



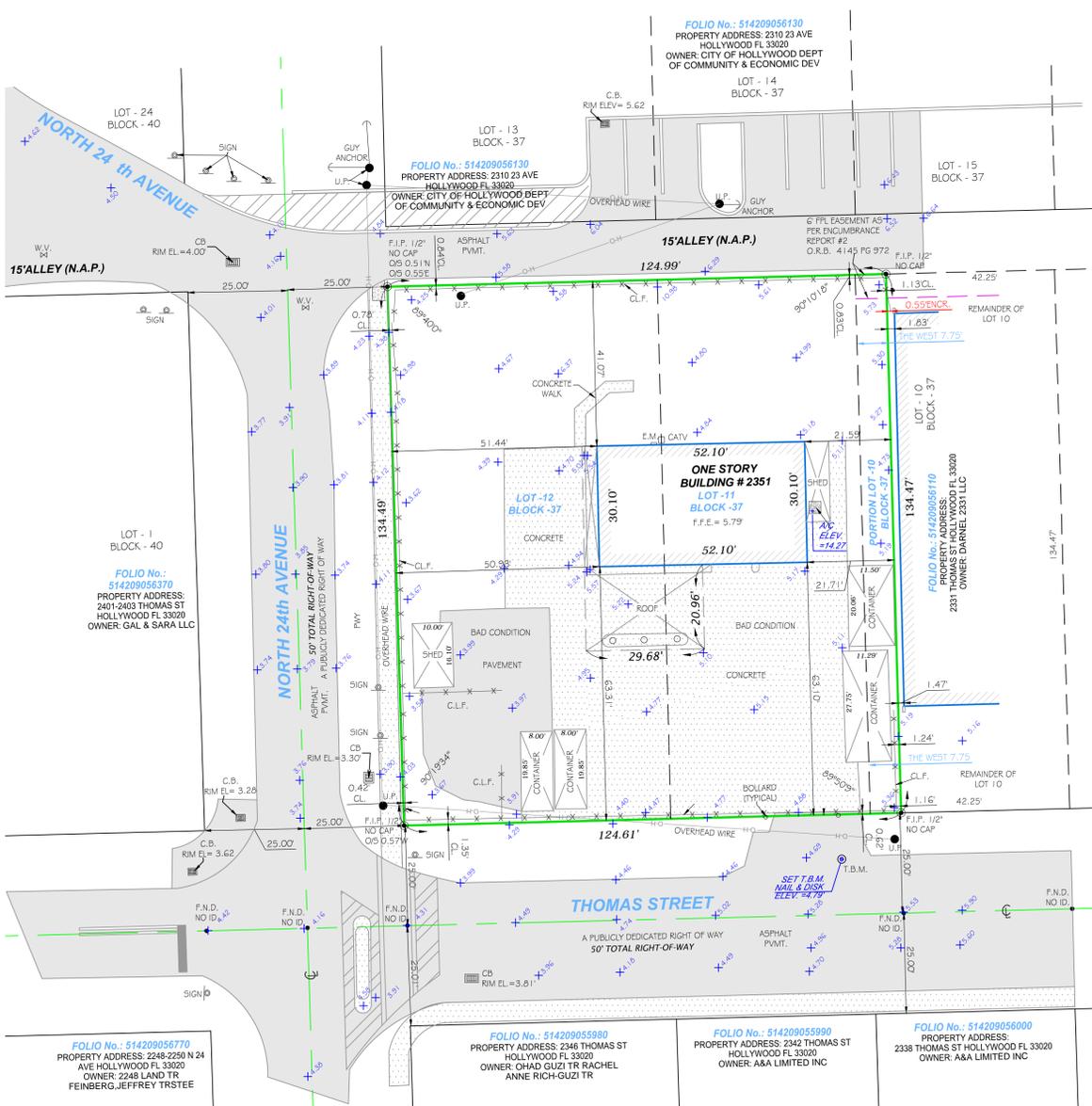
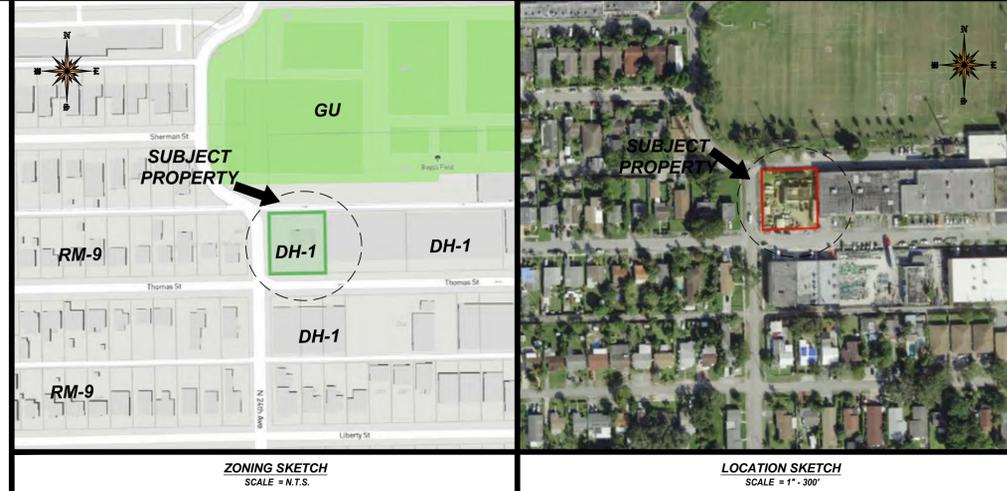
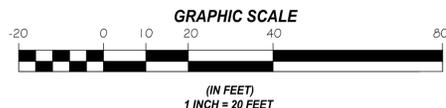
JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400 FAX: (305) 262-0401
3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 540-2664



ALTA/NSPS Land Title Survey



ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- AR = ALUMINUM ROOF
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- BC = BLOCK COVER
- BD = BUILDING
- BM = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- CD = CALCULATED
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL = CLEAR
- CL.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CONCRETE MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U. = CONCRETE UTILITY POLE
- C.P. = CONCRETE POUGH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENCL. = ENCLOSURE
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.M. & D.S.K. = FOUND NAIL & DISK
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H.O.R. = HIGH OR REDUPT
- INGRESS AND EGRESS EASEMENT
- IRV. = IRON ROD VALVE
- I.P. = IRON PIPE
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LINE MAINTENANCE EASEMENT
- MIN. = MINUTES
- M.D. = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- N.O.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.A. = OVERLAPPING
- P.A.V. = PAVEMENT
- PL. = PLASTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF COMPOUND CURVATURE
- P.O. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.A.L. = RAIL ROAD
- RES. = RESIDENCE
- R.O.W. = RIGHT-OF-WAY
- R.M.D. = RADIUS OF RADIUS
- R.I.D. = RANGE
- R.O.B. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SLOTTED PORCH
- S.V. = SEWER VALVE
- SECS. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BODY
- T.S.P. = TRAFFIC SIGNAL POLE
- T.M.P. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- W. = WIRE
- M.K.M. = MARKED LINE
- C.L. = CENTER LINE
- DELTA = DELTA

SURVEYOR'S CERTIFICATE:

- THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
 - THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS" OR
 - PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS".
 - THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 16,811.58 SQUARE FEET OR 0.38 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
 - ELEVATIONS ARE REFERRED TO BROWARD COUNTY BENCHMARK BCED BM 1895, ELEVATION 11.076 FEET OF N.G. V.D. OF 1929, CONVERTED TO N.A.V.D. 1988 BY USING CORPSSON.
 - THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-1, DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.
- ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
- (DH-1)
MINIMUM FRONT = 20.00 FEET
MINIMUM SIDEWAYS = 20.00 FEET
MINIMUM REAR = 15 FEET
MINIMUM AVENUES = 15 FEET
THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 20.78 FEET N.A.V.D. 1988.
- THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS PARKING REQUIREMENTS, PARKING FOR SITES OR PORTIONS OF SITES WITHIN DH-1 SHALL COMPLY WITH PARKING REGULATIONS SET FORTH IN ARTICLE 7 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 1568.21 SQUARE FEET.
FLOOR ELEVATION OF EXISTING BUILDING IS 5.79 FEET.
THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 20.78 FEET N.A.V.D. 1988.
 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BELLEBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.
 - THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
 - NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
 - THE SUBJECT PROPERTY DOES NOT ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
 - AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. NOT APPLICABLE.
 - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.
 - AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.
 - RECTIFIED ORTHOPHOTOGRAHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.
 - THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

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

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

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

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

TITLE COMMITMENT NOTES:

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

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

ITEM NO. 8: ORDINANCE NO. 2005-18 RECORDED ON O.R.B. BOOK 4082 PAGE 1782, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

ITEM NO. 9: ORDINANCE NO. 2005-19 RECORDED ON O.R.B. BOOK 4082 PAGE 1789, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

THE ITEMS SHOWN HERE ARE OF THE ENCUMBRANCE REPORT PER CHICAGO TITLE INSURANCE COMPANY FILE NUMBER 10929304 REVISED, DATED THROUGH AND INCLUDING JANUARY 19, 2023 AT 11:00 PM.

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

LEGEND

— O —	= OVERHEAD UTILITY LINES
— ■ —	= CONCRETE BLOCK WALL
— X — X —	= CHAIN LINK FENCE
— 0 — 0 —	= IRON FENCE
— / — /	= WOOD FENCE
— — — —	= BUILDING SETBACK LINE
— — — —	= LIMITED ACCESS R/W
— — — —	= NON-VEHICULAR ACCESS R/W
— — — —	= EXISTING ELEVATIONS

SURVEYOR'S NOTE:

- THERE MIGHT BE ADDITIONAL EASEMENT FOR UTILITIES OVER THE NORTH AND WEST SIDES OF THE SUBJECT PROPERTY, THAT ARE NOT SHOWN ON THE PLAT OF RECORD, FOR UTILITY POLE AND GUY ANCHORS.
- B.B.L. DENOTES BASE BUILDING LINE.
- THERE MIGHT BE ADDITIONAL RIGHT OF WAY DEDICATIONS THAT ARE NOT MENTIONED ON THE PROPERTY LEGAL DESCRIPTION AND/OR CITY OF MIAMI ATLAS MAP NO. 3000.

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

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

SURVEYOR'S CERTIFICATION

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),7(B),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2023.

03/24/2023
(DATE OF SURVEY)

JOHN IBARRA
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
REVISED SURVEY:

I HEREBY CERTIFY THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Project Address:
2351 THOMAS STREET., HOLLYWOOD FL, 33020

Project Location: BROWARD COUNTY

SECTION 09, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 5142 09 05 6120

DRAWN BY: CARLOS D.

Job Number: 21-002819-2

777 N.W. 72nd AVENUE, SUITE 3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX: (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assoc., Inc.
LAND SURVEYORS

L.B.# 7806

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

NEW 7 TOWNHOUSES DEVELOPMENT

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 04/18/2024 (SEE INDEX BELOW)

PROJECT TEAM

ARCHITECT OF RECORD:



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

AA 0002849
IB 0000894
NCARB CERTIFIED

LANDSCAPE ARCHITECT:

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

CIVIL ENGINEER:

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



DRAWING INDEX

ARCHITECTURE

A0.0 COVER
A0.1 VEHICULAR USE AREA
A0.2 AREA PLANS
A0.3 NORTH WEST VIEW
A0.4 NORTH EAST VIEW
A0.5 SOUTH EAST VIEW
A0.6 SOUTH WEST VIEW
A0.7 WEST VIEW
A0.8 THOMAS STREET PROFILE
A1.0 SITE PLAN
A1.1 SITE PLAN B + W
A1.2 SITE PLAN DETAILS
A1.3 ADDRESS SIGNAGE
A1.4 DECORATIVE LIGHTING
A2.0 GROUND FLOOR PLAN
A2.1 2ND FLOOR PLAN
A2.2 3RD FLOOR PLAN
A2.3 ROOFTOP PLAN
A2.4 TOP ROOF PLAN
A2.5 GROUND & 2ND FLOOR TYPICAL UNIT
A2.6 3RD FLOOR & ROOF TOP TYPICAL UNIT
A5.0 SOUTH & NORTH ELEVATIONS
A5.1 EAST & WEST ELEVATIONS
A5.2 INTERIOR DRIVEWAY ELEVATIONS
A6.0 TRANSVERSAL SECTION
A6.1 LONGITUDINAL SECTIONS
PH1.0 PHOTOMETRICS - NORMAL

SURVEY

S-1 SURVEY

CIVIL

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

LANDSCAPE

TD-1 EXISTING TREE DISPOSITION PLAN
L-1 PROPOSED LANDSCAPE PLAN

SCOPE OF WORK

NEW TOWNHOUSE DEVELOPMENT
APROX. AREA 13,000 SF.
7 TOWNHOUSES UNITS 3 STORIES + ROOFTOP EACH
2 PARKING SPACES PER UNIT + 2 GUEST PARKING SPACES

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:
PROPERTY ID #: 514209056120
ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020
HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.

UNITS CHART

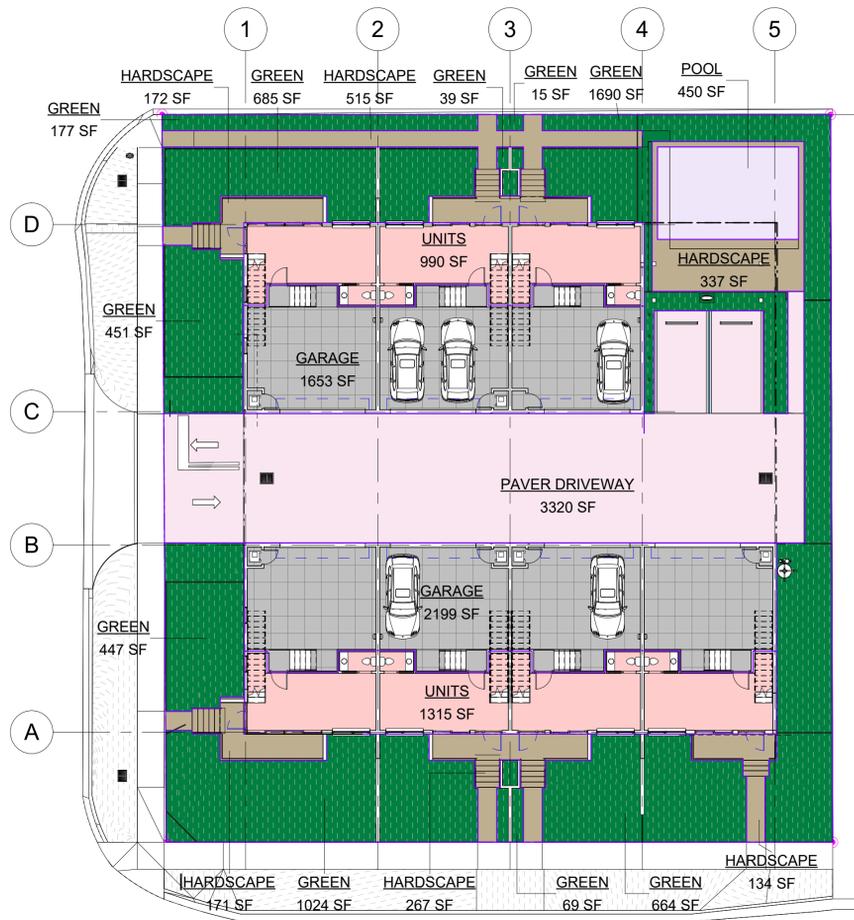
UNIT CHART	
TOWNHOUSE #:	# OF BEDROOMS:
01	2
02	2
03	2
04	2
05	2
06	2
07	2
TOTAL	7 TOWNHOUSES
	14 BEDROOMS

ZONING DATA

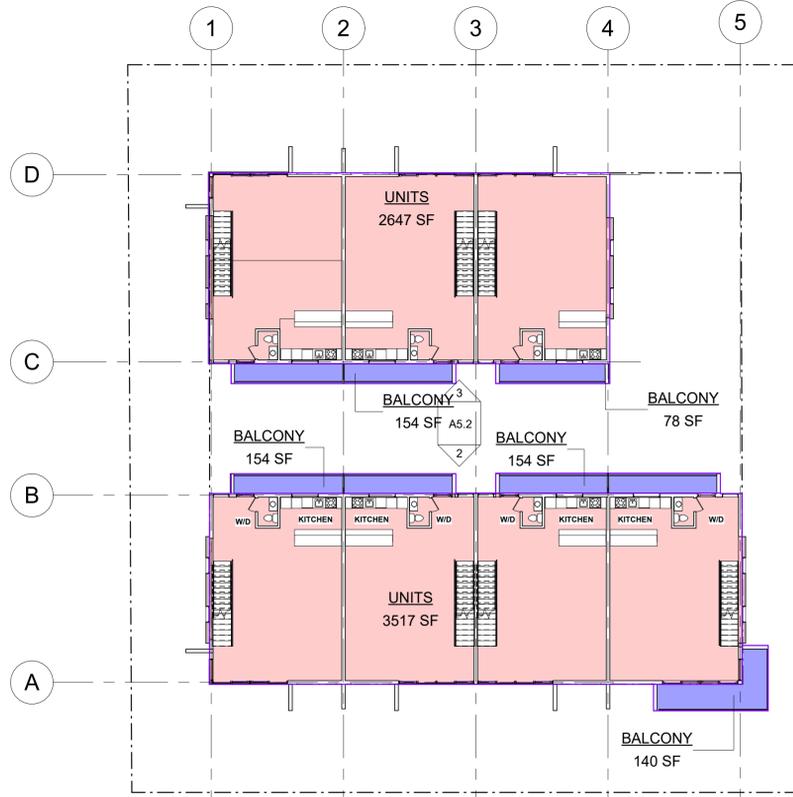
GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	32 FT - 3 STORIES + 10 FT ROOFTOP AMENITY = 42'
LOT SIZE:		16,809 SF
LOT COVERAGE:		36.66% = 6,163 SF
F.A.R.	1.25 = 21,011.25 SF	15,263 SF
OPEN SPACE		
OPEN SPACE	MIN. 40% = 6,723.6 SF	64.25% = 10,800 SF
PERVIOUS (GREEN SPACE)		35.00 % = 5,884 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)		29.24% = 4,916 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
7 UNITS	MIN 400 SF	2,180 SF
AVERAGE UNIT SIZE	MIN 650 SF	2,180SF
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 = 1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES

MEETING DATES

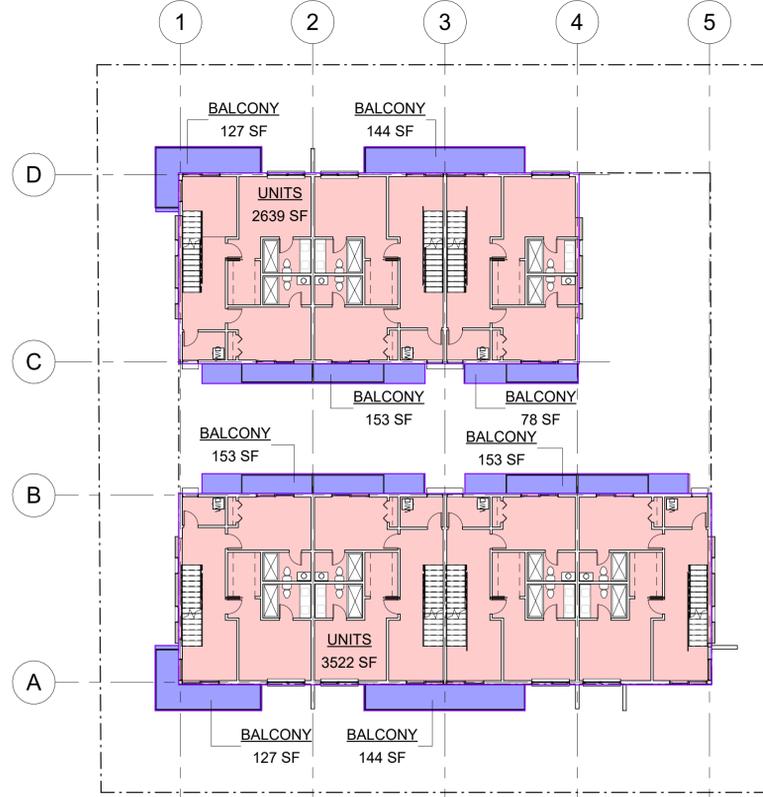
PACO 02/20/24
TAC I 00/00/00
FINAL TAC 00/00/00
PLANNING AND ZONING BOARD 00/00/00



