

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee ☐ Art in Public Places Committee ☐ Variance
☒ Planning and Development Board ☐ Historic Preservation Board ☐ Special Exception
☐ City Commission ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 2543 Polk Street, Hollywood, FL 33020

Lot(s): 14 Block(s): 17 Subdivision: Hollywood Little Ranch

Folio Number(s): 5142 16 01 6570

Zoning Classification: MC-1 (RAC) Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 2

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: 33 rental residential multifamily building with ground floor covered parking

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>33</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u> </u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>40</u> (Area: <u>8,205.6</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>43</u>)
Height (# of stories)	(# STORIES) <u>4</u> (<u>45</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>32,339</u> FT.)

Name of Current Property Owner: 2543 Polk Street LLC

Address of Property Owner: 215 Congers RD STE 204 New City NY, 10956

Telephone: 954 920 5746 Email Address: menachem@capitallgroup.com

Applicant Joseph B. Kaller, AIA, LEED BD+C Consultant ☐ Representative ☒ Tenant ☐

Address: 2417 Hollywood Blvd, Hollywood, FL 33020 Telephone: 954 920 5746

Email Address: Joseph@KallerArchitects.com

Email Address #2: _____

Date of Purchase: 04/21/2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

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

E-mail Address: cutroplanning@yahoo.com

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: ENT

Date: 03/20/24

PRINT NAME: Mencher Triebel

Date: 03/20/24

Signature of Consultant/Representative: JOSEPH B. KOLLER

Date: 03/20/24

PRINT NAME: Joseph B. Koller

Date: 03/20/24

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

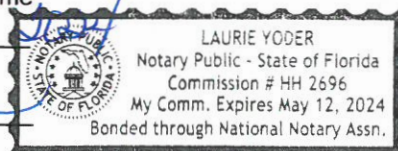
Date: _____

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 PDB review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Koller to be my legal representative before the PDB (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 20 day of March

Notary Public
State of Florida



Signature of Current Owner

Mencher Triebel

Print Name

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



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2543 POLK STREET APARTMENTS

LEGAL DESCRIPTION

Lot 7, in Block 17, of Hollywood little ranches, being a subdivision of all of Section 16, Township 51 South, Range 42 East, and Block 96 of the original plat of Hollywood, according to the amended plat of Hollywood little ranches, as recorded in Plat Book 1, page 26 of the public records of Broward County, Florida.

PROJECT DESCRIPTION

Proposed four story building which has 33 residential units. The development counts with 42 parking spaces (including 7 tandem and 2 handicap parking spaces.), common area spaces, such as a habitable rooftop and meets all the accessibility requirements.

The main purpose of this development is to positively impact the community.



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March 18, 2024

City of Hollywood

2600 Hollywood Boulevard
Hollywood, FL 33022

Reference: 2543 Polk Street Apartments
2543 Polk Street
Hollywood, Florida
File #23-DP-61

To Whom It May Concern,

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

DESIGN REVIEW

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

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

ANALYSIS: The proposed new construction apartment building exterior design presents a contemporary concept characterized by a “T” shaped symmetrical axis, complemented by strategically positioned vertical elements, this design intent creates dynamic, movement, and an organic aesthetic.

The objective of this design is to achieve a timeless modern aesthetic that seamlessly integrates with the surroundings, remains ahead of the passage of time, and positively impacts the community.

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

ANALYSIS: The proposed building follows the intent of the District per the Downtown Master Plan. The building design also provides a building base, a common design feature in the neighborhood, which encourages pedestrian movement around the building along the streets. The colors palette selected, and use of stucco work are also elements common to the existing and proposed buildings in the surrounding neighborhood.

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

ANALYSIS: The proposed building scale is consistent with the permitted and approved height restrictions allowed by the City Code of Ordinances. The overall scale of the building is broken up at the base of the building with the proposed "T" shape facade and the use of expansive windows and sliding doors at the apartment levels. The clean stucco color selection at the apartment levels creates a contrast with the vertical elements as well. The massing of the building is further broken up by pulling back the apartments at the upper levels to soften the verticality further.

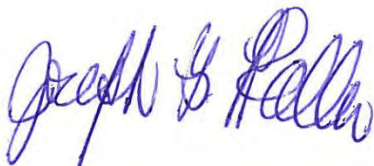
CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

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

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

Sincerely,

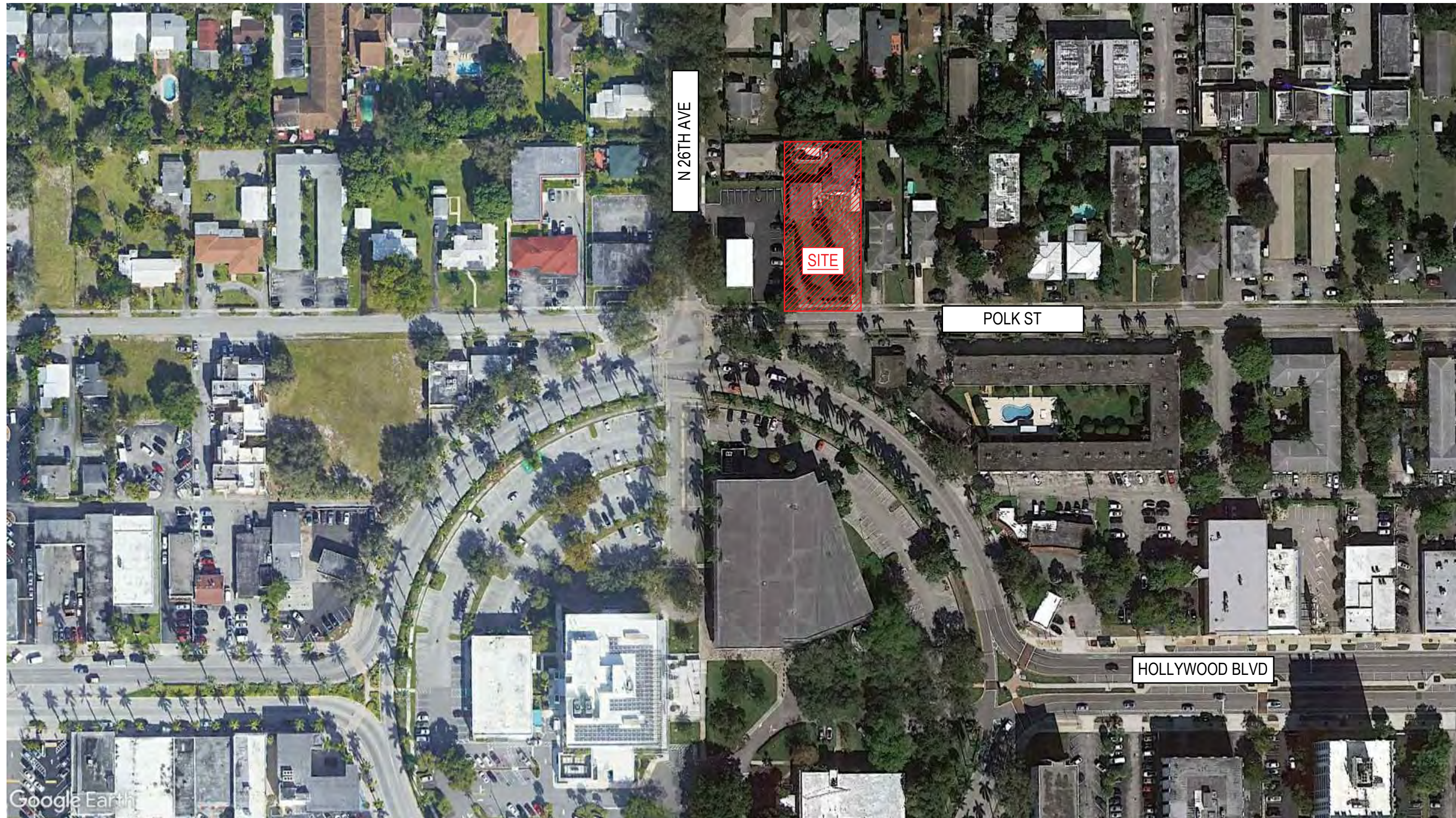
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Joseph B. Kaller AIA, LEED AP BD+C
President

2543 POLK STREET APARTMENTS

HOLLYWOOD, FL 33020



ENLARGED SITE CONTEXT

ARCHITECT

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

OWNER

2543 POLK STREET LLC
215 CONGERS RD STE
NEW CITY, NEW YORK 10956

LANDSCAPE

THOMAS WHITE
ADDRESS: 2600 NE 27th AVE.
FORT LAUDERDALE, FL 33306
PHONE: (954)-253-2265
EMAIL: tcawhite@bellsouth.net

CIVIL

ZEPHYR ENGINEERING
CONTACT: WILFORD ZEPHYR
ADDRESS: 5451 PIERCE ST.
HOLLYWOOD, FL 33021
PHONE: (786)-302-7693
EMAIL: wzephyreng@gmail.com

SURVEYOR

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

DRAWING INDEX

ARCHITECTURE

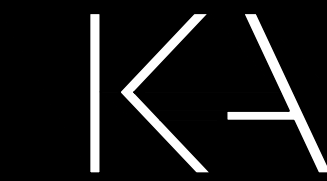
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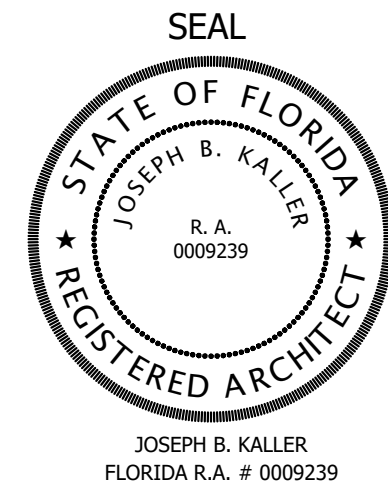
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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
COVER

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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CHECKED BY: JBK

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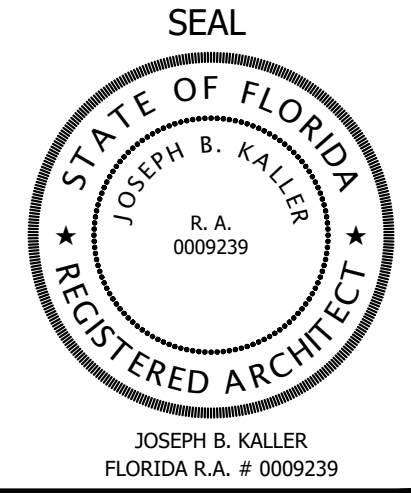


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PROJECT TITLE
2543 POLK STREET
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HOLLYWOOD, FL. 33020
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SHEET TITLE
RENDERING 1
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MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
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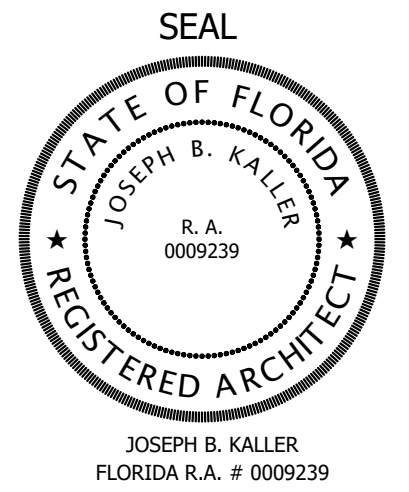
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2543 POLK STREET
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HOLLYWOOD, FL. 33020
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SHEET TITLE
RENDERING 2
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MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
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PND	TBD	

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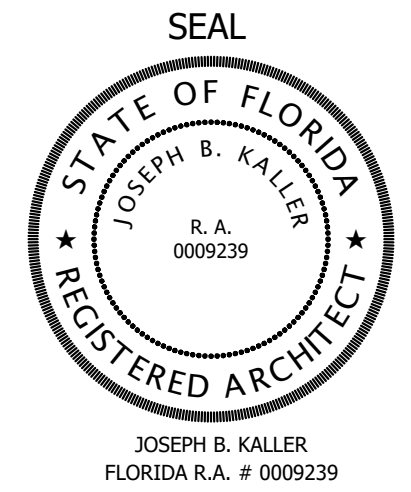


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SHEET TITLE
RENDERING 3
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MEETING DATES		
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PND	TBD	

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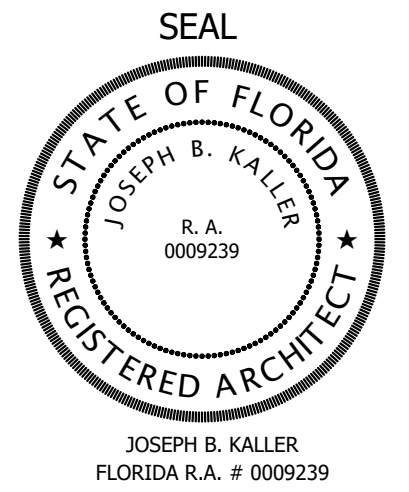
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2543 POLK STREET
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HOLLYWOOD, FL. 33020

SHEET TITLE
**VOLUMETRIC MOCKUP
RENDERING**

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

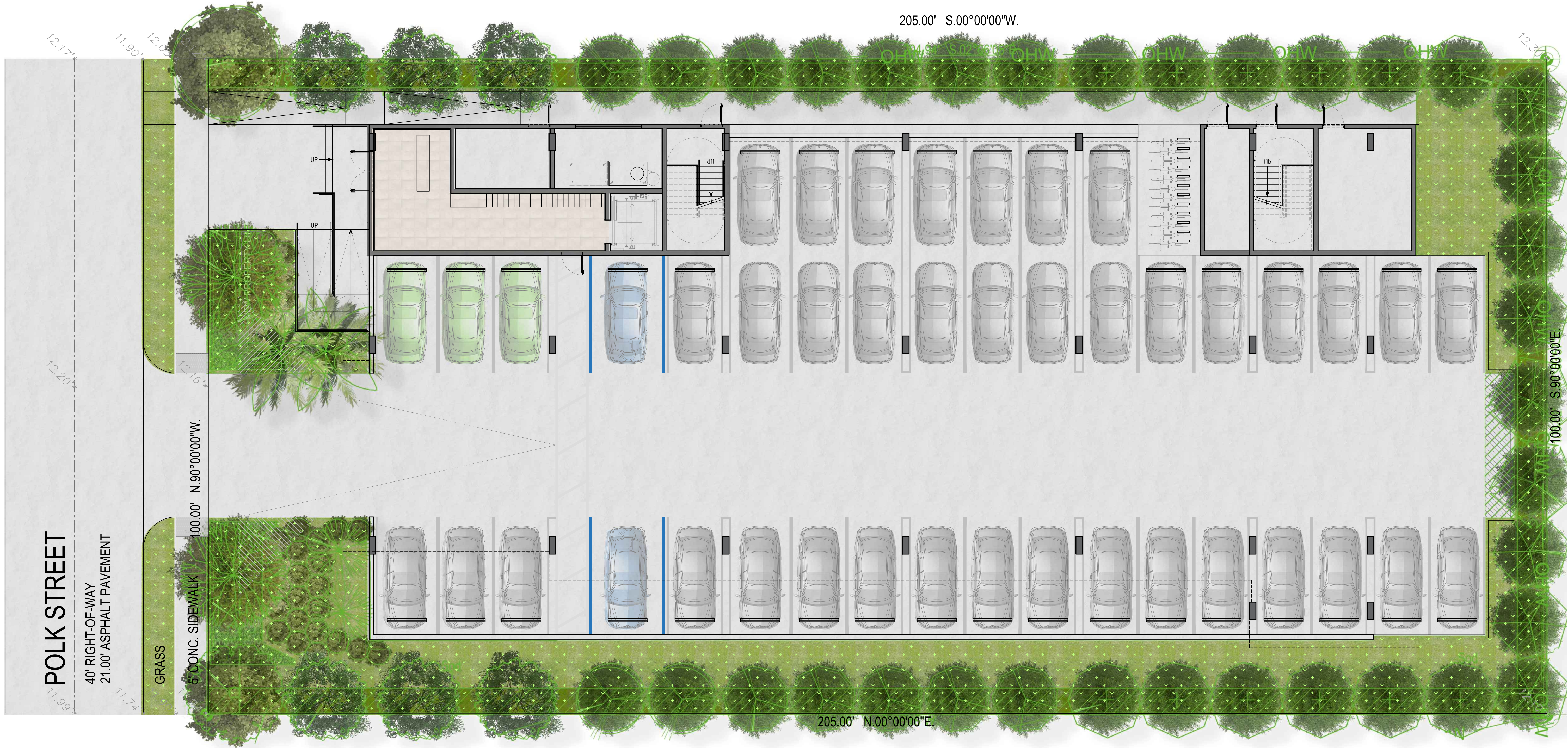
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R-4

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2543 POLK ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 14 BLK 17

Parcel ID: 514216016570

Total Lot Net Area: 20,514.00 SF (0.47 acres)

Lot dimensions: 100.00' X 205.00'

ZONING INFO

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)
Zone: MC-1
Existing Building Use: Residential Income (General/Multi-Family)
Existing Land Use: Residential
County Future Land Use: Regional Activity Center
Allowed Use(s) : Residential(2), Civic(2), Educational(1)

BUILDING INTENSITY

Maximum Lot Coverage: N/A
Maximum Building Height: 45 ft
Maximum Height - Stories: 4
Floor Area Ratio (FAR): 1.50
Maximum Built Area Allowed: 30,771 ft²
Maximum Building Footprint: 11,910 ft²
Minimum Open Space: 40.00%
Maximum Residential Area Allowed: 30,771 ft²
Estimated Residential Units Allowed: Unlimited

SETBACKS AT GROUND LEVEL

Minimum Primary Frontage Setback: 20.00 ft
Minimum Side Setback: 10.00 ft
Minimum Rear Setback: 20.00 ft

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

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

Amount of Required Off-Street Parking

Units of one bedroom or less; and Qualifiable Affordable Housing Developments:

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

Off-Street loading spaces; general provisions

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

FEMA

Insurance Mandated? No
New Flood Zone: X - Below 500 Year Flood Plain
New NAVD 88 Elevation: N/A
Old Flood Zone: X

100 YEAR MAP

Future Conditions 100-Year Flood Elevation (Feet NAVD88)
Elevation: 13.5

NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE
WITH THE ZONING AND LAND DEVELOPMENT
REGULATIONS.

PROJECT INFO

PROPOSED CONSTRUCTION TYPE: 3B

Maximum Building Height:

Allowed: 45 ft
Proposed: 45 ft

Floor Area Ratio (FAR) 1.50:

Allowed: 30,771.00 ft² (1.50)
Proposed: 30,737.00 ft² (1.49)

Gross Building Area:

Proposed: 31,518 ft²

Leasable / Sellable Area:

Proposed: 26,708 ft²

Open Space (pervious):

Minimum: 40% (8,205.6 ft²)
Proposed:
Ground: 5,131 ft²
Roof Terrace: 3,087 ft²
TOTAL: 40% (8,218 ft²)

Front Setback:

Minimum: 20'-0"
Proposed: 20'-0"

Rear Setback:

Minimum: 20'-0"
Proposed: 20'-0"

Side Setback:

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

Parking Requirement:

One Bed Unit (30un x 1): 30 spaces
One Bed + Den (3un x 1): 05 spaces

Visitors (30un / 10): 03 spaces
Total Parking Required: 38 spaces
Total Parking Proposed: 43 spaces (Inc. 7 tandem & 2 ADA P.S.)
Tandem spaces can only be assigned to one unit.

Accessible Parking spaces:

Required: 02 spaces
Provided: 02 spaces

Off-Street loading spaces:

Required: 0 spaces
Proposed: 0 spaces

Bicycle Parking:

Required: 3 racks (20 parking spaces = 1 bike rack)
Proposed: 12 racks

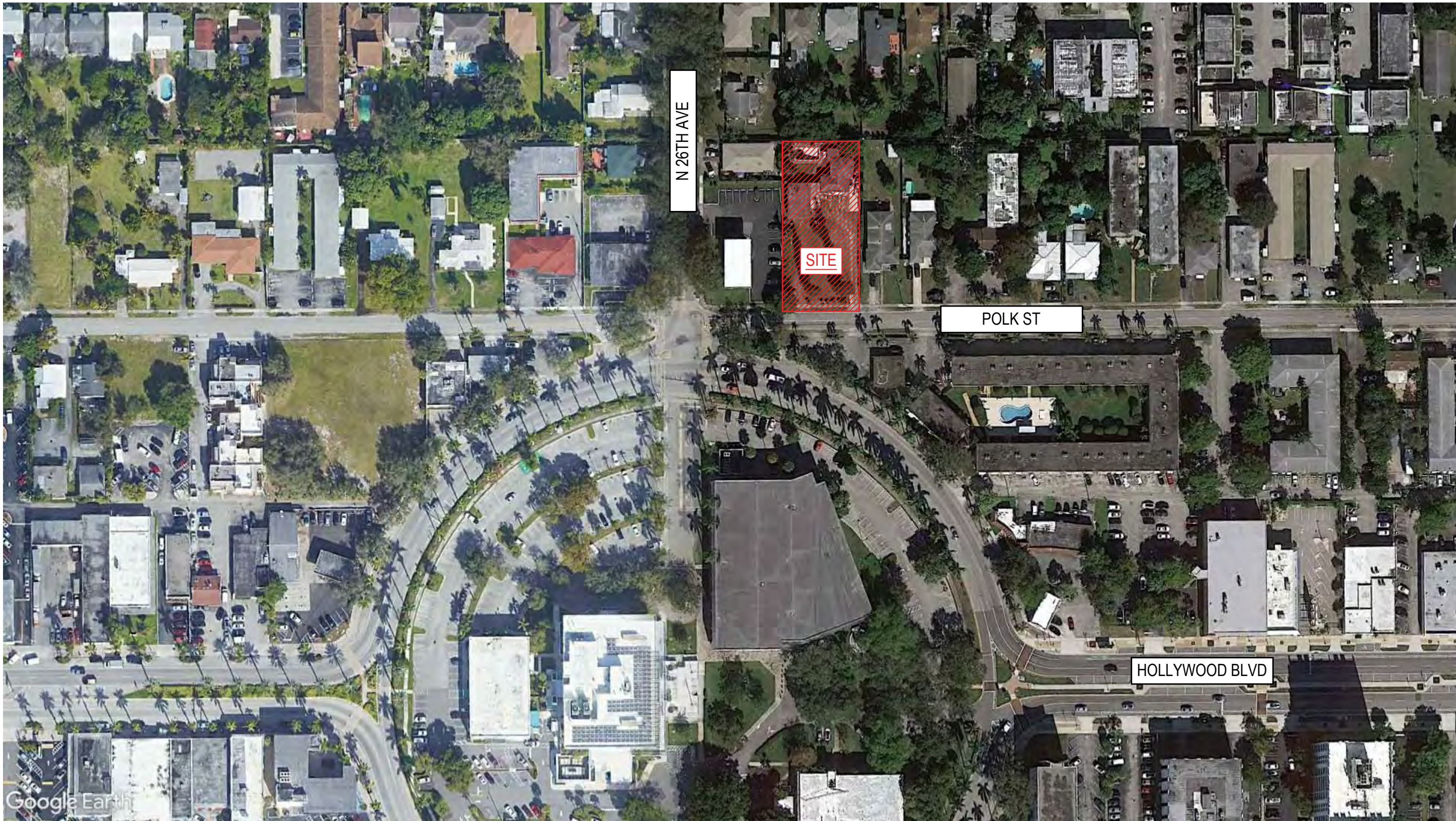
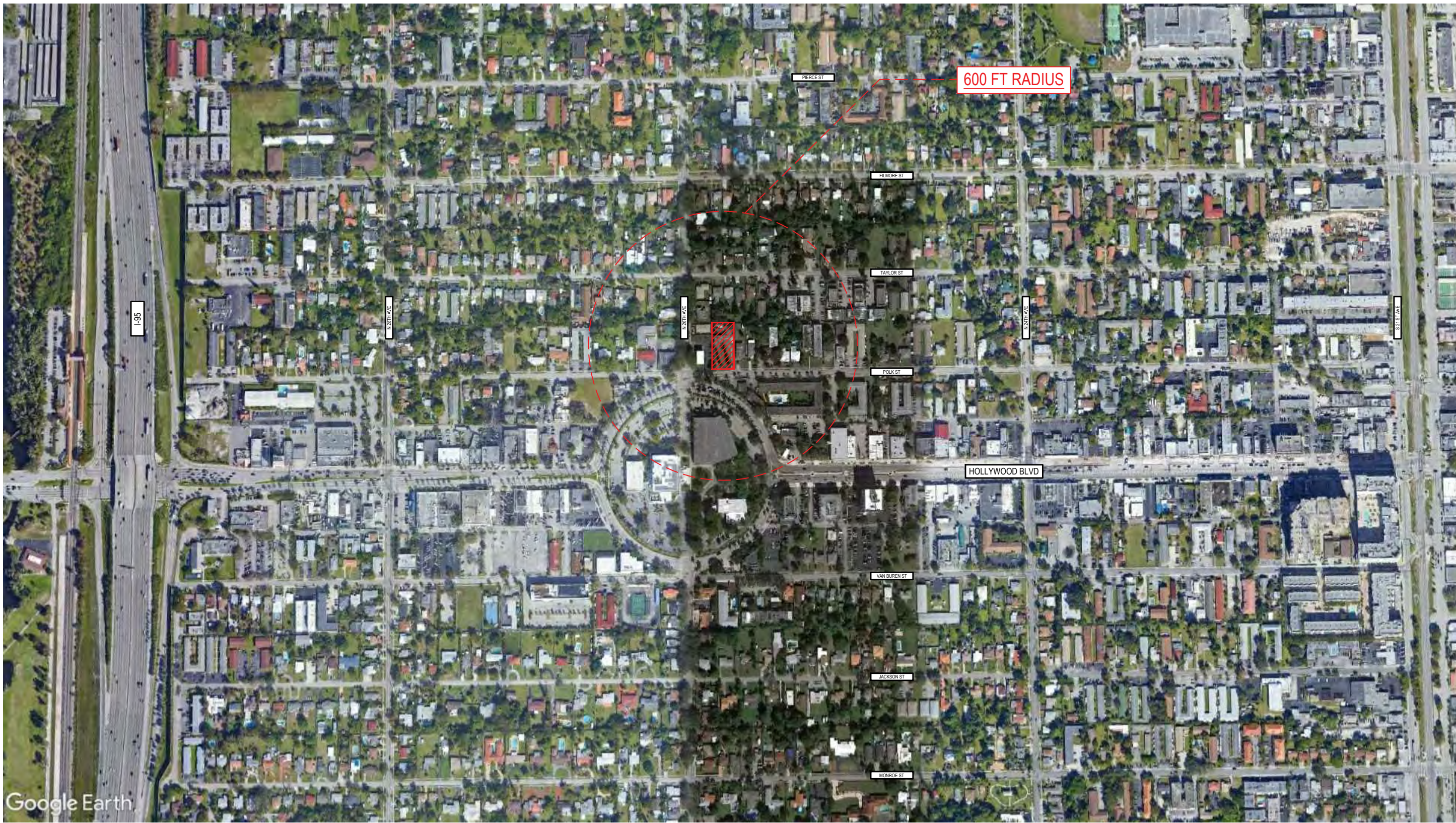
UNIT MIX

TYPE	TAG	A/C AREA	TERRACE	SELLABLE AREA	#	%	REQ. PARKING
ONE BED + DEN	D1	895	139	1034	1	3.0303	1.5
	D2	895	65	960	2	6.0606	3
ONE BED	A1	775	105	880	3	9.0909	3
	A2	712	134	846	1	3.0303	1
	A3	708	134	842	1	3.0303	1
	A4	550	118	668	3	9.0909	3
	A5	884	99	983	1	3.0303	1
	A6	672	93	765	2	6.0606	2
	A7	698	97	795	1	3.0303	1
	A8	679	93	772	1	3.0303	1
	A9	773	103	876	3	9.0909	3
	A10	712	60	772	2	6.0606	2
	A11	708	99	767	2	6.0606	2
	A12	884	45	929	2	6.0606	2
	A13	672	42	714	4	12.1212	4
	A14	698	42	740	2	6.0606	2
	A15	679	42	721	2	6.0606	2
TOTAL		24,554	2,654	26,708	33	100	35

TYPE	#	%
1+DEN BEDROOM UNITS	3	9.09
1 BEDROOM UNITS	30	90.91
TOTAL	33	100.00

CUMULATIVE AVE. UNIT SIZE REQ.	509 SF
CUMULATIVE AVE. UNIT SIZE PROP.	729

PARKING CALCULATION	
REQ. UNITS	35
REQ. ADA	2
REQ. GUEST	3
TOTAL REQ.	38
TOTAL PROVIDED	43

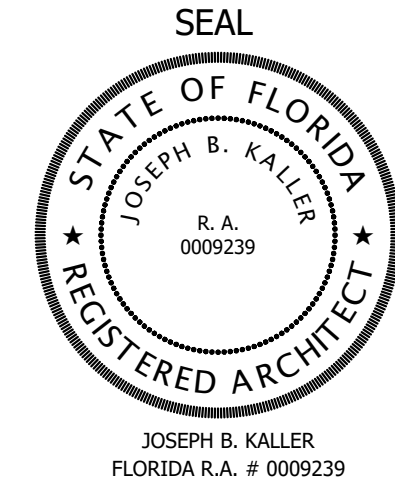


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2543 POLK STREET
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HOLLYWOOD, FL. 33020

SHEET TITLE
SITE DATA & CONTEXT

MEETING DATES

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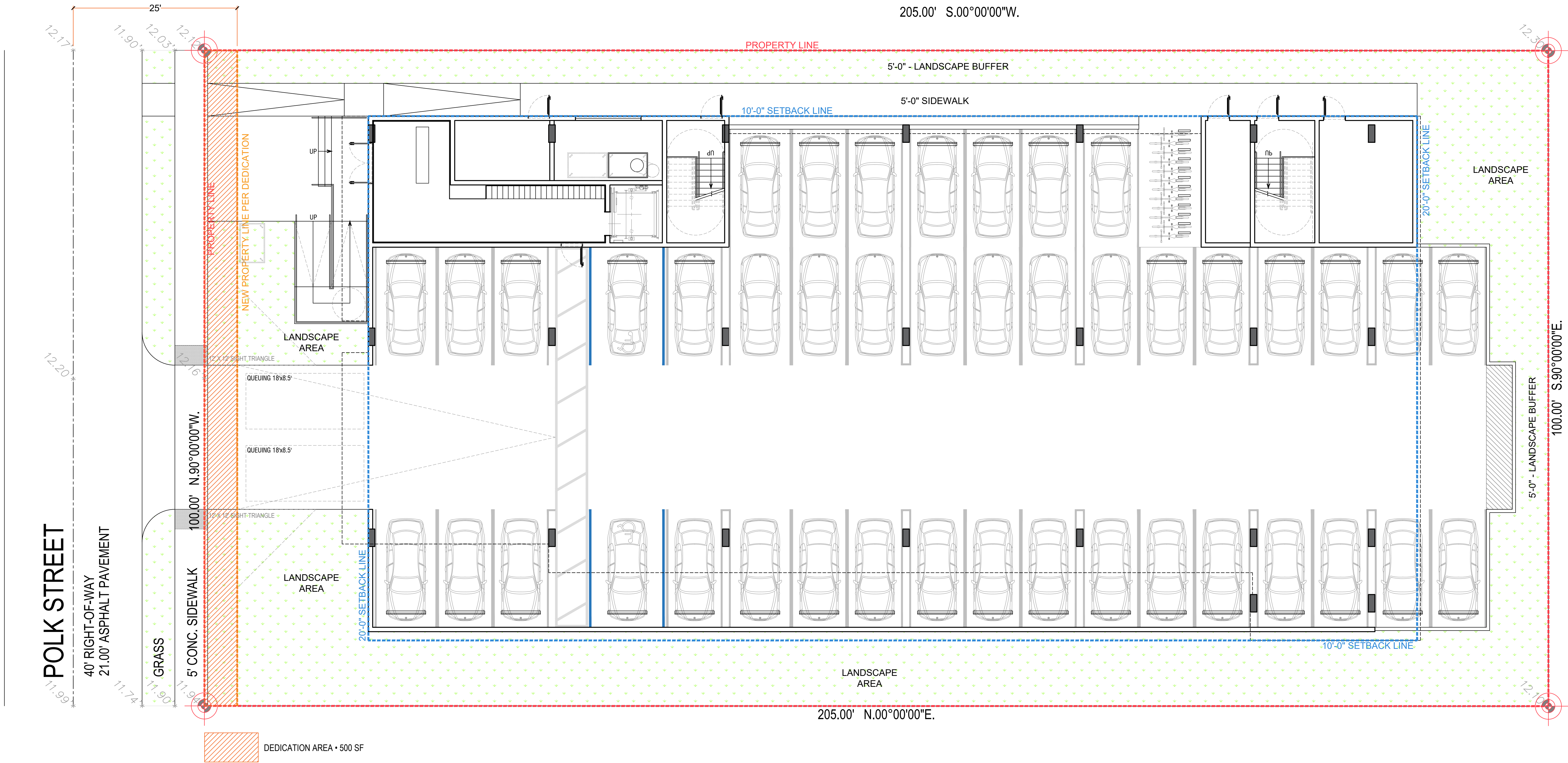
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PROPOSED DEDICATION AREA PLAN

1/8" = 1'-0"

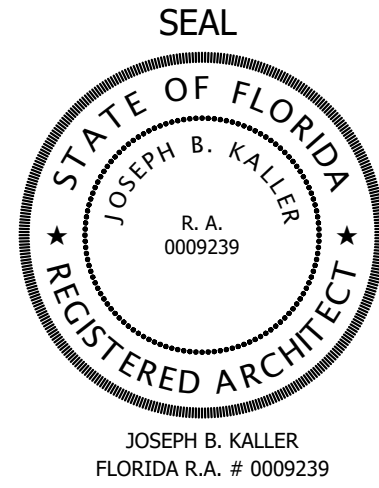


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HOLLYWOOD, FL. 33020

SHEET TITLE
PROPOSED DEDICATION AREA
PLAN

MEETING DATES

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SCHEMATIC DESIGN

PROJECT No.: 23017
DATE: 02/08/24
DRAWN BY: SCHIFFINO & J.D.
CHECKED BY: JBK

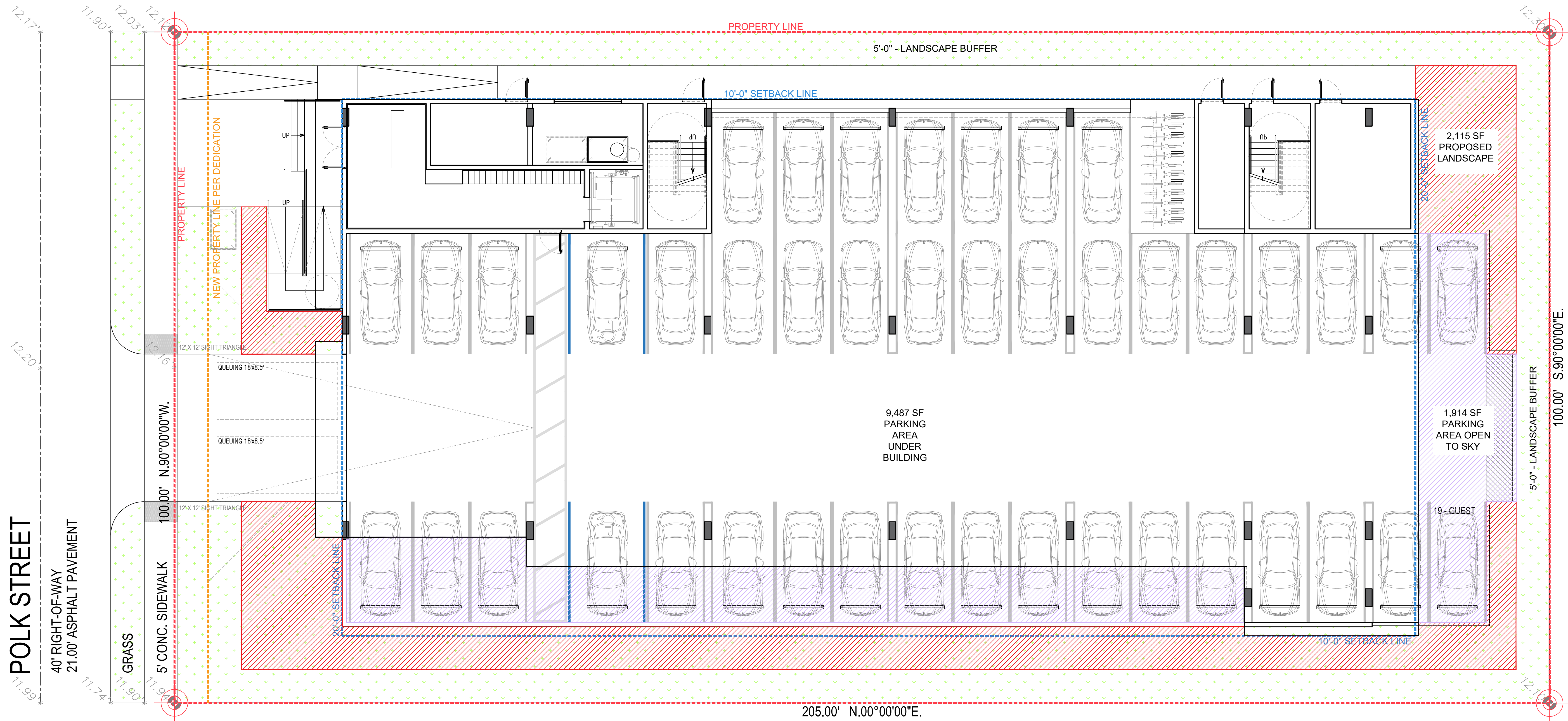
SHEET

A-1.1

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1

V.U.A. CALCULATION DIAGRAM
1/8" = 1'-0"

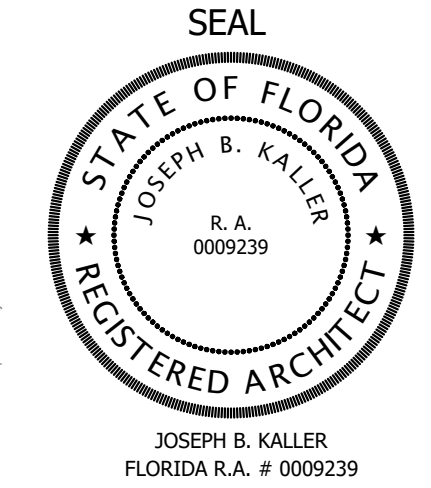


TOTAL PARKING ON GRADE = 11,401 SF
TOTAL PARKING DECK OPEN TO SKY = 1,914 SF
REQUIRED LANDSCAPE 672 SF X 0.25 = 168 SF

PROPOSED LANDSCAPE
2,115 SF



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PROJECT TITLE
2543 POLK STREET
HOLLYWOOD, FL. 33020

SHEET TITLE
V.U.A. CALCULATION DIAGRAM

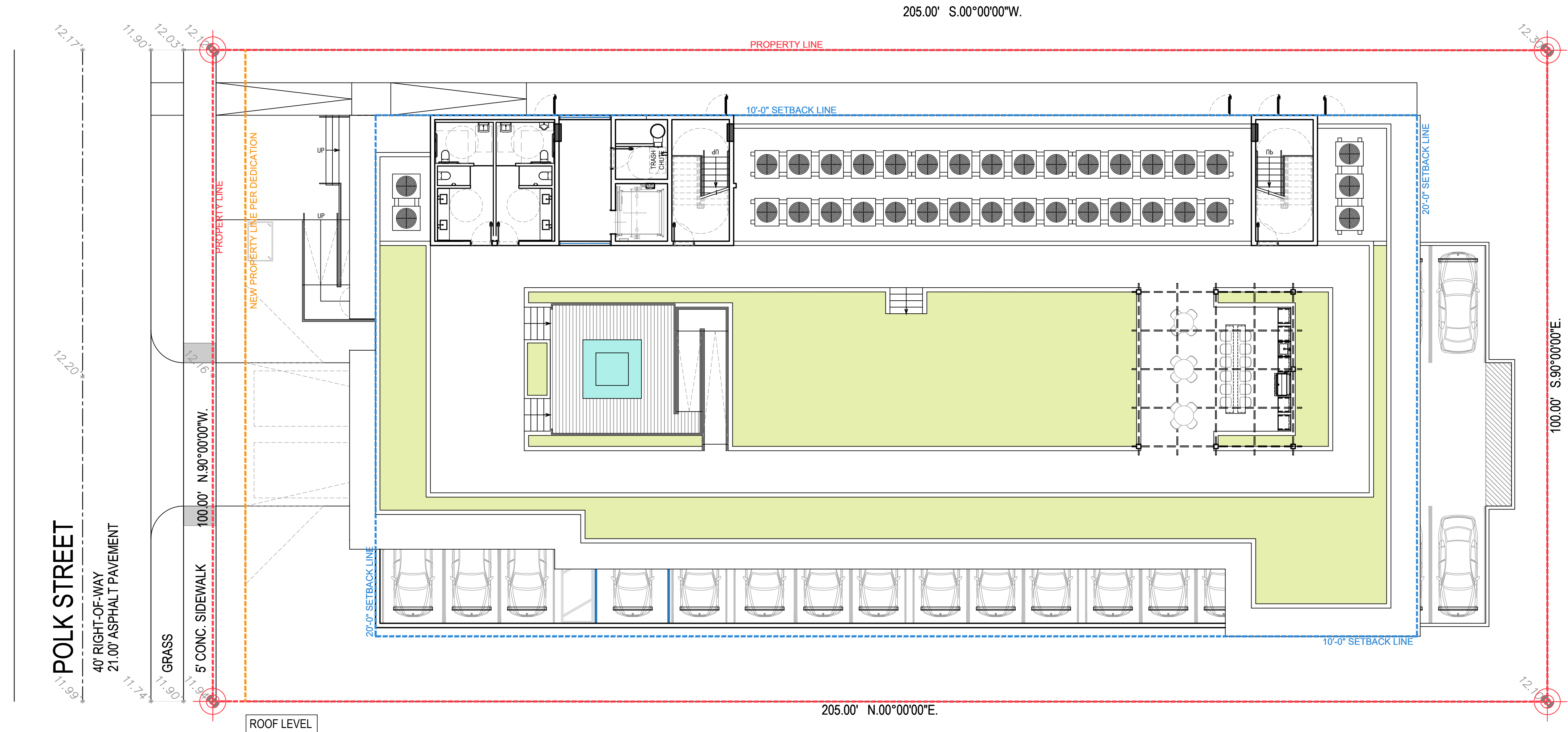
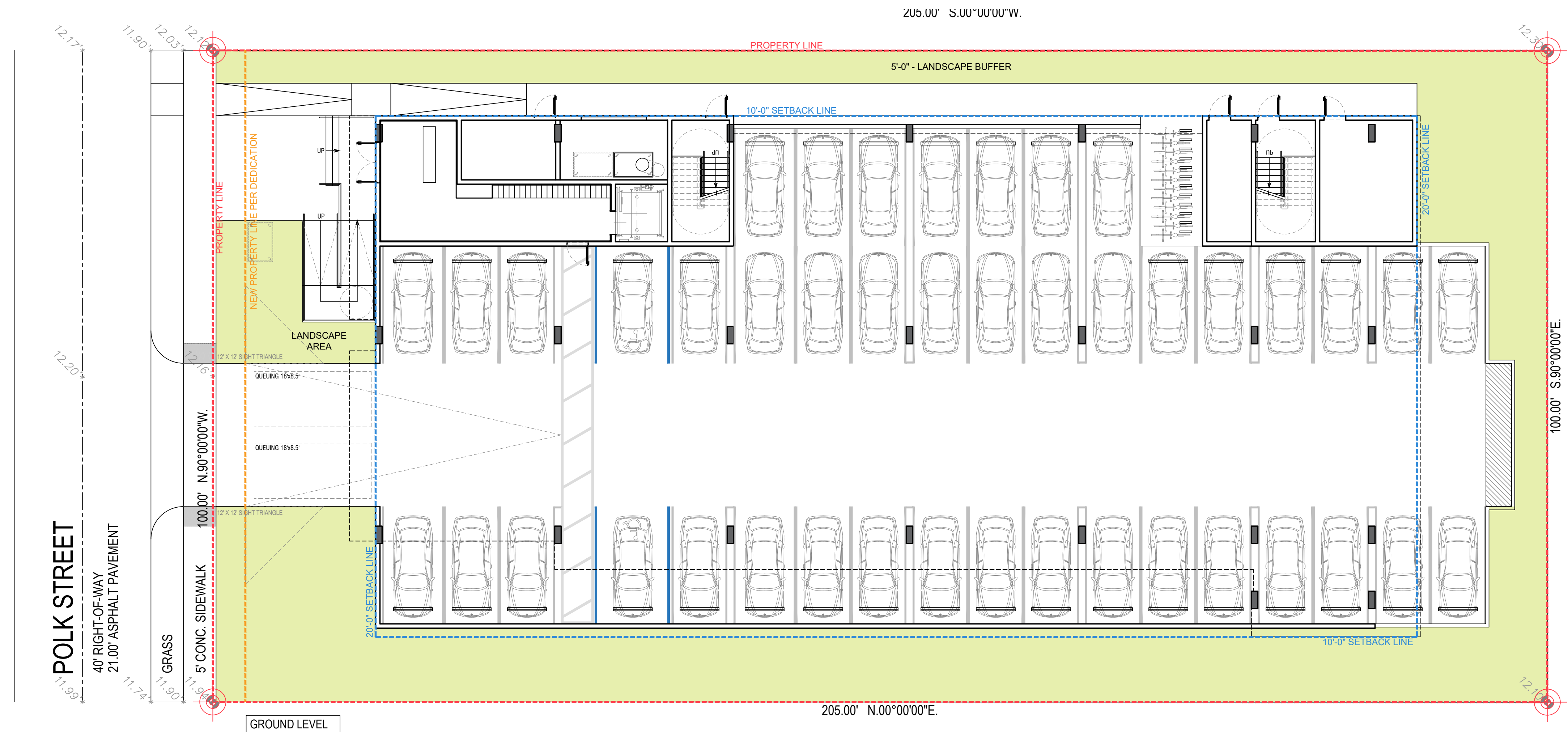
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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SCHEMATIC DESIGN

