

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 1-13-20

Location Address: 2239 WASHINGTON ST.

Lot(s): 5 Block(s): 1 Subdivision: HOLLYWOOD LITTLE BLVD

Folio Number(s): 5142 1201 1250

Zoning Classification: DH-2 Land Use Classification: RAZ

Existing Property Use: RES. SINGLE FAM Sq Ft/Number of Units: 1 / 1456 SF

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PA20

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

Explanation of Request: SITE PLAN APPROVAL FOR A FOUR STORY 30 UNIT APARTMENT BUILDING

Number of units/rooms: 30 Sq Ft: +/- 950 SF

Value of Improvement: 5-4 MIL Estimated Date of Completion: AVG 2021

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

Name of Current Property Owner: RED ESTATE LLC

Address of Property Owner: 5130 N FEDERAL HWY #7, FORT LAUDERDALE

Telephone: 612 483 3332 Fax: _____ Email Address: edene@biggerequity.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: _____ Telephone: 954 920 5746

Fax: 954 926 2841 Email Address: michde@kallerarchitects.com

Date of Purchase: 8-14-19 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: Don Sade Date: 01/08/2020

PRINT NAME: Don Sade Date: 1/8/2020

Signature of Consultant/Representative: Joseph B. Kaller Date: 1-9-20

PRINT NAME: JOSEPH B. KALLER Date: 1-9-20

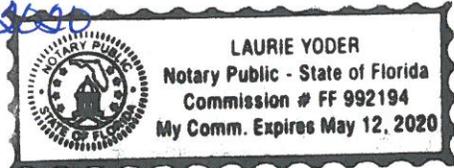
Signature of Tenant: _____ Date: _____

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

Sworn to and subscribed before me
this 8th day of January 2020
Laurie Yoder



Don Sade

Signature of Current Owner

Don Sade

Print Name

Notary Public

State of Florida

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

Washington Apartments

2239 WASHINGTON STREET
HOLLYWOOD FL

PROJECT INFO:

4 STORY MULTI- FAMILY RESIDENTIAL
BUILDING

LEGAL DESCRIPTION

LOT 5, BLOCK 1 OF HOLLYWOOD, ACCORDING TO
THE PLAT THEREOF, RECORDED IN PLAT BOOK 1,
PAGE 26, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.



KallerArchitecture

December 20, 2019

City of Hollywood
Department of Development Services
2600 Hollywood Boulevard
Hollywood, Florida 33020

Reference: Washington Apartments
2239 Washington Street
Hollywood, Florida 33020
TAC #19-DP-76
Architect's Project #19204

The following are our responses to your TAC Comments for the above referenced Project.

A. Application Submittal – Julian Gdaniec 954-921-3471

1. Plat Determination Letter now attached.
2. Ownership & Encumbrance Report:
 - a. O&E Report is now dated within 30 days of first submittal.
 - b. The 14' sewer easement along the north property line is included in the O&E Report ORB 394-1/Page 401.
 - c. Noted.
3. ALTA Survey:
 - a. Both net and gross lot area now on Survey
 - b. Noted.
4. Cover Sheet:
 - a. Meeting Types and Dates listed.
 - b. SP-2 label corrected.
5. Site Plan:
 - a. Dimensions at curb cut added to Sheet SP-1.
 - b. Note added regarding changes to Plans, Planning Review and Board Approval.
 - c. The 9'-7" was a floating dimension. It has been deleted.
 - d. There is a raised curb between those parking spaces.
 - e. Chain link fence and dumpsters have been removed.
 - f. Double text has been rectified.
6. Site Data Table:
 - a. All legal descriptions now match.
 - b. Elevator shaft and stairwell, allowed and proposed height added to Site & Building Data.
7. Broward County School Impact Fee Application has been completed.
8. Noted. A date has been set for both Associations in January.
9. Unity of Title reference removed.

10. Noted.
11. Noted.

B. Zoning – Julian Gdaniec 954-921-3471

1. Noted.
2. The gym on the First Floor has been reduced in size. FAR now below the allowed 1,75.
3. There is no pedestrian corridor at overhang. Tandem is 18' + 16' + 2' overhang.
4. Gate added to bicycle racks. Concrete path can be used to access gate to store bikes.
5. Landscape Plans now included in submission.
6. Noted.
7. The Building square footage is above that required for only 10 practices. It will be Green Certified.

C. Architecture and Urban Design - Julian Gdaniec 954-921-3471

1. There are many variations, smooth stucco in white, textured concrete and wood siding. This is now reflected properly on the rendering.
2. The Building has to be a balance of simple and strong elements or there will be too much going on.
3. The screen occurs at the base of the Building, which will eventually be covered by mature landscaping. IF the garage had multiple decks going higher and being more visible the more expensive screening would be justified.
4. Noted and fixed.
5. The blue stands out more. Grey or black would blend with the elevator shaft and entry eyebrow overhang.
6. Sample has been changed to match rendering.
7. A/C Units and BBQ added o elevations.
8. There is no screen in the rear, the tag has been removed.
9. Noted.
10. Dimensions and elevations have been done.
11. See guardrail detail on Sheet SP-0.
12. The parking will not be gated.

D. Signage - Julian Gdaniec 954-921-3471

1. Substantially Compliant.

E. Lighting - Julian Gdaniec 954-921-3471

1. Substantially Compliant.

F. Green Building & Environmental Sustainability – Elaine Franklin 954-921-3201

1. Solar Panels will be considered during consultation with Green Building Consultant.
2. Noted.
3. Rain Barrels will be considered with Green Building Consultants.
4. Stairwell #1 has a door to the gym and #2 has a door to the garage and bikes.
5. Energy efficient lighting and appliances will be used throughout.
6. Note added to Sheet SP-1.
7. Kitchen Design will include recycling elements.
8. The chute is a single chute that shoots to either the recycling bin or trash bin depending on the operator's choice.

9. Green Building Consultant to provide guidance as to the site preparation and building making sure waste is recycled.
10. Sustainable materials will be incorporated throughout.
11. Low VOC Material will be used.
12. Noted.

G. Engineering – Azita Behmard – 954-921-3251, Clarissa Ip – 954-921-3915, Jose Garcia – 954-921-3900, Rick Mitinger – 954-921-3990

1. There is an accessible route from the parking spaces to the building from a ramp on the west side of the lobby. The ADA Route from the sidewalk to the front door is a 1:20 ramp. Lobby floor is 10.5' NAVD.
2. Entry of parking space to column labeled at all columns.
3. Civil Plans Attached.
4. Civil Plans Attached.
5. Civil Plans Attached.
6. Civil Plans Attached.
7. Noted.
8. Noted.

H. Landscape – Guillermo Salazar

1. Survey with Tree Table attached.
2. See Attached Landscape Plans.
3. Irrigation Plans will be furnished at time of Building Permit.
4. Noted.

I. Utilities – Alecia Vereza-Ferra 954-921-3302

1. Civil Engineering Plans now submitted with the Final TAC Application.
2. Floor Elevation has been revised to be +/0.50 NAVD.
3. Floor Elevation 1:20 sloped ramp from sidewalk.
4. All rooms now show the F.F.E.
5. See Civil Plans.
6. Rainwater leaders and scuppers added to Plans and Elevations. See Civil Plans for collection.
7. See Civil Plans Attached.
8. Noted.

J. Building – Russell Long – 954-921-3490

1. No Comments Received.

K. Fire – Chris Clinton 954-967-4404

1. Fire Flow Test now attached.
2. Noted – See Civil Plans and Calculations attached.
3. See Civil Plans.
4. Noted. See attached illustration of Code Section provided by Fire Marshall.
5. See Site Plan and First Floor Plan (SP-1 & A-1) for Knox Box location near front door.
6. A note referencing NFPA 1 (2015) Chapter 12.2.2 has been added to Sheet SP-1.
7. A note has been added to Sheet SP-1.
8. The gym/party room has been changed to just party room. Occupant load calculation and life safety Plans will be included at time of Building Permit.

9. Note added regarding using a listed electric BBQ. See Sheet A-4.

L. Public Works – Charles Lassiter 954-967-4207

1. Substantially Compliant.

M. Parks, Recreation and Cultural Arts – David Vasquez 954-921-3404

1. Park Fee Application Attached.

N. Community Development – Liaiana Beltran 954-921-2923

1. Substantially Compliant

O. Economic Development – Raelin Storey 954-924-2922

1. Substantially Compliant.

P. Police Department – Christine Adancik 954-967-7437, Steve Bolger 954-967-4500, Doreen Auitabile 954-967-7437

1. Substantially Compliant.

Q. Downtown & Beach CRA – Jorge Canejo & Susan Goldberg 054-924-2980

1. Not Applicable.

R. Parking – Harold King 954-921-3549 Tamika Bacon 954-921-3548

1. Application is Compliant.

S. PAdditional Comments – Julian Gdaniec 054-921-3471

1. Noted

If you should have any questions, please feel free to contact our office.

Sincerely,
Kaller Architecture



Michele Sherlock
Senior Associate

G. ENGINEERING

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

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-

3915 Jose Garcia, Engineer, (jgarcia@hollywoodfl.org) 954-921-3900

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

1. Show on plans how ADA accessibility requirements are met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way.

RESPONSE: Please see sheets C2 and C4 for ADA accessible route.

2. For the parking garage, indicate location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall. **Dimension shall be added in all locations where you have this condition.**

RESPONSE: Please see dimensions on sheet C4.

3. Provide civil engineering streetscape plans and plan details, showing proposed new sidewalk in public and/or project property along Washington Street.

RESPONSE: Please see proposed sidewalk along Washington Street on sheet C2.

4. For the parking garage, indicate items such as but not limited to ramp slope, vehicle turning radii, **traffic control markings and signage for vehicular traffic circulation and flow**, ADA accessibility.

RESPONSE: Please see sheets C2 and C4.

5. Provide civil plans for the proposed work. Provide and indicate items such as pavement marking and signage plans and details. Indicate and show all change in elevations. Show any utility work within City rights-of-way for utility connection and indicate any pavement restoration. Full road width pavement restoration required, provide pavement restoration detail, indicate property line, location and dimensions of ingress/egress easements, utility easements, superimposed on plan with driveway width, curving types, all vehicle turning radii, sign triangles along with applicable details.

RESPONSE: Please see sheets C2, C4 and C5.

6. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

RESPONSE: Please see sheet C4.

7. Park impact fees requirements will be required to be satisfied at the time of City building permit.

RESPONSE: Understood.

8. More comments may follow upon review of the requested information.

RESPONSE: Understood.

of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter.

3. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.
4. Additional comments may be forthcoming at Building permit submittal.

Note: 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. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit.

Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.

I. UTILITIES

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. No Submit civil engineering plans indicating existing and proposed water, sewer and drainage for initial review.

RESPONSE: Please see attached civil plans.

2. This site is within Flood Zone AH9. The Finished Floor Elevations (FFE) must conform with section 154.50 of the City's Code of Ordinances where the minimum FFE shall be BFE + 1' or at 18-inches above the highest adjacent crown of the road elevation, whichever is greater.

RESPONSE: Please see sheet C2 for finished floor elevation. The highest adjacent crown of road elevation is 9.00' NAVD88. Therefore, the minimum finished floor elevation of enclosed areas is set at 10.50' NAVD88.

3. Verify proposed lobby FFE = 12.50' NAVD 88. No steps indicated.
RESPONSE: The proposed finished floor elevation has been revised to 10.50' NAVD88. Please see sheet C2.
4. Indicate FFE for all enclosed areas on ground floor.
RESPONSE: Please see sheet C2.
5. Show perimeter cross sections including swale transition areas meeting property limits. All stormwater must be retained onsite.
RESPONSE: Please see sheet C2.
6. Indicate how roof drainage will be collected and connected to the on-site drainage system.
RESPONSE: Please see sheet C2.
7. Provide preliminary drainage calculations.
RESPONSE: Please see enclosed drainage calculations.
8. Landscape plans to be provided should coordinate with civil plans to accommodate for drainage features.
RESPONSE: Understood.

J. **BUILDING**

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490

1. No comments received.

K. **FIRE**

Chris Clinton, Fire Prevention Officer III (cclinton@hollywoodfl.org) 954-967-4404

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

1. Water supply must meet NFPA 1 (2015 Ed.) Chapter 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., 954-921-3046. 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.
2. As a result of that test, show any existing and new fire hydrants on civil drawings, size of fire main, location of fire department connection, etc. --- A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.
RESPONSE: Please see sheet C5 for hydrants, fire main size and fire department connection. Also enclosed are fire flow calculations.
3. Provide a note on civil drawings that 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.
RESPONSE: Please see note on sheet C5.
4. When submitting plans, show fire department access roads along with the required turning radius. Show on a plan, fire department access around and to the building. The minimum width for a FD access roads is 20' unobstructed as per NFPA 1 (2015 Ed.) Chapter 18.2.3.4.1.1. --- As per NFPA 1 (2015 Ed.) Chapter 18.2.3.4.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m). --- Turning radius for fire department apparatus is determined by the AHJ as per NFPA 1 (2015 Ed.) Chapter 18.2.3.4.3.1 and shall be met as a minimum --- (28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior)
RESPONSE: The existing Washington Street roadway is the fire department access road for the project. The existing roadway is 22' wide as shown on sheet C5.
5. A Knox box will be required at the main entrance keyed for the Hollywood Fire Department. Please show on the next submittal.
RESPONSE: Please refer to architectural plans.



KallerArchitecture

GENERAL CRITERIA STATEMENT
WASHINGTON APARTMENTS
2239 WASHINGTON STREET
HOLLYWOOD, FL 33020
TAC# 19-DP-76
January 2, 2020

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

The Proposed Project is a 44'-0" high, four-story Multi-Family Development located on Washington Street just west of Dixie Highway. The Architectural Style is Modern with warm textures and colors. The main Entry Lobby is located on the south-east corner of the first floor. It will have a secure entry leading to the elevator that accesses the upper floors where the residential units are located. Parking is located on the first floor below the building. The vehicular ingress/egress is on Washington Street.

The residential units are a mixture of 1 Bedroom, 1 Bathroom and 2 Bedroom, 2 Bathroom Units. The Units come with an open Living/Dining/Kitchen area floor plan. All of the units have large, useable balconies accessed directly from the living areas. A Courtyard area, located on the fourth floor, can be used by all the residents. There is also a BBQ area, Spa and Party Room for residents use.

The overall Building mass is accentuated with composite wood siding on walls that frame the windows of the elevator lobby on each floor. Railings, columns, and other accents are simple and have clean lines, allowing for ease of maintenance and upkeep.

All choices of Materials and Construction Practices will be done using the Green Building Practices so as to lessen the carbon footprint in the community and region. The entire Design and Construction process will be Professionally monitored by a Certified Green Building Expert, so as to comply with all State requirements for Certification.

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

The Neighborhood, in which the project is located, is a mix of one, two and three-story buildings, as well as a mix of single family and multi-family buildings. Just to the north of the Site is Pinnacle at Peacefield, a three-story contemporary multi-family development that is new to the area.

The Architectural styles of the surrounding community vary. There are Mediterranean Revival buildings, Ranch Style homes, Florida Vernacular and Craftsman bungalows. As does the Architectural styles vary, so does the finishes used. These finishes include textured stucco, smooth stucco, and stone or brick veneer. In a lot of cases, there are a combination of these textures and finishes on each structure. Roofs also vary in style and finish. There are flat roofs with varying height parapets, hip roofs with concrete tile and gable roofs with asphalt shingles. It is these variations of finishes that were introduced to the proposed project design using a modern interpretation in the application. Other elements used that can be found in the surrounding sites are concrete eyebrows and wood trim around the openings.

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

The new Zoning District of DH-2 allows for more density through the use of less parking per unit and floor area ratio to determine the numbers and size. This new Zoning District not only allows for more Density, it promotes of the use of Public Transportation, two characteristics that make an Urban/City Center come alive and thrive.

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

In the Landscape Design, Xeroscape, native species, the variety of color, height and texture, all play an important part in sustainability and beauty of the gardens.

