

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

# 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: 6-26-23

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

Lot(s): 4 and 19 Block(s): BLK 10 Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 5142 16 01 4040 and 5142 16 01 4250

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

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 63 UNITS

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): RESOLUTIONS - 06-DPV- 03 and 06-DPV-03a

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

Explanation of Request: NEW CONSTRUCTION, 63 UNIT, RENTAL APARTMENT BUILDING

Number of units/rooms: 63 UNITS Sq Ft: 69,088 SQ. FT. (FAR)

Value of Improvement: \$15,000,0000 Estimated Date of Completion: 2026

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

Name of Current Property Owner: DTD 190 LLC

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

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

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER, AIA, BD+C

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

Fax: \_\_\_\_\_ Email Address: JOSEPH@KALLERARCHITECTS.COM

Date of Purchase: 2/9/2021 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: ROY HAUSMANN

Address: 2719 HOLLYWOOD BLVD HOLLYWOOD FL 33020

Email Address: ROY@DREAMTEAMDEVELOPER.COM



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### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

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

Date: **06-17-23**

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

**LEON ROY HAUSMAN**

Date: **06-17-23**

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

**Joseph B. Kaller**

Date: **7-3-23**

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

**JOSEPH B. KALLER**

Date: **7-3-23**

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

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

State of Florida

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





## TECHNICAL ADVISORY COMMITTEE REPORT

May 8, 2023

DTD 190 LLC.  
2719 Hollywood Boulevard  
Hollywood, FL. 33020

**FILE NUMBER:** 23-DP-45

**SUBJECT:** Preliminary Site Plan review for a 63 Unit residential development.

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### SITE DATA

<b>Owner/Applicant:</b>	DTD 190 LLC
<b>Address/Location:</b>	2231 Fillmore Street and 2224 Pierce Street
<b>Net Size of Property:</b>	20,532 and 20,518 sq. ft. = 41,051 sq. ft. (0.94 acres)
<b>Land Use:</b>	Regional Activity Center (RAC)
<b>Zoning:</b>	Dixie Highway Medium Intensity Multifamily District (DH-2)
<b>Present Use of Land:</b>	Residential
<b>Year Built:</b>	1946 / 1996 (Broward County Property Appraiser)

### ADJACENT LAND USE

<b>North:</b>	Regional Activity Center (RAC)
<b>South:</b>	Regional Activity Center (RAC)
<b>East:</b>	Regional Activity Center (RAC)
<b>West:</b>	Regional Activity Center (RAC)

### ADJACENT ZONING

<b>North:</b>	Dixie Highway Medium Intensity Multifamily District (DH-2)
<b>South:</b>	Dixie Highway Medium Intensity Multifamily District (DH-2)
<b>East:</b>	Dixie Highway Medium Intensity Multifamily District (DH-2)
<b>West:</b>	Dixie Highway Medium Intensity Multifamily District (DH-2)

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**APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).**



**A. APPLICATION SUBMITTAL**

Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471

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.

**Please see attached plat determination letter from the County.**

2. Application Form:

- a. Provide both folio numbers for both properties. The folio number provided does not match any of the properties. Please revise.

**Please see attached folio numbers and lot and block information corrected for both properties on the signed TAC application.**

- b. A project has been presented to the City before. The O&E shows two recorded resolutions 06-DPV-03 and 06-DPV-03a. Provide this information on the first page of the Application.

**Please see the attached revised application.**

- c. If there is a representative for the owner, that information shall be provided on the second page of the Application, sign, date and notarize.

**Please see the attached revised application showing Joseph B. Kaller, AIA BD+C shown as the representative.**

- d. Provide supporting documentation that Mr. Leon Roy Hausmann is authorized to sign on behalf of DTD 190, LLC.

**Please see the attached Sunbiz screenshot showing Leon Roy Hausmann as the authorized member to represent the LLC.**

3. Ownership & Encumbrance Report (O&E):

- a. O & E shall be dated within 30 days of submittal packet. Update search information and provide new date.

**Please see the attached revised O&E report showing the revised review date as mentioned.**

- b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

**Understood. Please see the attached revised O&E report.**

- c. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

**Understood. Please see the attached revised O&E report.**

4. Alta Survey:

- a. The legal description on the survey for 2231 Fillmore Street is not correct. Please revise.

**Please see the attached revised survey showing the legal description shown correctly.**

- b. The square footage on the Alta survey and the O&E report do not match for property



2231 Fillmore Street.

**Please see the attached revised survey showing the legal description shown correctly.**

- c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

**Understood. Please see the attached revised O&E report and survey as requested.**

5. 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>

**Please see the attached Broward County School Board impact fee application.**

6. 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).

a. North Central Hollywood Civic Association

b. Downtown Parkside Royal Poinciana Civic Association

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

**Understood. The Public Participation meeting occurred on June 29<sup>th</sup> and we notified all the public and civic associations as required. Please see attached package for public participation.**

7. Additional comments may be forthcoming.
8. Provide written responses to all comments with next submittal.

**Understood. Please see attached responses.**

## **B. ZONING**

*Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471*

1. Provide a Unity of Title.  
**Ownership of both properties are under the same LLC. Can this be for the Owner to submit the Unity of Title prior to permitting?**
2. 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.  
**Please see attached revised Sheet A-1.1 to the right side on the meeting dates list.**
3. Provide a location map on the cover sheet and an index of drawing sheets.



**Please see attached revised Cover Sheet A-1.00 with the sheet index.**

4. Site Plan:

- a. The Site Plan shall be along the Site tabulation data.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested information.**
- b. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested note at the bottom.**
- c. Is the entrance to the parking lot through Fillmore Street and the exit through Pierce Street?  
**Correct. We are proposing a one-way entrance and exit. There is an entrance on Fillmore and an exit on Pierce to simplify traffic flow. Please note the directional arrows shown on Sheet A-1.1.**
- d. Do both driveways at the entrance and exit from the at-grade parking have a gate? What material? Provide a detail.  
**Correct. We are proposing a gate at grade at both Pierce Street and Fillmore Street. Please see the attached revised Sheet A-1.5 to show the information about the subject doors. They are going to be aluminum louvered doors.**
- e. Provide visibility triangles at all driveway accesses.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested visibility triangles as requested.**
- f. Provide a queuing vehicle at entrance of parking lot and another queuing vehicle at exit.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested queuing shown within our own property.**
- g. The at-grade parking shall have landscape around to block visibility from right of way.  
**Understood. Please see attached revised Site Plan Sheet A-1.1 with the requested landscaping around the parking.**
- h. The dimensions on the Site Plan on the landscaped area are not clear.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested dimensions shown clearly for the landscaping areas.**
- i. Provide EV charging stations per Code of Ordinances 151.154. These parking spaces shall not be assigned to any of the units.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested EV charging spaces for 40-43.**

5. Site Tabular Data:

- a. Legal description shall be revised to match survey.  
**Please see attached revised Site Plan Sheet A-1.00 with the corrected legal description to match with survey.**
- b. Eliminate information not needed in the Building Intensity: maximum lodging area allowed,



maximum commercial or office allowed, minimum water setback, etc.

**Please see attached revised Site Plan Sheet A-1.1 with the requested removal of unneeded items.**

- c. Include the ratio of required guest spaces per unit (min. 1 per 10).  
**Please see attached revised Site Plan Sheet A-1.1 with the required parking shown at 1 per 10.**
  - d. Include the number of required and proposed ADA spaces.  
**Please see attached revised Site Plan Sheet A-1.1 showing the require and proposed ADA spaces.**
  - e. Include the provided FAR as a ratio, not just the overall provided square footage.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested FAR required and proposed.**
  - f. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages.  
**Please see attached revised Site Plan Sheet A-1.1 with the dwelling unit sizes.**
6. Identify location of guest parking spaces on the site plan.  
**Please see attached revised Site Plan Sheet A-1.1 with the guest spaces shown in spaces 35-38, 98 and 99.**
7. Tandem parking spaces shall be assigned to one unit only and not be used for guest parking. Provide a note on the Site Plan.  
**Please see attached revised Site Plan Sheet A-1.1 with the requested note at the bottom.**
8. Will the trash be taken to the front of the building on Pierce Street?  
**Yes the trash will be taken to the front of the building on Pierce Street to service the trash and recycling.**
9. Provide a detail for the proposed bike rack.  
**Please see attached revised Site Plan Sheet A-1.5 with the requested detail.**
10. Work with the City's Landscape Architect to ensure that all landscape requirements are met.  
**Understood.**

**C. ARCHITECTURE AND URBAN DESIGN**

*Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471*

- 1. Provide color, finish, and material legend for all elevations. This should not be limited to paint colors and shall include all finishes and materials.  
**Please see attached revised Sheets A-1.4 with the requested information.**
- 2. Label areas on elevations.  
**Please see attached revised Sheets A-1.4 with the requested information.**
- 3. To reduce the extent of blank walls, add treatment or architectural features to the North façade facing Pierce Street.



**Please see attached revised Sheets A-1.4 with all the elements. The center elements are Prodema Vertical Fixed Louvers Facade System / Cladding and not blank walls.**

4. Will you install a fence? Ensure the design is compatible with the building. Provide a fence detail.  
**Please see attached revised Sheets A-1.5 with the garage screening detail to screen the parking.**
5. Provide a detail for the screening of the garage.  
**Please see attached revised Sheets A-1.5 with the garage screening detail to screen the parking.**
6. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.  
**Please see attached revised Sheets A-1.1 with the requested information.**
7. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.  
**Understood.**

**D. SIGNAGE**

*Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471*

1. For full review, full signage package shall be provided.  
**Please see attached revised Sheets A-1.5 with the requested signage details.**
2. Include note on Site Plan indicating "All signage shall be in compliance with the Zoning and Land Development Regulations".  
**Please see attached revised Sheets A-1.1 with the requested note.**
3. All signs which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.  
**Understood.**

**E. LIGHTING**

*Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471*

1. Include note on Site Plan "Maximum foot-candle level at all property lines shall be 0.5 maximum allowed"/  
**Please see attached revised Sheets A-1.1 with the requested note.**

**F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

*Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471*

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third-party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.  
**Please see the attached Green Building Company proposal for submission for the Green Certification program.**



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) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

**Please see attached revised Sheets A-1.1 with the requested EV chargers to be provided with electrical infrastructure.**

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

**Understood. We will meet or exceed the Green Building Certification requirements.**

#### **G. ENGINEERING**

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

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

Stanislav Tsysar, Development Review Engineer Manager ([stsysar@hollywoodfl.org](mailto:stsysar@hollywoodfl.org)) 954-921-3900

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

1. No comments received.

**Understood.**

#### **H. LANDSCAPING**

Favio Perez, Landscape Reviewer ([fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org)) 954-921-3900

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

No plans submitted on set.

1. Satellite images show existing trees/palms.

**Please see Landscape Architect plans and response sheet to address the comments.**

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate.

**Please see Landscape Architect plans and response sheet to address the comments.**

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree.

**Please see Landscape Architect plans and response sheet to address the comments.**

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

**Please see attached revised Sheets A-1.1 with the requested visibility triangles. Also please see Landscape Architect plans and response sheet to address the comments.**

5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

**Please see Landscape Architect plans and response sheet to address the comments.**

6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

**Please see Landscape Architect plans and response sheet to address the comments.**



7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'  
**Please see Landscape Architect plans and response sheet to address the comments.**
8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.  
**Please see Landscape Architect plans and response sheet to address the comments.**
9. All landscaping shall be warranted for 1 year after final inspection.  
**Please see Landscape Architect plans and response sheet to address the comments.**
10. Provide site requirements as per RAC zoning.  
**Please see Landscape Architect plans and response sheet to address the comments.**
11. Add note: 100% irrigation coverage shall be provided.  
**Please see Landscape Architect plans and response sheet to address the comments.**
12. Additional comments may follow upon further review of requested items and information provided.  
**Understood.**

We encourage you to reach out for any questions or clarification at [fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org) or 954.921.3900

#### **I. UTILITIES**

*Alicia Vereas-Feria, Floodplain Development Review Administrator ([averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)) 954-921-3302*

1. Submit Civil Engineering plans indicating existing and proposed water, sewer and drainage for initial review.  
**RESPONSE: Please see enclosed civil engineering plans.**
2. Show water and sewer demand calculations on proposed utilities plans.  
**RESPONSE: Please see sheet C8.**
3. Clarify how the water, fire and sewer will be serviced for this property.  
**RESPONSE: Please see sheets C7 & C8.**
4. Include the City's latest applicable standard water and sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices> .  
**RESPONSE: Please see details on sheets C9 & C10.**
5. This site resides currently within FEMA Flood Zone X. The proposed finished floor elevations shall comply with the greatest of the following conditions.
  - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use, such as storage, parking or access.
  - b. Broward County Preliminary 2019 FEMA Flood Maps, available online via the following link: <https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e> OR
  - c. Broward County Future Conditions 100-year Flood Map 2060 available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

**RESPONSE: Please see FFE on sheet C2. The building will be floodproofed to meet the City's 18-inches above crown of road elevation requirements.**



6. Indicate FFE for all enclosed areas on the ground floor.  
**RESPONSE: Please see sheet C2.**
7. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.  
**RESPONSE: Please see cross-sections on sheet C2.**
8. Ensure all stormwater is retained onsite.  
**RESPONSE: The proposed design will retain all stormwater onsite. Please see sheet C2 and attached drainage report.**
9. Indicate how roof drainage will be collected and connected to the onsite drainage system.  
**RESPONSE: Roof drains will connect to the proposed onsite drainage system. Please see sheet C2.**
10. Provide preliminary drainage calculations.  
**RESPONSE: Please see attached drainage calculations.**
11. Submit erosion control plan.  
**RESPONSE: Please see sheet C1.**
12. Permit approval from outside agencies will be required.  
**RESPONSE: Acknowledged. Permits to be provided during permitting phase.**
13. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.  
**RESPONSE: Acknowledged.**
14. Additional comments may follow upon further review of requested items.  
**RESPONSE: Acknowledged.**

**J. BUILDING**

*Russell Long, Chief Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490*

*Daniel Quintana, Assistant Building Official ([dquintana@hollywoodfl.org](mailto:dquintana@hollywoodfl.org)) 954-921-3335*

1. No comments received.

**RESPONSE: Understood.**

**K. FIRE**

*Chris Clinton, Deputy Fire Marshal ([cclinton@hollywoodfl.org](mailto:cclinton@hollywoodfl.org)) 954-967-4404*

15. 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.  
**RESPONSE: Acknowledged.**
16. Water supply shall 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](mailto: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. --- As a result of that test, show any existing and new fire hydrants on civil drawings. --- A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal. --- For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.  
**RESPONSE: Please see attached fire flow calculations.**
17. 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.  
**RESPONSE: Please see note on sheet C8.**
18. Provide civil drawings for the underground fire main. --- Provide such including the location of the fire



department connection, DDCV, and size of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections.

**RESPONSE: Please see sheet C8.**

19. 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

**RESPONSE: Acknowledged.**

20. Be advised that NFPA 1 (2018 edition) Chapter 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.

**RESPONSE: Acknowledged.**

21. As per NFPA 1, 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 Registered Design Professional (RDP) responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. 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) 12.3.2.

**RESPONSE: Acknowledged.**

22. Ensure the rooftop BBQ grills comply with NFPA 1 (2018) Section 10.10.6 in full.

**RESPONSE: Acknowledged and understood. They will comply with NFPA 1 Section 10.10.6 in full.**

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

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

**Fire Flow Area = 24,228 SF**

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

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

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

$$1,750 \text{ gpm} \times 75\% = 1,312.50 \text{ gpm (fire flow credit)}$$

$$1,750 \text{ gpm} - 1,312.50 \text{ gpm} = 437.50 \text{ gpm}$$

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

**Fire flow required = 1,000 gpm**



**L. PUBLIC WORKS**

Annalie Holmes, Assistant Director ([aholmes@hollywoodfl.org](mailto:aholmes@hollywoodfl.org)) 954-967-4207

Daniel Millien, Environmental Services Manager ([dmillien@hollywoodfl.org](mailto:dmillien@hollywoodfl.org)) 954-967-4207

1. No comments received.

**Understood.**

**M. PARKS, RECREATION AND CULTURAL ARTS**

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

1. Park Impact Application required.

**Understood.**

**N. COMMUNITY DEVELOPMENT**

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

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

**Understood. The Public Participation meeting occurred on June 29<sup>th</sup> and we notified all the public and civic associations as required. Please see attached package for public participation.**

**O. ECONOMIC DEVELOPMENT**

Raelin Storey, Director ([rstorey@hollywoodfl.org](mailto:rstorey@hollywoodfl.org)) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager ([hconde-parlato@hollywoodfl.org](mailto:hconde-parlato@hollywoodfl.org)) 954-924-2922

1. Application is substantially compliant.

**Understood.**

2. Will there be access to the property from Pierce Street?

**No there is an entrance from Fillmore and an exit at Pierce Street. This is to simplify traffic flow internally.**

**P. POLICE DEPARTMENT**

Christine Adamcik, Police ([cadamcik@hollywoodfl.org](mailto:cadamcik@hollywoodfl.org)) 954-967-4371

Steven Bolger, Police ([sbolger@hollywoodfl.org](mailto:sbolger@hollywoodfl.org)) 954-967-4500

Doreen Avitabile, Police ([davitabile@hollywoodfl.org](mailto:davitabile@hollywoodfl.org)) 954-967-4371

1. Application is substantially compliant.

**Understood.**

1. Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for "2231 Fillmore St. & 2224 Pierce St. - Hollywood, Florida" – Preliminary. Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

**Understood.**

2. CPTED Strategies

Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

**Understood.**



### 3. External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

-Parking Lots	3-5	foot candles
-Walking Surfaces	3	foot candles
-Recreational Areas	2-3	foot candles
-Building Entryways	5	foot candles

- These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- Light fixtures below 10’ in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

**Understood.**

### 4. Landscaping:

- Make sure all landscaping is trimmed and well maintained.
- Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
- Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.

**Understood.**

### 5. Building(s) Perimeter Doors

- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
- Lobby should be accessible to residents only.
- Electrical, Mechanical, Pump Room, Maintenance Room, should be kept locked when not in use.
- Parking Garage should be accessible to residents only. Guests can be given access by residents.
- A/C area should remain locked when not in use.

**Understood.**

### 6. Internal Circulation and Control

- There should not be recessed areas in corridors that could be used for hiding or loitering.
- Convex mirrors should be used in corners and in stairwells.
- Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
- Glass elevator is recommended so residents can see out/in.



- Lobby should remain locked after hours.
- Roof terrace should be accessible with keycard type access.
- Guest patrons should not have access to residential parking area unless given access by resident.
- FPL vault room should remain locked.
- Amenities deck should be accessible to residents only with keycard type access.
- BBQ area should have a fire extinguisher.
- Pool should have life saving devices easily available.

**Understood.**

#### 7. Corridors

- Corridors should be well-lighted with no dark areas.
- Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

**Understood.**

#### 8. General locations

- Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.

**Understood.**

#### 9. CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

**Understood.**

#### 10. Fencing

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

**Understood.**

#### 11. Non-Pedestrian Building Entry Points

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lighted.

**Understood.**

#### 12. Signage

- Ensure proper signage is posted throughout property.
- Amenities deck should have hours and rules posted
- BBQ area should have hours of operation posted.
- Pool should have hours of operation posted.
- Pool should have signage stating whether or not a lifeguard is on duty.

**Understood.**

#### 13. The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

**Understood.**



**Q. DOWNTOWN AND BEACH CRA**

*Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org)) 954-924-2980*

*Susan Goldberg, Deputy Director ([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980*

*Francisco Diaz-Mendez, Project Manager ([fdiaz-mendez@hollywoodfl.org](mailto:fdiaz-mendez@hollywoodfl.org)) 954-924-2980*

1. Not applicable.

**Understood.**

**R. PARKING**

*Jovan Douglas, Parking Administrator ([jdouglas@hollywoodfl.org](mailto:jdouglas@hollywoodfl.org)) 954-921-3548*

1. No comments received.

**Understood.**

**S. ADDITIONAL COMMENTS**

*Carmen Diaz, Planning Administrator ([cdiaz@hollywoodfl.org](mailto:cdiaz@hollywoodfl.org)) 954-921-3471*

1. Additional comments may be forthcoming.

**Understood.**

---

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

**If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.**

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Carmen Diaz  
Planning Administrator

C: [Rocky@kallerarchitecture.com](mailto:Rocky@kallerarchitecture.com)  
[Joseph@kallerarchitecture.com](mailto:Joseph@kallerarchitecture.com)



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

AND

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

CERTIFIED TO:  
DTD 190 LLC

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

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

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

#### OWNERSHIP & ENCUMBRANCES REPORT

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

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

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

#### OWNERSHIP & ENCUMBRANCES REPORT

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

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

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

Scale 1" = 20'

#### TREE TABLE

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

#### TABLE A

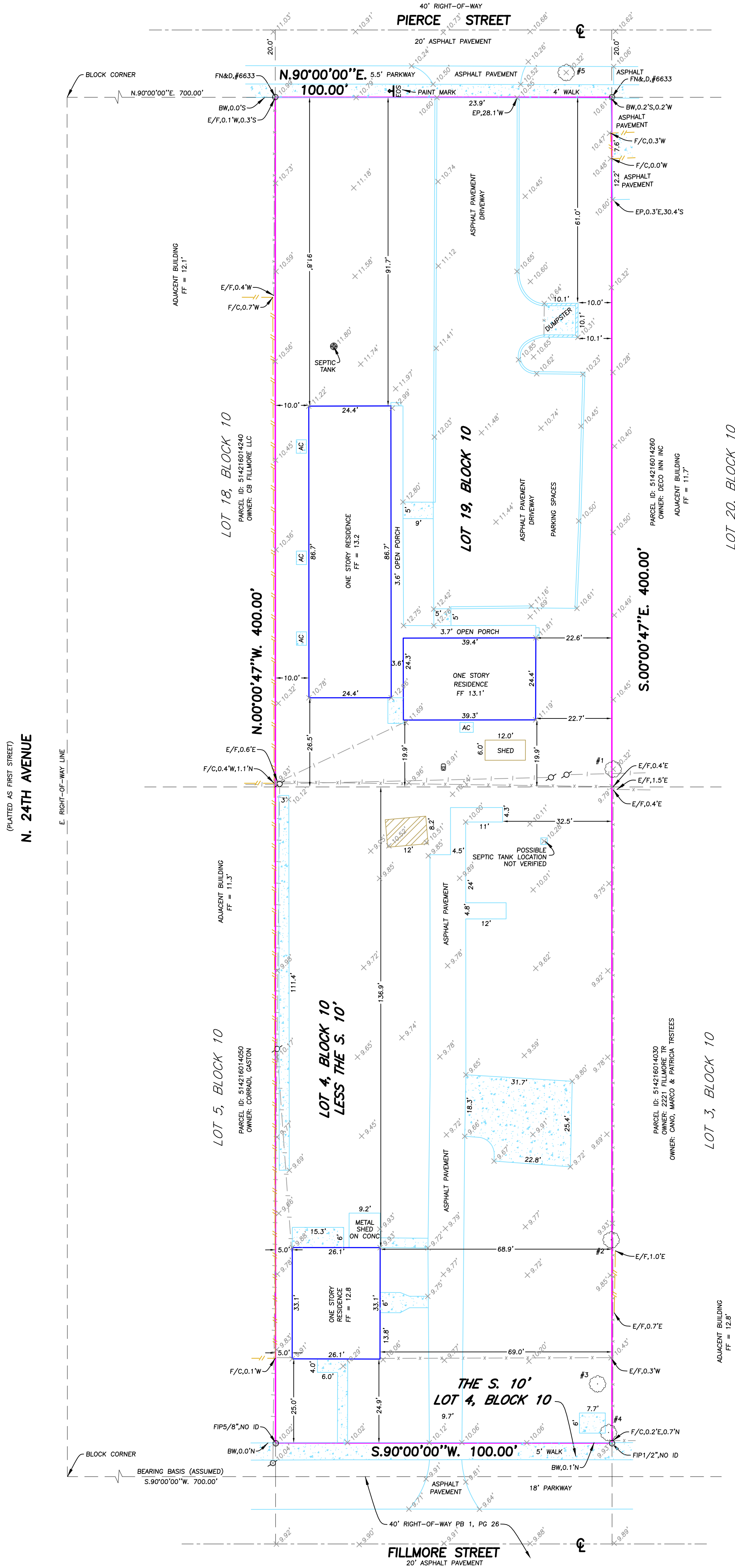
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

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

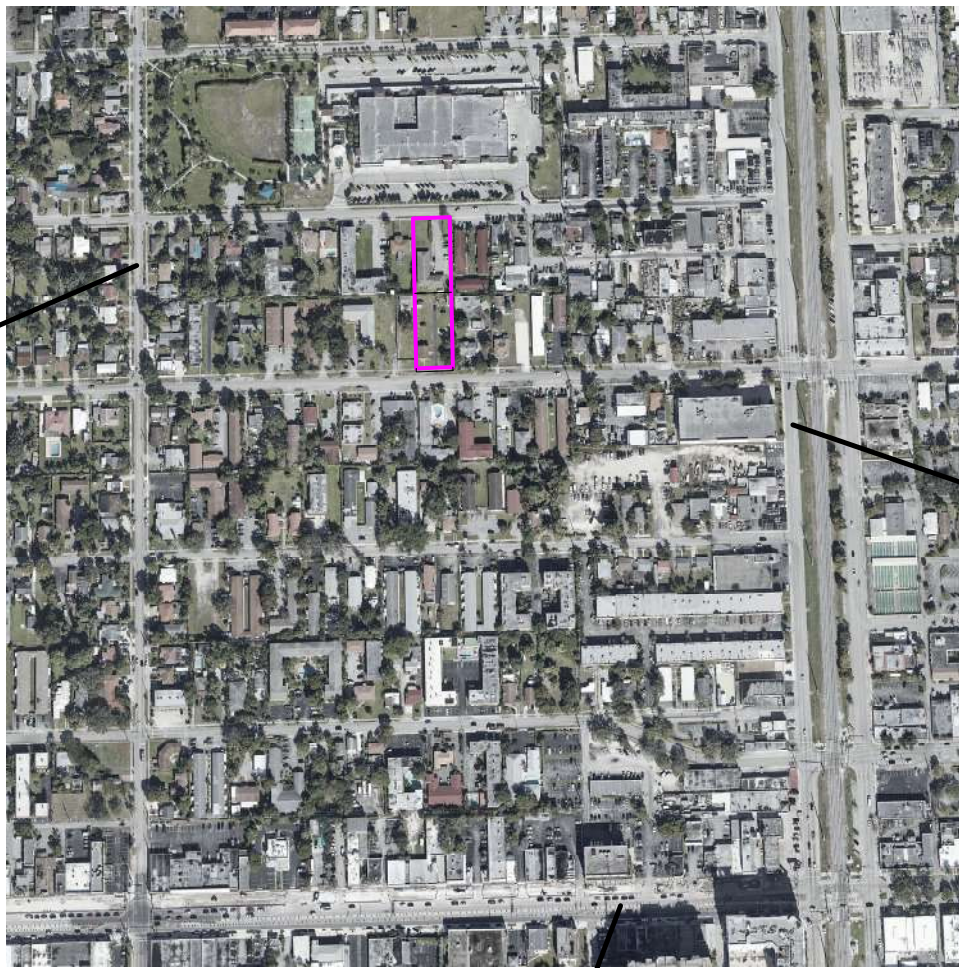
#### SURVEYOR'S NOTES

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

## ALTA/NSPS LAND TITLE SURVEY



#### VICINITY MAP



#### LEGEND

- FP&L BOX
- CONTROL VALVE
- ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE
- WOOD DECK/DOCK
- WOOD/PVC FENCE

#### ABBREVIATIONS

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

ATLANTIC COAST  
SURVEYING, INC.