PROJECT No.: 23017
DATE: 02/08/24
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SHEET
A-1.2



OPEN AREA CALCULATION		
LOT AREA	MIN. PERVIOUS AREA	PROPOSED
20,514 SF	40% (8,205.6 SF)	8,218 SF (40%)

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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DATE: 02/08/24
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SHEET

A-1.3

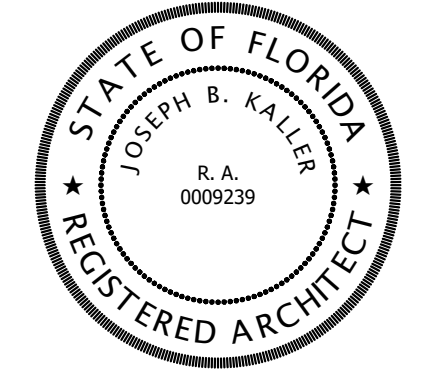


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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

2543 POLK STREET

HOLLYWOOD, FL. 33020

SHEET TITLE

OPEN AREA CALCULATION

DIAGRAM

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

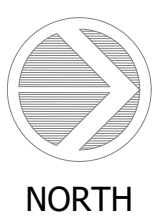
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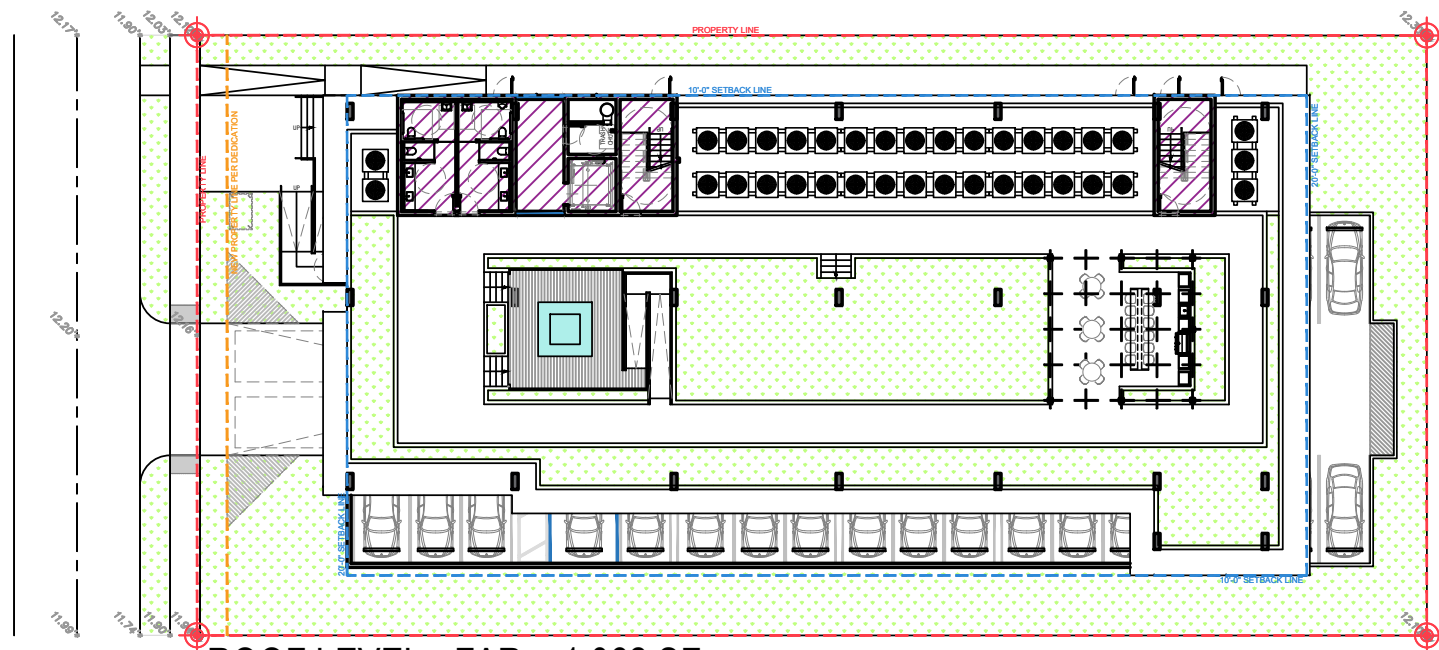
SCHEMATIC DESIGN

PROJECT No.: 23017
DATE: 02/08/24
DRAWN BY: SCHIFFINO & J.D.
CHECKED BY: JBK

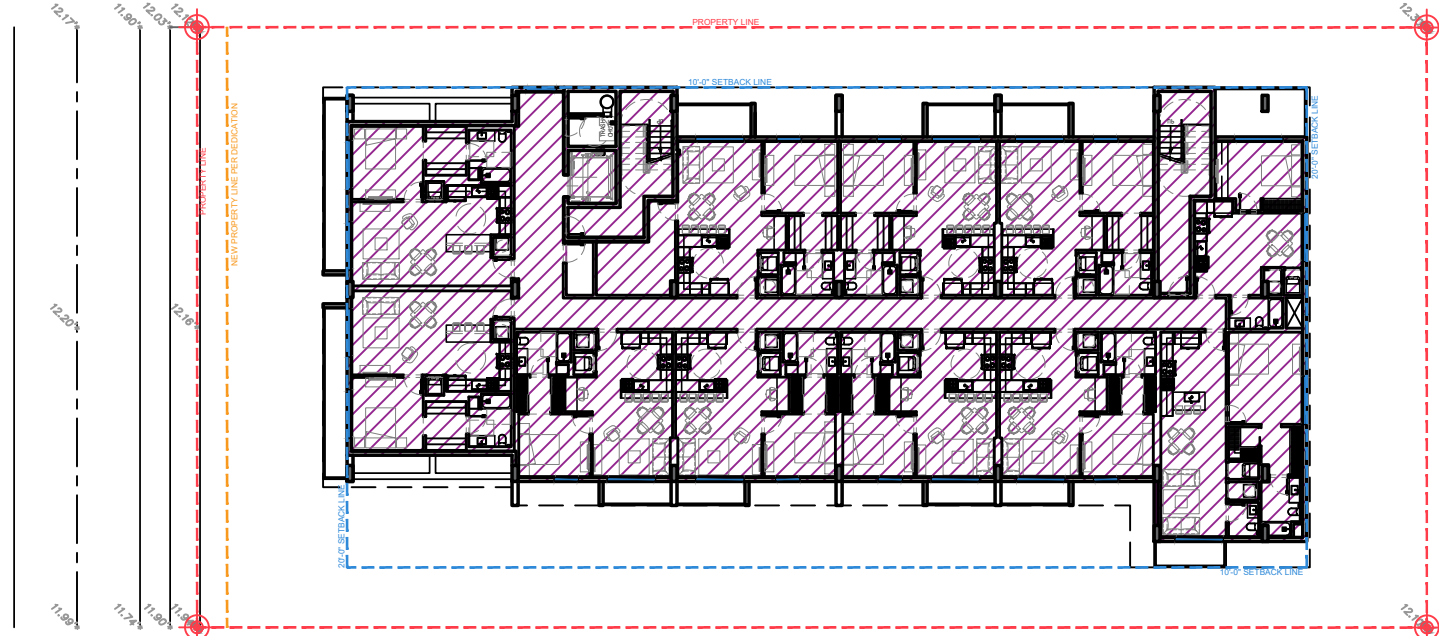
SHEET

A-1.3

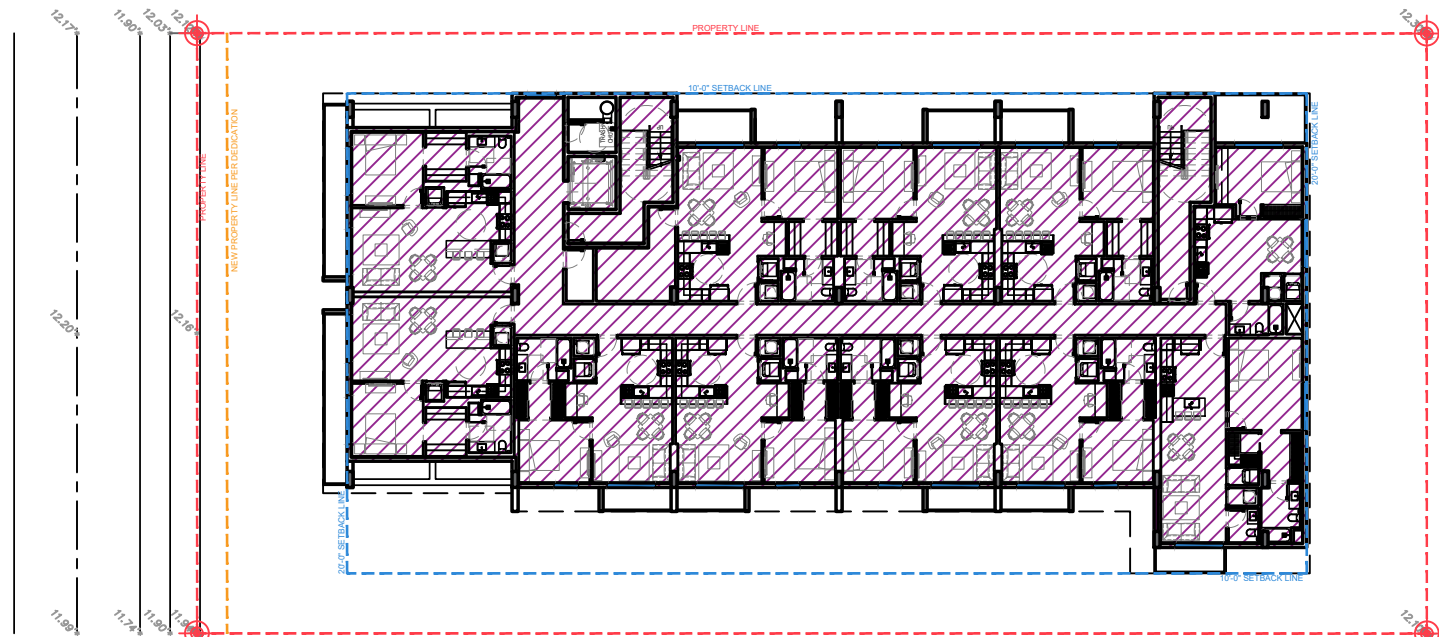




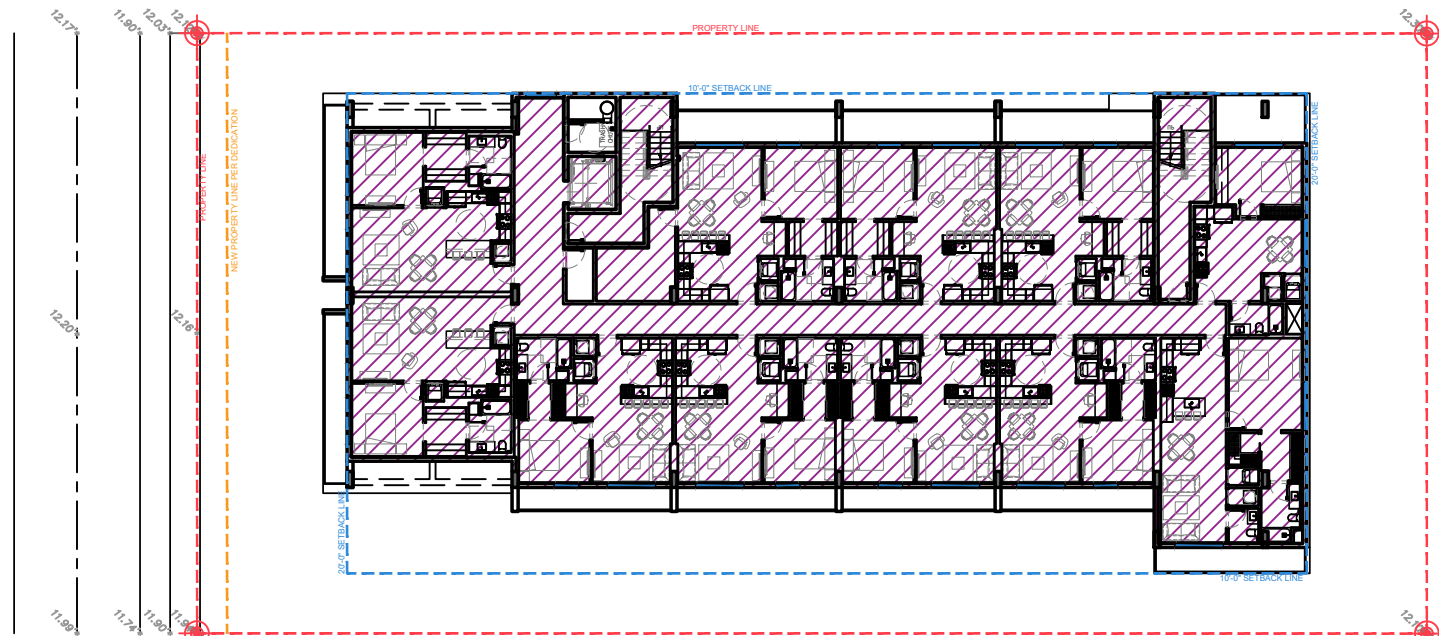
ROOF LEVEL • FAR = 1,062 SF



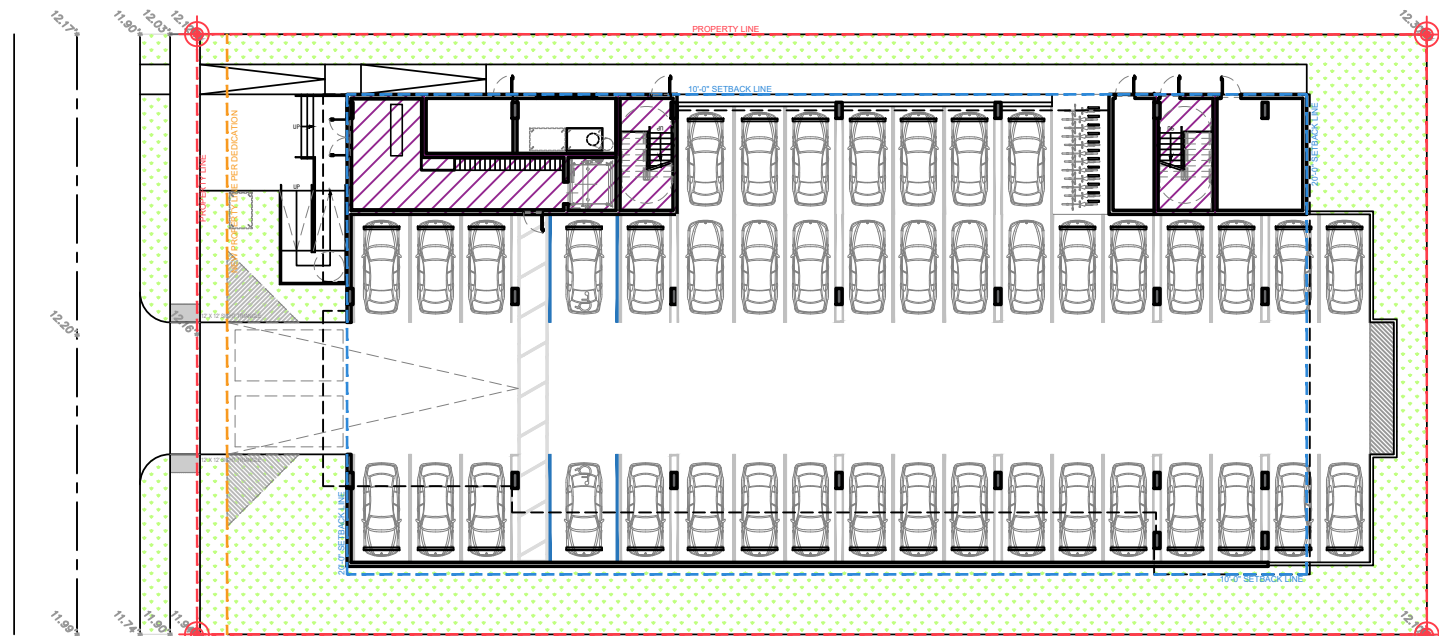
LEVEL 4 • FAR = 9,569 SF



LEVEL 3 • FAR = 9,569 SF



LEVEL 2 • FAR = 9,569 SF

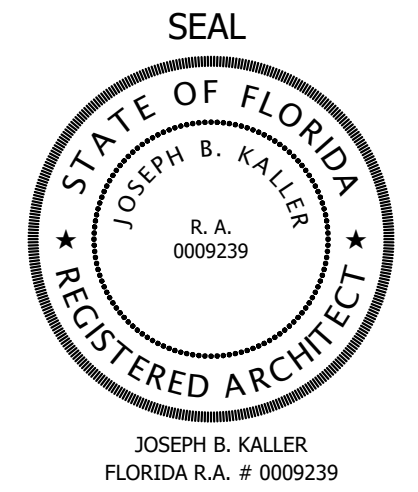


GROUND LEVEL • FAR = 968 SF

/// FAR
NET LOT AREA = 20,514 SF
F.A.R. = 1.50
REQUIRED = 30,771 SF (1.50)
PROVIDED = 30,737 SF (1.49)



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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
FAR CALCULATION DIAGRAM

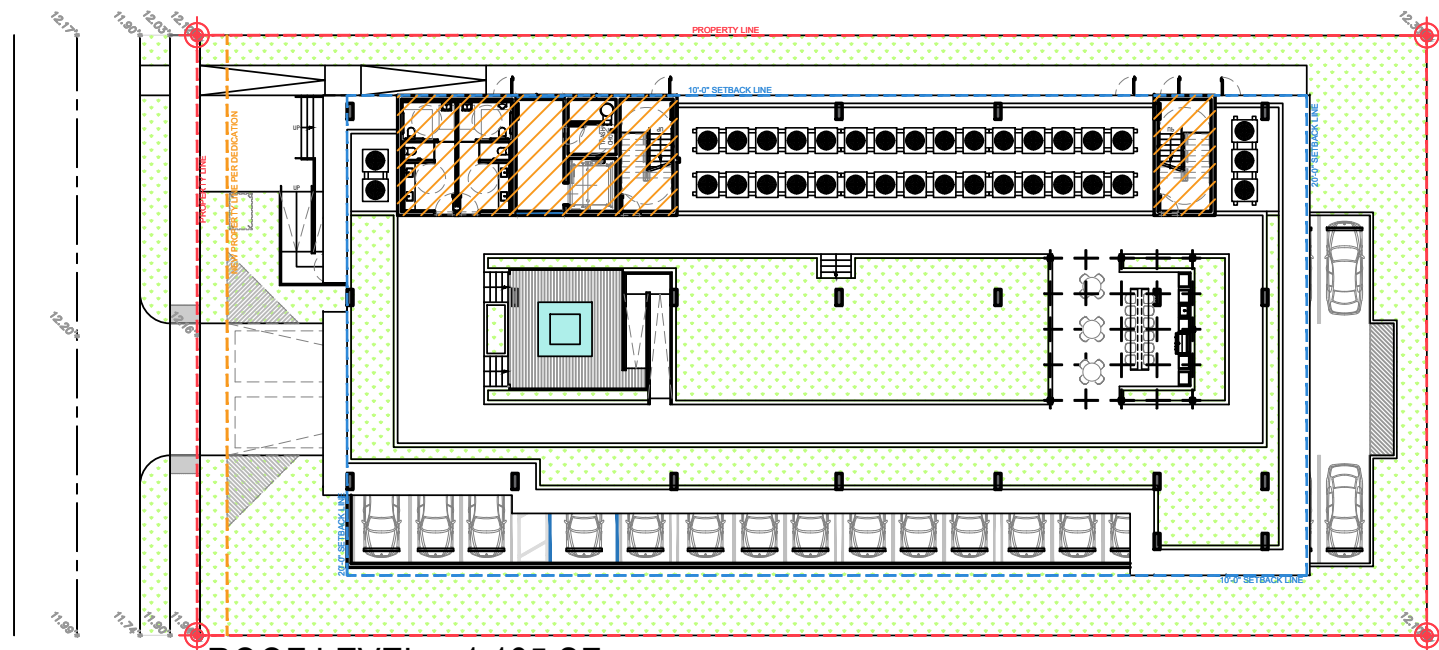
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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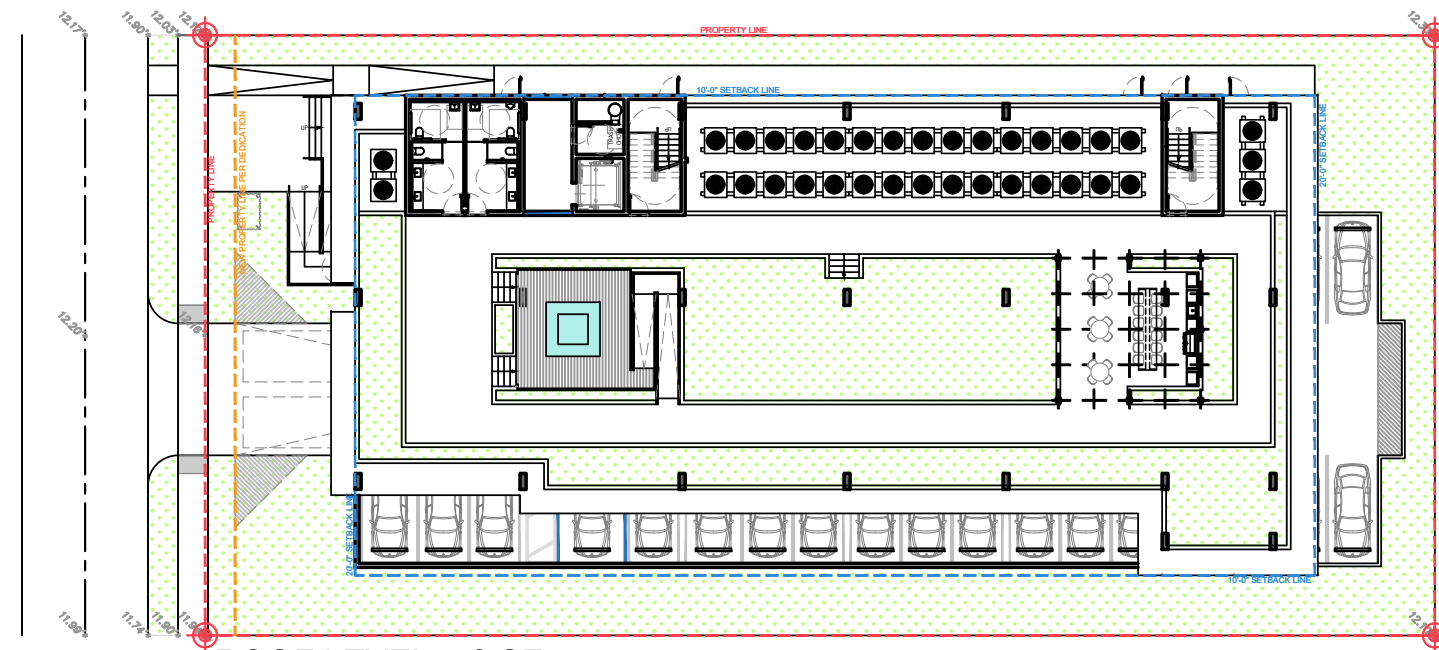
SCHEMATIC DESIGN

PROJECT No.: 23017
DATE: 02/08/24
DRAWN BY: SCHIFFINO & J.D.
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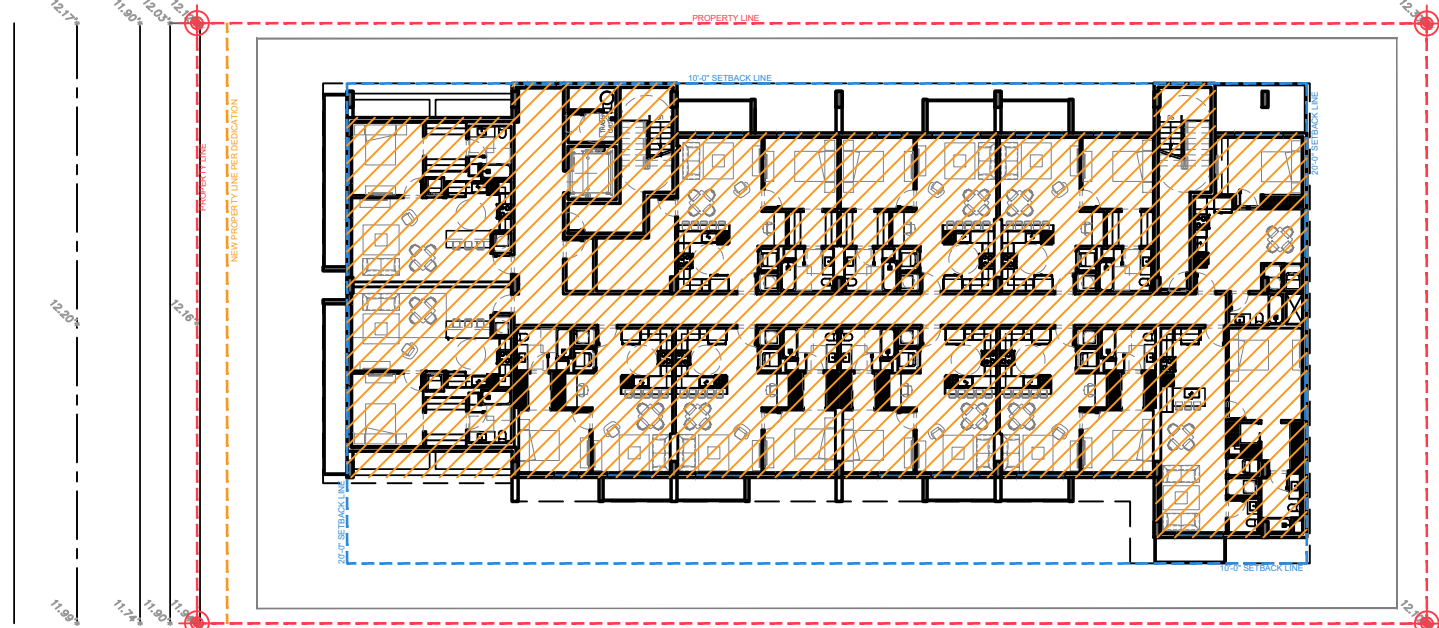
SHEET
A-1.4