The landscape will be done according to Green Building Practices and will be incorporated into the Green Building Design of the site and structure as well. Where possible, hardscapes will be pervious and reflective and methods of irrigation will employ conservation practices as much as possible.

Altogether, the landscape environment will soften the hard edges, enhance the slender architectural elements, screen the parking areas and provide a visually pleasing atmosphere.

Washington Apartments

2239 WASHINGTON STREET
HOLLYWOOD FL



PROJECT SITE

2239 WASHINGTON STREET

Washington Apartments

2239 WASHINGTON STREET
HOLLYWOOD FL



SOUTH OF SITE

2230 WASHINGTON STREET



SOUTH OF SITE

2234 WASHINGTON STREET

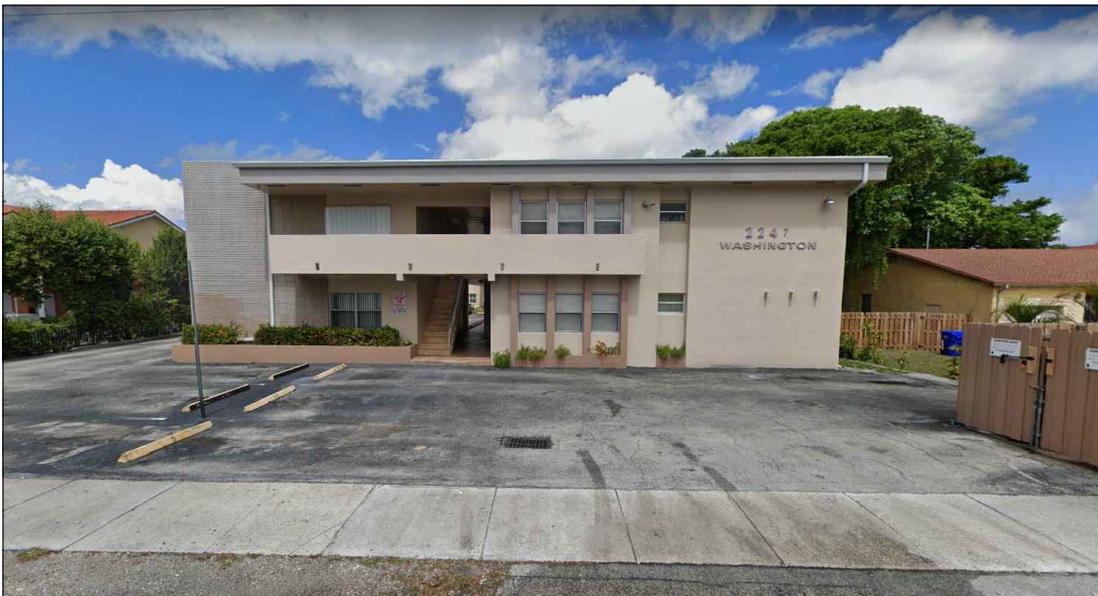
Washington Apartments

2239 WASHINGTON STREET
HOLLYWOOD FL



EAST OF SITE

2231 WASHINGTON STREET



WEST OF SITE

2247 WASHINGTON STREET



January 2, 2020

Joseph B. Kaller, AIA, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lot 5, Block 1, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Washington Street, between South 24 Avenue and Dixie Highway, in the City of Hollywood.

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

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

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

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

The subject parcel is less than 10 acres (approximately 0.48 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Joseph B. Kaller
January 2, 2020
Page Two

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

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

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Julie M. Bernal, Planner Trainee, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

cc: Dr. Waizir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

Red Estate, LLC



The School Board Of Broward County, Florida
Facility Planning and Real Estate Department

Christopher O. Akagbosu, Director

January 8, 2020

Joseph B. Kaller, Architect
2417 Hollywood Blvd.
Hollywood, Florida 33020

Attached is the receipt for the application of the Washington Apartments Plat that was submitted to The School Board of Broward County, Florida (SBBC) which includes the SBBC project number assigned to your project for a School Capacity Availability Determination (SCAD) letter.

Please use this number in any correspondence or communication with the School Board regarding the project.

If you have any questions, please E-mail Linda Houchins, Operations Specialist IV, Growth Management Department at: linda.houchins@browardschools.com.

Thank you

600 Southeast Third Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Telephone: (754) 321-2162 Fax: (754) 321-2179

Receipt For Development Review

The School Board of Broward County, Florida
Growth Management Section

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301 | Phone (754) 321-2177 Fax (754) 321-2179

www.browardschools.com

Date: 1/8/2020

Receipt Number: **A2368591**

SBBC Reference Number: **SBBC-2809-2020**

Issued To: Red Estate LLC

Project Title: Washington Apartments

County Number: TBD

Municipality Number: _____

Type of Submission

<input type="radio"/> Land Use	<input type="radio"/> Rezoning	<input type="radio"/> Site Plan	<input type="radio"/> Flex/Reserve Allocation
<input type="radio"/> DRI	<input checked="" type="radio"/> Plat	<input type="radio"/> Other	<input type="radio"/> Rezoning Non-Residential

<u>Fee Type</u>	<u>Fee Amount</u>	<u>Fee Paid</u>	<u>Check Number</u>	<u>Date Paid</u>
Plat - Residential	\$1,723.00	\$1,723.00	1183	1/8/2020

Comments: _____

Signature of person receiving fees: Linda Houchins

Name of person receiving fees: LINDA Houchins

Signature of person paying fees: N/A

Name of person paying fees: _____

Date: 1/8/2020

Note: All applications and fees received are subject to review by the Growth Management Department for accuracy.

Receipt For Development Review

The School Board of Broward County, Florida
Facility Planning and Real Estate
Growth Management Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301 | Phone (754) 321-2177 Fax (754) 321-2179
www.browardschools.com

Date: 1/8/2020

Receipt Number: A2368591

Project Title: Washington Apartments

Type of Submission Land Use DRI Rezoning Plat Site Plan Other
 Flex/Reserve Allocation

Fee Amount

\$1,723.00

Fee Paid

\$1,723.00

Check Number

1183

Date Paid

1/8/2020

Comm

BC-40P THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

A 2368591
(STUDENT COPY)

Received From: Red Estates LLC
(STUDENT NAME)

Date: 1/8/2020

Explanation -	Amount
<u>Washington Apartments</u>	<u>\$1,723.00</u>
<u>Plat</u>	
<u>Ch # 1183</u>	
TOTAL	<u>\$1,723.00</u>

School: FP & RE

Linda Houchins
Signature

Signature of person receiving fees: Linda Houchins

Name of person receiving fees: Linda Houchins

Signature of person paying fees: N/A

Name of person paying fees: _____

Date: 1/8/2020

Pending Application Review

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes No

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Red Estate LLC - Eden Sade

2. Project Name: Washington Apartments

3. Project Address: 2239 Washington Street

4. Contact person: Joseph B Kauer

5. Contact number: 915-950-5746

6. Type of unit(s): Single Family Multi-Family Hotel/Motel

7. Total number of residential and/or hotel/motel units: 30
3 units @ 2175.00 = 6525.00

8. Unit Fee per residential dwelling based on sq. ft.: 27 units @ 1875.00 = 50,625.00

9. Unit Fee per hotel/motel room: \$1,250.00

10. Total Park Impact Fee: \$57,150.00 Date: 12/20/19

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.



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

January 9, 2020

FIRE FLOW CALCULATIONS

Washington Street Apartments

2239 Washington Street
Hollywood, FL 33020

These calculations are for a four story building, with a total area of 36,532 SF.

Fire Flow Area = 36,532 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II construction for the above-referenced fire flow area is 2,750 GPM.

Per NFPA 18.4.5.2.1, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

$(2,750 \text{ GPM}) \times 0.75 = 2,062.5 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(2,750 \text{ GPM}) - (2,062.5 \text{ GPM}) = 687.5 \text{ GPM}$

Per NFPA 18.4.5.2.1, The resulting fire flow may not be less than 1,000 GPM

Therefore, fire flow required=1,000 GPM

Prepared by



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



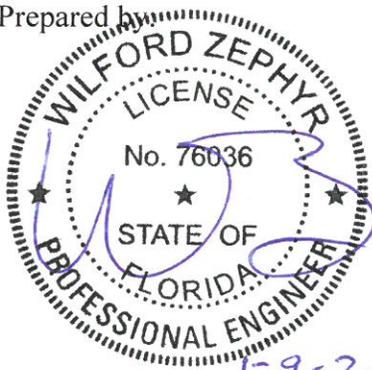
A Civil Engineering Firm

Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

January 9, 2020

Drainage Calculations for
Washington Street
Apartments
2239 Washington Street
Hollywood, FL 33020

Prepared by



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

Project Name: Washington Street Apts.
Project Address: 2239 Washington Street
Hollywood, FL 33020
ZE Project #: 2019-53

Date: 12/30/19
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.48 AC	
Pavement Area:	0.34 AC	
Building Area:	0.04 AC	
Grass Area (Pervious):	0.10 AC	
Lake Area:	0.00 AC	
Total Pervious Area:	0.10 AC	20.83%
Total Impervious Area:	0.38 AC	79.17%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	9.00 ft
Average Finished Grades:	8.80 ft
Prop. Finished Floor Elev.:	10.50 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.10 (0.60) + 0.38 (.90)}{0.44} = 0.91$$

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 = 8.30 ft

Average Depth to Water Table (DWT) = 6.80 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)

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

1.41

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 87.67

Water Quality Retention/Detention Calculations

Water Quality Design for 5 yr - 1 hour storm

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

1 IN Over Entire Site

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

1" X .48 acres = 0.48 acre-inches (0.04 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.48 acres - 0.04 acres = 0.44 acres

0.44 acres - 0.10 acres (pervious area) = 0.34 acres

0.34 acres / 0.44 acres X 100% = 77.27% impervious

2.5" X 0.7727 = 1.93" to be treated

1.93" X 0.48 acres = 0.93 acre-inches (0.08 acre-feet)

0.08 acre-ft of storage required for water quality.

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

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 1.41 (inches)

A = 0.48 (acre)

Q = 16.08 (inches)

V = 0.64 (ac-ft)

Corresponding Stage = 10.02 ft

Set minimum finished floor elevation at 10.50' NAVD88.

Perimeter Control Elevation

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

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

S = 1.41 (inches) (see "Soil Storage" sheet

A = 0.48 (acre) for calculating "S")

Q = 12.71 (inches)

V = 0.51 (ac-ft)

Corresponding Stage = 9.54 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.44 AC

Stage	<i>(0.04 AC)</i> <i>(Vert from. 6.0')</i>	<i>(0.06 AC)</i> <i>(Lin. 7.5'-10.0')</i>	<i>(0.34 AC)</i> <i>(Lin. from 8.30'-10.0')</i>	Trench Storage	Total
	Surface Storage (Ret. Area)	Surface Storage (Landscape)	Surface Storage (Pavement)		
6.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.10 AC-FT
6.50'	0.02 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.12 AC-FT
7.00'	0.04 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.14 AC-FT
7.50'	0.06 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.16 AC-FT
8.00'	0.08 AC-FT	0.02 AC-FT	0.00 AC-FT	0.10 AC-FT	0.20 AC-FT
8.50'	0.10 AC-FT	0.03 AC-FT	0.03 AC-FT	0.10 AC-FT	0.26 AC-FT
9.00'	0.12 AC-FT	0.05 AC-FT	0.12 AC-FT	0.10 AC-FT	0.39 AC-FT
9.50'	0.14 AC-FT	0.06 AC-FT	0.20 AC-FT	0.10 AC-FT	0.50 AC-FT
10.00'	0.16 AC-FT	0.08 AC-FT	0.29 AC-FT	0.10 AC-FT	0.63 AC-FT
10.50'	0.18 AC-FT	0.11 AC-FT	0.46 AC-FT	0.10 AC-FT	0.85 AC-FT

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 = 8.00 ft

Bottom of Exfiltration Trench = 1.50 ft

Top of Exfiltration Trench = 6.50 ft

$EL_{inv.} = N/A$

$H_2 = 6.50$ ft

Calculating Exfiltration Trench Length

$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench

L_R = length of trench required (ft)

L_p = length of trench provided (ft)

$V_{exft.}$ = volume in exfiltration trench (ac-in)

FS = factor of safety

K = hydraulic conductivity (cfs/ft² - ft head)

H_2 = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

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

$V_{exft.} = 1.2$ (0.10 ac-ft)

FS = 2

K = 0.00008

$H_2 = 6.5$

W = 10

$D_U = 5$

$D_S = 0$

$L_R = 156.35'$ of exfiltration trench required.

$L_p = 168'$ of exfiltration trench provided.

Project Name: Washington Street Apts.
Project Address: 2239 Washington Street
Hollywood, FL 33020

Date: 12/30/19
Designed by:

ZE Project #: 2019-53

Wilford Zephyr, P.E.

Pre-Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.48 AC	
Pavement Area:	0.05 AC	
Building Area:	0.04 AC	
Grass Area (Pervious):	0.39 AC	
Lake Area:	0.00 AC	
Total Pervious Area:	0.39 AC	81.25%
Total Impervious Area:	0.09 AC	18.75%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	9.00 ft
Average Finished Grades:	8.00 ft
Exist. Finished Floor Elev.:	unknown

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.39 (0.60) + 0.05 (.90)}{0.44} = 0.63$$

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

Avg Fin. Grade (Pervious) = 7.50 ft

Average Depth to Water Table (DWT) = 6.00 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)

$S = CWS \times (\text{percentage of total pervious area}) = 5.59$

Curve Number (CN)

$CN = 1000 / (S + 10) = 64.16$

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)

Finished Floor Elevation

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

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

S = 5.59 (inches)

A = 0.48 (acre)

Q = 12.37 (inches)

V = 0.49 (ac-ft)

Corresponding Stage = 10.11 ft

Perimeter Control Elevation

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

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

S = 5.59 (inches) (see "Soil Storage" sheet

A = 0.48 (acre) for calculating "S")

Q = 9.23 (inches)

V = 0.37 (ac-ft)

Corresponding Stage = 9.68 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.44 AC

(0.39 AC)
(Lin. 8.0'-10.0')

(0.05 AC)
(Lin. from 8.0'-10.0')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
7.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
8.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
8.50'	0.10 AC-FT	0.01 AC-FT	0.00 AC-FT	0.11 AC-FT
9.00'	0.20 AC-FT	0.03 AC-FT	0.00 AC-FT	0.23 AC-FT
9.50'	0.29 AC-FT	0.04 AC-FT	0.00 AC-FT	0.33 AC-FT
10.00'	0.39 AC-FT	0.05 AC-FT	0.00 AC-FT	0.44 AC-FT
10.50'	0.59 AC-FT	0.08 AC-FT	0.00 AC-FT	0.67 AC-FT



WASHINGTON FLATS

2239 WASHINGTON STREET HOLLYWOOD FLORIDA

PACO - NOVEMBER 4, 2019
 PRELIMINARY TAC - DECEMBER 2, 2019
 FINAL TAC - FEBRUARY 3, 2020
 P AND D -

PROJECT TEAM

ARCHITECT:
 JOSEPH B. KALLER AND ASSOCIATES, P.A.
 CONTACT: MR. JOSEPH B. KALLER
 ADDRESS: 2417 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020
 PHONE: (954) 920-5746
 FAX: (954) 926-2841
 EMAIL: joseph@kallerarchitects.com

OWNER:
 OWNERS: RED ESTATE LLC
 CONTACT: EDEN SADE
 ADDRESS: 8150 N FEDERAL HIGHWAY
 FORT LAUDERDALE, FL 33304
 TEL: (612) 483-3332
 EMAIL: eden@biggerequity.com

SURVEYOR:

CIVIL:
 ZEPHYR ENGINEERING
 CONTACT: WILFORD ZEPHYR
 ADDRESS: HOLLYWOOD FL
 PHONE: (786) 302-7163
 EMAIL: wzephyr@gmail.com

LANDSCAPE:
 TONNING AND ASSOCIATES INC
 CONTACT: WAYNE TONNING
 ADDRESS: 4855 NW 92 TERRACE
 CORAL SPRINGS, FL 33061
 PHONE: (954) 414-8269
 EMAIL: wtonning@tonningandassociates.com