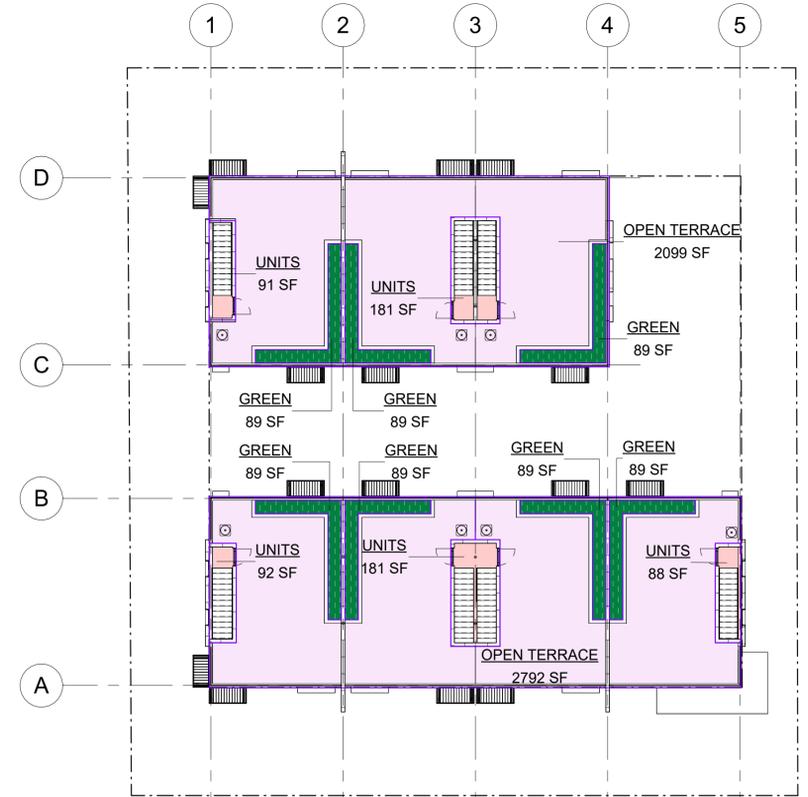
1 GRADE LEVEL
1/16" = 1'-0"



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



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



4 ROOFTOP
1/16" = 1'-0"

AREA CHART

	UNITS	GARAGE	BALCONIES	GREEN SPACE	HARDSCAPE	TOTAL OPEN AREA
GROUND FLOOR	990.00	1,653.00		177.00	172.00	349.00
	1,315.00	2,199.00		685.00	515.00	1,200.00
				39.00	337.00	376.00
				15.00	171.00	186.00
				1,690.00	267.00	1,957.00
				451.00	134.00	585.00
				447.00	3,320.00	3,767.00
				1,024.00		1,024.00
				69.00		69.00
				664.00		664.00
2ND FLOOR	3,517.00		680.00			-
	2,647.00					-
3rd FLOOR	2,639.00		1,078.00			-
	3,522.00					-
ROOFTOP	361.00		2,102.00	267.00		267.00
	272.00		2,796.00	356.00		356.00
TOTALS	15,263.00	3,852.00	6,656.00	5,884.00	4,916.00	10,800.00
F.A.R.	15,263.00					
GROSS SF		19,115.00				



MEETING DATES

PACO	02/20/24
TAC1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00



MEETING DATES

PACO	02/20/24
TAC1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00



MEETING DATES

PACO	02/20/24
TAC 1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00



MEETING DATES

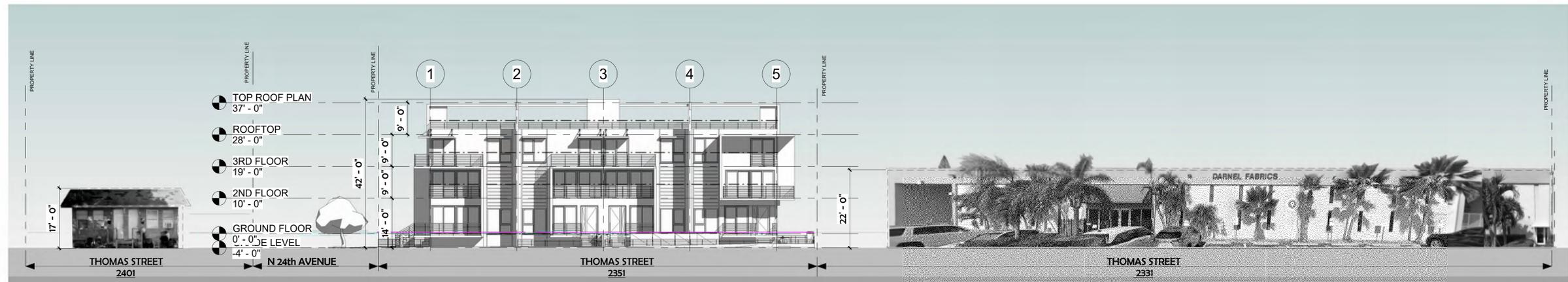
PACO	02/20/24
TAC 1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00



WEST VIEW

MEETING DATES

PACO	02/20/24
TAC 1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00



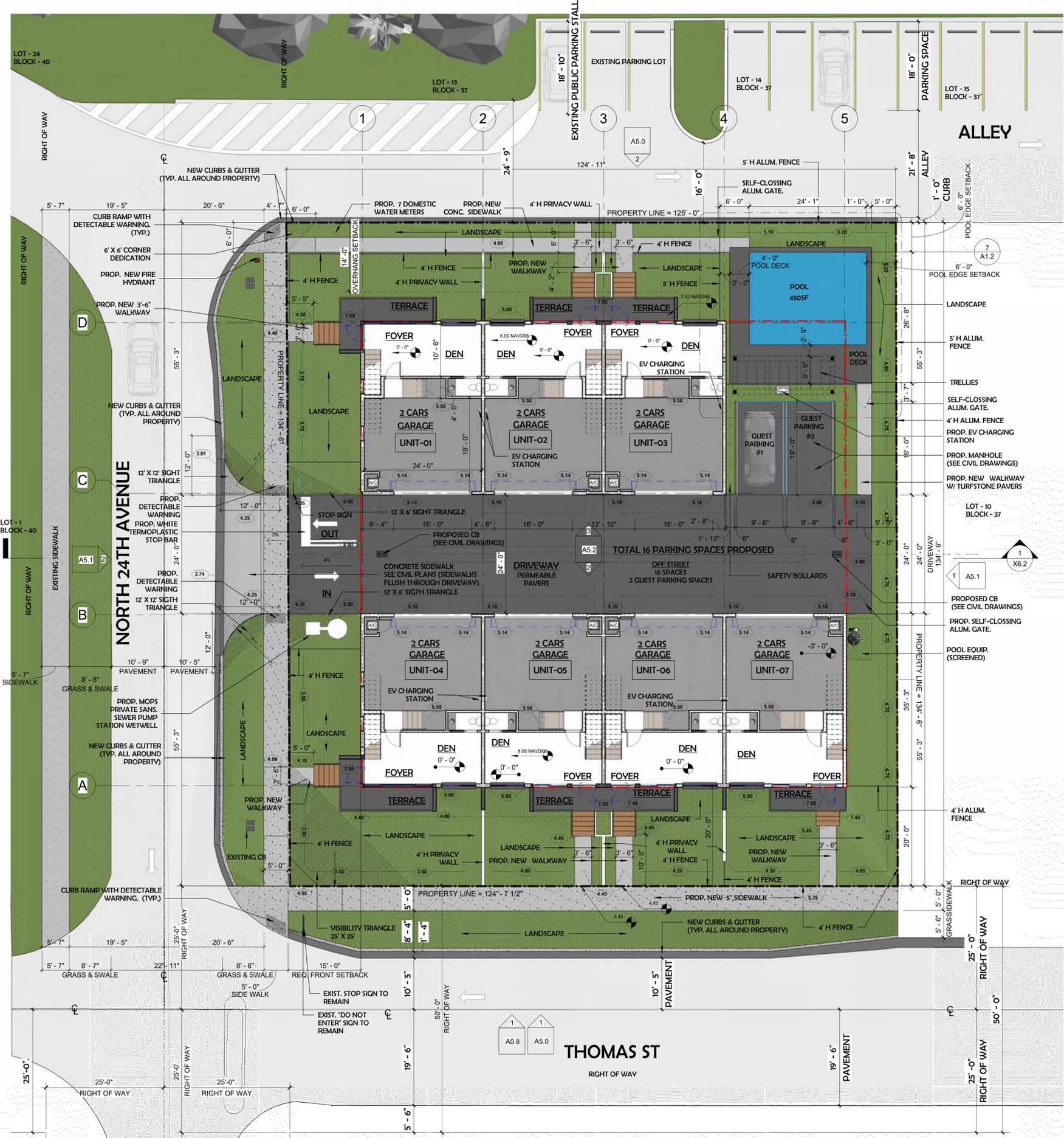
1 STREET PROFILE 1 - THOMAS STREET
1/16" = 1'-0"

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	32 FT - 3 STORIES + 10 FT ROOFTOP AMENITY = 42'
LOT SIZE:		16,809 SF
LOT COVERAGE:		36.66% = 6,163 SF
F.A.R.	1.25 = 21,011.25 SF	15,263 SF
OPEN SPACE		
OPEN SPACE	MIN. 40% = 6,723.6 SF	64.25% = 10,800 SF
PERVIOUS (GREEN SPACE)		35.00% = 5,884 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)		29.24% = 4,916 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
7 UNITS	MIN 400 SF	2,180 SF
AVERAGE UNIT SIZE	MIN 650 SF	2,180SF
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 = 1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES

SITE PLAN LEGEND	
	NEW CONCRETE SIDEWALK / WALKWAY ON GRADE. SEE STRUCTURAL
	NEW CONCRETE SIDEWALK
	NEW PERMEABLE PAVER DRIVEWAY
	NEW TURFSTONE PAVER DRIVEWAY
	NEW LANDSCAPE. SEE L-1
	CATCH BASIN
	CB.
	MANHOLE
	FLOOR FINISH. REFER TO FINISH SCHEDULE, SEEHEET A2.1
	SITE PLAN NOTES.
	E DENOTES EXISTING
	N DENOTES NEW
	R DENOTES RELOCATED

* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS

1 SITE PLAN
3/32" = 1'-0"

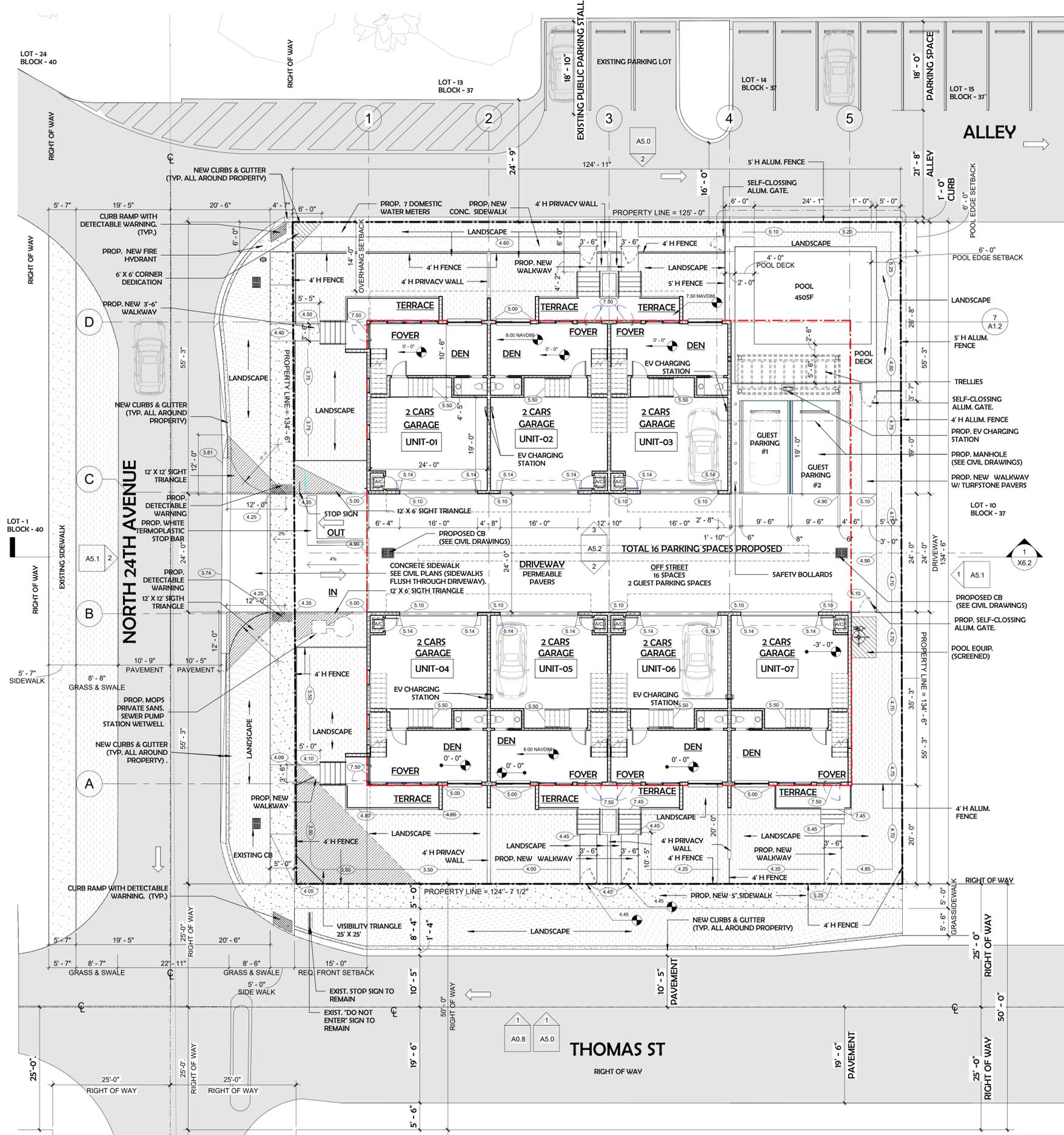


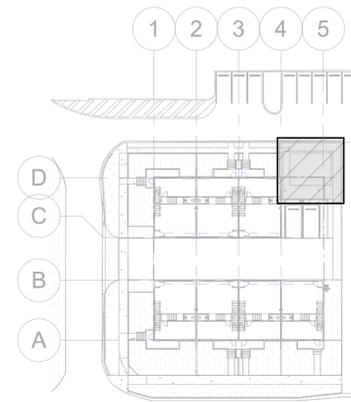
GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
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FRONT THOMAS ST	20'-0"	20'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
7 UNITS	MIN 400 SF	2,180 SF
AVERAGE UNIT SIZE	MIN 650 SF	2,180SF
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 = 1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES

SITE PLAN LEGEND	
	NEW CONCRETE SIDEWALK / WALKWAY ON GRADE. SEE STRUCTURAL
	NEW CONCRETE SIDEWALK
	NEW PERMEABLE PAVER DRIVEWAY
	NEW TURFSTONE PAVER DRIVEWAY
	NEW LANDSCAPE. SEE L-1
	CATCH BASIN
	MANHOLE
	FLOOR FINISH. REFER TO FINISH SCHEDULE, SHEET A2.1
	SITE PLAN NOTES.
	E DENOTES EXISTING
	N DENOTES NEW
	R DENOTES RELOCATED

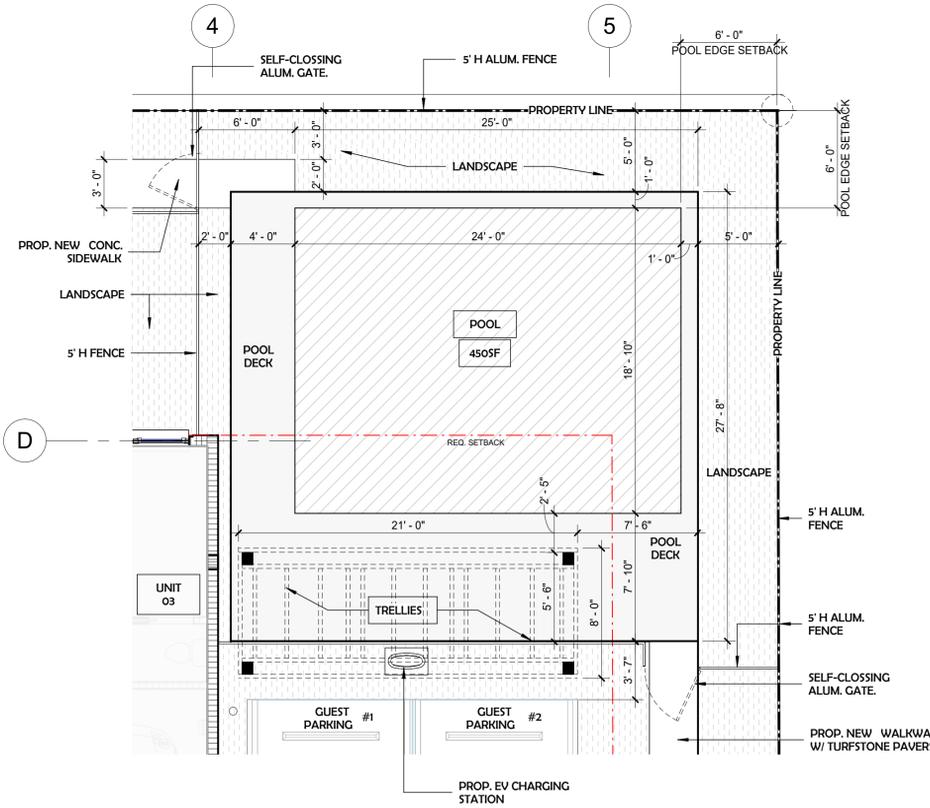
* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS

1 SITE PLAN
3/32" = 1'-0"

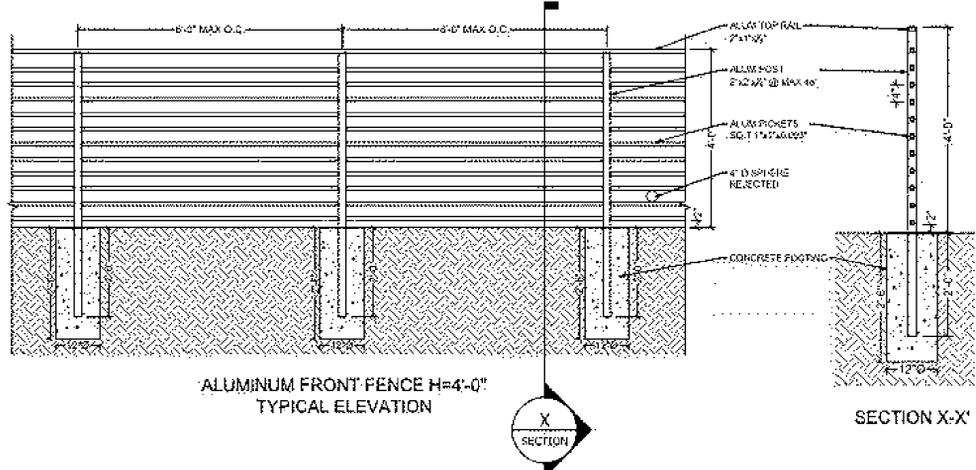




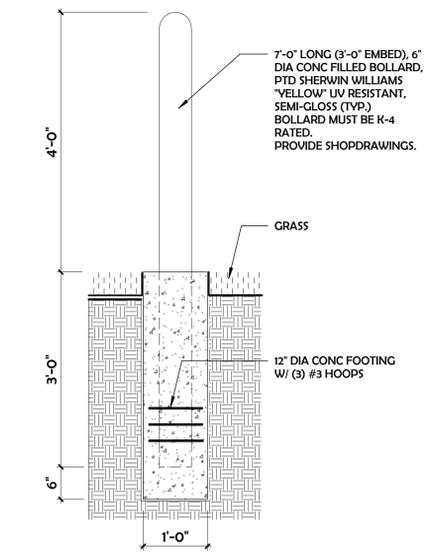
8 POOL AREA KEYMAP
1" = 50'-0"



