

ATTACHMENT A

Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

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: Cruzio Pereira Date: 11/15/2024

PRINT NAME: CRUZIO PEREIRA Date: 11/15/2024

Signature of Consultant/Representative: [Signature] Date: 11/15/24

PRINT NAME: Brandon "Rocky" Kaller Date: 11/15/24

Signature of Tenant: _____ Date: _____

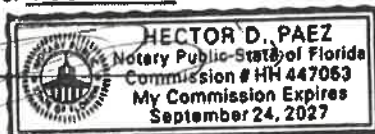
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site plan approval to my property, which is hereby made by me or I am hereby authorizing Brandon "Rocky" Kaller to be my legal representative before the Steplan Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 15 day of NOV-2024

Notary Public
State of Florida



My Commission Expires: 4/24/2027 (Check One) ☐ Personally known to me; OR ☒ Produced Identification Drive Lic #

Cruzio Pereira
Signature of Current Owner

CRUZIO PEREIRA
Print Name

PG60-100-68-603-0

November 19th, 2024

To: City of Hollywood Fl., Planning Department

This letter is to confirm that Porcupine Development and Mr. Kaplun have contracted my land at 2242 Monroe in Hollywood Florida. They are developing a multi-family building upon this land and as current owner, I am aware of their development and am in support of it as they will be closing in February given that the land is buildable. If any further confirmation is needed, please let me know, and we look forward to permitting, transferring, and finally developing the land.

Thank you,

DocuSigned by:

6E9B75CB0FFD4D0...
Cruzcielo Pereira

Owner

Signed by:

84296C0AB4CD412...
Mike Kaplun

Buyer



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 20th, 2025

Re:
2242-2246 Monroe Street
Hollywood, Florida 33020
Architect's Project #23104

CRITERIA OF APPROPRIATENESS FOR DESIGN

2242-2246 Monroe Street – New Construction 4 Story Apartments

CRITERION 1: INTEGRITY OF LOCATION

The proposed New Construction 4-story Apartment Building on Monroe Street in Hollywood, Florida, has been thoughtfully sited to preserve and enhance the integrity of its location within the urban fabric of the neighborhood. The project respects the existing street grid and local zoning ordinances and aligns with the pedestrian-oriented character that defines this area of Hollywood.

Through respectful site planning and integration with the surrounding context, this development upholds the integrity of its location and contributes positively to the continued evolution of Monroe Street as a vibrant, livable neighborhood.

CRITERION 2: DESIGN

This New Construction 4-story Apartment Building brings a clean, contemporary design to Monroe Street, offering 27 spacious rental units tailored for modern living. The architecture features minimalist lines, natural materials, and a light palette that complements the subtropical South Florida environment.

Amenities include a rooftop pool deck with scenic views, a roof-floor fitness gym, and landscaped outdoor areas for cornhole and putting green—promoting both wellness and recreation. Florida-Native landscaping and shaded walkways enhance the building’s connection to the neighborhood and climate. Blending modern aesthetics with functional design, the project supports a vibrant, active lifestyle while respecting the scale and character of its surroundings.

CRITERION 3: SETTING

The apartment building is thoughtfully situated along Monroe Street in Hollywood, Florida, a walkable, residential corridor with close proximity to downtown, public transit, parks, and beaches. The setting offers an ideal blend of urban access and neighborhood charm, making it well-suited for a multi-family development that encourages an active, connected lifestyle. Surrounded by a mix of low- and mid-rise buildings, the project respects the existing scale while introducing a fresh, contemporary presence. Florida-Native landscaping, shaded pathways, and open green spaces enhance the subtropical character of the site and foster a seamless transition between the building and its surrounding environment.

CRITERION 4: MATERIALS

The building features a clean, white façade that reflects the bright, sunlit character of South Florida, creating a crisp and modern appearance. Accents of light and dark grey tones add depth and contrast to the overall composition, emphasizing the building's contemporary form. Strategic splashes of orange paint introduce warmth and vibrancy, creating focal points that energize the design without overwhelming it. Together, these materials form a balanced and dynamic palette that complements the subtropical setting while expressing a bold, modern identity.

CRITERION 5: ASSOCIATION

The new apartment building is designed to integrate seamlessly with the surrounding urban and residential context of Monroe Street in Hollywood, Florida. While contemporary in style, its scale, massing, and site orientation are carefully considered to align with neighboring structures and maintain the cohesive rhythm of the street. The use of complementary materials and landscaping reinforces a visual and experiential connection with the existing environment, allowing the building to stand out as a modern addition while respecting the established character of the neighborhood.