SURVEYOR'S CERTIFICATE  
This is to certify that this map and plat and the  
survey on which it is based were made in  
accordance with the 2021 Minimum Standard  
Detail Requirements for ALTA/NSPS Land Title  
Surveys, jointly established and adopted by ALTA  
and NSPS, and includes items 2, 3, 5, & 11a,  
13, 17, 18 of Table A thereof. The field work  
was completed on May 03, 2023.  
Date of Plat or Map: May 03, 2023.

PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5241  
ATLANTIC COAST SURVEYING, INC.  
13708 NW 4th Street, Suite 308  
Sunrise, FL 33325  
P: 954.587.2100 E: info@accswb.net

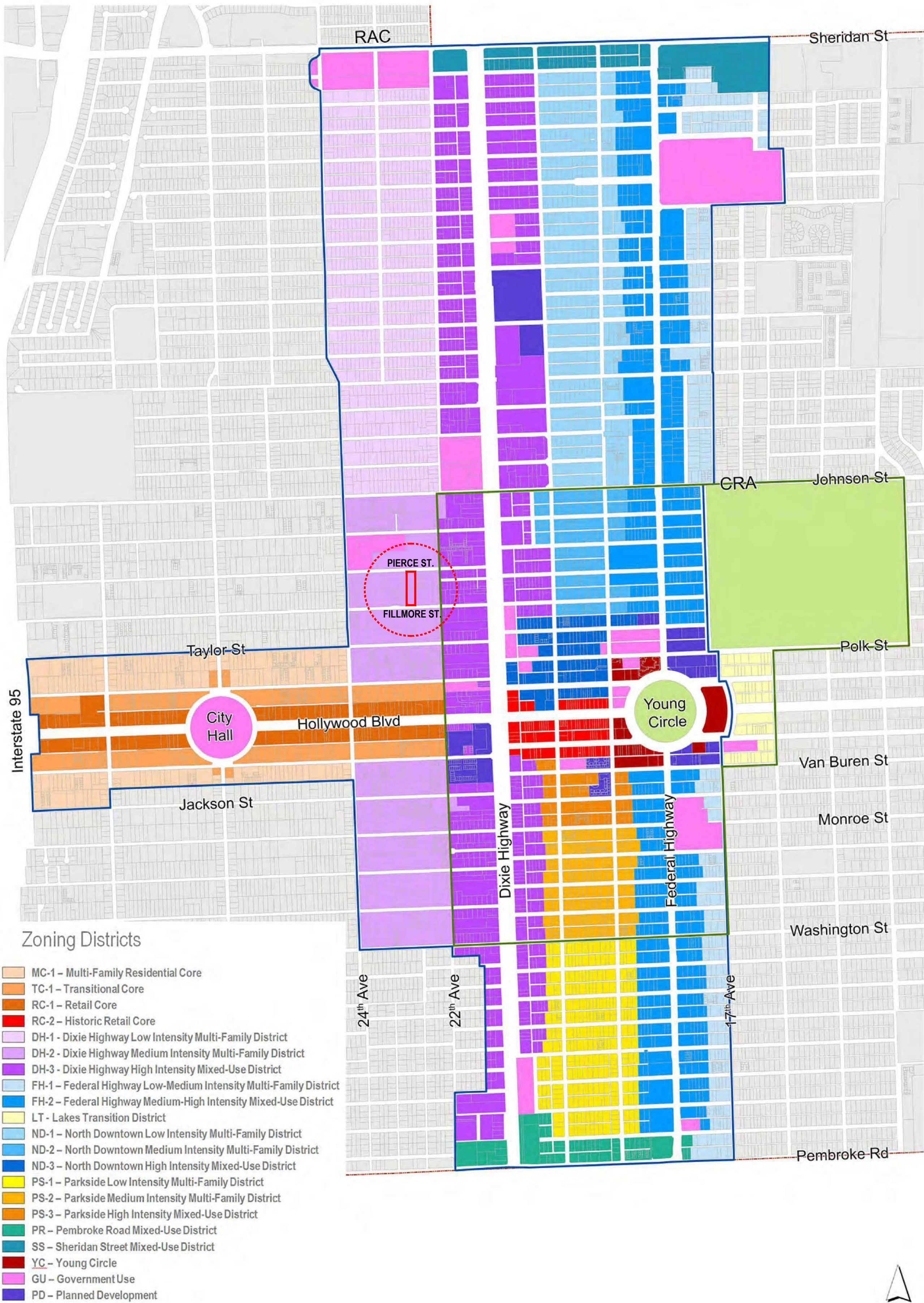


# FILLMORE STREET APARTMENTS

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

**LEGAL DESCRIPTION**  
2231 FILLMORE STREET, HOLLYWOOD, FL. 33020 (Property ID: 514216014040)  
LOT 4, IN BLOCK10, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
2224 PIERCE STREET # 1-4 HOLLYWOOD, 33020 (Property ID: 514216014250)  
LOT 19, BLOCK 10, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT SITUATE IN THE COUNTY OF BROWARD, STATE OF FLORIDA.

RAC

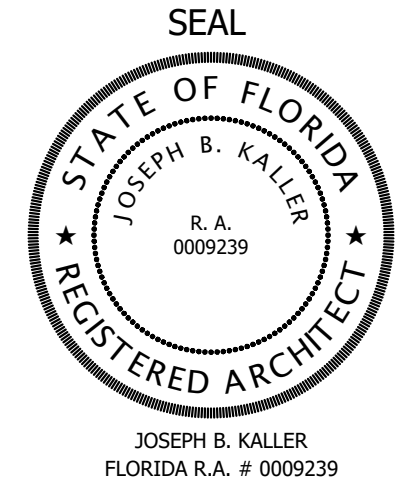


- Zoning Districts**
- MC-1 – Multi-Family Residential Core
  - TC-1 – Transitional Core
  - RC-1 – Retail Core
  - RC-2 – Historic Retail Core
  - DH-1 - Dixie Highway Low Intensity Multi-Family District
  - DH-2 - Dixie Highway Medium Intensity Multi-Family District
  - DH-3 - Dixie Highway High Intensity Mixed-Use District
  - FH-1 – Federal Highway Low-Medium Intensity Multi-Family District
  - FH-2 – Federal Highway Medium-High Intensity Mixed-Use District
  - LT - Lakes Transition District
  - ND-1 – North Downtown Low Intensity Multi-Family District
  - ND-2 – North Downtown Medium Intensity Multi-Family District
  - ND-3 – North Downtown High Intensity Mixed-Use District
  - PS-1 – Parkside Low Intensity Multi-Family District
  - PS-2 – Parkside Medium Intensity Multi-Family District
  - PS-3 – Parkside High Intensity Mixed-Use District
  - PR – Pembroke Road Mixed-Use District
  - SS – Sheridan Street Mixed-Use District
  - YC – Young Circle
  - GU – Government Use
  - PD – Planned Development

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



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

SHEET TITLE  
**SCHEMATIC DESIGN PACKAGE  
LOCATION MAP**

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

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

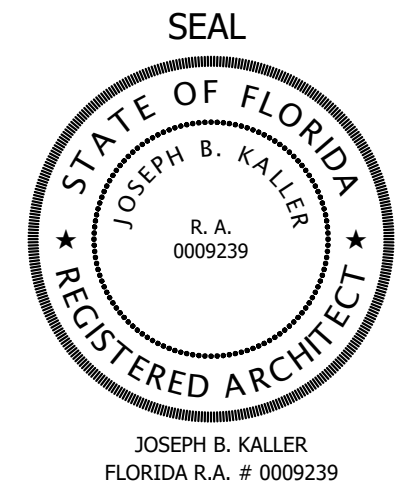
PROJECT No.: 20189  
DATE: 07.03.23  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
**A-1.00**





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



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

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
RENDERING

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

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DATE: 07.03.23  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET  
R-1.0

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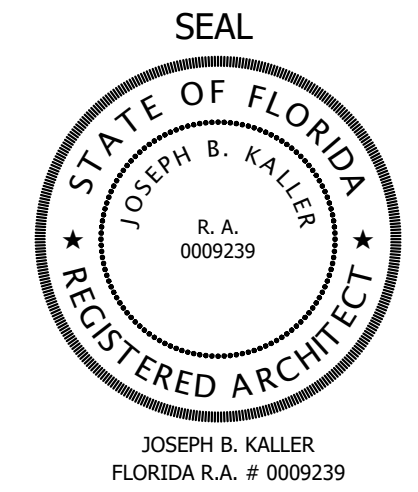
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1

RENDERING 2  
N.T.S.



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joseph@kallerarchitects.com  
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PROJECT TITLE  
2231 FILLMORE ST &  
2224 PIERCE ST  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
RENDERING

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

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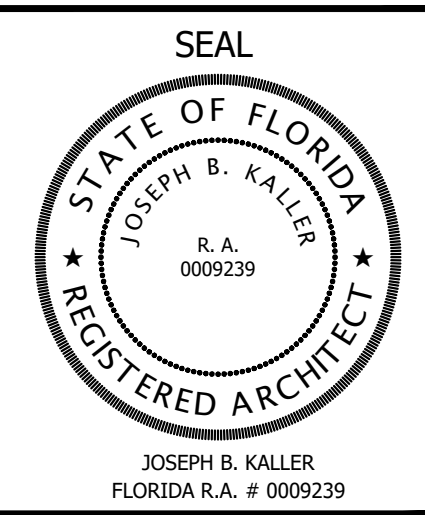
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1

RENDERING 3 - AERIAL RENDERING  
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PROJECT TITLE  
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2224 PIERCE ST  
HOLLYWOOD, FL. 33020

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
RENDERING

MEETING DATES		
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P&D BOARD	T.B.D	FILE# 23-DP-45

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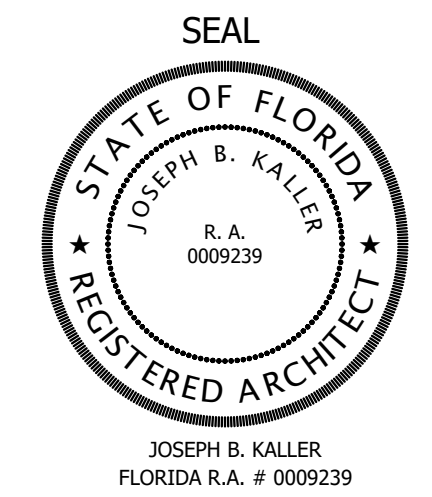
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R-3.0





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

**SHEET TITLE**  
SCHEMATIC DESIGN PACKAGE  
GROUND FLOOR  
ZONING DATA

**MEETING DATES**

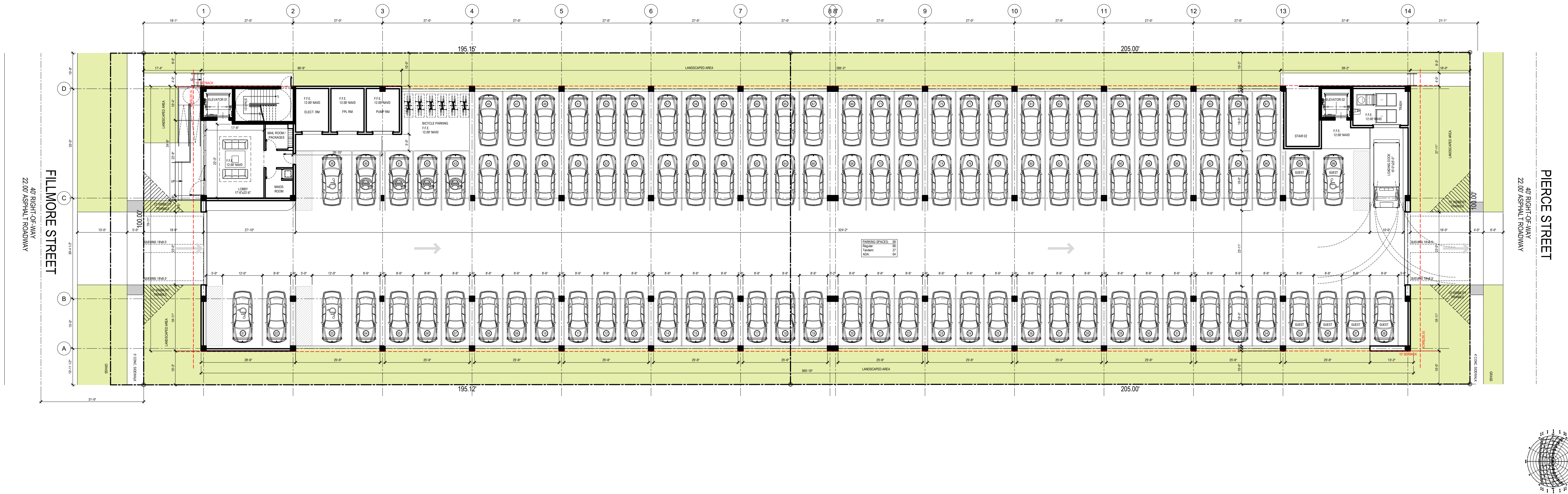
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PRE TAC	T.B.D	FILE# 23-DP-45
FINAL TAC	T.B.D	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45

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**SHEET**

**A-1.1**



## 1 GROUND FLOOR

1/16" = 1'-0"

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

### ZONING INFO

#### BASIC ZONING

Municipal Future Land Use:	Regional Activity Center (RAC)
Zone:	DH-2
Existing Building Use:	Single Family Residential
Existing Land Use:	Residential
County Future Land Use:	Regional Activity Center
Allowed Use(s) - Primary:	Residential, Lodging, Office, Commercial, Civic, Educational
FEMA	
New Flood Zone:	X - Below 500 Year Flood Plain
New NAVD 88 Elevation:	N/A
Old Flood Zone:	X

#### 100 YEAR MAP

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

#### BUILDING INTENSITY

Maximum Lot Coverage:	N/A
Maximum Building Height:	45 ft
Maximum Height - Stories:	4
Floor Area Ratio (FAR):	1.75

Maximum Built Area Allowed:	69,132.9 ft <sup>2</sup>
Minimum Open Space:	20%
Maximum Residential Area Allowed:	69,132.79 ft <sup>2</sup>
Estimated Residential Units Allowed:	Unlimited

#### SETBACKS AT GROUND LEVEL

Allowed:	45 ft
Proposed:	45 ft
Minimum Primary Frontage Setback:	15.00 ft
Minimum Secondary Frontage Setback:	N/A
Minimum Side Setback:	10.00 ft
Minimum Rear Setback:	20.00 ft
Minimum Water Setback:	N/A

#### AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front:	10 feet
Interior:	5 feet
Alley:	5 feet
Amount of Required Off-Street Parking	
Units of one bedroom or less; 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.

### PROJECT INFO

#### Lot Area:

40,051.00 sf (0.91 Acre)

#### Maximum Building Height:

Allowed:	45 ft
Proposed:	45 ft

#### Floor Area Ratio (FAR) 1.50:

Allowed:	69,132.9 sf (1.5)
Proposed:	69,087.9 sf (1.4)

#### Open Space:

Minimum:	20% (8,010.20 sf)
Proposed:	24.8% (9,948.66 sf)

#### Front Setback (Fillmore ST):

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

#### Front Setback (Pierce ST.):

Minimum:	15'-0"
Proposed:	20'-4"

#### Side Setback:

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

#### Parking Requirement:

One Bed Unit (41un x 1):	41 spaces
One Bed + Den (5un x 1.5):	7.5 spaces
Two Bed + Den (15un x 1.5):	22.5 spaces
Three Bed Unit (2un x 1.5):	03 spaces
Guests (63un / min. 1 per 10):	6.3 spaces
Total Parking Required:	81 spaces
Total Parking Proposed:	99 spaces

#### ADA parking spaces:

Required:	4 spaces
Proposed:	4 spaces

#### Off-Street loading spaces:

Required:	1 space
Proposed:	1 space

#### UNIT MIX

UNIT TYPE	QUANTITY	PERCENTAGE
TYPE A	41	65.08%
TYPE B	03	4.76%
TYPE C	02	3.17%
TYPE D	15	23.82%
TYPE E	02	3.17%
TOTAL	63	100%

#### UNIT SIZE

UNIT TYPE	BEDROOMS	A/C AREA	NON A/C AREA	TOTAL AREA	TOTAL AREA IN PROJECT
TYPE A	01	736.87 SF	212.19 SF	949.06 SF	38,911.46 SF
TYPE B	01+DEN	1,122.68 SF	215.48 SF	1,338.16 SF	4,014.48 SF
TYPE C	01+DEN	1,076.81 SF	215.48 SF	1,292.29 SF	2,584.58 SF
TYPE D	02+DEN	1,105.31 SF	320.87 SF	1,426.18 SF	21,392.70 SF
TYPE E	03	1,105.31 SF	320.87 SF	1,426.18 SF	2,852.36 SF

UNIT SIZE CUMULATIVE AVERAGE: 1107.23 SF

TOTAL LEASABLE / SALEABLE  
AREA: 69,755.58 SF

## 2 ZONING DATA

N.T.S.

NOTE:  
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

NOTE:  
SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).

NOTE:  
MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION). BDA SYSTEM MAY BE REQUIRED.

NOTE:  
PER NFPA 1, 12.3.2.2 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NOTE:  
TANDEM PARKING SPACES SHALL BE ASSIGNED TO ONE UNIT ONLY AND NOT BE USED FOR GUEST PARKING.

NOTE:  
PER SECTION 7.1.1: PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT; NOT TO INCLUDE REQUIRED GUEST SPACES.

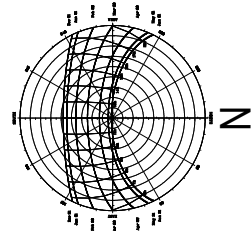
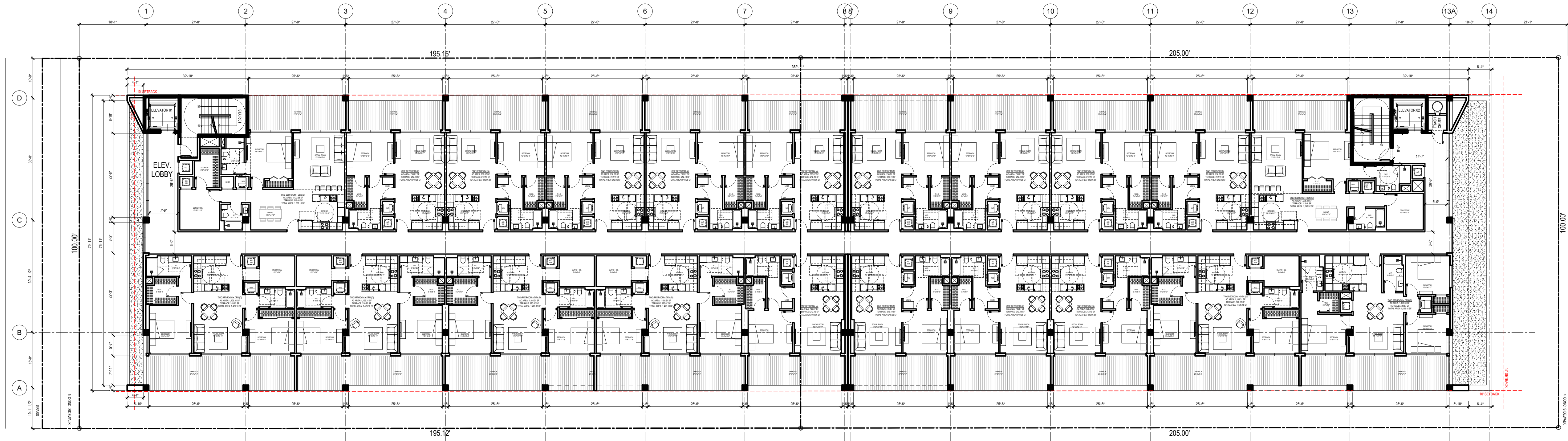
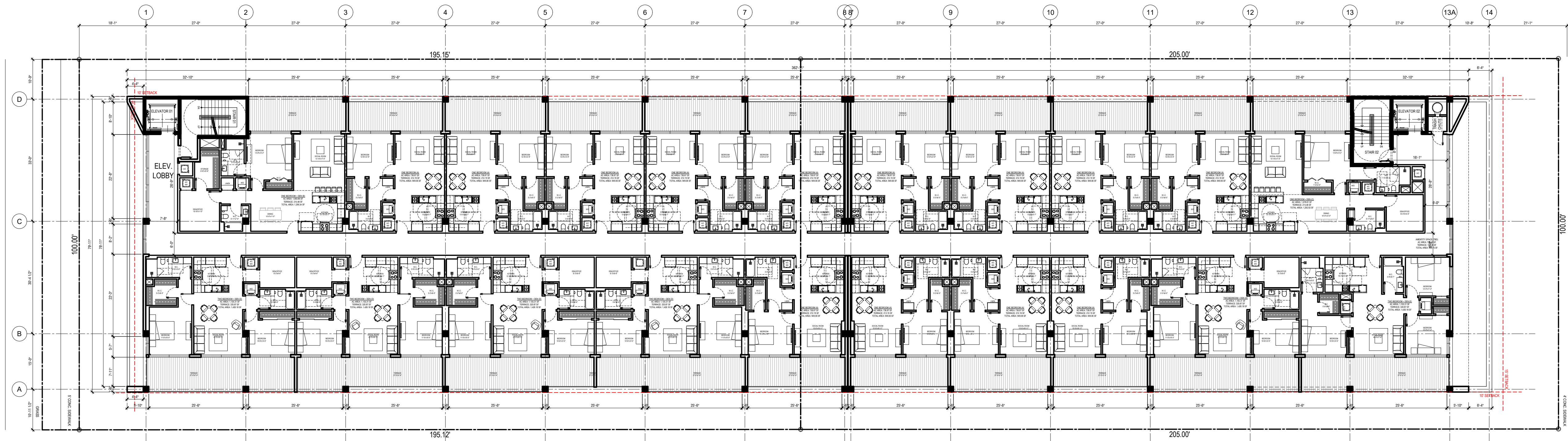
NOTE:  
ALL BUILDING ENTRANCES TO BE WET FLOODPROOFED (FLOOD VENTS) AS PER ASCE 24 REQUIREMENTS

NOTE:  
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 8.0

NOTE:  
ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/4" WILL BE BEVELED TO MEET ADA REQUIREMENTS

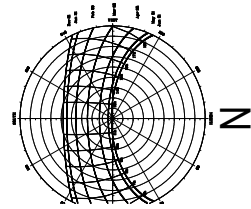
NOTE:  
MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.