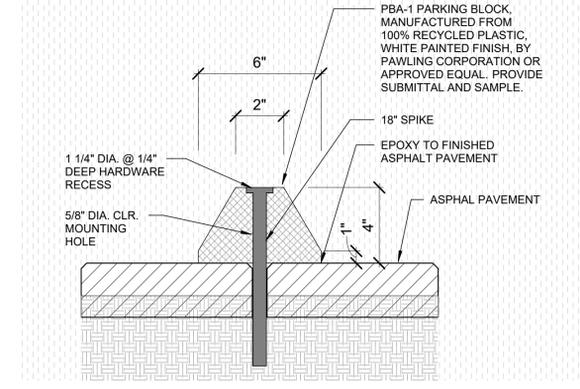
7 POOL AREA ENLARGED
3/16" = 1'-0"



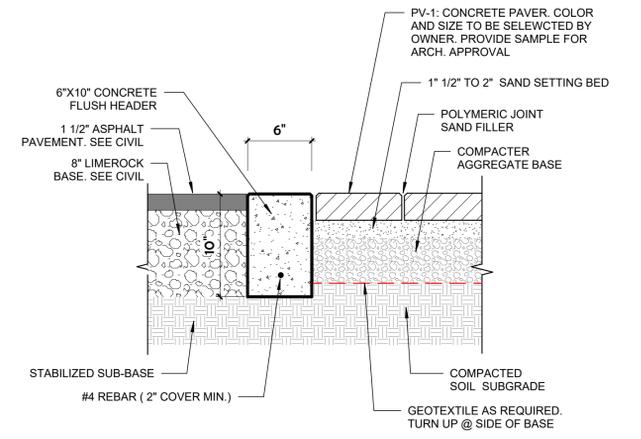
4 ALUM FENCE
1" = 80'-0"



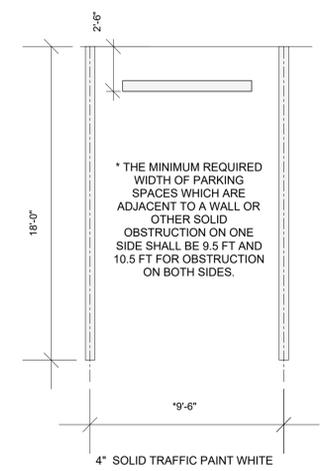
2 K-4 RATED BOLLARD DETAIL
3/4" = 1'-0"



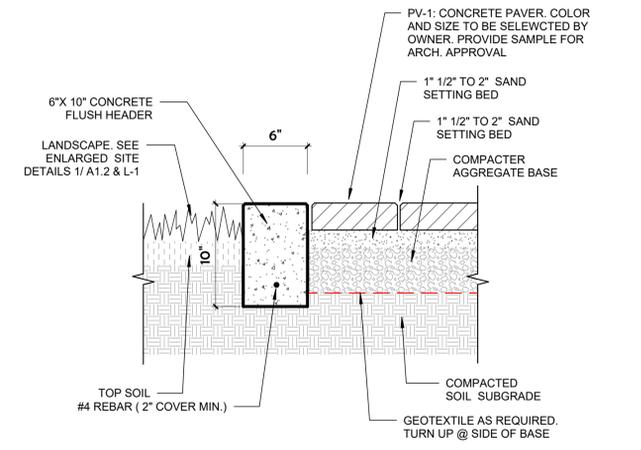
1 WHEEL STOP DETAIL
3" = 1'-0"



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

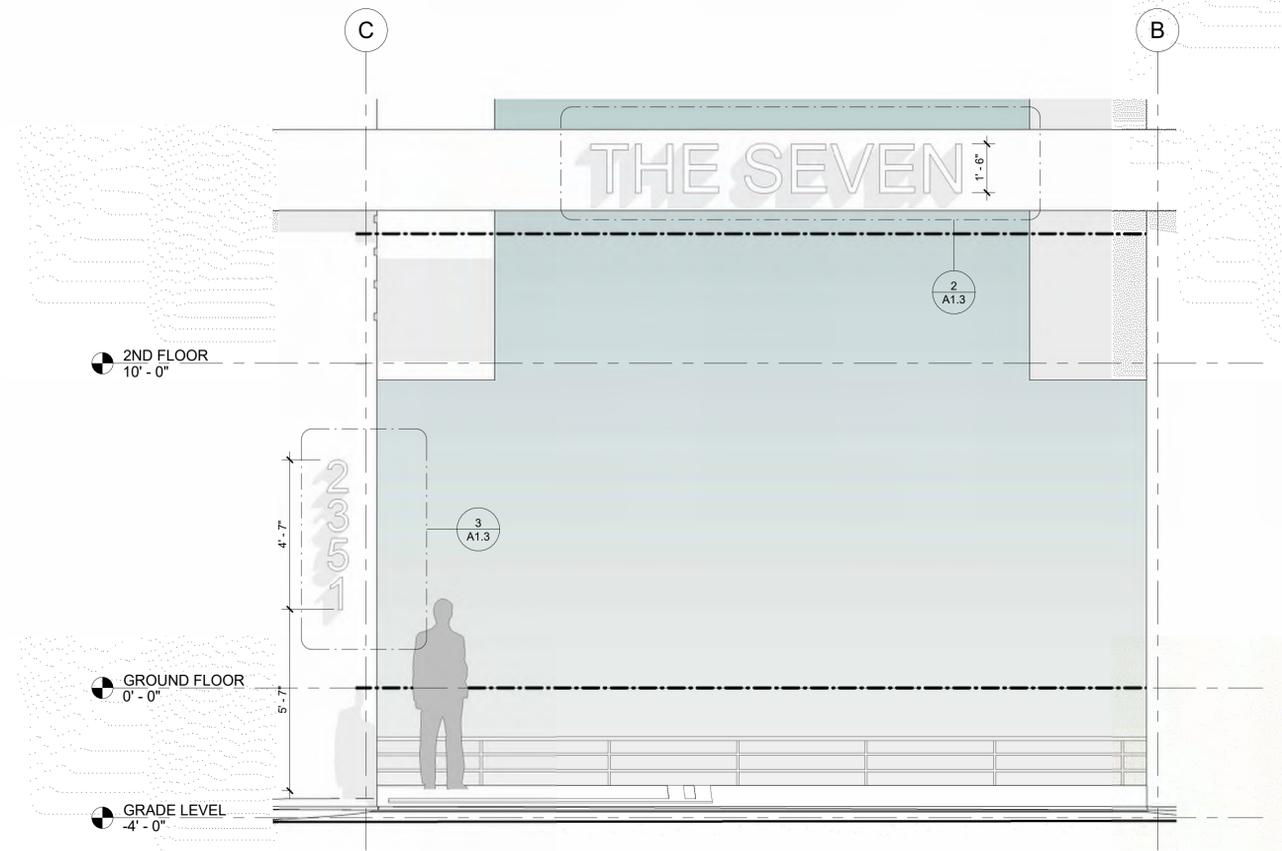


6 DETAIL STANDAR GUEST- PARKING
1: 6

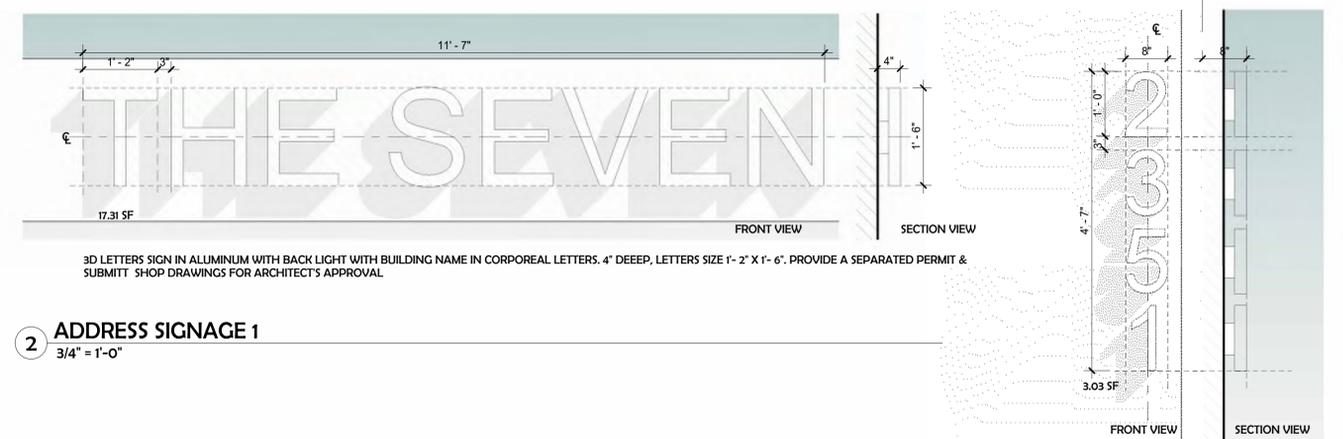


5 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"

* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS.



1 WEST ELEVATION - ENLARGED
3/8" = 1'-0"



2 ADDRESS SIGNAGE 1
3/4" = 1'-0"

3 ADDRESS SIGNAGE 2
3/4" = 1'-0"

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

3D LETTERS SIGN IN ALUMINUM WITH BACK LIGHT WITH BUILDING ADDRESS IN CORPOREAL NUMBERS. 4" DEEP, LETTERS SIZE 0'-8" X 1'-0". PROVIDE A SEPARATED PERMIT & SUBMITT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

Date: Apr 17, 2024



Transmittal
Genesis Lighting
14101 NW 8th Street
Sunrise FL 33325
Phone: (954) 306-3931
From: CHRIS MARCH

Project: NEW 7 TOWNHOUSES DEVELOPMENT
Quote#: GENLIGHT24-59640
Location: HOLLYWOOD FL
To: SKLAR ARCHITECTURE
2310 HOLLYWOOD BLVD.
HOLLYWOOD FL 33020
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- Drawings
- Prints
- Plans
- Specifications
- Information
- Submittals
- Other:

THESE ARE TRANSMITTED FOR:

- Prior Approval
- Approval
- Approval as Submitted
- Approval as Noted
- Resubmittal for Approval
- Corrections
- Your Use
- Review and Comment
- Record
- Bids due on:
- Other:

Type	MFG	Part
A	ATLANTIC LIGHTING	COM4-SYL15-4K-U / 4CMPR-10-WH
B	LUX ILLUMINAIRE	EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX
WA	PRISMA PERFORMANCE IN LIGHT	SH1-27-80-4K-XX-UNV-NA

FF00009

Genesis Lighting

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Submitted by Genesis Lighting

Job Name: NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE (HOLLYWOOD)
Notes: GENLIGHT24-59640

Catalog Number: COM4-SYL15-4K-U / 4CMPR-10-WH
Type: A

RECESSED LED 4" lens

1100, 1500, 2000 or 3000 lumens

commercial Project

Ordering data

FRAME-IN KIT SERIES: COM4

LUMENS: SYL15 1100 lumens module, SYL15 1500 lumens module, SYL20 2000 lumens module, SYL30 3000 lumens module

COLOR TEMPERATURE: 2700K, 3000K, 3500K, 4000K, 5000K

VOLTAGE: V1 120V, V2 277V, V3 347V

DIMMING: 0-10V DC, DALI, DMX, 2WR

TRIM KIT: Includes reflector, 4CMPR, 4CMPR, 4CMPR

OSRAM SYLVANIA LED Module: 80+ CRI, 90 CRI option, 50,000 hours, 5-year LED component warranty

OSRAM SYLVANIA Electronic LED Driver: Dimmable, instant 100% light, 1% (100%) via 0-10V protocol

Passive Heat Sink: Black anodized aluminum, 50,000 hours

OSRAM SYLVANIA Electronic LED Driver: Dimmable, instant 100% light, 1% (100%) via 0-10V protocol

Passive Heat Sink: Black anodized aluminum, 50,000 hours

ATLANTIC LIGHTING | 1 508 678-5411 | F: 508 678-5408 | www.atlantic-lighting.com | 68921 NP17-028

Submitted On: Apr 17, 2024

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Submitted by Genesis Lighting

Job Name: NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE (HOLLYWOOD)
Notes: GENLIGHT24-59640

Catalog Number: EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX
Type: B

EOS 3.0 SURFACE DIRECT WET

LUX ILLUMINAIRE

ORDER GUIDE

A. MODEL: EOS 3.0-S-WET

B. DIRECT OPTICS: DMX, DMX, DMX

C. DIRECT DISTRIBUTION: DMX, DMX, DMX

D. LENGTH: 2', 3', 4', 5', 6', 8', 10'

E. COLOR TEMPERATURE: 2700K, 3000K, 3500K, 4000K, 5000K

F. CRI: 80+ CRI, 90+ CRI

G. VOLTAGE: 120V, 277V

H. DRIVER: DMX, DMX, DMX

I. FINISH: Matte, Gloss, Satin

J. MOUNTING: Surface Mount, Recessed Mount

K. CONTROLS & FACTORY OPTIONS: DMX, DMX, DMX

MUST SPECIFY: DMX, DMX, DMX

Submitted On: Apr 17, 2024

Submitted On: Apr 17, 2024

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Submitted by Genesis Lighting

Job Name: NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE (HOLLYWOOD)
Notes: GENLIGHT24-59640

Catalog Number: EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX
Type: B

EOS 3.0 SURFACE DIRECT WET

LUX ILLUMINAIRE

LIGHT SOURCE: Long life surface LED chips and boards to ensure the highest of quality while providing even and smooth illumination throughout our luminaires.

LUMEN MAINTENANCE: The projected lumen maintenance of our name brand replacement LEDs are provided to maintain 80, 90% of their output for 50,000 hours.

CONSTRUCTION: The housings are constructed of 6063T5 extruded aluminum. Our internal joint bodies are designed to the highest of standards to ensure our precision cut housing aligns and fits tightly without any gaps. Our precision fitting and caps are constructed out of cast aluminum and our connections are polished metal.

FINISH: Polyester powder, low gloss textured paint finish applied after a multi-stage pre-treatment. Standard lumeninaire finishes include white, clear, and black. Custom color options are available (Consult Factory).

JOINER CONNECTION FOR CONTINUOUS RUNS: For more information reference the Installation Guide on our website at: <https://www.luxilluminaire.com/installation-instructions>

OPTICS: Single or dual frosted acrylic lens

DRIVERS: All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10V constant current protocol. DMX/CTV is standard with the option of 0-10V, driver ambient operating temperature <35°C to >50°C.

EMERGENCY: An integral factory installed 1-watt emergency battery pack. Emergency circuit and Night Light circuit options are available.

LUMINAIRE LENGTH: Our EOS 3.0 Surface Direct Wet Luminaires series are available in 2', 3', 4', 5', 6', 8', and 10' individual lengths or continuous run configurations. Continuous run configurations are joined together on site utilizing the joiner kits provided.

Submitted On: Apr 17, 2024

Submitted On: Apr 17, 2024

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Submitted by Genesis Lighting

Job Name: NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE (HOLLYWOOD)
Notes: GENLIGHT24-59640

Catalog Number: SH1-27-80-4K-XX-UNV-NA
Type: WA

SHIELD+ 1

Long-lasting energy-efficient wall pack series. Features consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extruded die-cast tempered silk-screened soda-lime glass diffuser.
- Custom modular and aging gaskets.
- Industry best external hardware.
- High-efficiency COB combined with an optimized passive cooling system, provides a long, 100,000+ hour life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no-glare design, and precision optical control.
- ESNA Type II light distribution.
- Input voltage: 120-277V (50/60 Hz), Integral 1-10V dimming driver.
- Field-attachable integral 91-level lumen/voltage packages proprietary DMX driver for SHIELD+ 1 (rating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPT plug.
- 8-UTON and SIMVAL 120-277V (50/60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (permeable, non-permeable, and non-odorous CCT (6000K) options).
- Consult factory for remote emergency battery pack options (EMER).
- Product meets Bay Area American Act requirements within ANA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Nataratorum applications.

FINISHES:

- AM-96 / Iron gray / Textured
- GR-96 / Aluminum metallic / Textured
- BB-30 / Iron cast / Textured
- WB-87 / White / Textured
- BB-41 / Black / Textured

Scan here for installation instructions

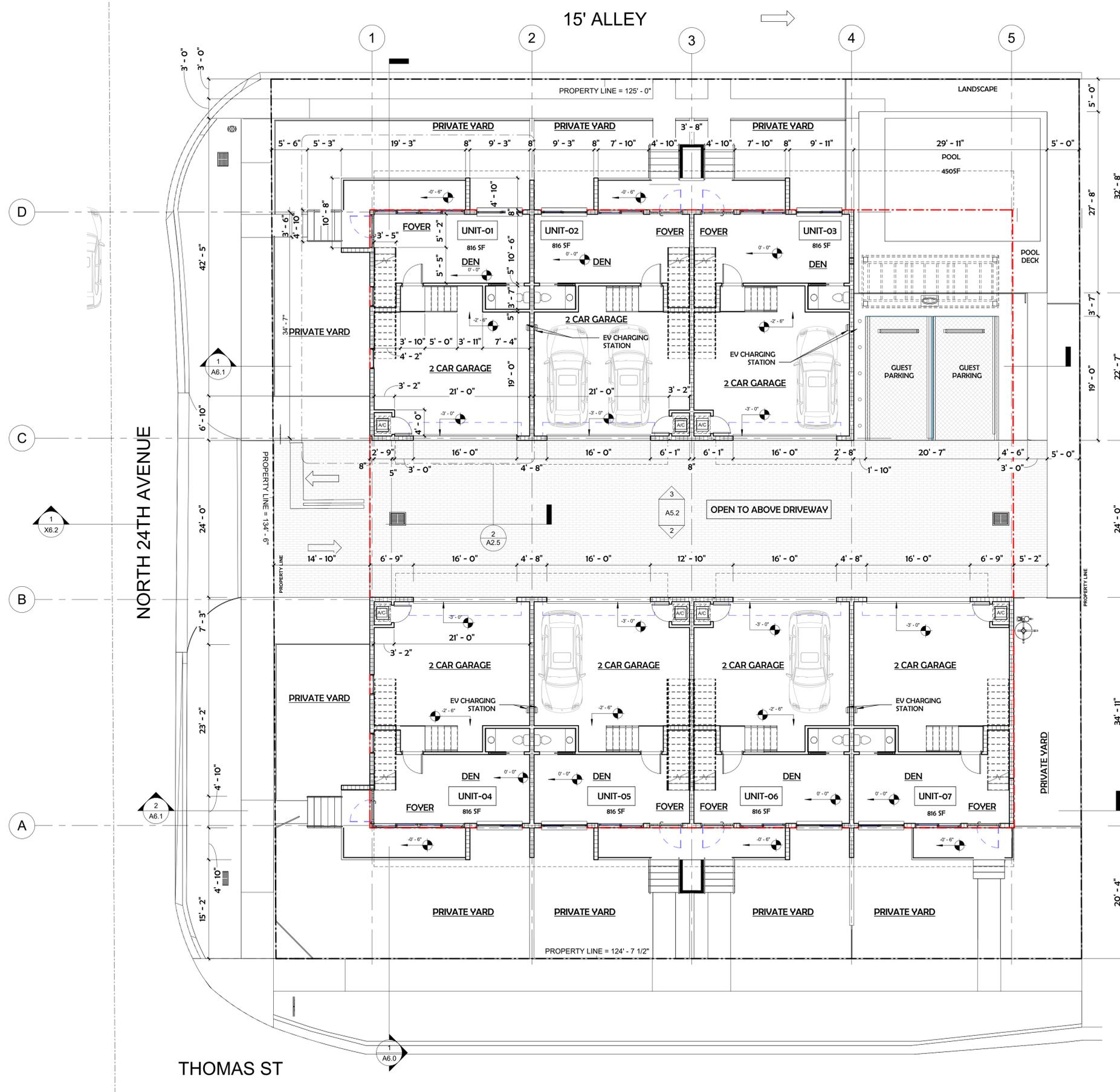
Lumen Output	27K	3K	35K	4K	5K
SHIELD+ 1 8W	929	957	984	1012	1039
SHIELD+ 1 10W	1209	1228	1247	1267	1286
SHIELD+ 1 13.5W	1448	1556	1664	1773	2516
SHIELD+ 1 18W	1906	2059	2211	2364	2516
SHIELD+ 1 27W	2478	2676	2874	3072	3270