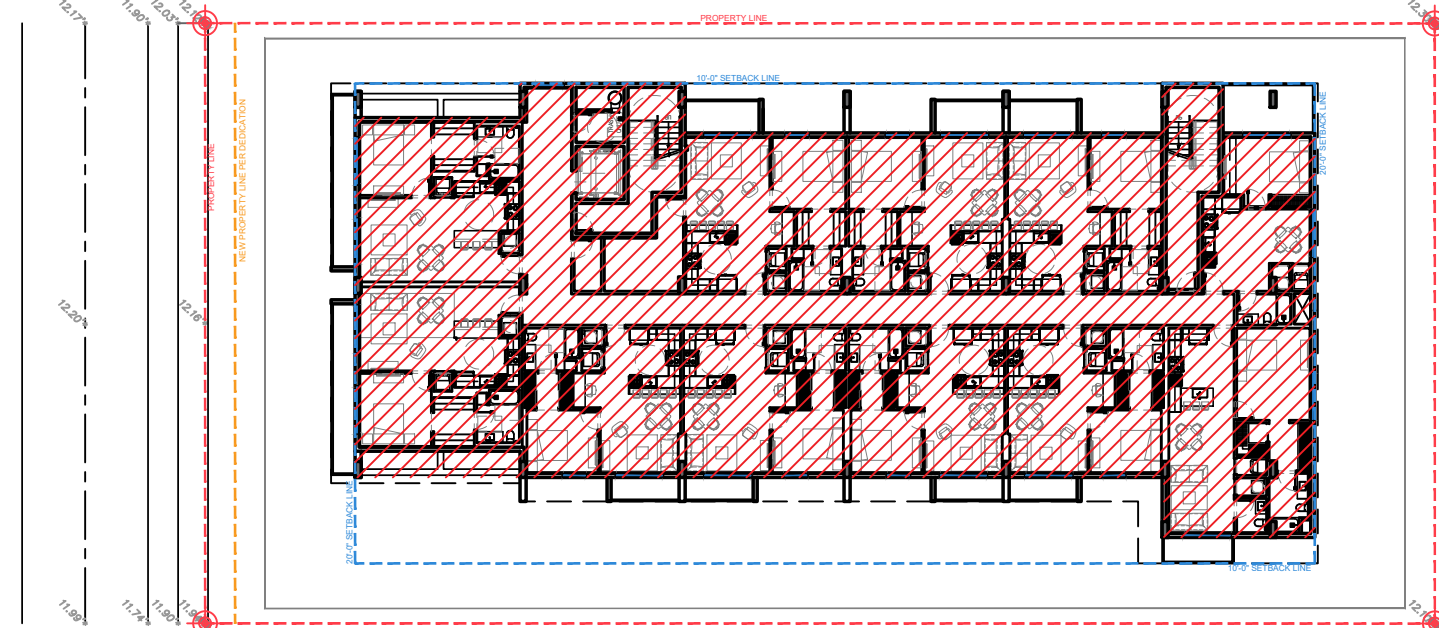
ROOF LEVEL = 1,135 SF



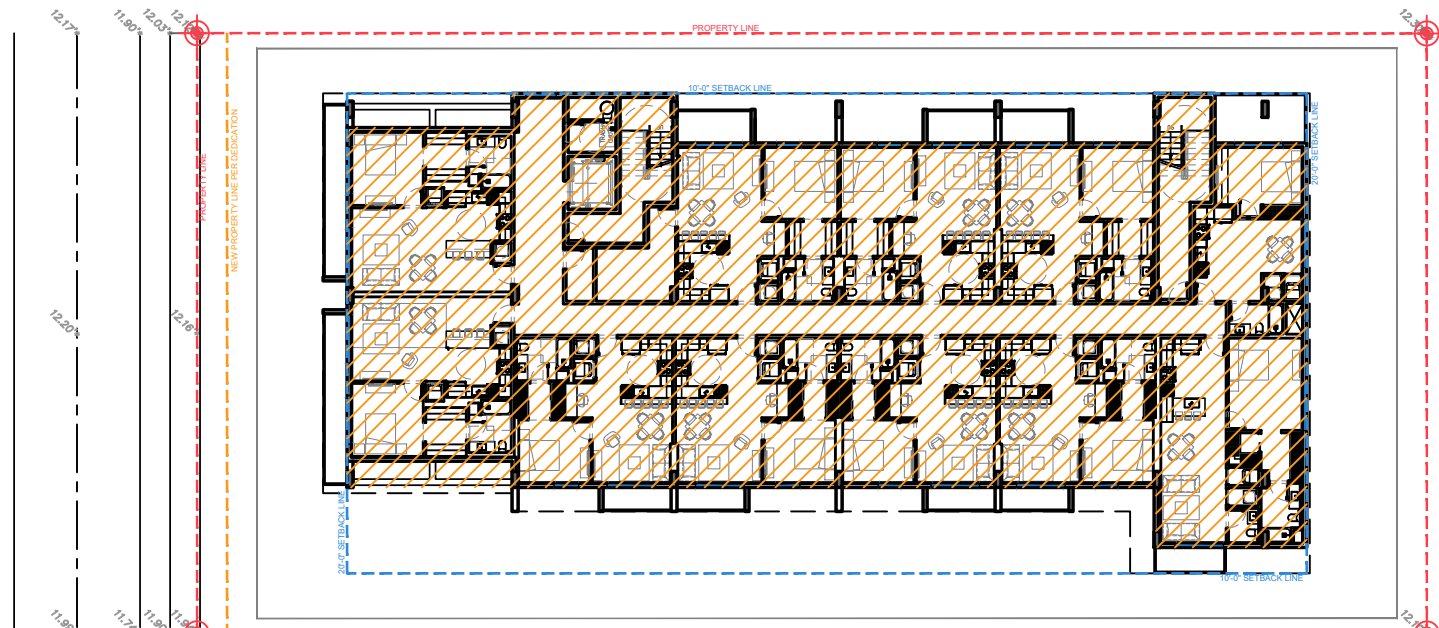
ROOF LEVEL = 0 SF



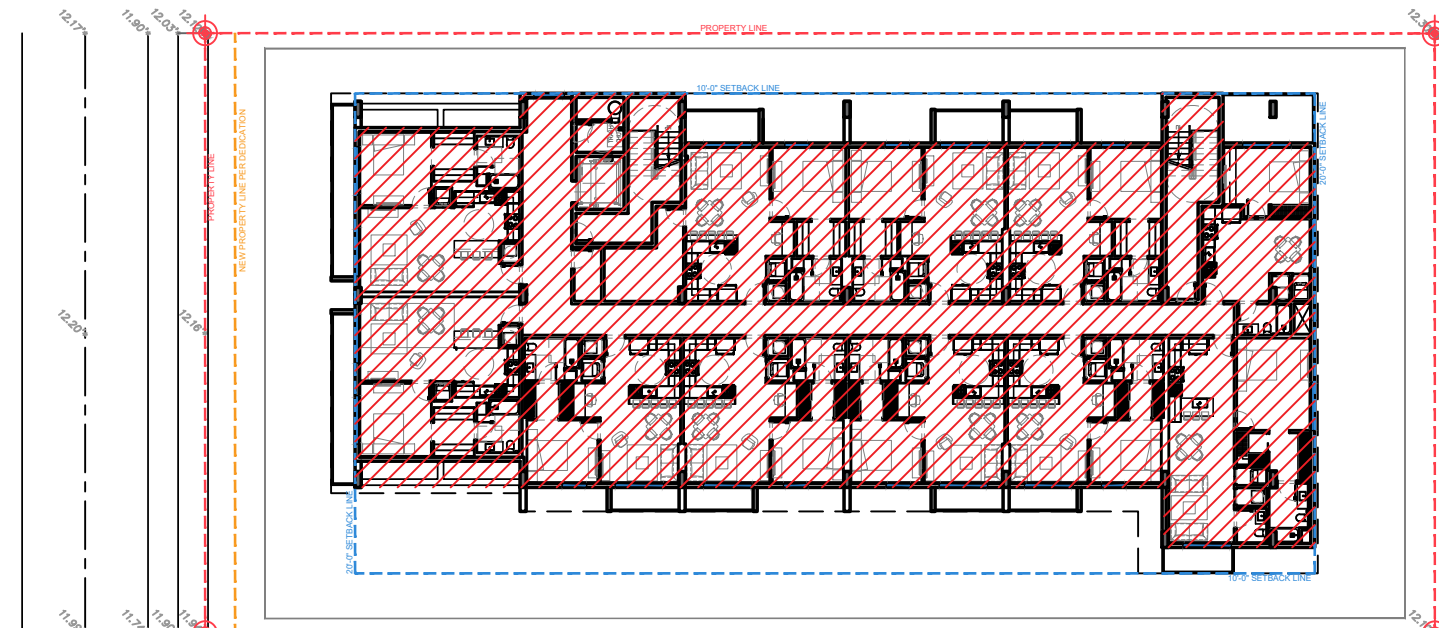
LEVEL 4 = 9,815 SF



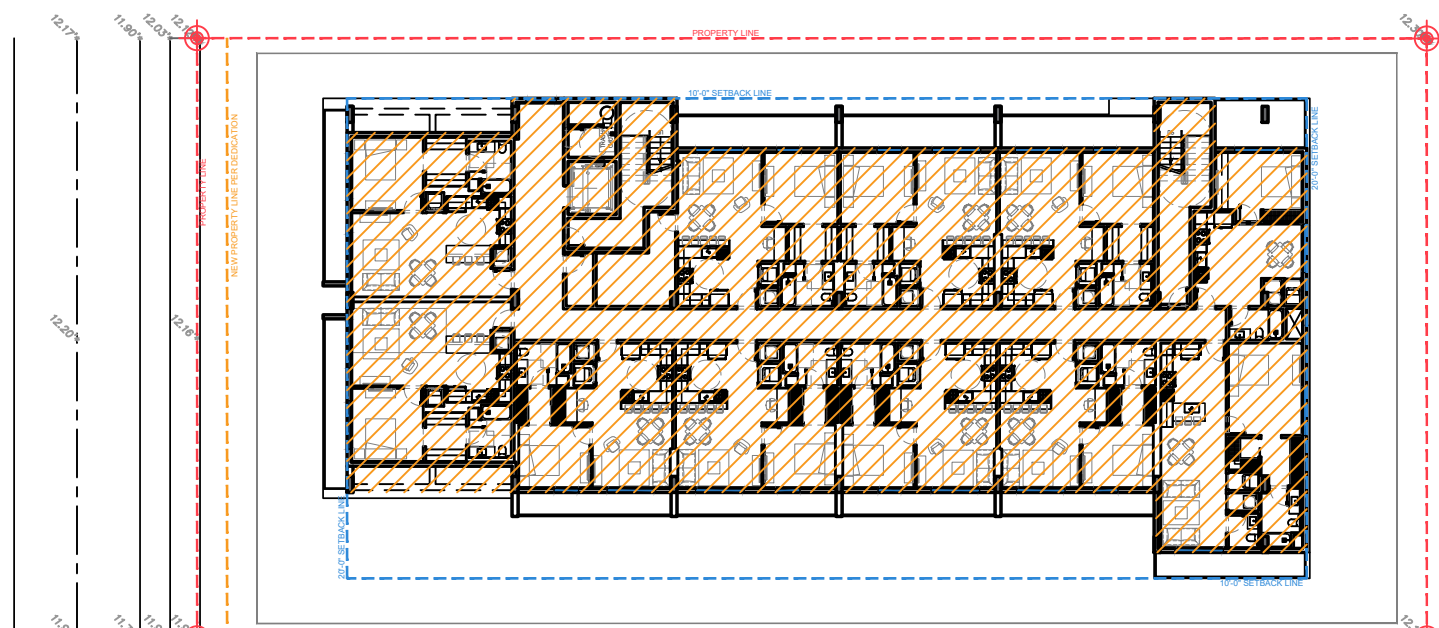
LEVEL 4 = 9,815 SF



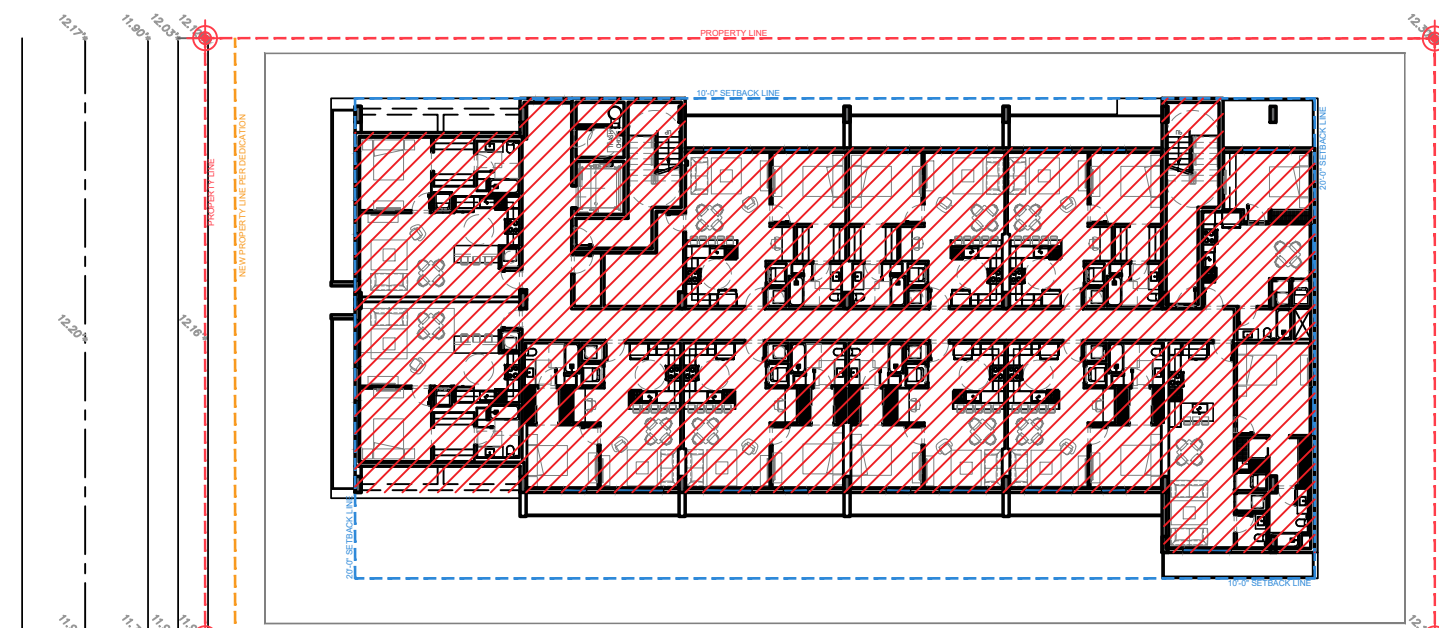
LEVEL 3 = 9,815 SF



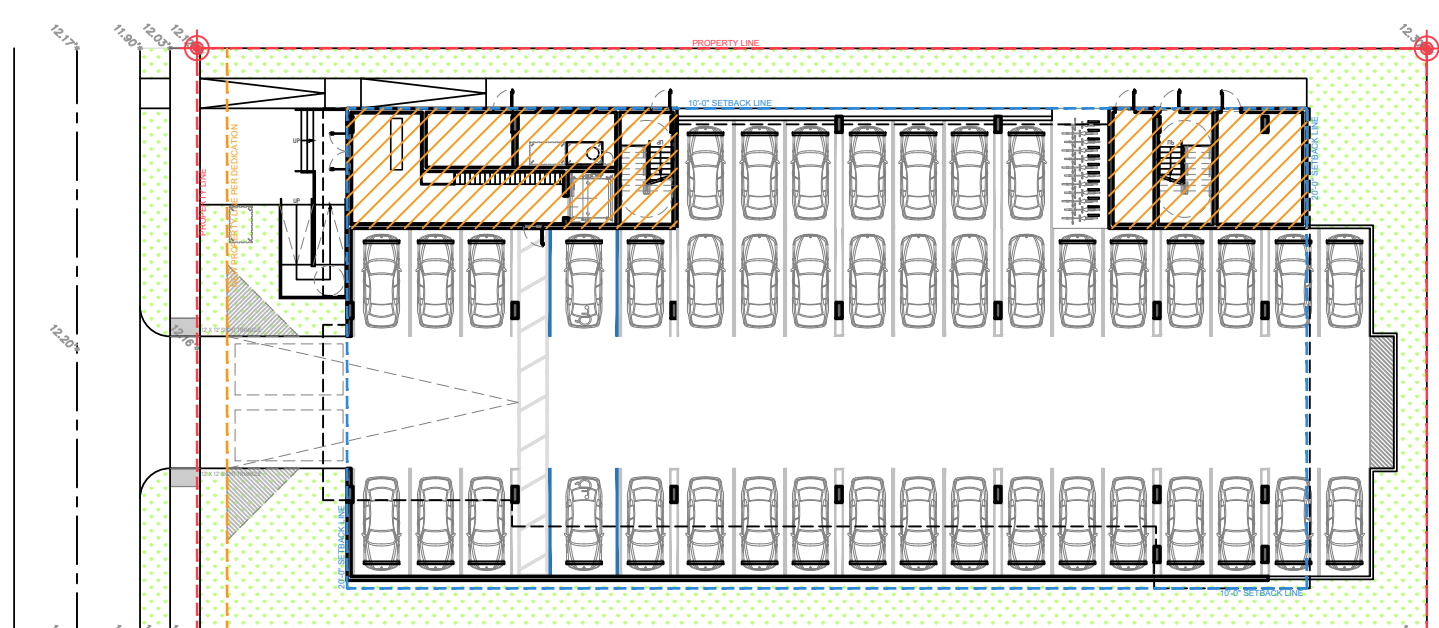
LEVEL 3 = 9,815 SF



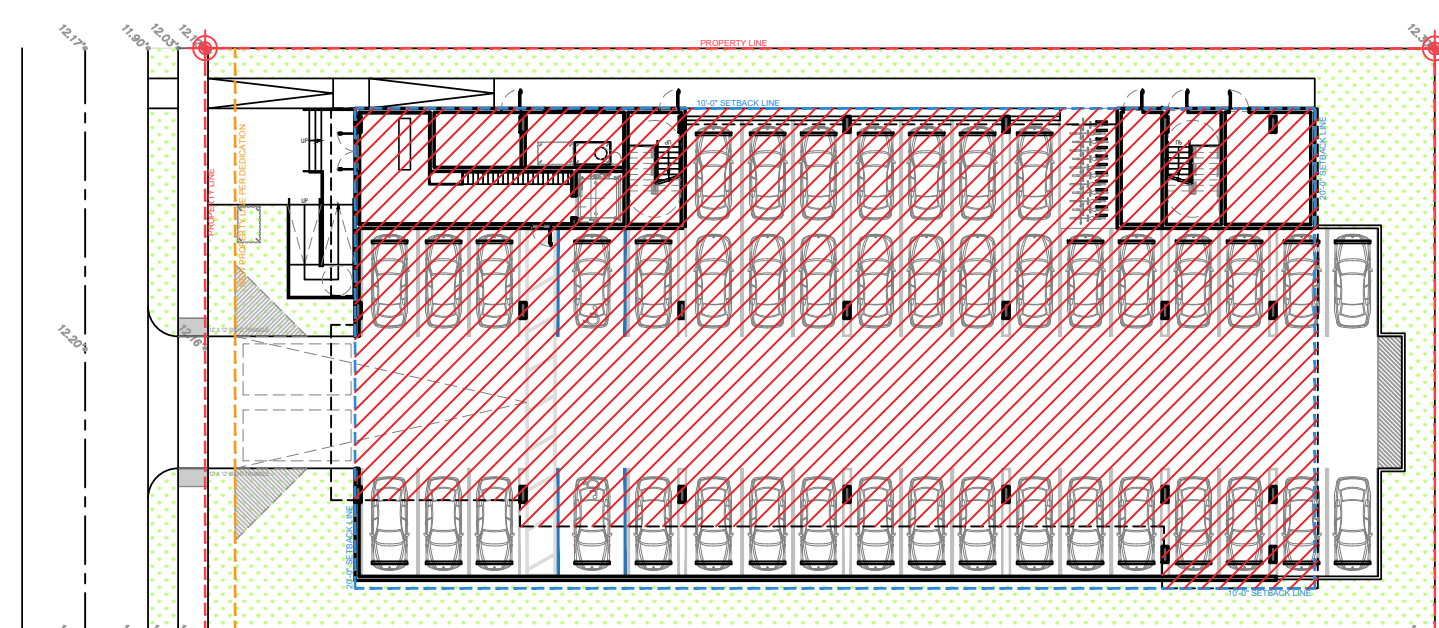
LEVEL 2 = 9,815 SF



LEVEL 2 = 9,815 SF



GROUND LEVEL = 1,759 SF



GROUND LEVEL = 11,325 SF

 GROSS ENCLOSED AREA = 32,339 SF

NET LOT AREA = 20,514 SF
GROSS BUILT AREA = 32,339 SF
PROPOSED CONSTRUCTION TYPE = 3B

 GROSS SPRINKLED AREA = 40,770 SF



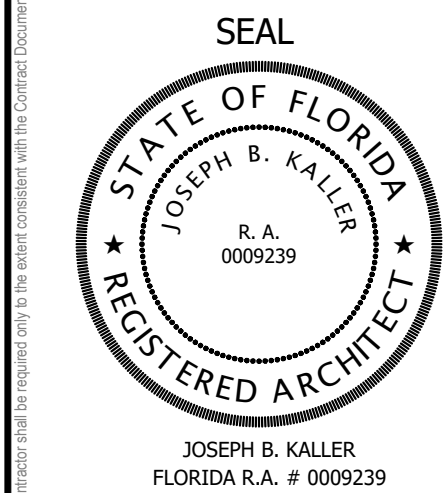
NORTH



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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
**GROSS SPRINKLERED AREA
CALCULATION**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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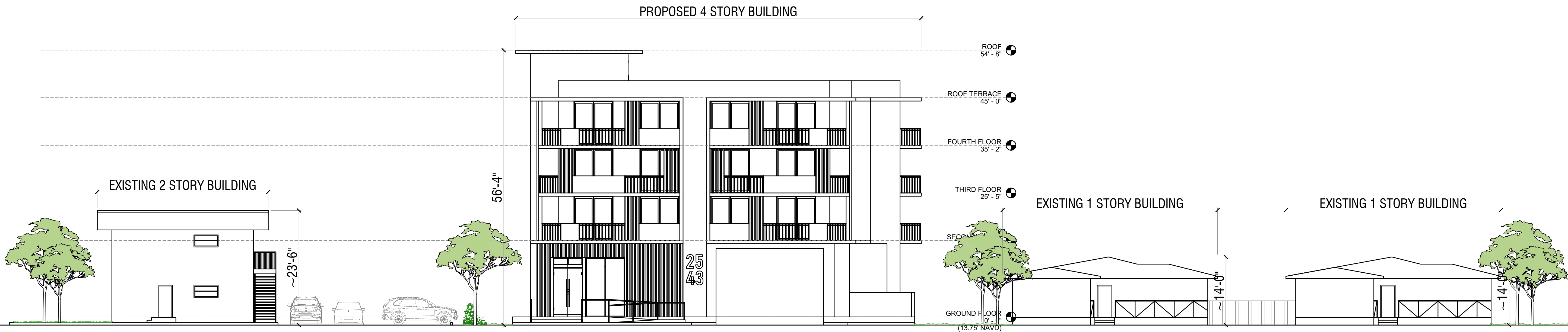
SHEET

A-1.5

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1

STREET PROFILE
3/32" = 1'-0"

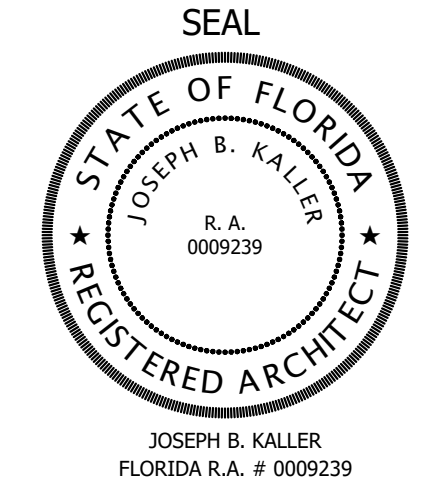


KA

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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
STREET PROFILE

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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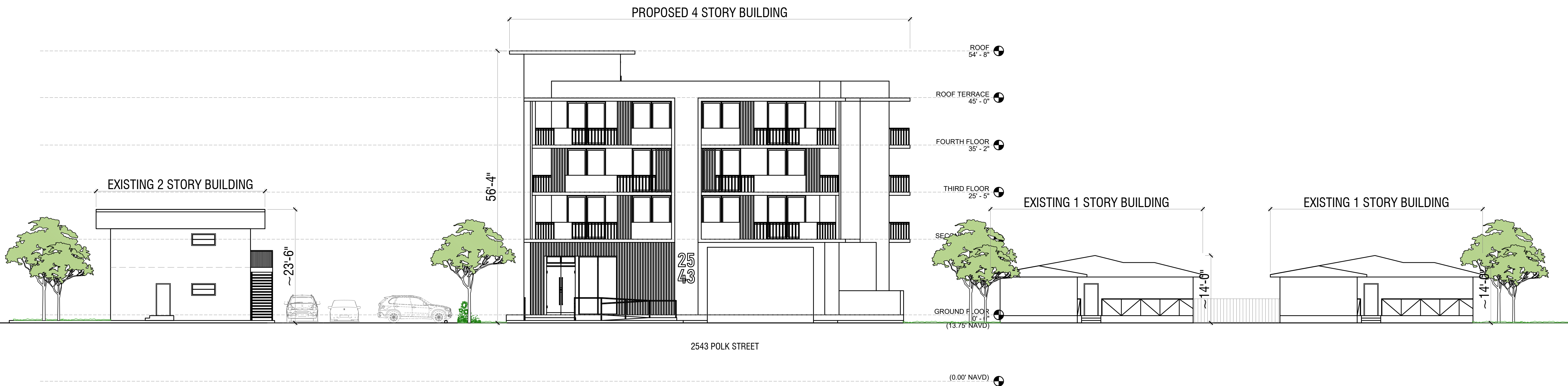
SCHEMATIC DESIGN

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DATE: 02/08/24
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SHEET
A-1.6



1 AERIAL KEY VIEW



(A) 2555 POLK STREET



(B) 2535 POLK STREET

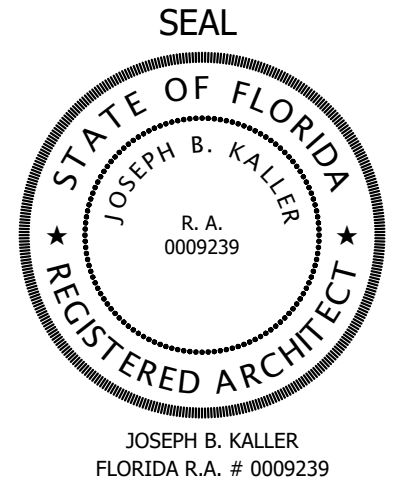


(C) 2531 POLK STREET

2 STREET PROFILE
3/32" = 1'-0"



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PROJECT TITLE
2543 POLK STREET
HOLLYWOOD, FL. 33020

SHEET TITLE
STREET PROFILE

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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DATE: 02/08/24
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SHEET
A-1.6



2 AERIAL KEY VIEW

N.T.S.



A 2607 POLK STREET
N.T.S.



B 2555 POLK STREET
N.T.S.



C 2535 POLK STREET
N.T.S.



D 2531 POLK STREET
N.T.S.



E 2525 POLK STREET
N.T.S.



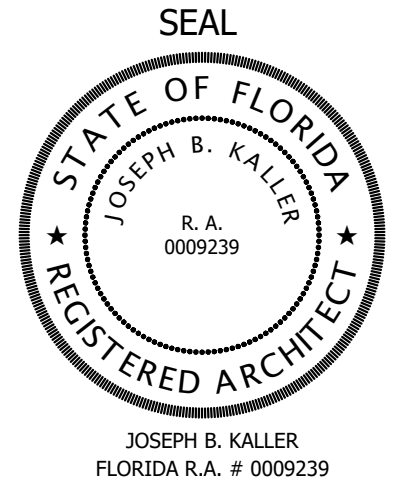
F 2600 HOLLYWOOD BLVD
N.T.S.



G 3635 HOLLYWOOD BLVD
N.T.S.



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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
NEARBY PROPERTIES

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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DATE: 02/08/24
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SHEET
A-1.8



A VIEW



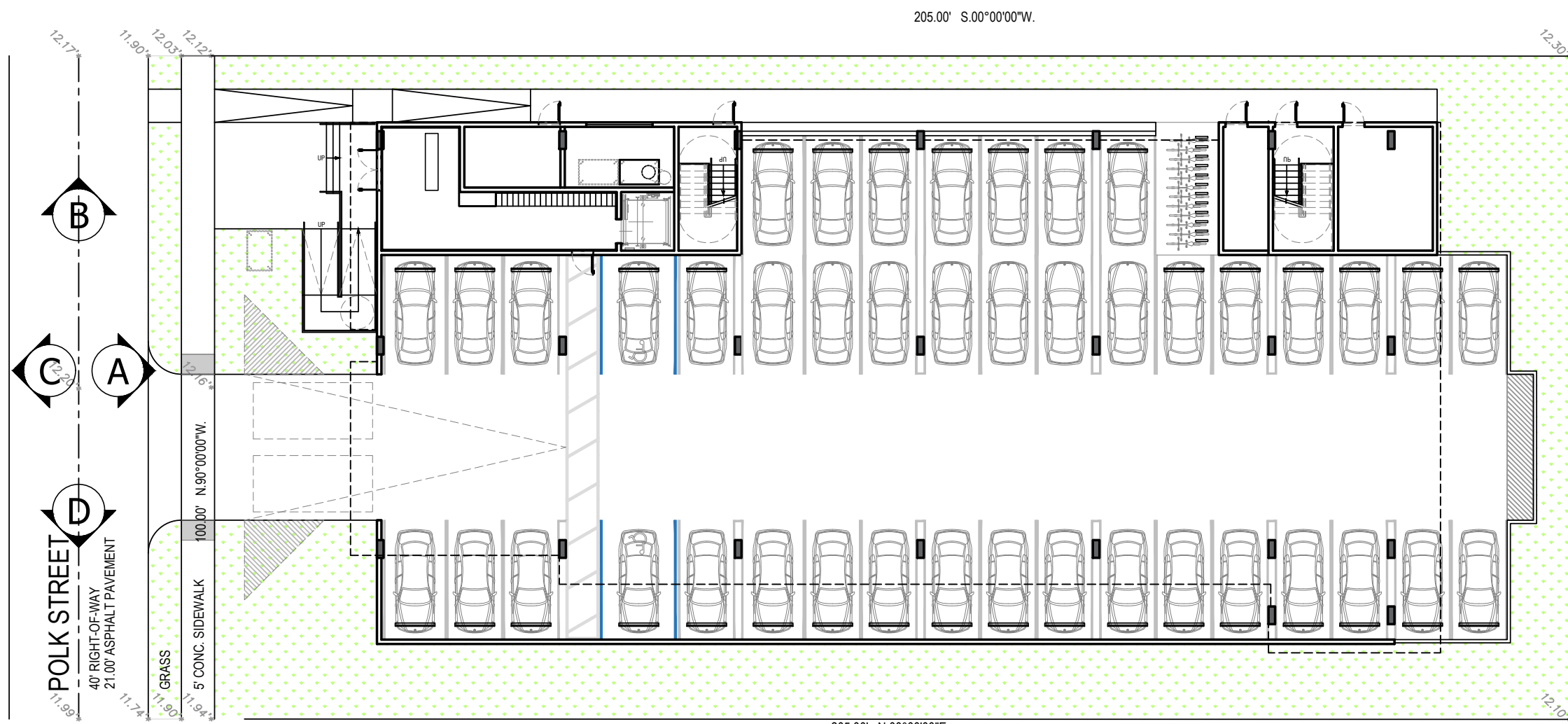
B VIEW



C VIEW



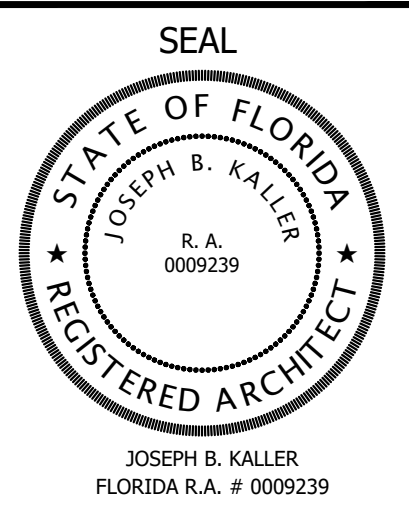
D VIEW



2 KEY PLAN



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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
STREET VIEWS

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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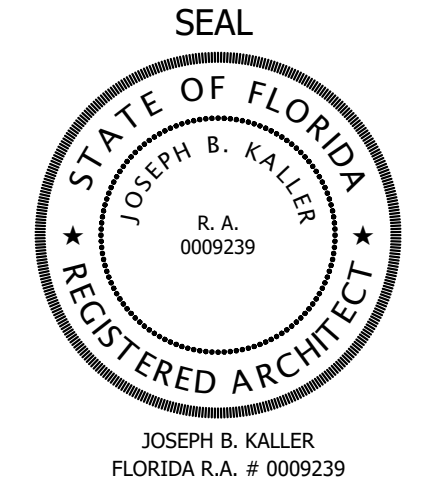
PROJECT No.: 23017
DATE: 02/08/24
DRAWN BY: SCHIFFINO & J.D.
CHECKED BY: JBK

SHEET
A-1.7

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PROJECT TITLE
2543 POLK STREET
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HOLLYWOOD, FL. 33020

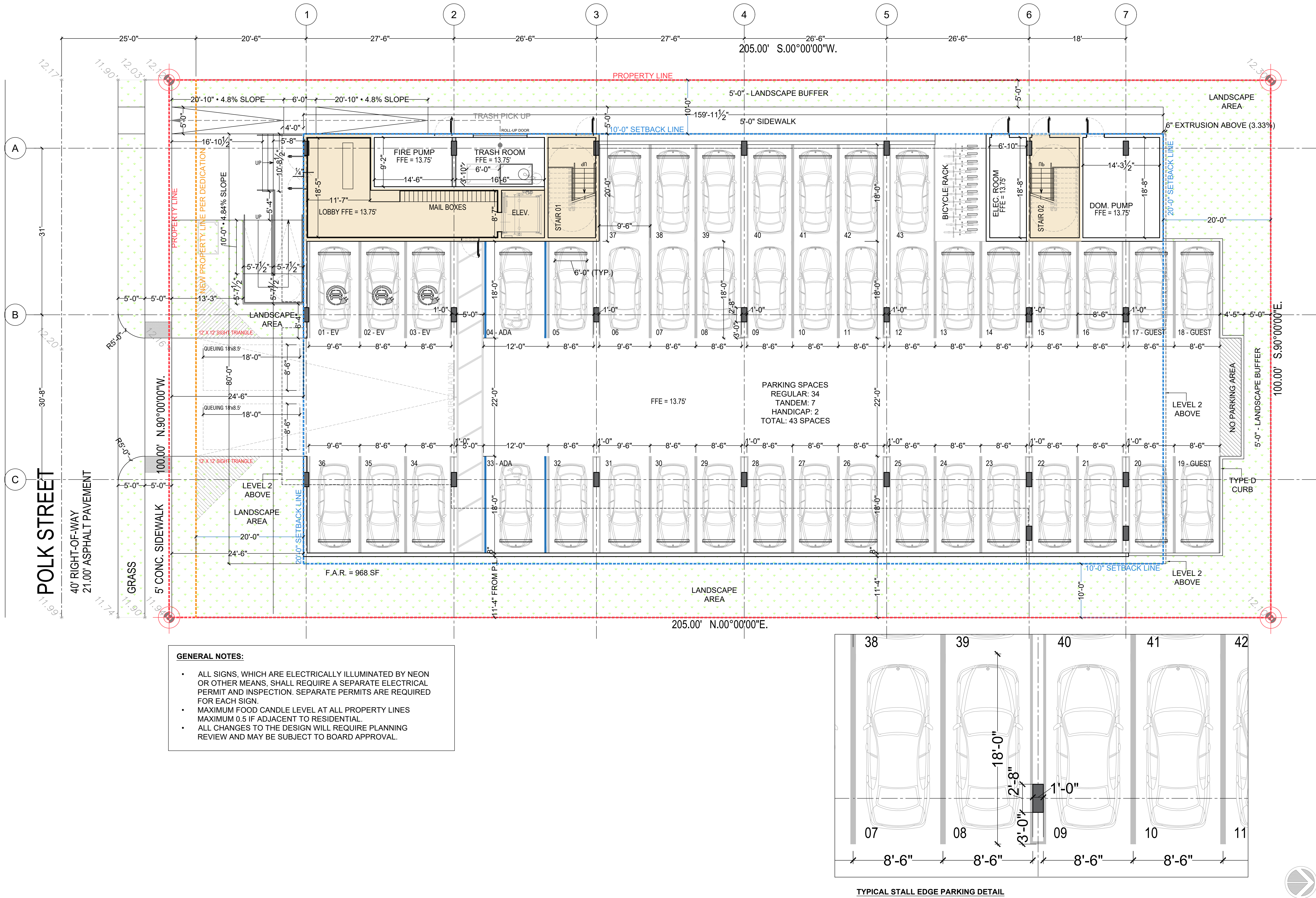
SHEET TITLE
OVERALL CONTEXT PLAN

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

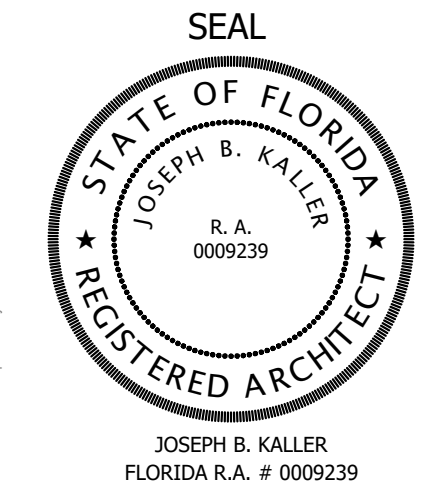
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PROJECT No.: 23017
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SHEET
A-2.0



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PROJECT TITLE
2543 POLK STREET
HOLLYWOOD, FL. 33020

SHEET TITLE
GROUND LEVEL

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

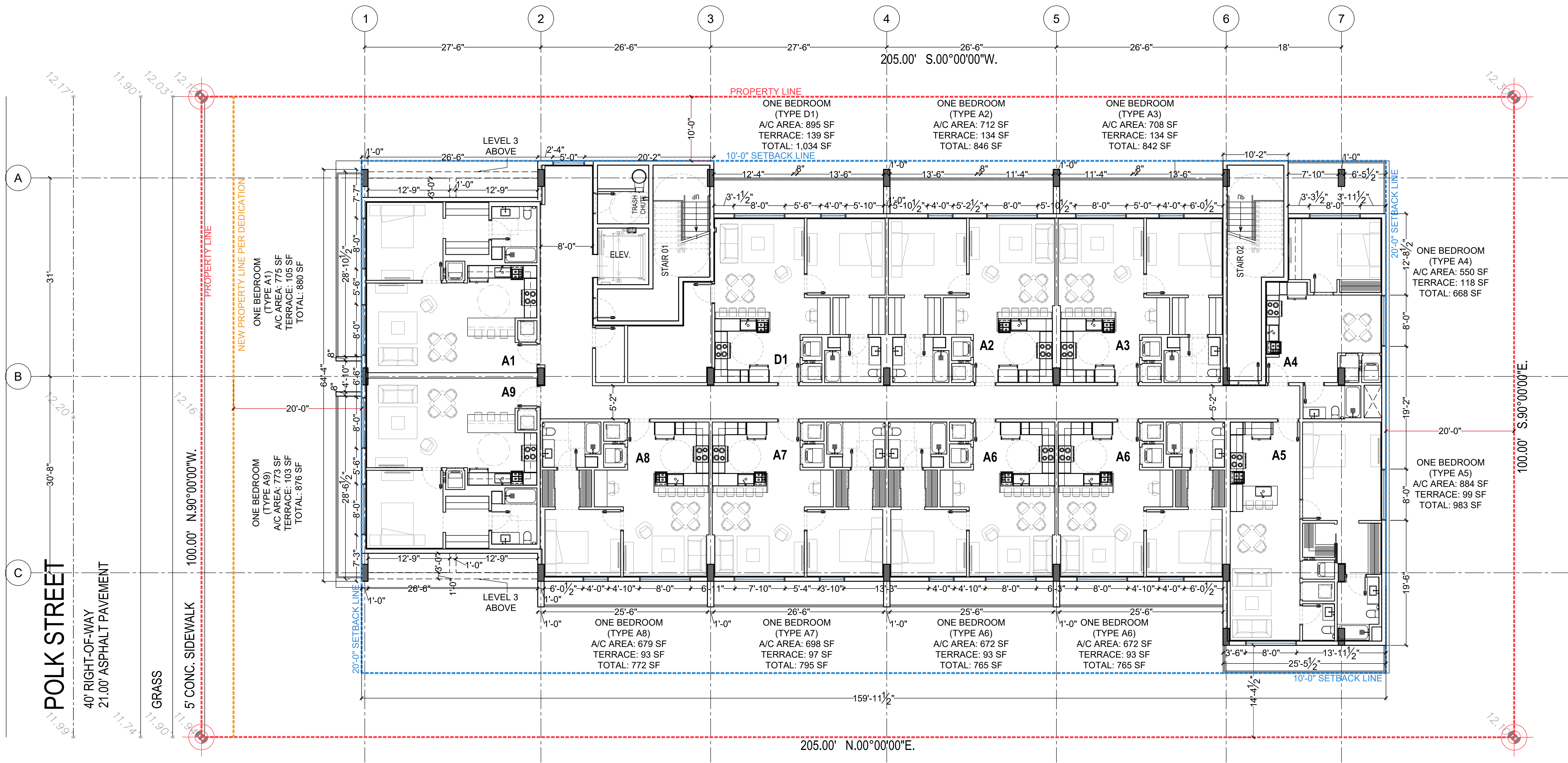
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SCHEMATIC DESIGN

PROJECT No.: 23017
DATE: 02/08/24
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CHECKED BY: JBK

SHEET

A-3.0



UNIT MIX

TYPE	TAG	A/C AREA	TERRACE	SELLABLE AREA	#	%	REQ. PARKING
ONE BED + DEN	D1	895	139	1034	1	3.0303	1.5
	D2	895	65	960	2	6.06061	3
ONE BED	A1	775	105	880	3	9.09091	3
	A2	712	134	846	1	3.0303	1
	A3	708	134	842	1	3.0303	1
	A4	550	118	668	3	9.09091	3
	A5	884	99	983	1	3.0303	1
	A6	672	93	765	2	6.06061	2
	A7	698	97	795	1	3.0303	1
	A8	679	93	772	1	3.0303	1
	A9	773	103	876	3	9.09091	3
	A10	712	60	772	2	6.06061	2
	A11	708	59	767	2	6.06061	2
	A12	884	45	929	2	6.06061	2
	A13	672	42	714	4	12.1212	4
	A14	698	42	740	2	6.06061	2
	A15	679	42	721	2	6.06061	2
TOTAL		24,054	2,654	26,708	33	100	35

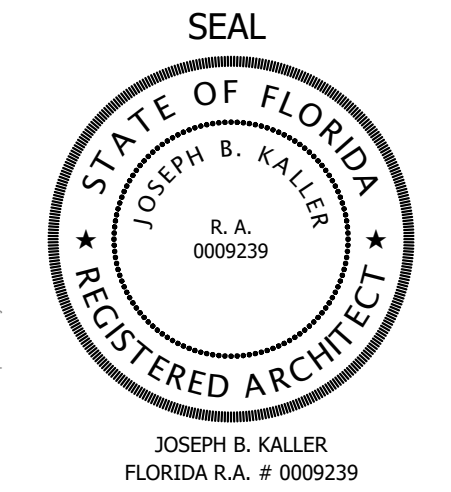
TYPE	#	%
1+DEN BEDROOM UNITS	3	9.09
1 BEDROOM UNITS	30	90.91
TOTAL	33	100.00

CUMULATE AVE. UNIT SIZE REQ.	500 SF
CUMULATE AVE. UNIT SIZE PROP.	729

PARKING CALCULATION	
REQ. UNITS	35
REQ. ADA	2
REQ. GUEST	3
TOTAL REQ.	38
TOTAL PROVIDED	33



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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 2

MEETING DATES

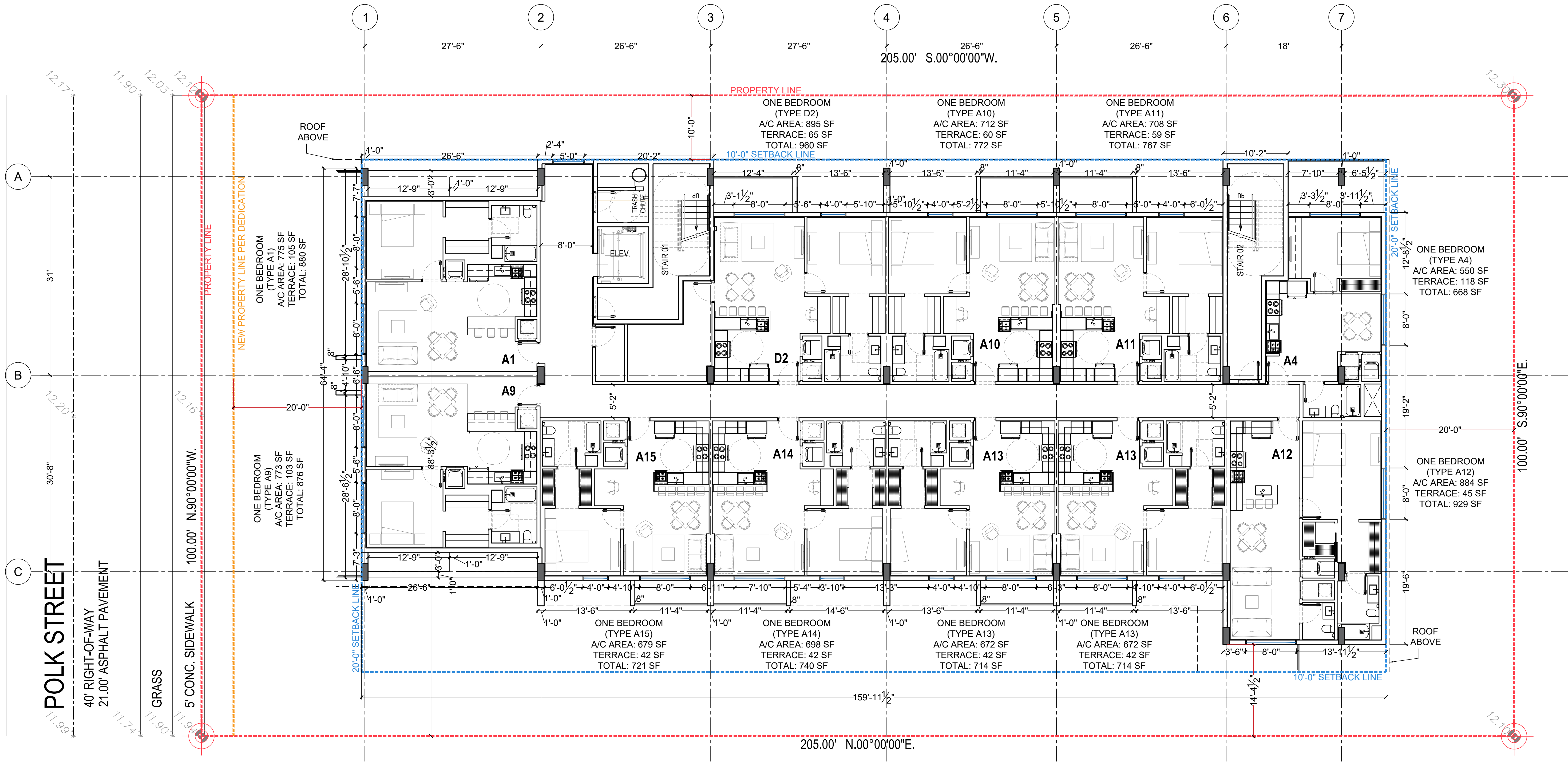
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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DATE: 02/08/24
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SHEET
A-3.1



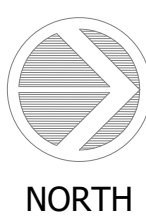
UNIT MIX

TYPE	TAG	A/C AREA	TERRACE	SELLABLE AREA	#	%	REQ. PARKING
ONE BED + DEN	D1	895	139	1034	1	3.0303	1.5
	D2	895	65	960	2	6.06061	3
ONE BED	A1	775	105	880	3	9.09091	3
	A2	712	134	846	1	3.0303	1
	A3	708	134	842	1	3.0303	1
	A4	550	118	668	3	9.09091	3
	A5	884	99	983	1	3.0303	1
	A6	672	93	765	2	6.06061	2
	A7	698	97	795	1	3.0303	1
	A8	679	93	772	1	3.0303	1
	A9	773	103	876	3	9.09091	3
	A10	712	60	772	2	6.06061	2
	A11	708	59	767	2	6.06061	2
	A12	884	45	929	2	6.06061	2
	A13	672	42	714	4	12.1212	4
	A14	698	42	740	2	6.06061	2
	A15	679	42	721	2	6.06061	2
TOTAL		24,054	2,654	26,708	33	100	35

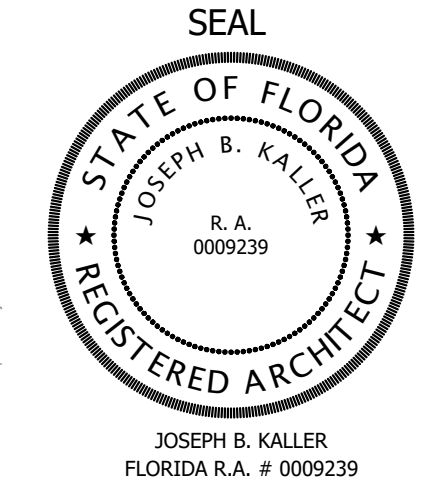
TYPE	#	%
1+DEN BEDROOM UNITS	3	9.09
1 BEDROOM UNITS	30	90.91
TOTAL	33	100.00

CUMULATE AVE. UNIT SIZE REQ.	500 SF
CUMULATE AVE. UNIT SIZE PROP.	729

PARKING CALCULATION	
REQ. UNITS	35
REQ. ADA	2
REQ. GUEST	3
TOTAL REQ.	38
TOTAL PROVIDED	33



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



PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 3 & 4

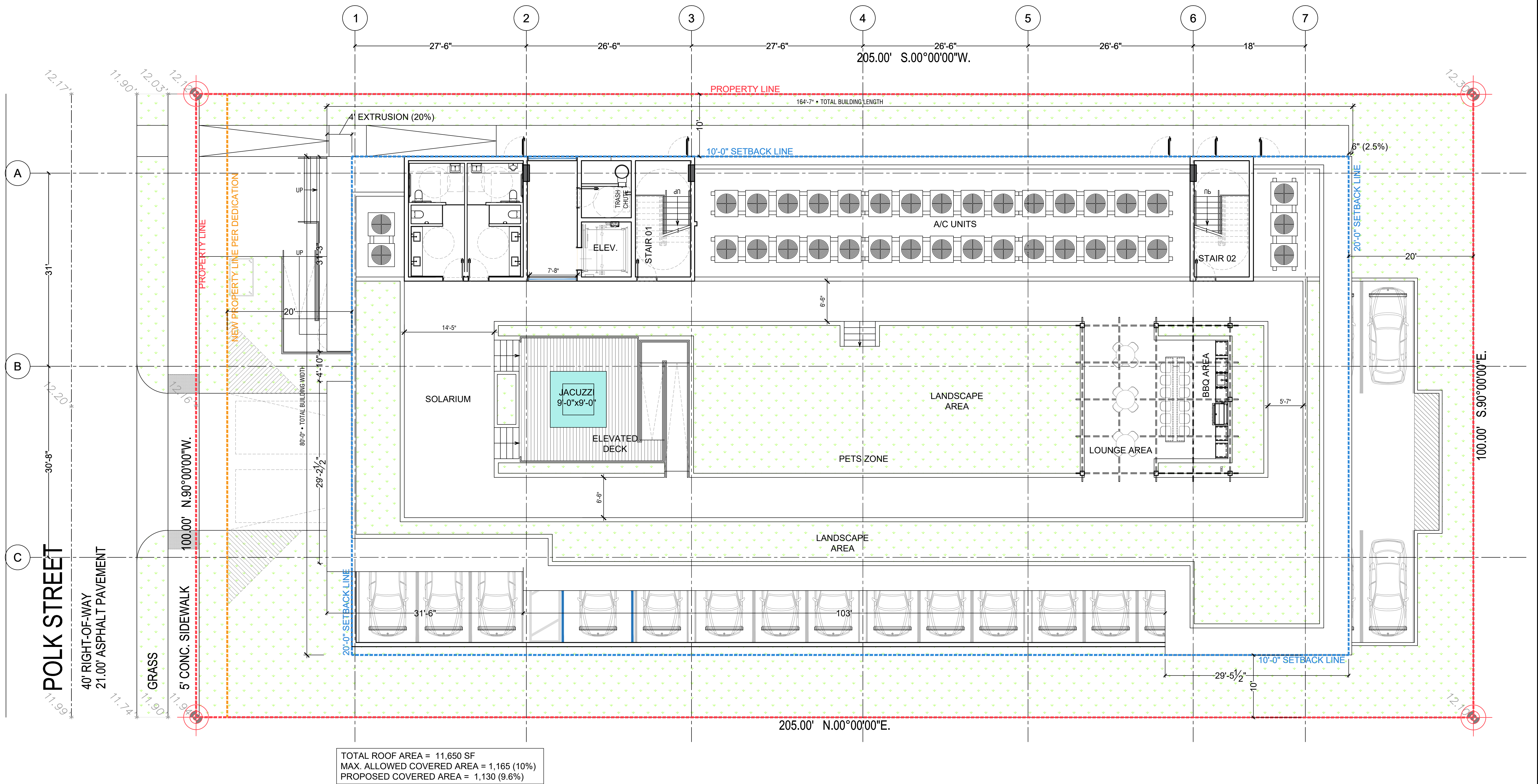
MEETING DATES	
BOARD/ COMMITTEE	DATE
PACO	06-19-23
PRE TAC	07-17-23
FINAL TAC	09-18-23
PND	TBD

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SCHEMATIC DESIGN

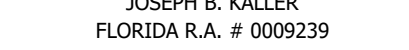
PROJECT No.: 23017
DATE: 02/08/24
DRAWN BY: SCHIFFINO & J.D.
CHECKED BY: JBK

SHEET
A-3.2





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5.5. H

34-

[illegible]

SCHEMATIC DESIGN

HECKED BY: JBK

7.1.0



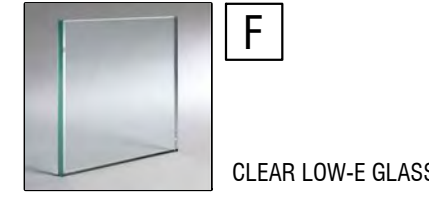
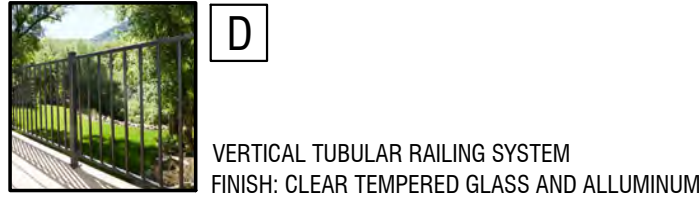
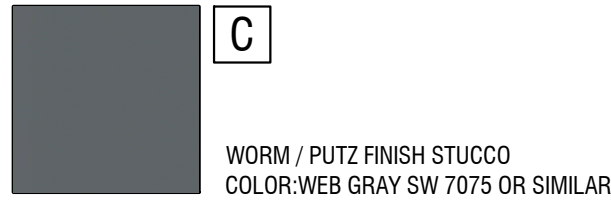
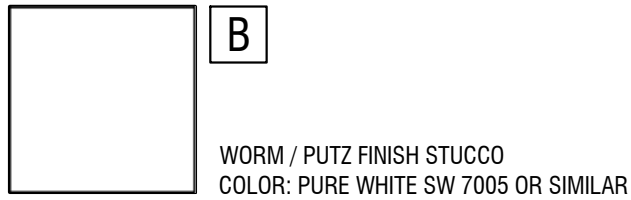
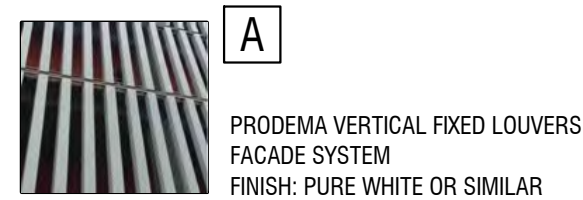
KALLER ARCHITECTURE. ALL RIGHTS RESERVED © 2018



1 NORTH ELEVATION
1/8" = 1'-0"



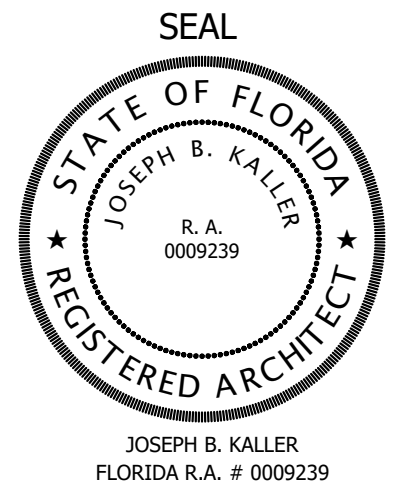
2 WEST ELEVATION
1/8" = 1'-0"



3 LEGEND
N.T.S.



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PROJECT TITLE
2543 POLK STREET
HOLLYWOOD, FL. 33020