PROJECT DATA

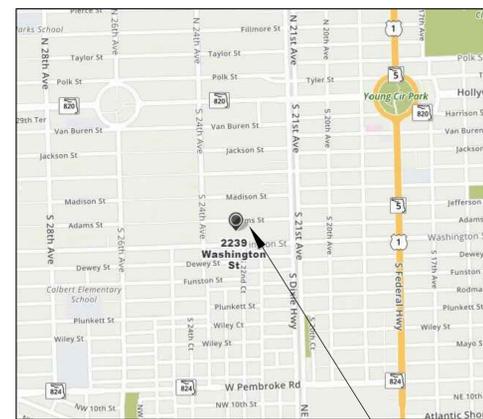
CODES:
 FLORIDA BUILDING CODE, 6TH EDITION 2017
 FLORIDA FIRE PREVENTION CODE, 6TH EDITION
 FLORIDA ADMINISTRATIVE CODE 69A-40

JURISDICTION:
 CITY OF HOLLYWOOD
 BROWARD COUNTY
 STATE OF FLORIDA

DRAWING INDEX

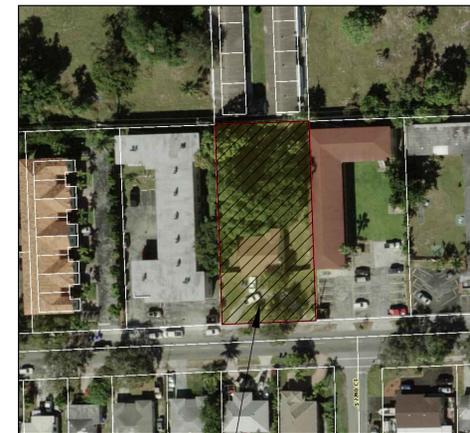
- | | |
|--|---------------------------------|
| T-1 COVER SHEET | A-1 FIRST FLOOR PLAN |
| SURVEY | A-2 SECOND FLOOR PLAN |
| 9P-0 BUILDING DATA | A-3 THIRD FLOOR PLAN |
| 9P-1 SITE PLAN AND SITE DATA | A-4 FOURTH FLOOR PLAN |
| 9P-2 SITE DETAILS | A-5 ROOF PLAN |
| | A-6 ELEVATIONS |
| C-1 EROSION CONTROL AND SEDIMENT PLAN | A-7 ELEVATIONS |
| C-2 PAVING, GRADING AND DRAINAGE PLAN | A-8 CONTEXTUAL STREET ELEVATION |
| C-3 CIVIL DETAILS | A-9 UNIT BLOW UPS |
| C-4 PAVEMENT MARKINGS AND SIGNAGE PLAN | |
| C-5 WATER AND SEWER PLANS AND DETAILS | |
| C-6 WATER AND SEWER DETAILS | |
| LF-1 LANDSCAPE PLAN | |
| LF-2 LANDSCAPE DETAILS | |
| LI-1 IRRIGATION PLAN | |

LOCATION MAP



SITE

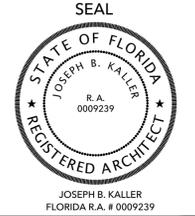
AERIAL



SITE



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



WASHINGTON
 APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD FLORIDA 33020

PROJECT TITLE

SHEET TITLE
 TITLE SHEET
 FINAL TAC

REVISIONS

No.	DATE	DESCRIPTION
1	12-2-19	PRELIM TAC

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.: 19204
 DATE: 10-17-19
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET

T-1

SHEET 1 OF 4

KallerArchitecture is a registered professional service organization under the laws of the State of Florida. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor.

A.L.T.A./N.S.P.S. Land Title Survey

SCALE: 1" = 20' 100



2239 Washington Street
Hollywood, Florida 33020

Job Number: 19-A120
Order Number:
Revision:

National Flood Insurance
Community Panel: 12011 C 0569 H
Flood Zone: AH
Base Flood Elevation: 9'
Firm Date: 08/18/2014

Property Location

SURVEYORS NOTES:

- FOLIO: 514216011250
- SITE ADDRESS: 2239 Washington Street
Hollywood, Florida 33020
- BUILDING FOOTPRINT AREA : ±1,558.7 Sq. feet
- LOT AREA : ±20,894.7 Sq. feet

Property Information Report Legal Description

Lot 5, Block 1 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

- Marked Parking
- 00 Standard parking spaces
- 00 Handicapped parking space
- 00 Total Parking spaces

Property Information Report

Relating to the existence of easements and/or rights-of-way of record is based upon ownership and encumbrance report prepared by:

Chicago Title Insurance Company

File number: 7998747

Effective date: from 07/03/1922 thru 09/09/2019 at 06:00 am

Easements, restrictions and other matters affecting the lands:

- Matters as shown on the Plat of HOLLYWOOD LITTLE RANCHES recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. - Hereon shown.
- Easement in favor of the City of Hollywood Florida, recorded in O.R. Book 39401, Page 401, of the Public Records of Broward County, Florida. - Hereon shown.
- Resolution recorded in O.R. Book 2280, Page 80, of the Public Records of Broward County, Florida. - Does not contain matters of survey.

SURVEYORS NOTES:

- Legal description used for this survey was provided by Chicago Title Insurance Company.
 - This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
 - Bearings, if any, shown hereon are based on Plat Book 1, Page 26, of Broward County, Florida.
 - All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
 - Due to varying construction standards, building dimensions are approximate.
 - All ties to property line are perpendicular to it, unless otherwise noted.
 - In all cases dimensions shall control location over scaled positions.
 - This survey does not determine or imply ownership.
 - Elevations are based of NAVD 88.
 - Broward County Benchmark No.1944 Elevation:15.039' NGVD29.
 - Underground improvements and utilities were not located.
 - Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.
- I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Certified to:

Red Sunshine Estates, LLC, a Florida limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b, 8, 9, 11a, 16, 18 of Table A thereof. The fieldwork was completed on November 01, 2019.
Date of Plat or Map: November 06, 2019.

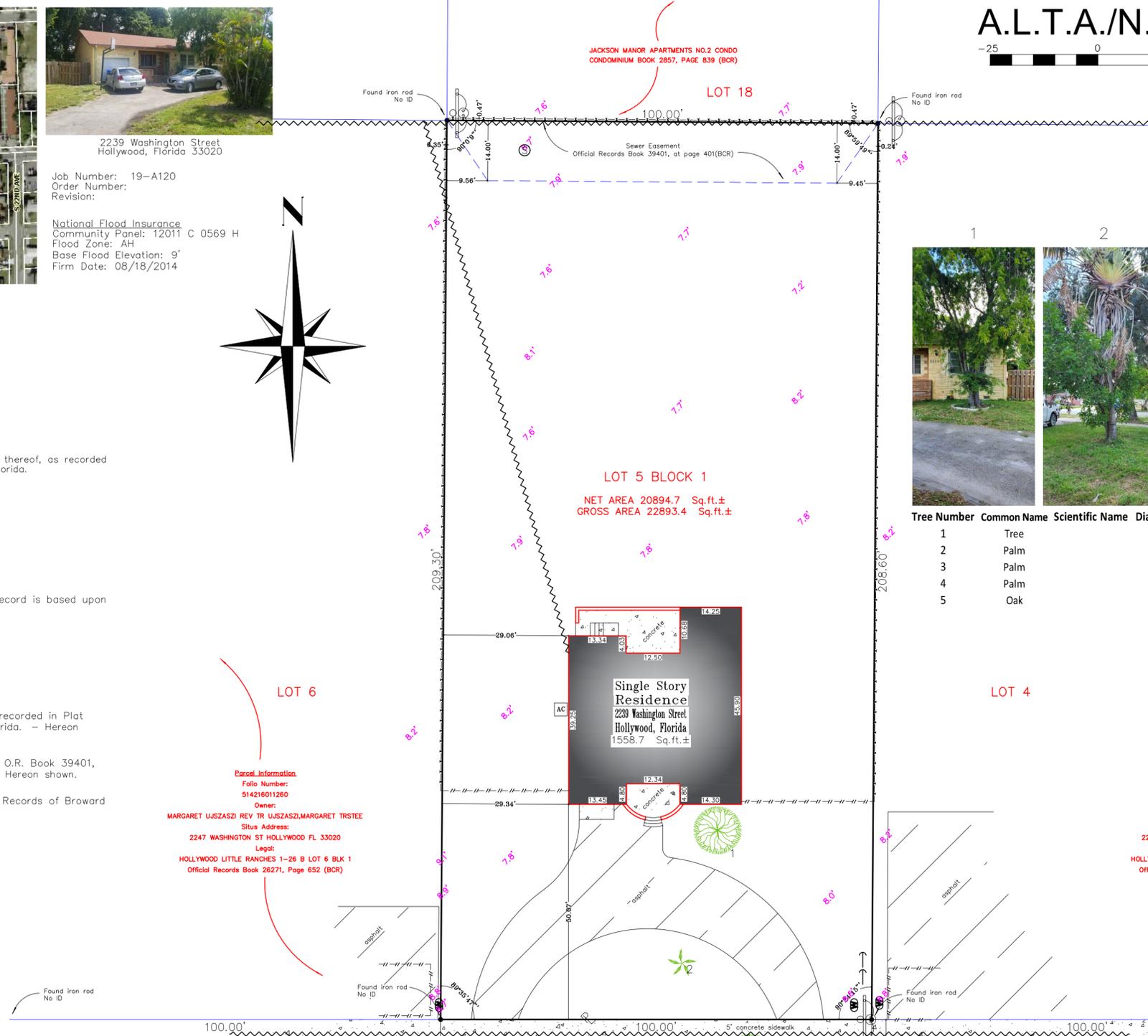
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R. Minguell, Inc.

Land Surveyors & Planners
L.B.7272
954-298-8935
Minguell@bellsouth.net
591 S.W. 112 Avenue
Plantation, Florida 33325

Richard J. Minguell
Registered Land Surveyor & Mapper
No. 6402, State of Florida



TREE DATA



Tree Number	Common Name	Scientific Name	Diameter at Breast Height (in)	Number of Trunks	Tree Height (ft.)	Canopy Spread (ft.)
1	Tree		10	1	24	18
2	Palm		8	1	28	12
3	Palm		4	2	14	10
4	Palm		4	1	14	8
5	Oak		14	1	27	30

LEGEND

- = TELEPHONE MANHOLE
- ⊙ = ELECTRIC METER
- ⊕ = GAS METER
- ⊗ = WATER METER
- ⊙ = SINGLE TRAFFIC POLE
- ⊙ = DUAL TRAFFIC POLE
- ⊙ = UTILITY POLE
- ⊙ = VALVE
- ⊙ = CONTROL VALVE
- ⊙ = FIRE MAIN VALVE
- ⊙ = FORCE MAIN VALVE
- ⊙ = GAS VALVE
- ⊙ = SPRINKLER VALVE
- ⊙ = WATER VALVE
- ⊙ = MAIL BOX
- ⊙ = CATCH BASIN
- ⊙ = EXISTING ELEVATION
- ⊙ = CONCRETE POLE
- ⊙ = LIGHT POLE
- ⊙ = BENCHMARK
- ⊙ = TRAFFIC FLOW/ACCESS
- ⊙ = TRAFFIC SIGNAL BOX
- ⊙ = BELLSOUTH BOX
- ⊙ = CABLE BOX
- ⊙ = ELECTRIC BOX
- ⊙ = STREET LIGHT BOX
- ⊙ = TELEPHONE BOX
- ⊙ = ANCHOR
- ⊙ = SEWER FLOW MONITOR
- ⊙ = CLEAN OUT
- ⊙ = WATER FLOW MONITOR
- ⊙ = PARKING METER
- ⊙ = FLAG POLE
- ⊙ = BIKE SIGN
- ⊙ = DUAL POLE SIGN
- ⊙ = INTERSECTION SIGN
- ⊙ = RAILROAD SIGN
- ⊙ = SINGLE POLE SIGN
- ⊙ = TRAFFIC SIGN
- ⊙ = METAL POST
- ⊙ = SPRINKLER TIMER
- ⊙ = GUARD RAIL
- ⊙ = HANDICAPPED PARKING
- ⊙ = CHAIN LINK FENCE
- ⊙ = WOOD FENCE
- ⊙ = ALUMINUM FENCE
- ⊙ = OVERHEAD WIRES
- ⊙ = PROPERTY LINE
- ⊙ = CENTER LINE
- ⊙ = FIRE HYDRANT
- ⊙ = MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = BELLSOUTH MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = GAS MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = SEWER MANHOLE
- ⊙ = AIR CONDITIONER
- N.T.S = NOT TO SCALE
- BCR = BROWARD COUNTY RECORDS
- PBCR = PALM BEACH COUNTY RECORDS
- MDCR = MIAMI-DADE COUNTY RECORDS
- ⊙ = FLORIDA POWER & LIGHT, CO TRANSFORMER
- ⊙ = FLORIDA POWER & LIGHT, CO MANHOLE

Property Access
- Pedestrian access along Washington Street.
- Vehicular access along Washington Street.

Encroachments
a.) Pavement crossing Southern property line
b.) Possible unrecorded utility and public service easement rights evidenced by street signs, fire hydrant, water meters, water valves, electric boxes, light poles, catch basins at various locations nearby or on property.

Survey Notes

- None of the buildings shown hereon encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties, except as follows: N/A.
- All utility lines connect to the Property through a public right-of-way or an insured easement
- There was no observable evidence of earth moving work, building construction, or building additions.
- There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
- There was no evidence of cemetery or burial grounds located on property.
- The location of Utilities shown hereon are from observed evidence above ground only.
- The surveyor was not provided with underground plans to determine the location of any subterranean uses.