Submitted On: Apr 17, 2024

Submitted On: Apr 17, 2024

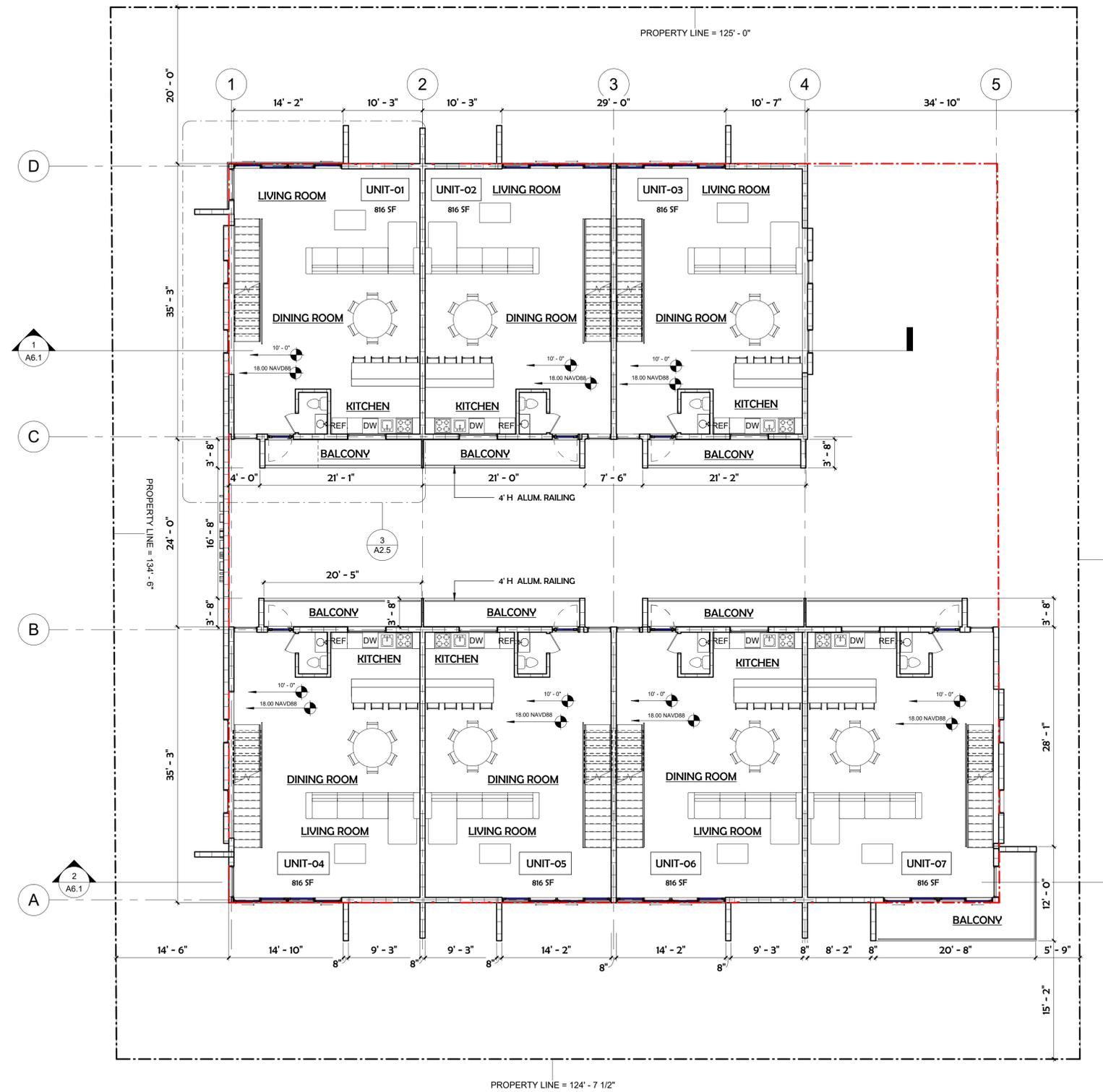
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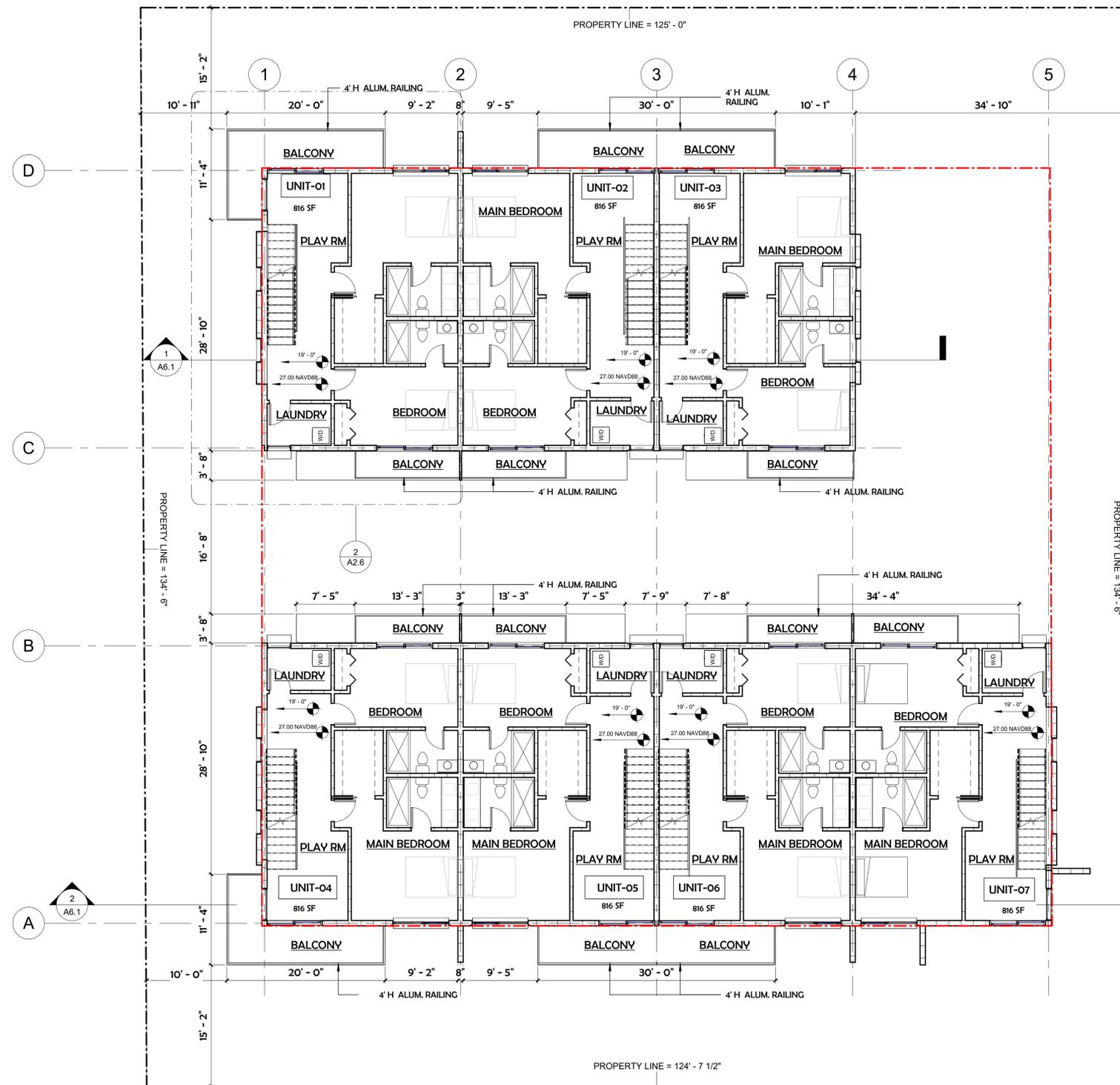


1 GROUND LEVEL
1/8" = 1'-0"

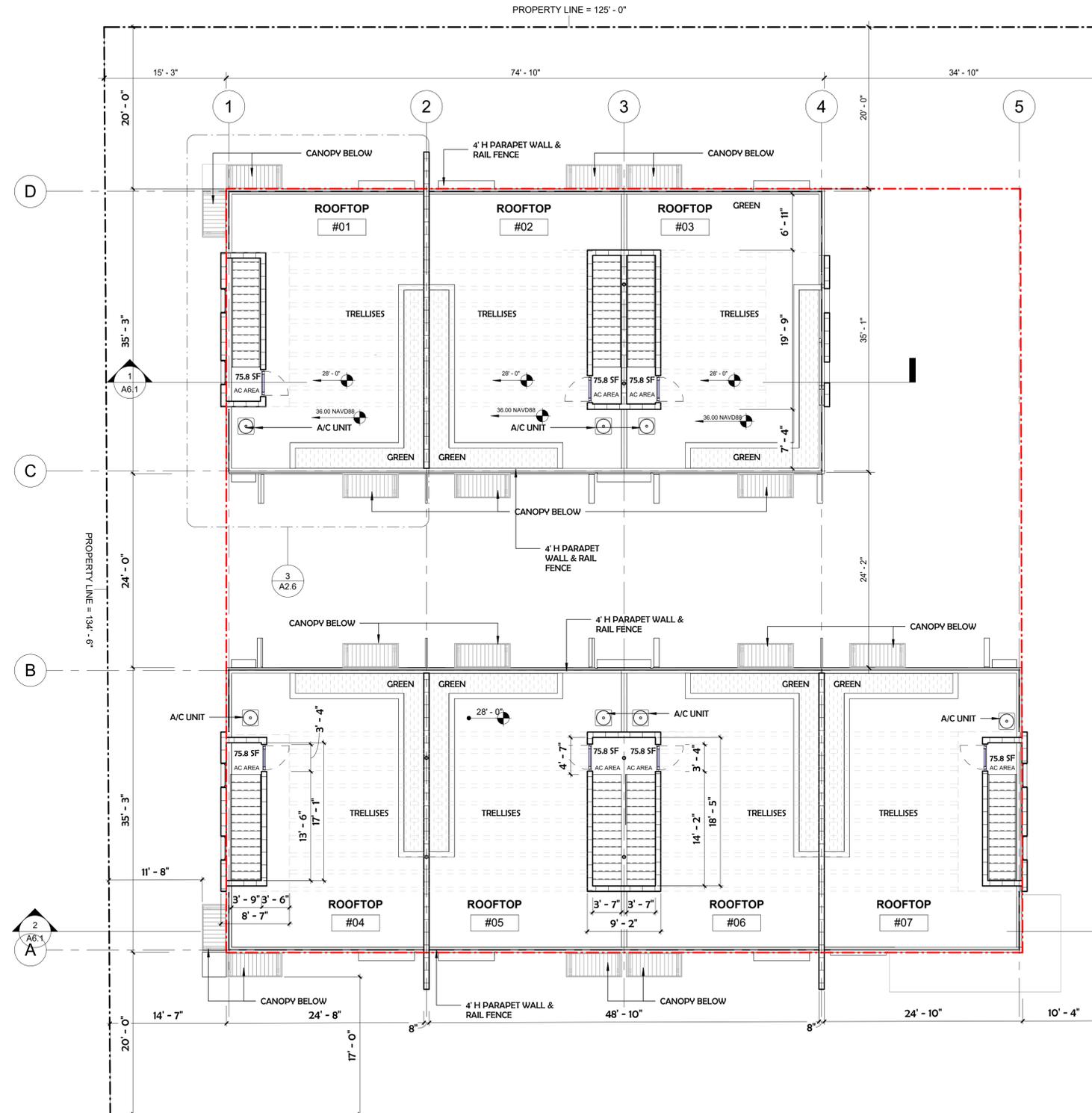




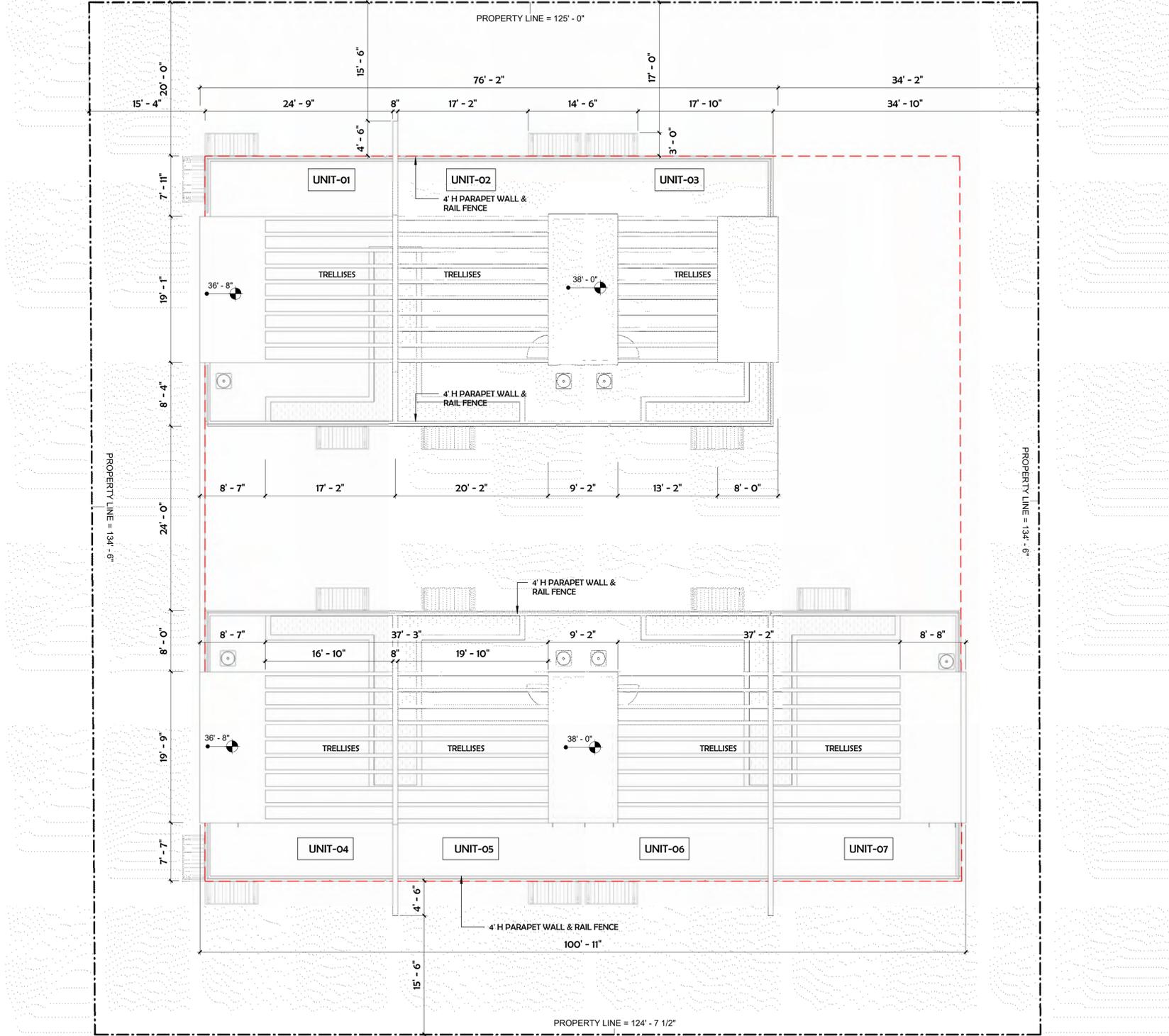
1 2ND FLOOR
1/8" = 1'-0"



1 3RD FLOOR
1/8" = 1'-0" 

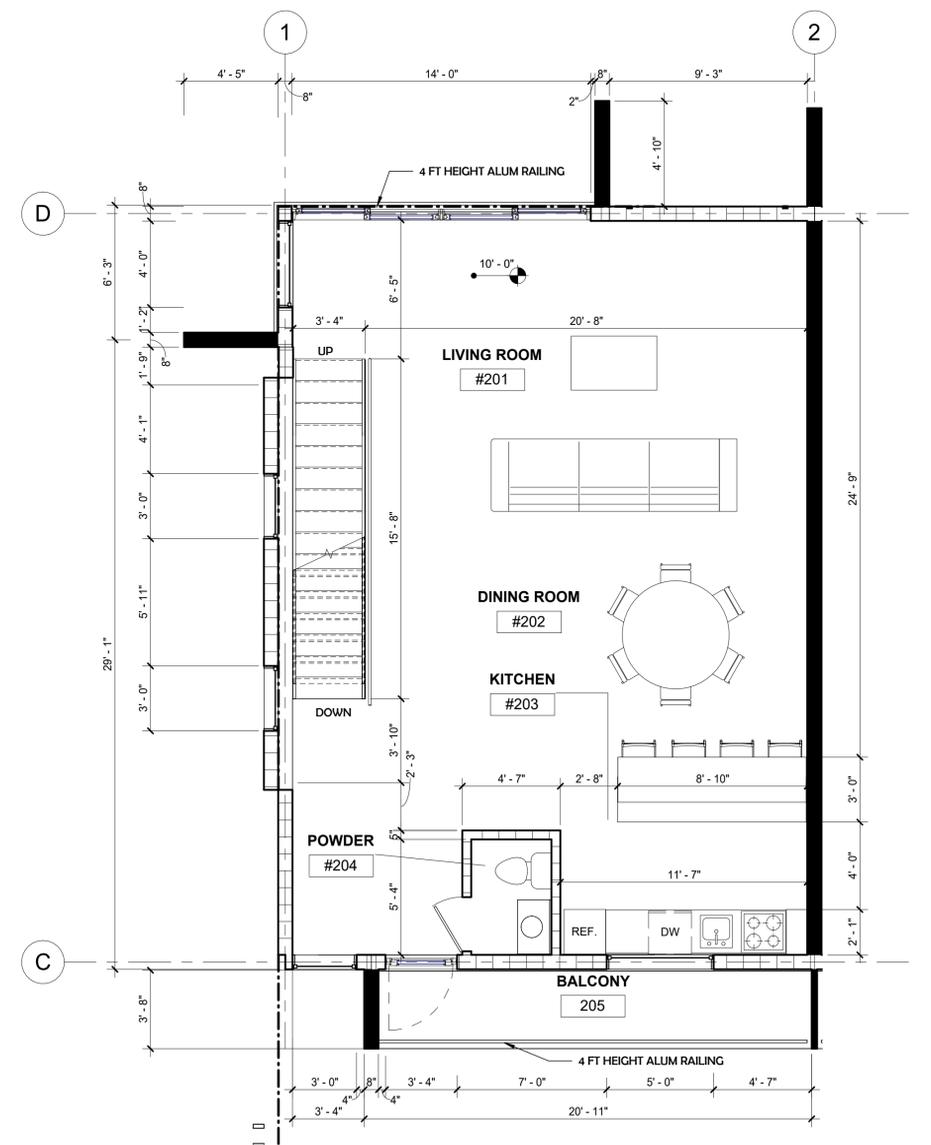
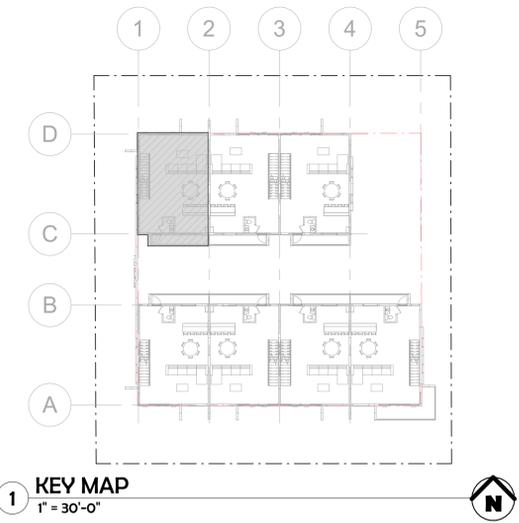