SHEET TITLE
NORTH & WEST ELEVATION

MEETING DATES

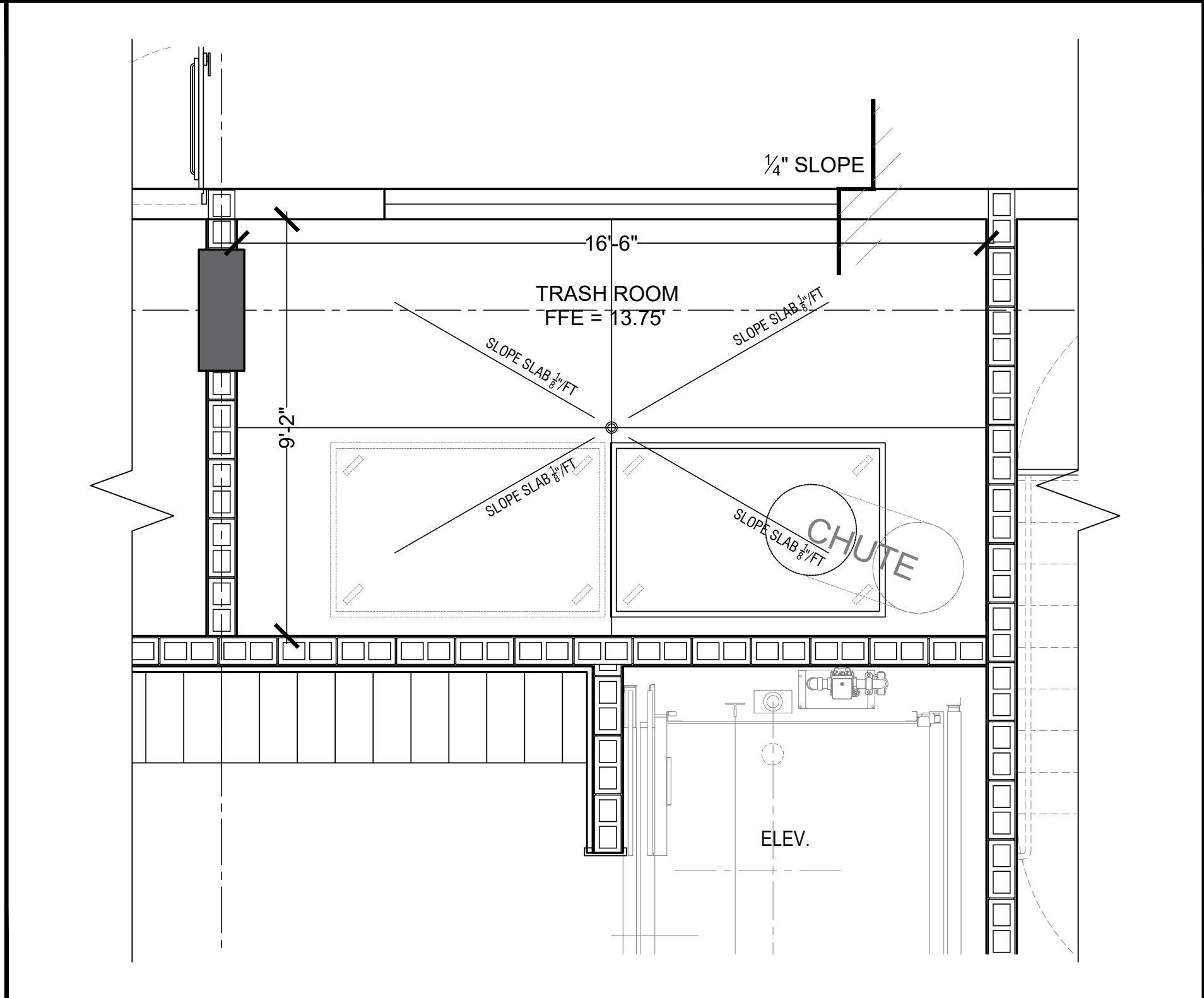
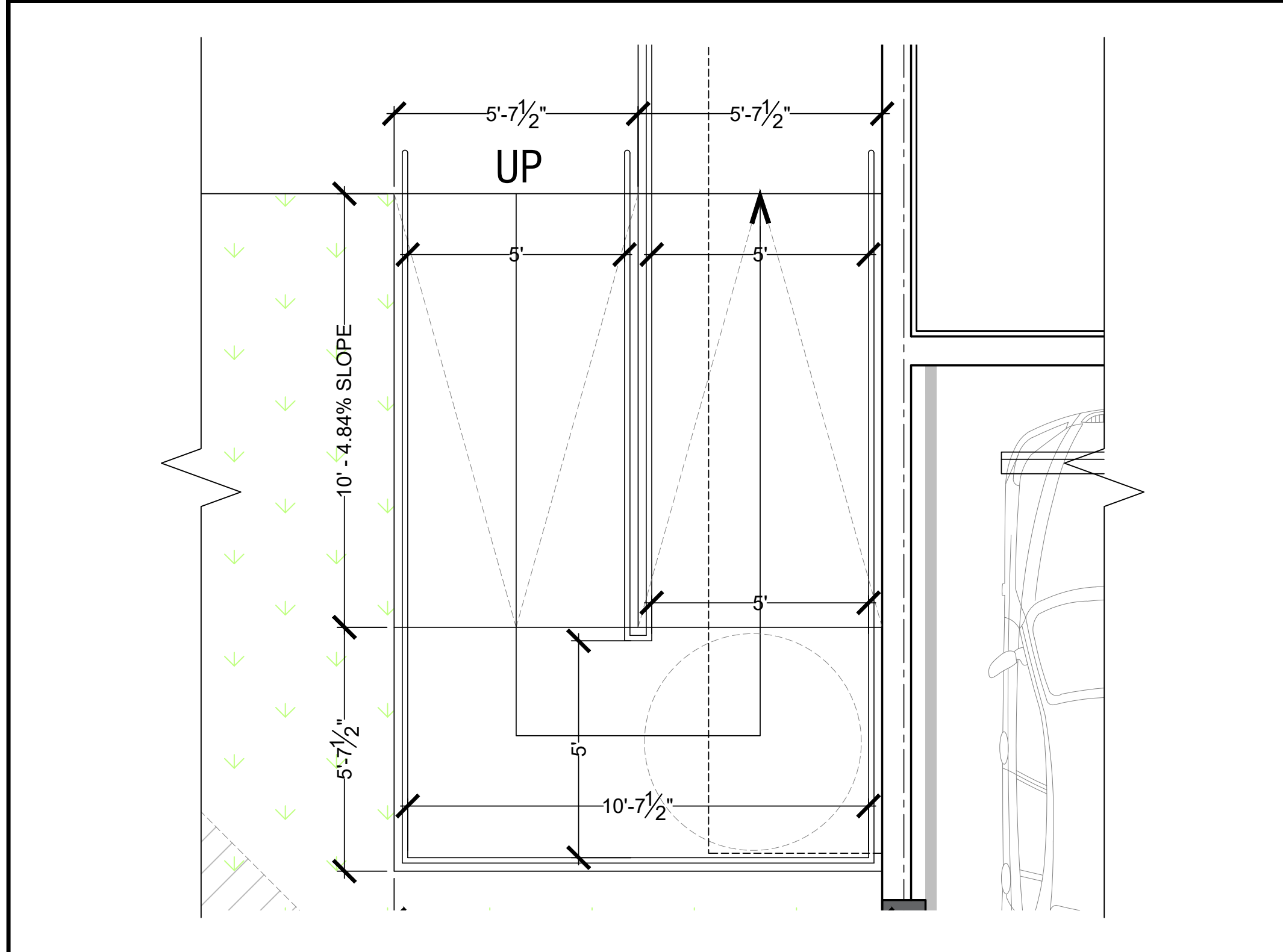
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

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DATE: 02/08/24
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CHECKED BY: JBK

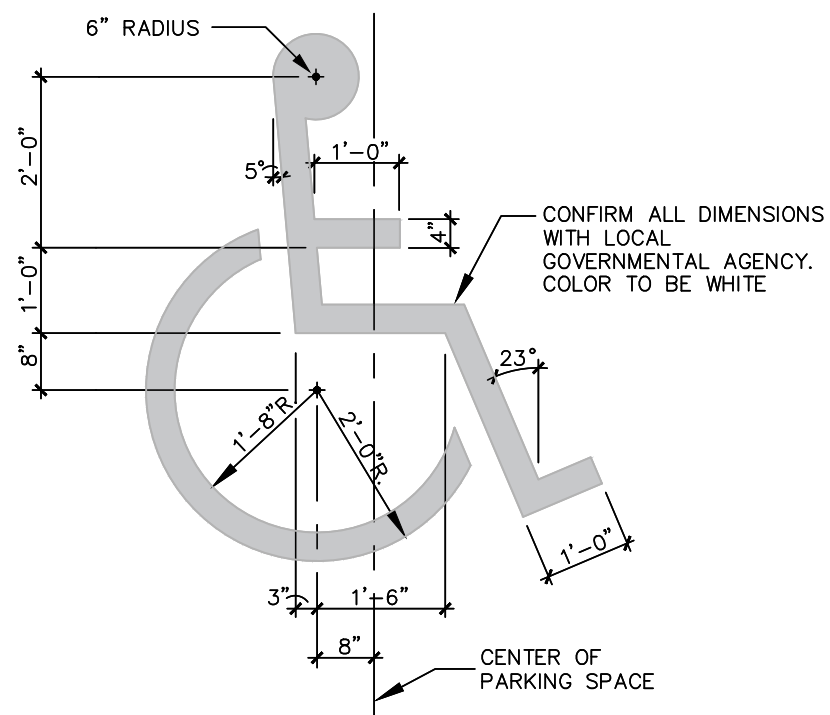
SHEET
A-4.1



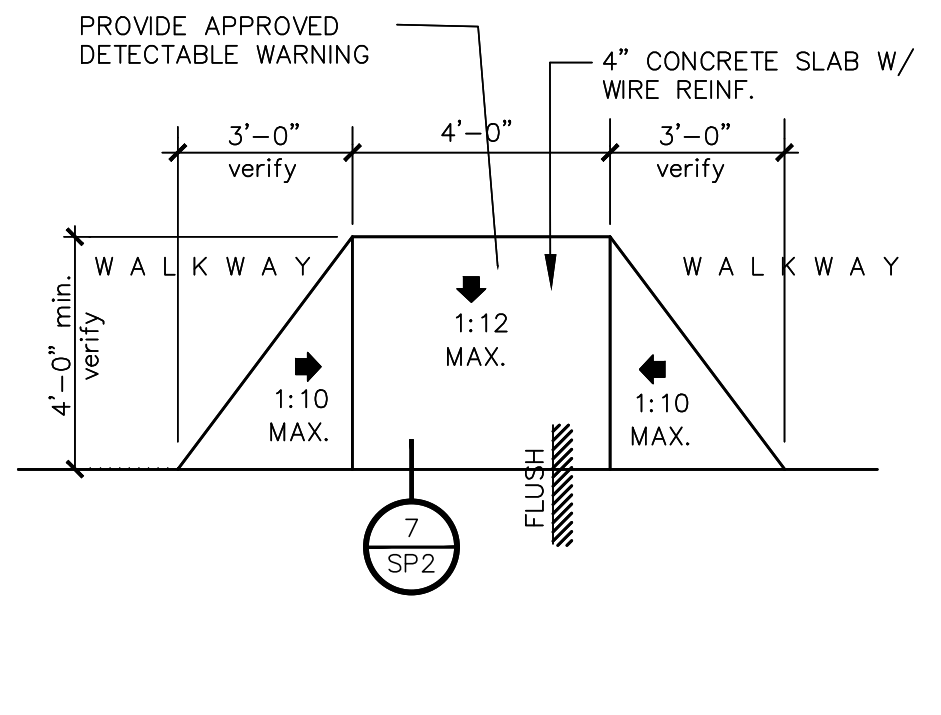
2 ENLARGED ADA RAMP
3/8" = 1'-0"

3 GARAGE CLEARANCE DETAIL
3/16" = 1'-0"

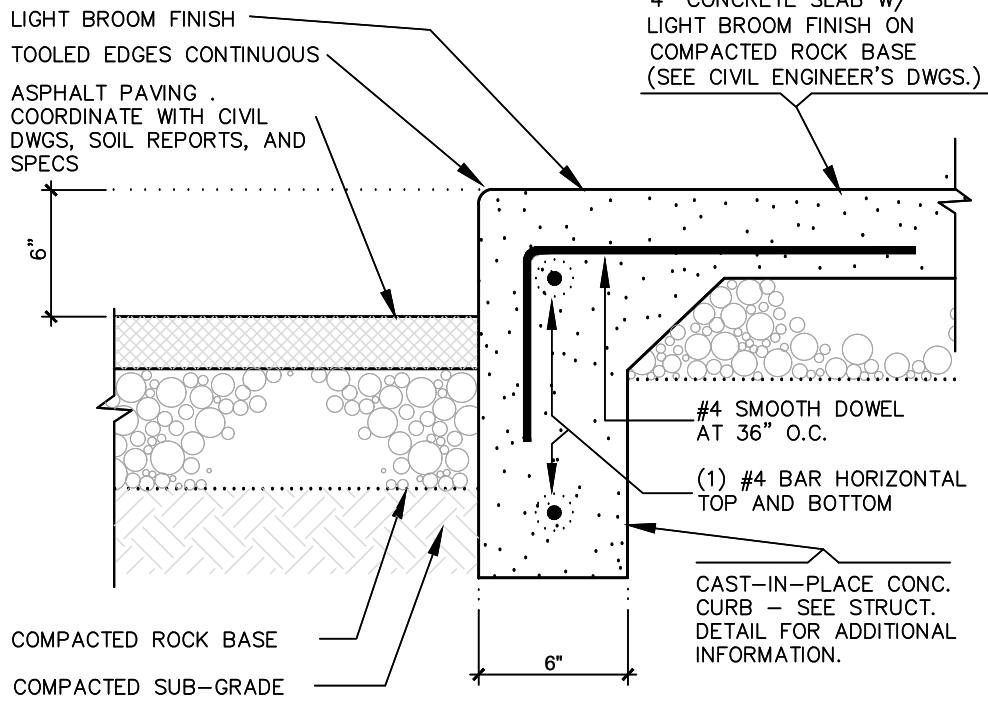
4 ENLARGED DUMPSTER
3/8" = 1'-0"



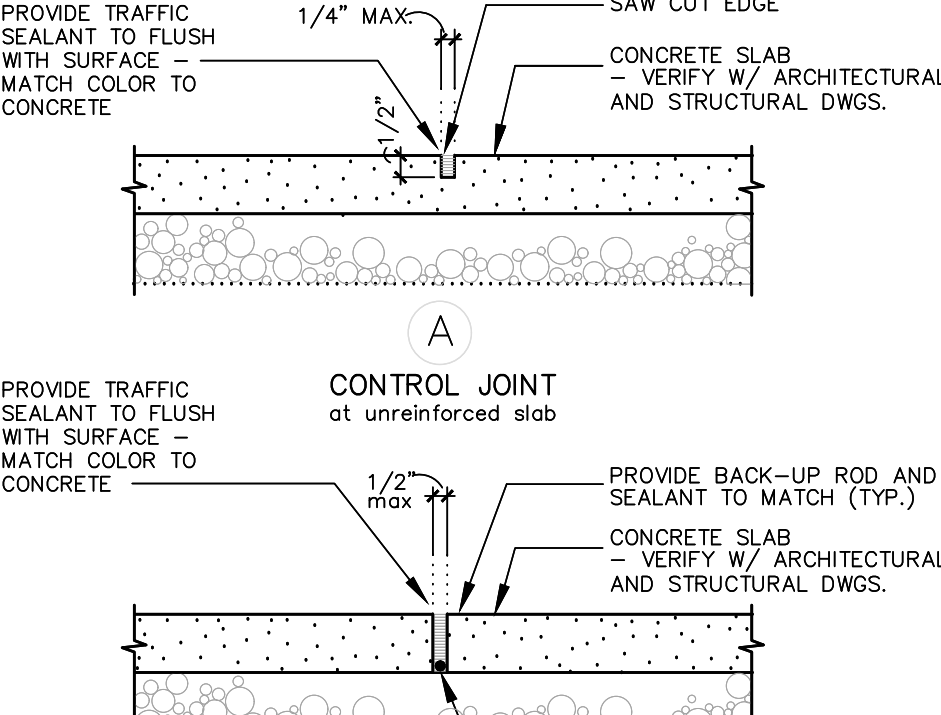
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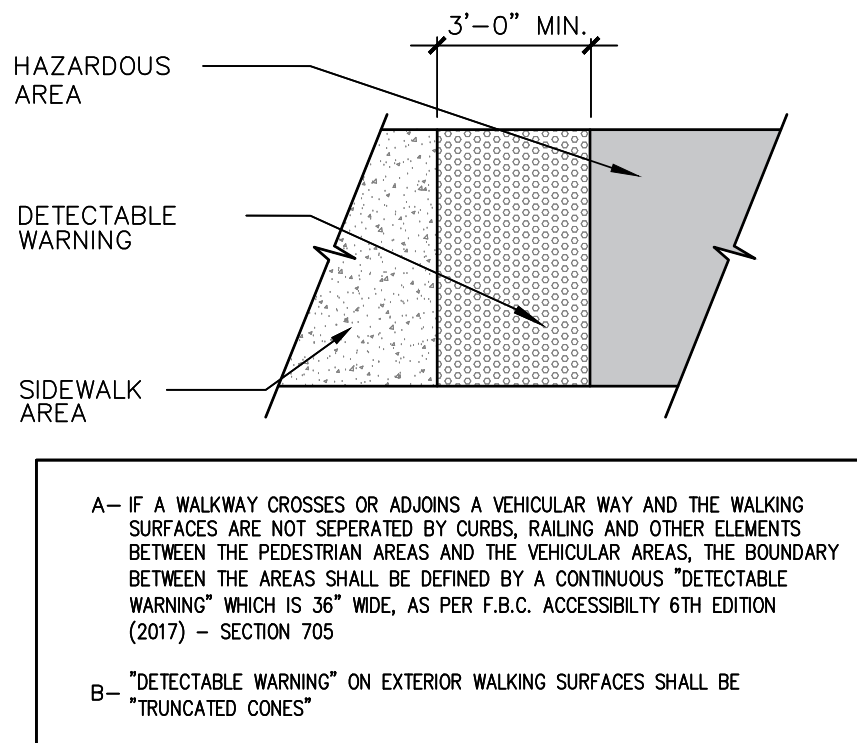
ACCESSIBLE CURB CUT DETAIL



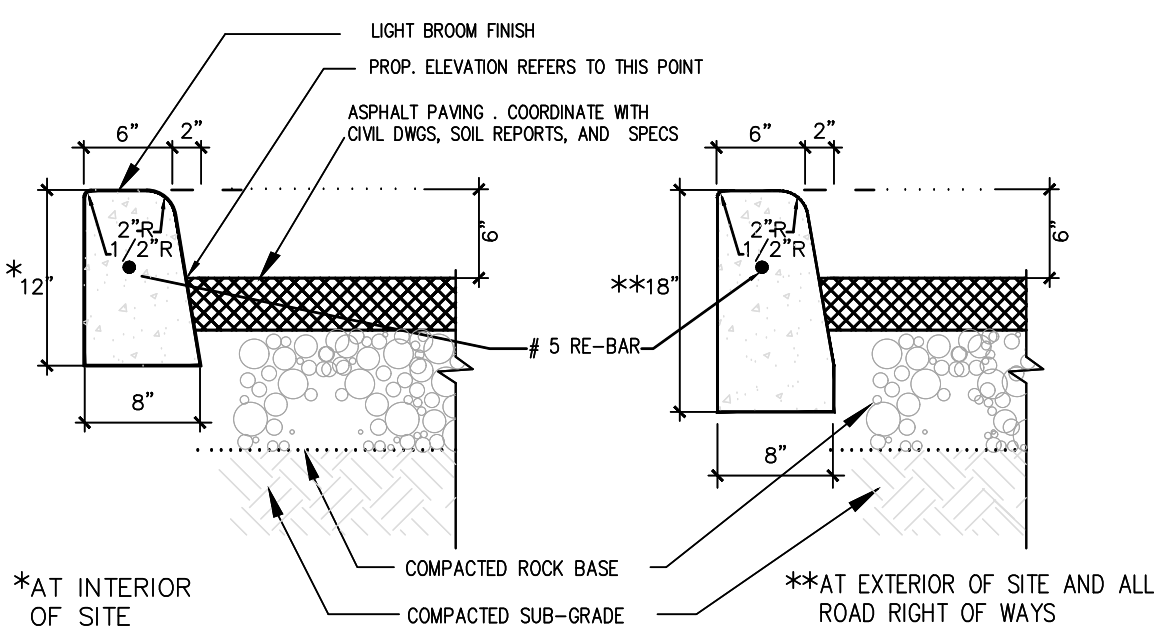
TYP. CONCRETE CURB



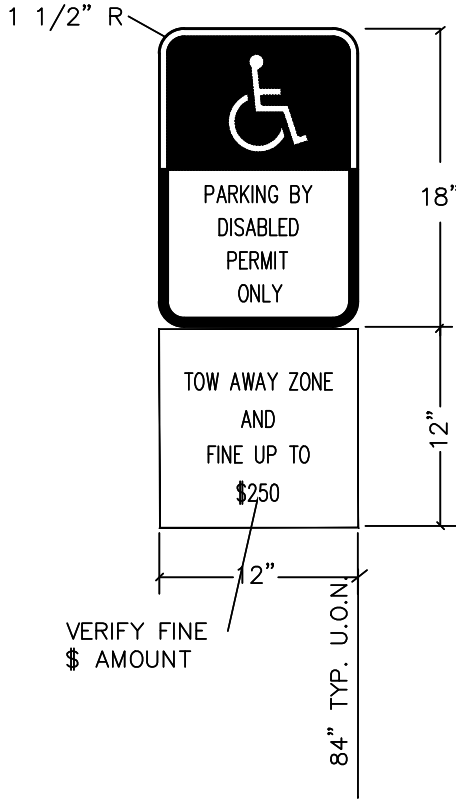
TYP. CONC. SLAB JOINTS



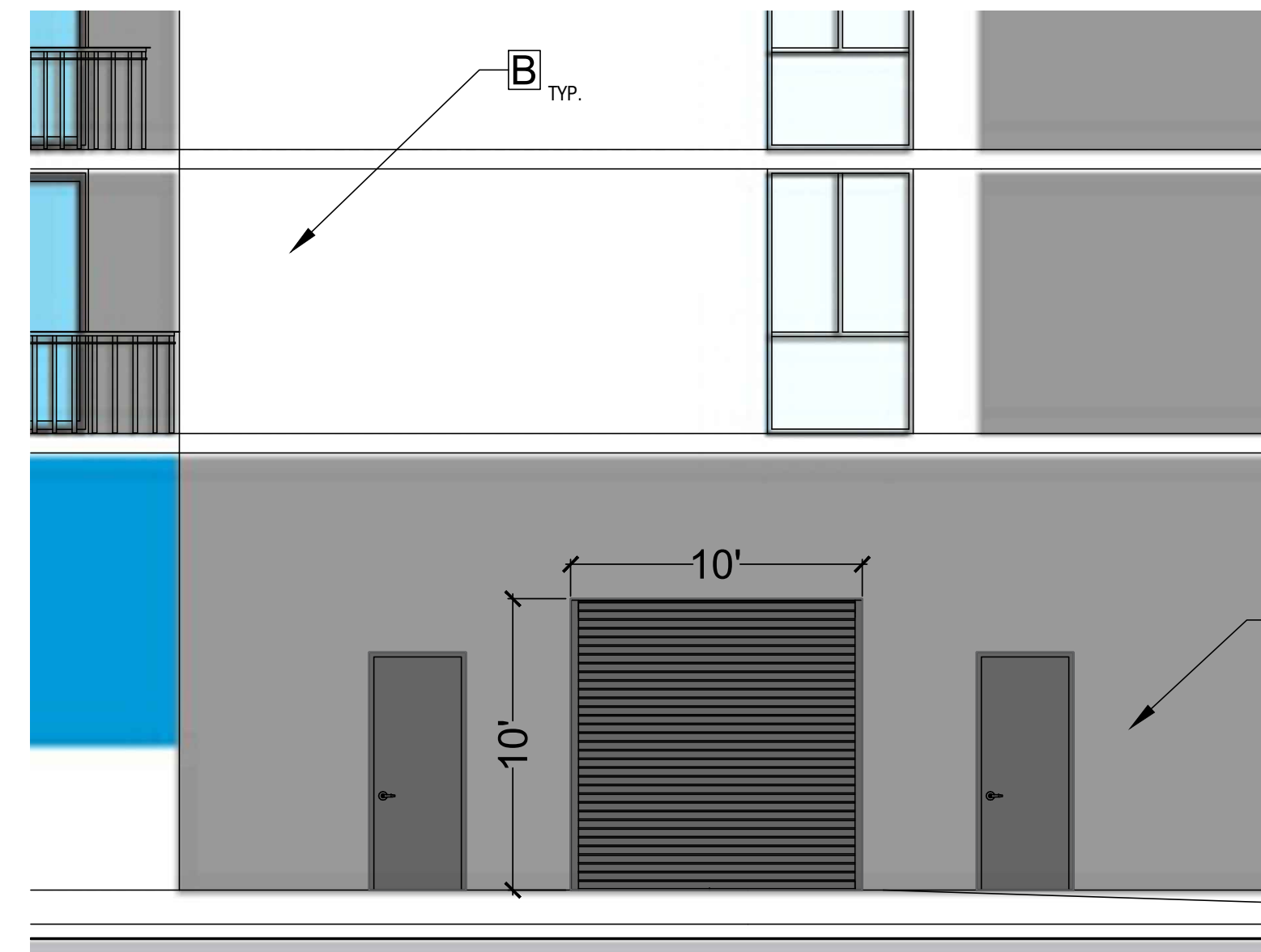
PLAN OF
DETECTABLE WARNING SURFACE



TYP. TYPE D CONCRETE CURB



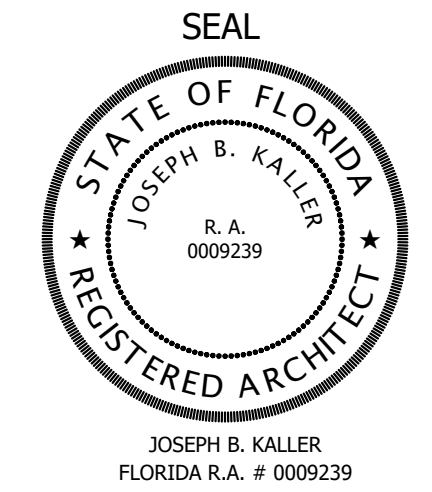
HANDICAPPED SIGNAGE DETAIL



5 TRASH ROLL-UP DOOR DETAIL
N.T.S.



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PROJECT TITLE
2543 POLK STREET
--
HOLLYWOOD, FL. 33020

SHEET TITLE
DETAILS

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	06-19-23	
PRE TAC	07-17-23	
FINAL TAC	09-18-23	
PND	TBD	

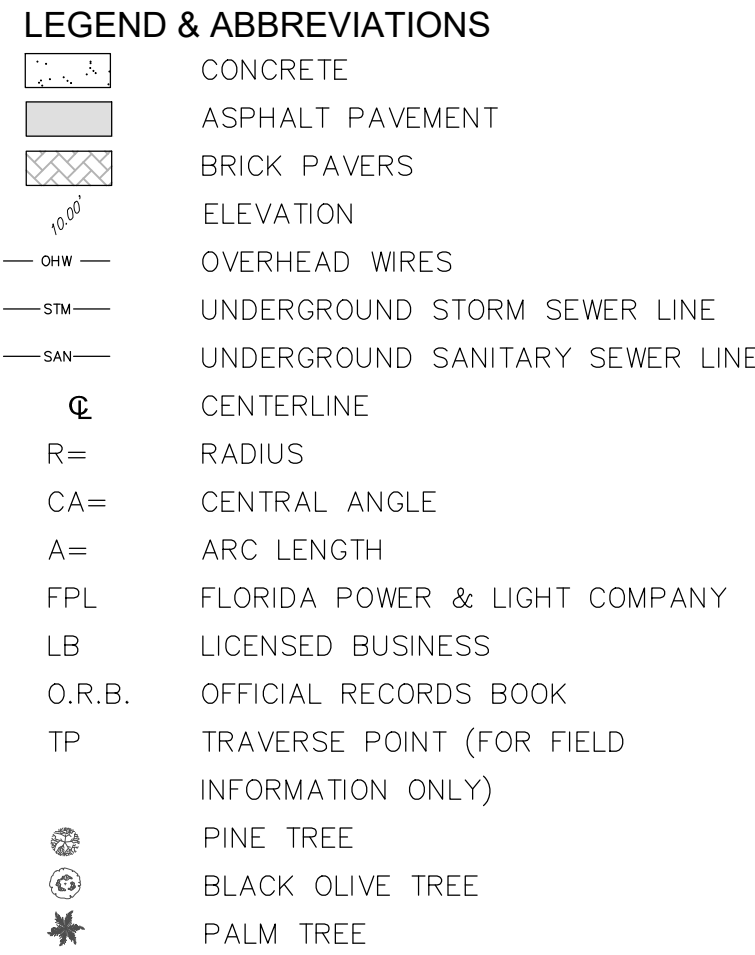
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SCHEMATIC DESIGN

PROJECT No.: 23017
DATE: 02/08/24
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SHEET

A-6.0



SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 20,500 SQUARE FEET (0.4706 ACRES), MORE OR LESS.

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1944, ELEVATION: 13.458 FEET.
3. FLOOD ZONE: K. BASE FLOOD ELEVATION: NONE; PANEL #12011C0568H; COMMUNITY #125113; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF BLOCK 17 BEING S90°00'00"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$.
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF OWNERSHIP & ENCUMBRANCE REPORT, TITLE NUMBER MTAFL-187421ST, PREPARED BY MADISON TITLE AGENCY, DATED JULY 03, 2023. THE FOLLOWING ITEMS ARE SPECIAL EXCEPTIONS OF SAID REPORT:
 - A. ALL CONDITIONS, EASEMENTS, EASEMENTS AND SETBACK LINES IN PLAT BOOK 1, PAGE 26 APPLY TO THIS SITE. THERE ARE PLATED EASEMENTS.
 - B. EASEMENT IN O.R.B. 382447, PAGE 425 DOES NOT APPLY TO THIS SITE.
 - C. EASEMENT IN O.R.B. 402444, PAGE 1465 DOES NOT APPLY TO THIS SITE.
 - D. TERMS AND CONDITIONS OF AGREEMENT IN O.R.B. 14863, PAGE 321 APPLY TO THIS SITE BUT CANNOT BE PLOTTED
 - E. ORDINANCE INCLUDING TERMS AND CONDITIONS IN O.R.B. 9256, PAGE 217 DOES NOT APPLY TO THIS SITE
 - F. ORDINANCE NO. 2005-18 IN O.R.B. 40082, PAGE 1783 DOES NOT APPLY TO THIS SITE
 - G. ORDINANCE NO. 2005-19 IN O.R.B. 40082, PAGE 1789 DOES NOT APPLY TO THIS SITE
 - H. CERTIFICATE IN O.R.B. 41397, PAGE 1179 DOES NOT APPLY TO THIS SITE
 - I. ORDINANCE NO. 76 IN O.R.B. 8136, PAGE 244 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED
 - J. ORDINANCE NO. 2002-61 IN O.R.B. 34145, PAGE 1891 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED
 - K. TERMS AND CONDITIONS OF AGREEMENT IN O.R.B. 47021, PAGE 724 DO NOT APPLY TO THIS SITE
 - L. NOT ADDRESSED.
9. THIS SITE CONTAINS 1 TOTAL CLEARLY IDENTIFIABLE PARKING SPACE.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

TO 2217-2231 JACKSON LLC; STEWART TITLE GUARANTY COMPANY; CAPITAL GROUP

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, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/05/22.

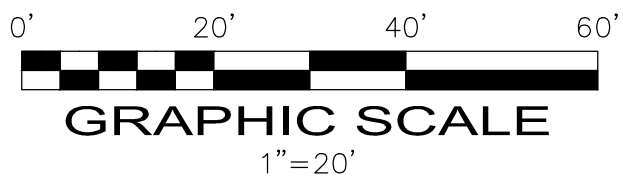
DATE OF PLAT OR MAP: 06/05/23

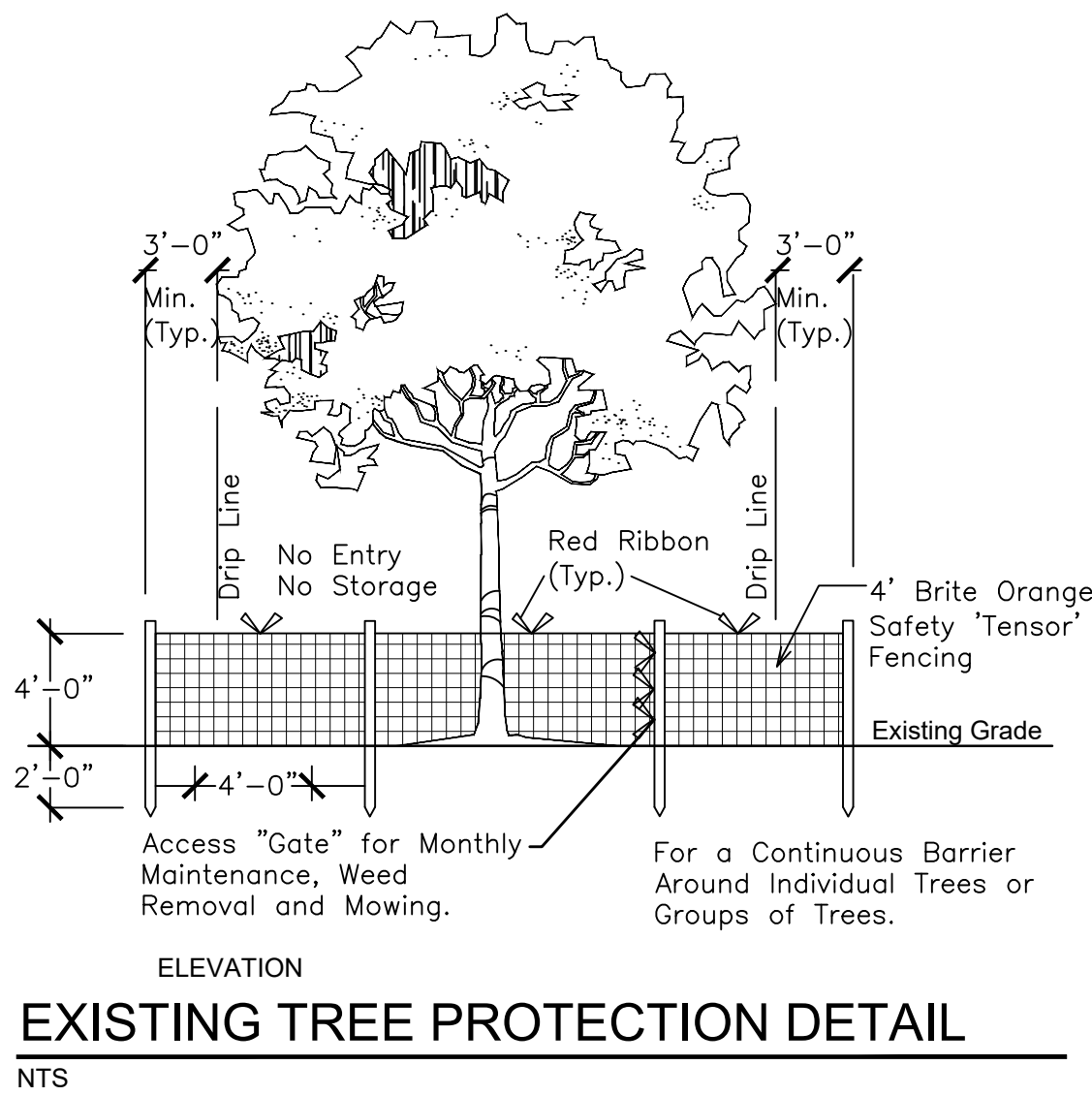
☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
 STATE OF FLORIDA

RESIDENTIAL SITE
2543 POLK STREET
HOLLYWOOD, FLORIDA 33020
(CITY OF HOLLYWOOD, BROWARD COUNTY)

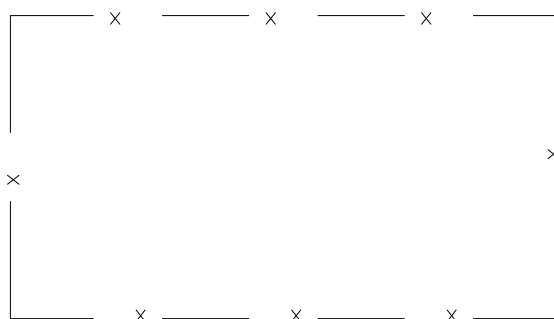
POLICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@policelandsurveyors.com
WEBSITE: www.policelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.	SCALE: 1" = 20'	CLIENT: CAPITAL GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 6/5/23	ORDER NO.: 71349





Before Construction Begins,
Contractor to Install and Maintain
Tree Protection Fencing Around
Existing Trees As Shown. See Existing
Tree Protection Detail This Sheet



2543 Polk Street Existing Tree / Palm List

Case/Location: 2543 Polk Street, Hollywood, FL
Date: 8/19/2023
Appraiser: Thomas White, ASLA-ISA, Arborist FL-5248A
Landscape Architect #FL1100
ISA Cert. Arborist #FL-5248A

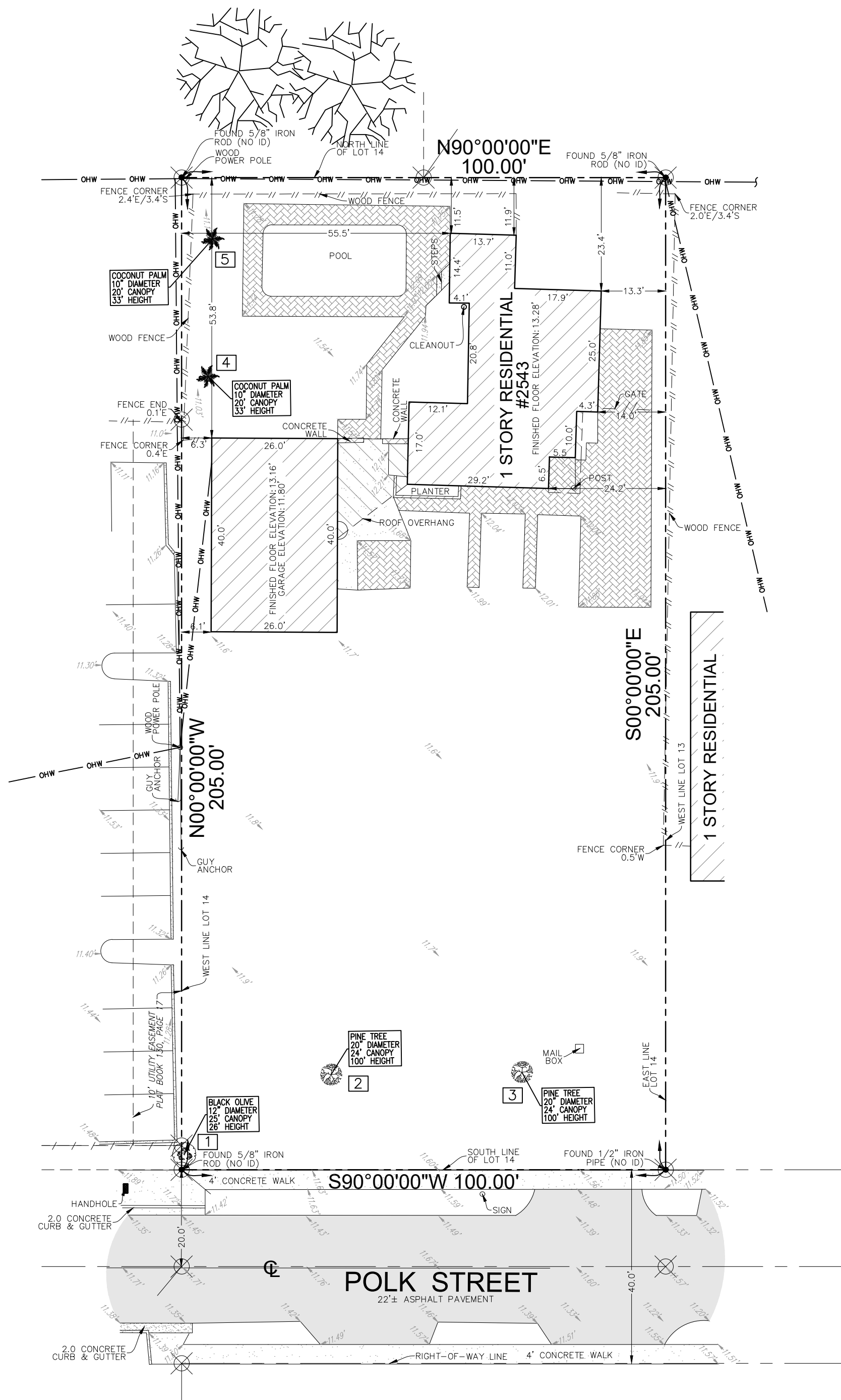
Existing Tree List

Section 4.5 City of Hollywood Landscape Manual; No permit required to removed the Norfolk Island Pines.

Tree #	Species Botanical Name / Common Name	Ht. (Feet)	Spr. (Feet)	DBH (Inches)	Condition	DBH Removed (Inches)	Disposition
1	Bucida buceras / Black Olive	25	25	12	Fair-Poor	0	Remain
2	Araucaria heterophylla / Norfolk Island Pine	75	15	20	Poor	20	Remove
3	Araucaria heterophylla / Norfolk Island Pine	75	15	20	Poor	20	Remove
DBH Removed						40	

Existing Palm List

Palm #	Species Botanical Name / Common Name	Ht. (Feet)	CT (Feet)	DBH (Inches)	Condition	Replacement Palms	Disposition
4	Cocos nucifera / Coconut Palm	35	20	10	Good	1	Remove
5	Cocos nucifera / Coconut Palm	35	20	10	Good	1	Remove
Replacement Palms Required						2	



THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
tcwhite@bellsouth.net
954-253-2265

REVISIONS

2543 Polk Street Apartments

Tree Survey / Disposition Plan

2543 Polk Street
Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
8-25-2023
SCALE: 1"=20'

Sheet No.
L-1
Sheet 1 Of 3



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

Check positive response codes before you dig!

GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

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

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

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

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

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

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

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

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

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

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

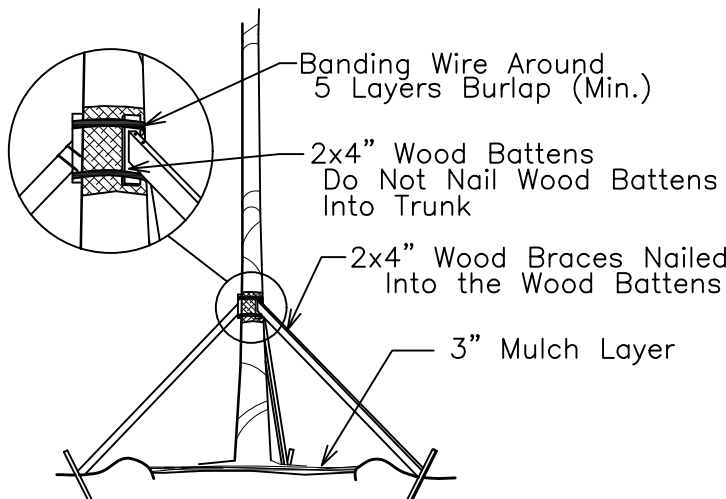
No fertilizers are required.

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

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

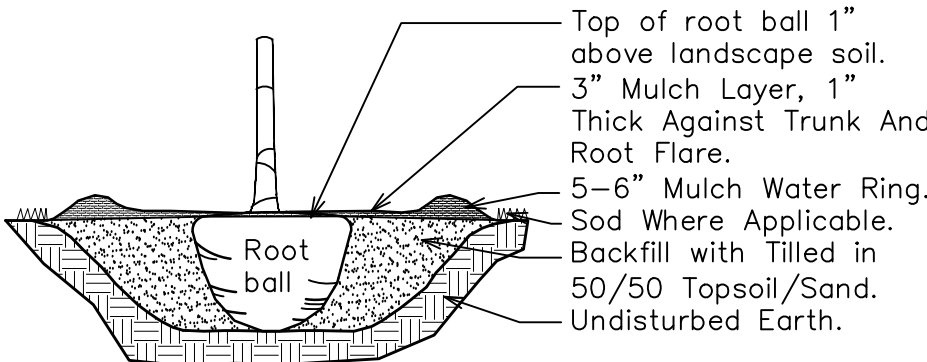
All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.

Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



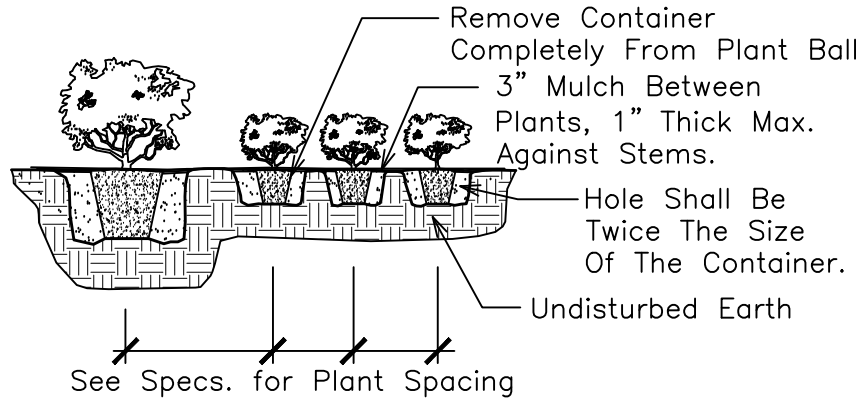
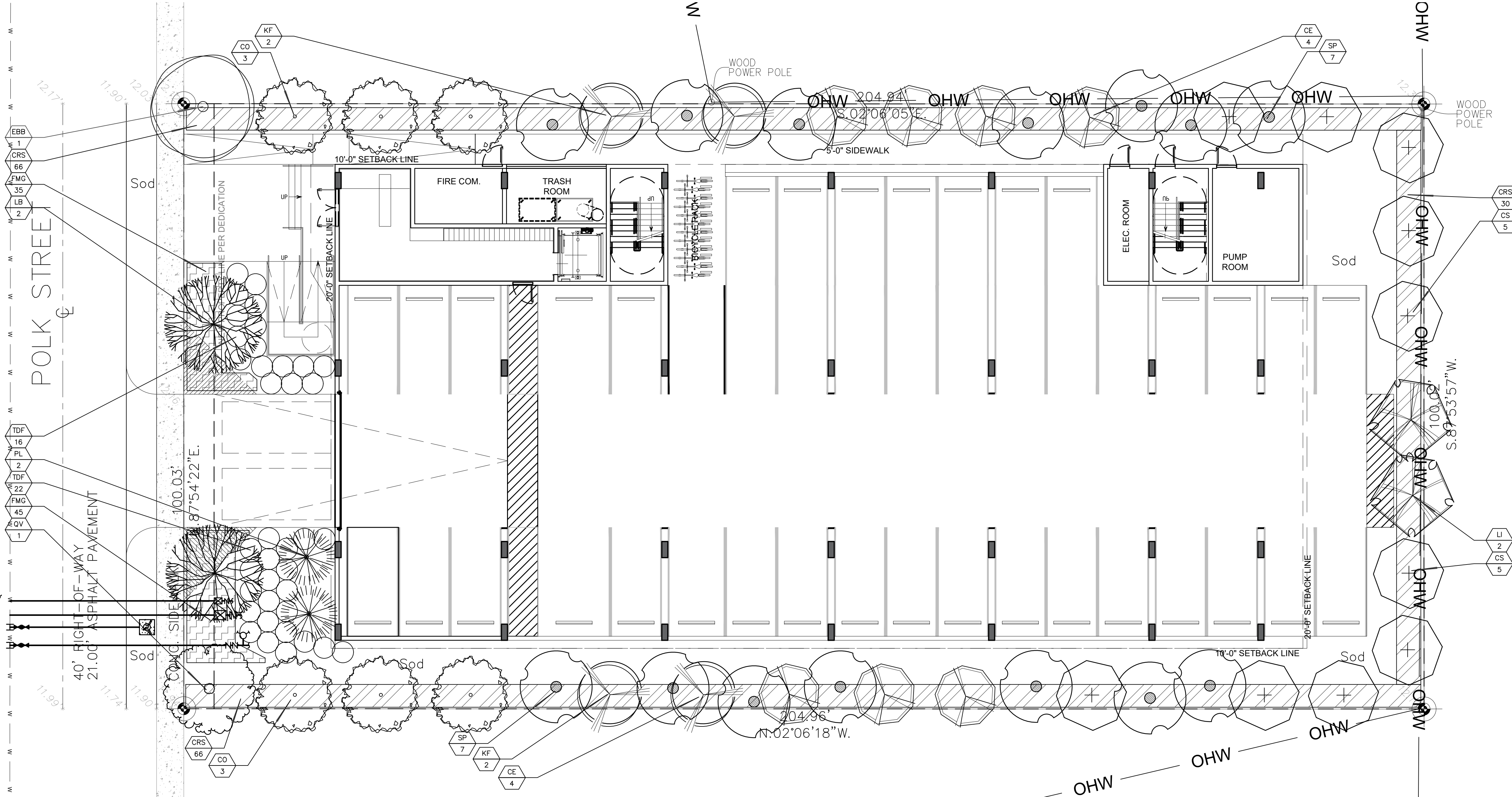
TREE/PALM BRACING DETAIL

NTS



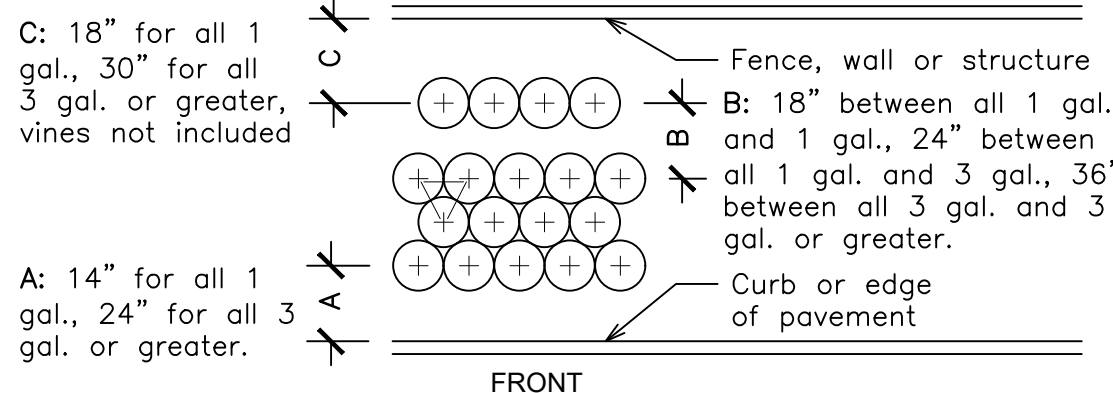
TREE/PALM PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



TYPICAL SHRUB SPACING DETAIL

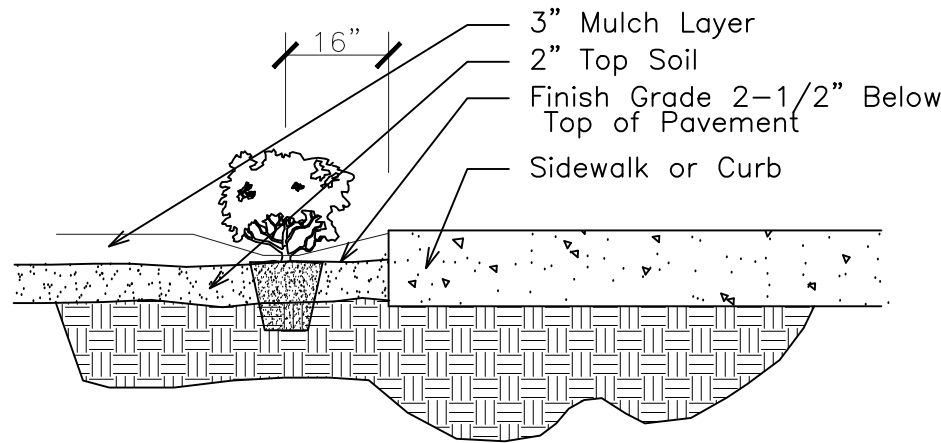
NTS

CITY OF HOLLYWOOD PLANTING CALCULATIONS

4.6 RAC					
4.d.(3)1	Street Trees: One Per 30 LF of Street Frontage	Required	Provided		
	100' LF Feet of Polk Street	4	4		
4.d.(3)2	5' Landscape Buffer Required and Provided. One Tree per 20 LF				
	510' LF Perimeter of North, East, West Boundaries	26	26		
4.d.(3)5	5' Landscape Buffer Required and Provided. 42" Landscape Element				
	510' LF Perimeter of North, East, West Boundaries	42" Hedge	42" Hedge	CRS 42"	
4.d.(3)9	One Tree per every 1,000 square feet of Pervious Area				
	7,219 Square Feet of Pervious (Net Lot) Area.	8	8		
4.d.(3)12	20% Landscape Open Space				
		4,103	20%	7,219	26%
Total Trees:		38	38		

GROUND FLOOR PLANT LIST

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CODE REQUIRED TREES				
CE	(N)	V	8	Conocarpus erectus sericeus / Silver Buttonwood
CO	(N)	V	6	Chrysophyllum oliviforme / Satin Leaf
CS	(N)	V	10	Cordia sebestena / Orange Geiger
EBB	(N)	V	1	Existing Bucida buceras / Black Olive
KF	(N)	V	4	Krugiodendron ferreum / Black Ironwood
LB	(N)	V	2	Lysiloma bahamensis / Wild Tamarind
LI	(N)	V	2	Lagerstroemia indica / Crape Myrtle
PL	(N)	V	2	Polyalthia longifolia Pendula / Mast Tree
QV	(N)	V	1	Quercus virginiana / Live Oak
SP	(N)	V	12	Sabal palmetto / Cabbage Palm
		40	Total Site Trees (SP Counted 3:1)	
		35	Native Trees	
		88%	Native Trees	
PROPOSED MITIGATION PALMS				
SP	(N)	V	2	Sabal palmetto / Cabbage Palm
			10' CT Min.	
			Total Palms Added	0
			Total Palms Removed	2
			Palms Deficiency	0
GROUND FLOOR SHRUBS				
CRS	(N)	V	162	Clusia rosea / Small Leaf Clusia
TDF	(N)	V	38	Tripsacum dactyoides / Fakahatchee Grass
			200	Total Shrubs
			200	Native Shrubs
			100%	Native Shrubs
GROUND FLOOR GROUND COVERS / SOD				
FMG	(N)	V	80	Ficus microcarpa / Green Island Ficus
Sod	(N)	M	2,500 S.F.	Stenotaphrum secundatum / St. Augustine Palmetto
			18" Spr., 20-24" OC	
			Solid application - no gaps between seams	



SHRUB INSTALLATION DETAIL

NTS

CITY OF HOLLYWOOD					
SITE PLAN INFORMATION					
	Future Land Use:		Regional Activity Center		
	Future Property Zoning:		RAC		
	Gross Site Area:	20,514.0 Sq. Feet	=	0.47	Acres
Driveway, Walks, Outdoor Parking:	Building Footprint:	12,609.0 Sq. Feet	=	61.47%	
		686.0 Sq. Feet	=	3.34%	
	Total Impervious Areas:	13,295.0 Sq. Feet	=	64.81%	
	Landscape Area:	7,219.0 Sq. Feet	=	35.19%	
	Total Pervious Areas:	7,219.0 Sq. Feet			



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Landscape Permit Plan
2543 Polk Street Apartments
2543 Polk Street
Hollywood, Florida 33020

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
tcawhite@ellsouth.net
954-253-2265

REVISIONS

NO.	DESCRIPTION



DRAWN:
TW
CHECKED:
TW
DATE:
8-25-2023
SCALE: 1"=10'

Sheet No.

L-2
Sheet 2 Of 3

GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

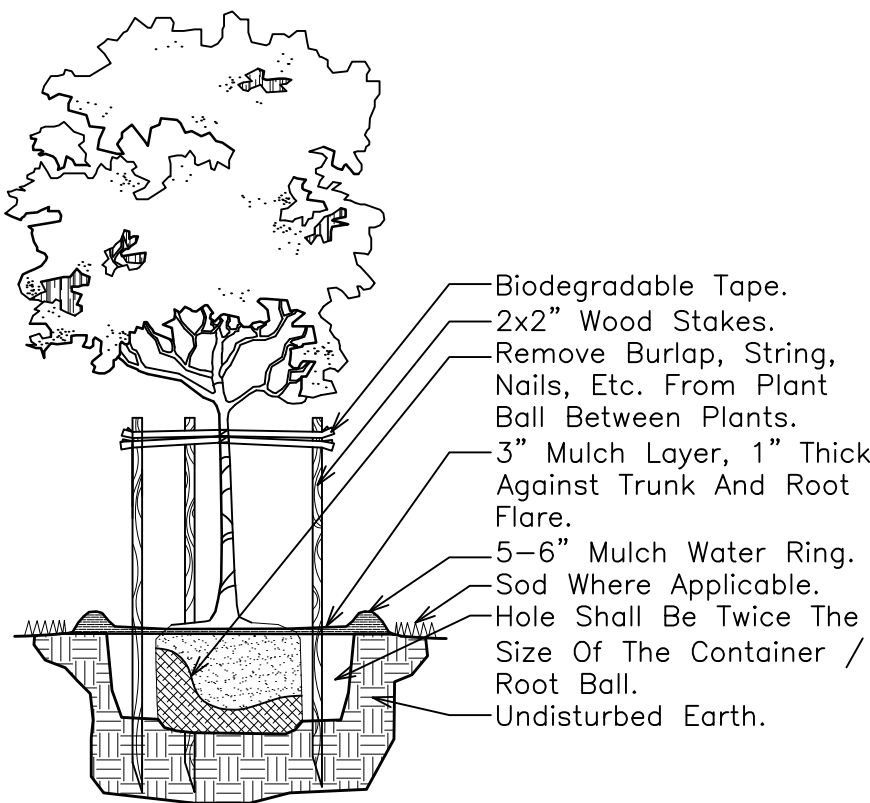
No fertilizers are required.

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

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

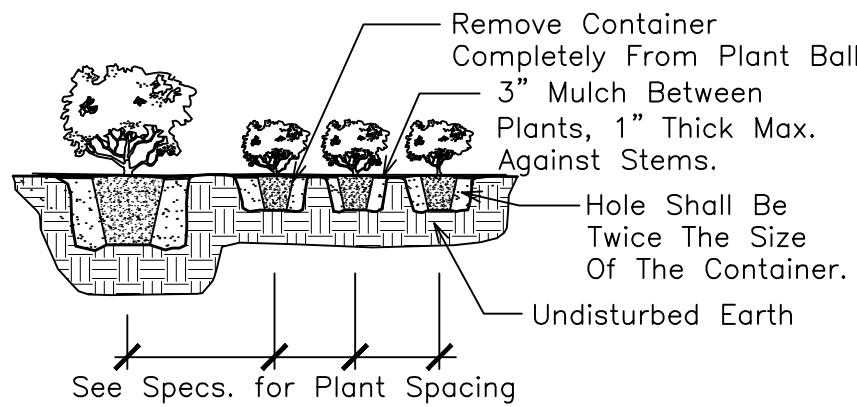
All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.

Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



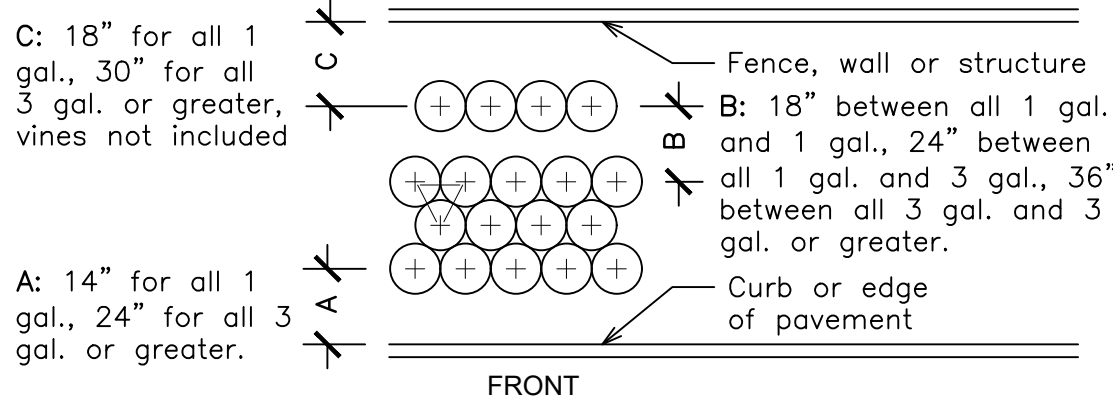
SMALL TREE PLANTING DETAIL

NTS



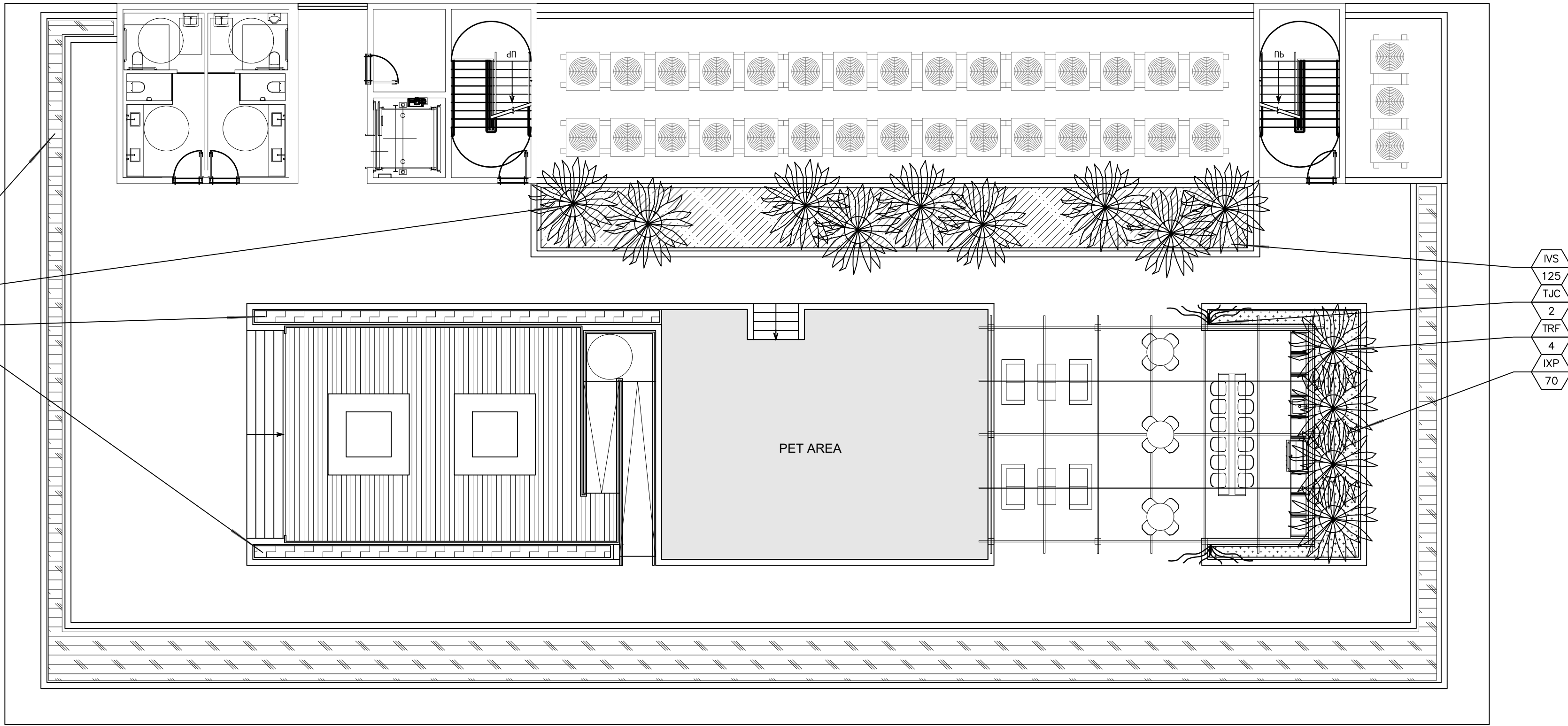
SHRUB PLANTING DETAIL

NTS



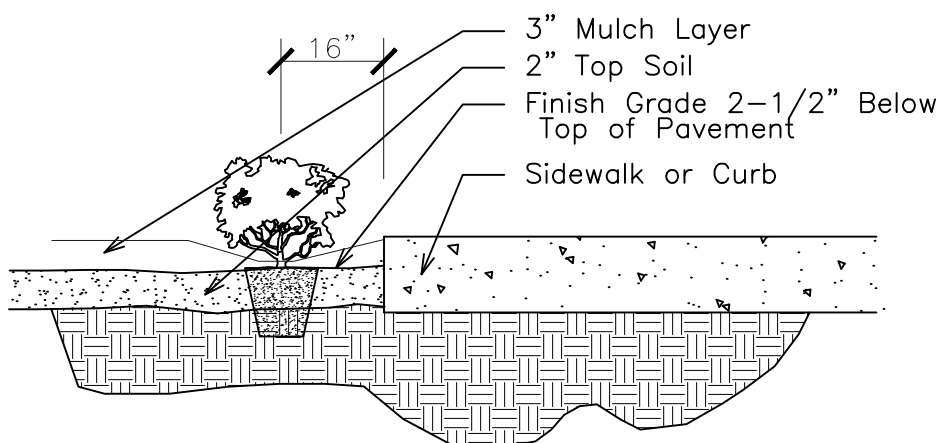
TYPICAL SHRUB SPACING DETAIL

NTS



ROOFTOP PLANT LIST

ROOFTOP SHRUBS					
CES	(N)	V	212	Conocarpus erectus sericeus / Silver Buttonwood	24"x 18", 24" OC
PMP		V	42	Podocarpus macrophyllus / Podocarpus	30"x 18", 24" OC
TJC		V	2	Trachelospermum jasminoides / Confederate Jasmine Vine	3' OA Ht, Trellis
TRF	(N)	V	13	Thrinax radiata / Florida Thatch Palm	6' OA Ht, Sng. Trunks
			269	Total Shrubs	
			225	Native Shrubs	
			84%	Native Shrubs	
ROOFTOP GROUND COVERS					
IVS	(N)	V	125	Ilex vomitoria 'Stokes Dwarf' / Dwarf Ilex Holly	12"x 12", 24" OC
IXP		V	70	Ixora 'Petite' / Red Taiwan Dwarf	12"x 12", 24" OC



SHRUB INSTALLATION DETAIL

NTS

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
tcwhite@bellsouth.net
954-253-2265

REVISIONS

2543 Polk Street Apartments

Landscape Permit Plan - Rooftop

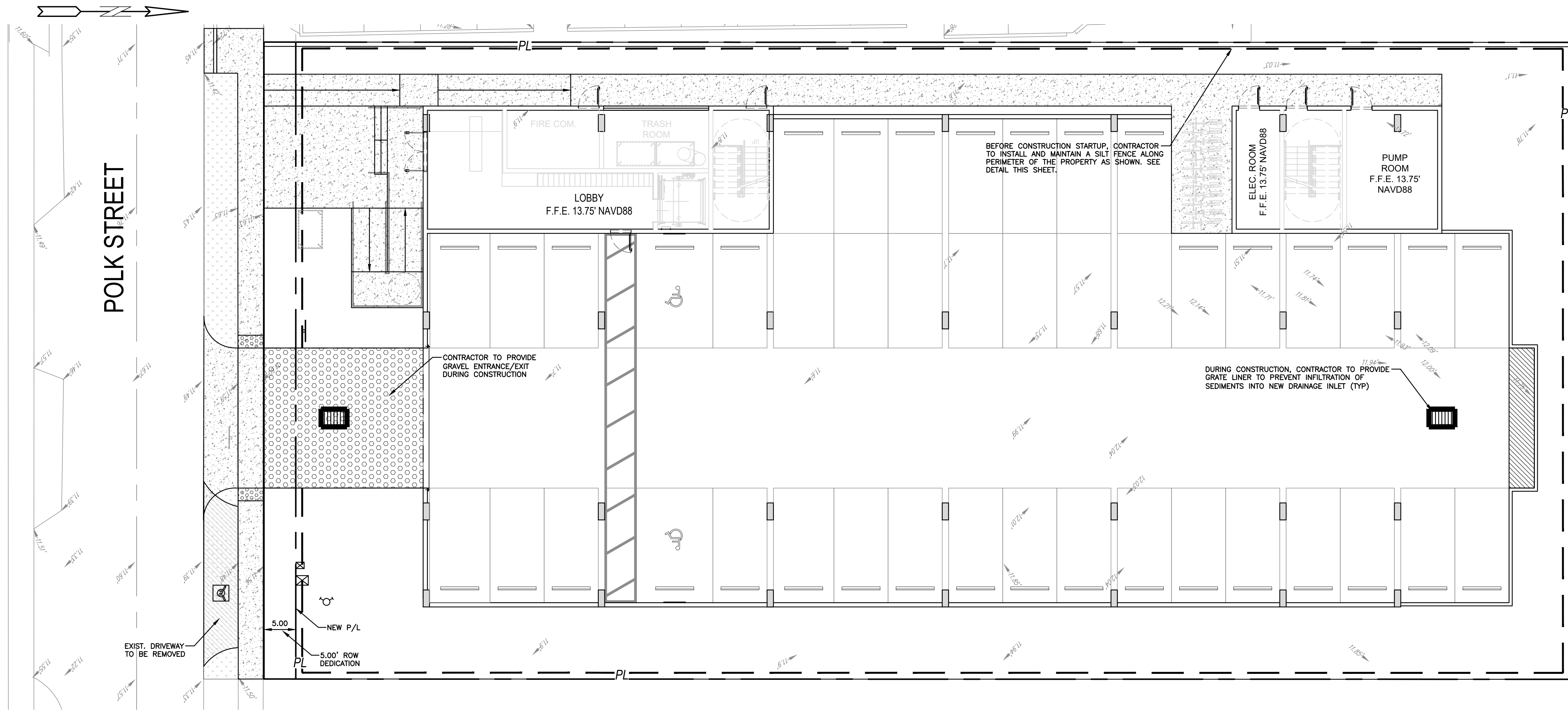
2543 Polk Street
Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
8-25-2023
SCALE: 1"=10'

Sheet No.
L-3
Sheet 3 Of 4

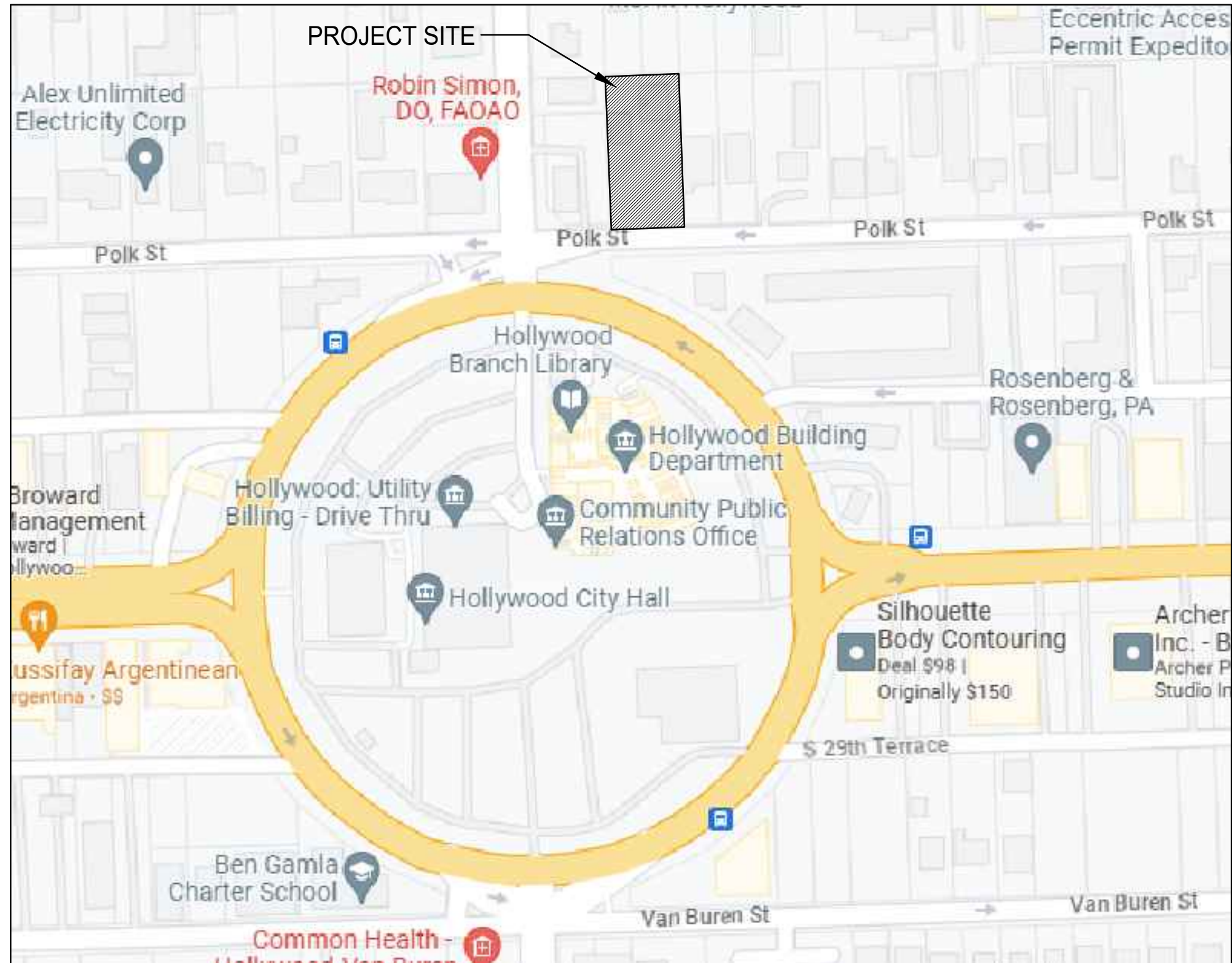
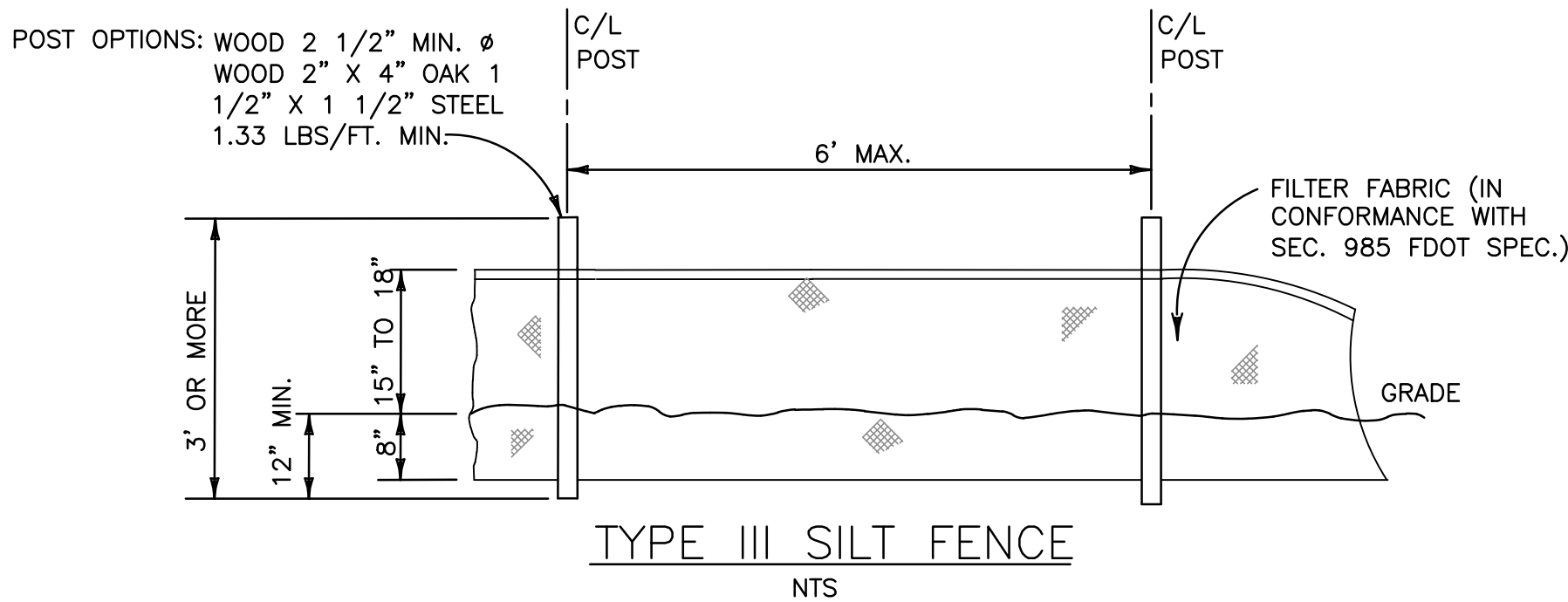
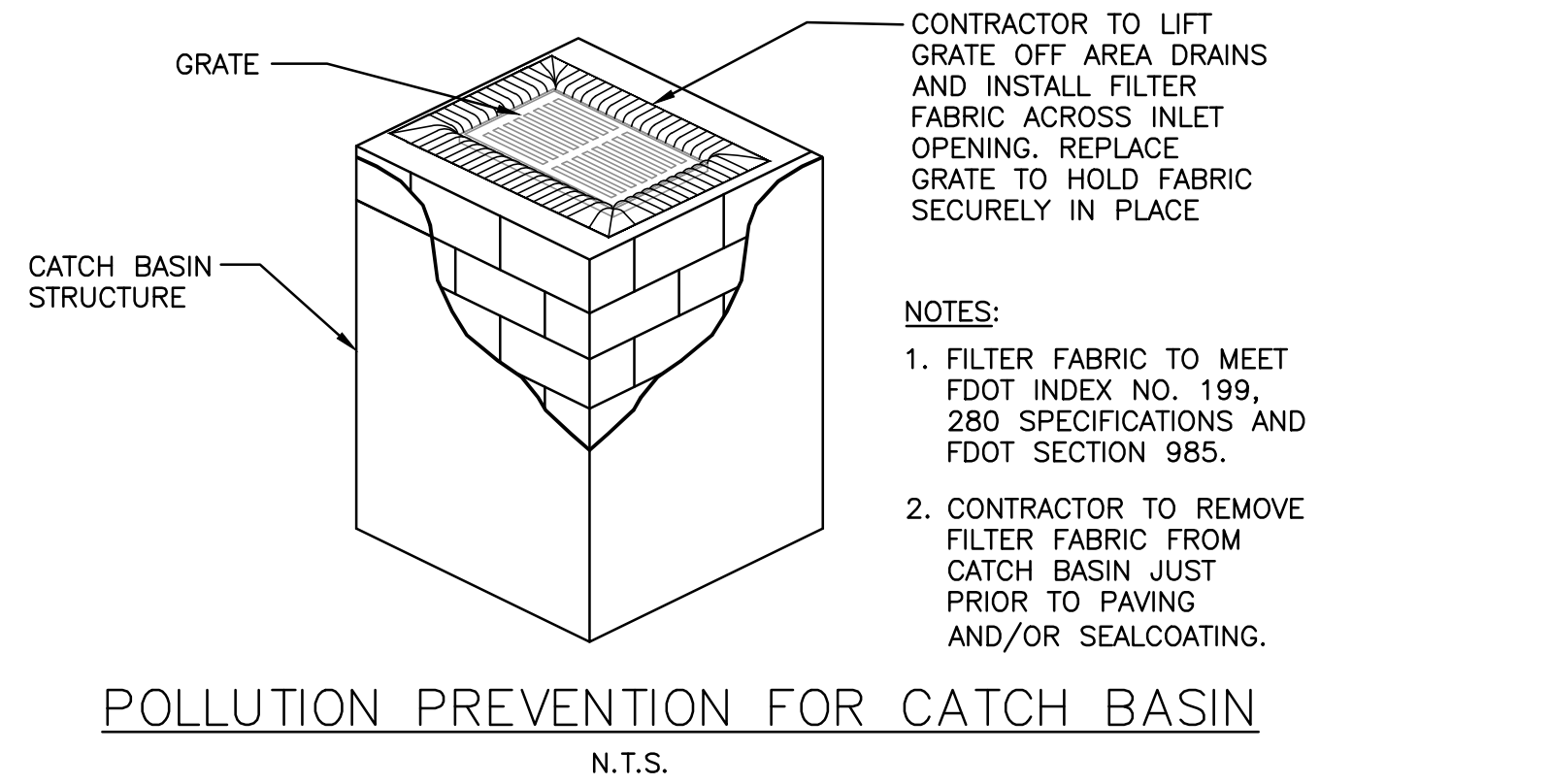
Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!



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



LOCATION MAP
NOT TO SCALE

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

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'



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REVISIONS

NO.	DATE	DESCRIPTION

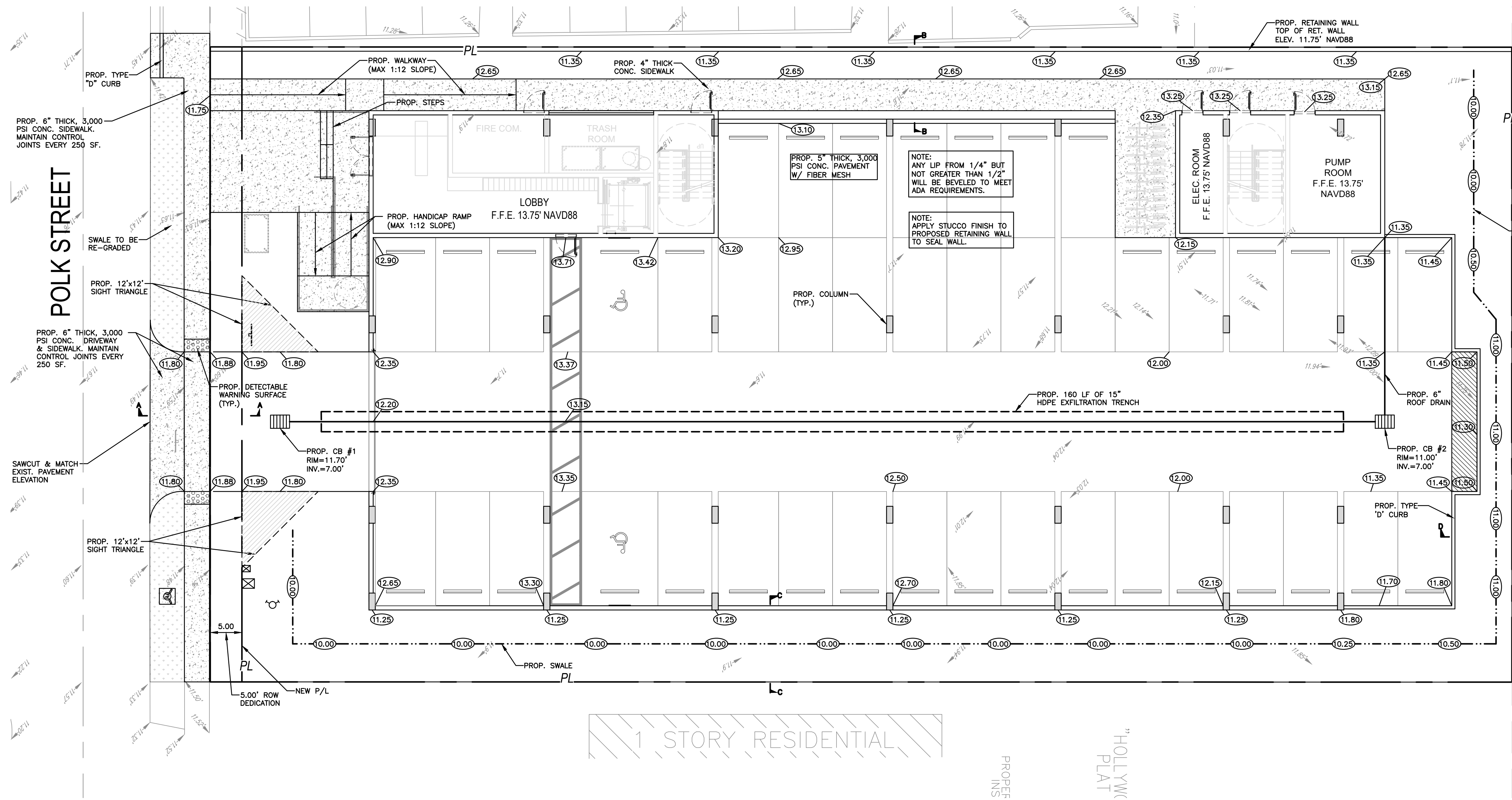
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158

ZE

POLK STREET APARTMENTS
2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 8/29/23
SCALE: 1"=10'
SHEET NO.: **C1**
1 OF 11
PROJECT NO.: 23-40

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



LEGEND

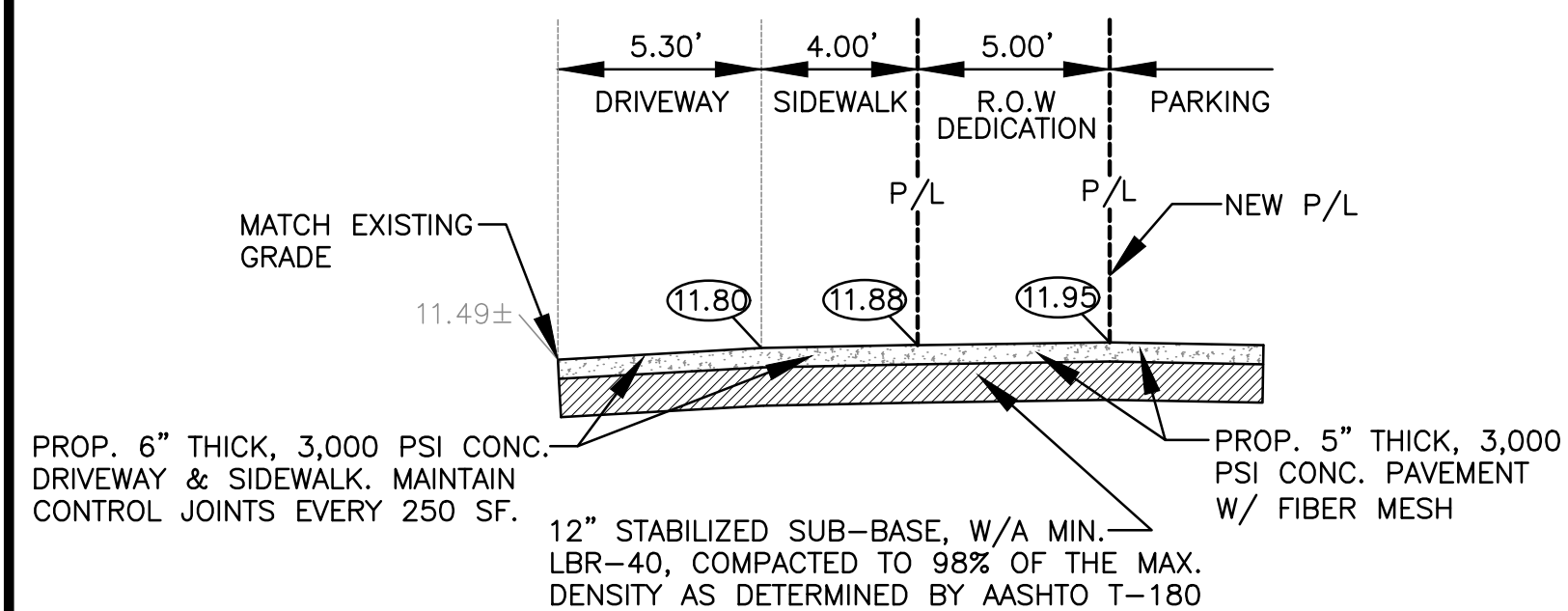
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

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

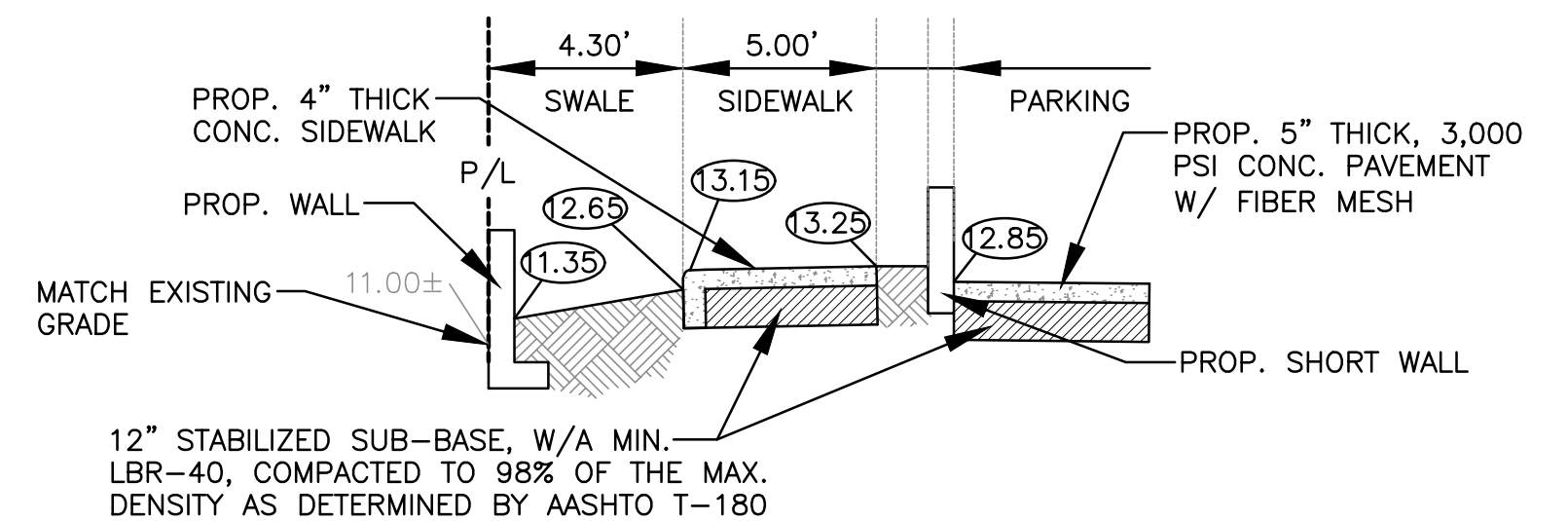
NOTE:
PRIOR TO CONSTRUCTION
DOCUMENTS SUBMITTAL
SURVEY WILL BE UPDATED
TO INCLUDE ADDITIONAL
EXISTING GRADES ALONG
THE NORTH PROPERTY LINE.