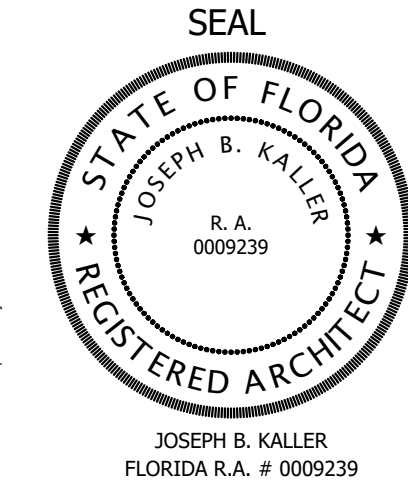
PIERCE STREET  
40' RIGHT-OF-WAY  
22'00' ASPHALT ROADWAY

FILMORE STREET  
40' RIGHT-OF-WAY  
22'00' ASPHALT ROADWAY

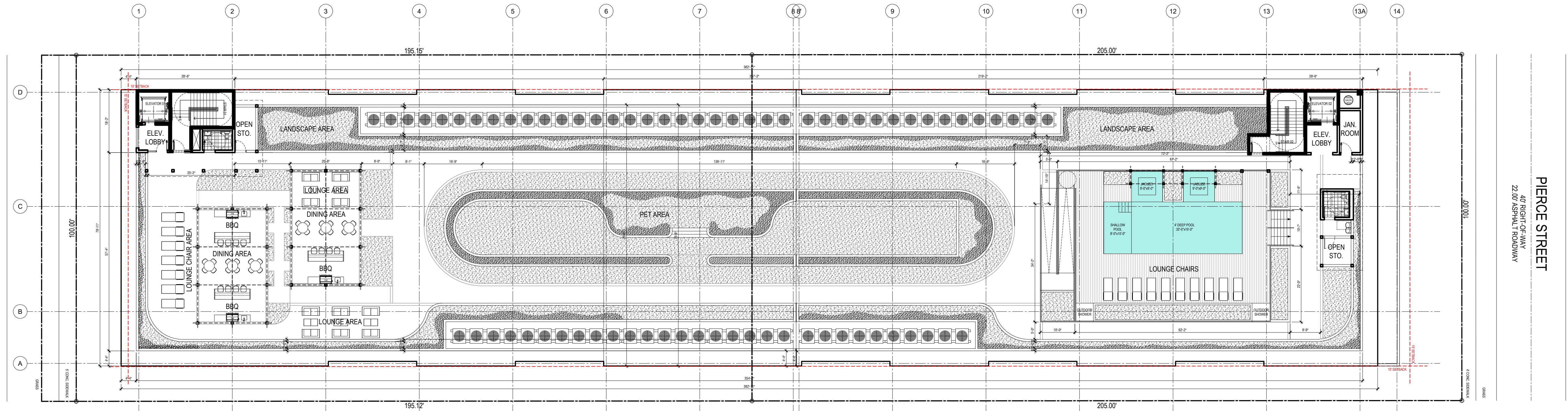


PIERCE STREET  
40' RIGHT-OF-WAY  
22'00' ASPHALT ROADWAY

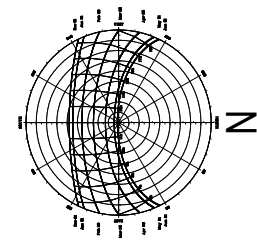
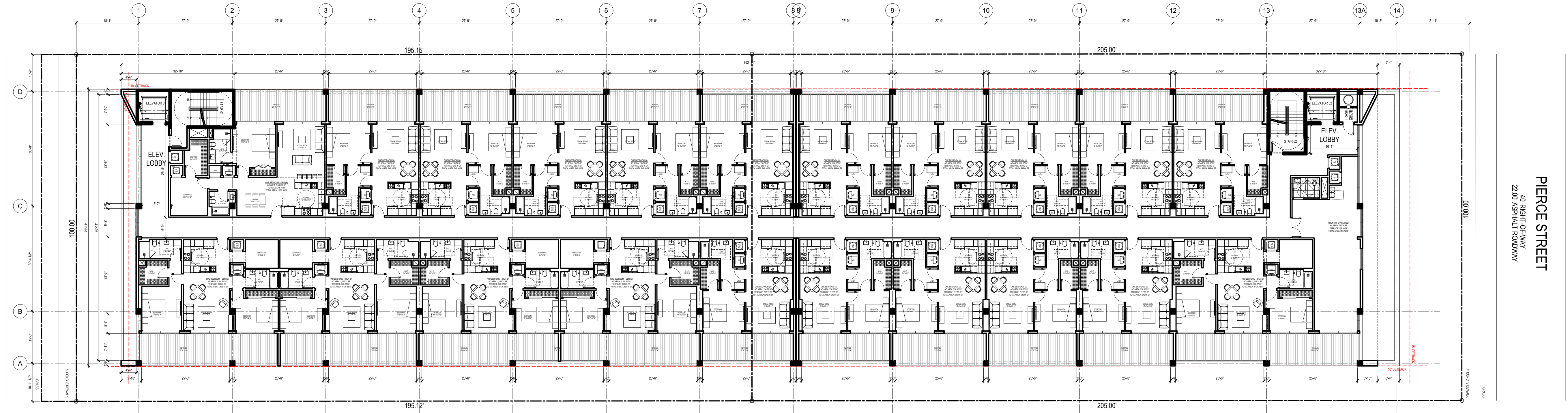
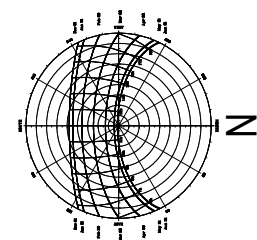
MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	T.B.D	FILE# 23-DP-45
FINAL TAC	T.B.D	FILE# 23-DP-45
P&D BOARD	T.B.D	FILE# 23-DP-45







ROOFTOP AMENITIES: Rooftop open-air structures such as cabanas, gazebos, trellises, and other similar structures which accommodate outdoor common areas. It also includes non-habitable enclosed structures such as restrooms, vertical circulation, and storage areas.



SHEET TITLE

SCHEMATIC DESIGN PACKAGE  
FLOOR PLANS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
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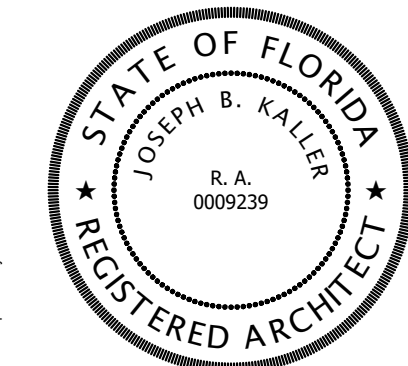
SHEET

A-1.3

PROJECT TITLE

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

SEAL



JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

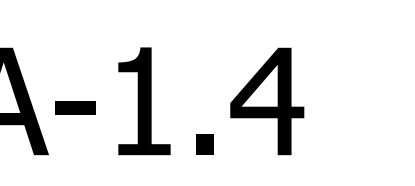
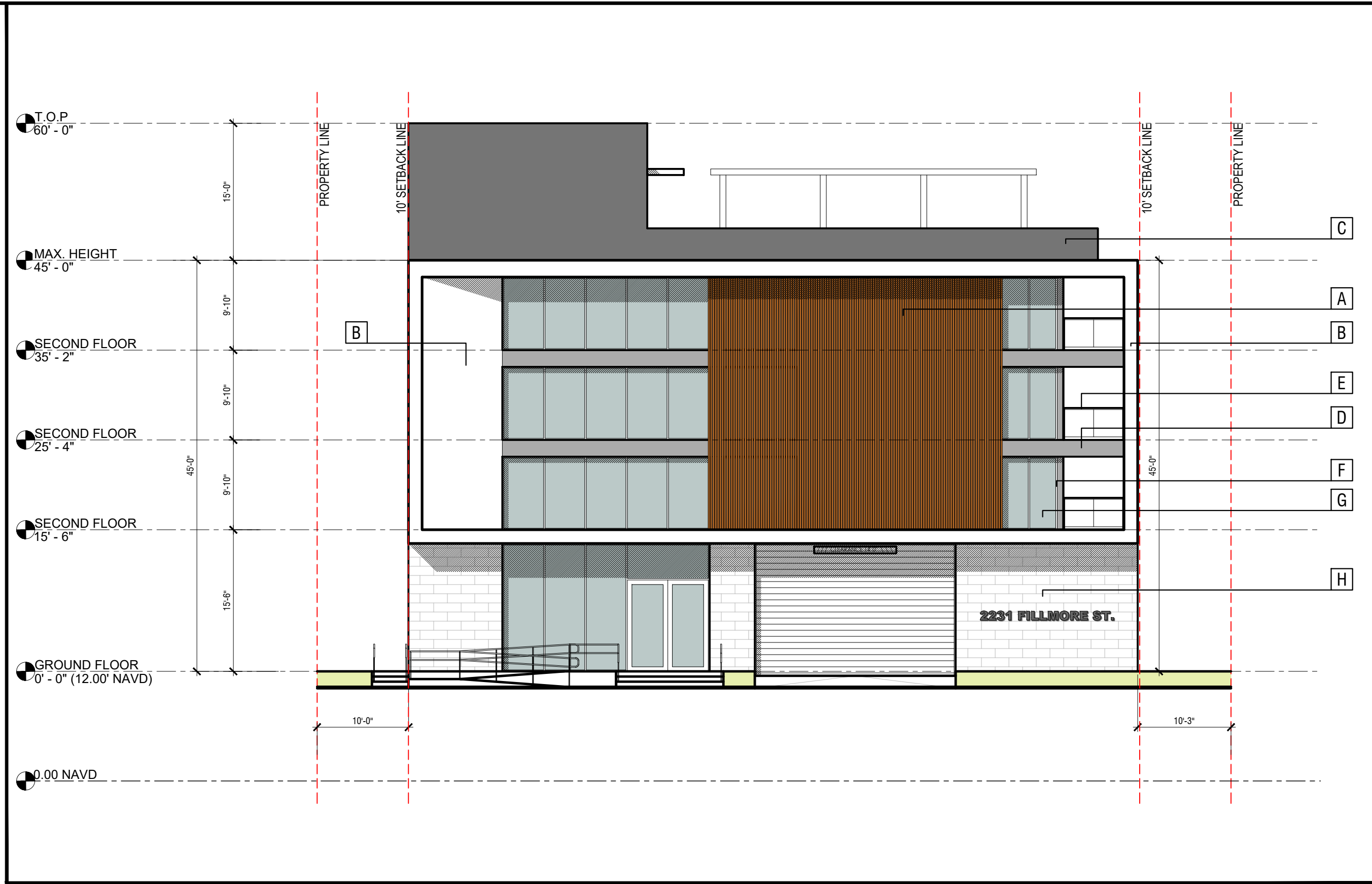
KallerArchitecture

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954.920.5746  
joseph@kallerarchitects.com

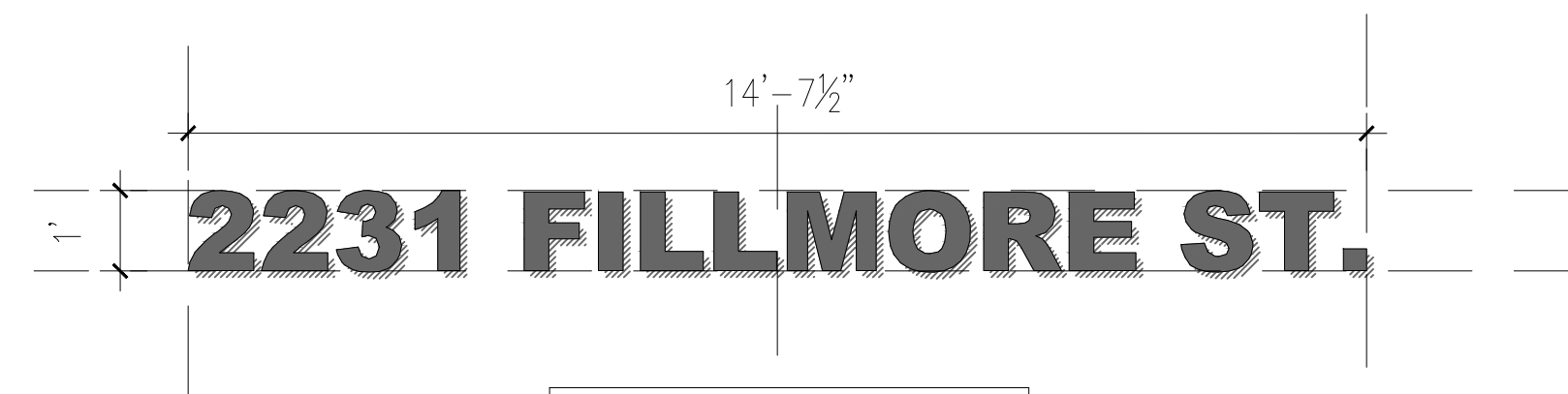
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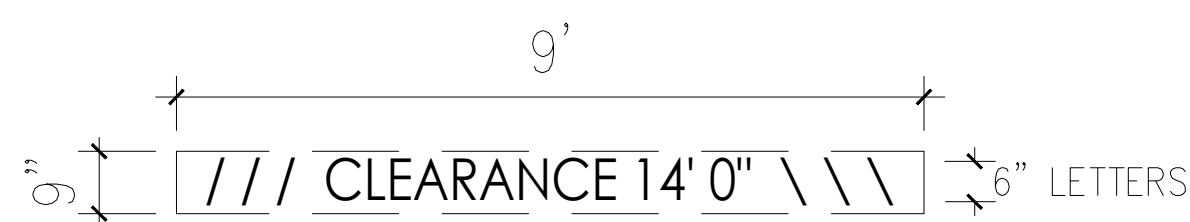




①

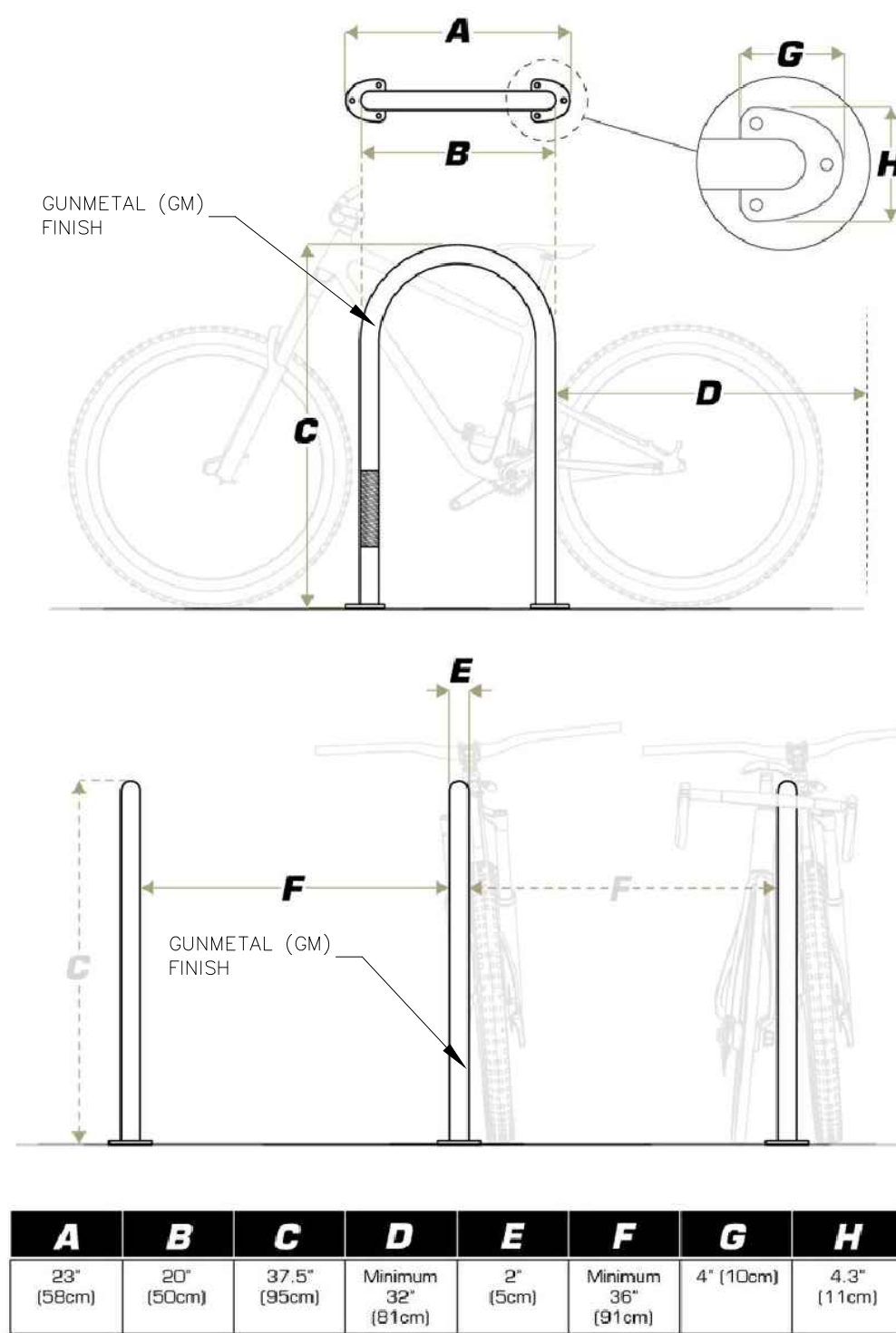
ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

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

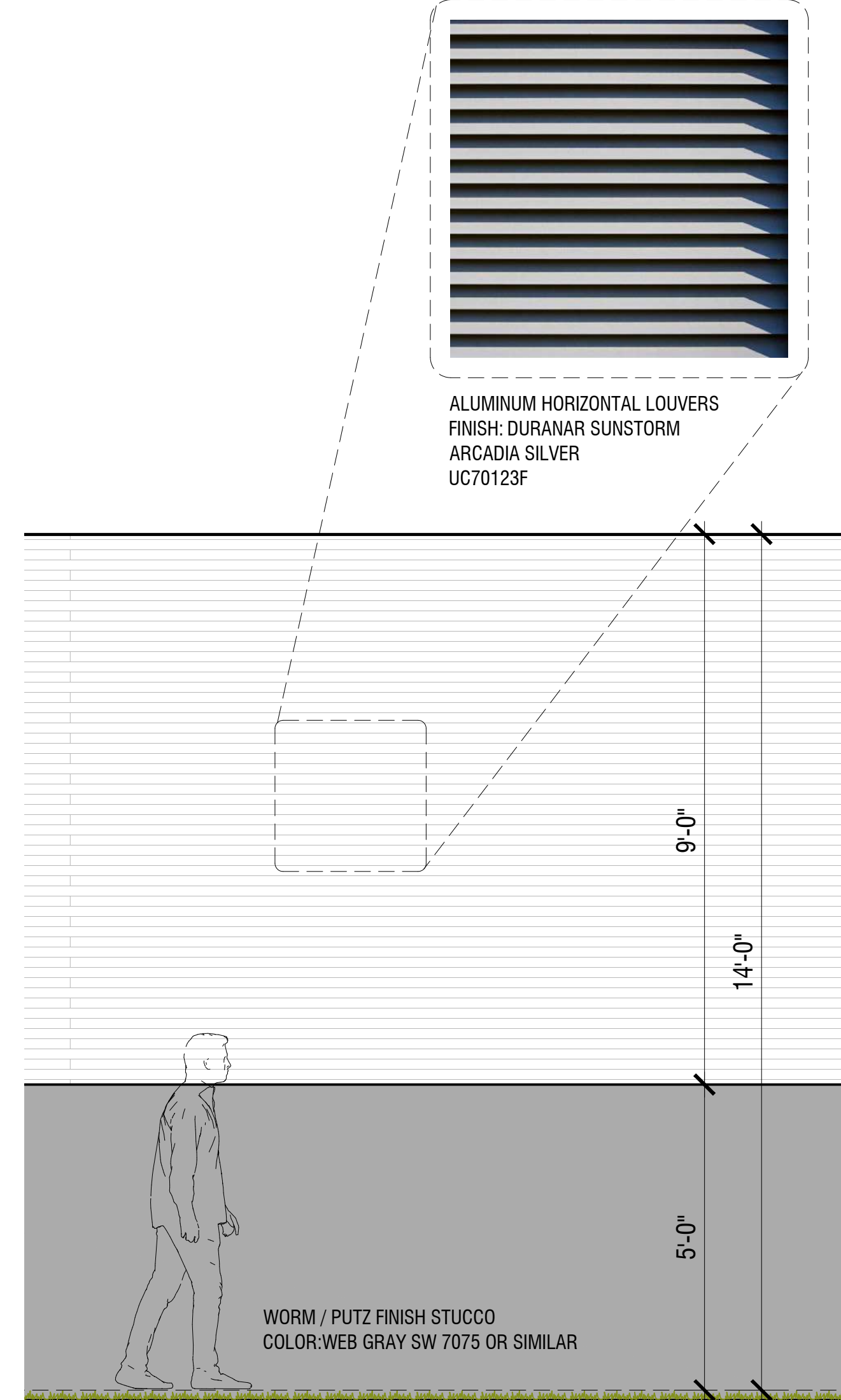


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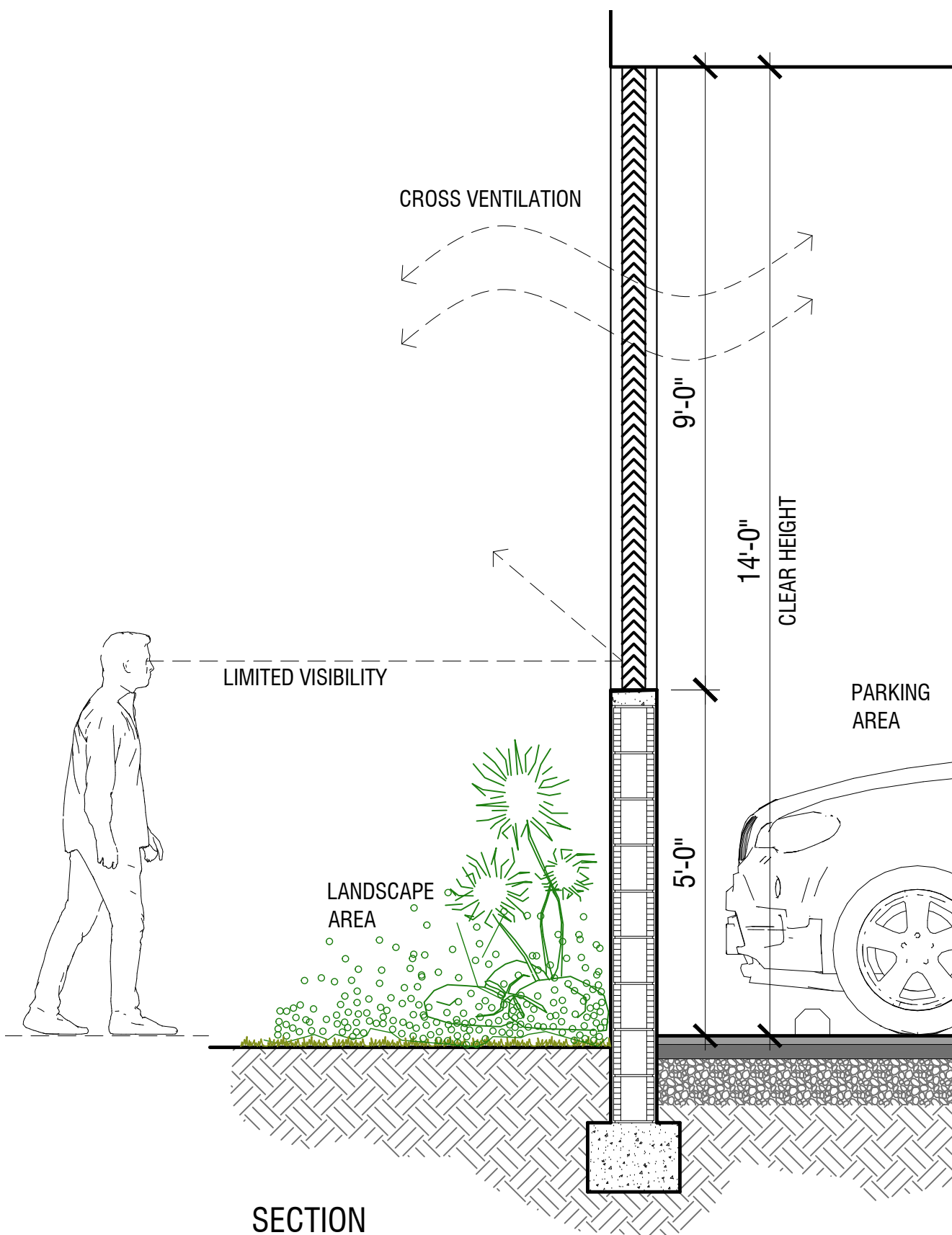
NOTE:  
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.  
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



<i><b>A</b></i>	<i><b>B</b></i>	<i><b>C</b></i>	<i><b>D</b></i>	<i><b>E</b></i>	<i><b>F</b></i>	<i><b>G</b></i>	<i><b>H</b></i>
23" (58cm)	20" (50cm)	37.5" (95cm)	Minimum 32" (81cm)	2" (5cm)	Minimum 36" (91cm)	4" (10cm)	4.3" (11cm)