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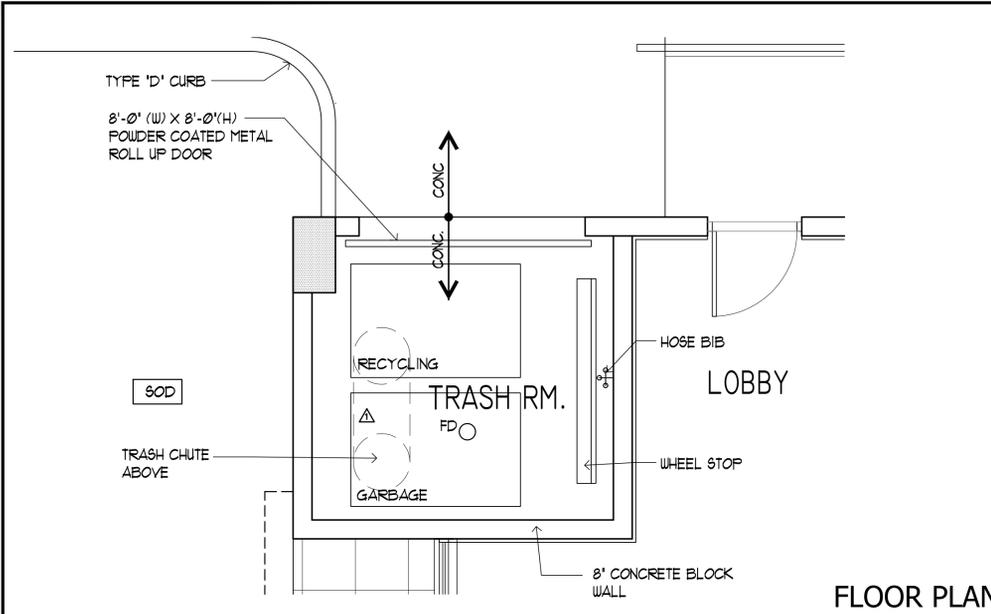
WASHINGTON
 APARTMENTS
 2323 WASHINGTON STREET
 HOLLYWOOD FLORIDA 33020

PROJECT TITLE
 SHEET TITLE
 SITE DETAILS

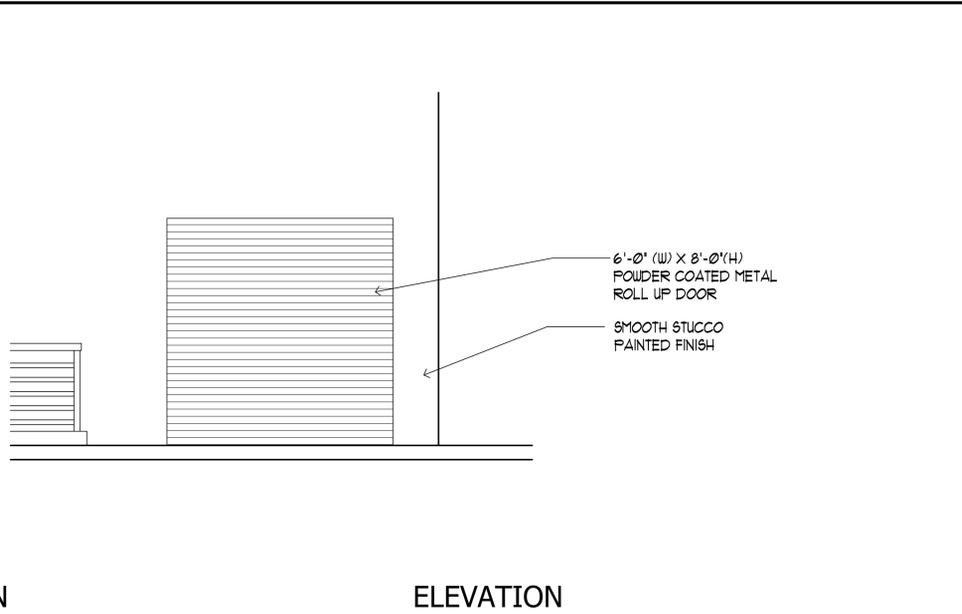
REVISIONS		
No.	DATE	DESCRIPTION
1	12-2-19	PRELIM TAC

PROJECT No.: 19204
 DATE: 10-17-19
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET
SP-2
 SHEET 1 OF 3



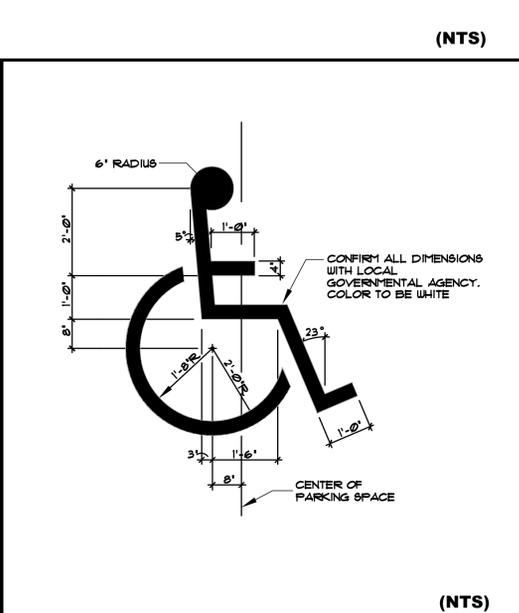
FLOOR PLAN



ELEVATION

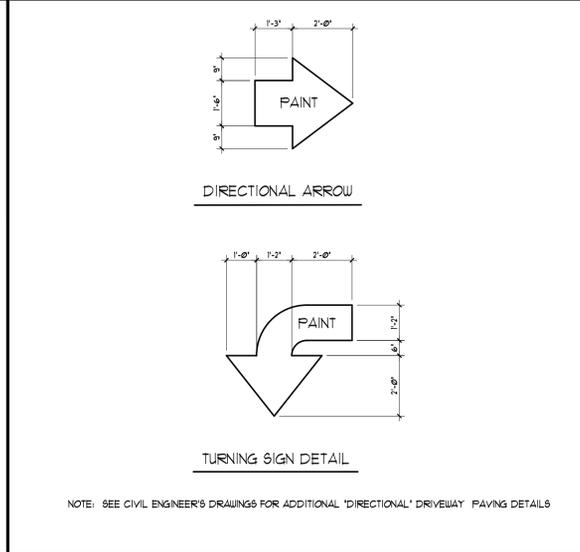
1 REFUSE ENCLOSURE DETAIL (NTS)

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:
SLOPE AND RISE - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.
CLEAR WIDTH -
 1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR
 2. RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR
LANDINGS
 RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
 1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
 2. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES.
 3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH FBC ACCESSIBILITY 2010.
HANDRAILS -
 IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:
 1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS, THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
 2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
 3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2" MIN.
 4. GRIPPING SURFACES SHALL BE CONTINUOUS.
 5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.
 6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SHOOTING TO FLOOR, WALL OR POST.
 7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
CROSS SLOPE SURFACES -
 THE CROSS SLOPE OR RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF FBC 2010 ACCESSIBILITY CODE.
EDGE PROTECTION -
 RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH.
OUTDOOR CONDITIONS -
 OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



(NTS)

2 (NTS) **3/8" = 1'-0"**

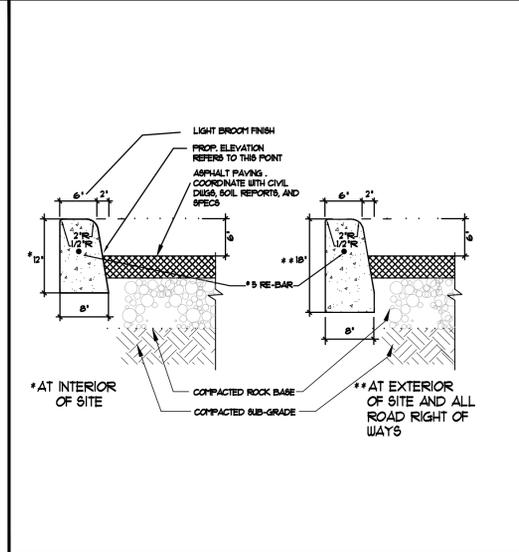


NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL 'DIRECTIONAL' DRIVEWAY PAVING DETAILS

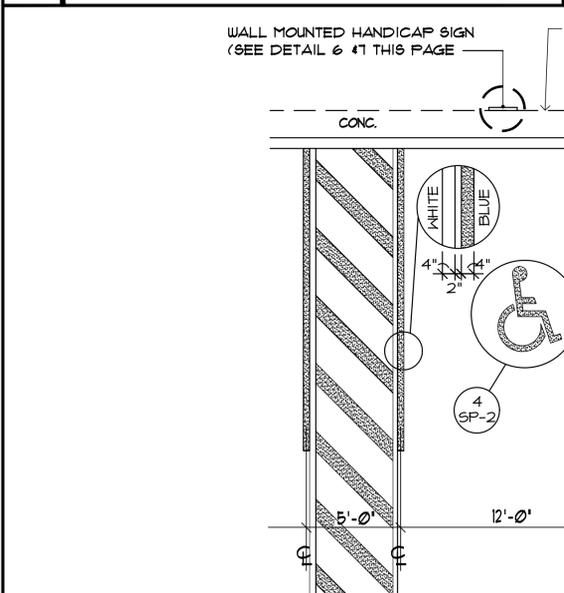
3 SITE ACCESSIBILITY NOTES

HAZARDOUS AREA
 DETECTABLE WARNING
 SIDEWALK AREA
 3'-0" MIN.
 A- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPERATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS 'DETECTABLE WARNING' WHICH IS 36" WIDE, AS PER F.B.C. ACCESSIBILITY 2010 SECTION 109.
 B- 'DETECTABLE WARNING' ON EXTERIOR WALKING SURFACES SHALL BE 'TRANGATED CONES'
 * AT INTERIOR OF SITE
 ** AT EXTERIOR OF SITE AND ALL ROAD RIGHT OF WAYS

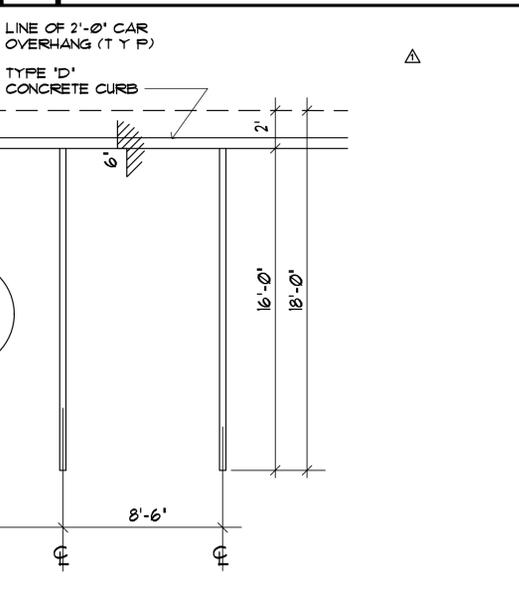
4 PAINTED H.C. SPACE SYMBOL



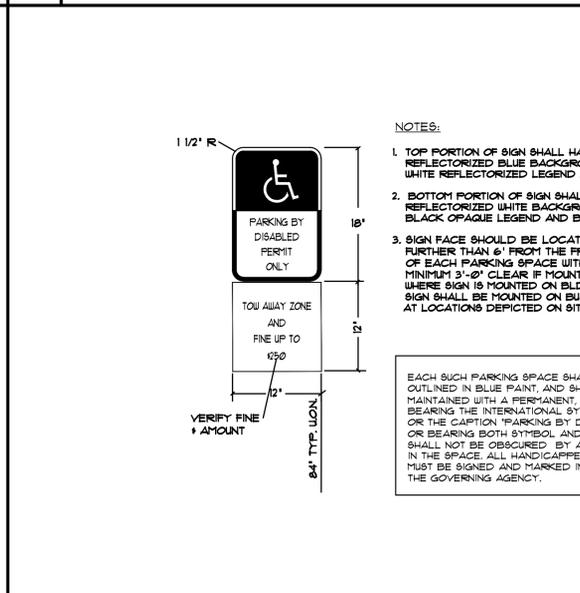
5 NOT USED (NTS)



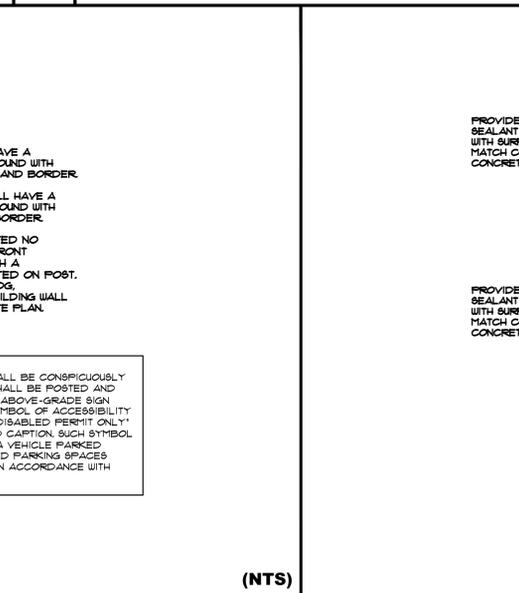
6 DETECTABLE WARNING



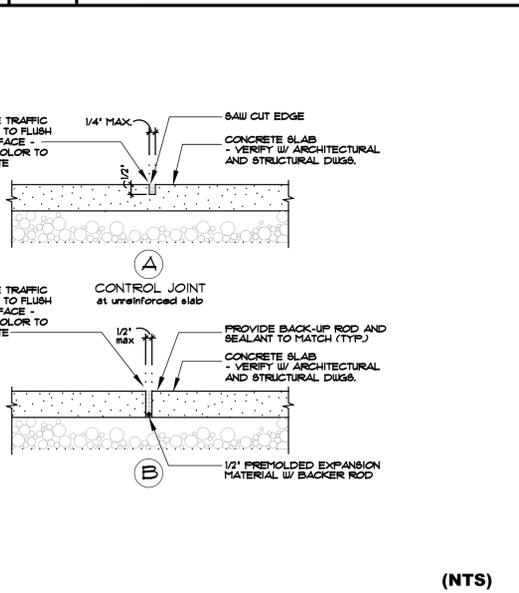
7 TYP. TYPE D CONCRETE CURB



8 TYP. PARKING SPACE DETAILS (NTS)



9 HANDICAPPED SIGNAGE DETAIL



10 TYP. CONC. SLAB JOINTS

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
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING BFP DEVICE
- PROPOSED S.S. SEWER MH
- EXISTING S.S. SEWER MH
- EXISTING FIRE HYDRANT

REVISIONS	
NO.	DATE

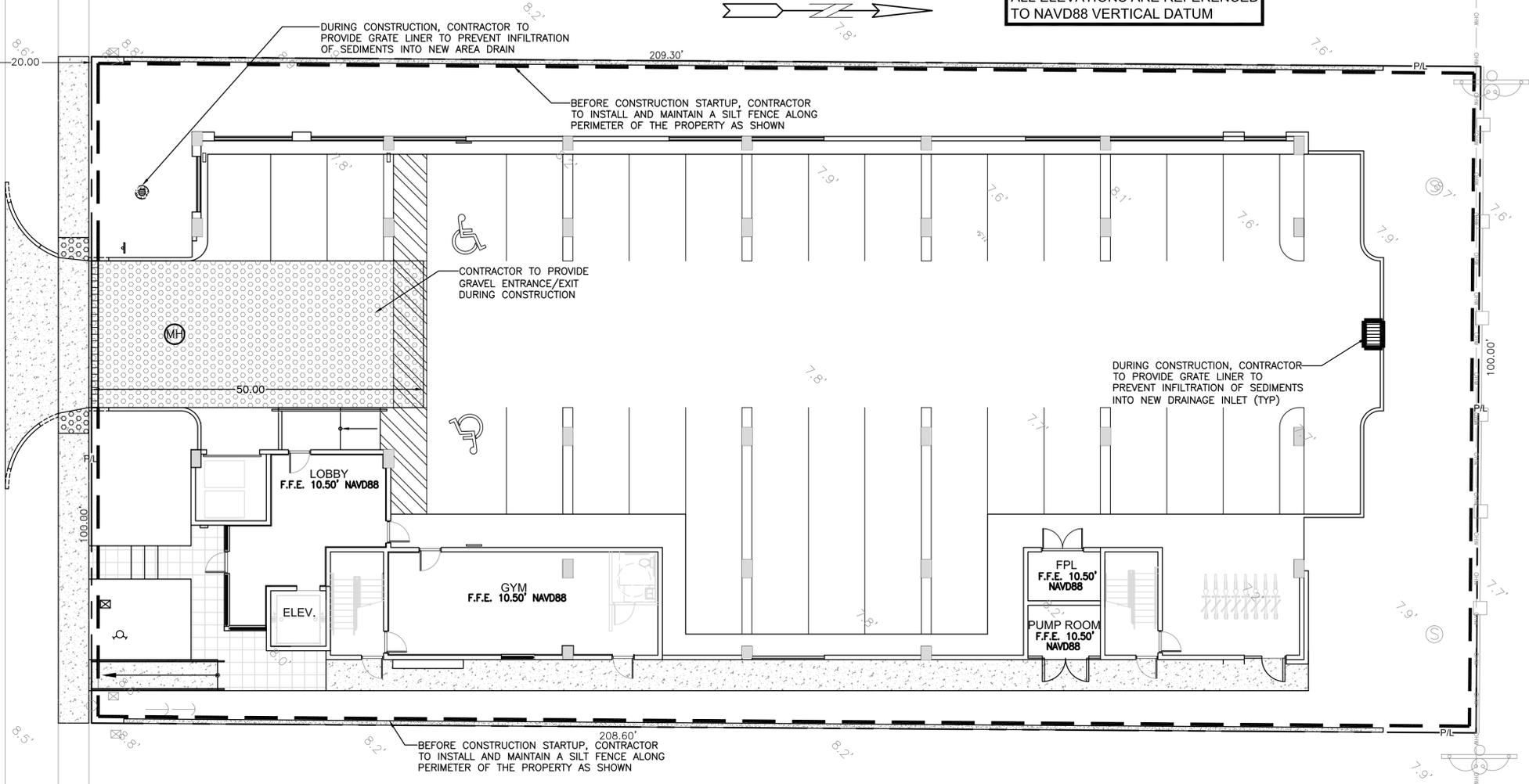
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 WILFORD ZEPHYR, P.E.
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 (786) 302-7693
 wzephyreng@gmail.com
 CA#: 31158