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of

the Florida Building Code 2020, 8th edition and the State of Florida Department of Environmental Protection.

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

Sincerely,

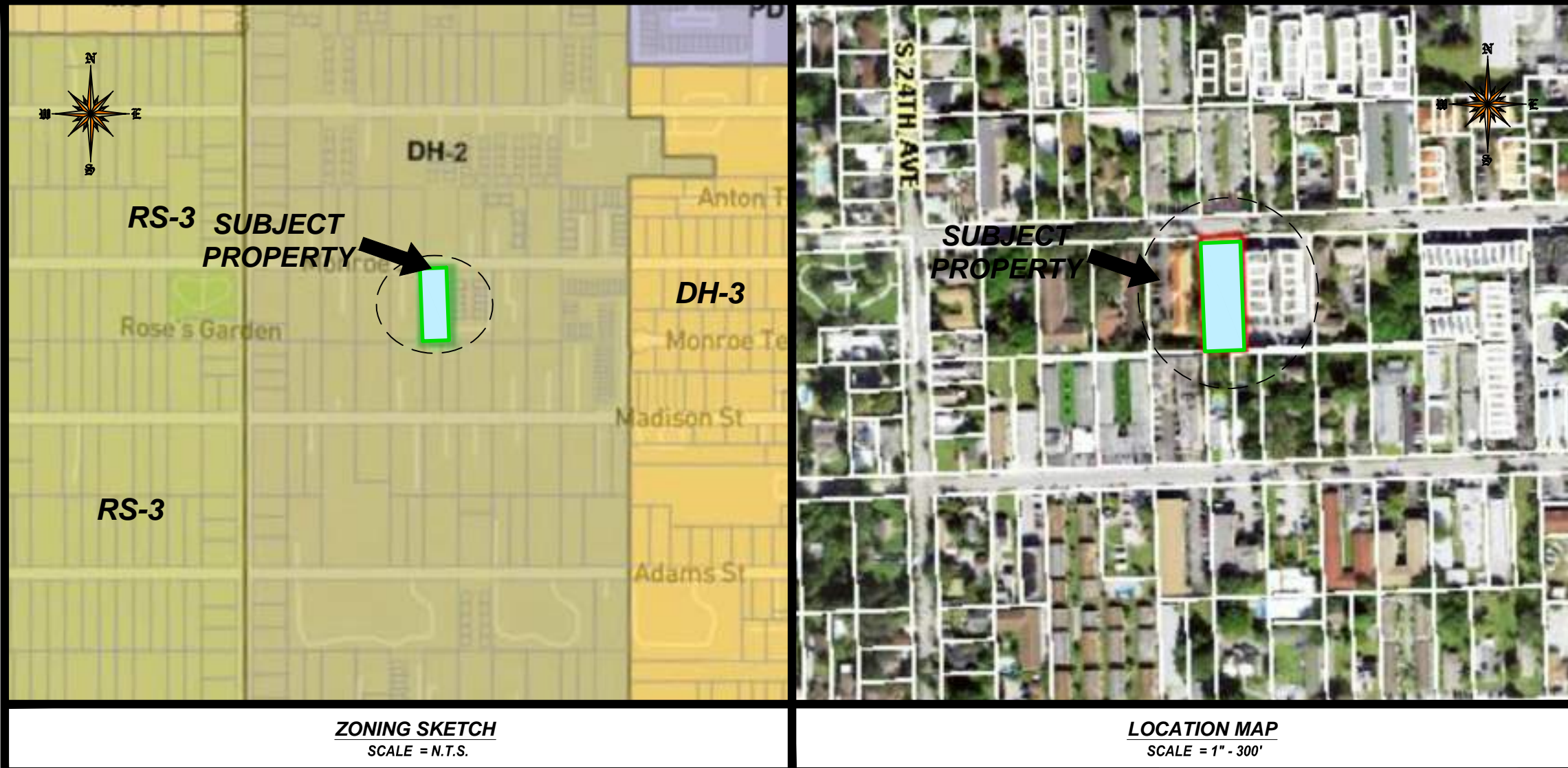
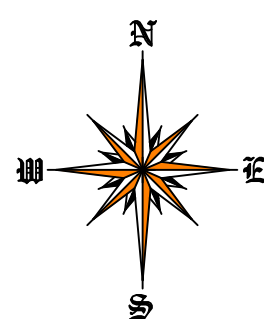
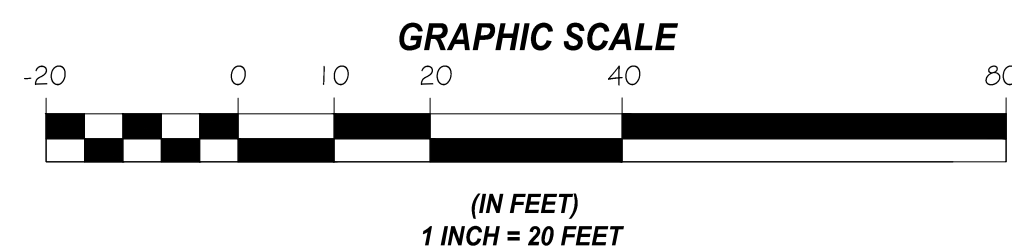


