-FT
6.50 '	0.34 AC-FT	0.31 AC-FT	0.00 AC-FT	0.65 AC-FT
7.00 '	0.42 AC-FT	0.40 AC-FT	0.00 AC-FT	0.82 AC-FT

*total landscape area=0.174 AC. 10% reduction applied (-0.0174 AC) due to loss of stormwater storage from tree trunks.



April 21, 2022

Diana Moisei
Expediting and Consulting, LLC
P.O. Box 222141
Hollywood, Florida 33022

Via Email Only

Dear Ms. Moisei:

Re: Platting requirements for a parcel legally described as the West 7.75 feet of Lot 10 and all of Lots 11-12, Block 37, "Hollywood Park," according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida. This parcel is generally located on the northeast corner of Thomas Street and North 24 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.38 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Diana Moisei
April 21, 2022
Page Two

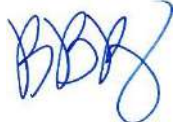
Planning Council staff notes that when a specifically delineated parcel (i.e. all of Lots 11-12) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the West 7.75 feet of Lot 10) or with vacated rights-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Leny Huaman at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

cc/email: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-3577-2023

County Number: TBD Municipality Number: TBD

Folio #: 514209056120

2351 Thomas Street

May 25, 2023



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: May 25, 2023 2:11:58	Single-Family:		Elementary: 0
Name: 2351 Thomas Street	Townhouse:		
SBBC Project Number: SBBC-3577-2023	Garden Apartments:		Middle: 0
County Project Number: TBD	Mid-Rise: 18		
Municipality Project Number: TBD	High-Rise:		High: 1
Owner/Developer: Super Seven LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 18		Total: 1

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Oakridge	605	666	435	-231	-12	65.3%	0
Attucks Middle	1,227	1,350	759	-591	-26	56.2%	2
South Broward High	2,297	2,527	2,407	-120	-4	95.3%	30

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Oakridge	435	-231	65.3%	408	390	372	384	366
Attucks Middle	759	-591	56.2%	721	688	660	632	634
South Broward High	2,437	-81	96.8%	2,417	2,403	2,413	2,419	2,424

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
Avant Garde Academy	750	1.116	366	1.116	1.116	1.116
Avant Garde K-8 Broward	1.050	1.015	-35	1.015	1.015	1.015
Ben Gamla Charter	625	349	-276	349	349	349
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	478	28	478	478	478
Hollywood Academy K_5	1.100	1.130	30	1.130	1.130	1.130
International Studies Academy High School	800	207	-593	207	207	207
International Studies Academy Middle School	594	252	-342	252	252	252
Paragon Academy Of Technology	500	135	-365	135	135	135
Sunshine Elementary	500	230	-270	230	230	230

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Oakridge	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information; <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

This site plan application proposes 18 (one bedroom or less) mid-rise units, which will generate 1 high school student into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year include Oakridge Elementary, Attucks Middle, and South Broward High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2022/23- 2024/25), these schools are expected to maintain their current status through the 2024/25 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2022/23 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2022/23 to 2026/27 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 18 (one bedroom or less) mid-rise units, conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on November 20, 2023. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3577-2023 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

5/25/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

CITY HALL TREASURY
Questions about your water bill, please
contact (954) 921-3938.

100359-0055 Janeth C. 06/12/2023 03:35PM

MISCELLANEOUS

Description: 1502 HYDRANT
FLOW TEST FEE (1502)

Reference 1: SUPER SEVEN

Reference 2: 2351 MOIS

2023 Item: 1502

1.0 @ 250.00

250.00

250.00

Subtotal

250.00

Total

250.00

AMERICAN EXPRESS

250.00

American Express *****3005

Ref=8853136438

Auth=562967

562967

250.0

Change due

0.00

Paid by: CYRIL SAIPHOO

Signature: _____

CUSTOMER COPY
DUPLICATE RECEIPT

Fire Hydrant Flow Test Request
Underground Utilities Branch
Department of Public Utilities

Date: 5-15-2023

be tested that are closest to the location and associated water

should be located as close to the location as possible (preferably
provide future water source).

be located off same main up and down stream from mid-point test

s per flow test are required to obtain accurate flows. Please
maplet (one can be obtained from Mike Zaske at 954-921-3930) -
GOOGLE MAPS PLEASE - IT WILL NOT BE ACCEPTED!

(s) in relation to the address associated with the flow test by
Also, specify the location of the property on the map and mark
to tap into. Adjustments will be made if needed.

for processing once a request is submitted. **DO NOT MAKE**
DO SO AFTER PAPERWORK IS REVIEWED.

IF THIS FORM WITH YOU WHEN MAKING PAYMENT AND TELL
1502. AFTER RECEIVING THE EMAIL TO PROCEED WITH
WOOD BLVD, ROOM 103

be emailed to underground@hollywoodfl.org. Once proof of
flow test(s) will be scheduled and performed. Flow tests can
week of receipt of proof of payment.

Company / Customer: Super Seven LLC

Contact Person & Phone #: Diana Moisei - 786 571 2630

Address of Subject Property: 2351 Thomas str. Hollywood, FL
33020

Number of flow tests required: 3

Hydrant(s) to be tested: FH 002202, FH 002198, FH 002197
Please list 3 Hydrants

Requests can be emailed to:
underground@hollywoodfl.org

or faxed to:
City of Hollywood, Underground Utilities Division
FAX #: 954-967-4574; Phone #: 954-921-3046