WASHINGTON STREET
 APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD, FL 33020

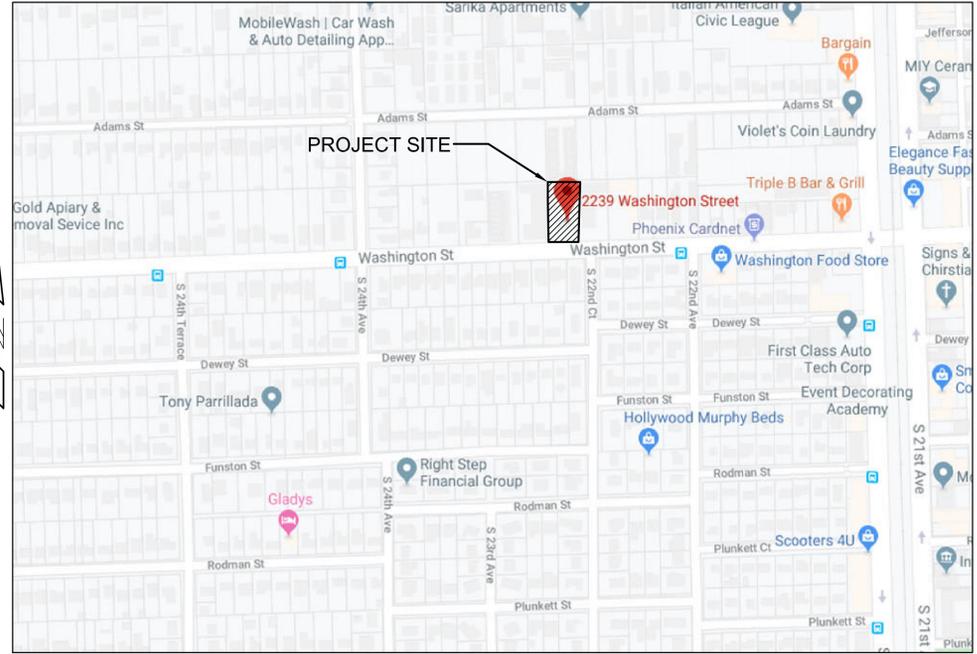
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 1 OF 6
 PROJECT NO.: 19-53

WASHINGTON STREET

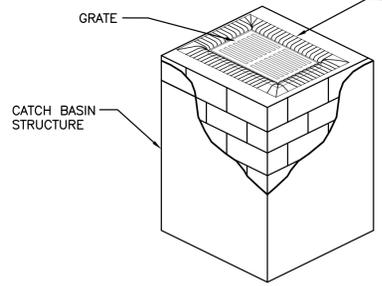
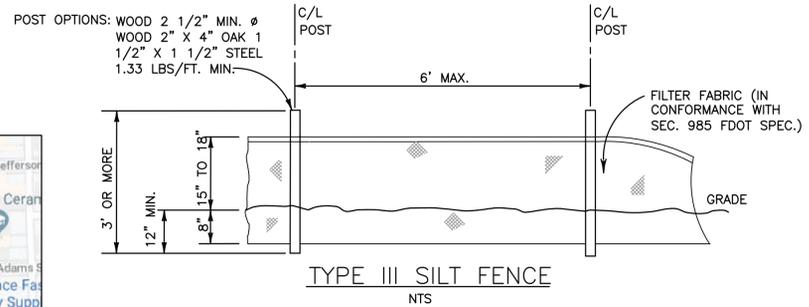


LEGAL DESCRIPTION

Lot 5, Block 1, of amended plat HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.



LOCATION MAP
 NOT TO SCALE



POLLUTION PREVENTION FOR CATCH BASIN
 N.T.S.

BMP NOTES:

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

NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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

NOTE: PROPERTY IS WITHIN FEMA FLOOD ZONE AH9 (BFE 9' NAVD88) & COUNTY 100 YEAR FLOOD CONTOUR ELEVATION OF 5.50' NAVD88.

LEGEND

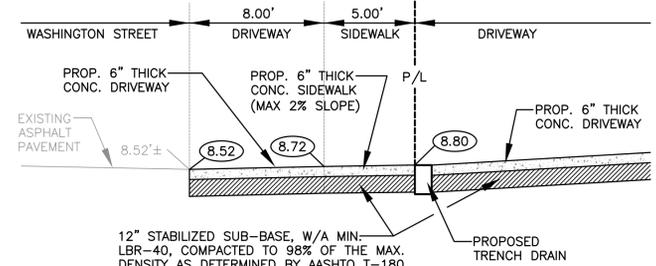
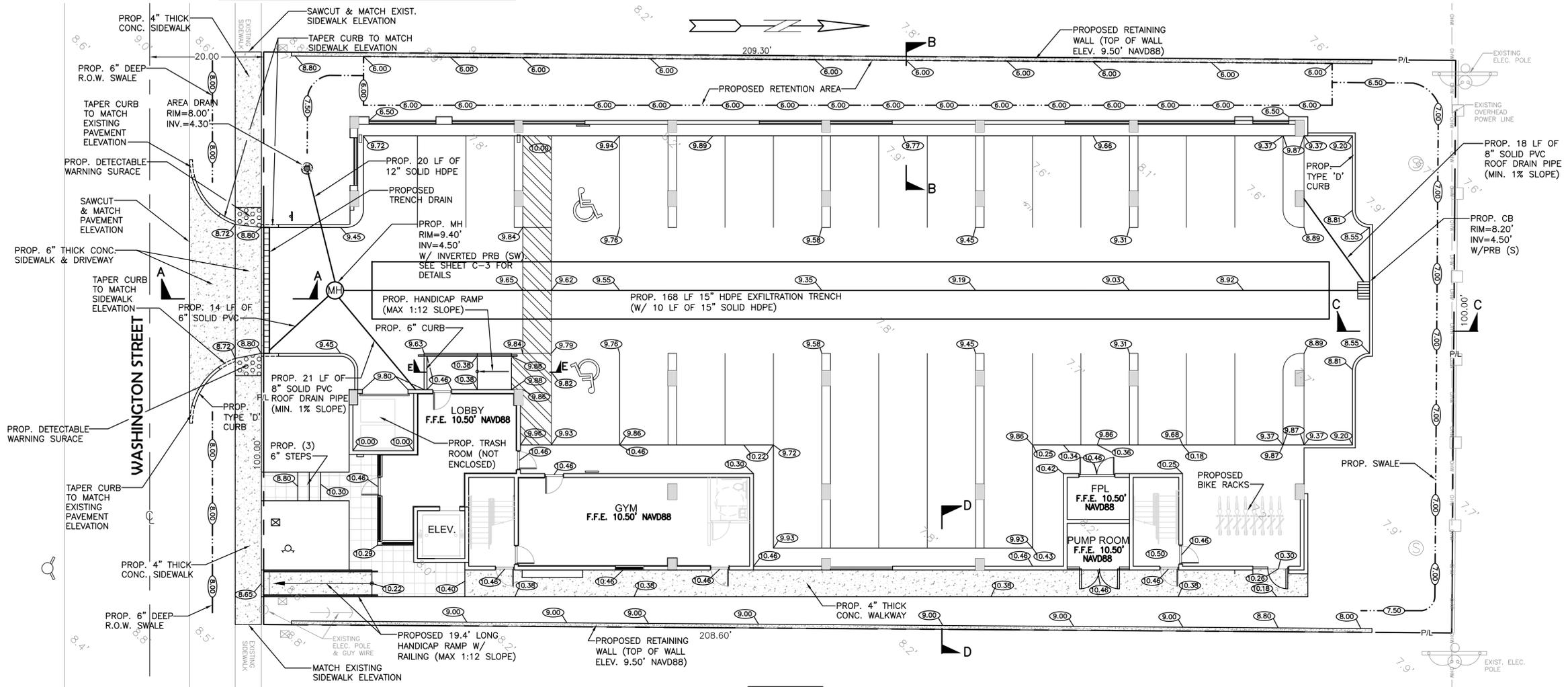
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING BFP DEVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

REVISIONS	
NO.	DATE

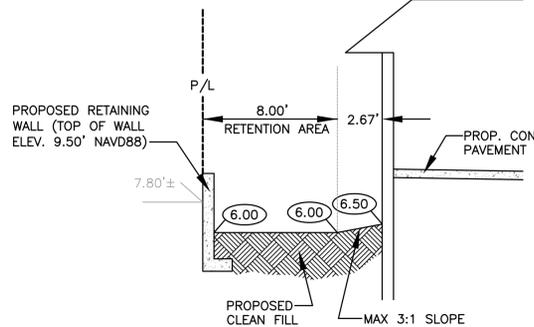
ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
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 (786) 302-7693
 wzephyreng@gmail.com
 CA#: 31158

WASHINGTON STREET APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD, FL 33020

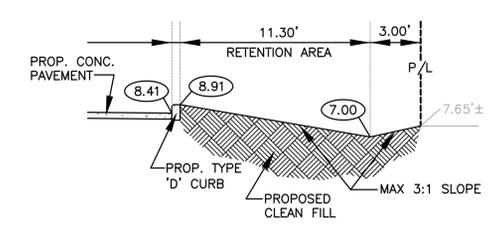
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 PROJECT NO.: 19-53



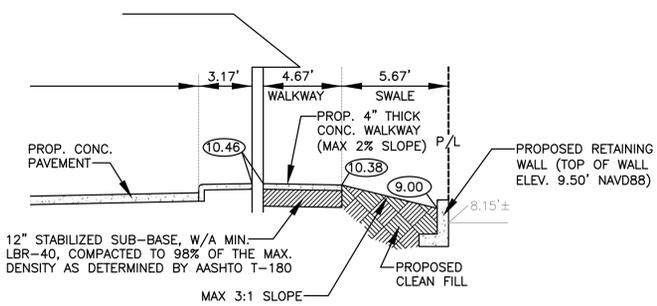
TYPICAL SECTION A-A
N.T.S.



TYPICAL SECTION B-B
N.T.S.

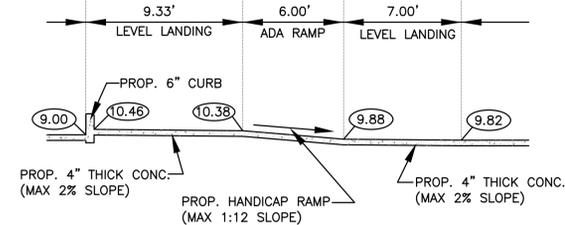


TYPICAL SECTION C-C
N.T.S.



TYPICAL 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.



TYPICAL SECTION E-E
N.T.S.

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

GENERAL CONDITION NOTES :

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

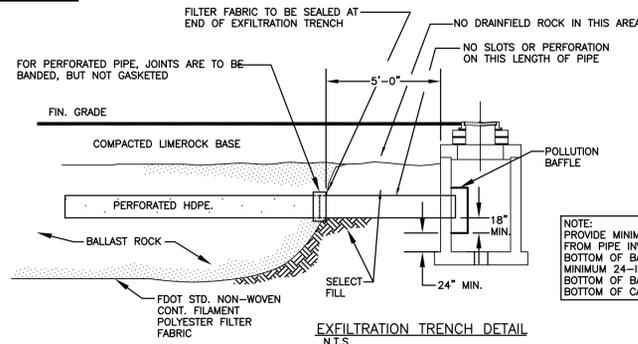
PAVING, GRADING & DRAINAGE NOTES:

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

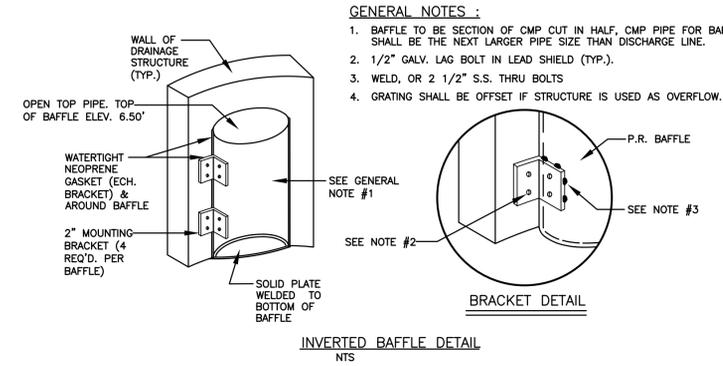
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

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

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

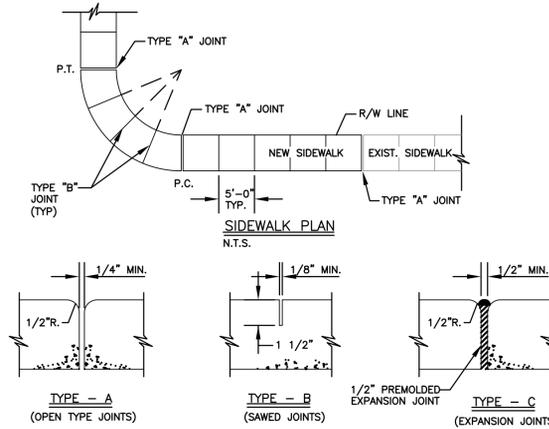
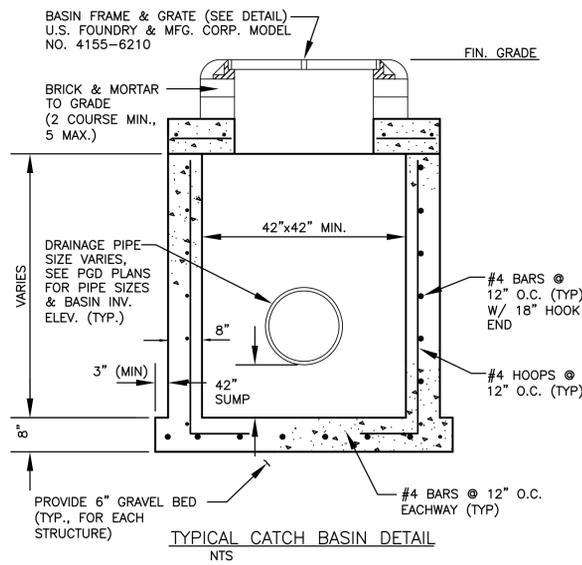
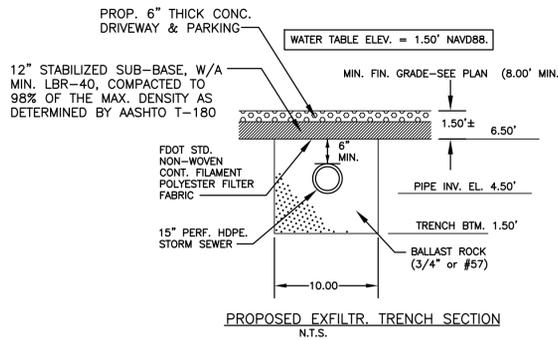


NOTE: PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN



GENERAL NOTES :

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



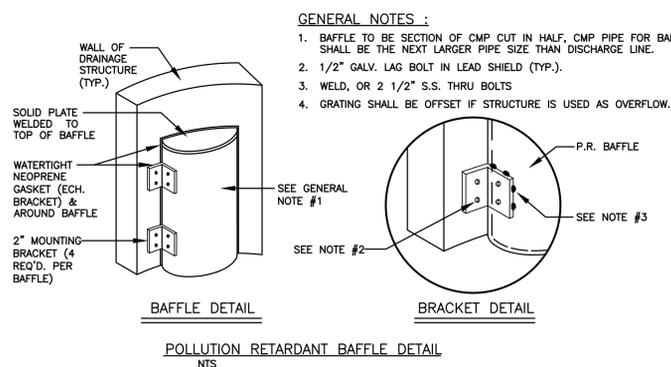
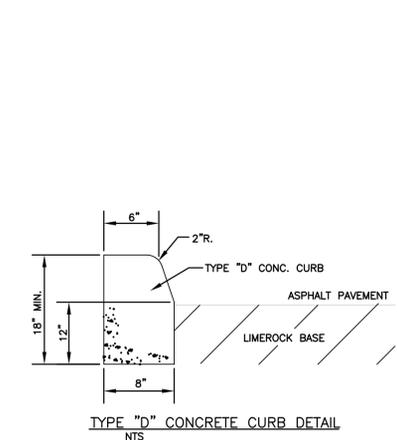
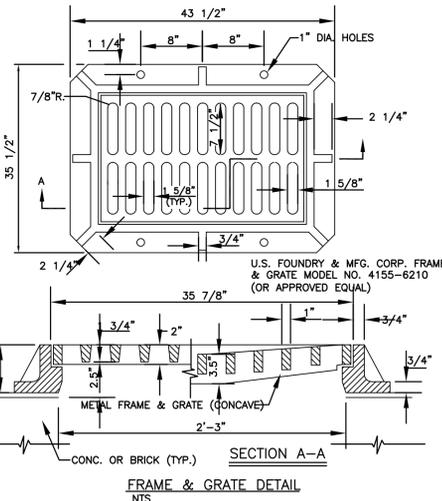
TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

NOTES:
 1. EXPANSION JOINTS EVERY 50' O.C.
 2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
 3. 8" THK SIDEWALK ACROSS DRIVEWAYS



CIVIL DETAILS
SCALE: N.T.S.