KallerArchitecture

Mitchell Fraiman | NCARB, AIA | Architectural Associate
2417 Hollywood Blvd Hollywood, FL
t. 954 920 5746 e. mfraiman@kallerarchitects.com
w. Kallerarchitects.com



ALTA/NSPS Land Title Survey



ABBREVIATIONS

[illegible]

SURVEYOR'S CERTIFICATE:

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALL TANGS LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS IS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALL TANGS LAND TITLE SURVEYS;"

2. ADDRESSES OF THE SURVEYED PROPERTY: 2242-2244 MONROE STREET HOLLYWOOD FLORIDA 33020
THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS AND VEHICULAR ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS MONROE STREET.

3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120113 PANEL NO. 0066, "SUFIX" Z, AND HAVING A BASE FLOOD OF 9 FEET, BEARING AN EFFECTIVE DATE OF 07/31/2024.

4. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL + 15,373 SQUARE FEET OR + 0.352 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION

5. ELEVATIONS ARE REFERRED TO CITY OF HOLLYWOOD BENCHMARK BM 1896, ELEVATION 9.932 FEET OF N.A.V.D. OF 1929 LOCATED.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE D+2, DIXIE HIGHWAY MEDIUM 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.

(D+2)

FRONT = 15 FEET
SIDE (INTERIOR) = 10 FEET (PLATED) AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK.)
REARS= 20 FEET

7. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR BUILDING FLOOR SPACE) IN SQUARE FEET:
RES # 2242= 1362.65 SQUARE FEET.
RES # 2246= 1303.78 SQUARE FEET.

FLOOR ELEVATION OF EXISTING BUILDING IN FEET
RES # 2242= 9.73 FEET.
RES # 2246= 9.84 FEET.

THE HIGHEST PART OF ROOF HAS AN ELEVATION IN FEET N.A.V.D. 1988
RES # 2242= 21.15 FEET.
RES # 2246= 20.84 FEET.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 6 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.

9. THERE ARE 5 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

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

11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSIDIARY 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.

12. 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.

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

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

15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMATIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR ASSEMBLING 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 FEATURE, NOT APPLICABLE.

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

17. 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 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT

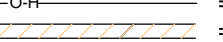





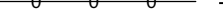



THAT I HAVE REVIEWED THE REPORT AND ALL ITEMS ARE SHOWN ON THE SURVEY.
THE ITEMS SHOWN HERE PERTAIN TO PER EACH ENCLOSURE OF ATTORNEYS' TITLE FUND
ENCLOSURES. IN THIS CASE, THERE IS NO RECORD REFERENCE. 2406 MONROE STREET
EFFECTIVE DATES FROM JANUARY 1, 1907 AT 11:00 AM
TO SEPTEMBER 4, 1927 AT 11:00 PM

1. FINAL JUDGMENT RECORDED IN INSTRUMENT NUMBER 11419354 BLANKED TO QUOTE
TITLE WARRANTY FOR DEED RECORDED IN INSTRUMENT NUMBER 11517252 PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY. IT IS BLANKED IN NATURE.