1 ROOFTOP
1/8" = 1'-0"

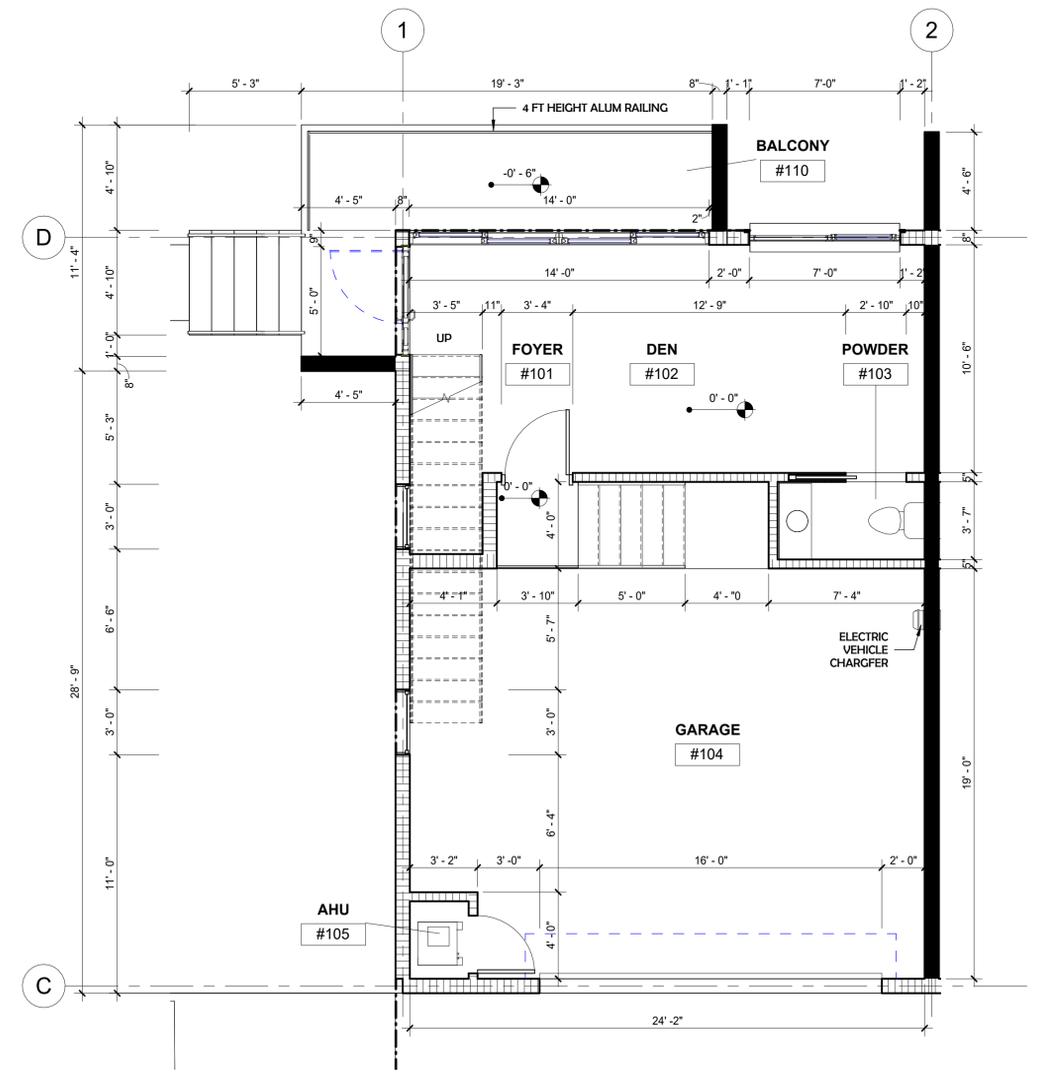


1 TOP ROOF PLAN
1/8" = 1'-0"

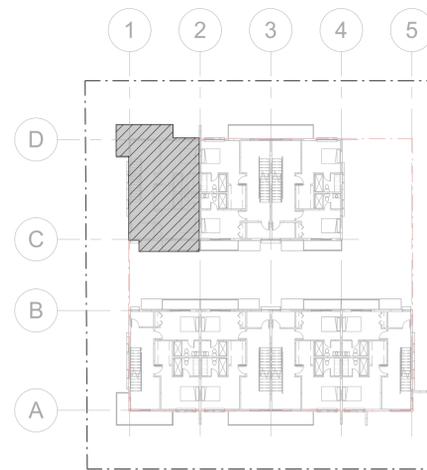




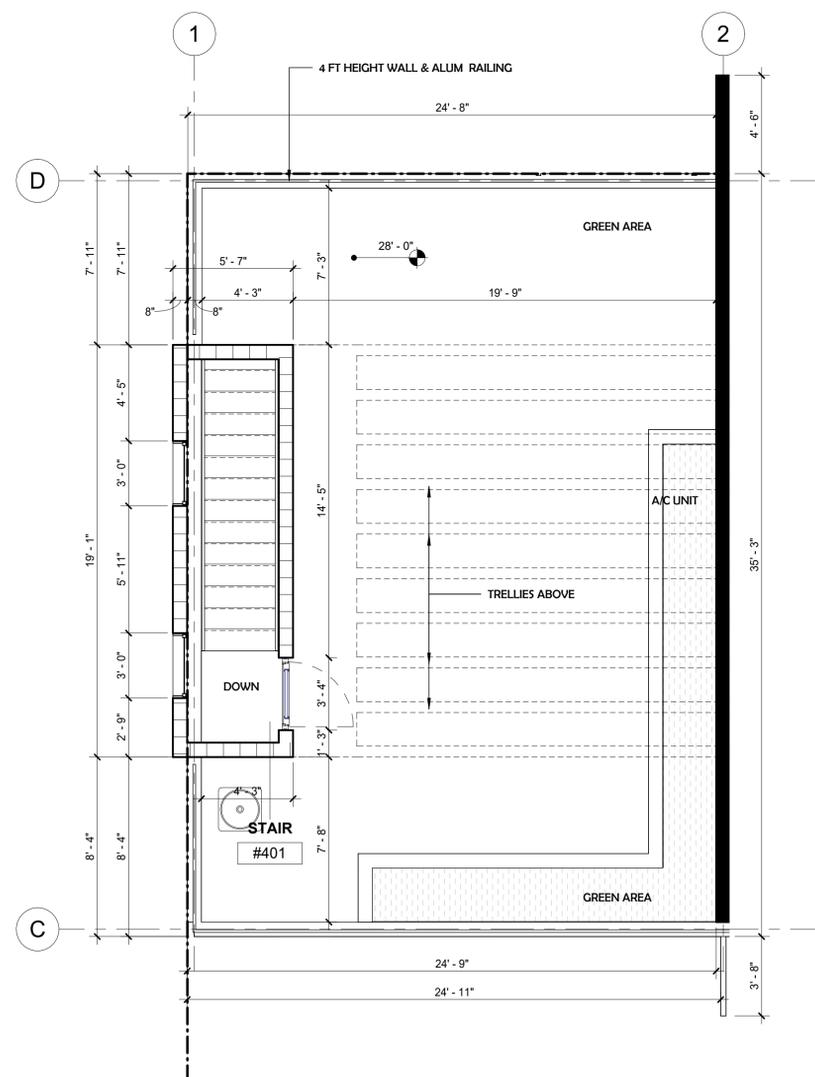
3 TYP. UNIT - 2ND FLOOR
1/4" = 1'-0"



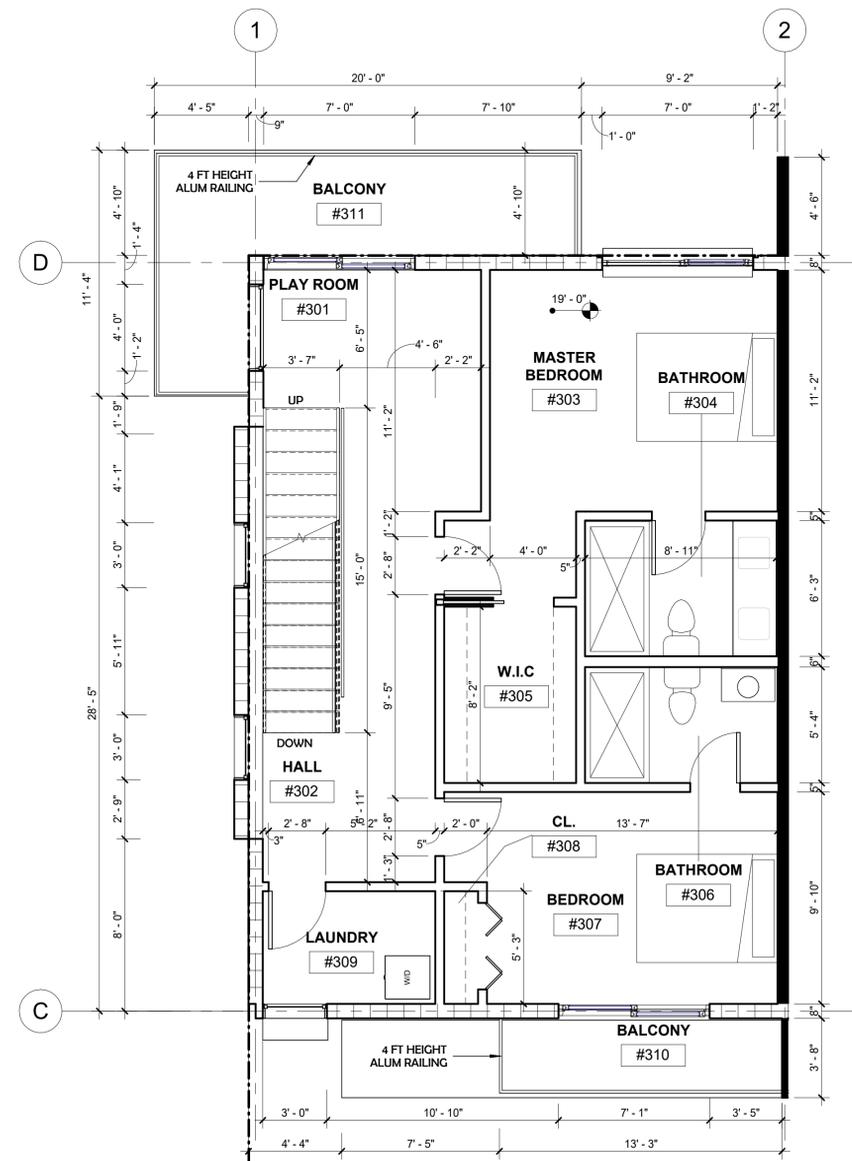
2 TYP. UNIT. - GROUND FLOOR
1/4" = 1'-0"



1 KEY MAP
1" = 30'-0"



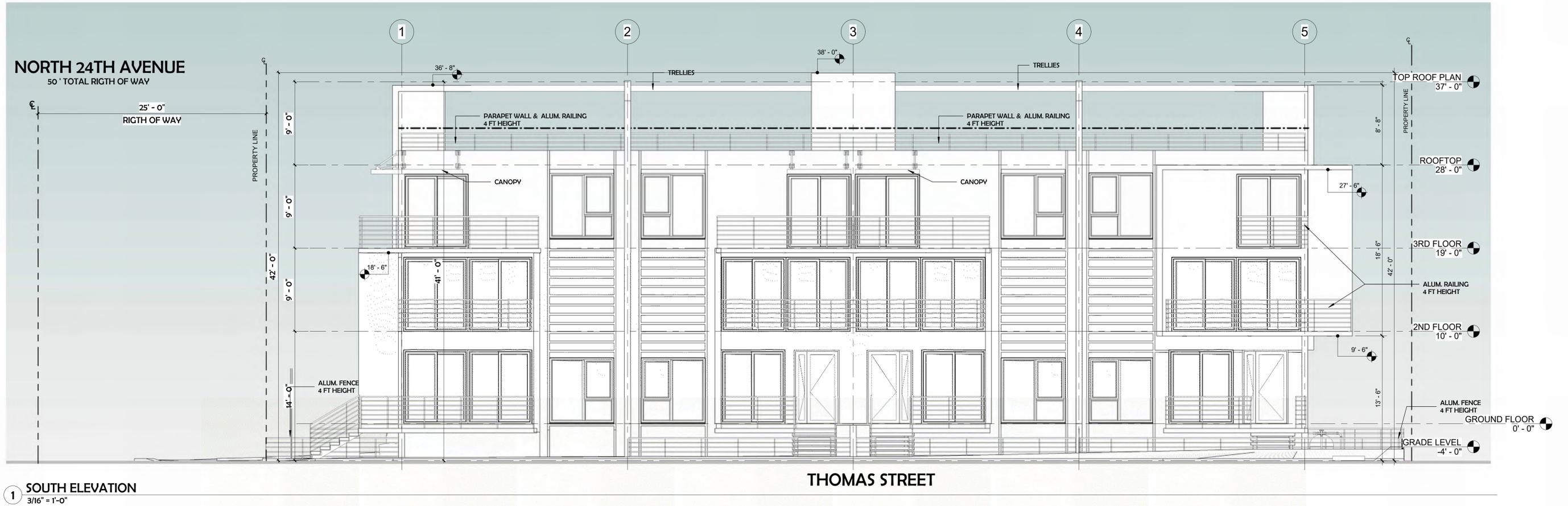
3 TYP. UNIT - ROOFTOP
1/4" = 1'-0"



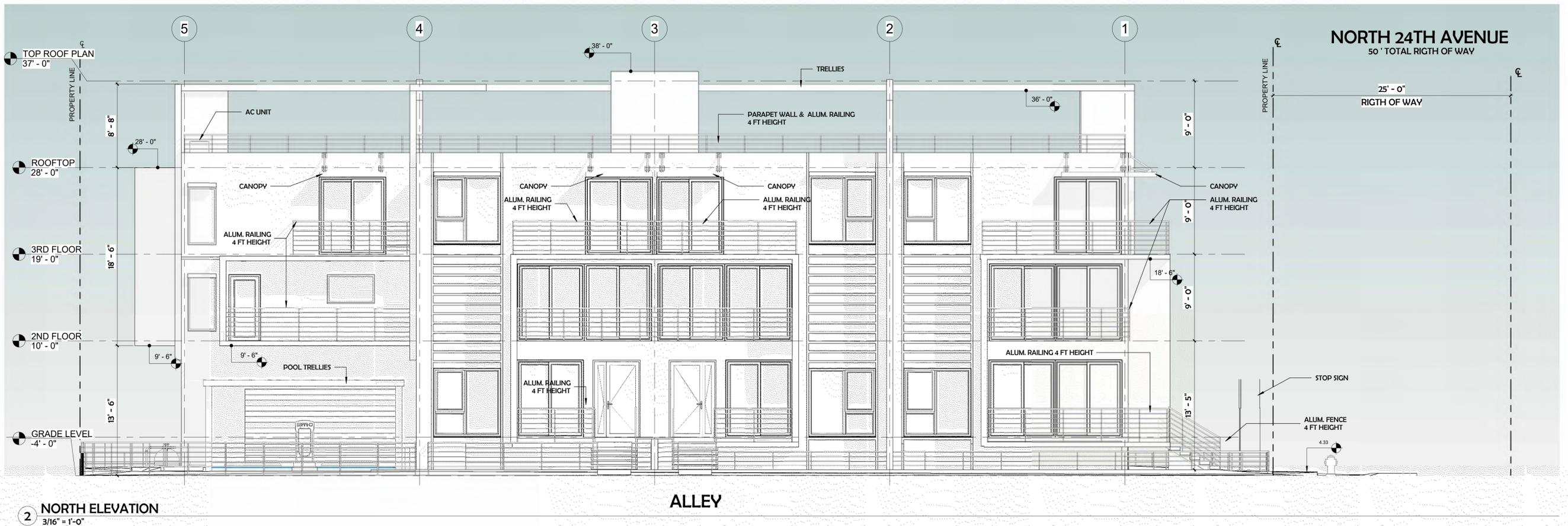
2 TYP. UNIT - 3RD FLOOR
1/4" = 1'-0"