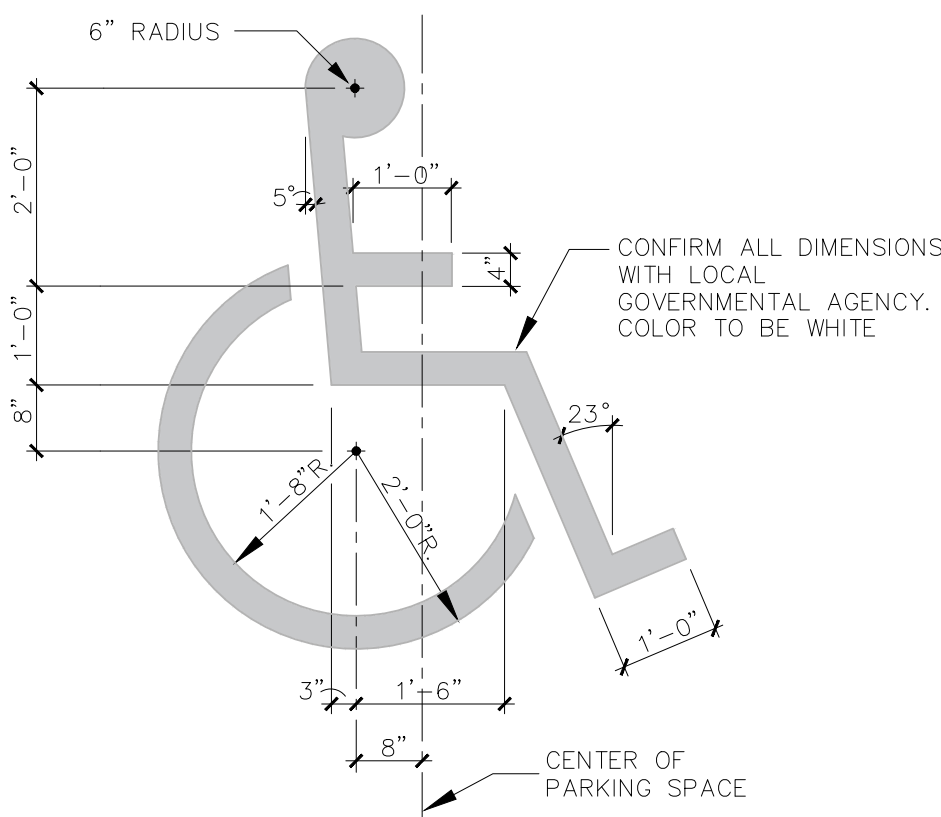
ELEVATION



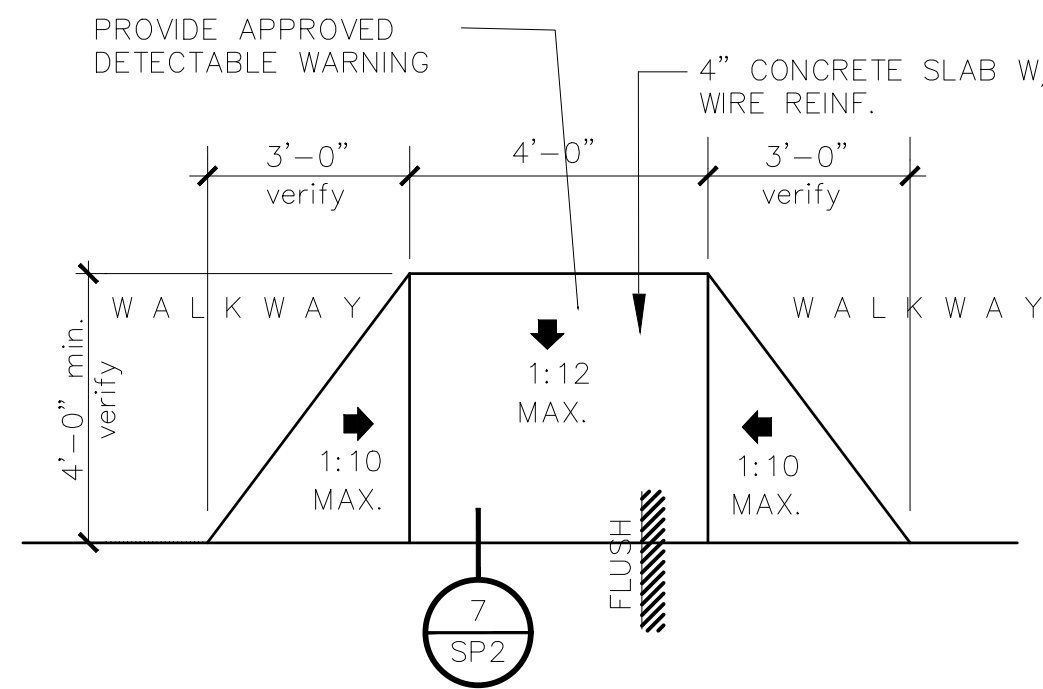
SECTION

1 SIGNAGE  
N.T.S.

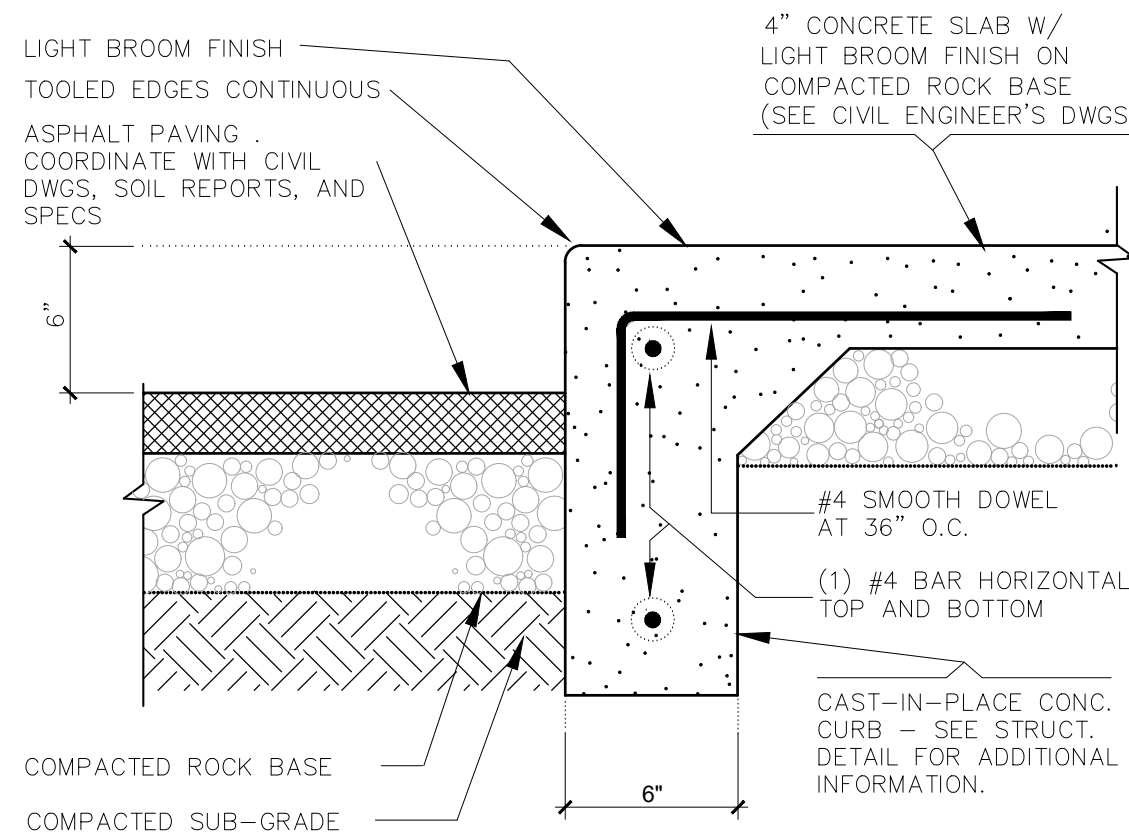
2 BIKE RACK  
N.T.S.



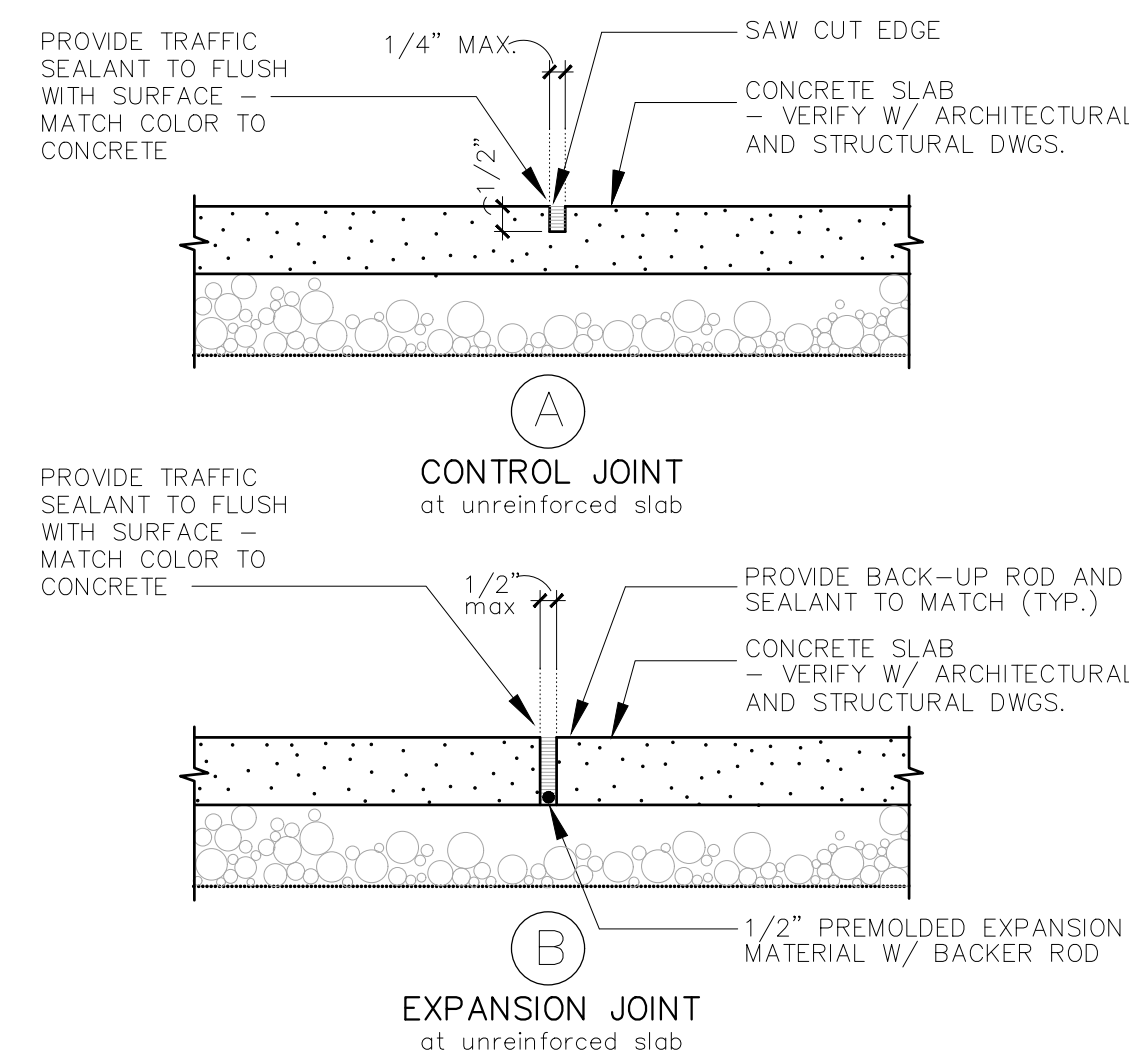
PAINTED H.C. SPACE SYMBOL



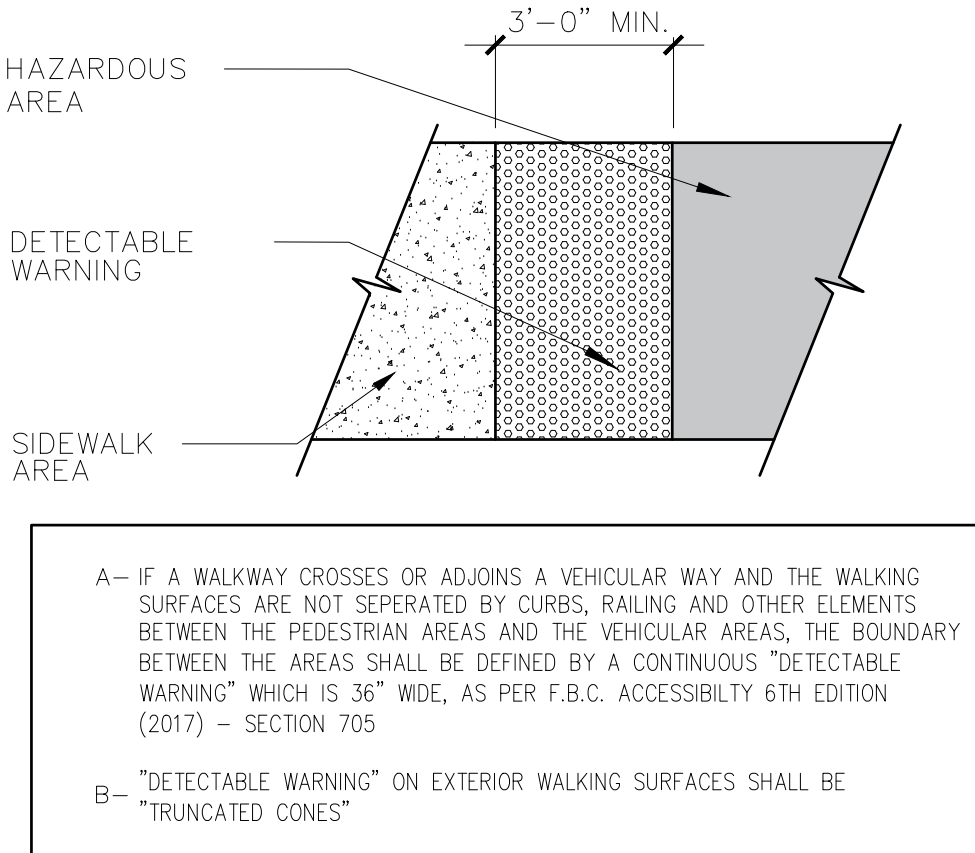
ACCESSIBLE CURB CUT DETAIL



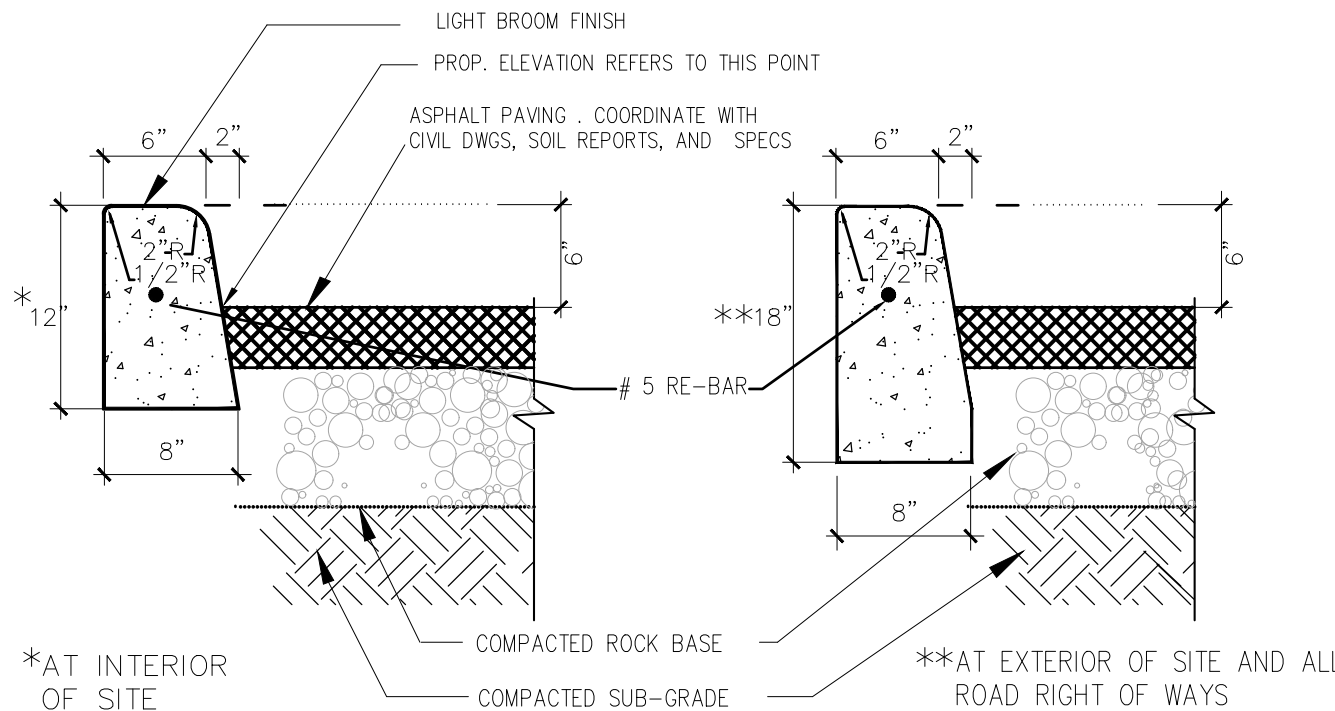
TYP. CONCRETE CURB



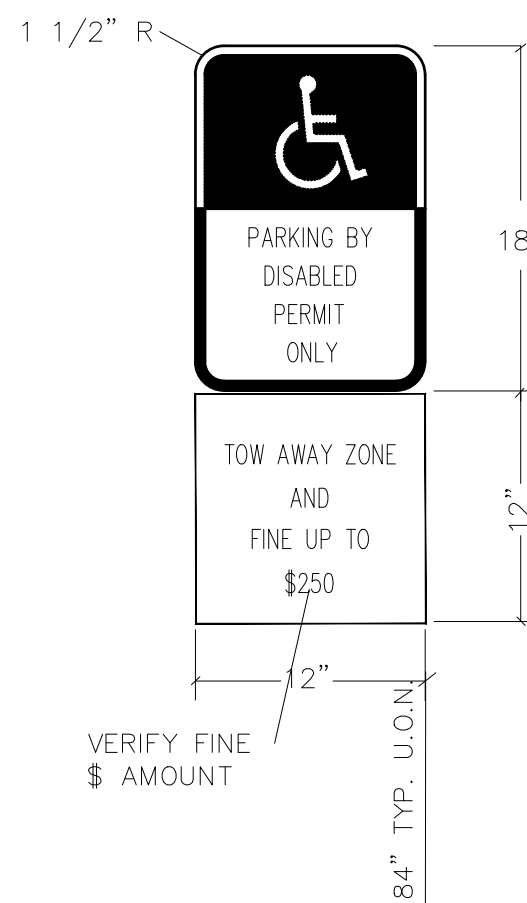
TYP. CONC. SLAB JOINTS



PLAN OF  
DETECTABLE WARNING SURFACE



TYP. TYPE D CONCRETE CURB

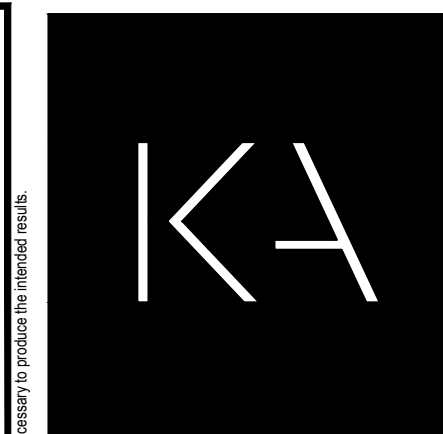


HANDICAPPED SIGNAGE DETAIL

NOTES:

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

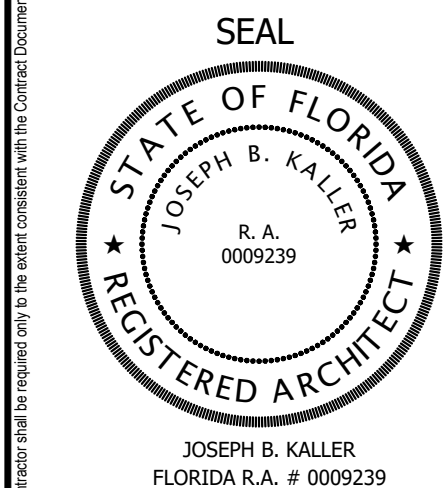
EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE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



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

SHEET TITLE  
SCHEMATIC DESIGN PACKAGE  
SIGNAGE and DETAILS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	04/03/23	FILE# 23-DP-45
PRE TAC	T.B.D	FILE# 23-DP-45
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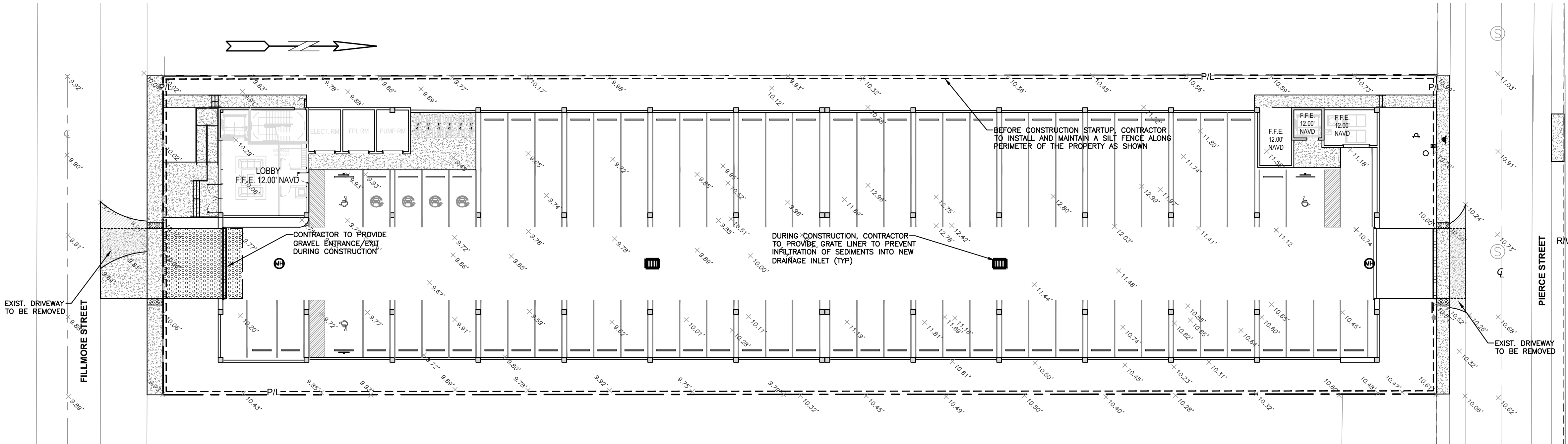
PROJECT No.: 20189  
DATE: 07.03.23  
DRAWN BY: SCHIFFINO  
CHECKED BY: JBK

SHEET













A-1.5



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. MH      |
|  | EXISTING FIRE HYDRANT |

[illegible]

**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL

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

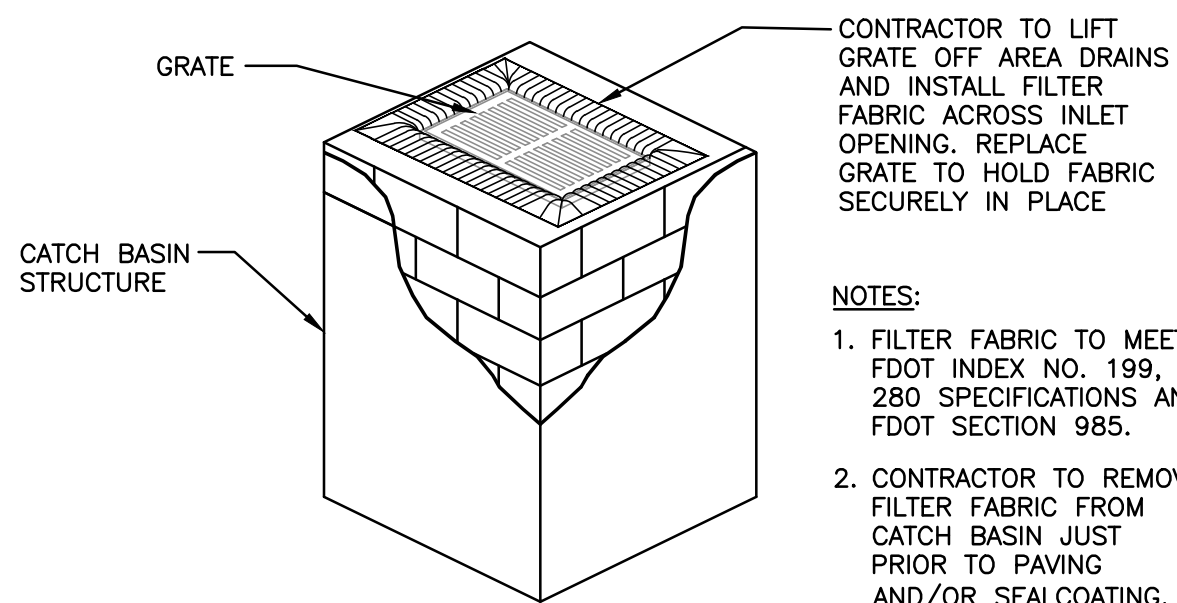
# W N

2231 FILLMORE STREET

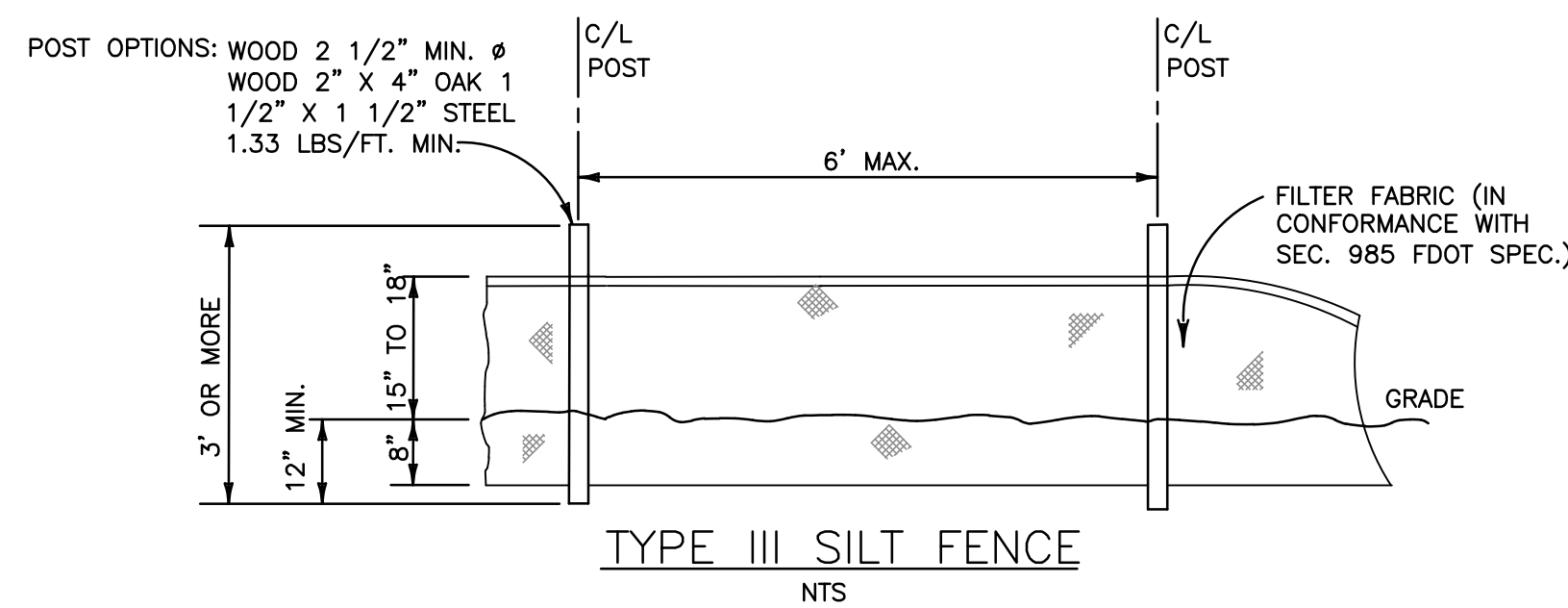
HOLLYWOOD, FL 33020

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 DENUED 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 DENUED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. TEMPORARY 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 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 DOWATERING 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.