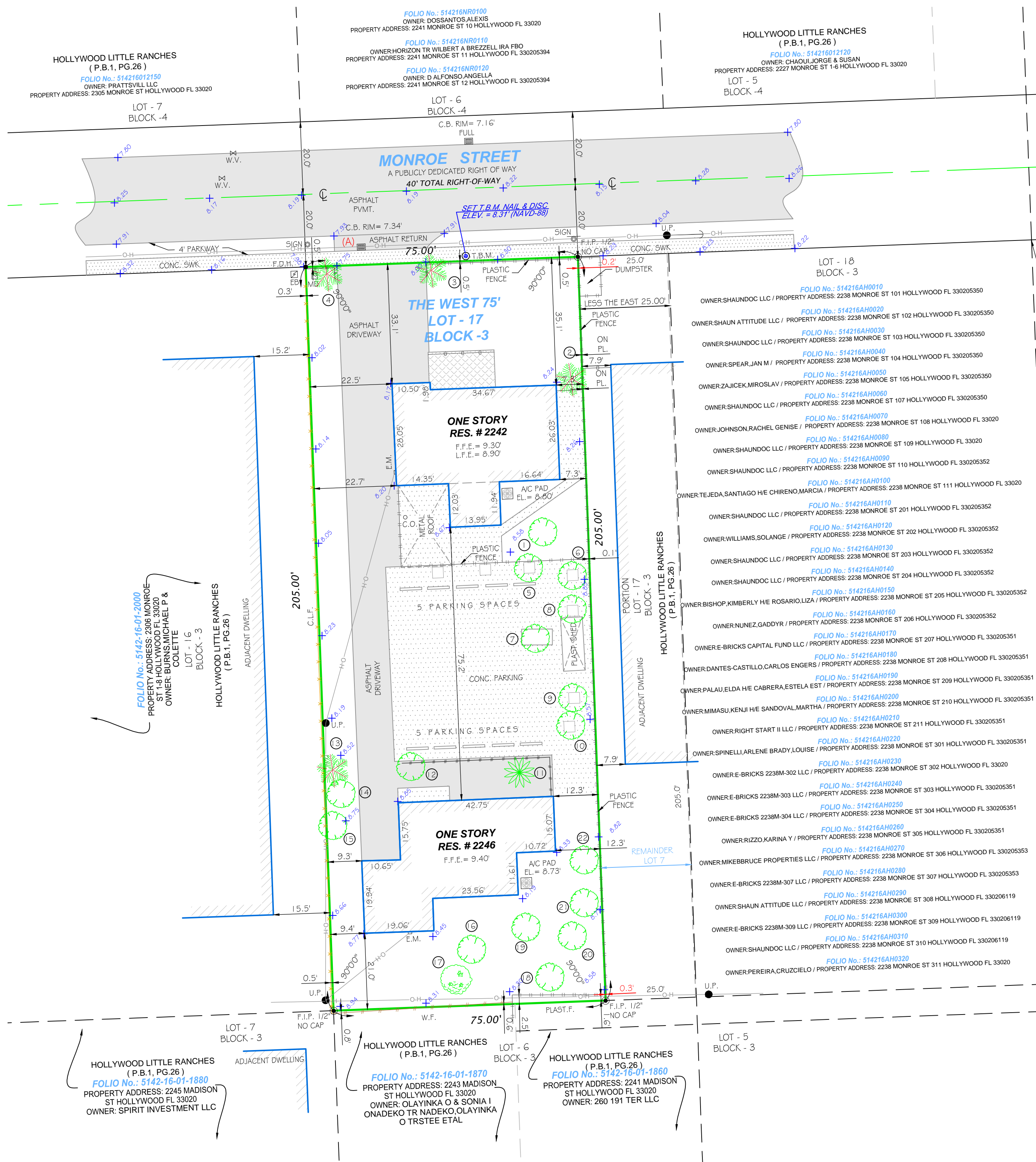
2. MORTGAGE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. CHICKEN LOANS
MORTGAGES, RECORDED IN INSTRUMENT NUMBER 11783001 PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, DOES AFFECT THE PROPERTY. IT IS BLANKED IN NATURE.
MORTGAGE RECORDED IN INSTRUMENT NUMBER 11730031, MORTGAGE MODIFICATION
AGREEMENT RECORDED IN INSTRUMENT NUMBER 11659989, PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, DOES AFFECT THE PROPERTY. IT IS BLANKED IN NATURE.

3. SUBORDINATE MORTGAGE TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
MORTGAGE(S), RECORDED IN INSTRUMENT NUMBER 11829964 PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY. IT IS BLANKED IN NATURE.