NOTES:

- 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.
- PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 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.
- 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.
- ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



3-4-24

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

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NO.	DATE	DESCRIPTION
1	9-28-23	TAC REVIEW COMMENTS
2	1-3-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

POLK STREET APARTMENTS
2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 8/29/23

SCALE: 1"=10'

SHEET NO.:

C2

2 OF 11

PROJECT NO.: 23-40

GENERAL CONDITION NOTES :

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

PAVING, GRADING & DRAINAGE NOTES:

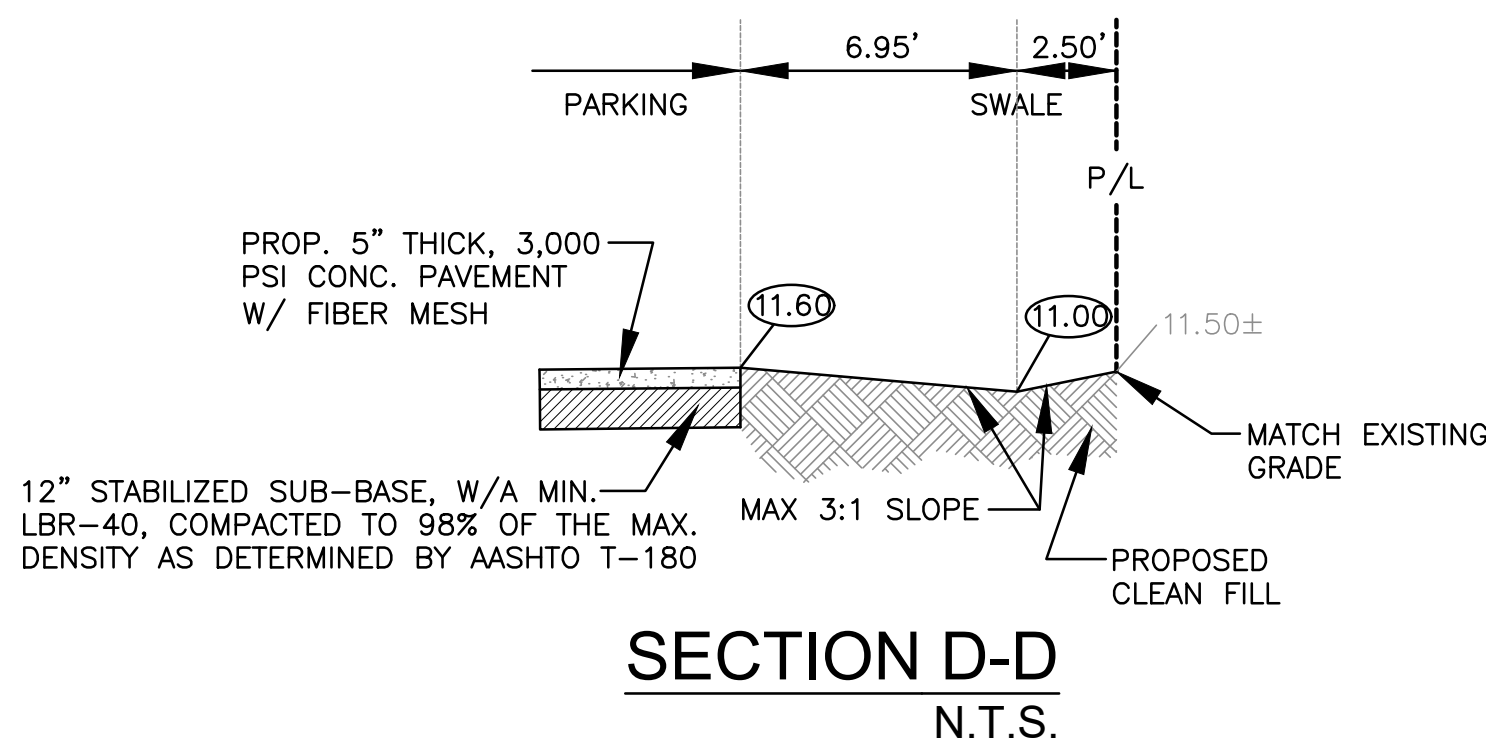
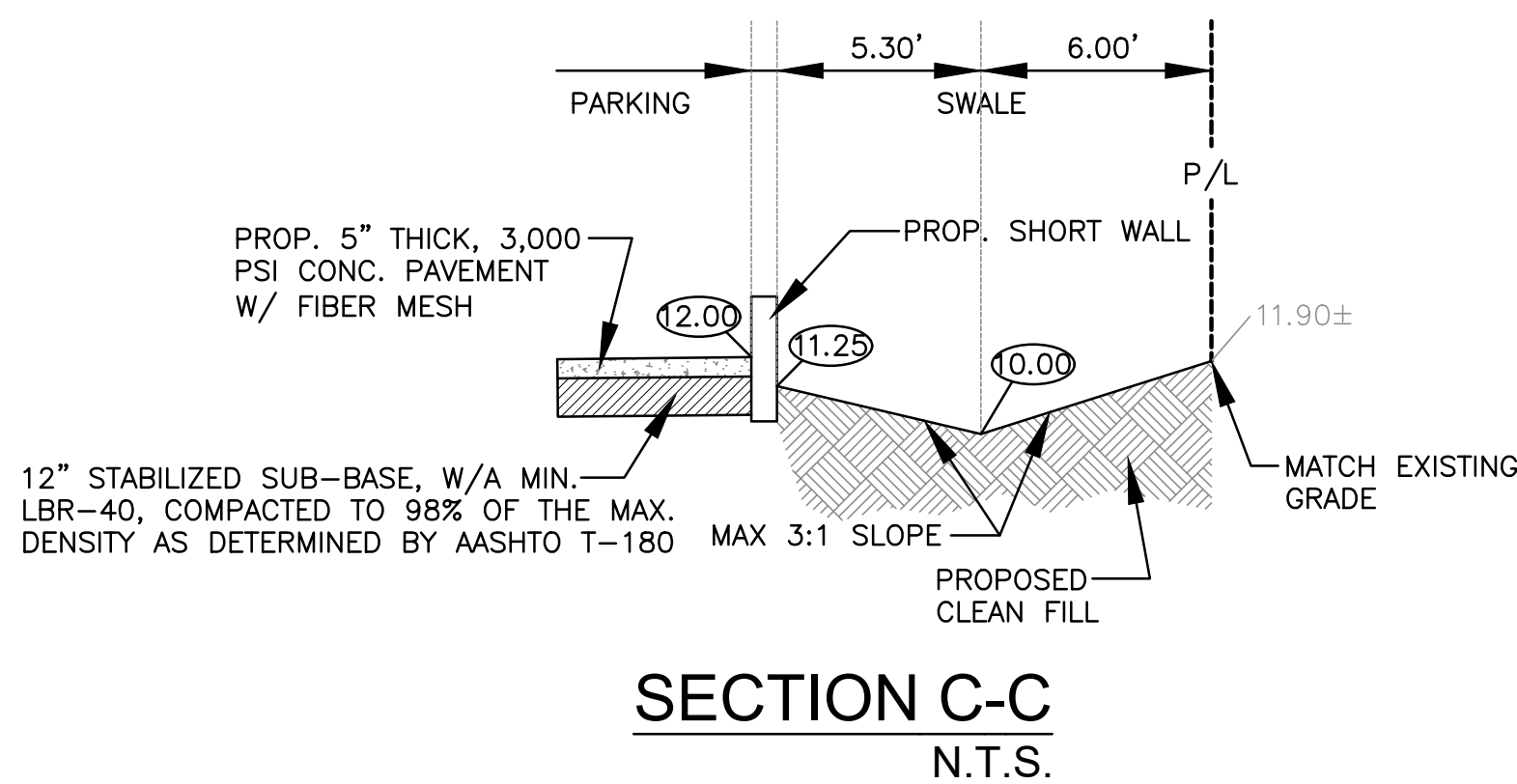
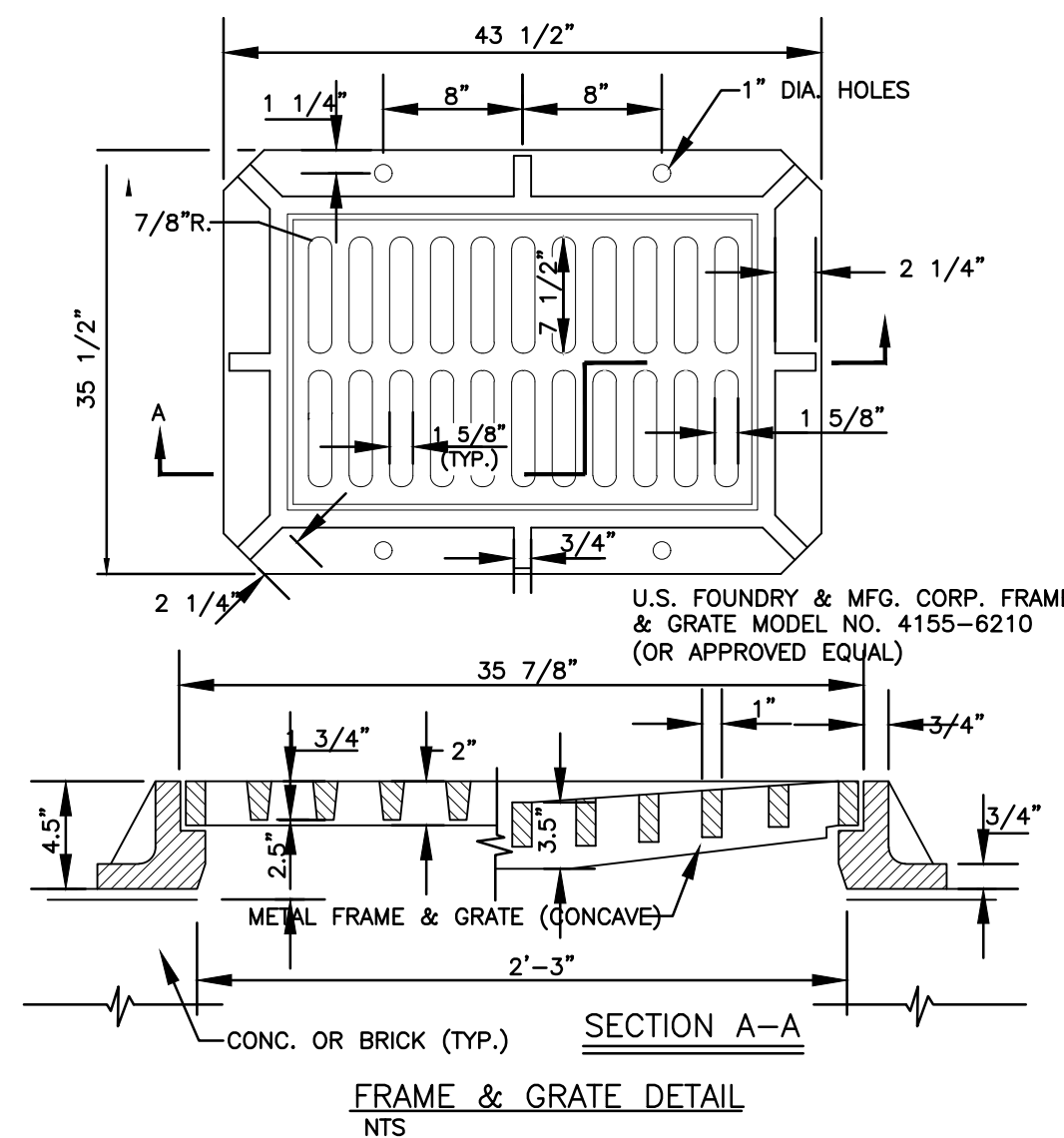
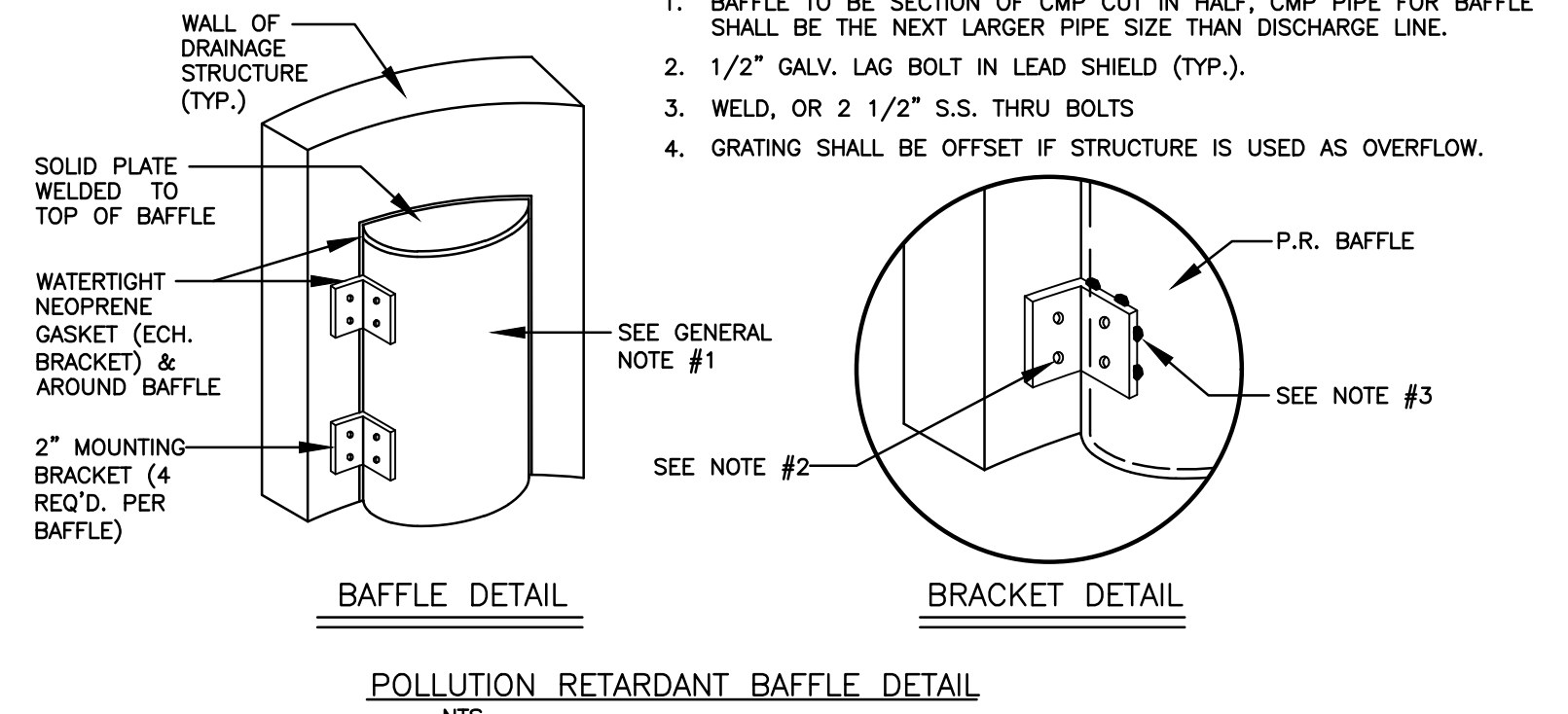
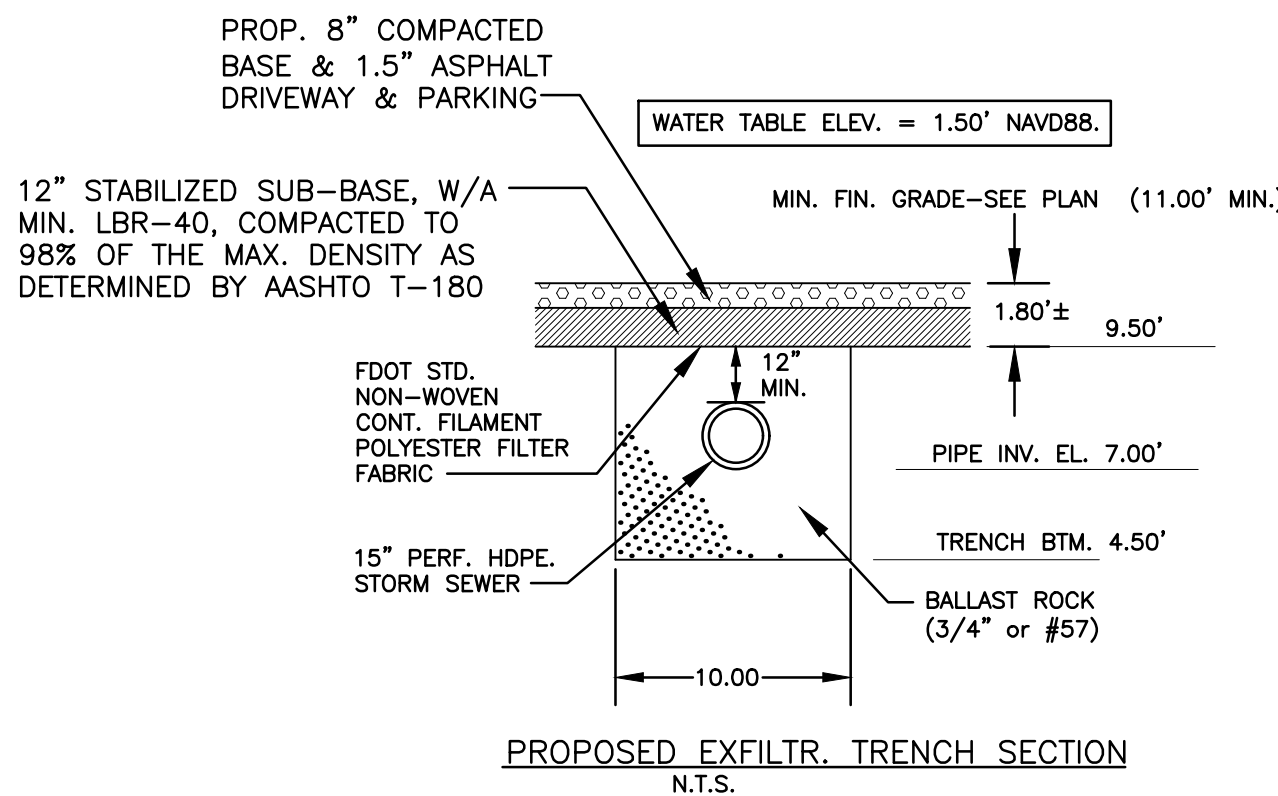
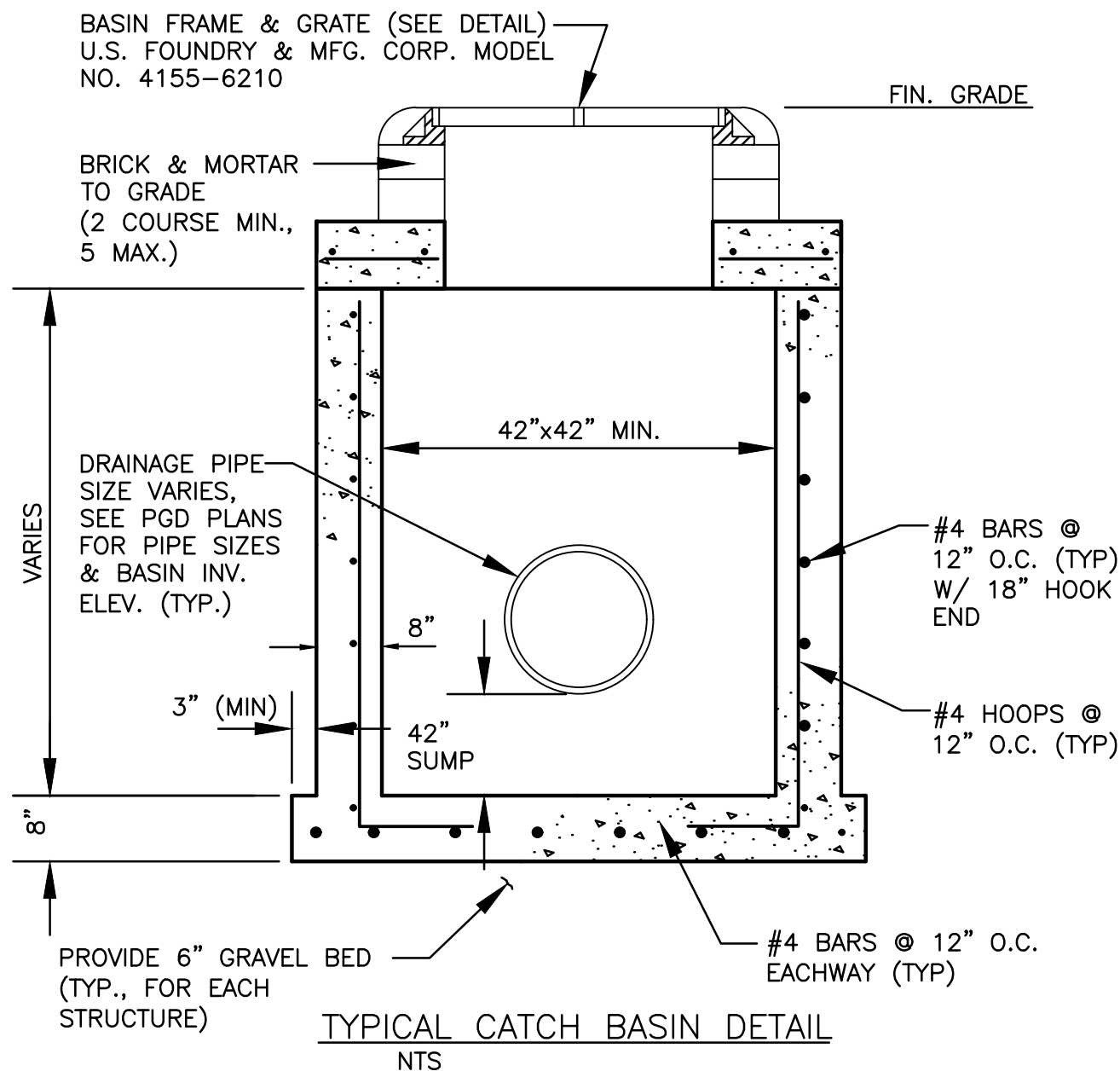
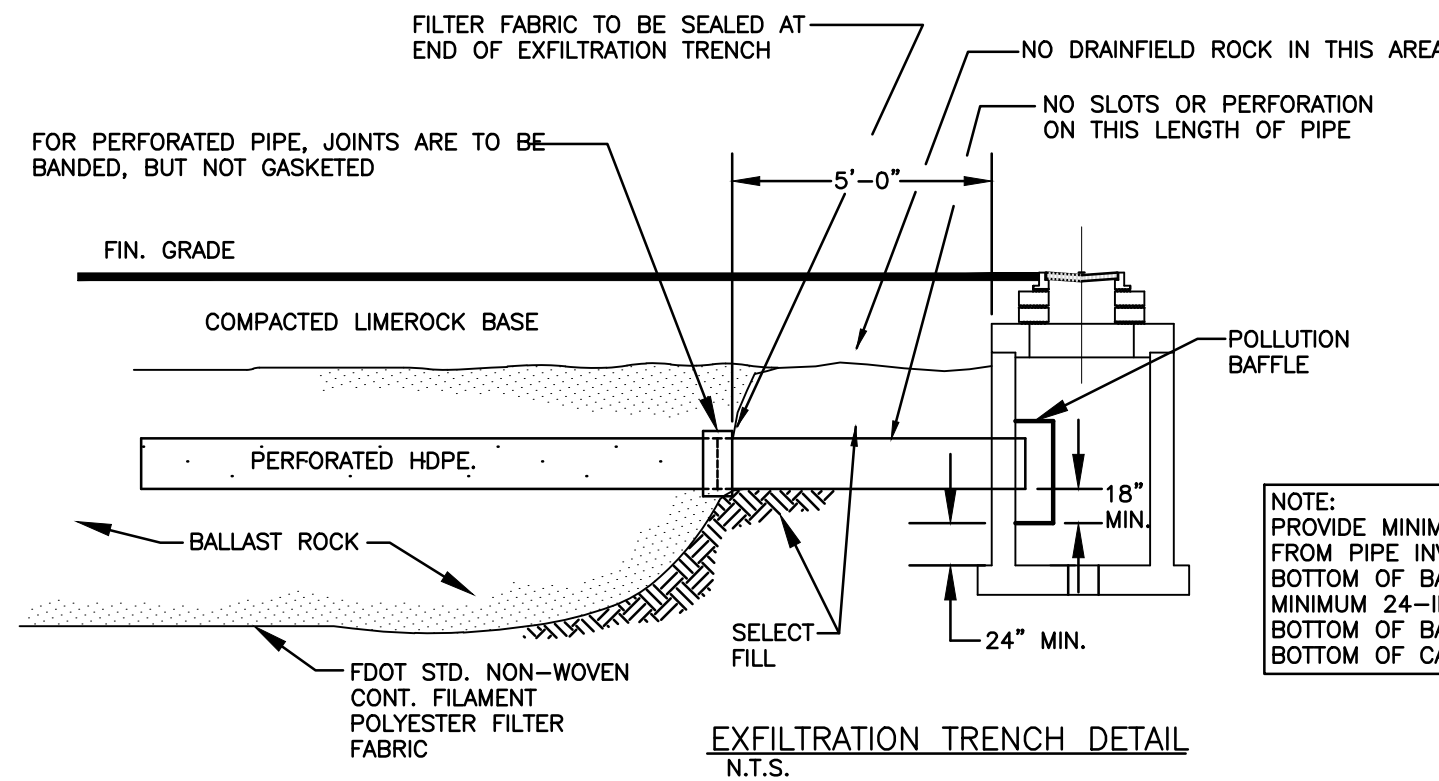
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
POMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

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

PAVEMENT MARKING & SIGNING STANDARD NOTES :

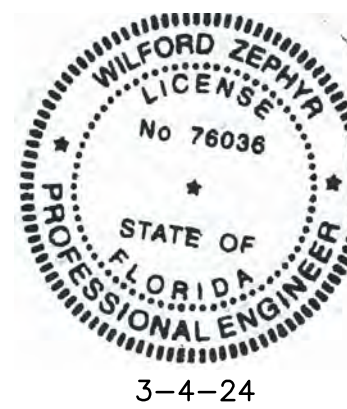
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT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

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



CIVIL DETAILS I

SCALE: N.T.S.



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ZEPHYR ENGINEERING

ZE

POLK STREET APARTMENTS
2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 8/29/23

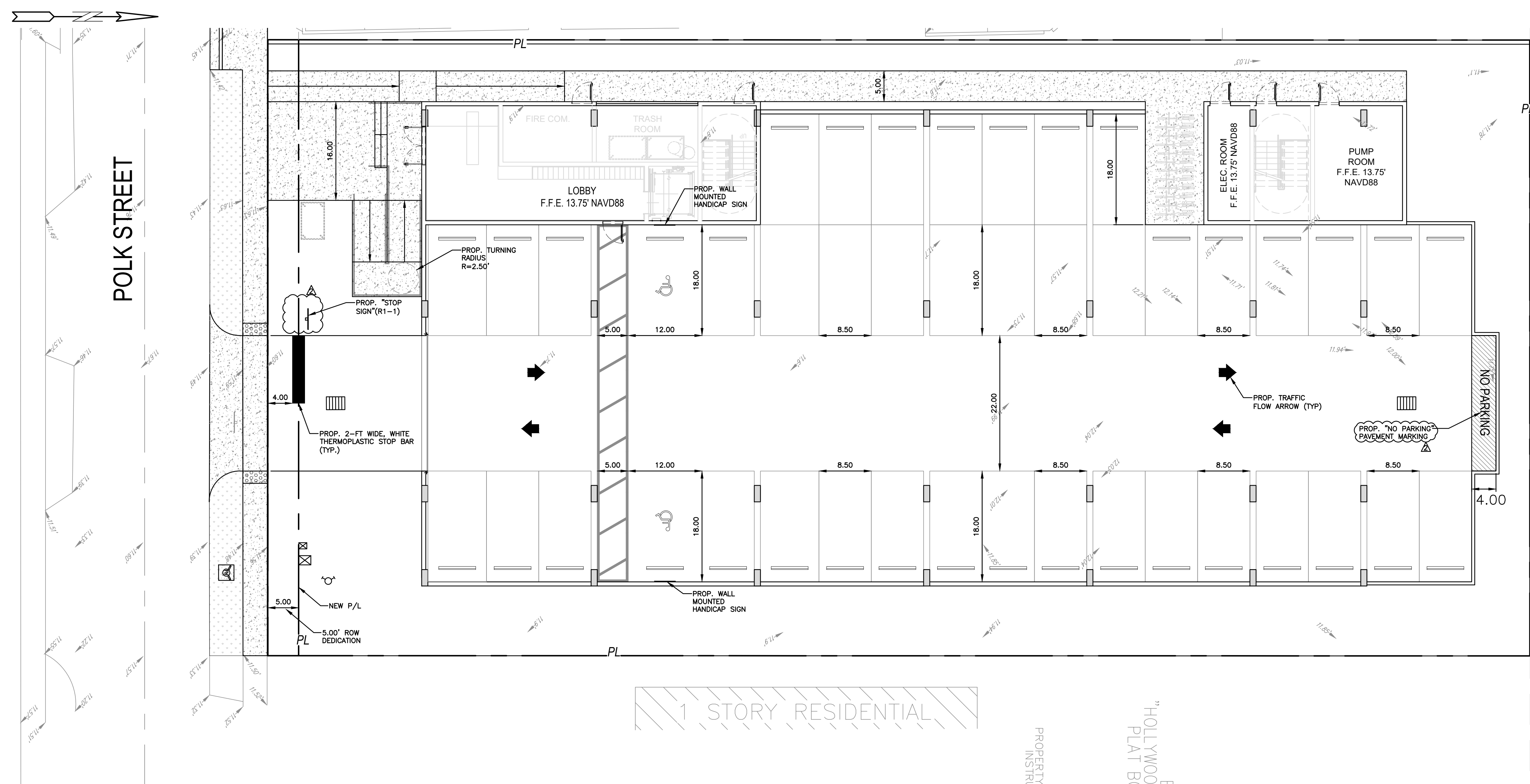
SCALE: N.T.S.

SHEET NO.:

C3

3 OF 11

PROJECT NO.: 23-40



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

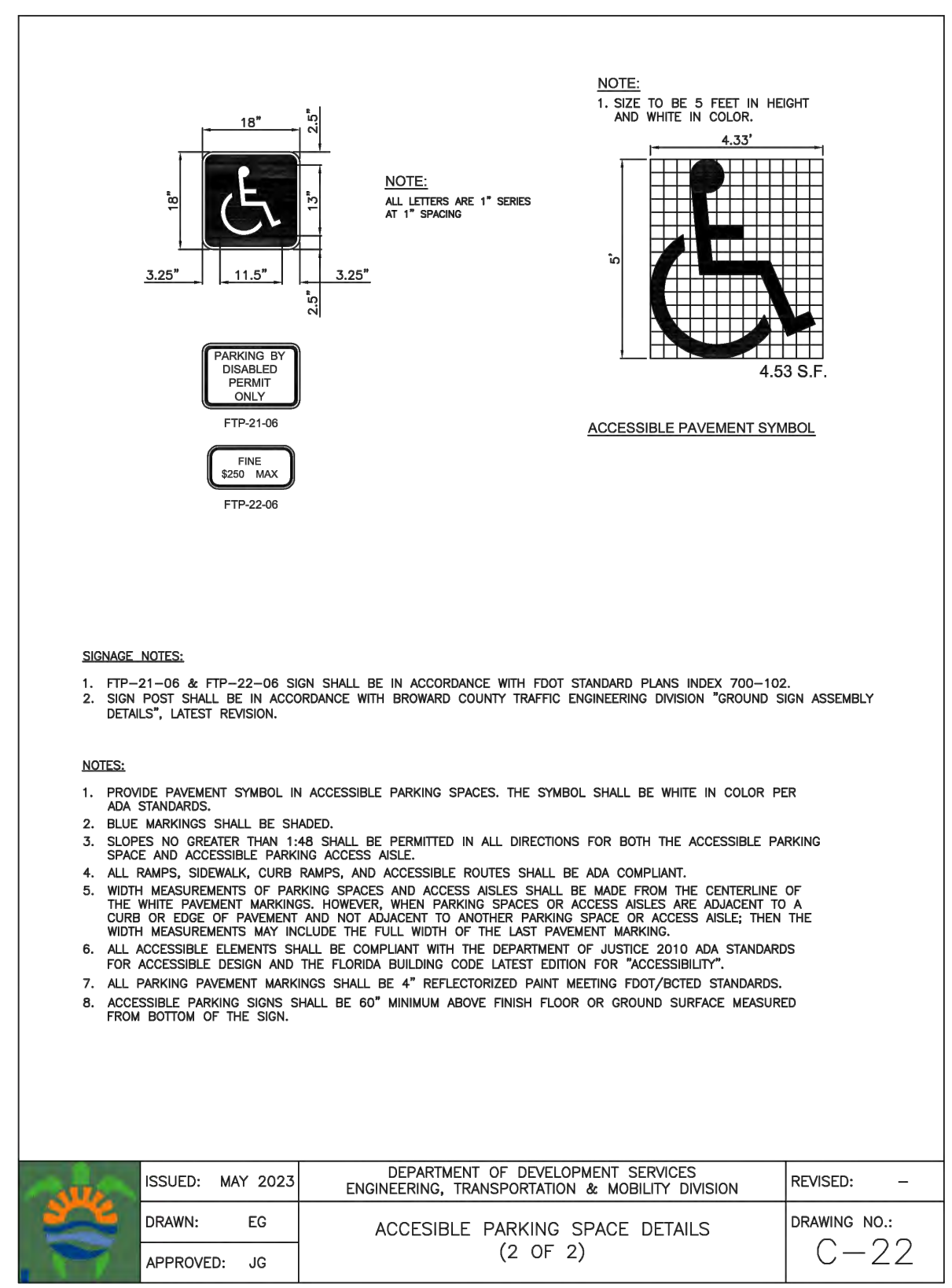
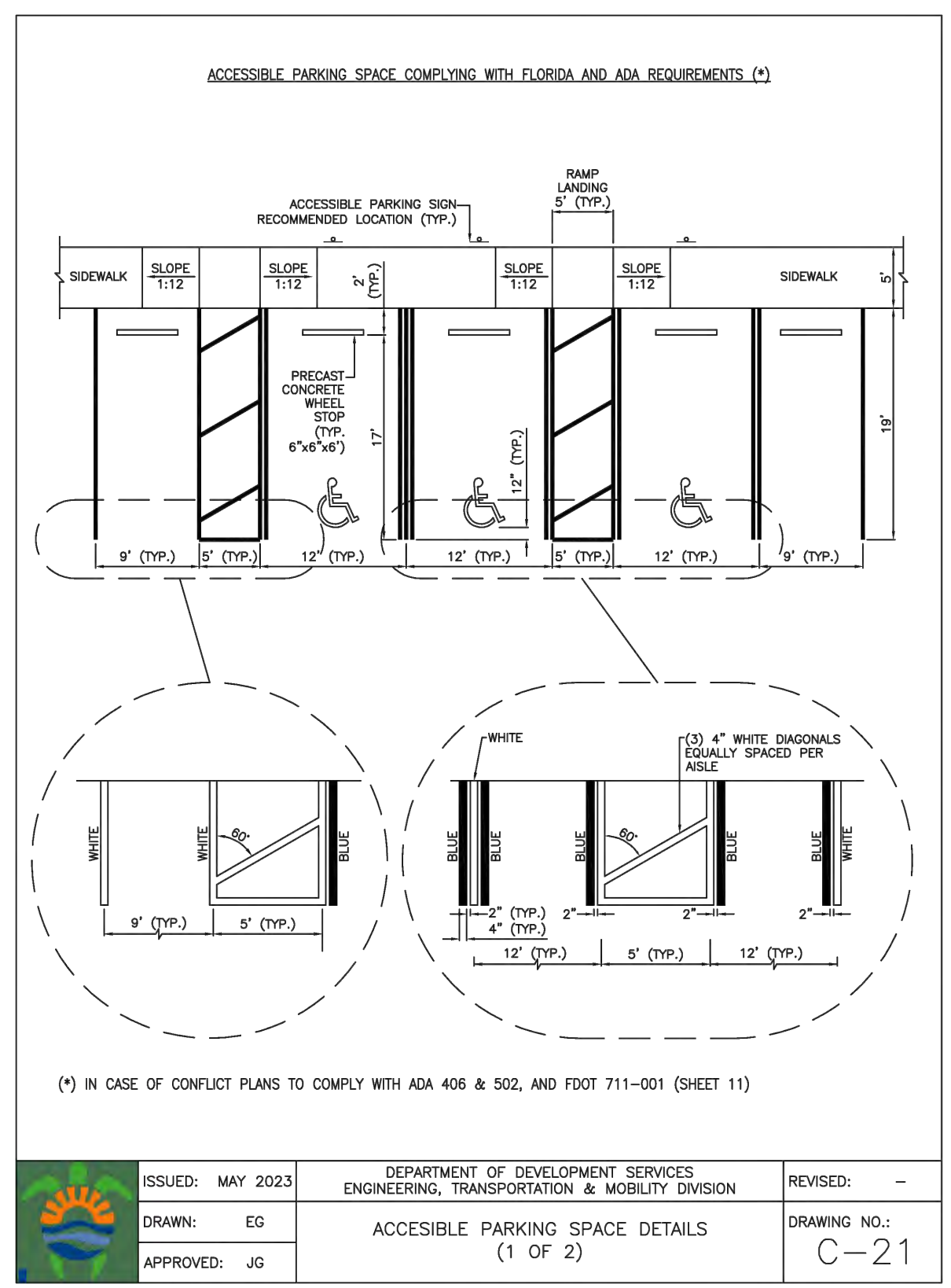
REVISIONS		
NO.	DATE	DESCRIPTION
1	1-3-24	TAC REVIEW COMMENTS
2	3-4-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
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wzephyreng@gmail.com
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ZE

POLK STREET APARTMENTS
2543 POLK STREET
HOLLYWOOD, FL 33020

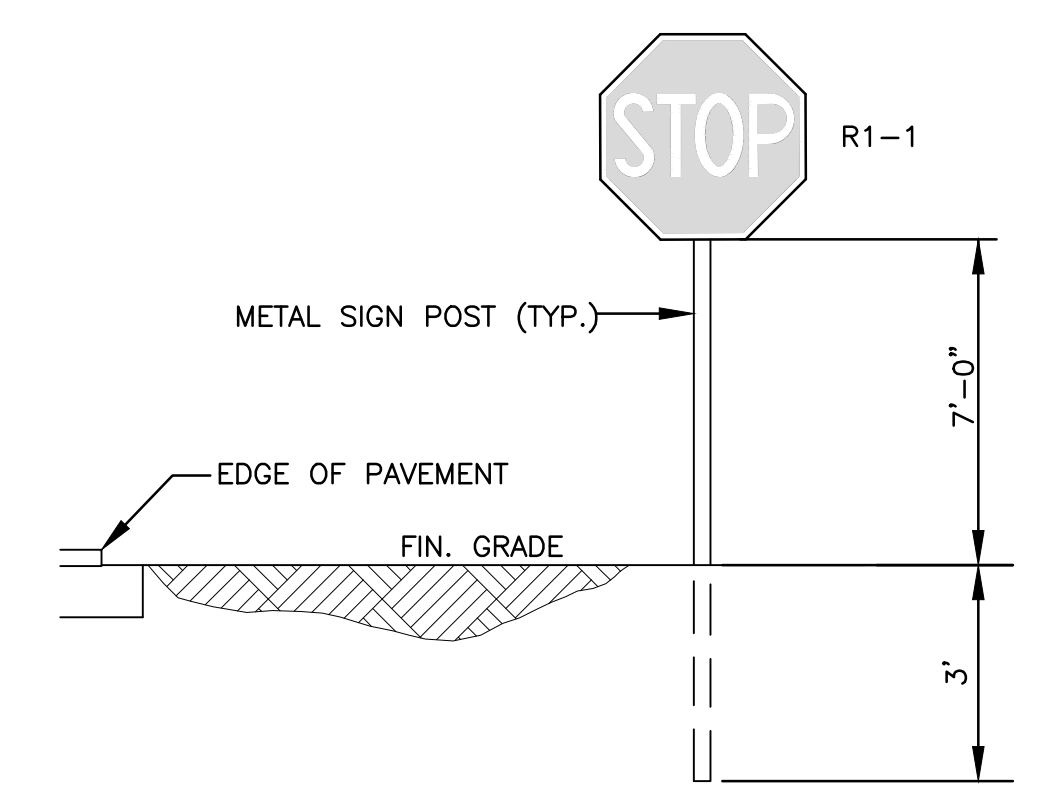
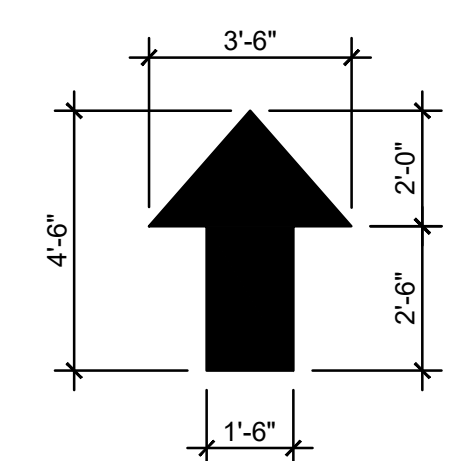
P.E.#: 76036
DATE: 8/29/23
SCALE: 1"=10'
SHEET NO.: C5
5 OF 11
PROJECT NO.: 23-40