POLLUTION PREVENTION FOR CATCH BASIN  
N.T.S.



TYPE III SILT FENCE  
NTS



P.E.#:76036

DATE: 5/31/23

SCALE: 1"=20'

SHEET NO.: 01

CT  
1970

PROJECT NO.: 23-18

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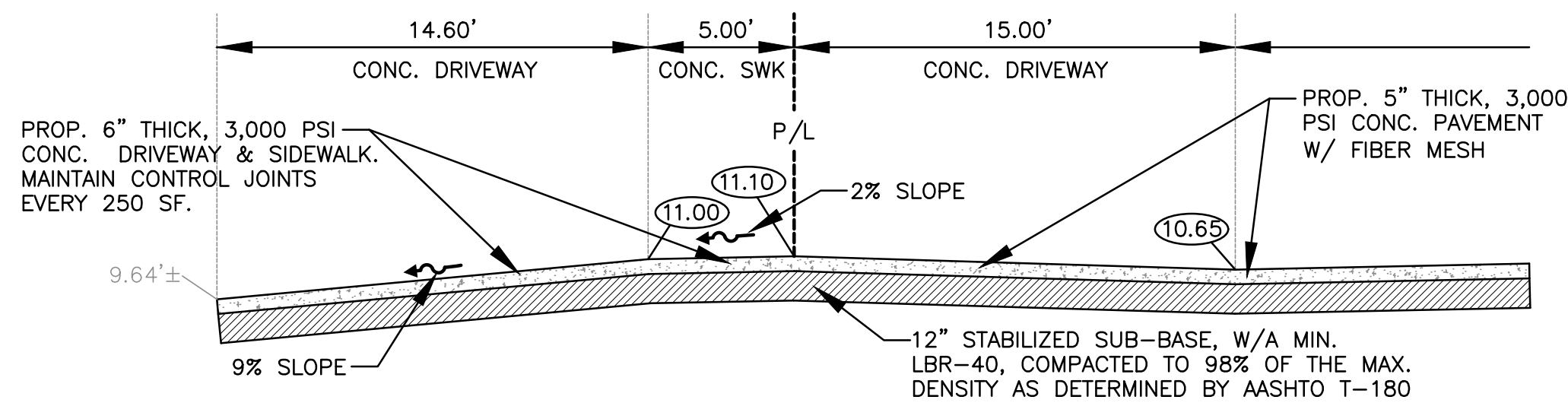
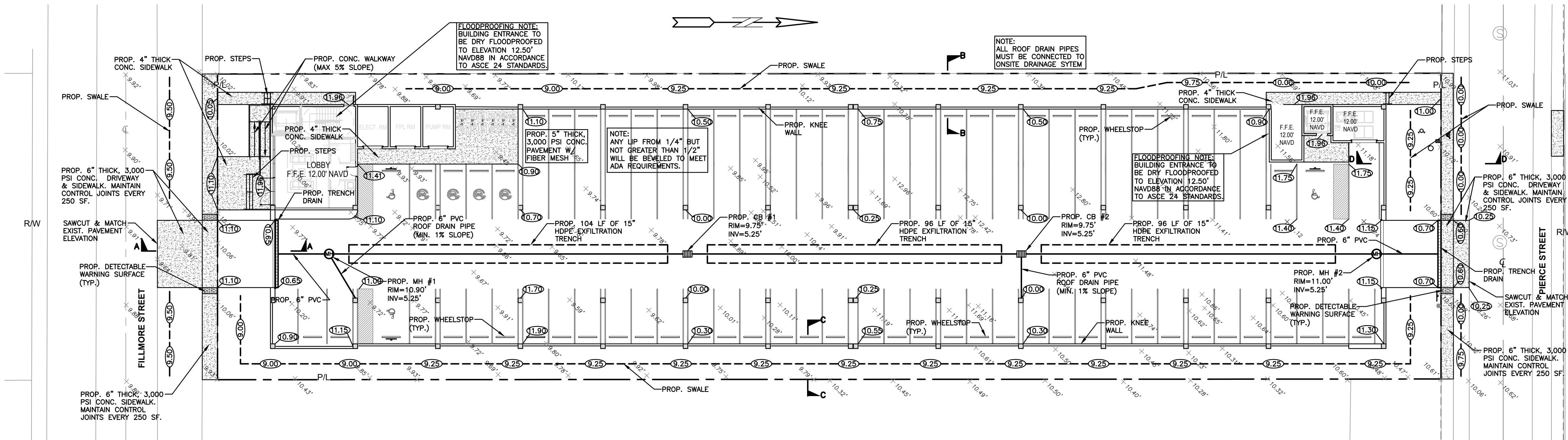
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# EROSION & SEDIMENT CONTROL PLAN

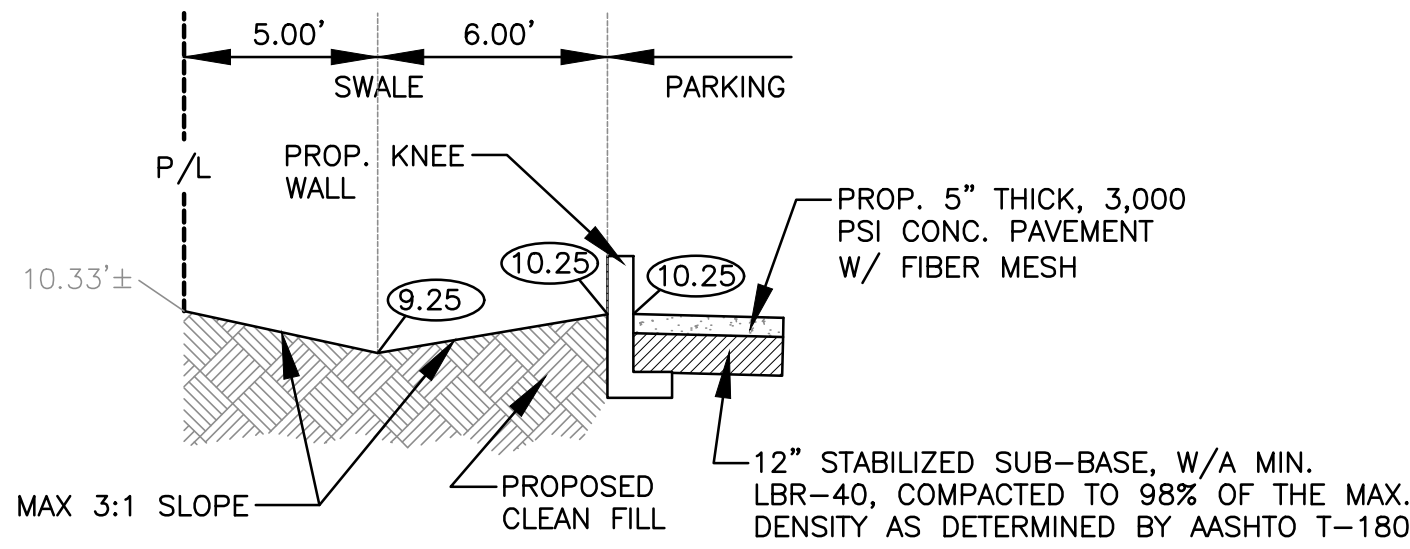
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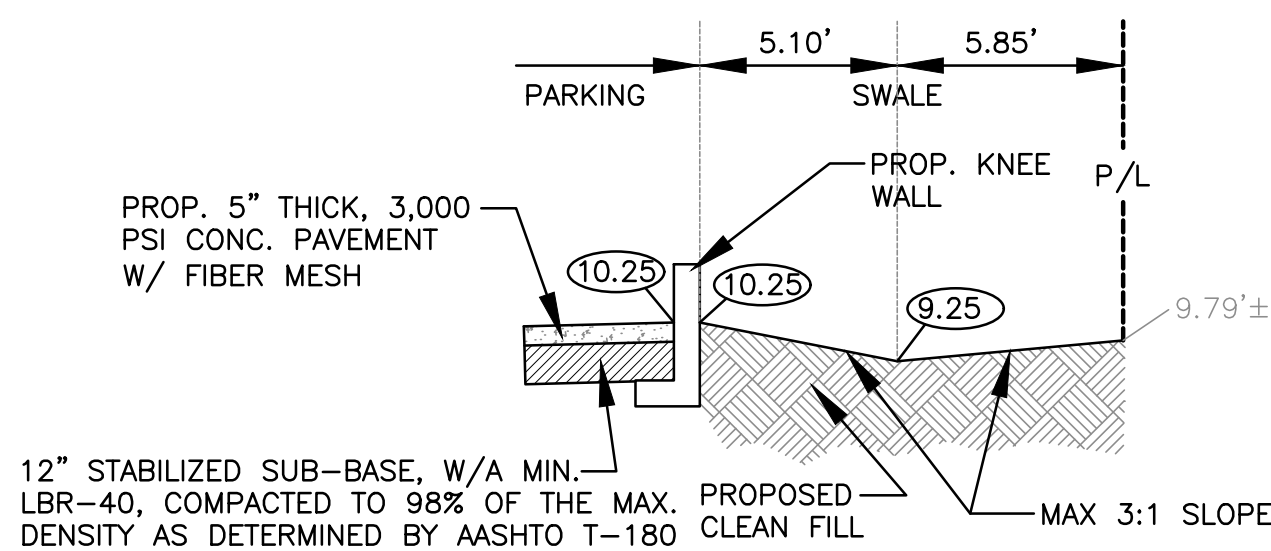
ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



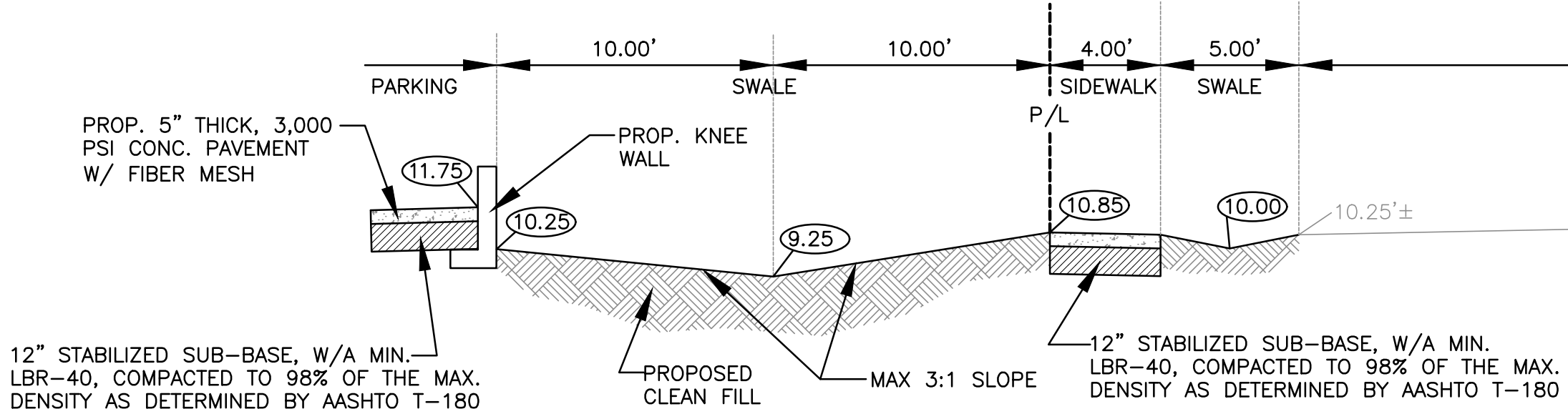
SECTION A-A  
N.T.S.



SECTION B-B  
N.T.S.



SECTION C-C  
N.T.S.



SECTION D-D  
N.T.S.

NOTES:

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

LEGEND

- 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"=20'

REVISIONS

NO.	DATE	DESCRIPTION

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

ZE

FILLMORE STREET APARTMENTS

2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 5/31/23

SCALE: 1"=20'

SHEET NO.: C2

2 OF 9

PROJECT NO.: 23-18



GENERAL CONDITION NOTES :

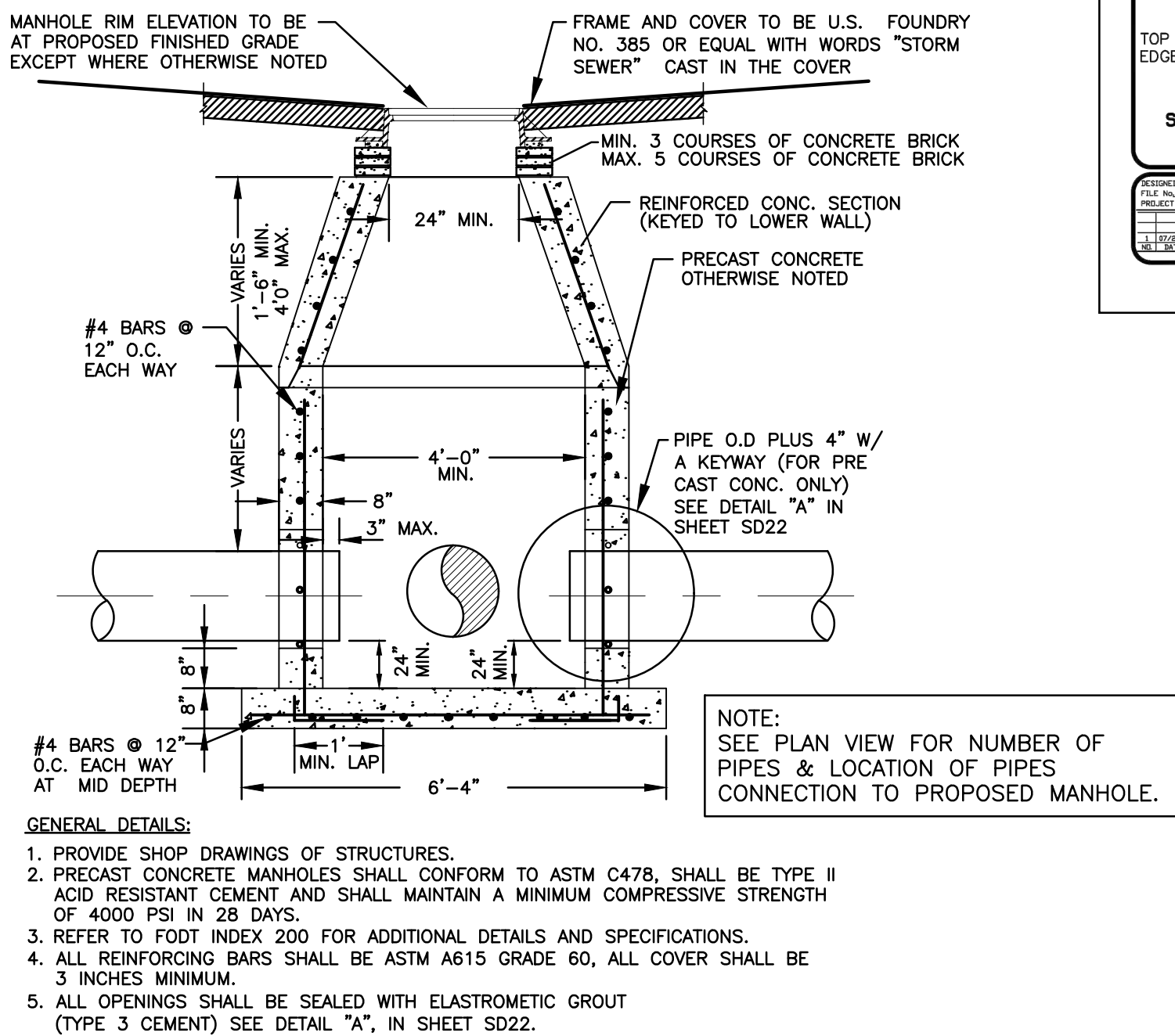
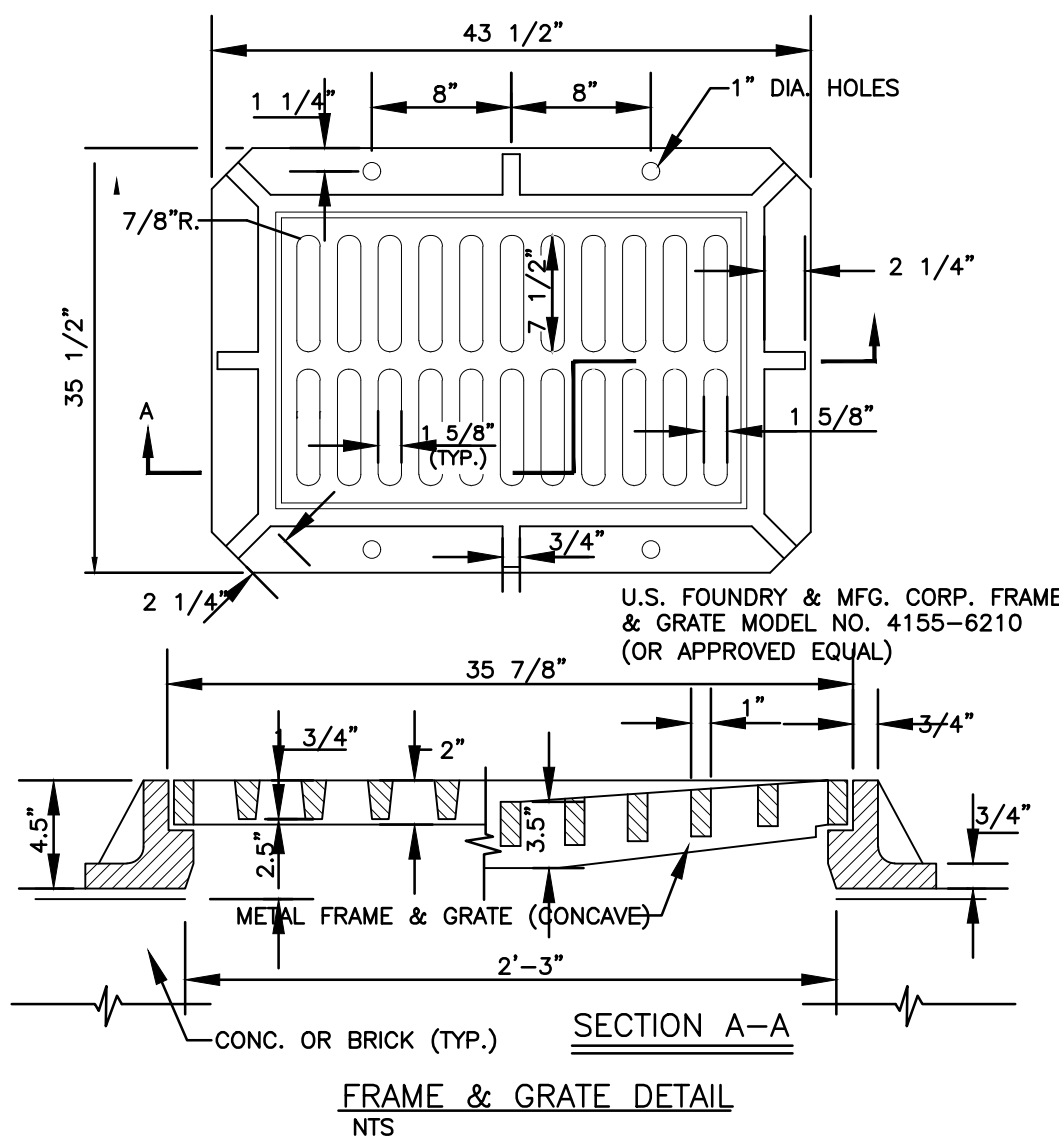
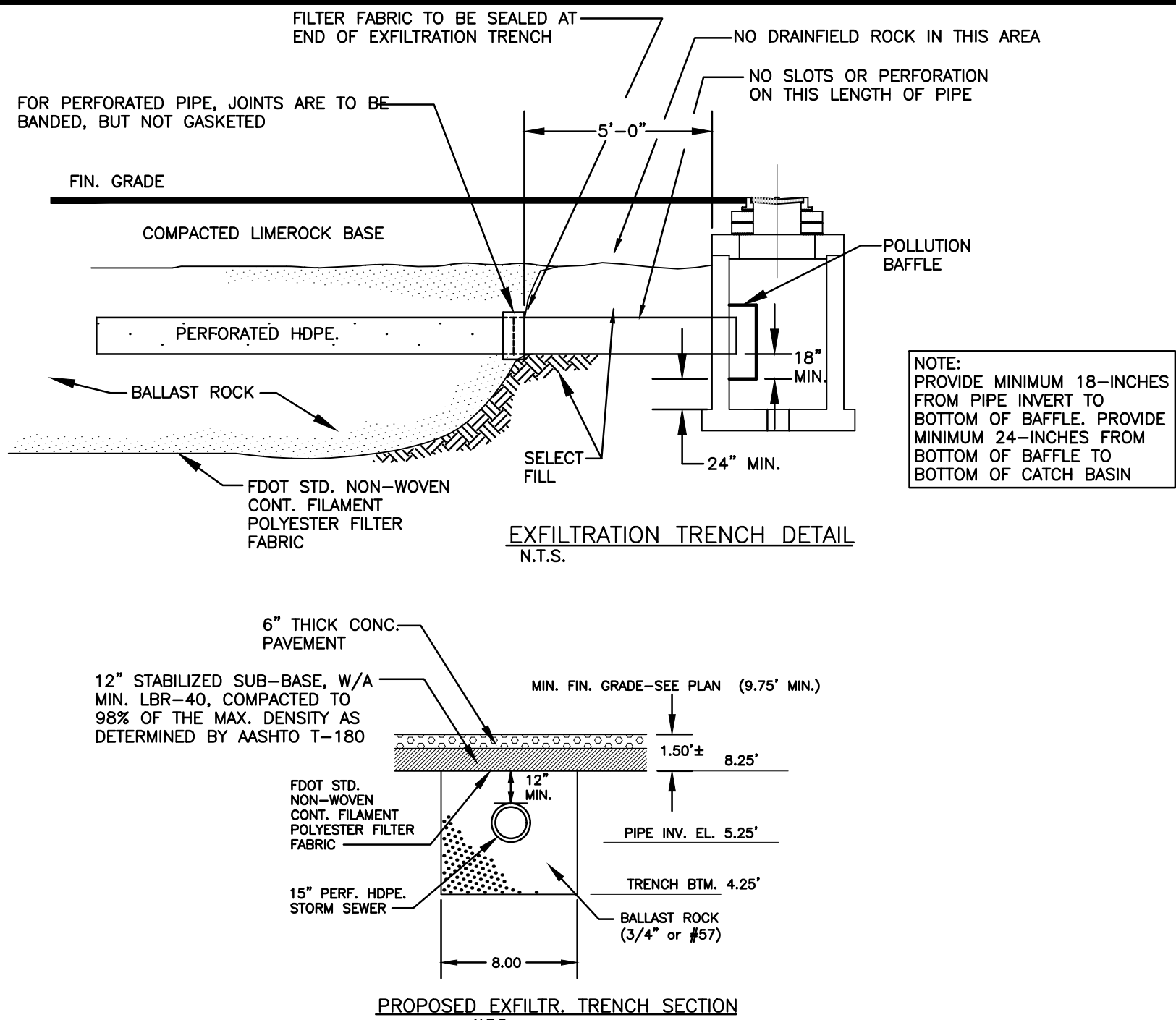
1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.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