REVISIONS

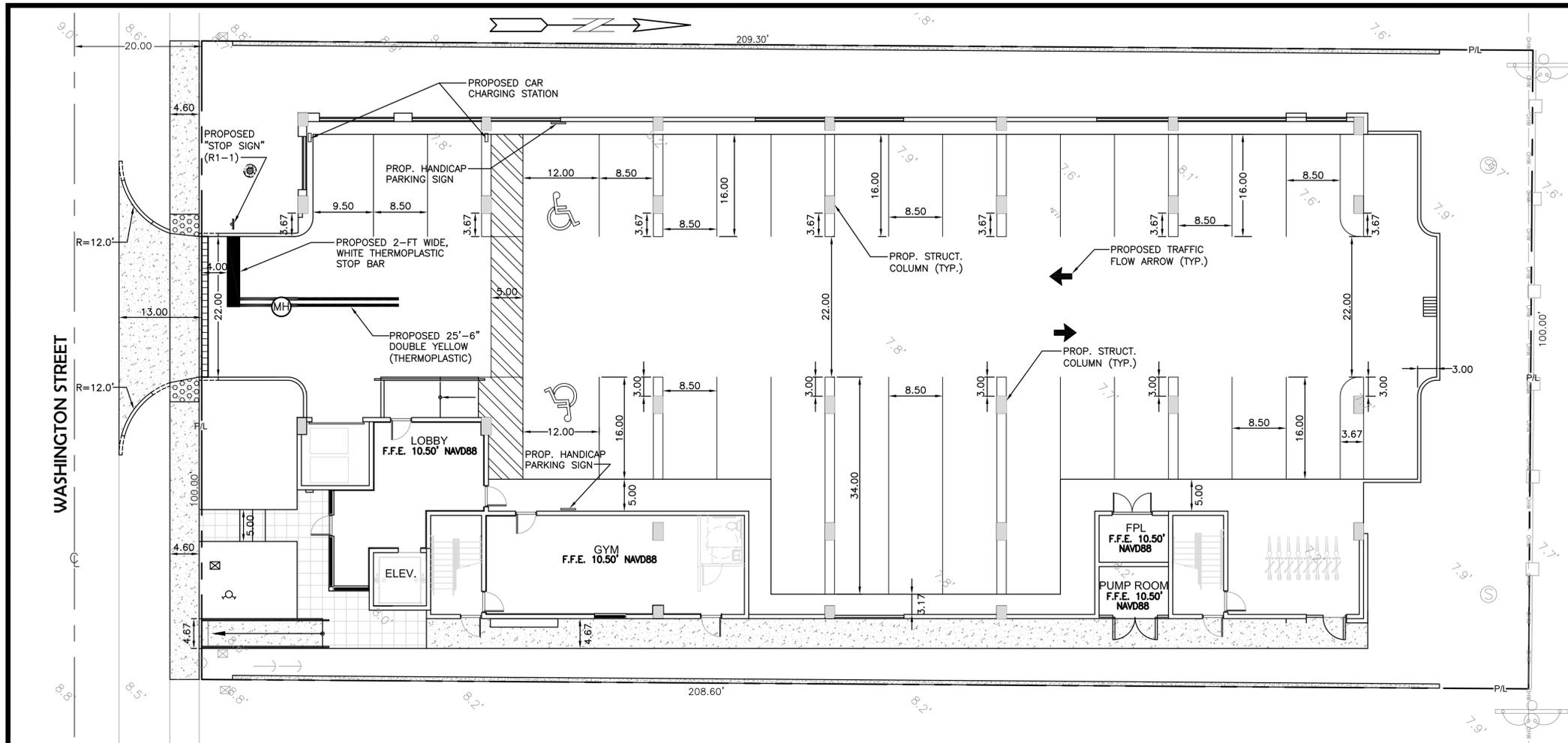
NO.	DATE	DESCRIPTION

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



WASHINGTON STREET
 APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD, FL 33020

P.E.#:76036
 DATE: 12/30/19
 SCALE: 1"=10'
 SHEET NO.:
C3
 3 OF 6
 PROJECT NO.: 19-53



LEGEND

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

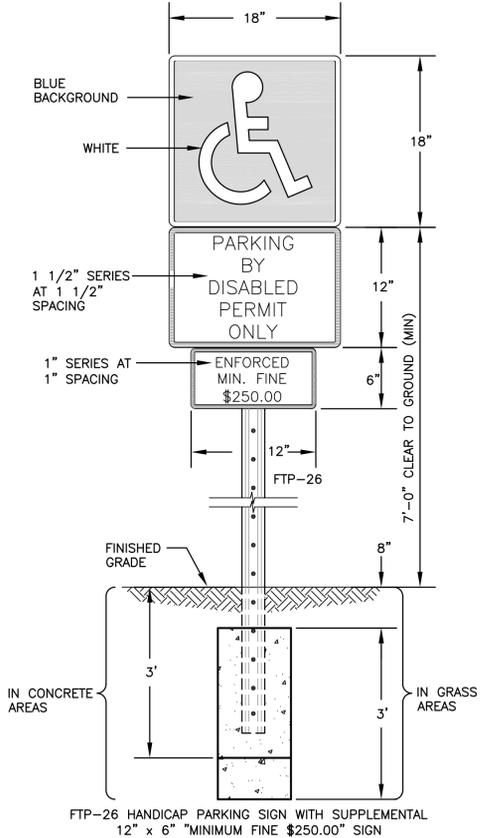
REVISIONS	
NO.	DESCRIPTION

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ZE

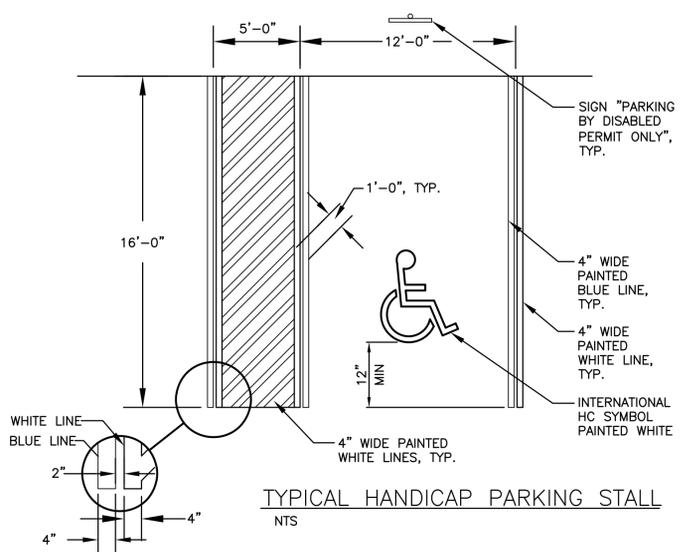
WASHINGTON STREET
 APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 12/30/19
 SCALE: 1"=10'
 SHEET NO.: C4
 4 OF 6
 PROJECT NO.: 19-53

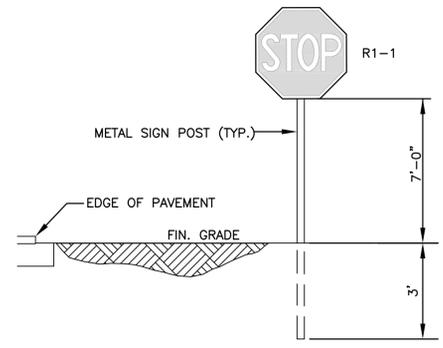


- NOTES:**
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

HANDICAP PARKING SIGN DETAIL
 NTS



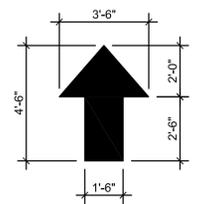
TYPICAL HANDICAP PARKING STALL
 NTS



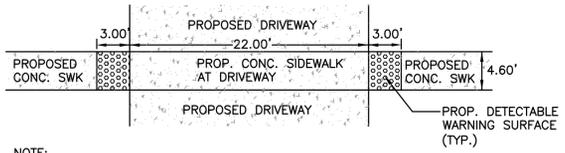
TYPICAL SIGN INSTALLATION DETAIL
 NTS

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

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



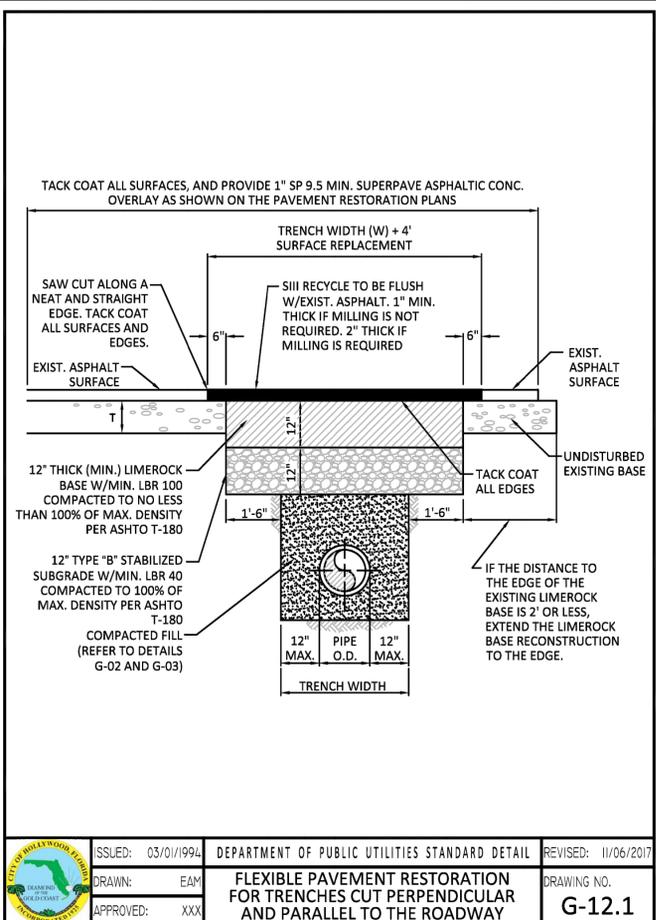
TRAFFIC CONTROL ARROWS DETAILS
 N.T.S.



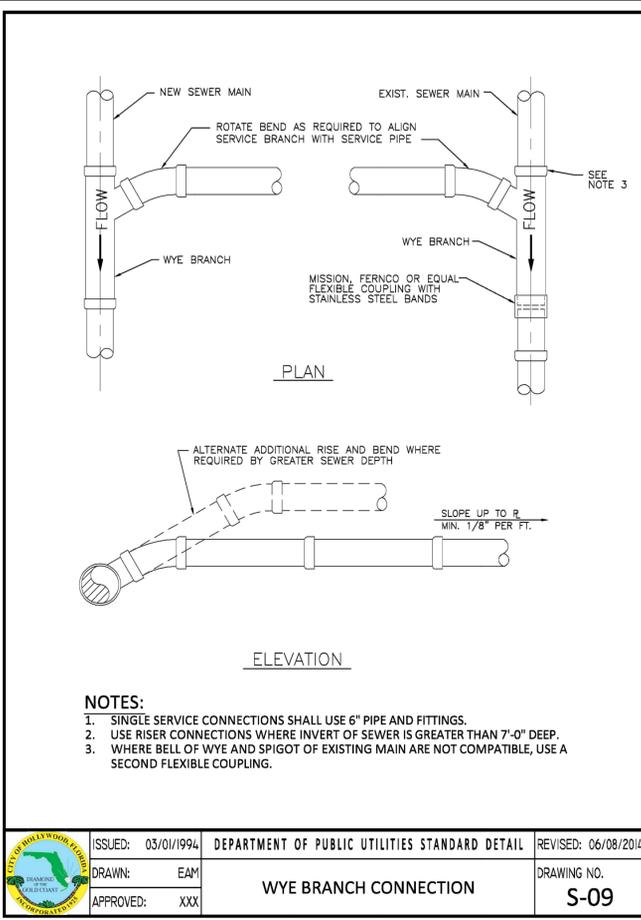
NOTE:
 DETECTABLE WARNING SURFACE, PER FDOT INDEX 304, SHALL EXTEND FULL WIDTH OF SIDEWALK AND IN THE DIRECTION OF TRAVEL, 36" FROM EDGE OF DRIVEWAY. THE DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

DETECTABLE WARNING SURFACE DETAIL
 NTS

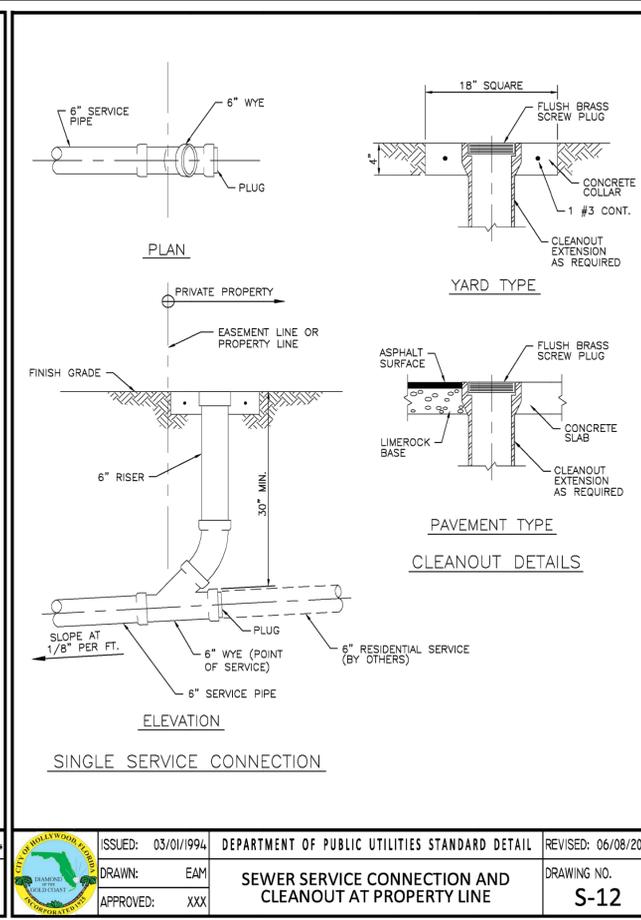
PAVEMENT MARKINGS & SIGNAGE PLAN
 SCALE: 1"=10'