LEGEND


 = OVERHEAD UTILITY LINES

 = CONCRETE BLOCK WALL

 = CHAIN LINK FENCE

 = IRON FENCE

 = WOOD FENCE

 = BUILDING SETBACK LINE

 = UTILITY EASEMENT

 = LIMITED ACCESS R/W

 = NON-VEHICULAR ACCESS R/W

 = EXISTING ELEVATIONS

No.	Name	Diameter (ft.)	Height (ft.)	Spread (ft.)
1	MANGO TREE	0.5	50.0	25.0
2	PINE TREE	0.15	7.0	1.5
3	PINE TREE	0.5	25.0	2.0
4	REEF	0.6	29.0	2.0
5	REEF	0.3	25.0	15.0
6	MANGO TREE	0.3	35.0	25.0
7	SOUR ORANGE	0.1	6.0	6.0
8	REEF	0.7	20.0	12.0
9	COCONUT PALM	0.2	25.0	15.0
10	COCONUT PALM	0.5	25.0	15.0
11	REEF	0.7	15.0	15.0
12	PINE TREE	3.0	70.0	30.0
13	REEF	0.4	20.0	15.0
14	TAMARIND TREE	2.0	60.0	25.0
15	MANGO TREE	3.5	70.0	40.0
16	REEF	0.2	2.0	2.0
17	REEF	0.4	15.0	8.0
18	REEF	0.5	12.0	10.0
19	REEF	0.6	25.0	25.0
20	REEF	0.2	4.0	4.0
21	REEF	0.2	3.0	3.5



ATTORNEYS' TITLE FUND SERVICES, INC.
2242 - 2246 MONROE STREET HOLLYWOOD, FLORIDA 33020

BASED UPON REPORT AGENT'S FILE REFERENCE: 2242 MONROE STREET
REPORT NUMBER 1566130,
OF ATTORNEYS' TITLE FUND SERVICES, INC.,
EFFECTIVE DATES: FROM JANUARY 1, 1900 AT 11:00AM
TO SEPTEMBER 4, 2024 AT 11:00 PM

SURVEYOR'S CERTIFICATION

TO: ATTORNEYS' TITLE FUND SERVICES, INC., TRAYNER LAW GROUP PA, 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 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)-1.8.9.13.16.19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 01, 2024.

08/01/2024

JOHN IBARRA (DATE OF SURVEY)
PROFESSIONAL LAND SURVEYOR NO.: 5204 **STATE OF FLORIDA** (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND 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 COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