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

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

TRAFFIC CONTROL ARROWS DETAILS
NTS



TYPICAL SIGN INSTALLATION DETAIL
NTS



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PAVEMENT MARKINGS & SIGNAGE PLAN
SCALE: 1"=10'

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

REVISIONS

NO.	DATE	DESCRIPTION
1	9-28-23	TAC REVIEW COMMENTS
2	1-3-24	TAC REVIEW COMMENTS

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POLK STREET APARTMENTS

2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 8/29/23

SCALE: 1"=20'

SHEET NO.:

C6

6 OF 11

PROJECT NO.: 23-40

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

FIRE DEPT. NOTES:

- UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.
- WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 33 RESIDENTIAL UNITS

WATER DEMAND

(33 RESIDENTIAL UNITS)X(141 GPD/UNIT)=4,653 GPD

WASTEWATER DEMAND

(33 RESIDENTIAL UNITS)X(100 GPD/UNIT)=3,300 GPD

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



3-4-24

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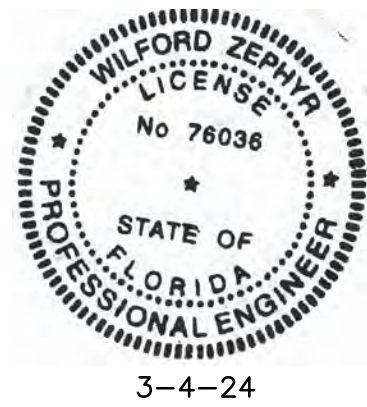
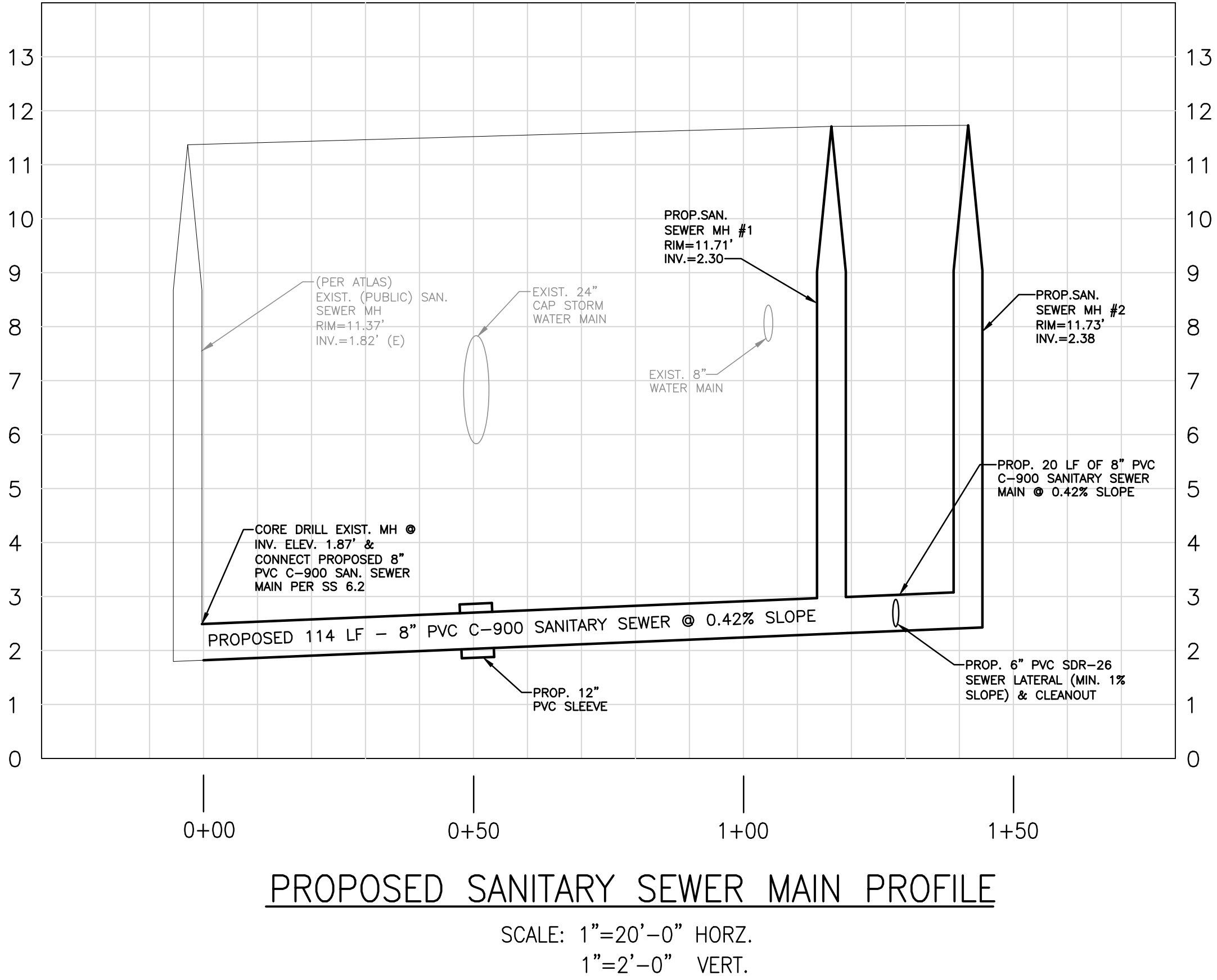
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WATER & SEWER PLAN & DETAILS

SCALE: 1"=20'

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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SANITARY SEWER MAIN PROFILE
SCALE: 1"=20'

REVISIONS	
NO.	DESCRIPTION

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POLK STREET APARTMENTS
2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 8/29/23
SCALE: 1"=20'
SHEET NO.:
C7
7 OF 11
PROJECT NO.: 23-40

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXXXX

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRADE
$+8.36$	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPOSED BFF DEVICE
	EXISTING SAN. SEWER MH
	EXISTING FIRE HYDRANT

REVISIONS	DESCRIPTION

NO.	DATE

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HOLLYWOOD, FL
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POLK STREET APARTMENTS
2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 8/29/23

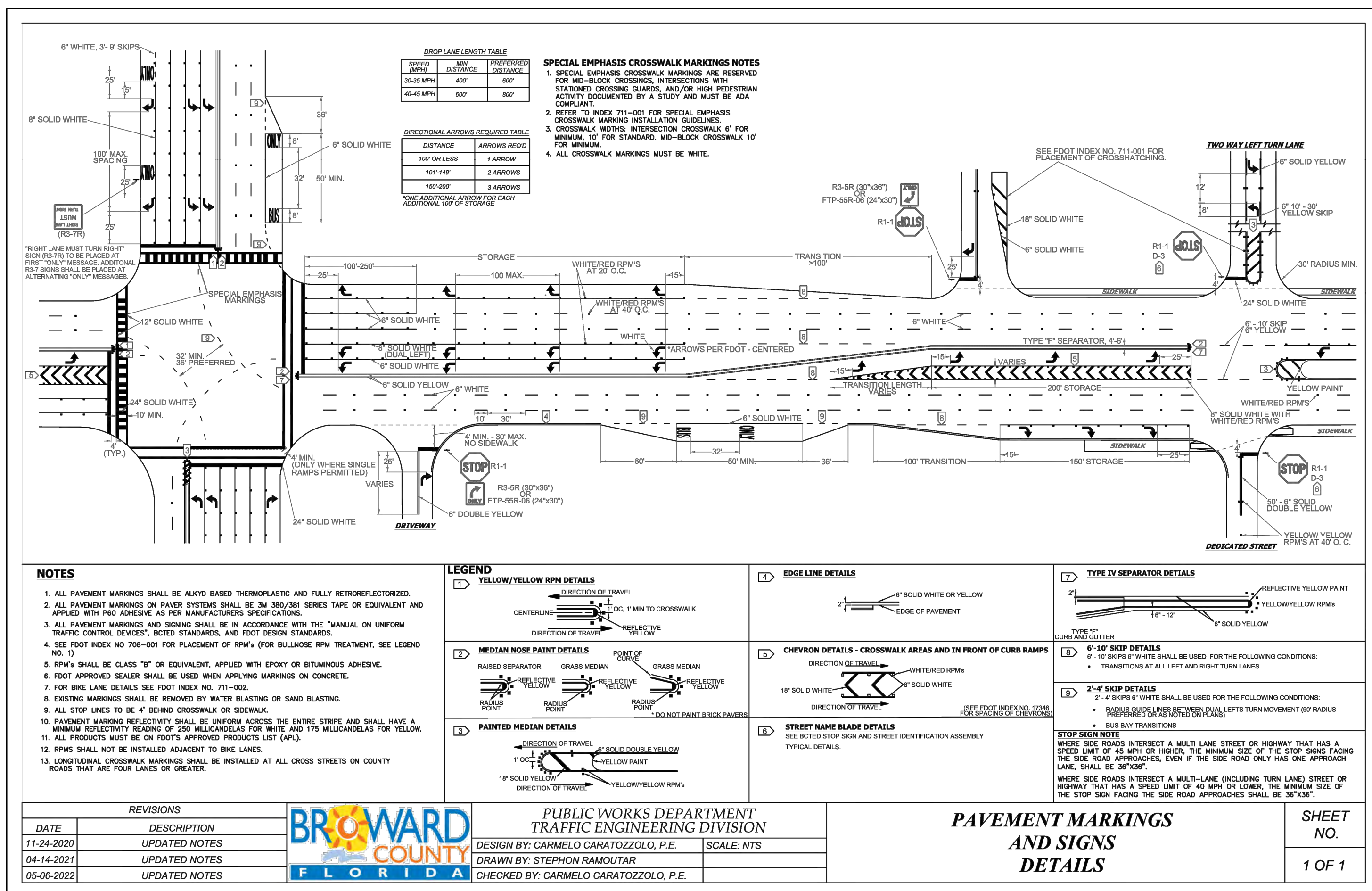
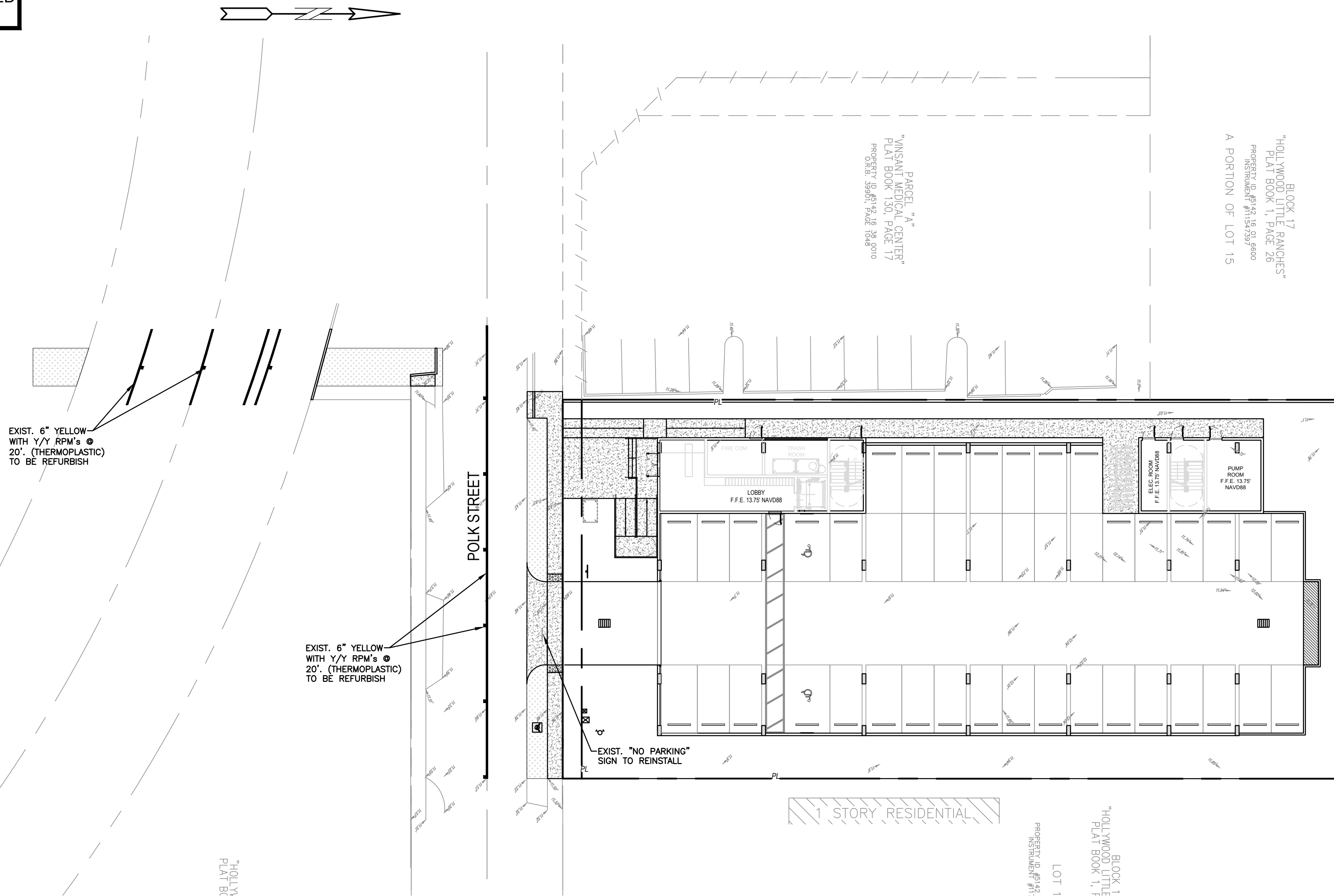
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SHEET NO.:

C8

8 OF 11

PROJECT NO.: 23-40

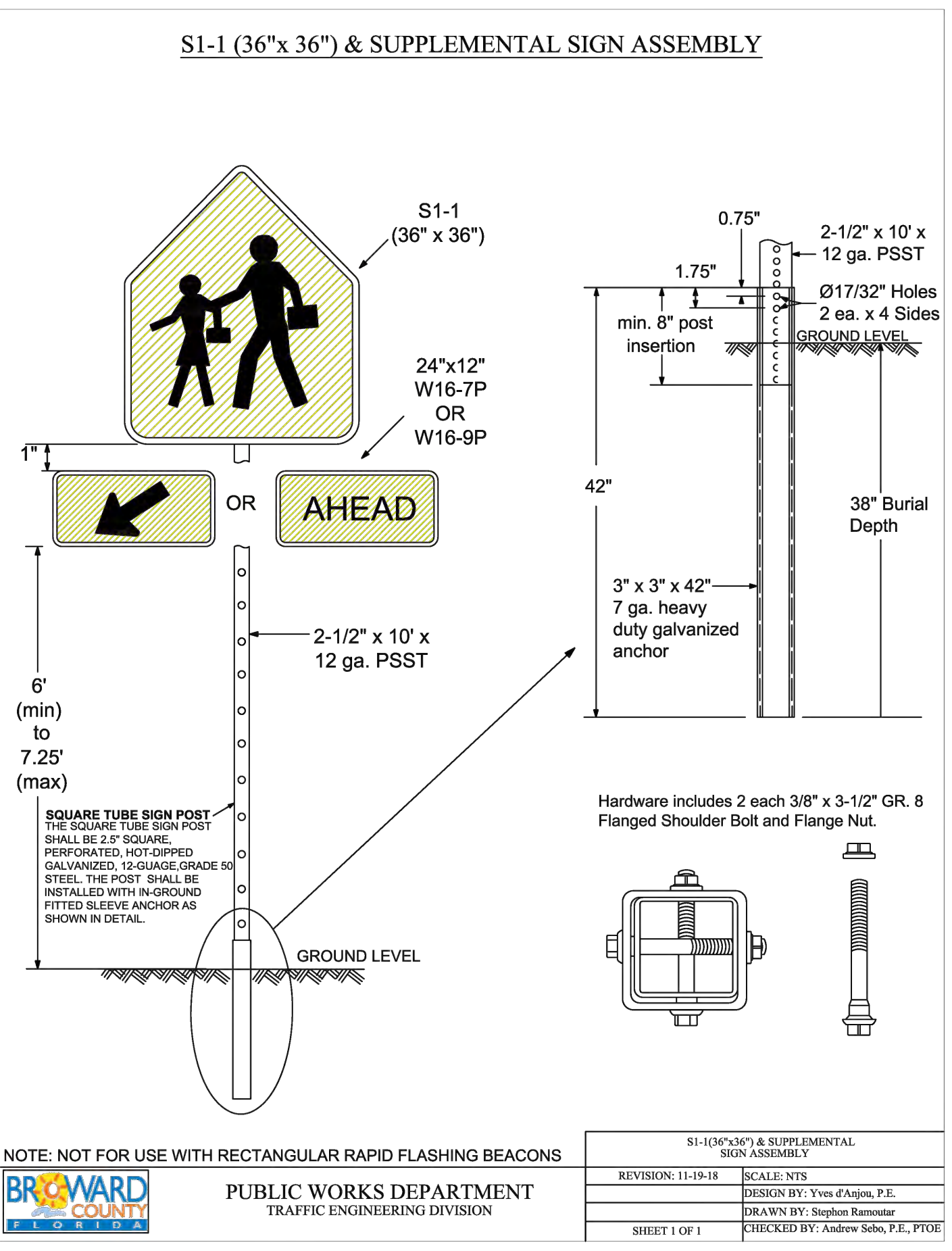
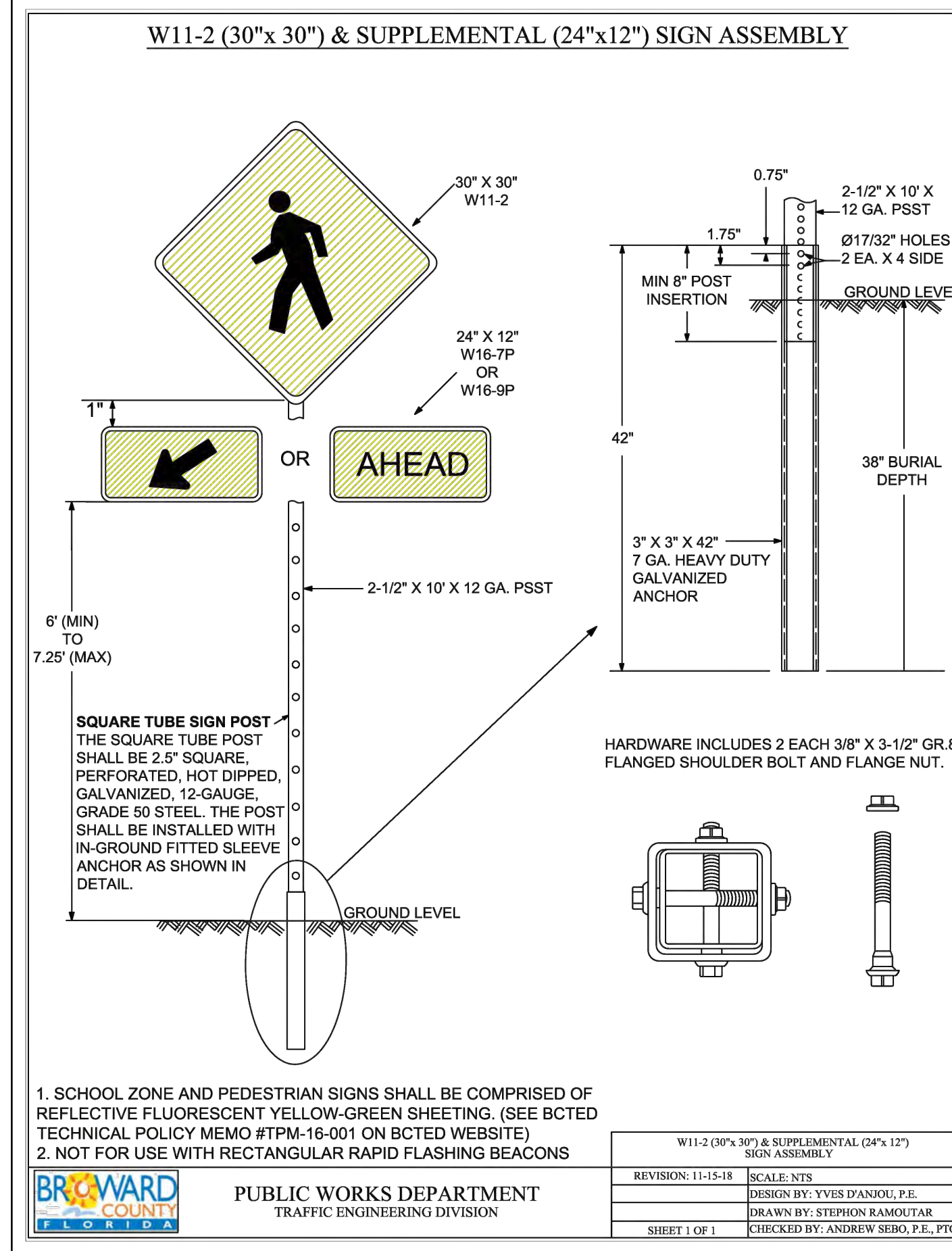
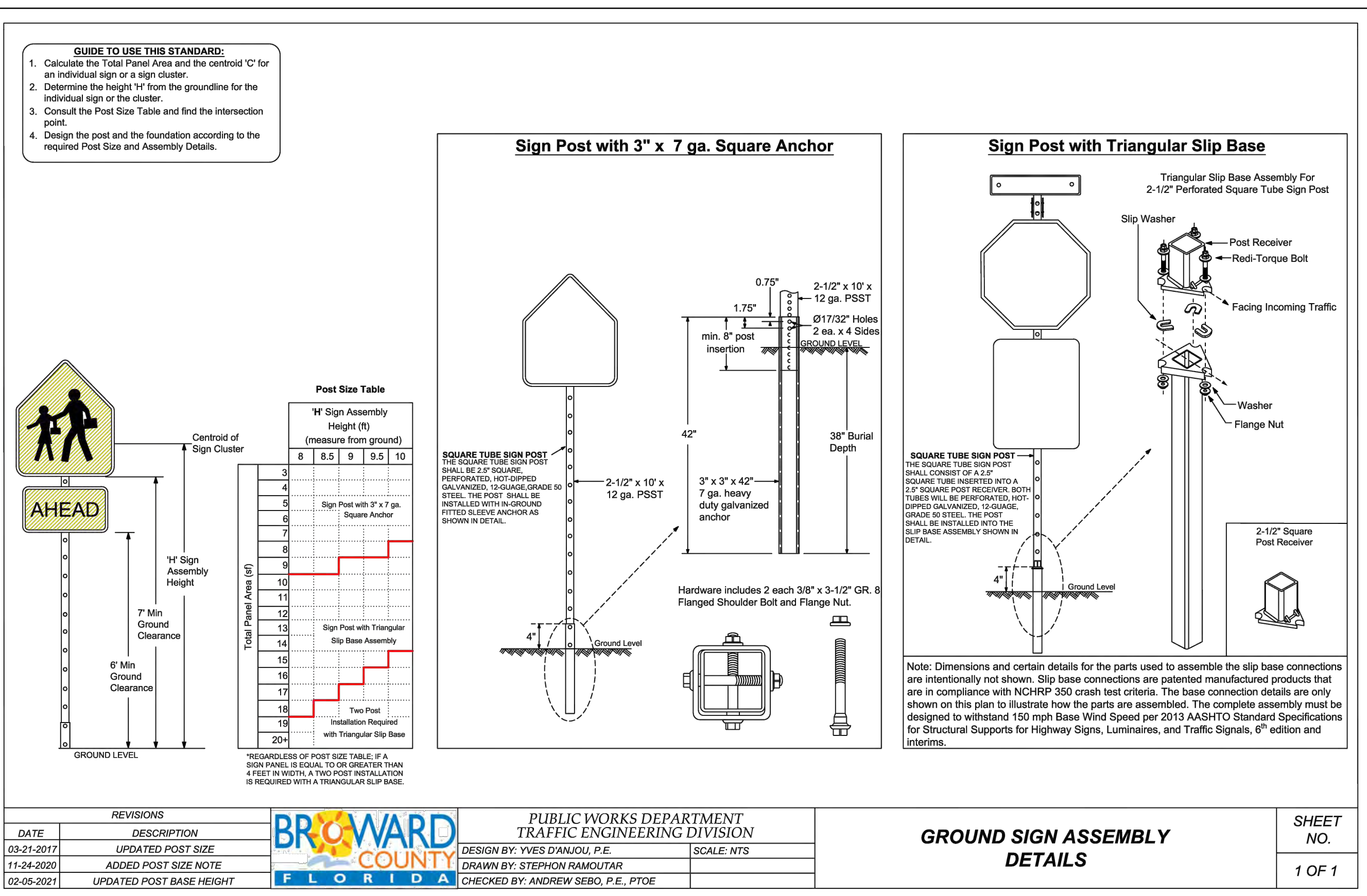
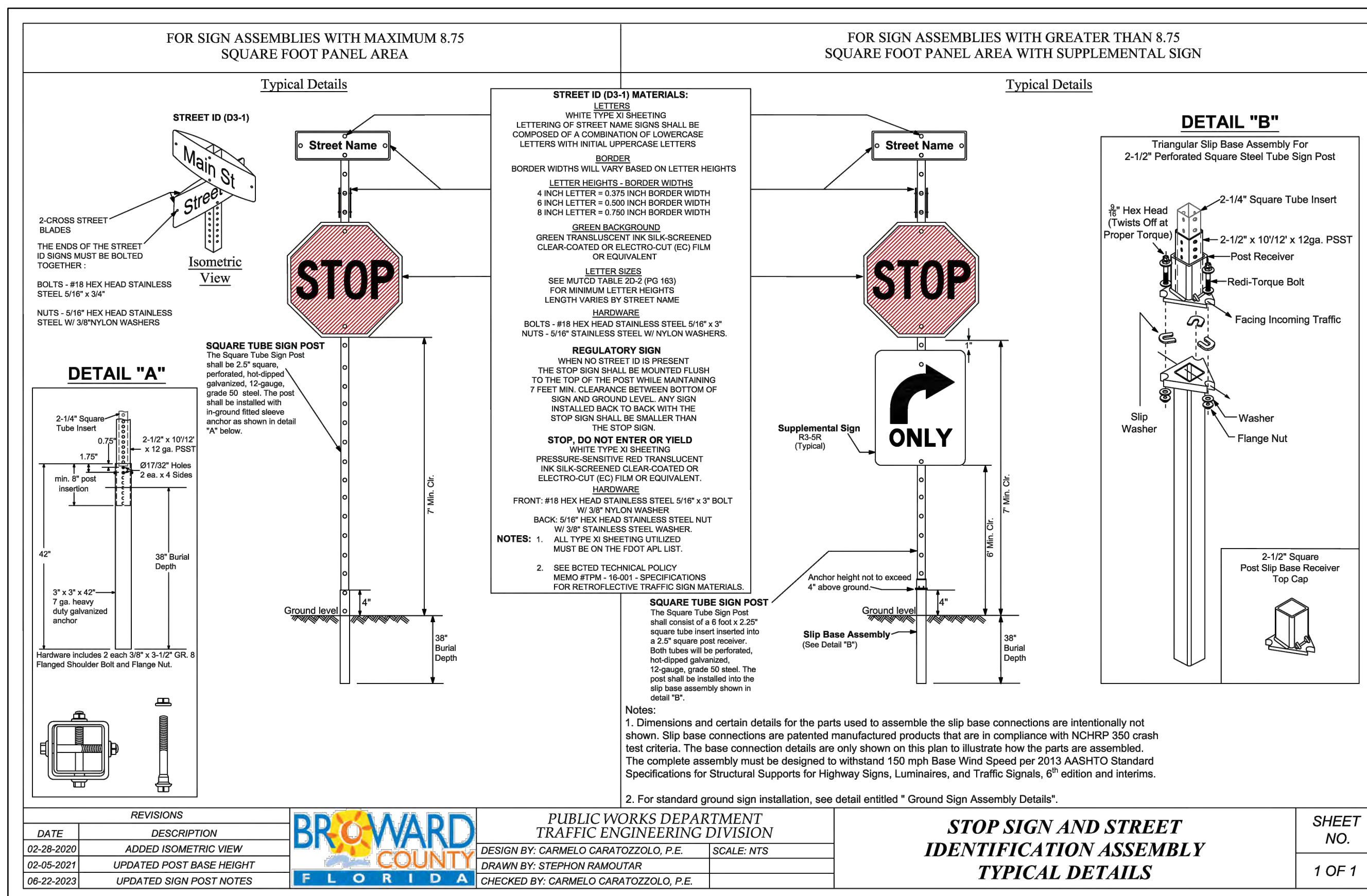


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R.O.W. PMS PLAN & DETAILS

SCALE: 1"=20'