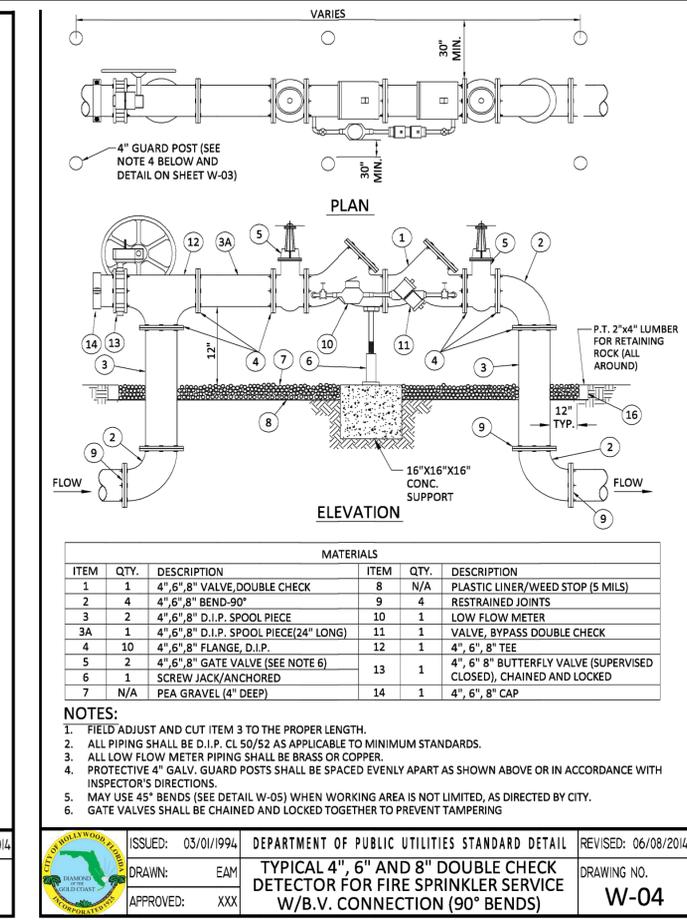
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		



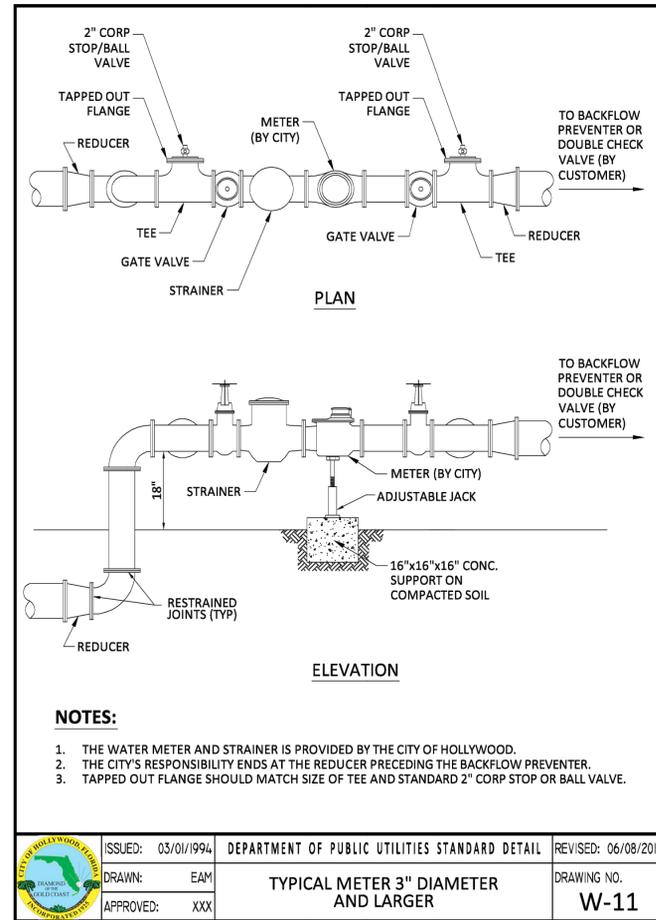
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



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



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER	DRAWING NO. W-11
APPROVED: XXX		

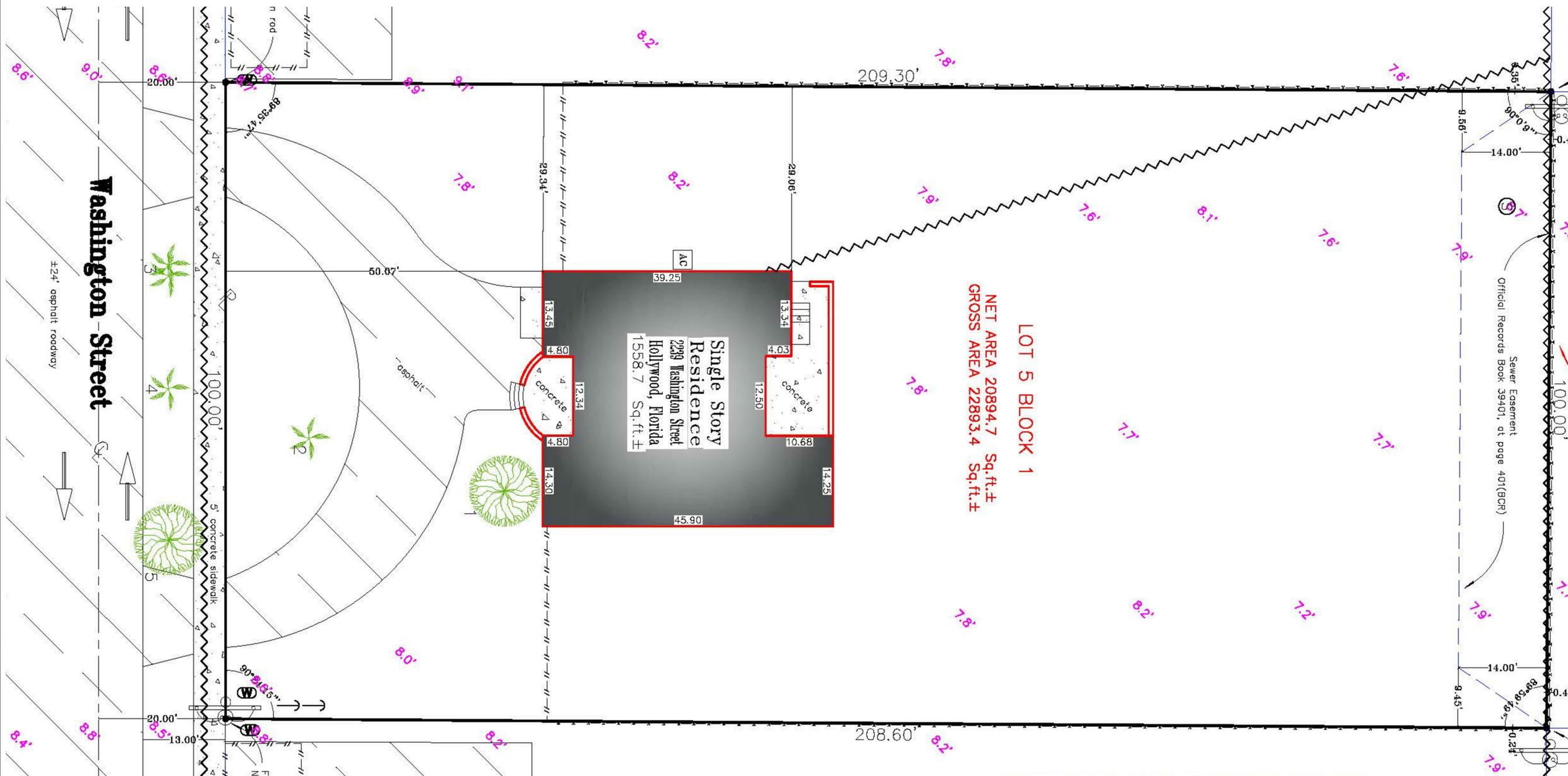
NO.	DATE	DESCRIPTION

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 wzephyreng@gmail.com
 CA#: 31158

ZE

WASHINGTON STREET
 APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 12/30/19
 SCALE: 1"=10'
 SHEET NO.: **C6**
 6 OF 6
 PROJECT NO.: 19-53



LOT 5 BLOCK 1
NET AREA 20894.7 Sq.ft.±
GROSS AREA 22893.4 Sq.ft.±

Single Story Residence
 2239 Washington Street
 Hollyhock, Florida
 1558.7 Sq.ft.±



TREE DISPOSITION PLAN

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



MITIGATION
 EXISTING CONDITIONS
 TOTAL DBH to be removed = 24"
 TOTAL Palms to be removed = 3

REQUIRED: Quantity 12 Trees at 2" DBH
 PROVIDED TREES: 68" of DBH at 2" DBH Trees
 PROVIDED PALMS: 11 Palms

DEFICIENT CALCULATIONS : 24" Required - 68" Provided = +44" DBH Over
 0" DBH at 2" DBH/Tree Required = 0 Trees Deficient
 0 Trees at \$ 350 per tree = \$ 0 Fee to City of Hollyhock
 Tree Preservation Fund.

Due to limited green space onsite, owner will pay to the City of Hollyhock Tree Preservation Fund a fee of \$ 350 per 2" DBH tree deficient for mitigation, or plant equivalent on Public property at City of Hollyhock discretion.

PROPOSED DEMOLITION PLANT LIST

TREE #	SPECIES	DBH	DISTRIBUTION	CONDITION
1	Bottlebrush Tree	10"	TO BE REMOVED	FAIR/GOOD
2	Travelers Palm	8"	TO BE REMOVED	FAIR/GOOD
3	Veitchia Palm	4"	TO BE REMOVED	FAIR/GOOD
4	Veitchia Palm	4"	TO BE REMOVED	FAIR/GOOD
5	Live Oak	14"	TO BE REMOVED	FAIR/GOOD

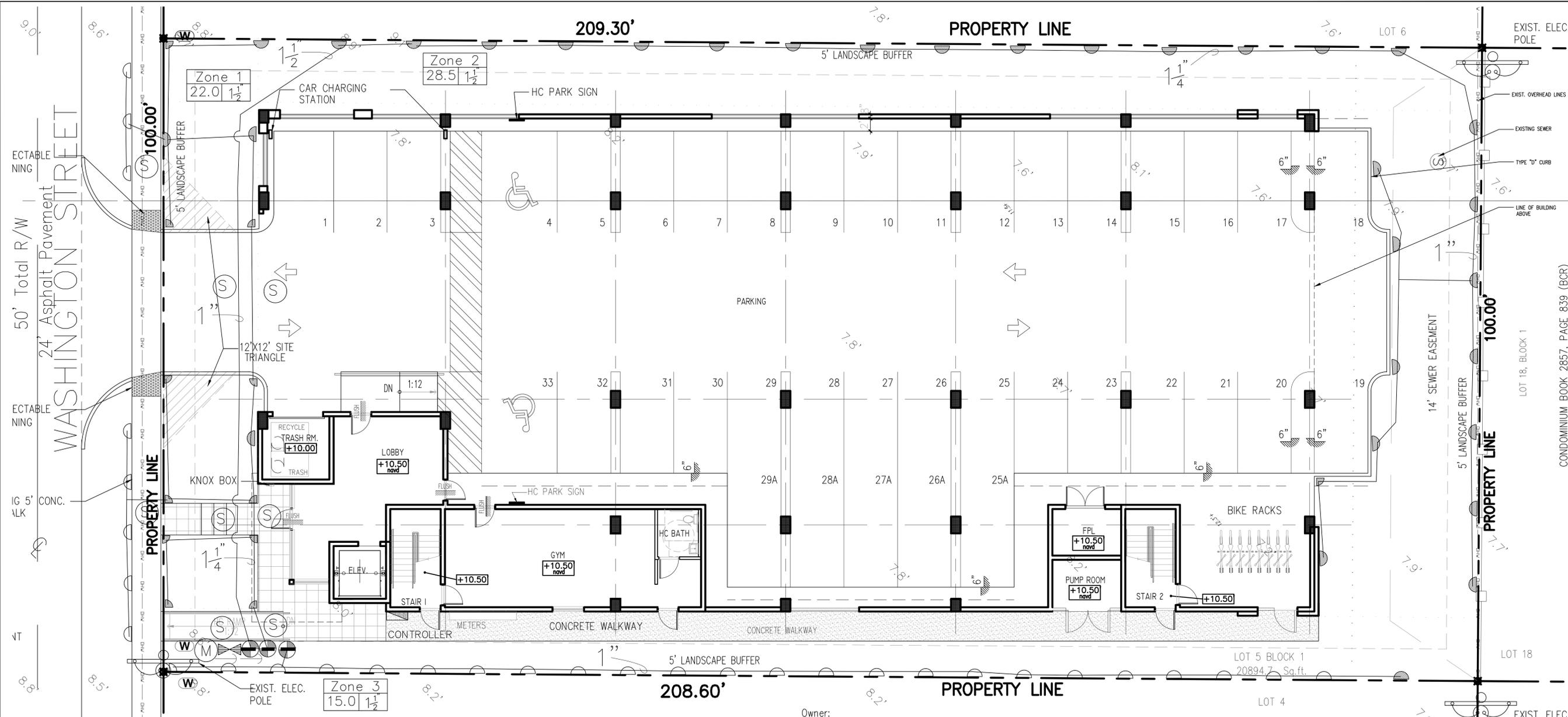


TONNING & ASSOCIATES, INC.
 Landscape Architecture & Land Planning
 Florida License #6666709
 4855 NW 92 Terrace
 Coral Springs, Florida 33067
 Tel: 561-414-8269 Email: w.tanning@tonningandassociates.com

DRWG. TITLE : TREE DISPOSITION PLAN
 PROJECT : WASHINGTON STREET APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD, FLORIDA 33020
 CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL
 PROJECT NO. 20-103
 DRAWN BY WKT
 DESIGNED BY WKT
 CHECKED BY WKT
 DATE : 01-06-20
 DWG. NO. LE-1
 SHT. NO. 1 of 1
 REVISIONS :

WAYNE K. TONNING, RLA
 RLA #6666709



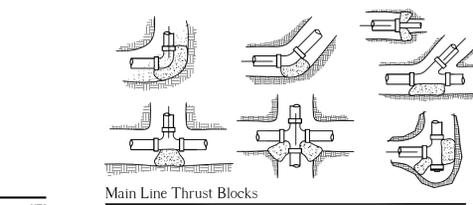
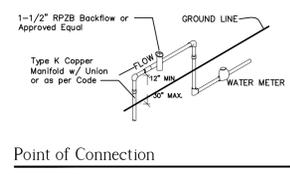
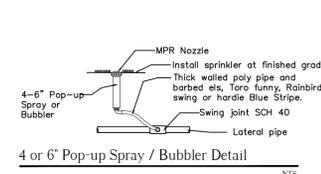
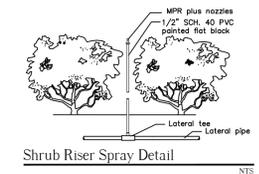
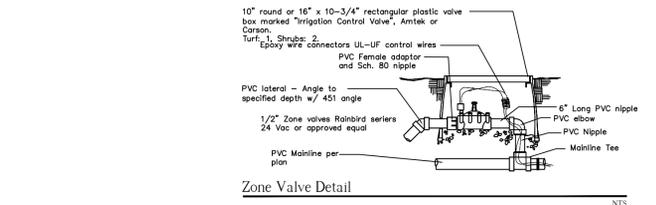
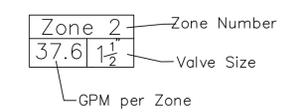
IRRIGATION NOTES:

Piping:
 Main Lines: PVC SDR 26, Class 160 Solvent Weld.
 Zone Lines: PVC, 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSI; 1 in. = SDR 21. 200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.
 All end of the line unmarked pipe = 1 in. (min.).
 Sleeves and suction Line: PVC, SCH 40.
 Fittings: SCH 40 PVC
 Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.
 Allow all main lines to cure for 24 hours before pressuring.
 All pipe, fittings, and solvents to conform to latest ASTM specs.
 Depth of Lines: Main Line and wiring = 18 in. depth, min. Steeving under pavement = 24 in. depth, min. Suction Line = 24 in. depth, nominal. Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.
 Control Wires: AWG 14 for all hot wires and AWG 12 for common. Solid copper type UF UL listed for direct burial. Run wires under main and tape every 20 feet. Run spares, two min. Splice wires only in a valve box. All splices shall be moisture proof using Snap tie or DBV UL connectors. Common shall be white, hot shall be red or color coded. Spare shall be black. Run in conduit where no Main line runs.
 Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.
 All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractor's responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractor's responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.
 Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.
 Contractor shall verify all underground utilities prior to commencement of work.
 The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.