**John Ibarra
And Assoc., Inc.
LAND SURVEYORS**

L.B.# 7806

SEAL

OWNER

MIKE KAPLUN
UNICONTE LLC
1028 W LELAND AVE., CHICAGO IL 60640
(312) 927-9724 | KAPLUN@UNICONTE.COM

ARCHITECT

JOSEPH KALLER

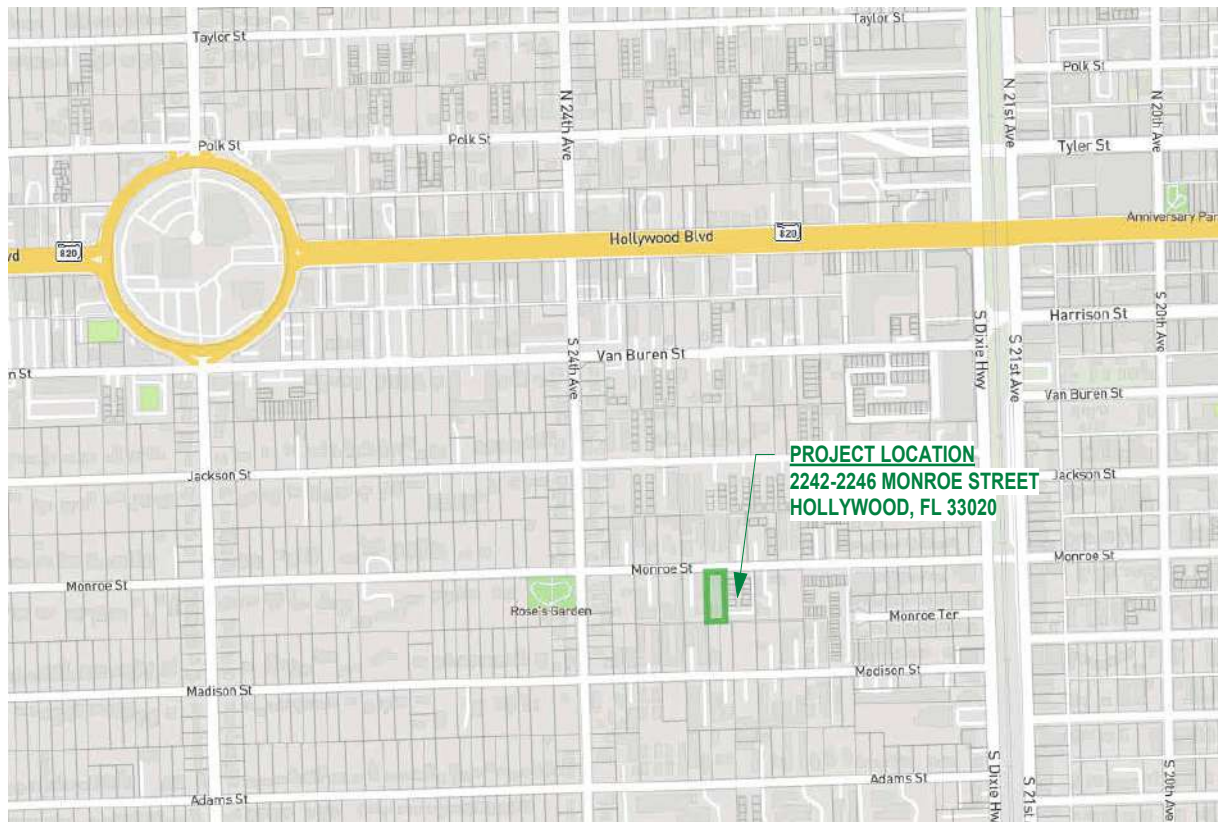
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

CITY OF HOLLYWOOD MEETING DATES

PACO	SEPTEMBER 3RD, 2024
PRELIMINARY TAC	OCTOBER 7TH, 2024
FINAL TAC	DECEMBER 2ND, 2024
SIGN OFF	TBD

SITE MAP



APPLICABLE CODES

PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:

BUILDING:	FLORIDA BUILDING CODE RESIDENTIAL	2023, 8TH EDITION
MECHANICAL:	FLORIDA BUILDING CODE MECHANICAL	2023, 8TH EDITION
ELECTRICAL:	NFPA 70 (NEC)	2020 EDITION
PLUMBING:	FLORIDA BUILDING CODE PLUMBING	2023, 8TH EDITION
LIFE SAFETY:	NFPA 101	2021 EDITION
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION
FIRE CODE:	NFPA 1	2021 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8TH EDITION
ADA:	FAIR HOUSING ACT DESIGN MANUAL	1998 EDITION

Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101



Kaller Architecture

2417 Hollywood Blvd.
Hollywood Florida 33020

MULTI-FAMILY APARTMENTS

2242-2246 MONROE STREET, HOLLYWOOD, FL 33020



PROPERTY ADDRESS		
2242-2246 MONROE ST HOLLYWOOD, FL 33020		
FOLIO		
514216012010		
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 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A/K/A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL		
SITE INFORMATION	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,375 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.38 ACRES	N/A
BASE FLOOD ZONE :	AH - 9.0 NAVD	
100 YEAR FLOOD :		FFE 11.50' NAVD

UNIT TYPE:	PROVIDED	
1 BED / 1 BATH	23	
2 BED / 2 BATH	3	
3 BED / 2 BATH	1	
TOTAL	= 27 UNITS	

PARKING CALCULATION:	REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT		
UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT		
EACH CAR LIFT PROPOSED IS PER UNIT		
ONE - BEDROOM (23)	1 SPACE x 23 = 23	23 SPACES
TWO - BEDROOM (3)	1.5 SPACE x 3 =4.5	6 SPACES (3 CAR LIFTS)
THREE - BEDROOM (1)	1.5 SPACE x 1 =1.5	2 SPACES (1 CAR LIFTS)
GUESTS : 1 SPACE PER EVERY 10	27 UNITS/10 = 3	3 SPACES
TOTAL	= 32 SPACES	= 34 SPACES

ADA:		
HANDICAPPED SPACE	2	2

LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE

BICYCLE PARKING:		7 SPACES
------------------	--	----------

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75(26,849.86 SF)
A/C AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	27 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
CONSTRUCTION TYPE:		TYPE IIIb