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

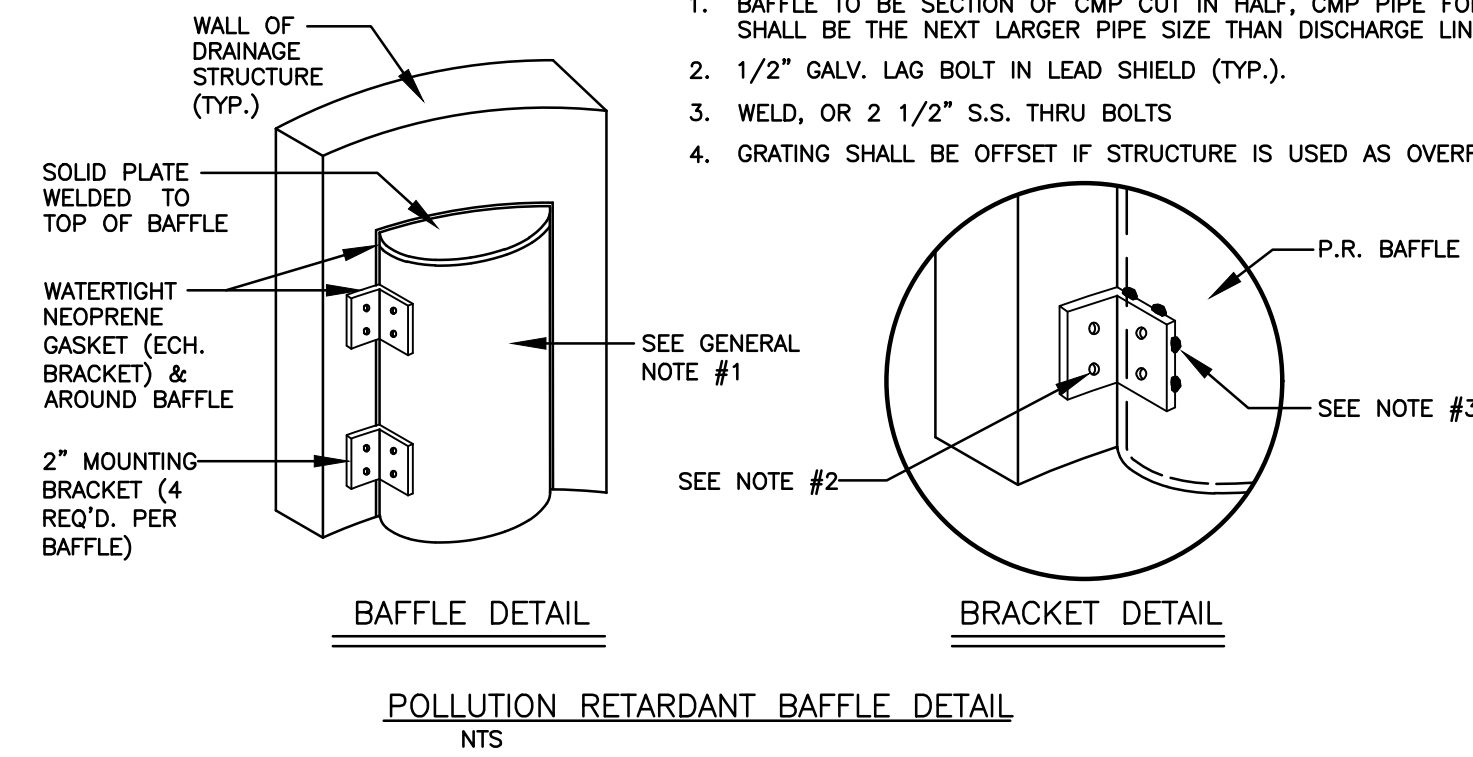
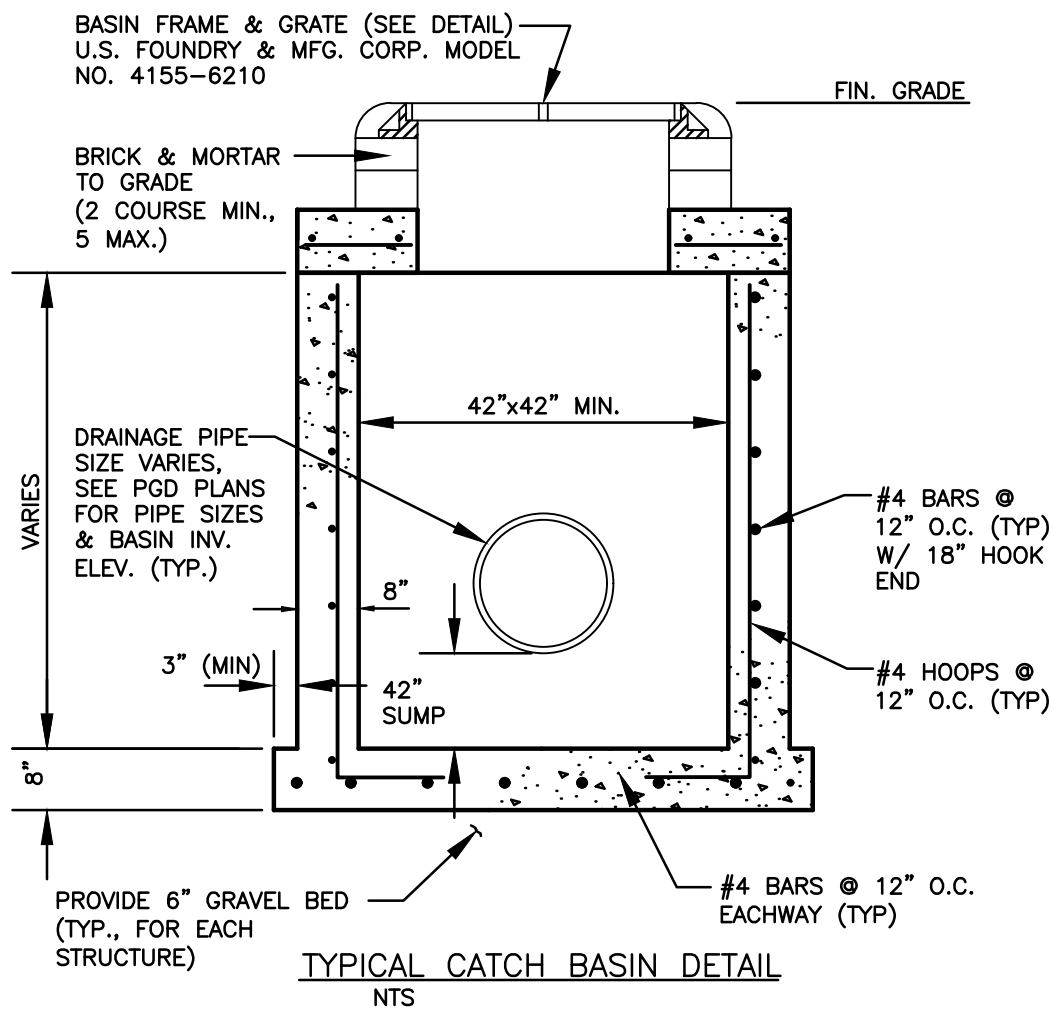
15. ASPHALT -  
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.  
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION 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.



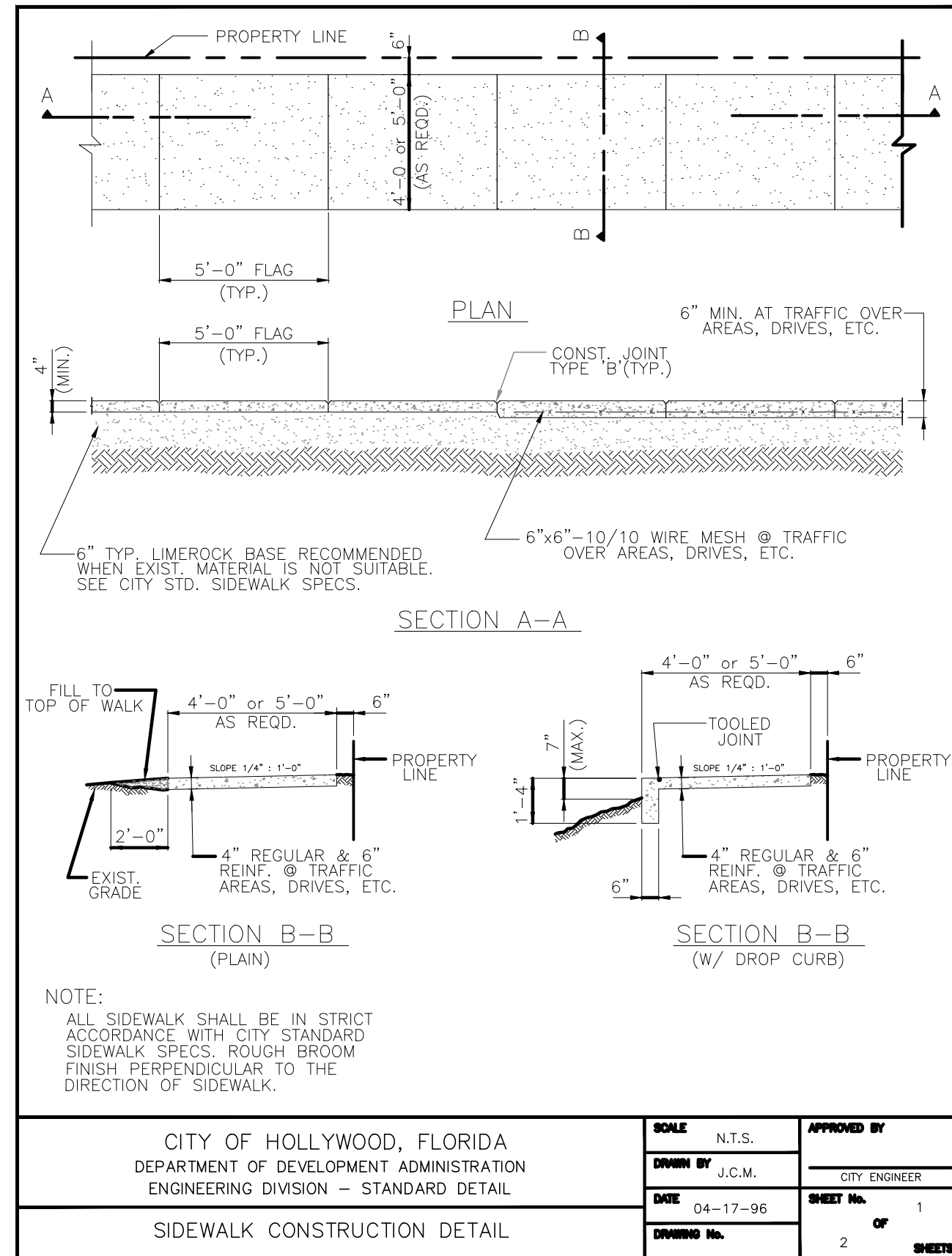
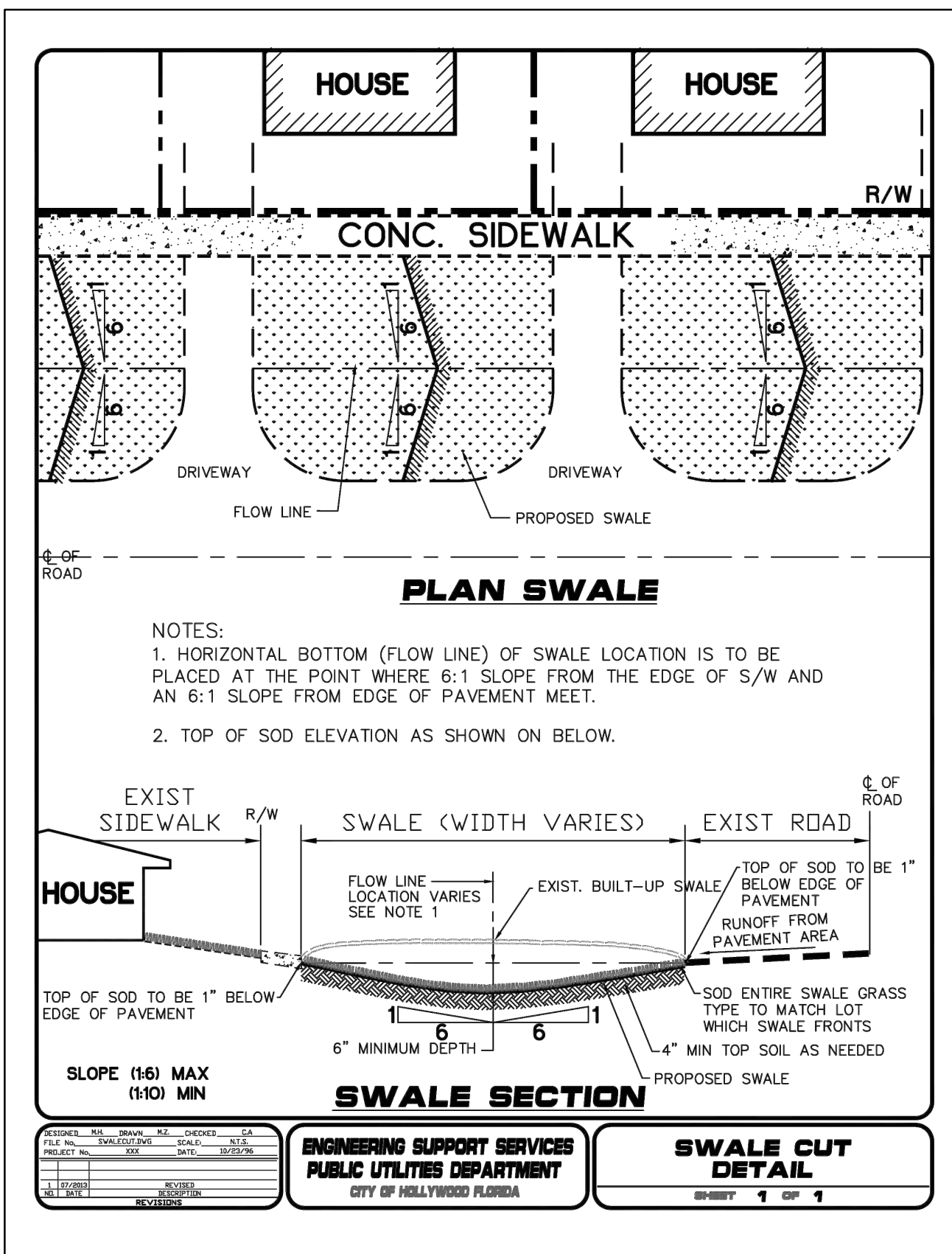
CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL N.T.S.



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL NOTES :

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



CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT ADMINISTRATION ENGINEERING DIVISION - STANDARD DETAIL		SCALE N.T.S.	APPROVED BY CITY ENGINEER
SIDEWALK CONSTRUCTION DETAIL		DATE 04-17-96	SHEET NO. 2 OF 2



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CIVIL DETAILS I  
SCALE: N.T.S.

REVISIONS	
NO.	DESCRIPTION

**ZEPHYR ENGINEERING**  
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wzephyreng@gmail.com  
CA# 31158

**ZE**

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036  
DATE: 5/31/23  
SCALE: N.T.S.  
SHEET NO.:  
C3  
3 OF 9  
PROJECT NO.: 23-18



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PICTORIAL VIEW  
CURB RAMP NOMENCLATURE

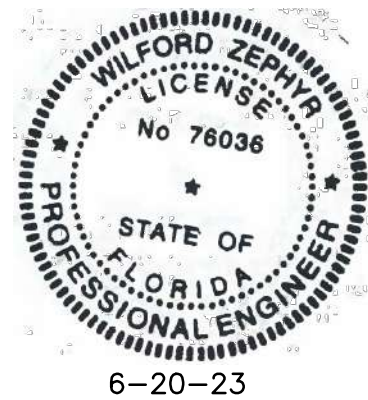
**LEGEND**

Detectable Warnings

### GENERAL NOTES

- Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMP WITHOUT SIDEWALKS.
- 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.
- 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.
- 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.
- Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.
- 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.
- Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.
- 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.
- 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.
- Detectable warnings shall be required on sidewalks at:
  - Intersecting roads,
  - Median Crossings greater than or equal to 6' in width,
  - Railroad Crossings,
  - Signalized driveways.
- Detectable Warnings - Acceptance Criteria:
  - Color and texture shall be complete and uniform.
  - 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
  - There shall be no more than 4 non-compliant domes in any one square foot.
  - Non-compliant domes shall not be adjacent to other non-compliant domes.
  - Surfaces shall not deviate more than 0.10" from a true plane.
- Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.
- Detectable warnings shall not be installed over grade breaks.

LAST REVISION 07/01/13	DESCRIPTION:		FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPs	INDEX NO. 304	SHEET NO. 1 of 7
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wzephyreng@gmail.com  
CA#: 31158

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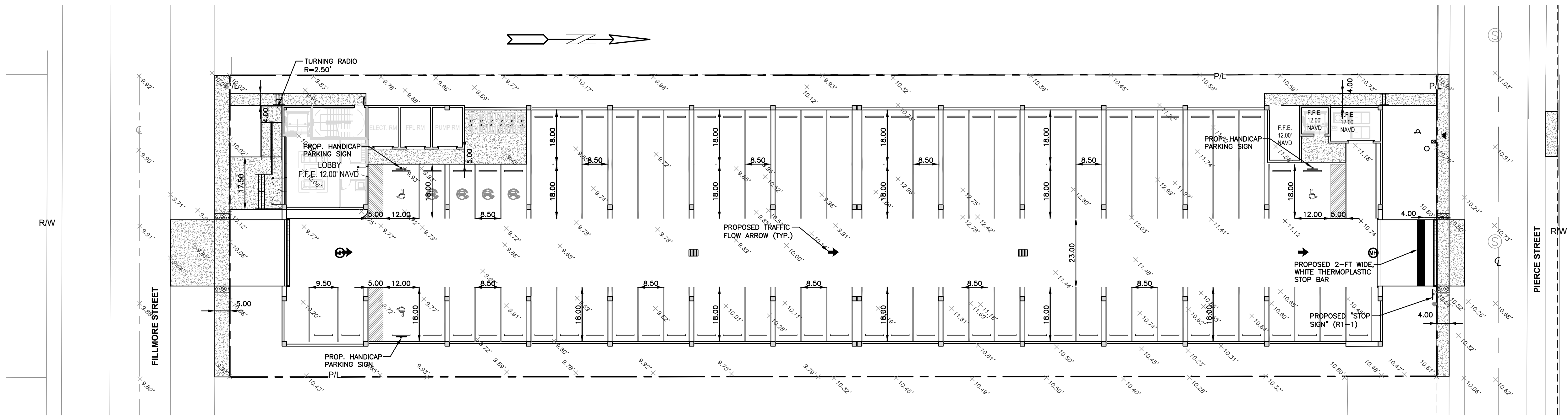
FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 5/31/23  
SCALE: N.T.S.  
SHEET NO.:  
C4  
4 OF 9  
PROJECT NO.: 23-18



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM

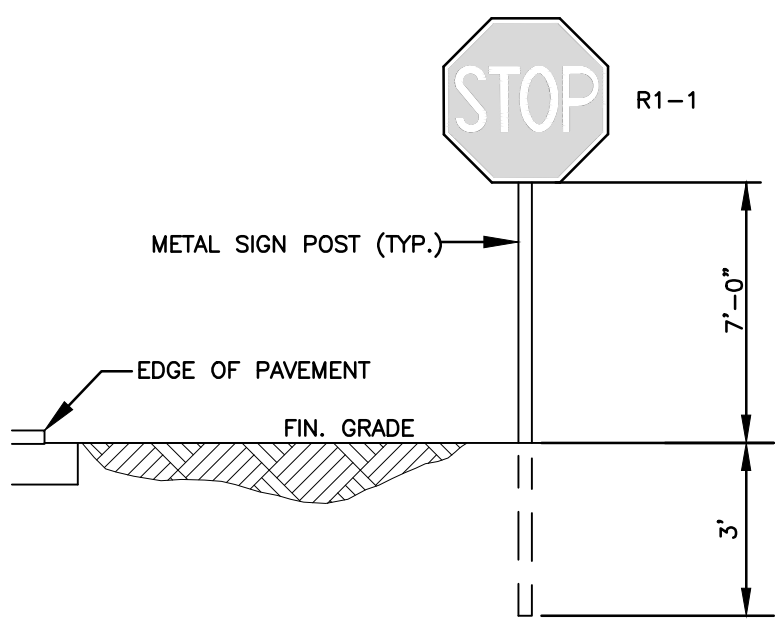


TRAFFIC CONTROL ARROWS: DIRECTIONAL  
ARROWS PAINTED ON CONCRETE - SEE  
LOCATIONS THIS SHEET.