IRRIGATION LEGEND:

- MAIN LINE - 1-1/4" Feed From City Water Source
 - LATERAL ZONE LINES - SDR PVC as noted
 - ZONE BOUNDARIES
 - ▶ BACK FLOW: See Point of Connection Detail.
 - ▶ CONTROLLER - Toro Custom Command Series Electric 4 station controller HCC-P-4 mounted on West facade of structure, with a Rain Check automatic rain sensor shutoff switch mounted outside on eave of structure.
 - ⊕ ZONE VALVES - Toro 252 Series.
 - ⊙ PROPOSED WATER METER - 3/4" or per City Code.
 - ⊙ SLEEVES - Sch. 40, 2 Sizes Larger. N.D.T.E. - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
 - ⊙ 6" PDP-UP SPRAY - Toro 570 Series MPR Spray Nozzles as Required. N.D.T.E. - All of the below may not be used
- | | | | |
|---------------------|---------------------|---------------------|--------------------|
| 15' Series - | 12' Series - | 10' Series - | 8' Series - |
| 15-Q-PC - 1/4" | 12-Q-PC - 1/4" | 10-Q-PC - 1/4" | 8-Q-PC - 1/4" |
| 15-T-PC - 1/3" | 12-T-PC - 1/3" | 10-T-PC - 1/3" | 8-T-PC - 1/3" |
| 15-H-PC - 1/2" | 12-H-PC - 1/2" | 10-H-PC - 1/2" | 8-H-PC - 1/2" |
| 15-TT-PC - 2/3" | 12-TT-PC - 2/3" | 10-TT-PC - 2/3" | 8-TT-PC - 2/3" |
| 15-TQ-PC - 3/4" | 12-TQ-PC - 3/4" | 10-TQ-PC - 3/4" | 8-TQ-PC - 3/4" |
| 15-F-PC - Full | 12-F-PC - Full | 10-F-PC - Full | 8-F-PC - Full |

- 4S-SST-PC 4 x 18"
 - 4-EST-PC 4 x 15"
 - 4-CST-PC 4 x 30"
 - * 6" PDP-UP FLOODED BUBBLER - Toro 570 Series MPR Pressure Compensating Nozzles as Required.
 - ⊕ HOSE BID
- SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.



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



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DRWG. TITLE : IRRIGATION PLAN
 PROJECT : WASHINGTON STREET APARTMENTS
 2339 WASHINGTON STREET
 HOLLYWOOD, FLORIDA 33020
 CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL _____
 PROJECT NO. 20-103
 DRAWN BY WKT
 DESIGNED BY WKT
 CHECKED BY WKT
 DATE : 01-06-20
 DWG. NO. LI-1
 SHT. NO. 1 of 1
 REVISIONS : _____

WAYNE K. TONNING, R.L.A.
 FLA #6666709



IRRIGATION NOTES:

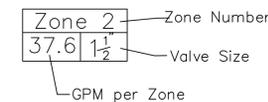
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 All end of the line unmarked pipe = 1 in. (min.).
 Sleeves and suction Line: PVC, SCH 40.
 Fittings: SCH 40 PVC.
 Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.
 Allow all main lines to cure for 24 hours before pressuring.
 All pipe, fittings, and solvents to conform to latest ASTM specs.
 Depth of Lines: Main Line and wiring = 18 in. depth, min.
 Sleeving under pavement = 24 in. depth, min.
 Suction Line = 24 in. depth, nominal.
 Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.
 Control Wires: AWG 14 for all hot wires and AWG 12 for common.
 Solid copper type UF UL listed for direct burial.
 Run wires under main and tape every 20 feet.
 Run spares, two min.
 Splice wires only in a valve box. All splices shall be moisture proof using Snap title or DBY UL connectors.
 Common shall be white, hot shall be red or color coded.
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IRRIGATION LEGEND:

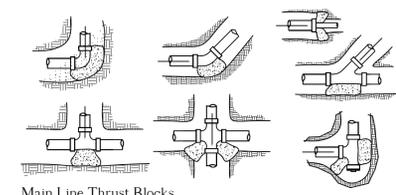
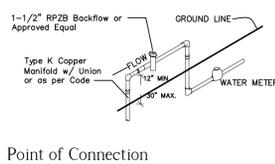
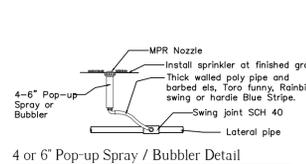
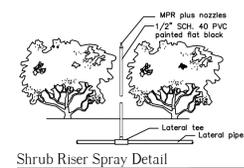
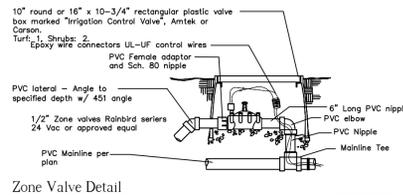
- MAIN LINE - 1" Feed From City Water Source
 - LATERAL ZONE LINES - SDR PVC as noted
 - ZONE BOUNDARIES
 - ▲ BACK FLOW: See Point of Connection Detail.
 - CONTROLLER - Toro Custom Command Series Electric 4 station controller #CC-P-4 mounted on North facade of planter structure, with a Rain Check automatic rain sensor shutoff switch mounted outside on eave of structure.
 - ZONE VALVES - Toro 252 Series.
 - Ⓜ PROPOSED WATER METER - 3/4" or per City Code.
 - Ⓢ SLEEVES - Sch. 40, 2 Sizes Larger. NDE - Pipe Size Shown is the Lateral Size, NDT the Sleeve Size
 - ⊙ 6" POP-UP SPRAY - Toro 570 Series MPR Spray Nozzles as Required. NDE - All of the below may not be used.
- | | | | |
|-------------------|-------------------|-------------------|------------------|
| ● 15' Series - | ● 12' Series - | ● 10' Series - | ● 8' Series - |
| ● 15-Q-PC - 1/4" | ● 12-Q-PC - 1/4" | ● 10-Q-PC - 1/4" | ● 8-Q-PC - 1/4" |
| ● 15-T-PC - 1/2" | ● 12-T-PC - 1/2" | ● 10-T-PC - 1/2" | ● 8-T-PC - 1/2" |
| ● 15-H-PC - 1/2" | ● 12-H-PC - 1/2" | ● 10-H-PC - 1/2" | ● 8-H-PC - 1/2" |
| ● 15-TT-PC - 2/3" | ● 12-TT-PC - 2/3" | ● 10-TT-PC - 2/3" | ● 8-TT-PC - 2/3" |
| ● 15-T0-PC - 3/4" | ● 12-T0-PC - 3/4" | ● 10-T0-PC - 3/4" | ● 8-T0-PC - 3/4" |
| ● 15-F-PC - Full | ● 12-F-PC - Full | ● 10-F-PC - Full | ● 8-F-PC - Full |

- 4S-SST-PC 4 x 18'
- 4-EST-PC 4 x 15'
- 4-CST-PC 4 x 30'
- ⊙ 6" POP-UP FLOOD BUBBLER - Toro 570 Series MPR Pressure Compensating Nozzles as Required.
- ⊙ HOSE BIB

SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.



- ▲ 4" POP-UP ROTOR - Hunter PGM Rotor w/ Appropriate Nozzle as Required



IRRIGATION PLAN

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



DRWG. TITLE : IRRIGATION PLAN - 4th FLOOR
 PROJECT : WASHINGTON STREET APARTMENTS
 2239 WASHINGTON STREET
 HOLLYWOOD, FLORIDA 33020
 CLIENT : JOSEPH B KALLER AND ASSOCIATES

TONNING & ASSOCIATES, INC.
 Landscape Architecture & Land Planning
 Landscape Architect - Florida License #6666709
 4855 NW 92 Terrace
 Coral Springs, Florida 33067
 Tel. 561-414-8269 Email: w.tonning@tonningandassociates.com

SEAL _____
 PROJECT NO. 20-103
 DRAWN BY WKT
 DESIGNED BY WKT
 CHECKED BY WKT
 DATE : 01-06-20
 DWG. NO. LI-2
 SHT. NO. 1 of 1
 REVISIONS : _____

WAYNE K. TONNING, RLA
 FLA #6666709



PERMANENTLY INSTALLED
ELECTRIC BBQ SHALL COMPLY
WITH NFPA 1 (2015) 10.10.6.

PROPOSED PLANT LIST
TREES / PALMS

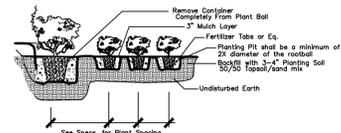
Code	Drought	QTY.	Botanical Name / Common Name	Specifications	
TR	(N)	V	6	Thrinax rodatata / Florida Keys Thatch Palm	B&B Field Grown, 6' CT, 8-10' OA

ACCENTS / SHRUBS / GROUND COVERS

EV	V	50	Evolvus nuttallianus / Blue Daze	1 Gal., 12" OA, 1' OC
PM	V	24	Podocarpus macrocarpa / Podocarpus	7 Gal., 42" OA, 2' OC

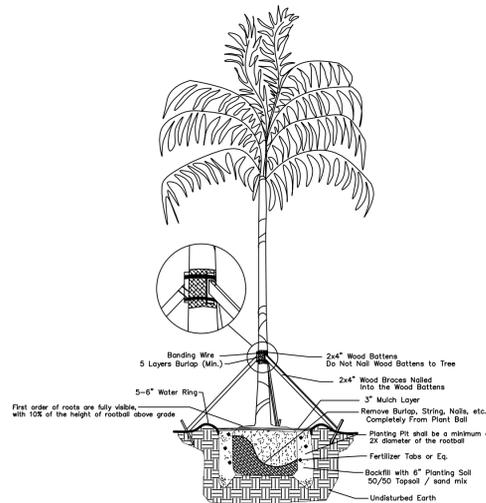
MISCELLANEOUS

M	Moderate Drought Tolerance
(N)	Florida Native Plant Species
L	Low Drought Tolerance
V	Very Drought Tolerant



Shrub & Ground Cover Planting Detail

NTS



Palm Planting Detail

Not to Scale



LANDSCAPE PLAN

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



NOTES:
GENERAL PLANTING REQUIREMENTS

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

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

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

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

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

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

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

Special Note

No items to be stored higher than the screening wall or fence.

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

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

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tanning, RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

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

DRWG. TITLE : LANDSCAPE PLAN - 4th FLOOR

PROJECT : WASHINGTON STREET APARTMENTS
2239 WASHINGTON STREET
HOLLYWOOD, FLORIDA 33020

CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL

PROJECT NO. 20-103

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 01-06-20

DWG. NO. LP-2

SHT. NO. 1 of 1

REVISIONS :

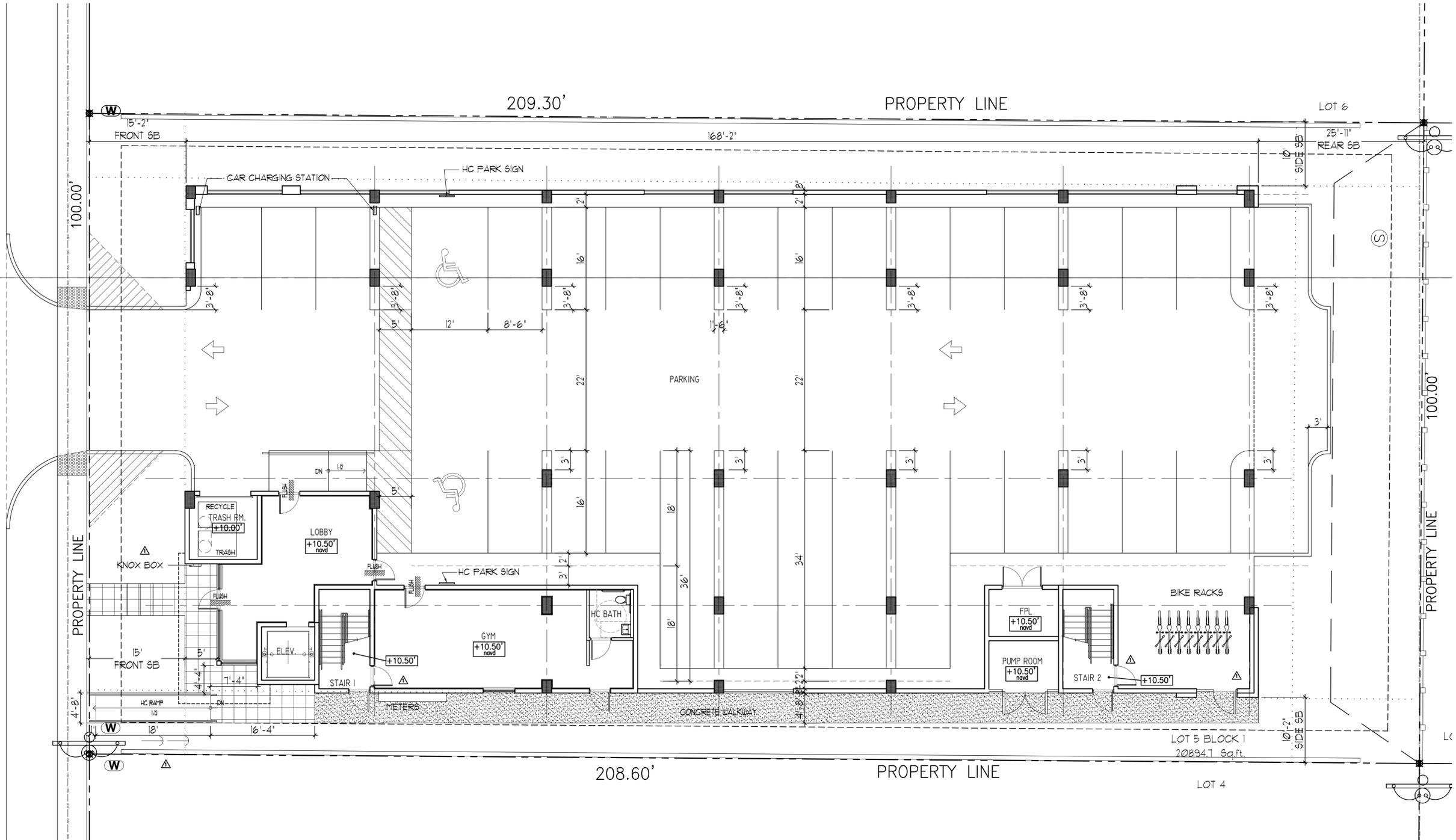


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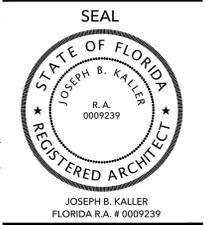
WAYNE K. TANNING, RLA
FLA #6666709

WASHINGTON STREET

50' Total R/W
24' Asphalt Pavement



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



WASHINGTON
 APARTMENTS
 2323 WASHINGTON STREET
 HOLLYWOOD FLORIDA 33020

PROJECT TITLE
FIRST FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	12-2-19	PRELIM TAC

PROJECT No.: 19204
 DATE: 10-17-19
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET
A-1

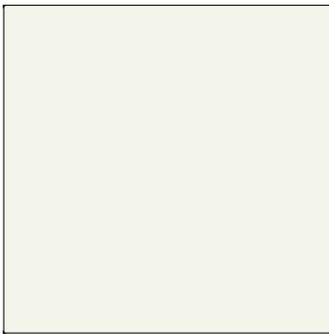
SHEET 1 OF 4

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Washington Apartments

2239 WASHINGTON STREET
HOLLYWOOD FL

main building color
benjamin moore OC-130
cloud white



storefront entry door



texture concrete



main building color
benjamin moore 2065-20
dark royal blue



Washington Apartments

2239 WASHINGTON STREET
HOLLYWOOD FL

signage



garage screen



railing





WASHINGTON

2
2
3
9

THE WASHINGTON
COURT 2231 APT