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEING)	19'-0"(QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-0"

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE	3,077 S.F. (20%)	6,364 S.F. (41.3%)
LANDSCAPE AREAS (TOTAL)		
VEHICULAR USE AREA:	267 S.F. (25%)	602 S.F. (56%)

AVERAGE UNIT & GROSS BUILDING SQ. FOOTAGE TABLE:	
UNIT TYPE:	AVERAGE A/C SF
1 BED / 1 BATH (23 UNITS)	697 SF
2 BED / 2 BATH (3 UNITS)	1,122 SF
3 BED / 2 BATH (1 UNITS)	1,375 SF

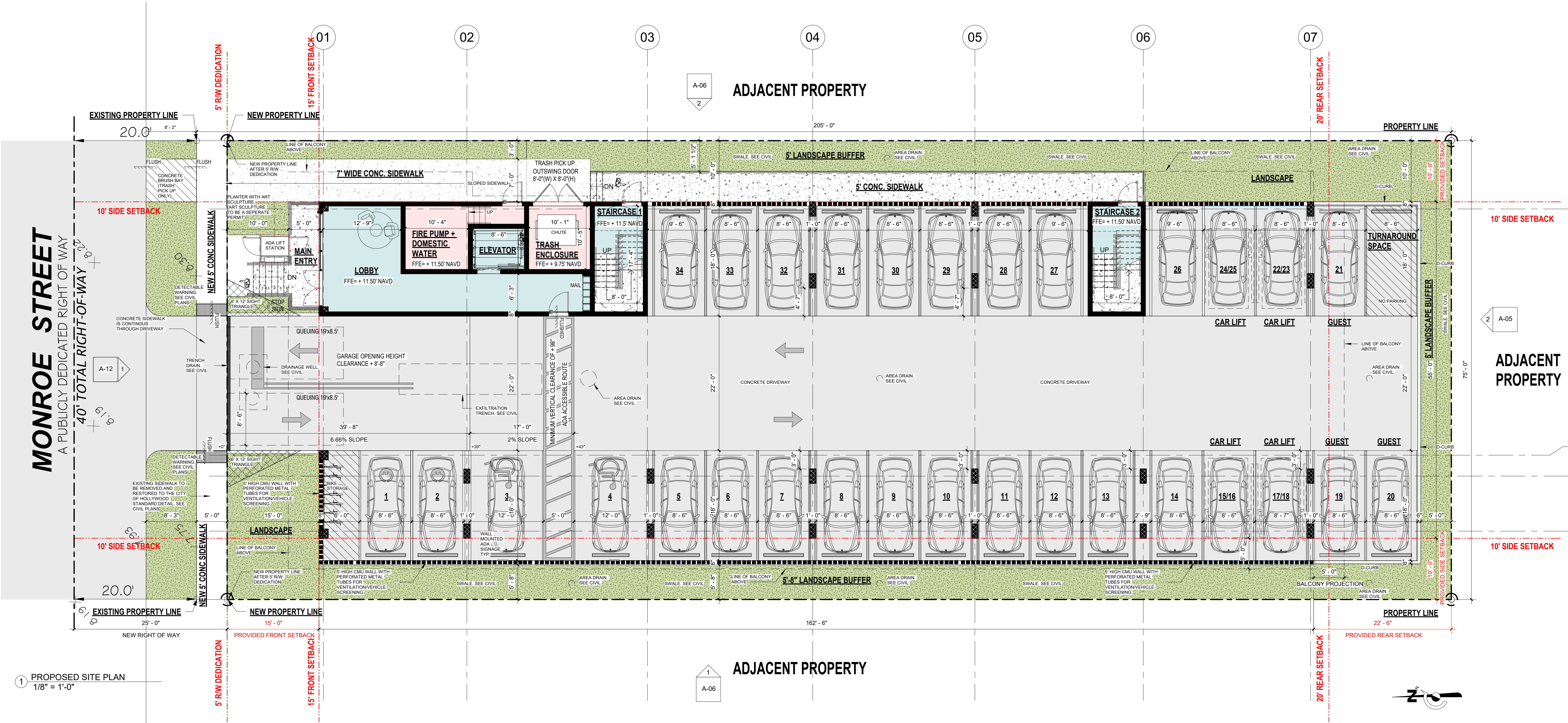
FLOOR:	SQUARE FOOTAGE
FIRST FLOOR	1,176 SF
SECOND FLOOR	8,883 SF
THIRD FLOOR	8,833 SF
FOURTH FLOOR	8,833 SF
ROOF DECK	1,069 SF
TOTAL	28,744 SF