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

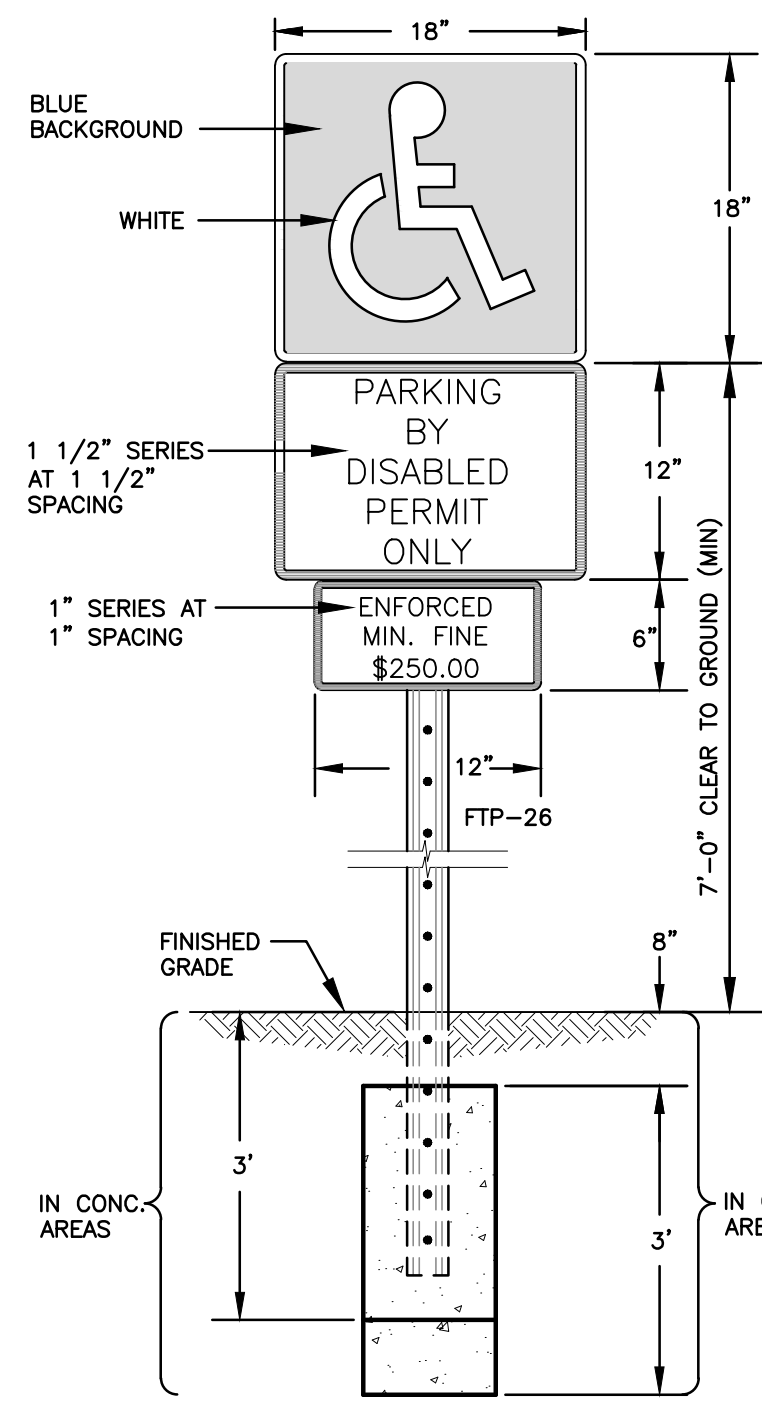
TRAFFIC CONTROL ARROWS DETAILS

NTS



TYPICAL SIGN INSTALLATION DETAIL

NTS



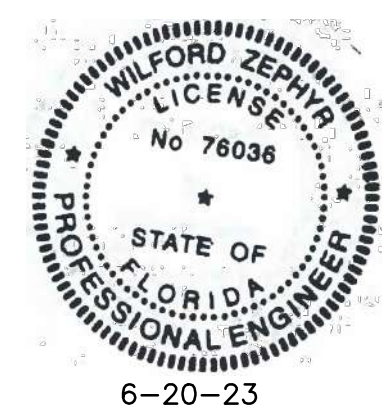
FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL  
12" x 6" "MINIMUM FINE \$250.00" SIGN

NOTES:

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

HANDICAP PARKING SIGN DETAIL

NTS



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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

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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SCALE: 1"=20'

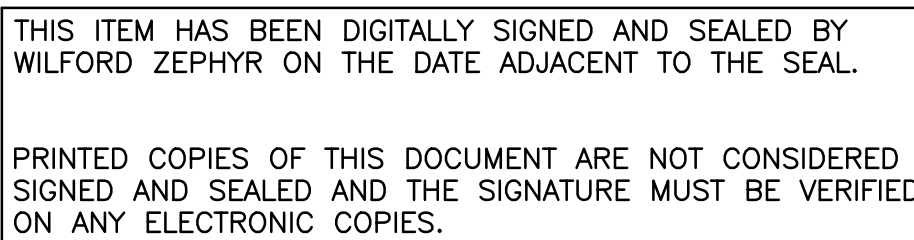
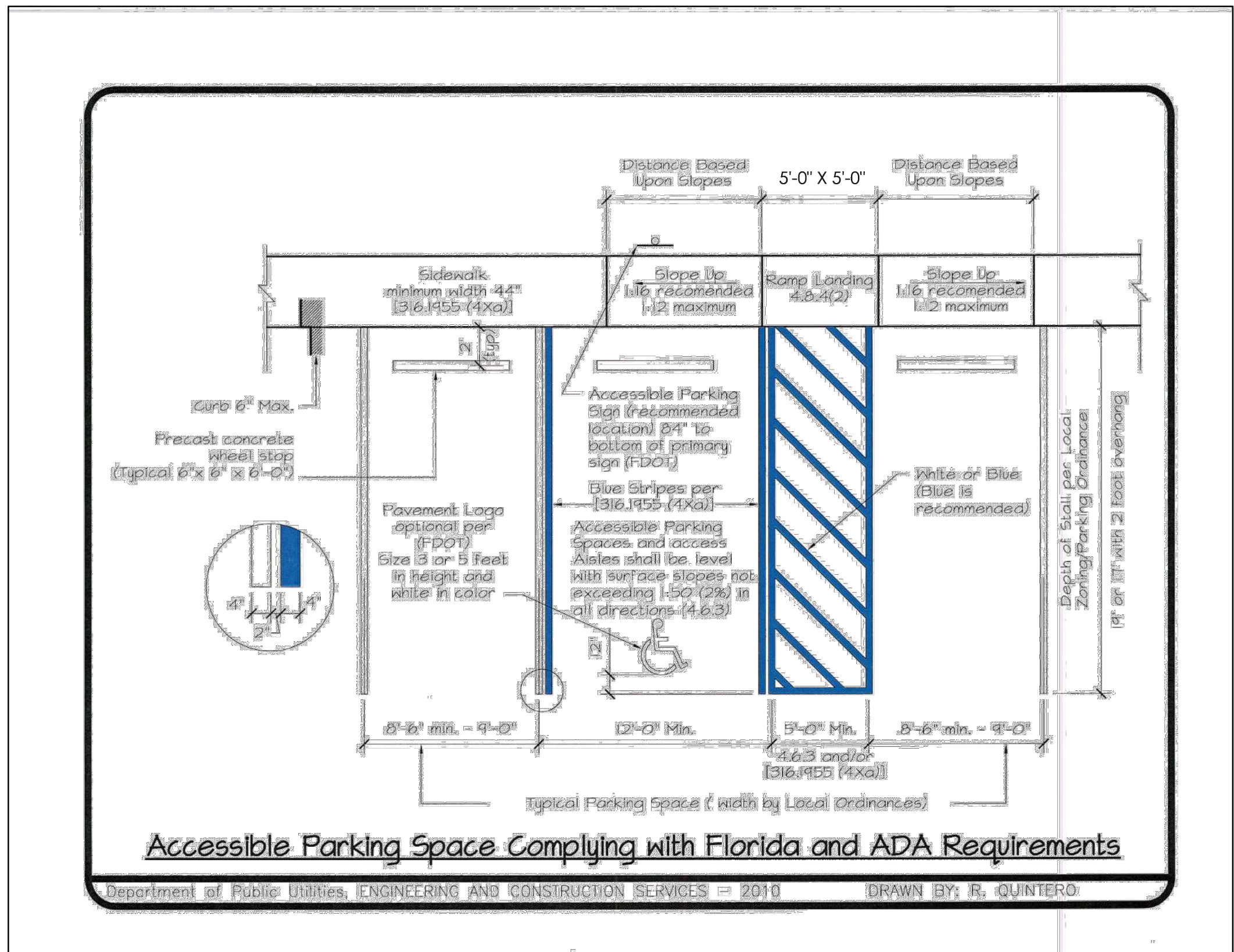
SHEET NO.:

C5

5 OF 9

PROJECT NO.: 23-18





SCALE: N.T.S

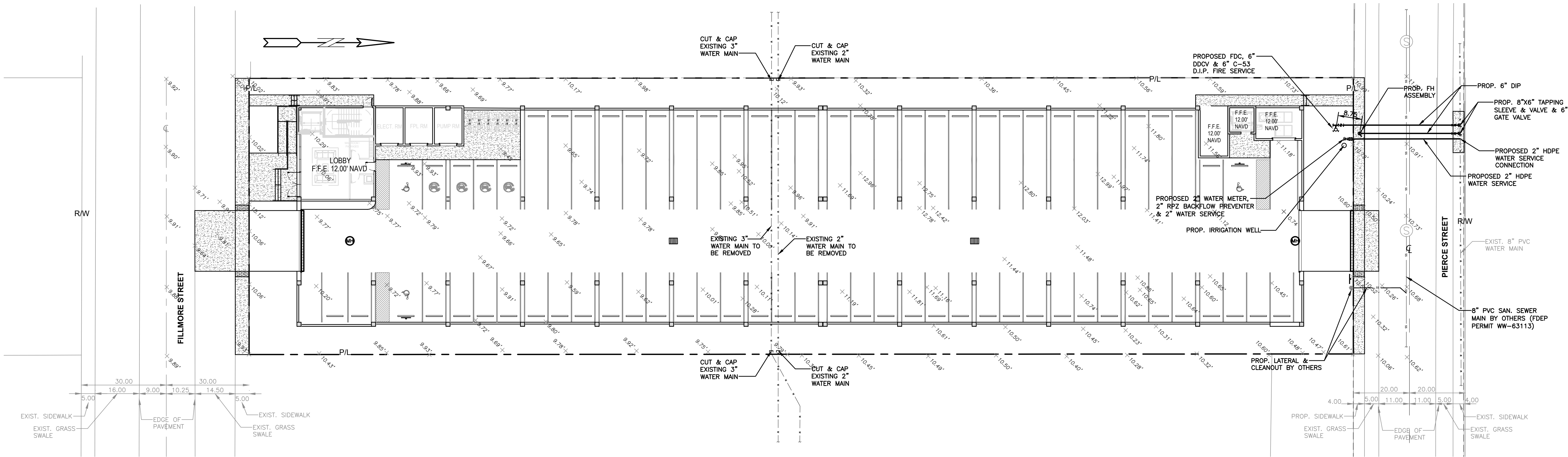
FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

6 OF

PROJECT NO.: 23-18



ALL ELEVATIONS ARE REFERENCED  
TO NAVD88 VERTICAL DATUM



**NOTE:**  
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 & SEWER DEMAND CALCULATIONS:**

**PROJECT INFO:**

- 63 RESIDENTIAL UNITS

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

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

- 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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**WATER & SEWER CONNECTION PLAN**  
SCALE: 1"=20'

REVISIONS	
NO.	DESCRIPTION

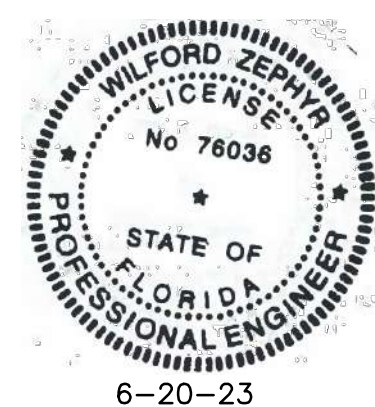
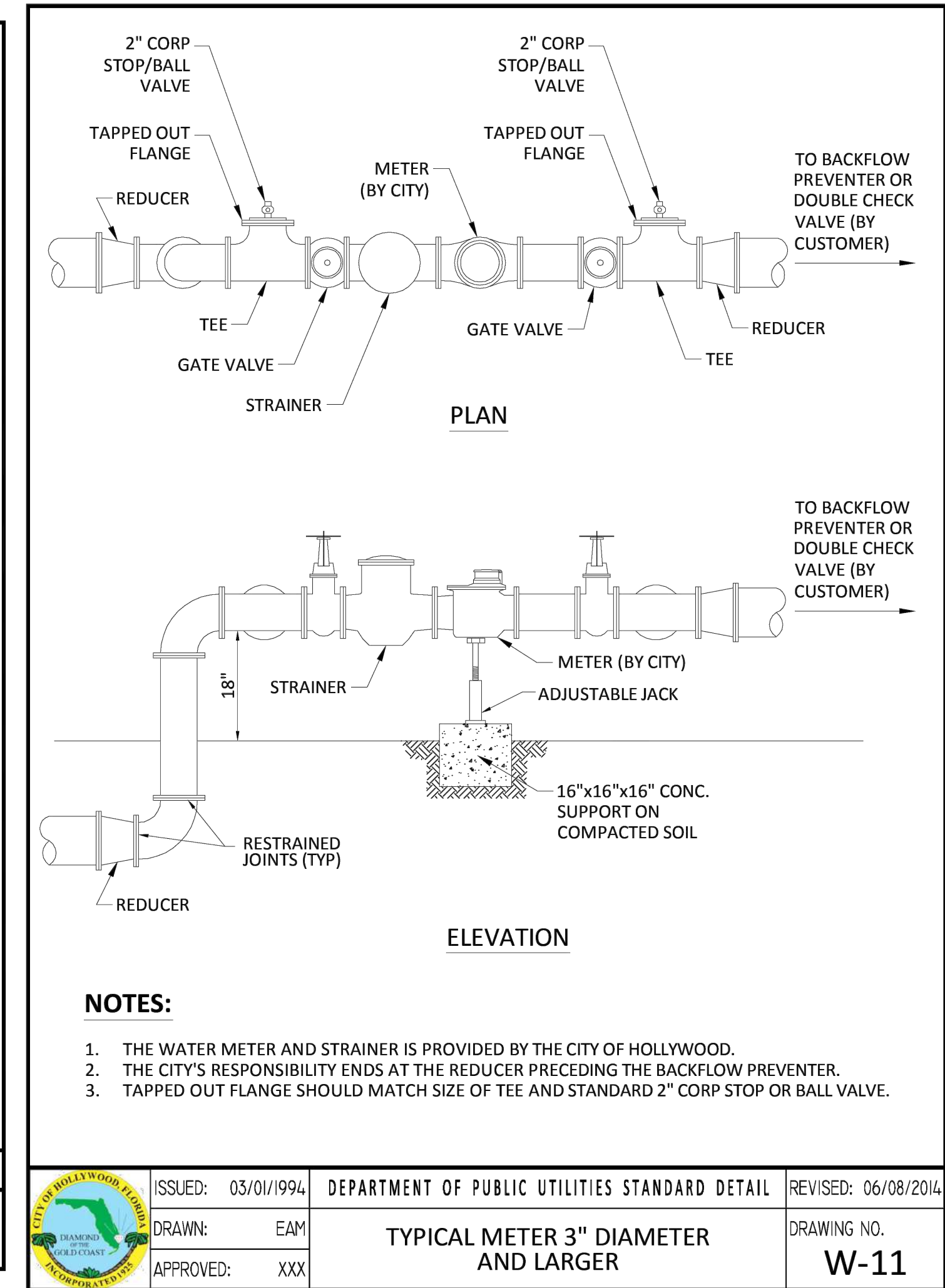
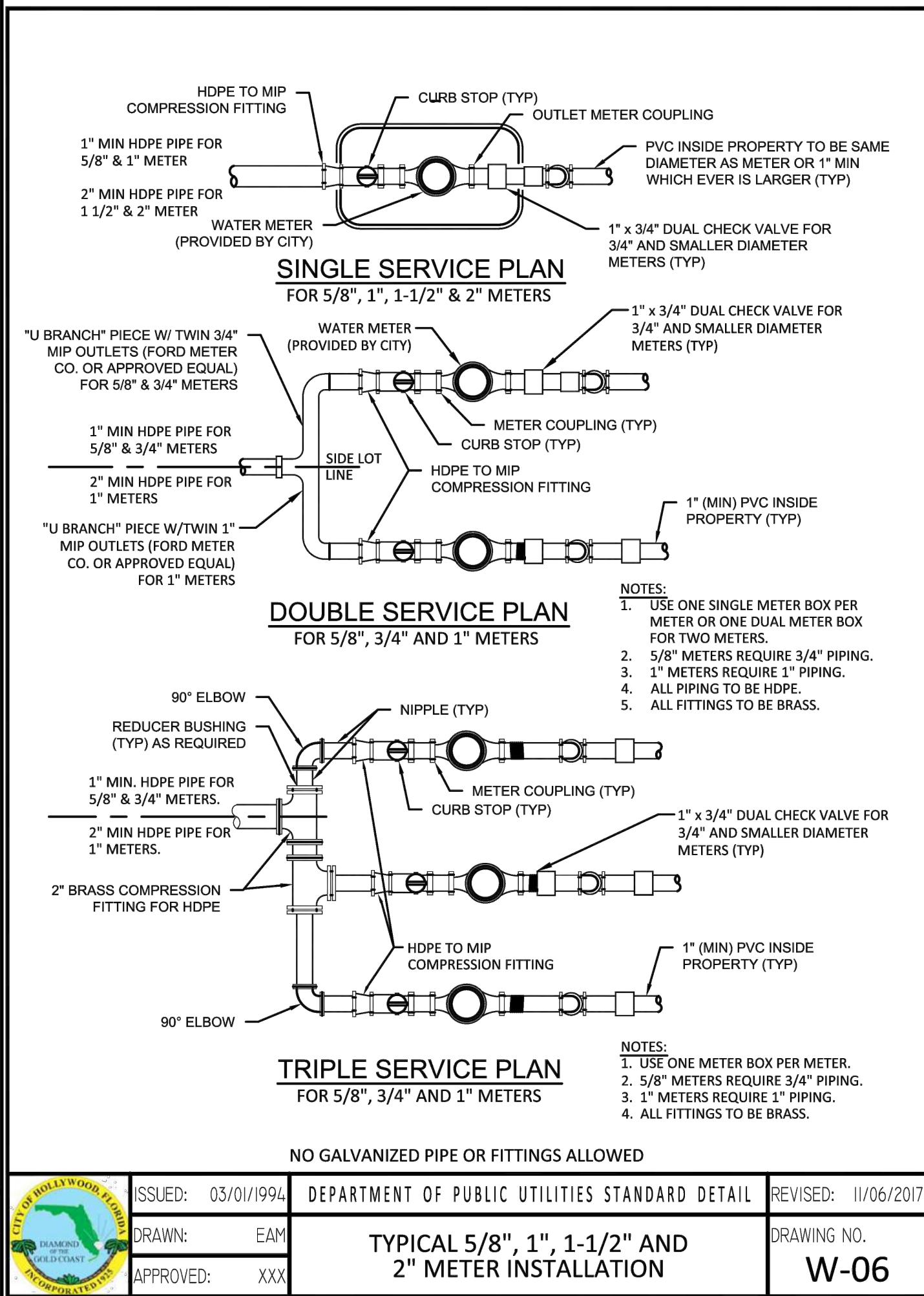
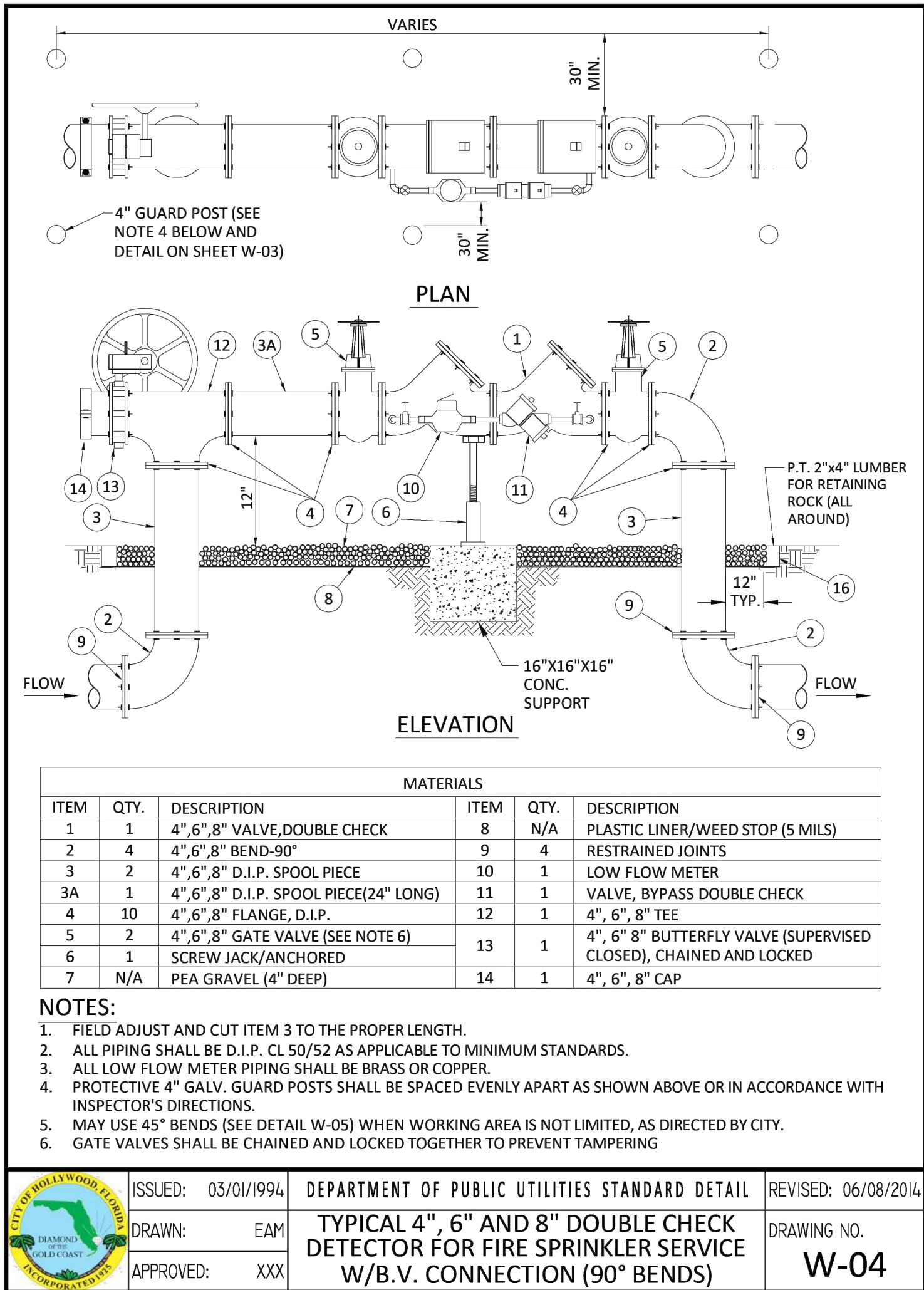
**ZEPHYR ENGINEERING**  
WILFORD ZEPHYR, P.E.  
HOLLYWOOD, FL  
(786) 302-7693  
wzephyr@gmail.com  
CA# 31158

**ZE**

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:76036  
DATE: 5/31/23  
SCALE: 1"=20'  
SHEET NO.:  
7 OF 9  
PROJECT NO.: 23-18





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## UTILITIES DETAILS I

SCALE: N.T.S.

## REVISIONS

NO.	DATE	DESCRIPTION

## ZEPHYR ENGINEERING

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

# ZE

## FILLMORE STREET APARTMENTS

2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 5/31/23

SCALE: N.T.S.

SHEET NO.:

C8

8 OF 9

PROJECT NO.: 23-18

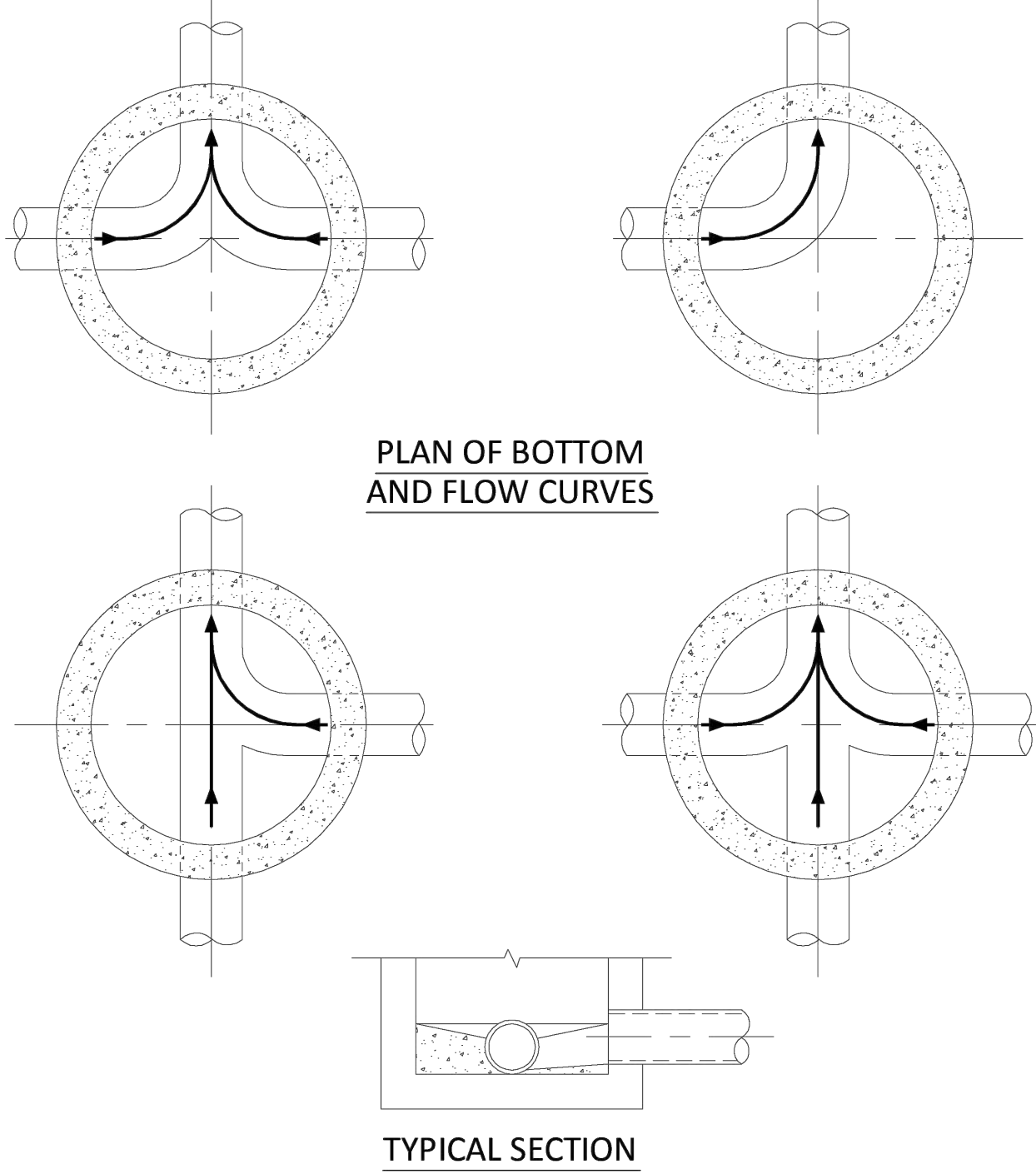


SEWER NOTES:

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


WHERE:  
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR  
D = PIPE DIAMETER IN INCHES  
S = LENGTH OF LINES IN LINEAL FEET  
P = AVERAGE TEST PRESSURE IN PSI
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