MEETING DATES

PACO	02/20/24
TAC 1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00



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



2 NORTH ELEVATION
3/16" = 1'-0"

THOMAS TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

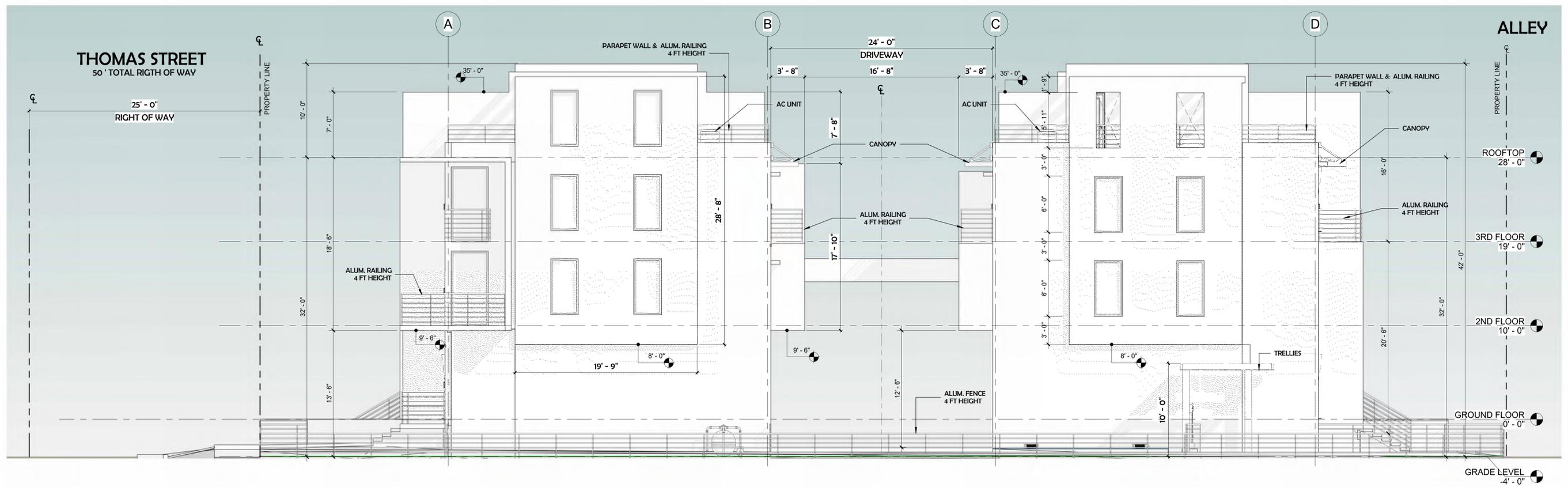
MEETING DATES

PACO	02/20/24
TAC1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00

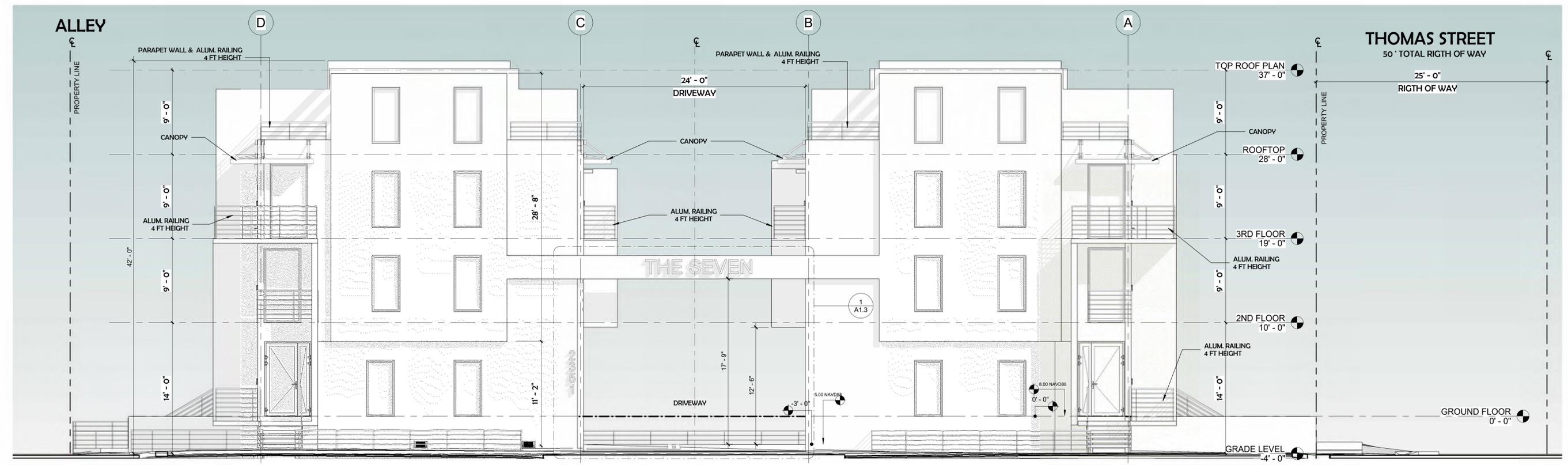
SOUTH & NORTH ELEVATIONS

PROJ#21-043

A5.0

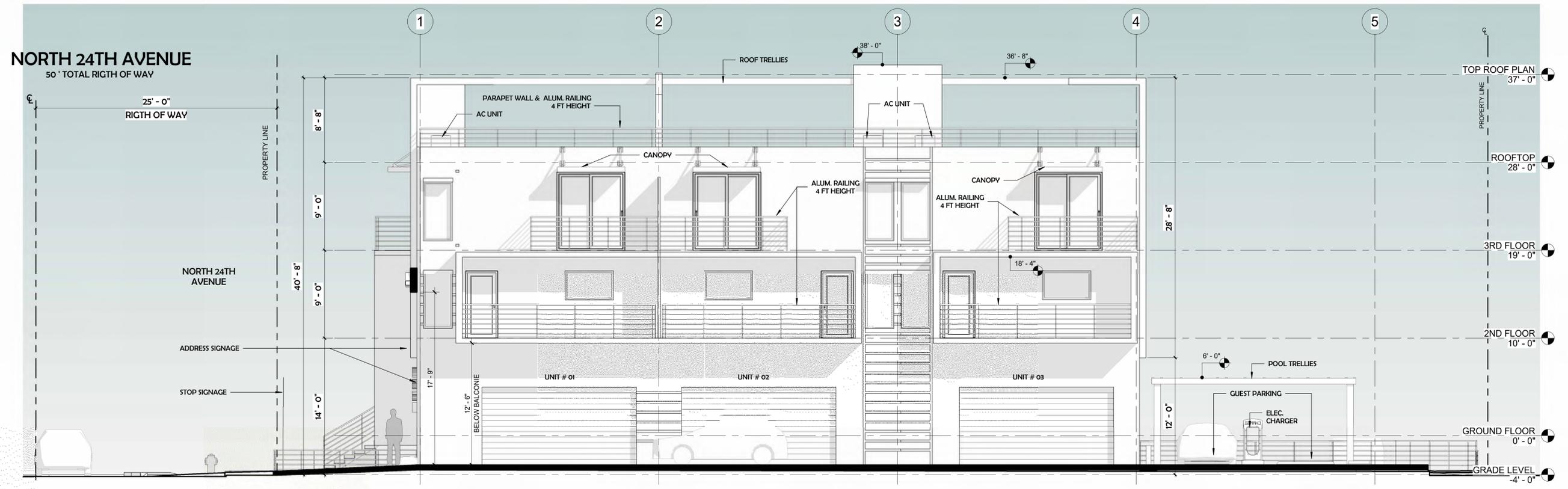


1 EAST ELEVATION
3/16" = 1'-0"

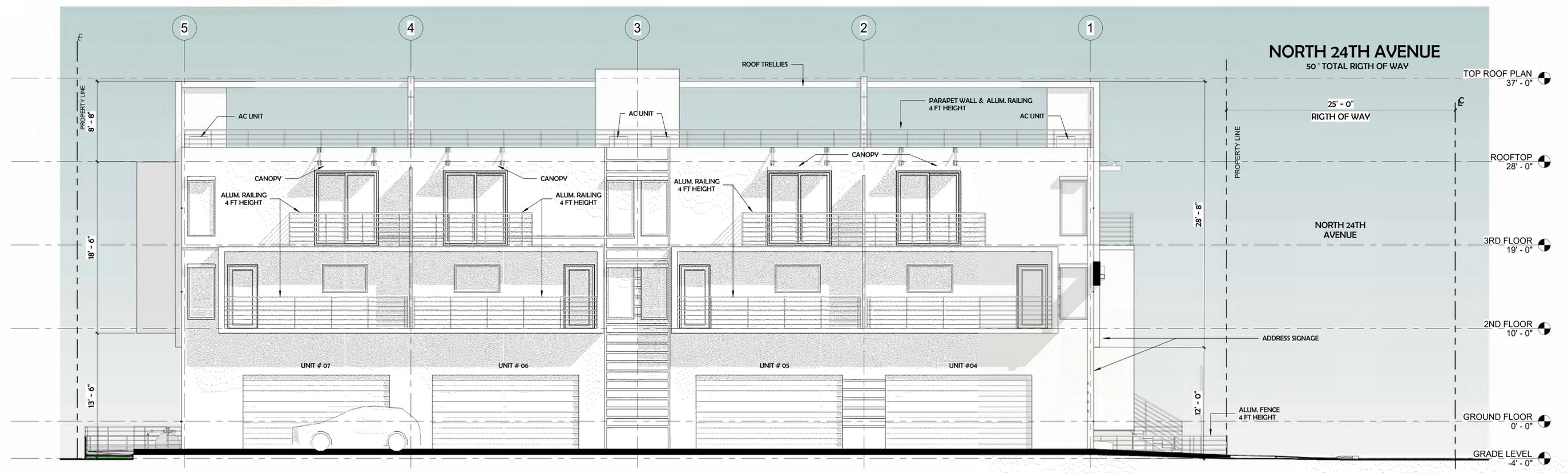


2 WEST ELEVATION
3/16" = 1'-0"

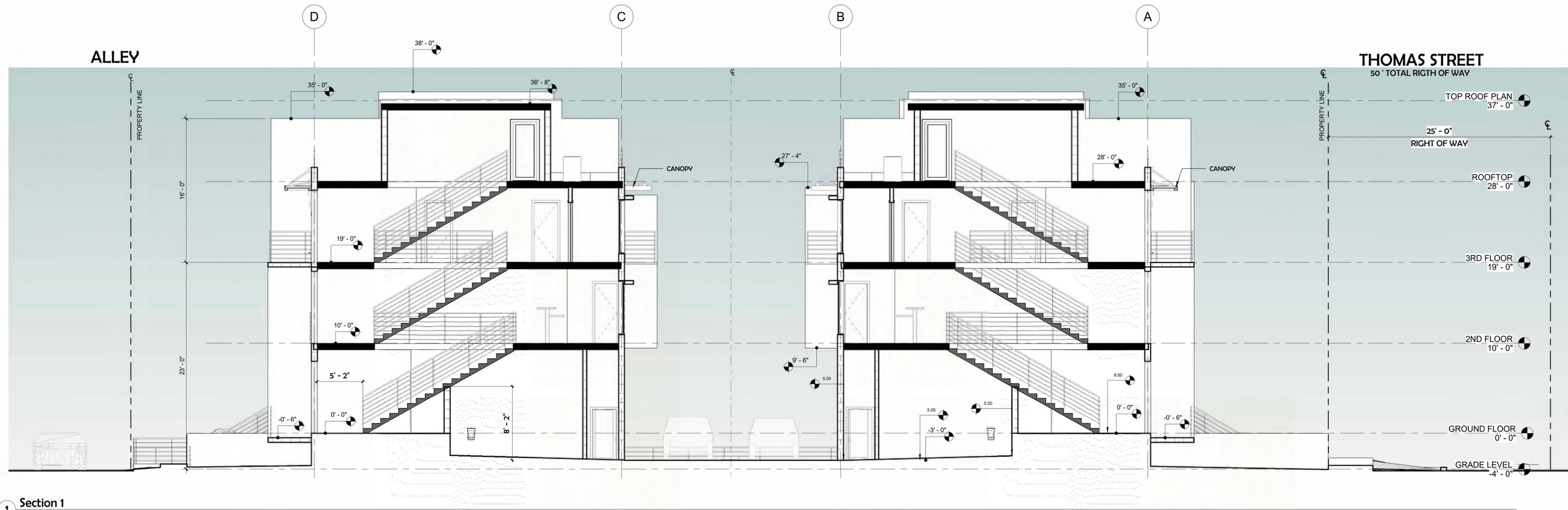
NORTH 24TH AVENUE



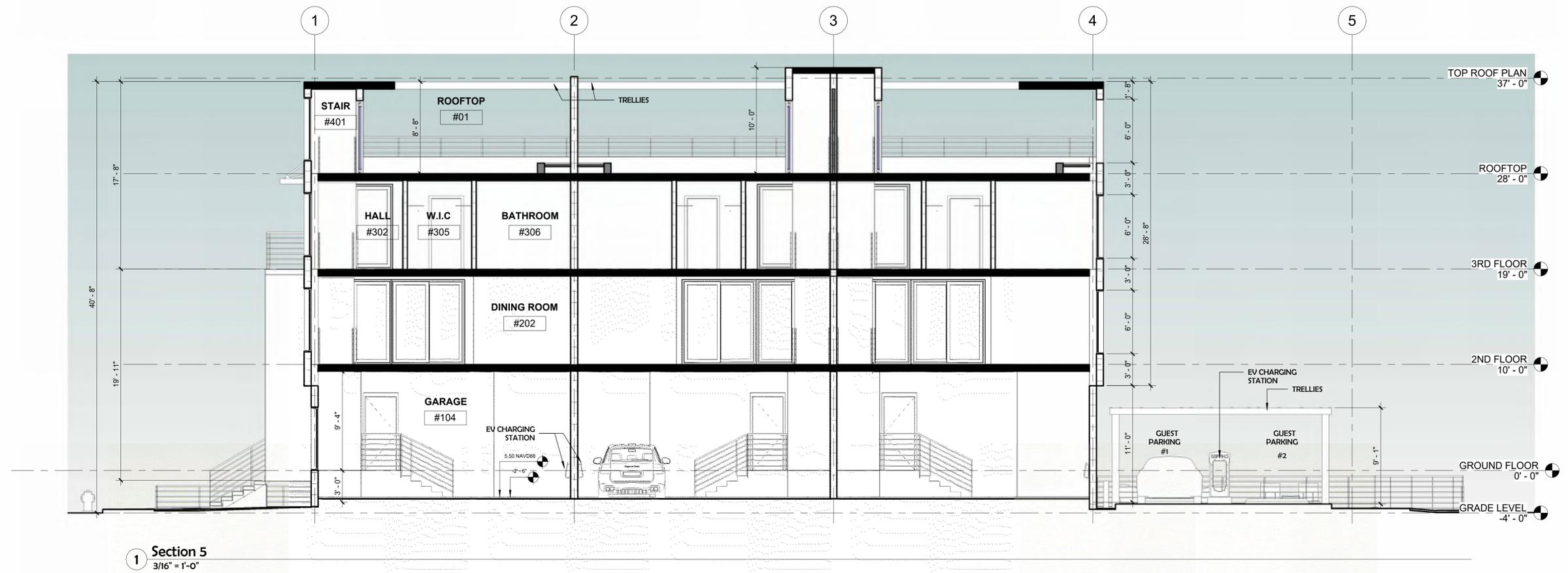
3 DRIVEWAY NORTH ELEVATION
3/16" = 1'-0"

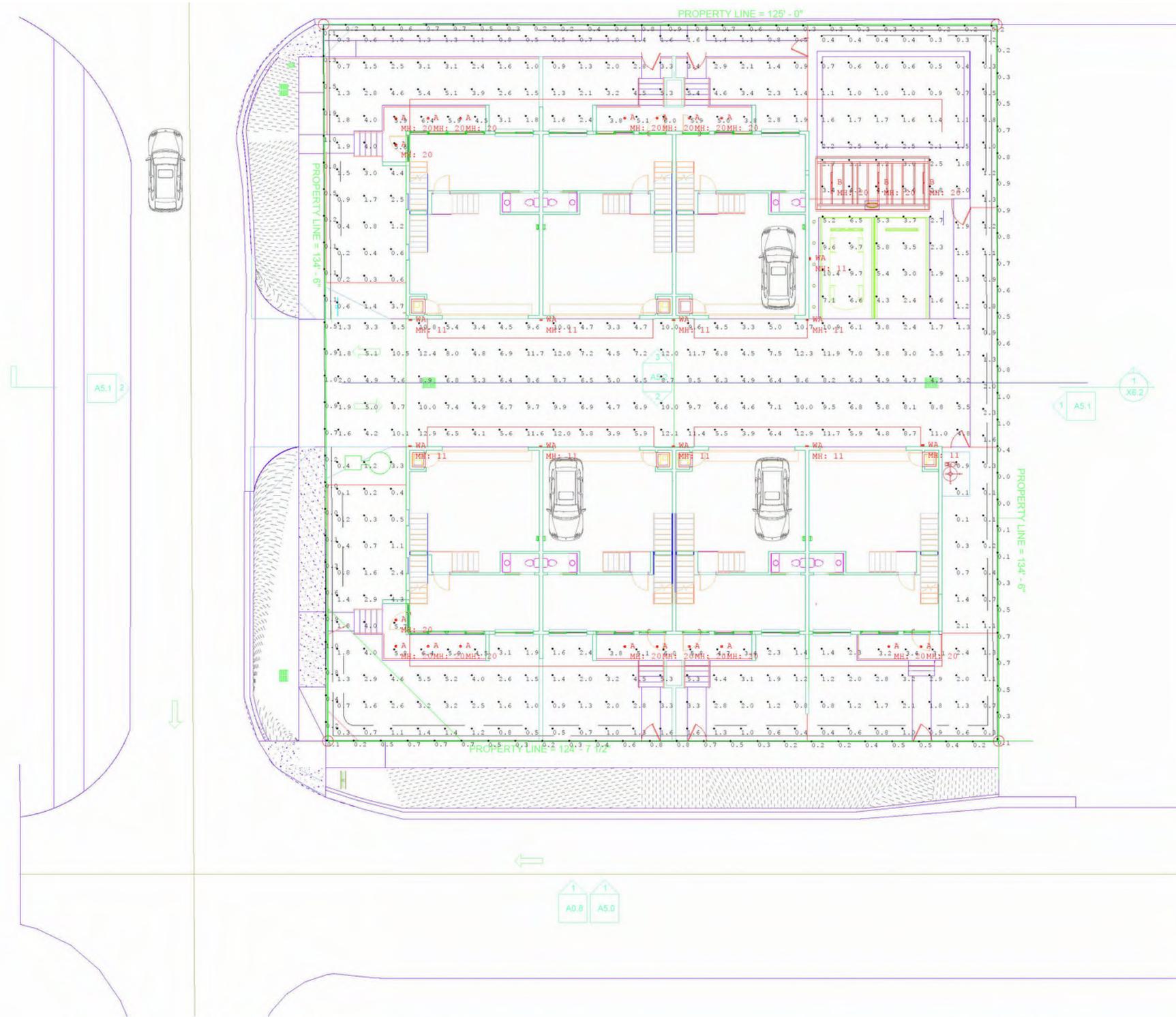


2 DRIVEWAY SOUTH ELEVATION
3/16" = 1'-0"



1 Section 1
3/16" = 1'-0"

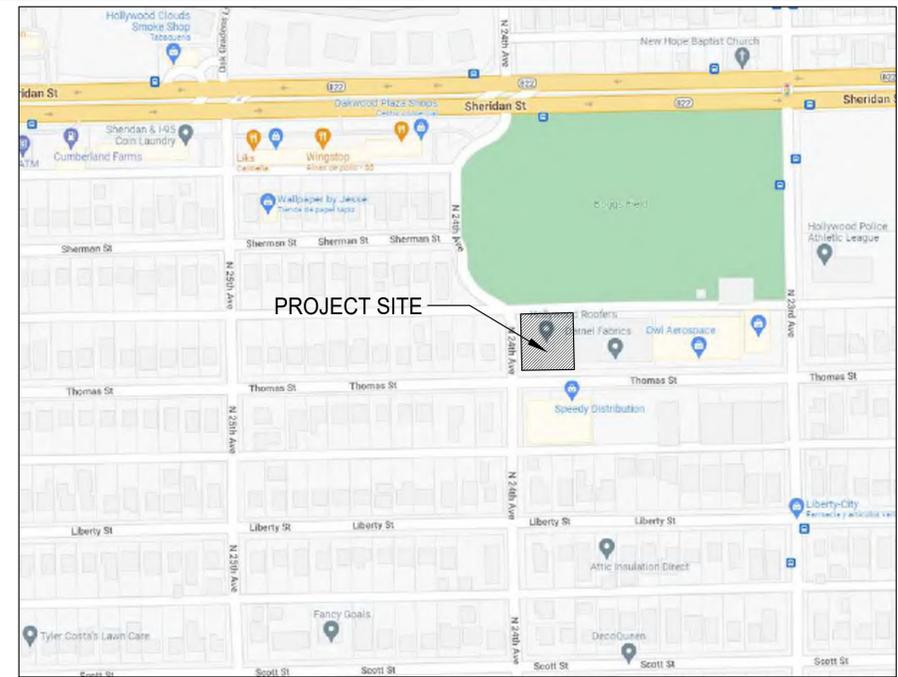
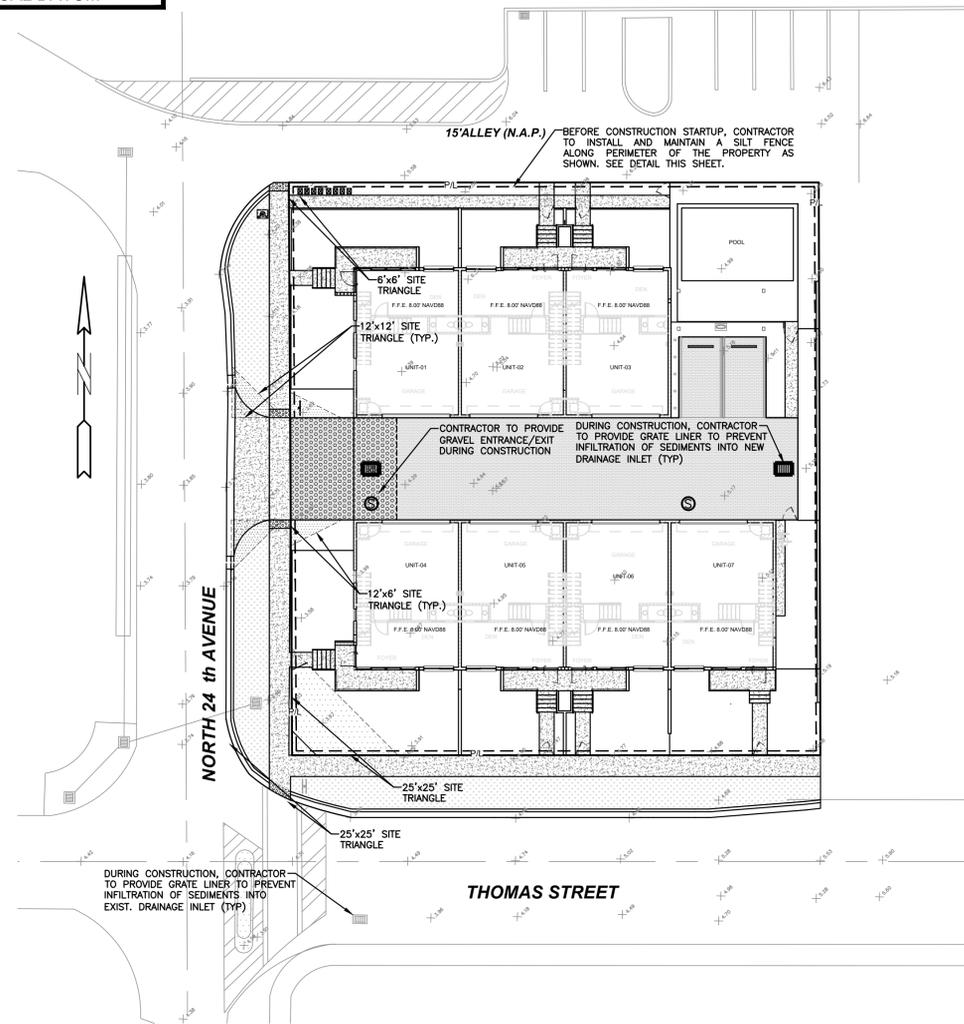