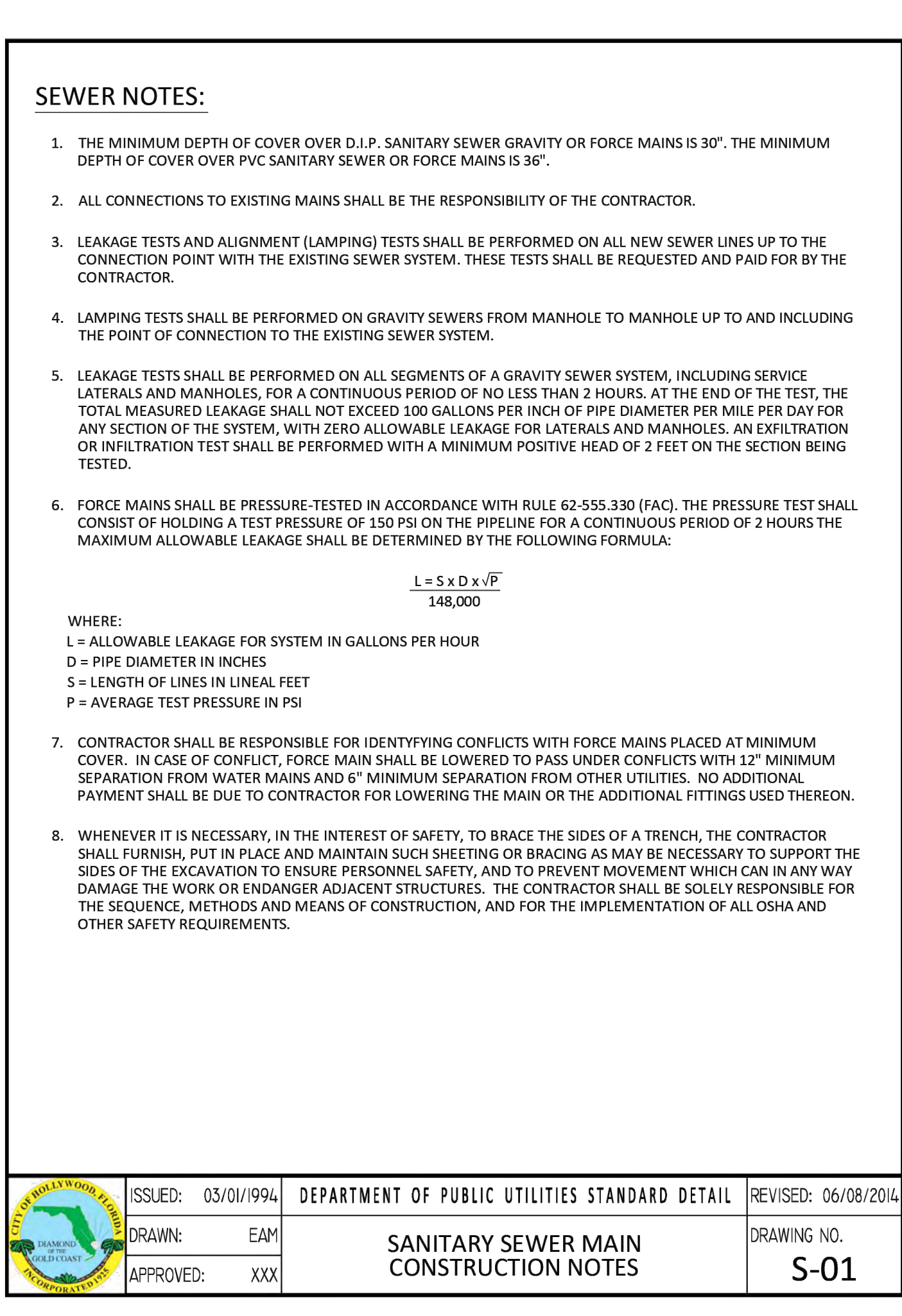
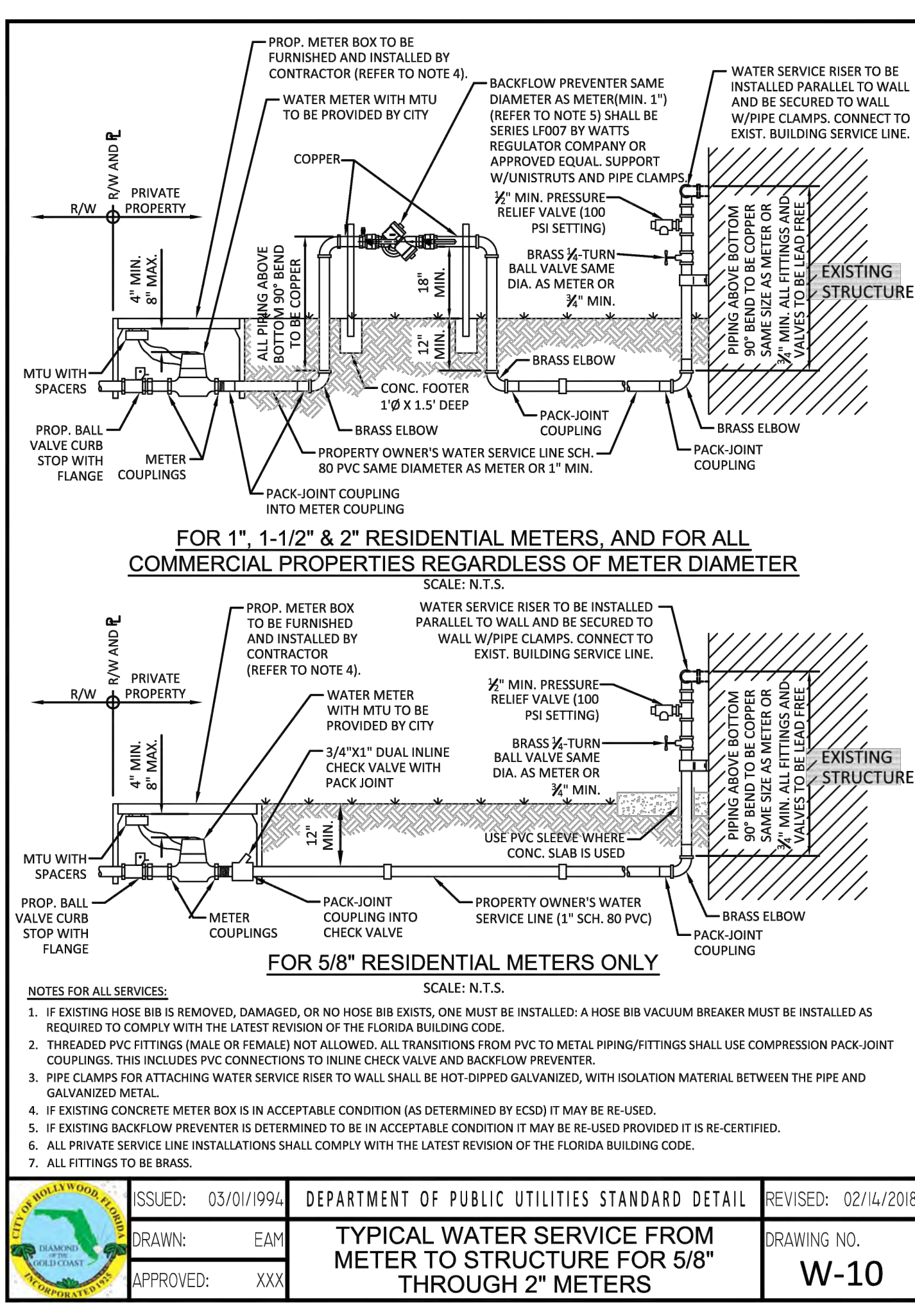
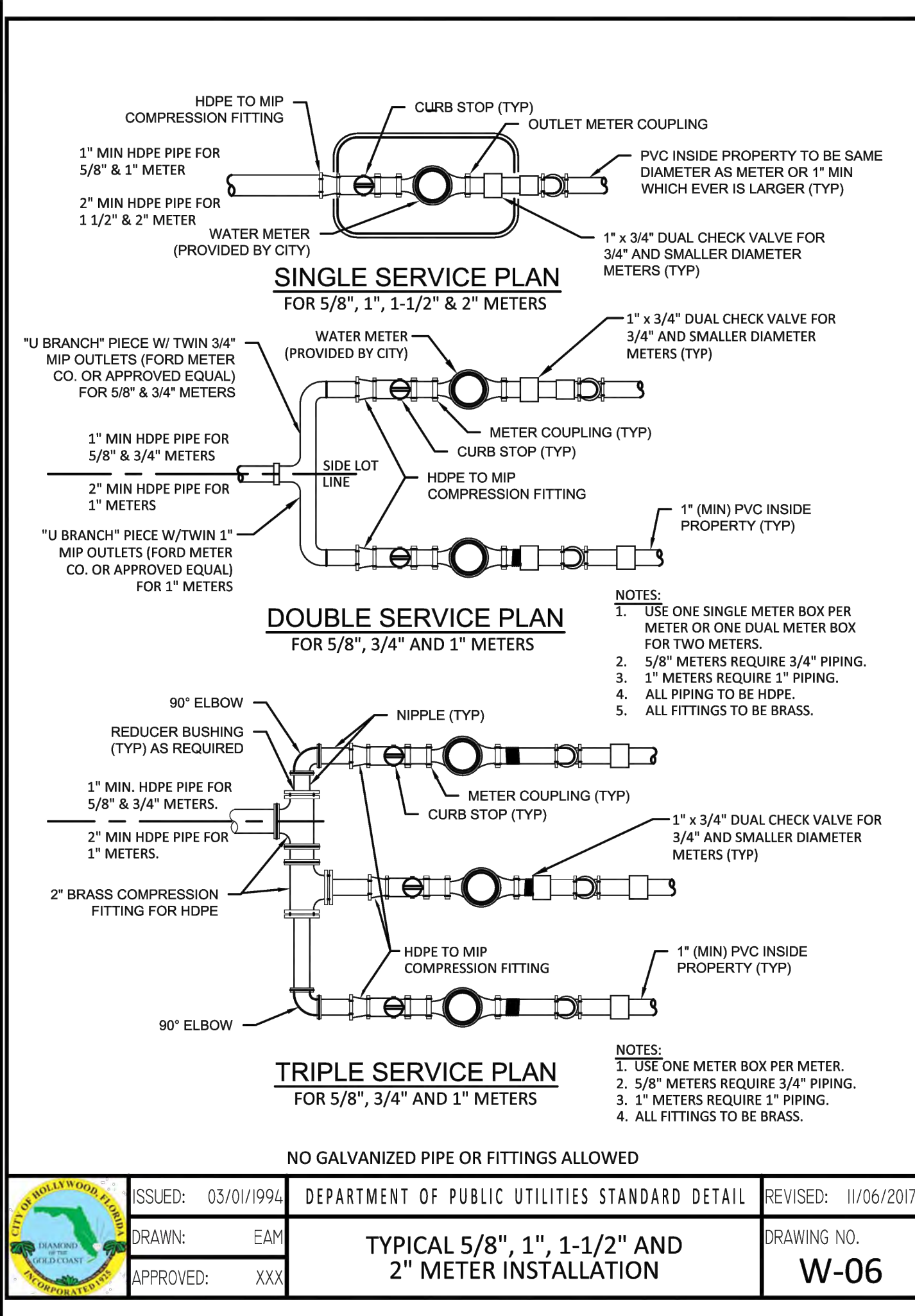
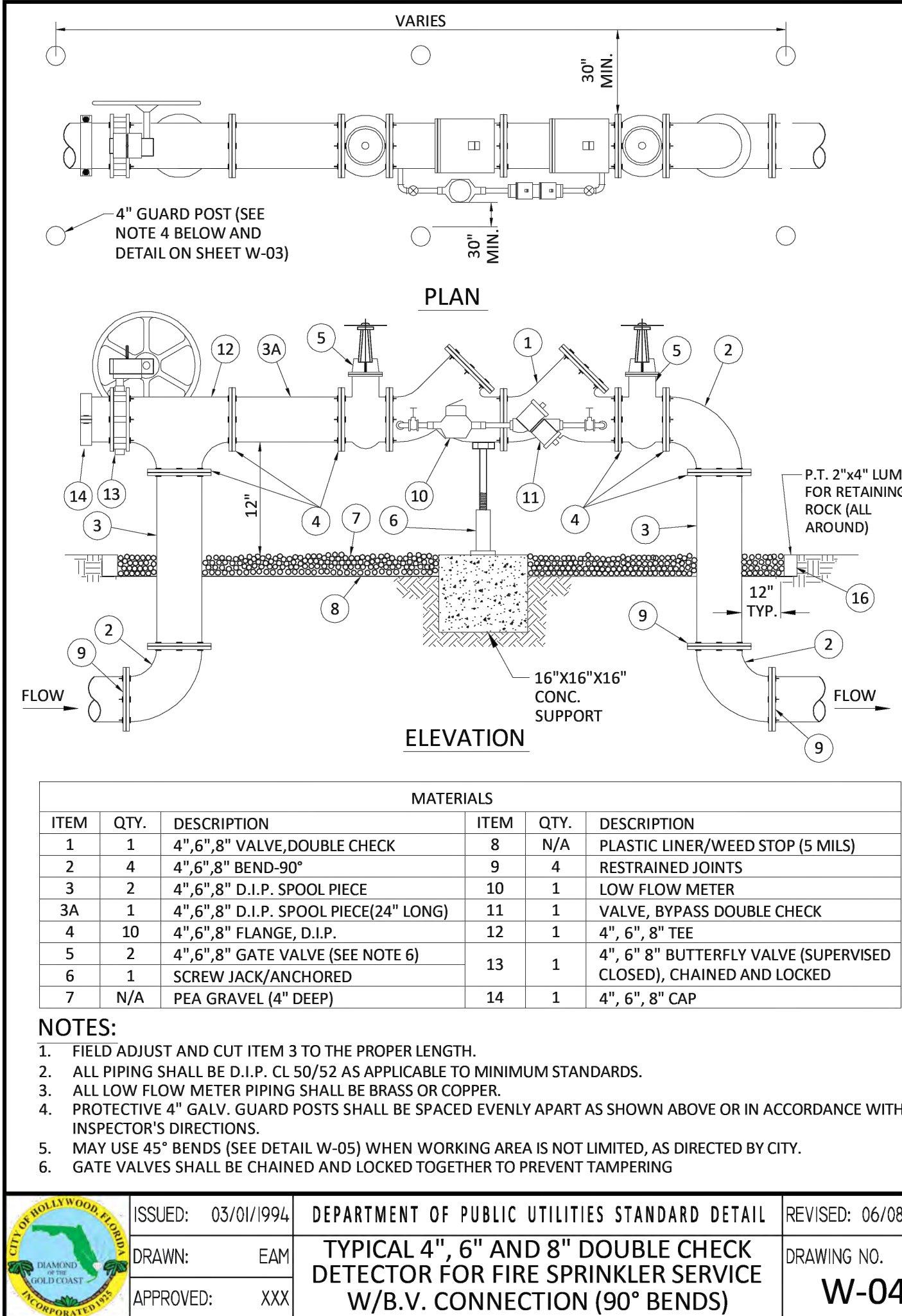
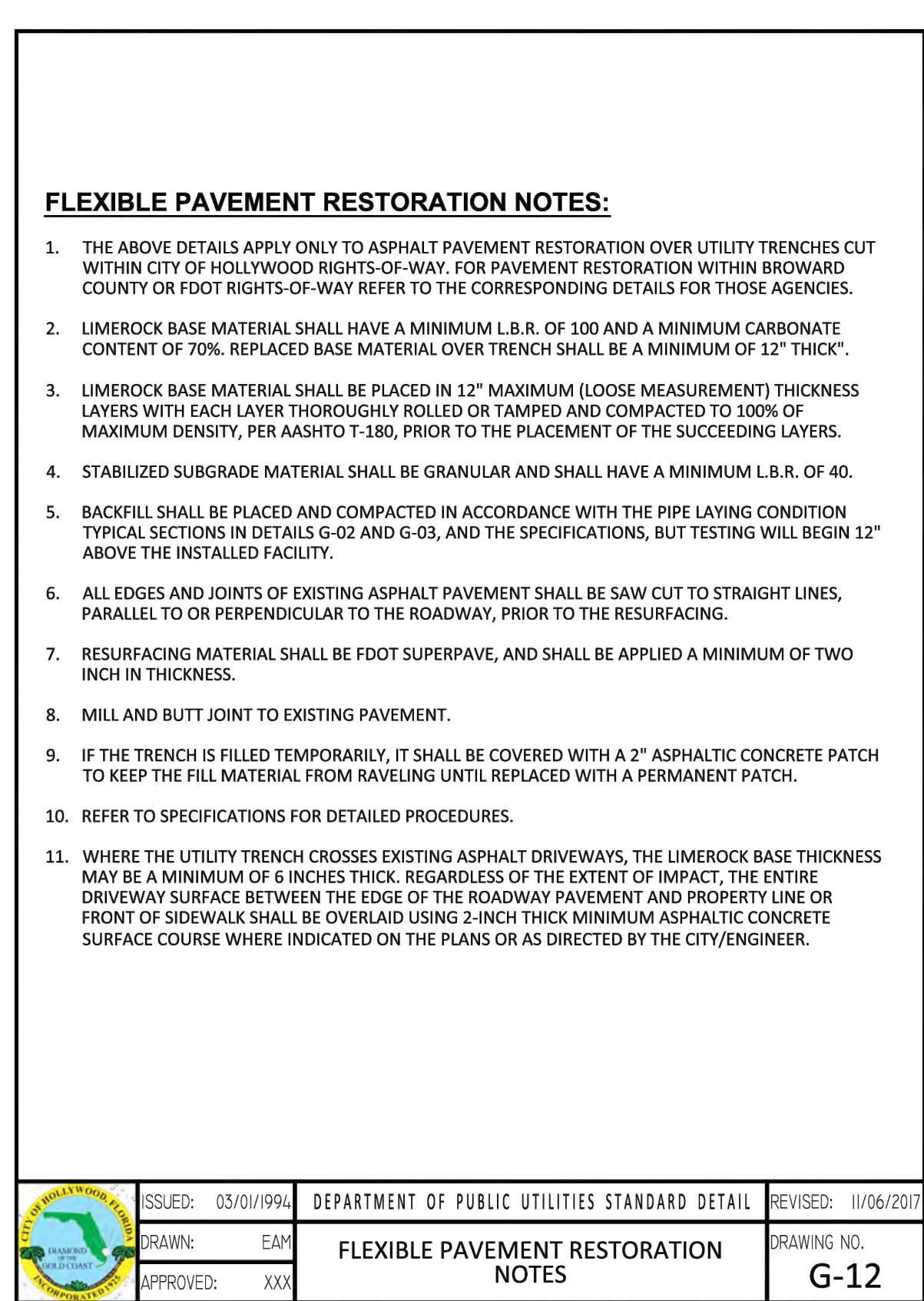
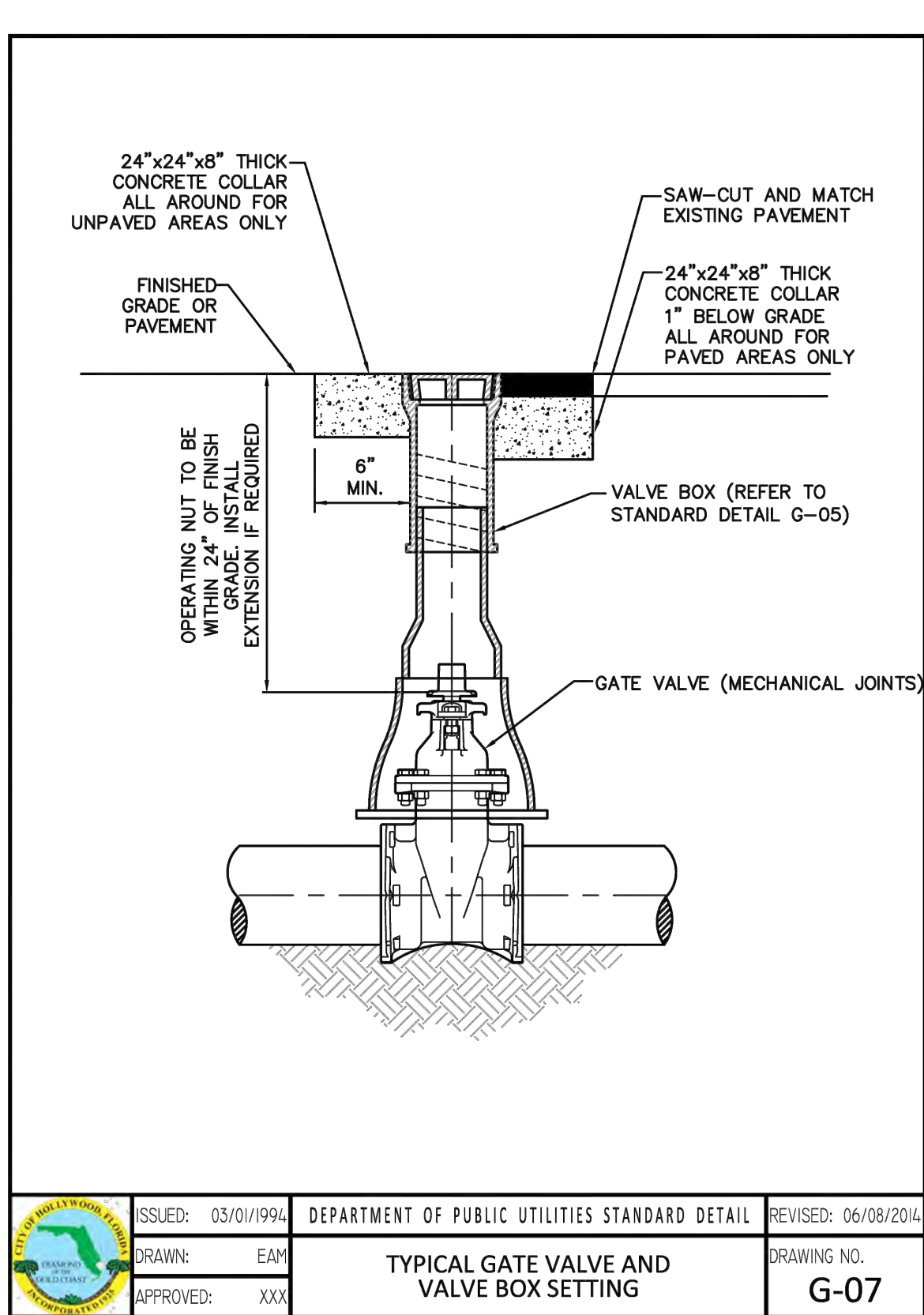
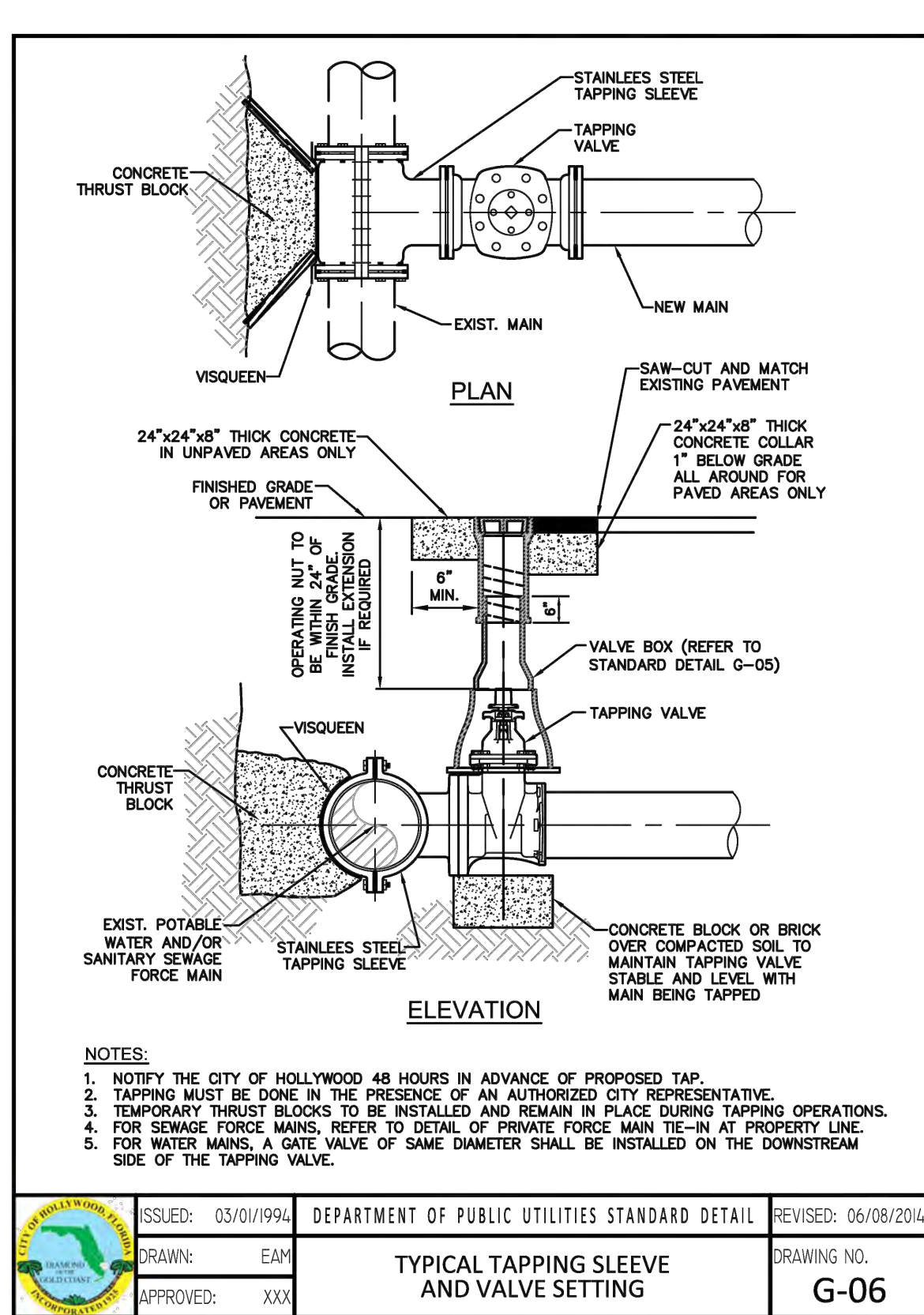
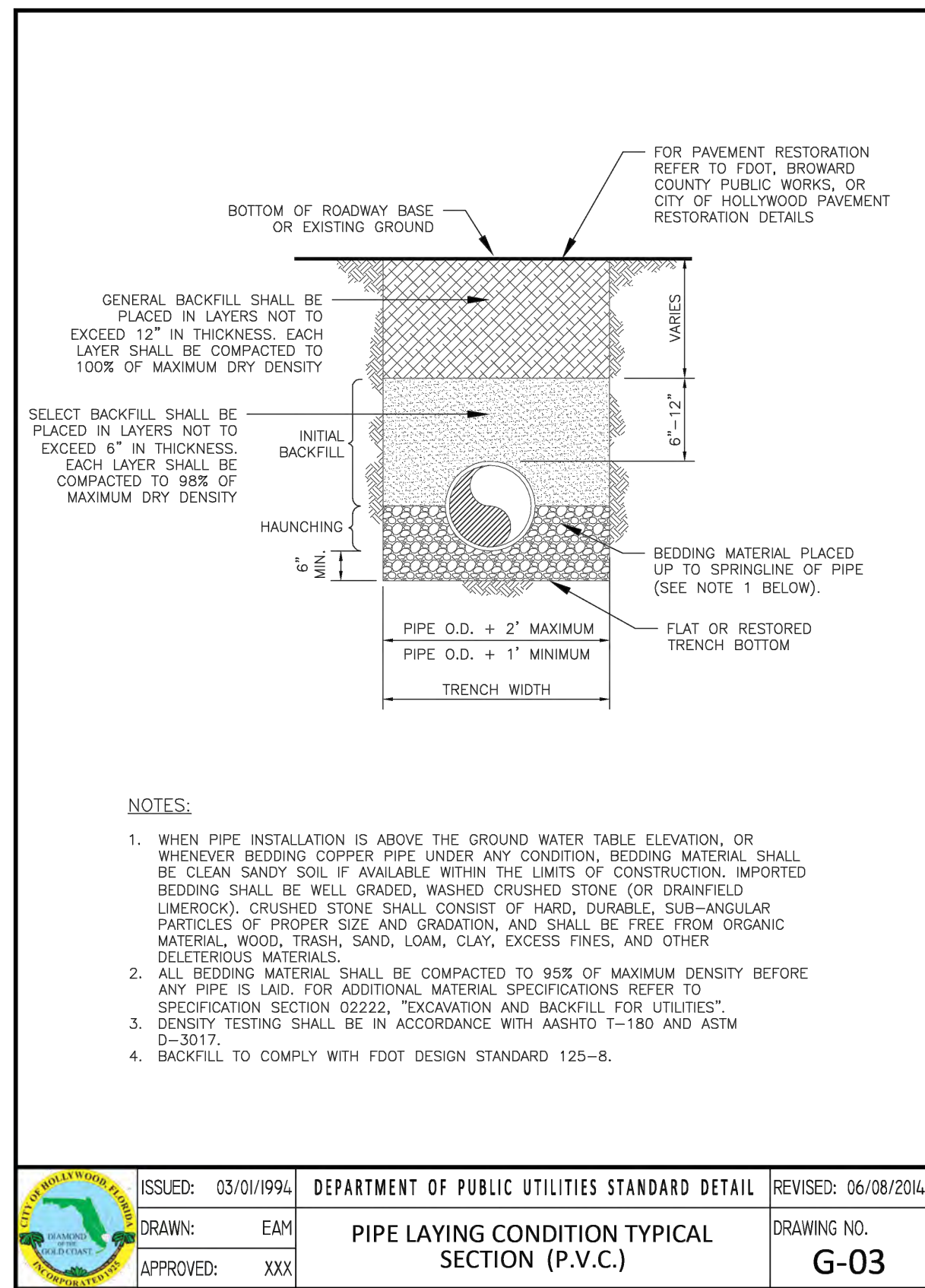


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R.O.W. PMS DETAILS

SCALE: N.T.S.



UTILITIES DETAILS I

SCALE: N.T.S.

3-4-24

REVISIONS		DESCRIPTION
NO.	DATE	

ZEPHYR ENGINEERING

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wzephyr@gmail.com
CA#: 31158

POLK STREET APARTMENTS

2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 8/29/23

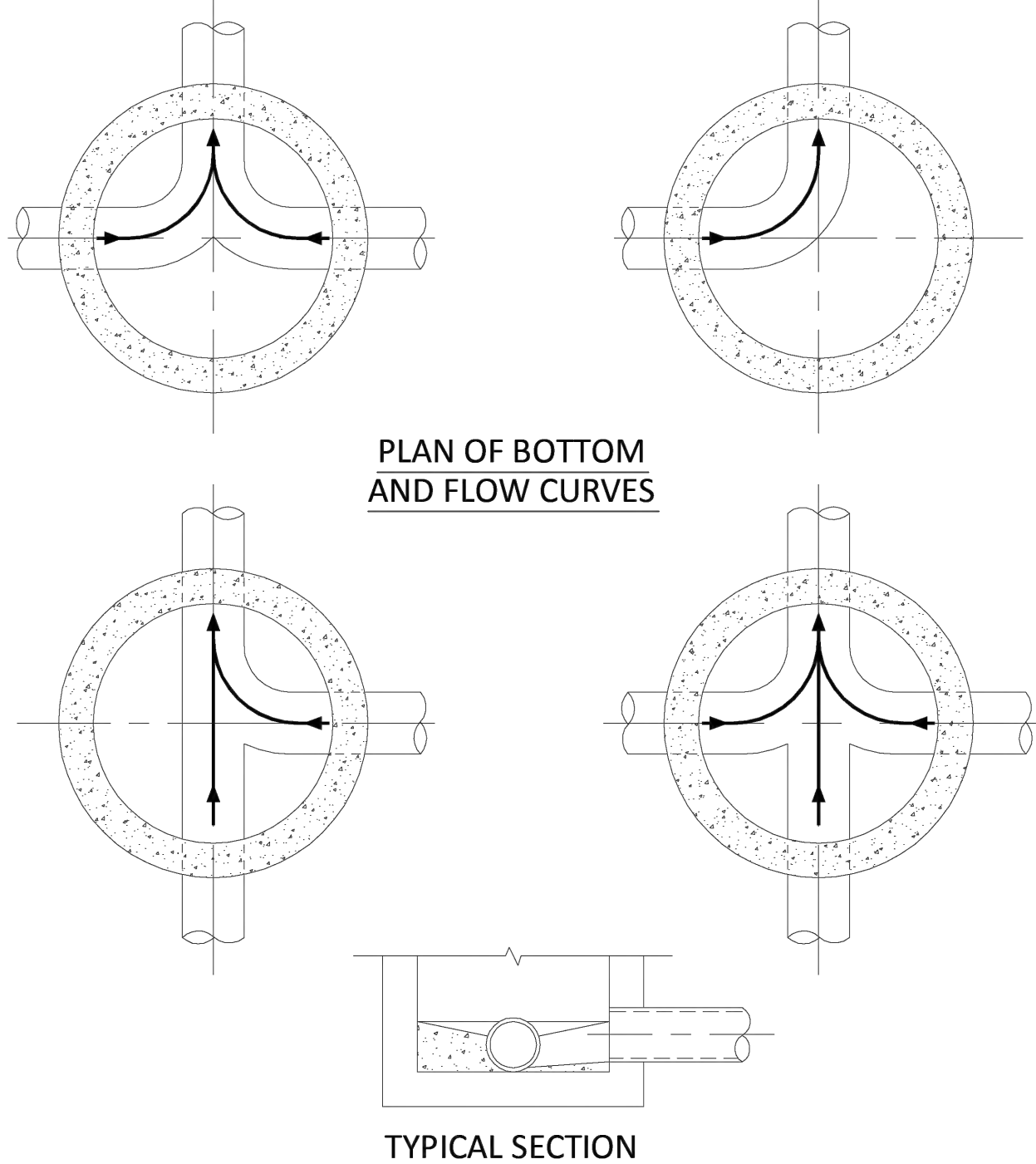
SCALE: N.T.S.

SHEET NO.:

C10


10 OF 11

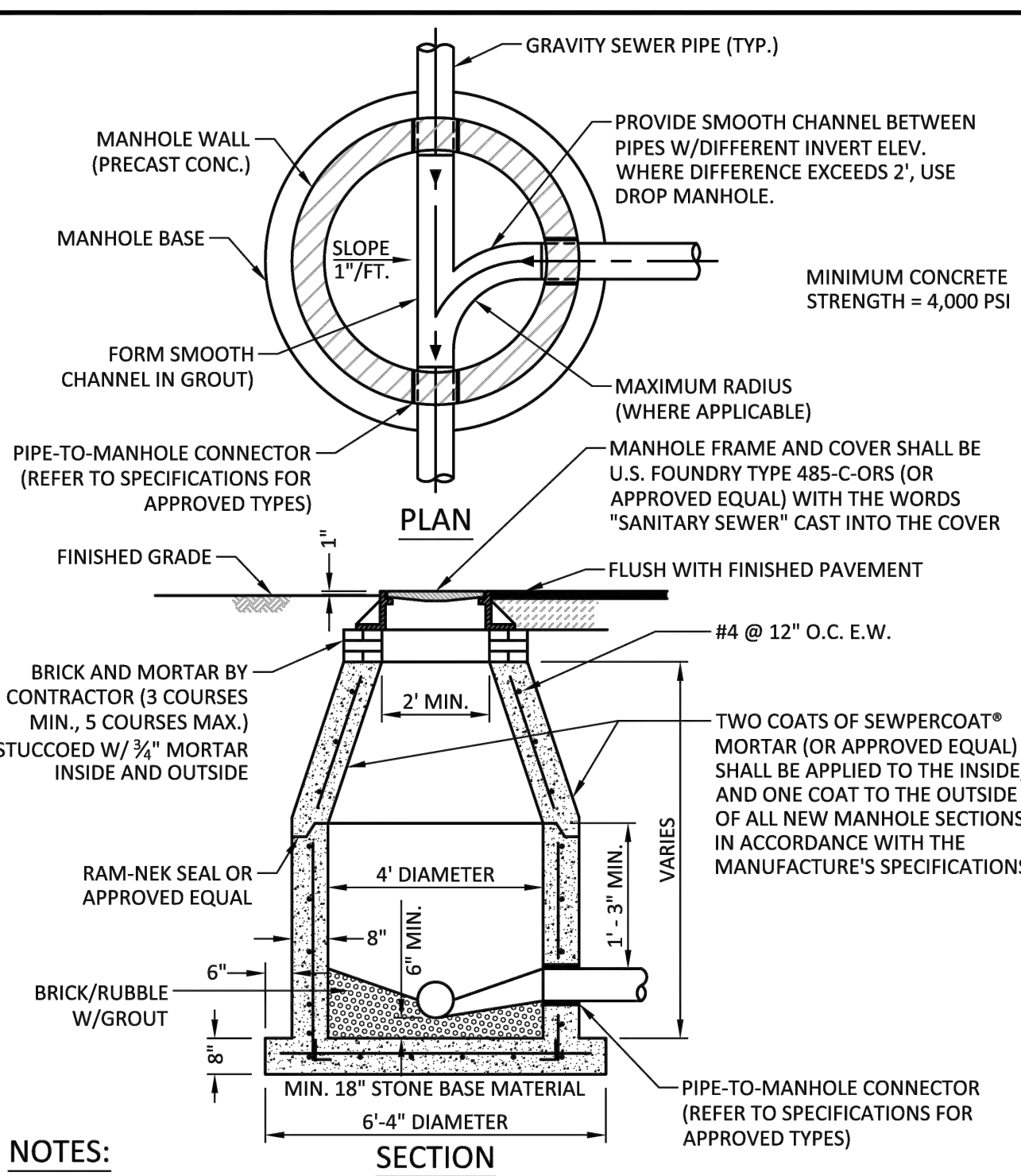
PROJECT NO.: 23-40



NOTES:


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

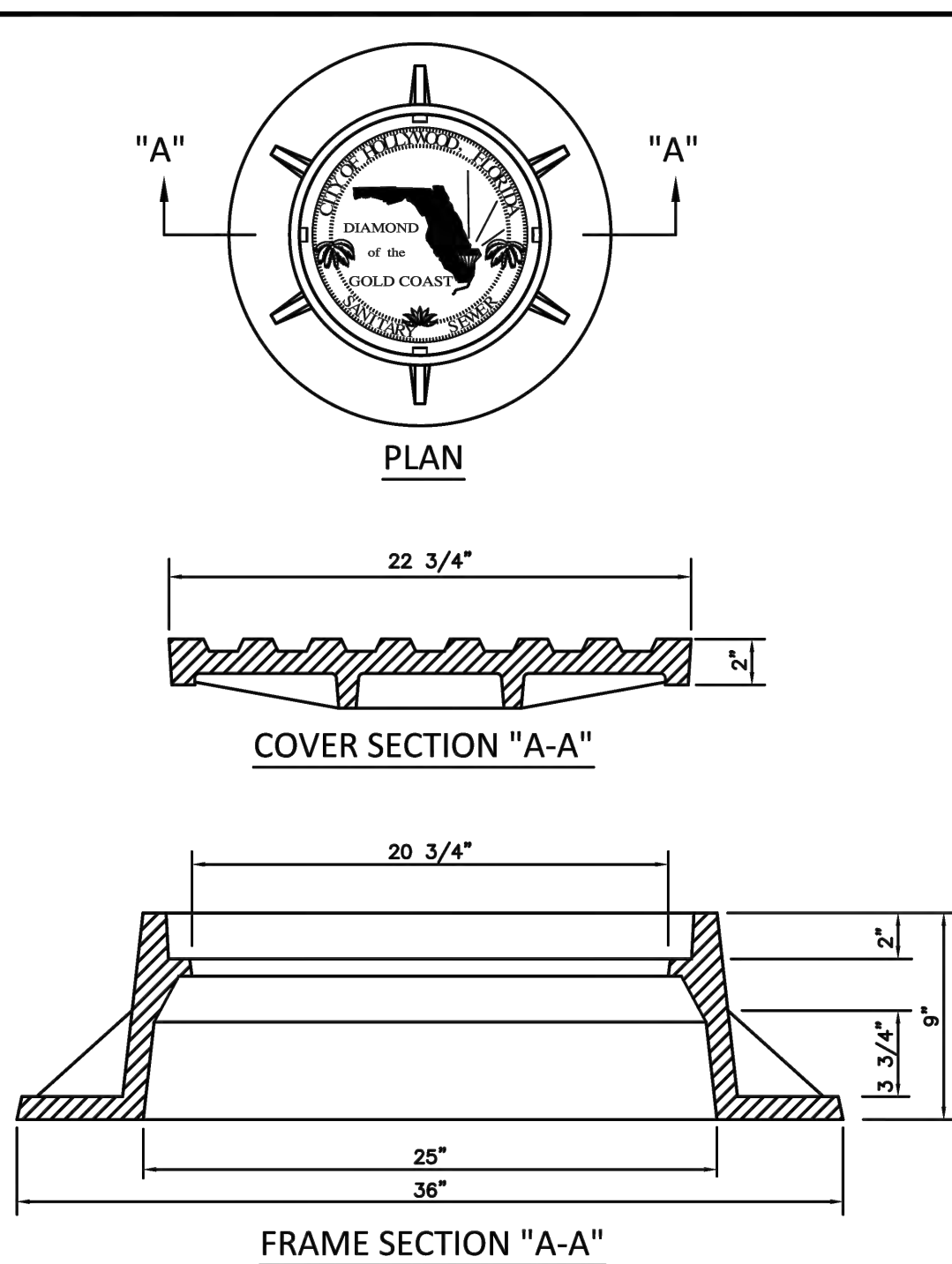
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM			DRAWING NO. S-02
APPROVED: XXX		MANHOLE FLOW PATTERNS	



NOTES:


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

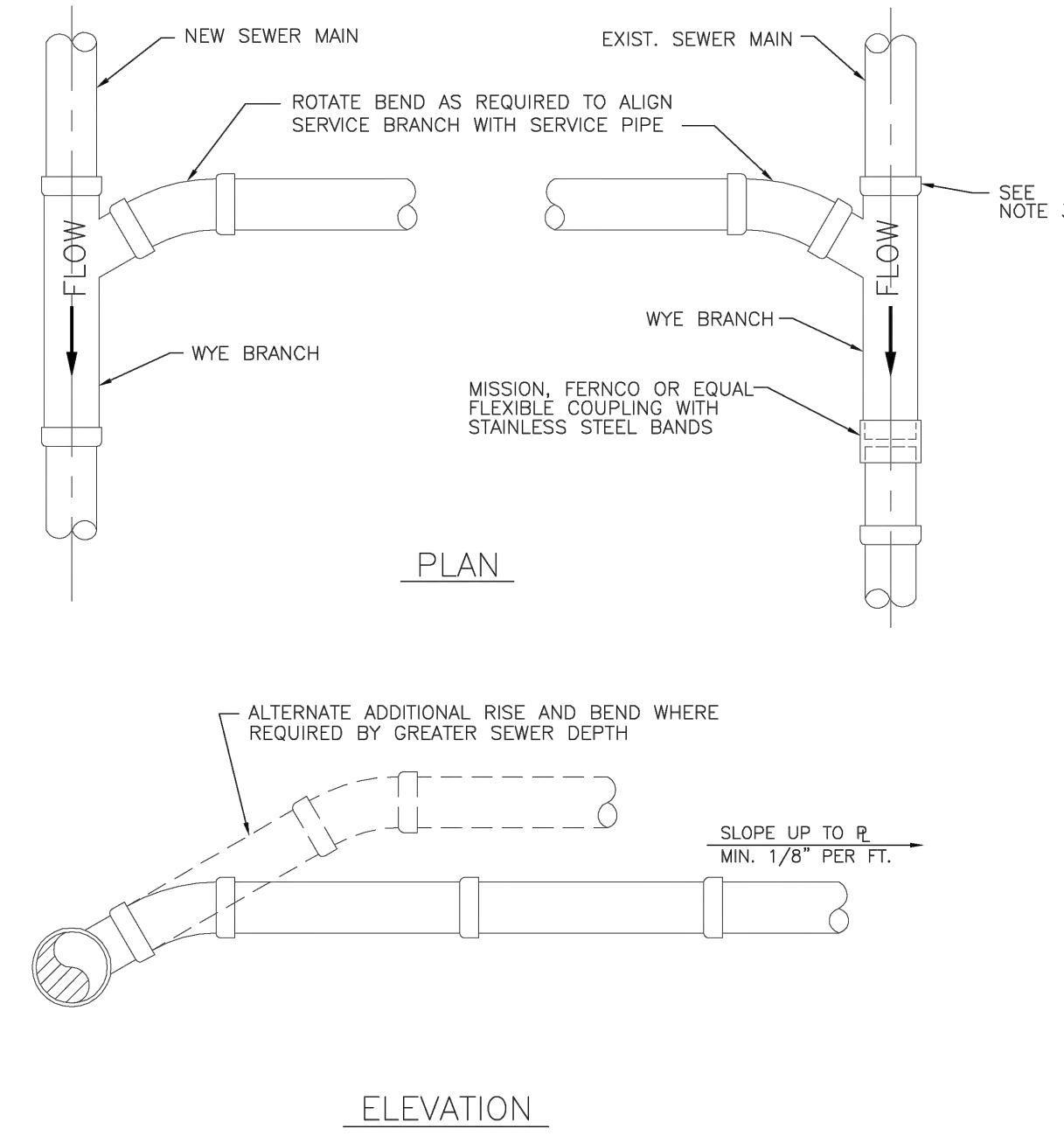
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM			DRAWING NO. S-03
APPROVED: XXX		STANDARD PRECAST MANHOLE	



NOTES:


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

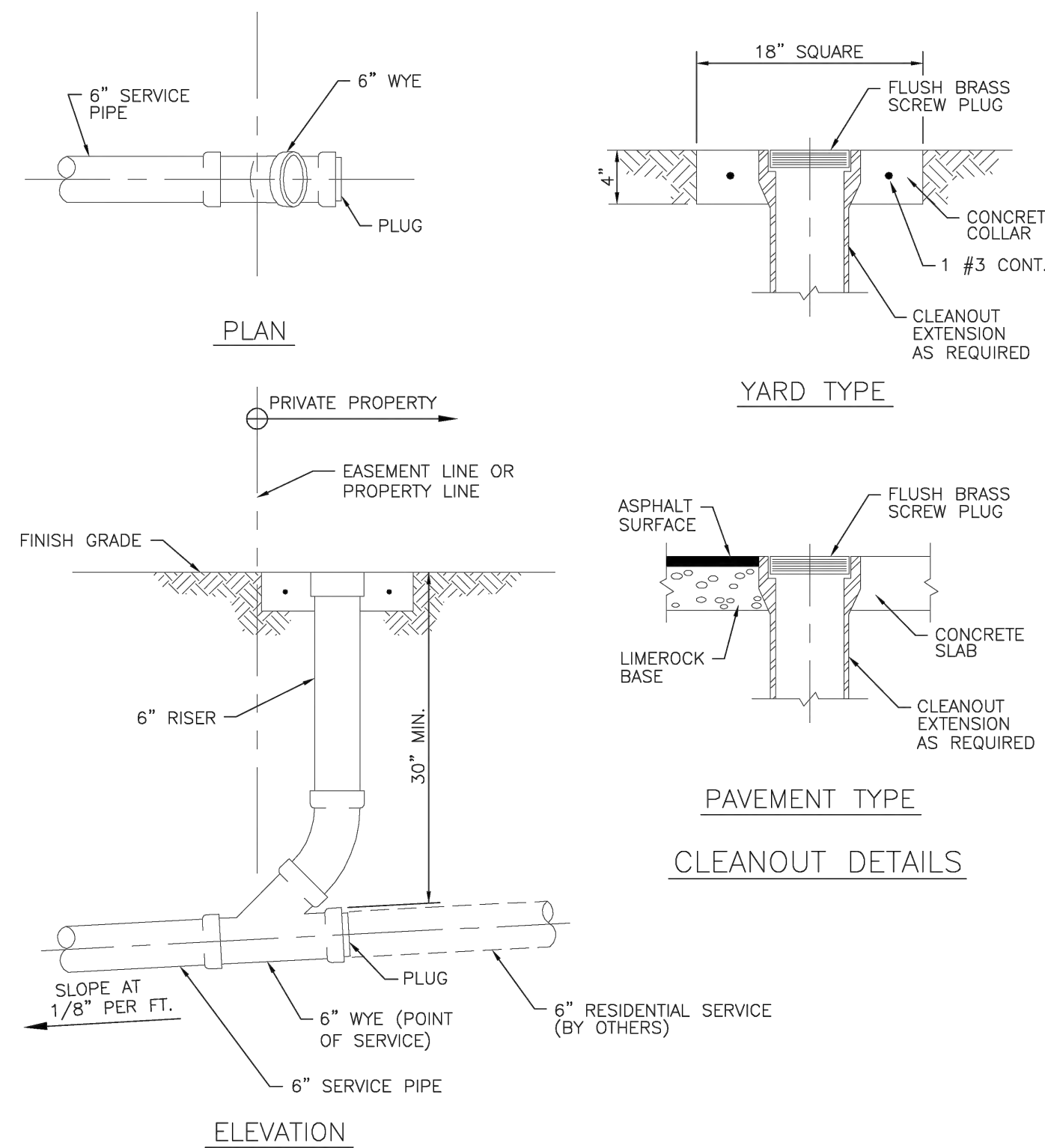
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DRAWN: EAM			DRAWING NO. S-06.1
APPROVED: XXX		MANHOLE FRAME AND COVER CITY OF HOLLYWOOD	




NOTES:

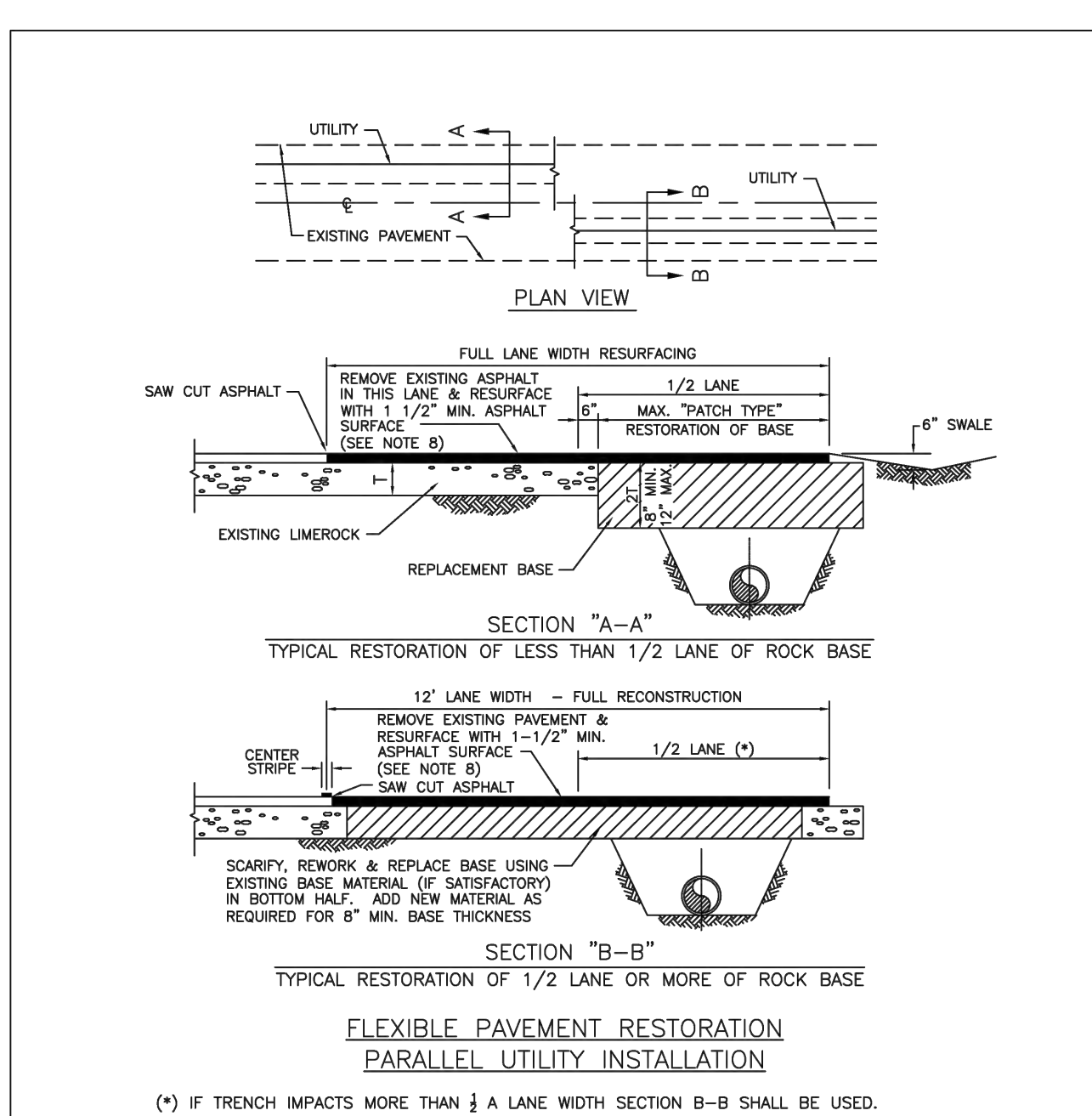
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

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




SINGLE SERVICE CONNECTION

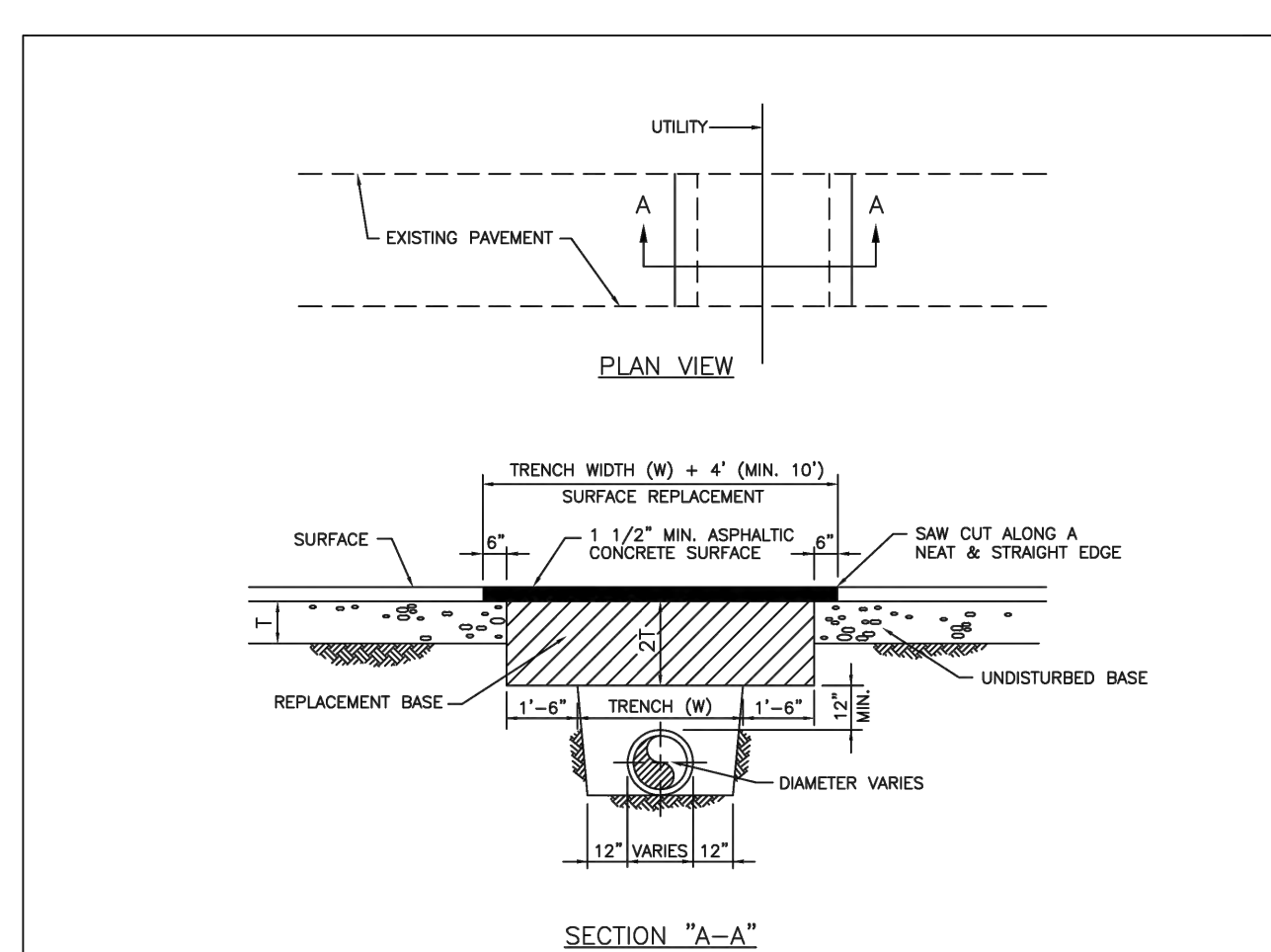
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM			DRAWING NO. S-12
APPROVED: XXX		SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	



NOTES:


1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE APPLIED A MINIMUM OF 1-1/2" INCHES IN THICKNESS.
7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED. SEE PLANS.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG			DRAWING NO.: C-30
APPROVED: JG		FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION	



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-155.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG			DRAWING NO.: C-31
APPROVED: JG		FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	



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UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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POLK STREET APARTMENTS

2543 POLK STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 8/29/23

SCALE: N.T.S.

SHEET NO.:

C11

11 OF 11

PROJECT NO.: 23-40



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

January 24, 2024

FIRE FLOW CALCULATIONS
POLK STREET APARTMENTS

2543 Polk Street
Hollywood, FL 33020

These calculations are for a four-story building. The total area of the three (3) largest floors is 29,577 SF. The floors used for the fire flow calculations are as follow:

2nd Floor: 9,859 SF
3rd Floor: 9,859 SF
4th Floor: 9,859 SF

Fire Flow Area = 29,577 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 1,750 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

$(1,750 \text{ GPM}) \times 0.75 = 1,312.50 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(1,750 \text{ GPM}) - (1,312.50 \text{ GPM}) = 437.50 \text{ GPM}$

Fire flow required=1,000 GPM

Prepared by:

1-24-24



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

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