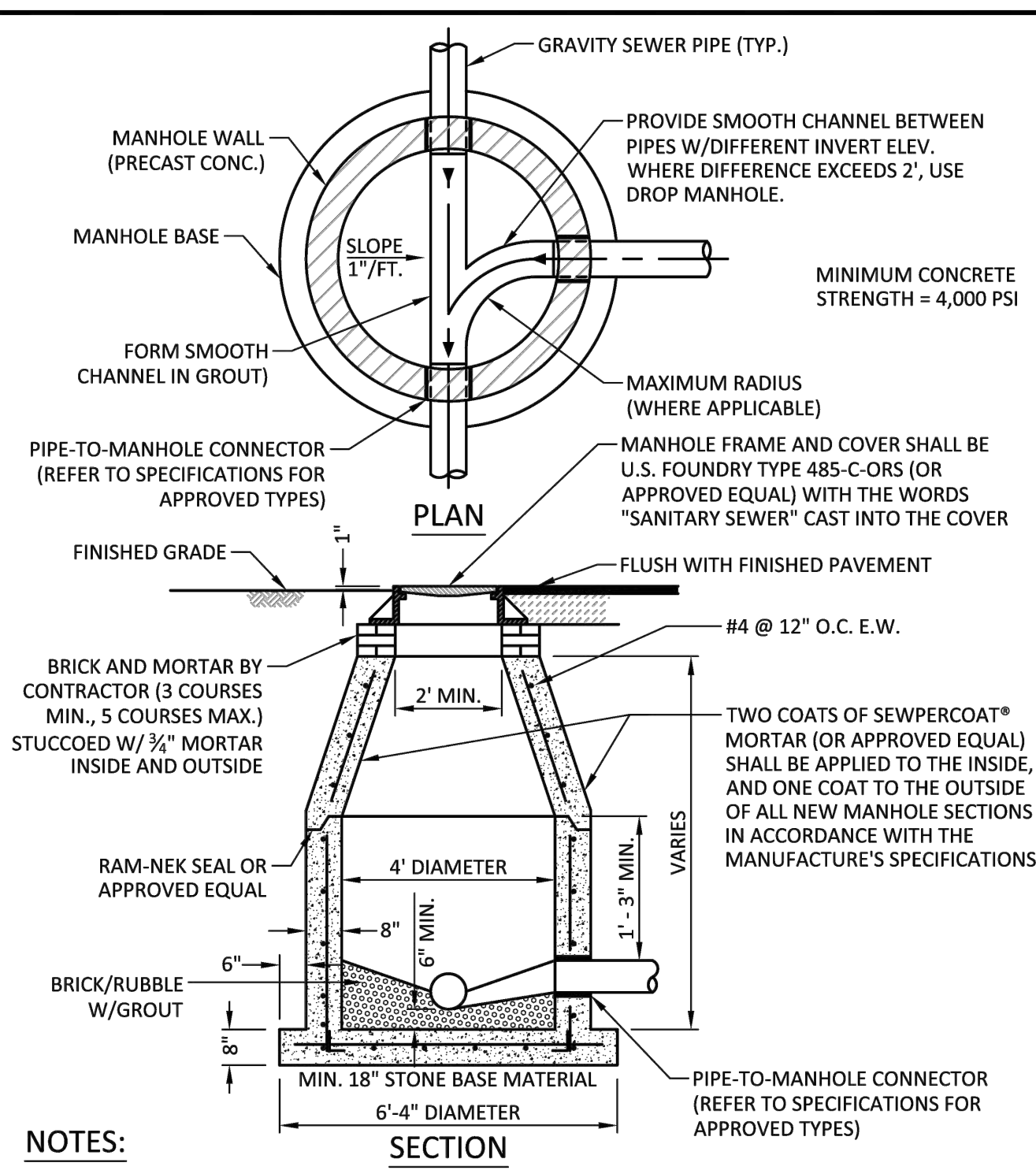
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	DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO.
	APPROVED: XXX		S-01



NOTES:


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

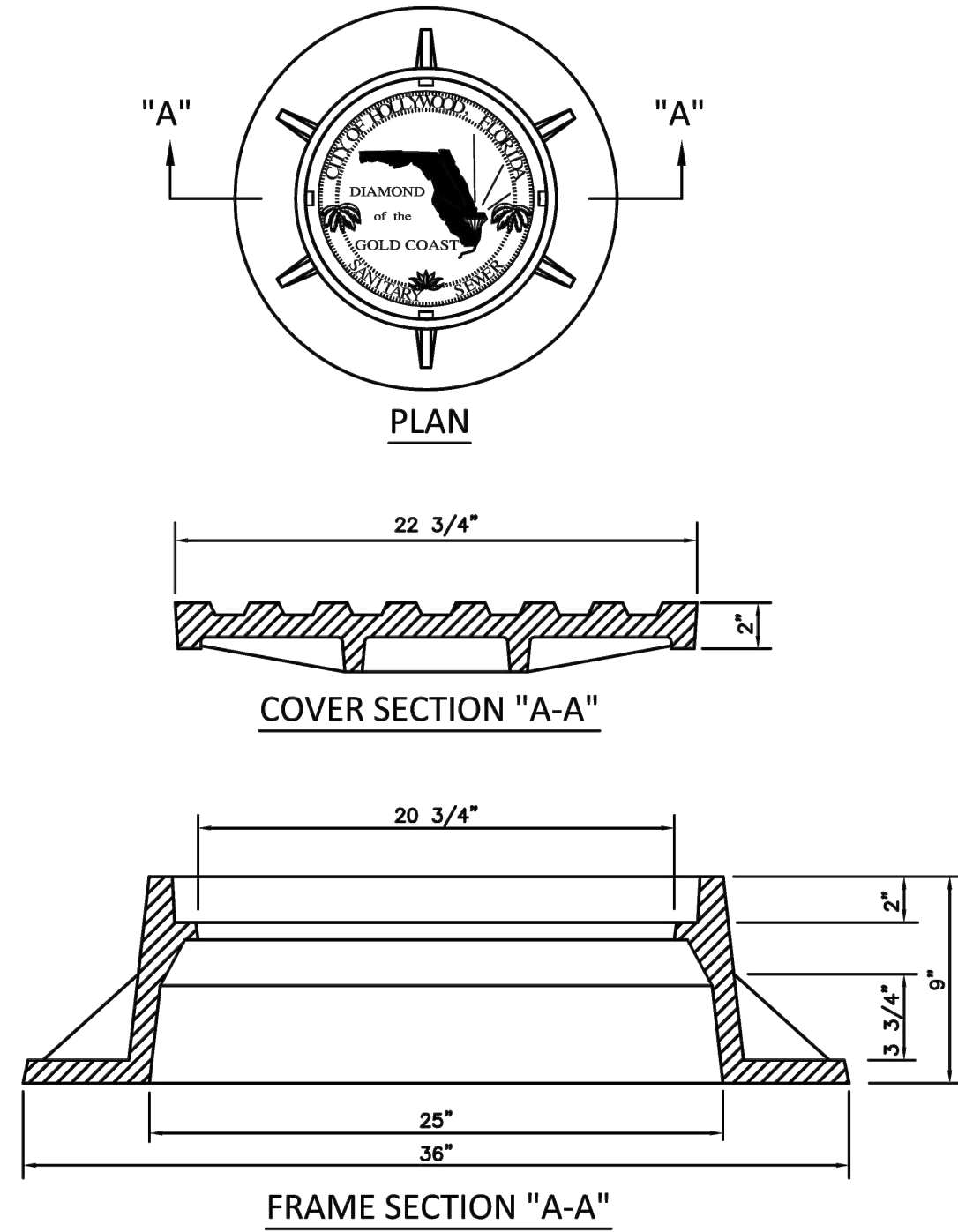
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO.
	APPROVED: XXX		S-02



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.

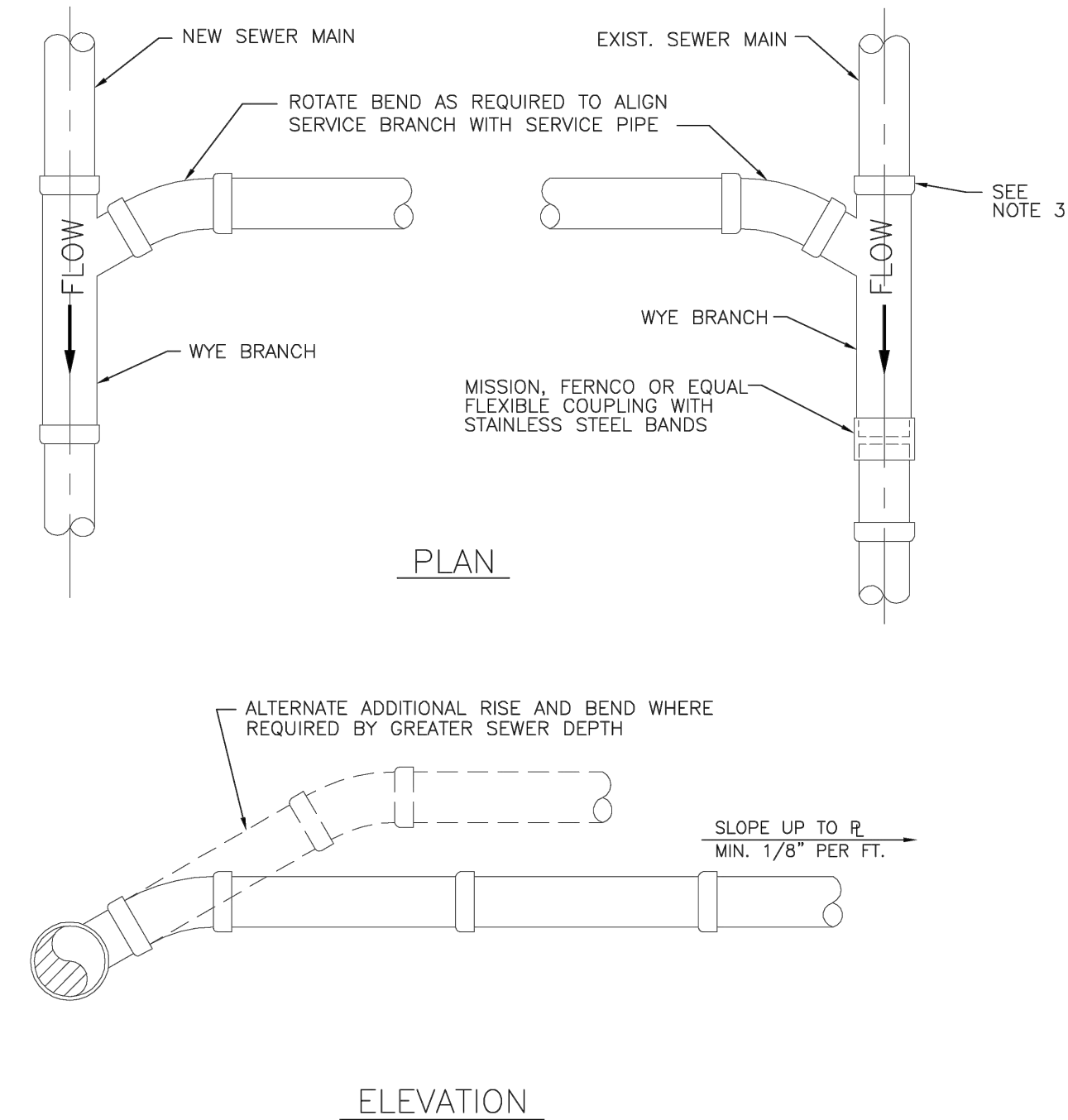
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	DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO.
	APPROVED: XXX		S-03



NOTES:

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

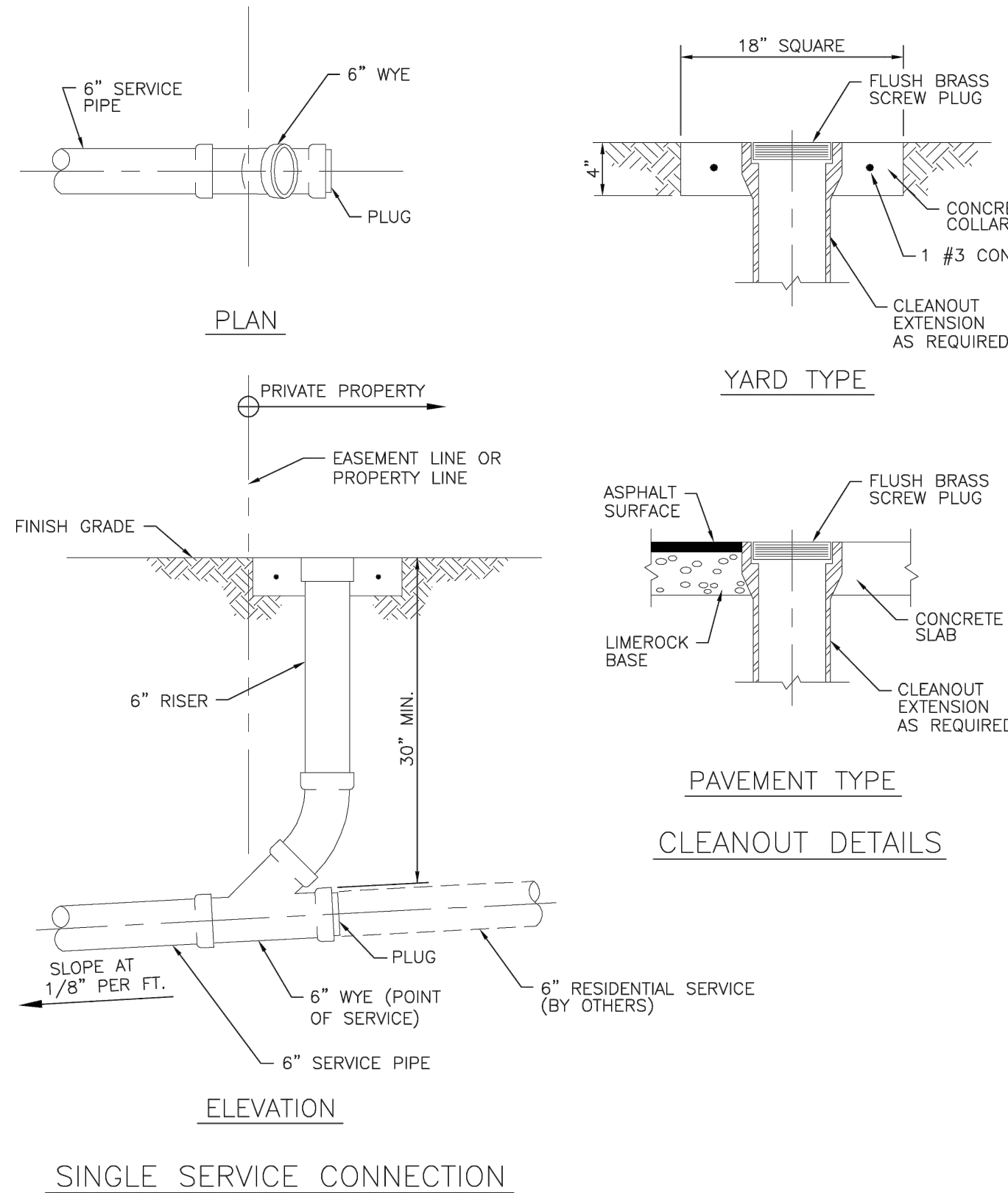
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	MANHOLE FRAME AND COVER CITY OF HOLLYWOOD	DRAWING NO.
	APPROVED: XXX		S-06.1



NOTES:

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

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



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



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UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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

ZE

FILLMORE STREET APARTMENTS  
2231 FILLMORE STREET  
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/31/23

SCALE: N.T.S.

SHEET NO.:

C9

9 OF 9

PROJECT NO.: 23-18





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

June 1, 2023

# **Drainage Calculations for** **Fillmore Street Apartments** **Hollywood, FL 33020**

## **PEAK STAGES**

<b>STORM EVENT</b>	<b>PRE-DEVELOPMENT</b>	<b>POST-DEVELOPMENT</b>
<b>5 Year - 1 Hour</b>	N/A	8.25' NAVD88
<b>25 YEAR - 3 DAY</b>	11.30' NAVD88	10.98' NAVD88
<b>100 YEAR - 3 DAY</b>	11.62' NAVD88	11.28' NAVD88

Prepared by:



6-2-23

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

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**Project Name:** Fillmore Street Apartments  
**Project Address:** 2231 Fillmore Street  
Hollywood, FL 33020  
**ZE Project #: 23-18**

**Date:** 06/01/23  
**Designed by:**  
Wilford Zephyr, P.E.

<b>Post Development</b>
-------------------------

**All Elevations are referenced to NAVD88 vertical datum**

## Site Data

Project Area:	0.92 AC	
Pavement Area:	0.63 AC	
Building Area:	0.05 AC	
Grass Area (Pervious):	0.24 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.24 AC	26.09%
Total Impervious Area:	0.68 AC	73.91%

## Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.03 ft
Average Finished Grades:	10.50 ft
Prop. Finished Floor Elev.:	11.45 ft

## C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.24 (0.60) + 0.63 (.90)}{0.87} = 0.82$$

## Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor 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 = 10.50 ft

Average Depth to Water Table (DWT) = 9.00 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)

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

1.76

### Curve Number (CN)

$CN = 1000 / (S + 10) =$  85.03



## **Water Quality Retention/Detention & Pretreatment 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.

### **1/2" Pretreatment**

0.5" X 0.92 acres = 0.46 acre-inches (0.038 acre-ft)

### **1 IN Over Entire Site**

1" X 0.92 acres = 0.92 acre-inches (0.077 acre-ft)

### **2.5 INCHES Times Percent Impervious**

Total project area - roof area = 0.92 acres - 0.05 acres = 0.87 acres

0.87 acres - 0.24 acres (pervious area) = 0.63 acres

0.63 acres / 0.87 acres X 100% = 72.41% impervious

2.5" X 0.7241 = 1.81" to be treated

1.81" X 0.92 acres = 1.67 acre-inches (0.139 acre-feet)

**0.139 acre-ft of storage required for water quality.**

**Water quality storage provided in existing dry retention area and 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<sub>1 day</sub> = 100 year, 24 hour event: 13 (inches)

P<sub>3 day</sub> = 100 year, 72 hour event: 17.67 (inches)

S = 1.76 (inches)

A = 0.92 (acre)

Q = 15.72 (inches)

V = 1.20 (ac-ft)

Corresponding Stage = 11.28 ft

**Set minimum finished floor elevation at 11.45' NAVD88.**

### Perimeter Control Elevation

P<sub>1 day</sub> = 25 year, 24 hour event: 10.5 (inches)

P<sub>3 day</sub> = 25 year, 72 hour event: 14.27 (inches)

S = 1.76 (inches) (see "Soil Storage" sheet

A = 0.92 (acre) for calculating "S")

Q = 12.35 (inches)

V = 0.95 (ac-ft)

**Corresponding Stage = 10.98 ft**



## Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

### 5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event:	3.28 (inches)
S=	1.76 (inches)
A=	0.92 (acre)

Q = 1.83 (inches)

V = 0.14 (ac-ft)

Corresponding Stage = 8.25 ft

**Set minimum lowest catch basin at elevation at 9.75' NAVD88.**



## Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.85 AC

(0.22 AC)  
(Lin. 9.25'-10.25')

(0.63 AC)  
(Lin. from 9.75'-10.75')

<b>Stage</b>	<b>Surface Storage (Landscape)</b>	<b>Surface Storage (Pavement)</b>	<b>Trench Storage</b>	<b>Total</b>
9.00 '	0.00 AC-FT	0.00 AC-FT	0.212 AC-FT	0.21 AC-FT
9.50 '	0.03 AC-FT	0.00 AC-FT	0.212 AC-FT	0.24 AC-FT
10.00 '	0.08 AC-FT	0.08 AC-FT	0.212 AC-FT	0.37 AC-FT
10.50 '	0.17 AC-FT	0.24 AC-FT	0.212 AC-FT	0.61 AC-FT
11.00 '	0.28 AC-FT	0.47 AC-FT	0.212 AC-FT	0.96 AC-FT
11.50 '	0.39 AC-FT	0.79 AC-FT	0.212 AC-FT	1.38 AC-FT

\*total landscape area=0.24 AC. 10% reduction applied (-0.024 AC) due to loss of stormwater storage from tree trunks.



## Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

### Calculating $H_2$

Design Water Table (WT) = 1.50 ft  
 Lowest Catch Basin Elevation = 9.75 ft  
 Bottom of Exfiltration Trench = 4.25 ft  
 Top of Exfiltration Trench = 8.25 ft  
 $EL_{inv.} = N/A$

$H_2 = 5.50$  ft

### Calculating Exfiltration Trench Length

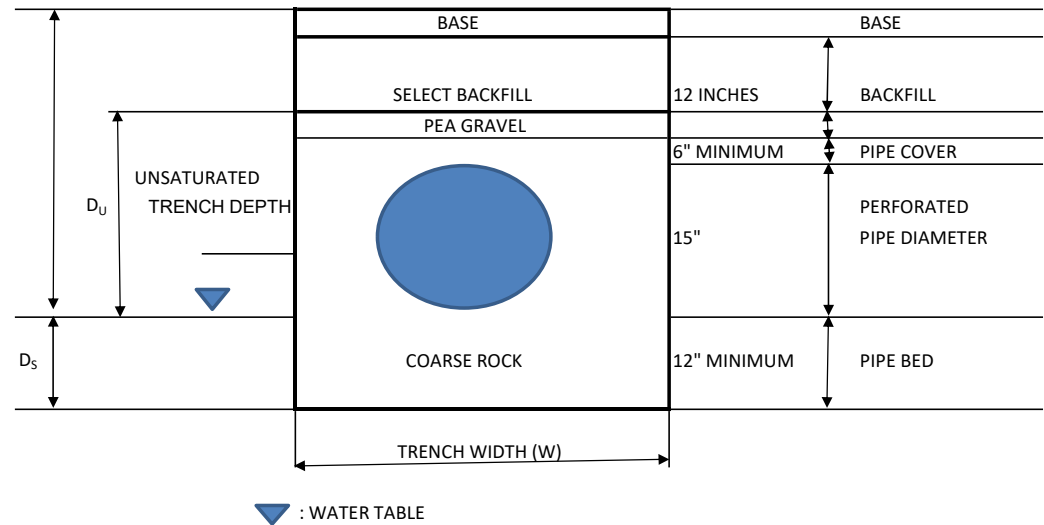
$EL_{inv.}$  = invert elevation of lowest weir/bleeder allowing discharge from trench  
 $L_R$  = length of trench required (ft)  
 $L_P$  = length of trench provided (ft)  
 $V_{ext.}$  = volume in exfiltration trench (ac-in)  
 FS = factor of safety  
 $K$  = hydraulic conductivity (cfs/ft<sup>2</sup> - ft head)  
 $H_2$  = head on saturated surface (ft)  
 $W$  = trench width (ft)  
 $D_U$  = unsaturated trench depth (ft)  
 $D_S$  = saturated trench depth

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

$V_{wq} = 1.67$  (0.139 ac-ft)  
 $V_{add} = 0.88$  (0.073 ac-ft)  
 $\%WQ = 0.5$   
 $FS = 2$   
 $K = 0.0001$   
 $H_2 = 5.5$   
 $W = 8$   
 $D_U = 4$   
 $D_S = 0$

$L_R = 294.47'$  of exfiltration trench required.

$L_P = 296.00'$  of exfiltration trench provided.





**Project Name:** Fillmore Street Apartments  
**Project Address:** 2231 Fillmore Street  
Hollywood, FL 33020  
**ZE Project #: 23-18**

**Date:** 06/01/23  
**Designed by:**  
Wilford Zephyr, P.E.

<b>Pre Development</b>
------------------------

**All Elevations are referenced to NAVD88 vertical datum**

## Site Data

Project Area:	0.92 AC	
Pavement Area:	0.21 AC	
Building Area:	0.09 AC	
Grass Area (Pervious):	0.62 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.62 AC	67.39%
Total Impervious Area:	0.3 AC	32.61%

## Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.03 ft
Average Finished Grades:	11.00 ft
Prop. Finished Floor Elev.:	13.20 ft

## C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.62 (0.60) + 0.21 (0.90)}{0.83} = 0.68$$

## Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor 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 = 11.00 ft

Average Depth to Water Table (DWT) = 9.50 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)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 4.55$

### Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 68.73$



## 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<sub>1 day</sub> = 100 year, 24 hour event: 13 (inches)

P<sub>3 day</sub> = 100 year, 72 hour event: 17.67 (inches)

S = 4.55 (inches)

A = 0.92 (acre)

Q = 13.18 (inches)

V = 1.01 (ac-ft)

Corresponding Stage = 11.62 ft

**Set minimum finished floor elevation at 13.20' NAVD88.**

### Perimeter Control Elevation

P<sub>1 day</sub> = 25 year, 24 hour event: 10.5 (inches)

P<sub>3 day</sub> = 25 year, 72 hour event: 14.27 (inches)

S = 4.55 (inches) (see "Soil Storage" sheet

A = 0.92 (acre) for calculating "S")

Q = 9.97 (inches)

V = 0.76 (ac-ft)

**Corresponding Stage = 11.30 ft**



## Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.77 AC

(0.56 AC)  
(Lin. 9.75'-10.75')

(0.21 AC)  
(Lin. from 10.25'-10.75')

<b>Stage</b>	<b>Surface Storage (Landscape)</b>	<b>Surface Storage (Pavement)</b>	<b>Trench Storage</b>	<b>Total</b>
9.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
9.50 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
10.00 '	0.07 AC-FT	0.00 AC-FT	0.000 AC-FT	0.07 AC-FT
10.50 '	0.21 AC-FT	0.03 AC-FT	0.000 AC-FT	0.24 AC-FT
11.00 '	0.42 AC-FT	0.11 AC-FT	0.000 AC-FT	0.53 AC-FT
11.50 '	0.70 AC-FT	0.21 AC-FT	0.000 AC-FT	0.91 AC-FT
12.00 '	0.98 AC-FT	0.32 AC-FT	0.000 AC-FT	1.30 AC-FT

\*total landscape area=0.62 AC. 10% reduction applied (-0.062 AC) due to loss of stormwater storage from tree trunks.