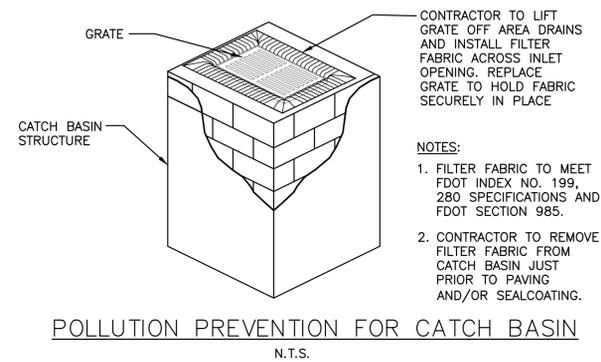
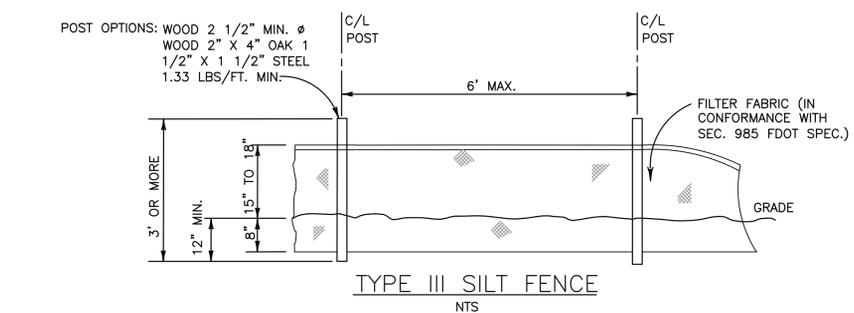
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
⊕	18	A	Single	Atlantic Lighting COM4-SYL15-4K-U / 4CMPR-10	0.900	1239	13.1	235.8	
+	3	B	Single	Lux Illuminaires EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX	0.900	1541	14.9	44.7	
⊖	10	WA	Single	PIL SH1-27-80-4K-XX-UNV-NA	0.900	3072	27	270	

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking and Drive Lane	Illuminance	Fc	6.67	12.9	1.3	5.13
Pool Deck	Illuminance	Fc	3.03	4.1	1.8	1.68
Property Line	Illuminance	Fc	0.47	1.0	0.0	N.A.
Terraces	Illuminance	Fc	4.99	6.4	3.1	1.61
To Property Line	Illuminance	Fc	1.69	5.5	0.1	16.90

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE



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

LEGEND

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

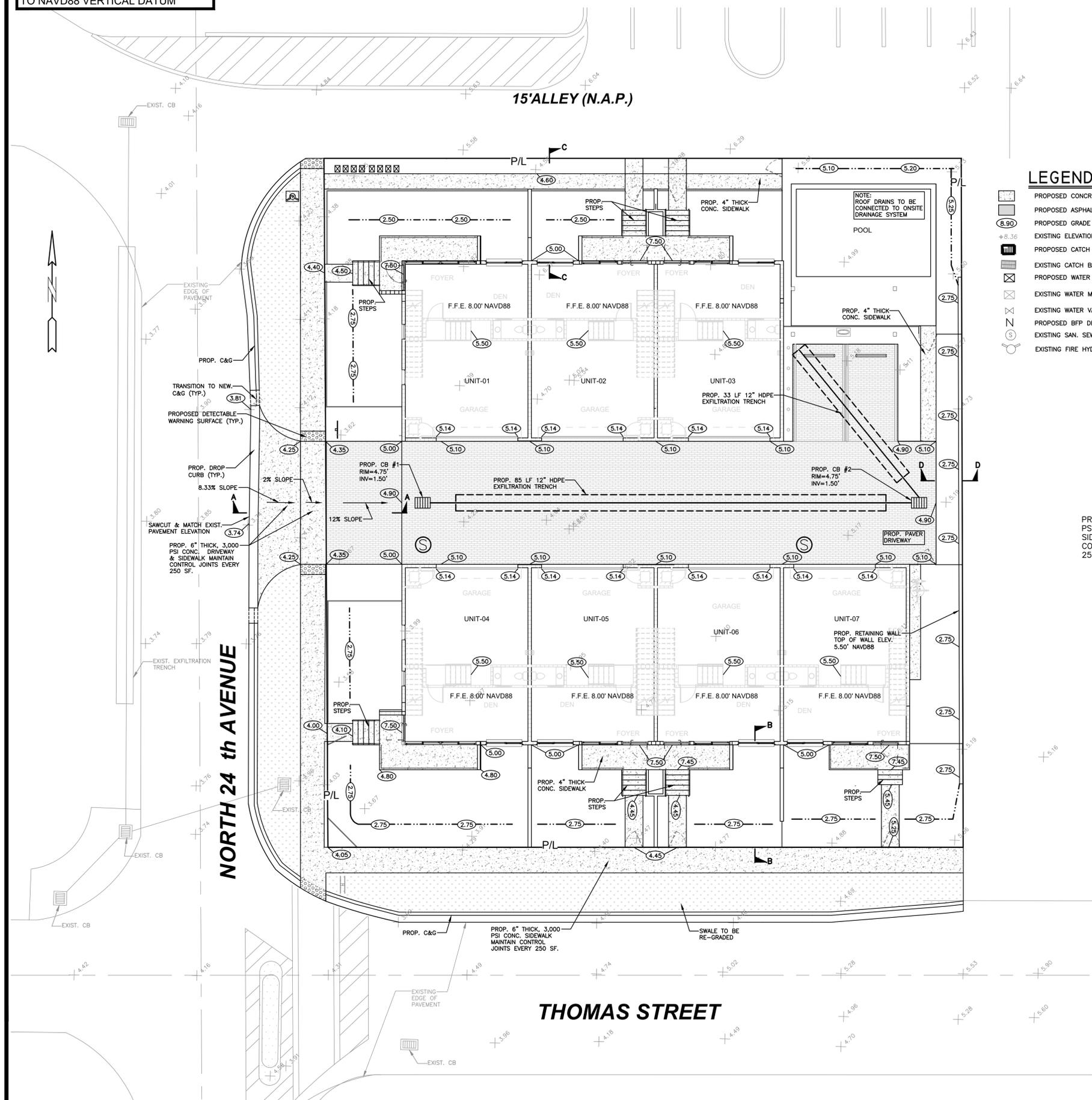
EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=20'



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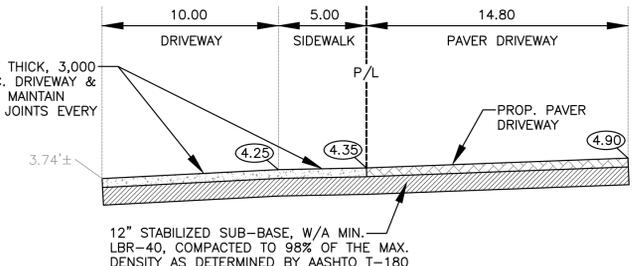
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p>ZEPHYR ENGINEERING WILFORD ZEPHYR, P.E. HOLLYWOOD, FL (786) 302-7693 wzephyr@gmail.com CA#: 31158</p>
	NO.	DATE	DESCRIPTION										
<p>NEW RESIDENTIAL BUILDING 2351 THOMAS STREET HOLLYWOOD, FL</p>													
<p>P.E.#: 76036 DATE: 10/26/22 SCALE: 1"=20' SHEET NO.: C1 1 OF 9 PROJECT NO.: 24-08</p>	<p>4-8-24</p>												

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

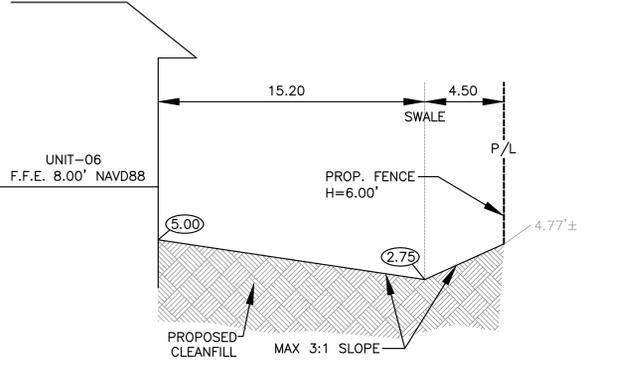


- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION,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

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



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



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

NO.	DATE	DESCRIPTION

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



NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 78036
DATE: 10/26/22
SCALE: 1"=10'
SHEET NO.: C2
2 OF 9
PROJECT NO.: 24-08

GENERAL CONDITION NOTES :

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

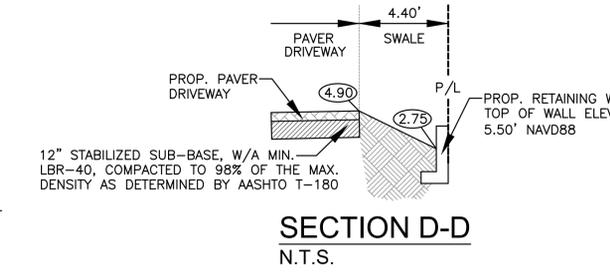
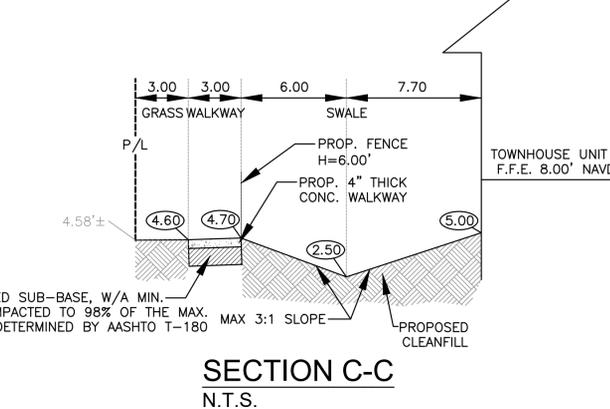
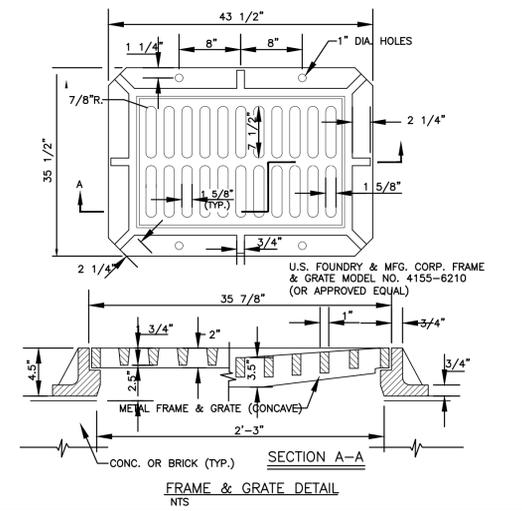
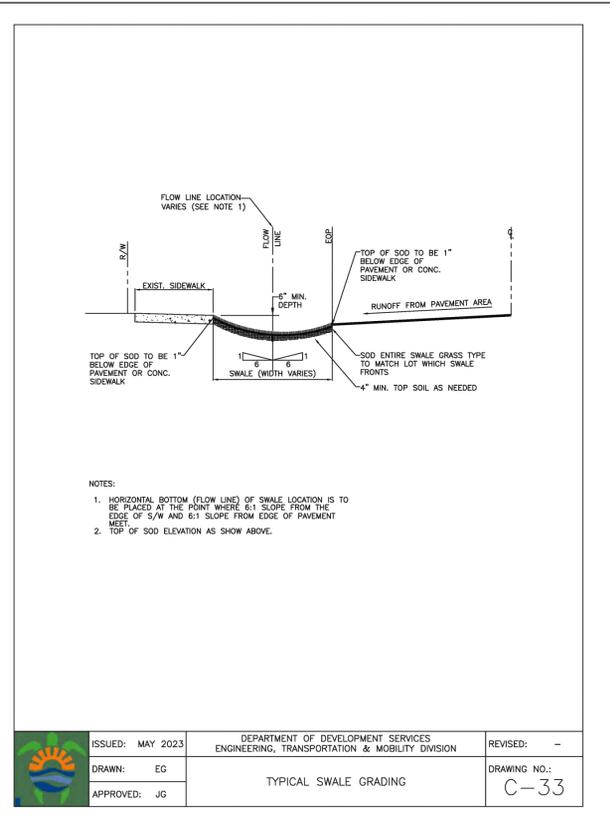
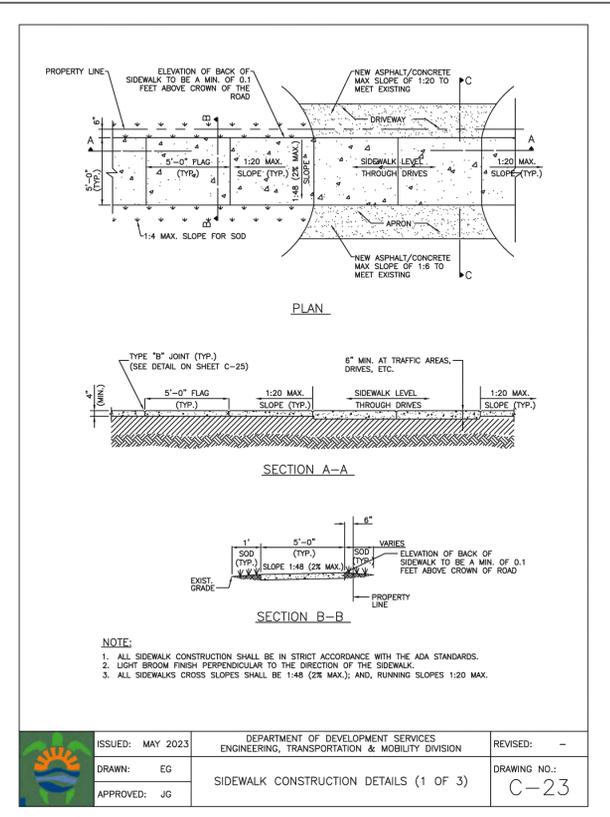
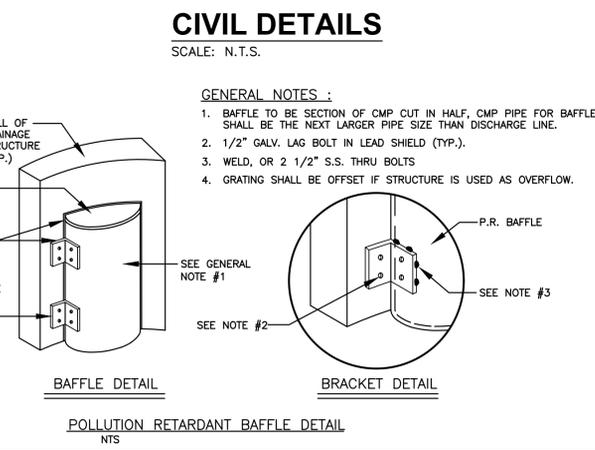
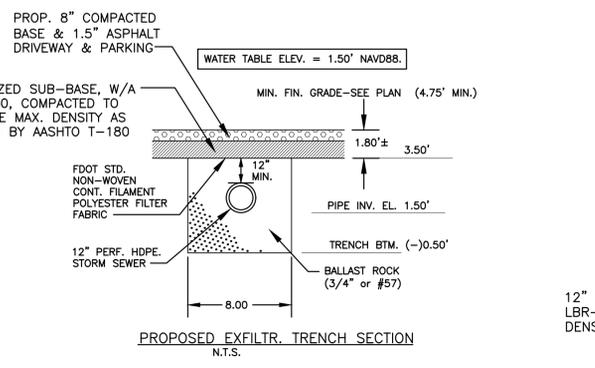
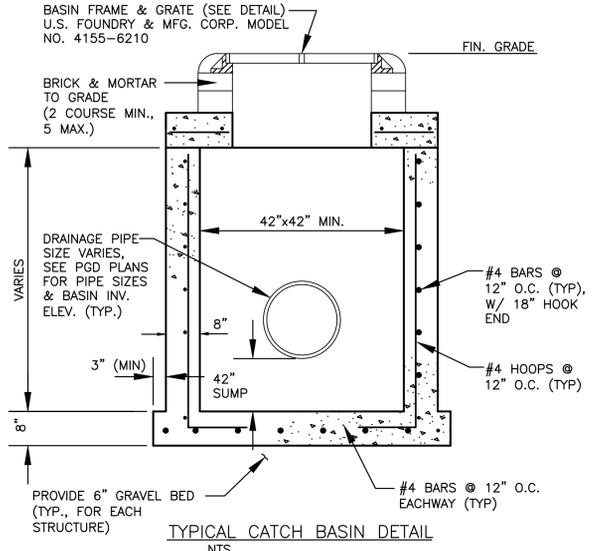
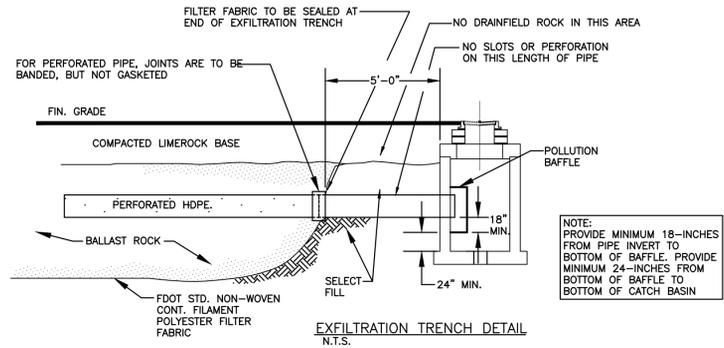
PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 80% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
 CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
 PVC = POLYVINYLCHLORIDE PIPE
 PCMP = PERFORATED CMP, FDOT SECTION 945
 DIP = DUCTILE IRON PIPE
 HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -
 BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.1.
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.
 DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

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

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



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NO.	DATE	DESCRIPTION

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

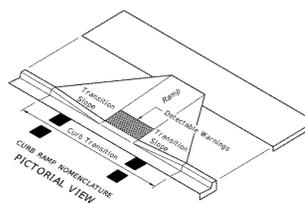
NEW RESIDENTIAL BUILDING
 2351 THOMAS STREET
 HOLLYWOOD, FL

P.E.#: 76036
 DATE: 10/26/22
 SCALE: N.T.S.
 SHEET NO.: **C3**
 3 OF 9
 PROJECT NO.: 24-08

CIVIL DETAILS I
 SCALE: N.T.S.

GENERAL NOTES

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



LEGEND

[Symbol] Detectable Warnings

LAST REVISION	DESCRIPTION	INDEX NO.	SHEET NO.
07/01/13	REVISED	304	1 of 7

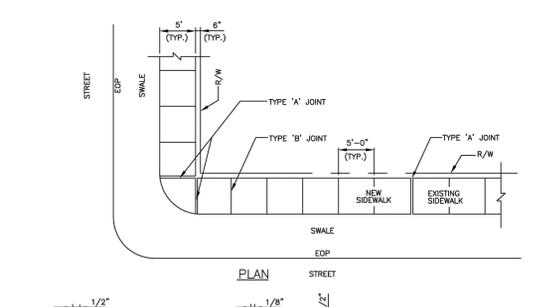


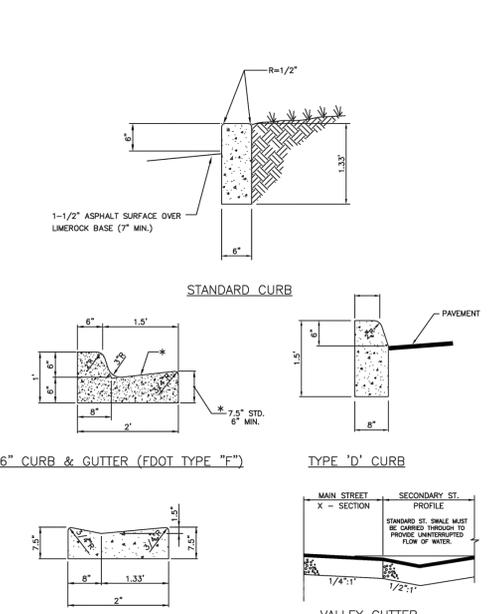
TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALKS ADJUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

- CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
- SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
- SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FOOT STANDARD PLANS INDEX NO. 522-002.
- THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A 1/4" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
- 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



STANDARD CURB

6" CURB & GUTTER (FDOT TYPE "F")

TYPE 'D' CURB

DRIVEWAY CURB & GUTTER

VALLEY GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6". UNLESS OTHERWISE SHOWN ON PLANS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
APPROVED: JG		



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CIVIL DETAILS II
SCALE: N.T.S.

NO.	DATE	DESCRIPTION
1	7-26-23	TAC REVIEW COMMENTS

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

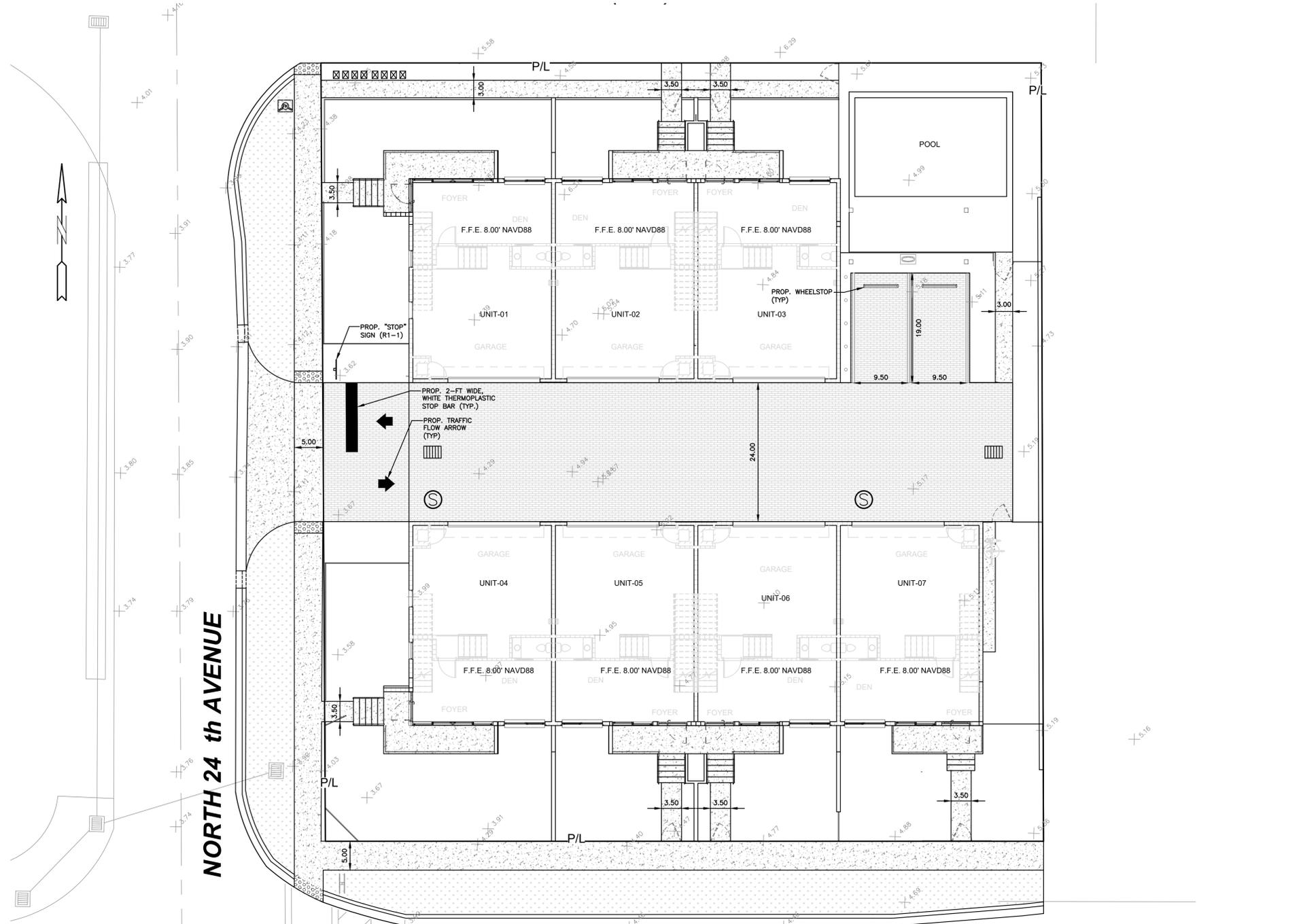


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2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C4
4 OF 9
PROJECT NO.: 24-08

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXX



NORTH 24th AVENUE

THOMAS STREET

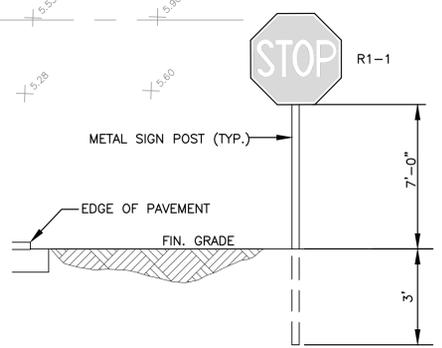
LEGEND

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

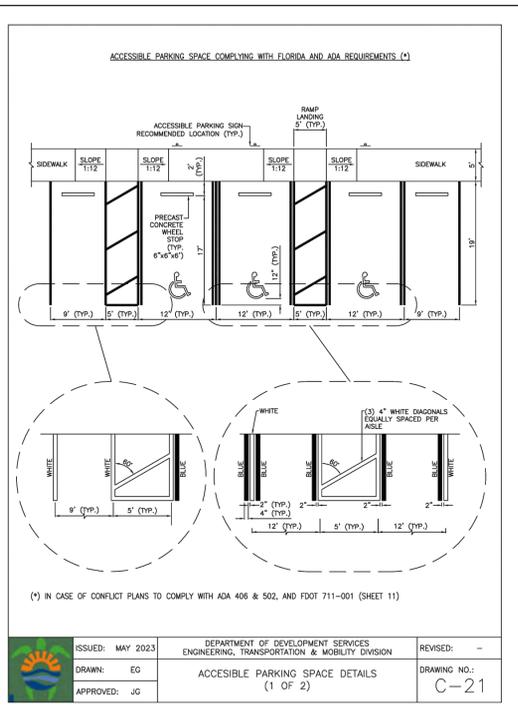


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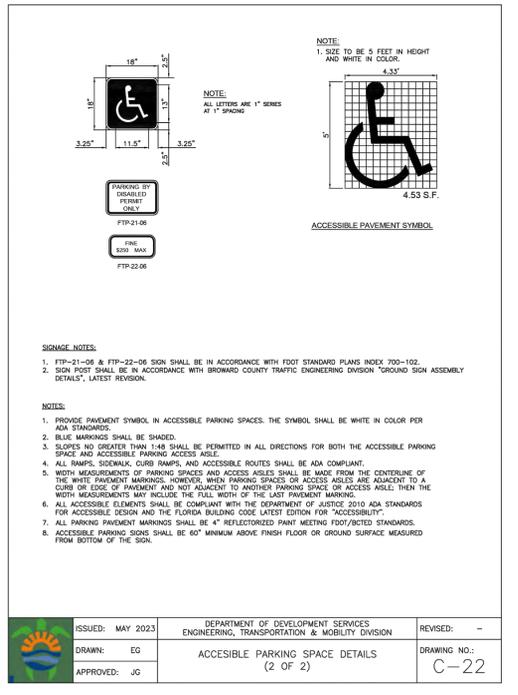
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TYPICAL SIGN INSTALLATION DETAIL
NTS



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		

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

REVISIONS

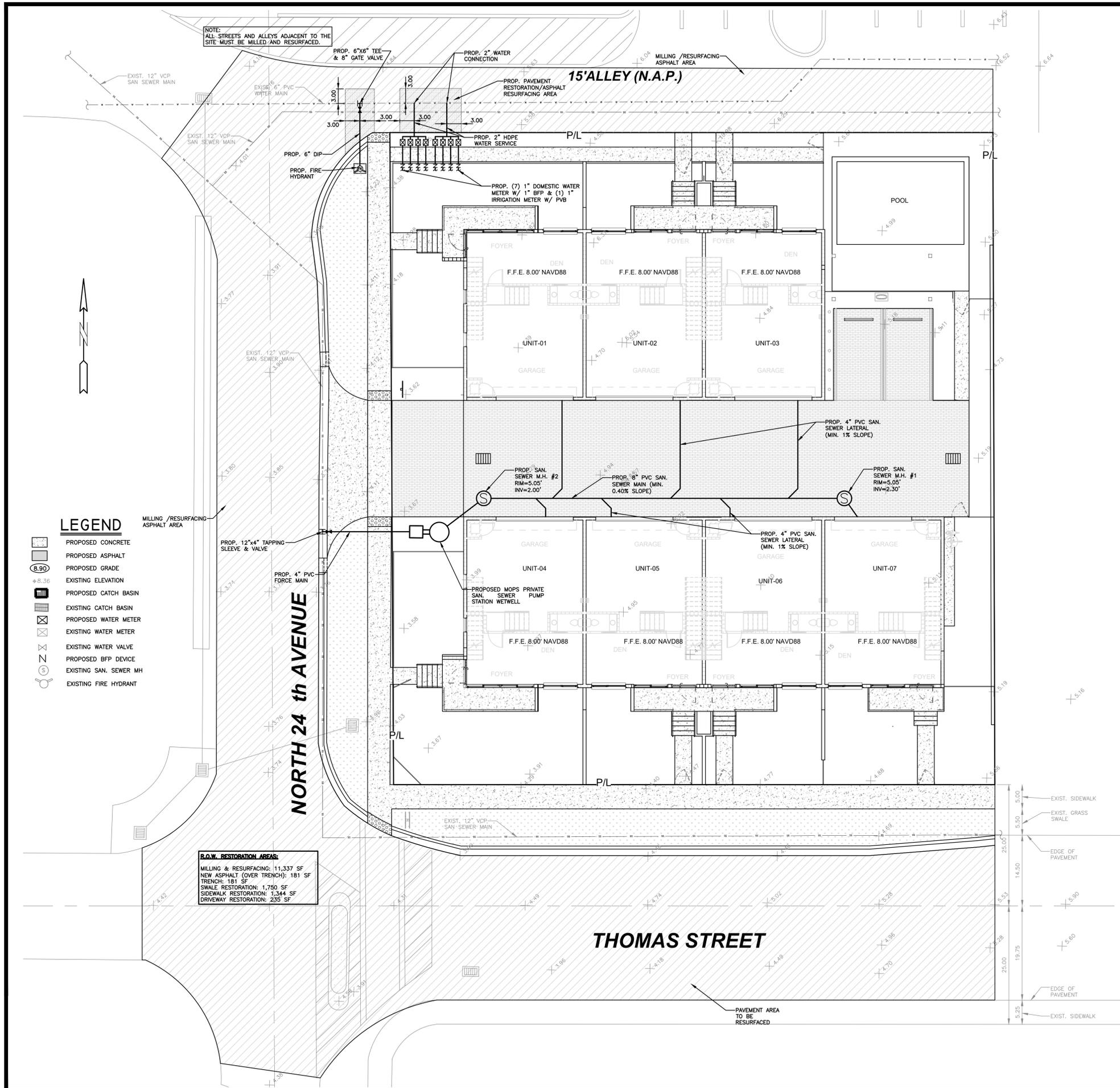
NO.	DATE	DESCRIPTION

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



NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 76036
DATE: 10/26/22
SCALE: 1"=10'
SHEET NO.: C5
5 OF 9
PROJECT NO.: 24-08



NOTE: ALL STREETS AND ALLEYS ADJACENT TO THE SITE MUST BE MILLED AND RESURFACED.

R.O.W. RESTORATION AREAS:
 MILLING & RESURFACING: 11,337 SF
 NEW ASPHALT (OVER TRENCH): 181 SF
 TRENCH: 181 SF
 SWALE RESTORATION: 1,750 SF
 SIDEWALK RESTORATION: 1,144 SF
 DRIVEWAY RESTORATION: 233 SF

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

SEWER NOTES:

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

$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$
 WHERE:
 L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
 D = PIPE DIAMETER IN INCHES
 S = LENGTH OF LINES IN LINEAL FEET
 P = AVERAGE TEST PRESSURE IN PSI
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
 • 7 RESIDENTIAL UNITS

WATER DEMAND
 (7 RESIDENTIAL UNITS)X(141 GPD/UNIT)=987 GPD

WASTEWATER DEMAND
 (7 RESIDENTIAL UNITS)X(100 GPD/UNIT)=700 GPD

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

NOTES:

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

NOTE:
 SLEEVE SEWER LATERALS THROUGH PROP. EXP. TRENCH SYSTEM.



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WATER & SEWER PLAN & DETAILS
 SCALE: 1"=10'

REVISIONS

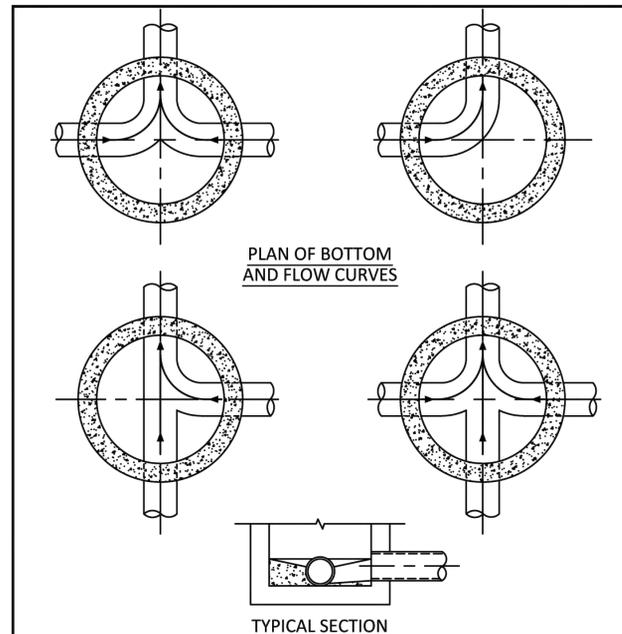
NO.	DATE	DESCRIPTION
1	6-6-23	TAC REVIEW COMMENTS
2	7-26-23	TAC REVIEW COMMENTS

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

ZE

NEW RESIDENTIAL BUILDING
 2351 THOMAS STREET
 HOLLYWOOD, FL

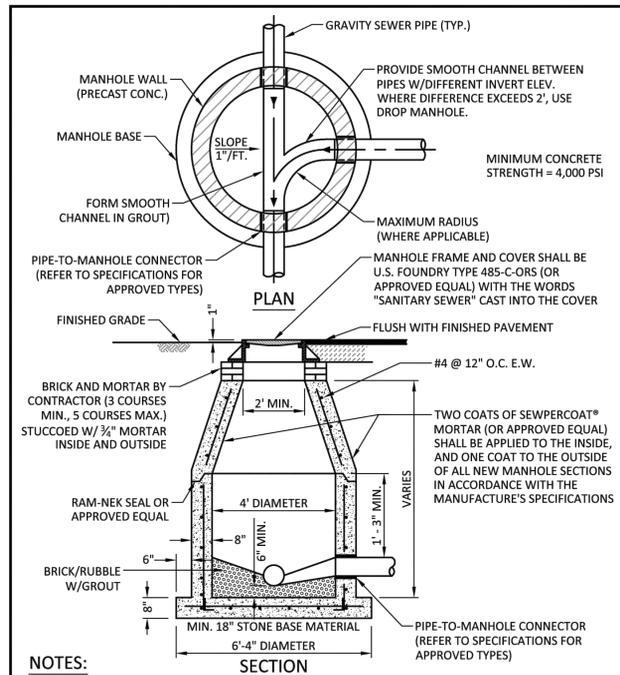
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 DATE: 10/26/22
 SCALE: 1"=10'
 SHEET NO.: C6
 6 OF 9
 PROJECT NO.: 24-08



NOTES:

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

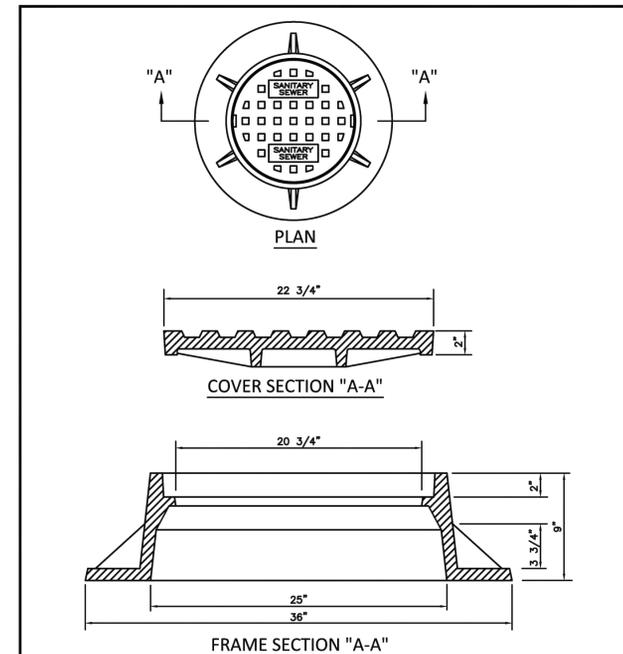
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
	APPROVED: XXX		



NOTES:

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

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



NOTES:

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

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



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UTILITIES DETAILS II

SCALE: N.T.S.

NO.	DATE	DESCRIPTION

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



NEW RESIDENTIAL BUILDING
 2351 THOMAS STREET
 HOLLYWOOD, FL

P.E.#: 76036
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 SHEET NO.: C8
 8 OF 9
 PROJECT NO.: 24-08