SITE PLAN NOTES:
a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS
e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPERATE PERMIT
f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT AND INSPECTION. SEPERATE PERMITS ARE REQUIRED FOR EACH SIGN.
g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

MONROE STREET

A PUBLICLY DEDICATED RIGHT OF WAY

40' TOTAL RIGHT-OF-WAY



1 PROPOSED SITE PLAN
1/8" = 1'-0"

PROPERTY ADDRESS

2242-2246 MONROE ST HOLLYWOOD, FL 33020

FOLIO

514216012010

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 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL

SITE INFORMATION

	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,375 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	AH - 9.0' NAVD	
100 YEAR FLOOD :		FFE 11.50' NAVD

UNIT TYPE:

PROVIDED

1 BED / 1 BATH	23
2 BED / 2 BATH	3
3 BED / 2 BATH	1
TOTAL	= 27 UNITS

PARKING CALCULATION:

REQUIRED

PROVIDED

MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT		
UNITS EXCEEDING ONE BED, INCLUDING DECKS (1.5) PARKING PER UNIT		
EACH CAR LIFT PROPOSED IS PER UNIT		
ONE - BEDROOM (23)	1 SPACE x 23 = 23	23 SPACES
TWO - BEDROOM (3)	1.5 SPACE x 3 = 4.5	6 SPACES (3 CAR LIFTS)
THREE - BEDROOM (1)	1.5 SPACE x 1 = 1.5	2 SPACES (1 CAR LIFTS)
GUESTS : 1 SPACE PER EVERY 10	27 UNITS/10 = 3	3 SPACES
TOTAL	= 32 SPACES	= 34 SPACES

ADA:

HANDICAPPED SPACE	2	2
-------------------	---	---

LOADING:

RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE
----------------------------------	-----------------------------	---------

BICYCLE PARKING:		7 SPACES
------------------	--	----------

BUILDING INTENSITY

ALLOWED

PROVIDED

LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75 (26,849.86 SF)
A/C AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	27 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
CONSTRUCTION TYPE:		TYPE III B

SETBACKS:

REQUIRED

PROVIDED

(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEING)	19'-0"(QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-6"

LANDSCAPE

REQUIRED

PROVIDED

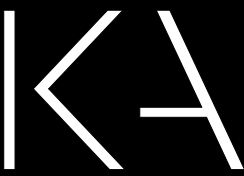
IMPERVIOUS AREA		
PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE		
LANDSCAPE AREAS (TOTAL)	3,077 S.F. (20%)	6,364 S.F. (41.3%)
TOTAL INCLUDES ROOF DECK		
VEHICULAR USE AREA:	267 S.F. (25%)	602 S.F. (56%)

AVERAGE UNIT & GROSS BUILDING SQ. FOOTAGE TABLE:

UNIT TYPE:	AVERAGE A/C SF
1 BED / 1 BATH (23 UNITS)	697 SF
2 BED / 2 BATH (3 UNITS)	1,122 SF
3 BED / 2 BATH (1 UNITS)	1,375 SF
FLOOR:	SQUARE FOOTAGE
FIRST FLOOR	1,176 SF
SECOND FLOOR	8,883 SF
THIRD FLOOR	8,833 SF
FOURTH FLOOR	8,833 SF
ROOF DECK	1,069 SF
TOTAL	28,744 SF

SITE PLAN NOTES:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
- ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS
- PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT
- ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.



Kaller Architecture

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

MULTI-FAMILY
APARTMENTS

2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020

PROJECT TITLE

SITE PLAN

SHEET TITLE

REVISIONS

No.	Description	Date

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.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-01



Kaller Architecture
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

MULTI-FAMILY
APARTMENTS

2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020

PROJECT TITLE

2ND & 3RD FLOOR

SHEET TITLE

REVISIONS

No.	Description	Date

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-02



ROOM LEGEND

- 1 BED / 1 BATH
- 2 BED / 2 BATH

1 SECOND 002 & THIRD 003
1/8" = 1'-0"

PROPERTY ADDRESS		
2242-2246 MONROE ST HOLLYWOOD, FL 33020		
FOLIO		
514216012010		
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 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A/K/A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL		
SITE INFORMATION	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,375 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	AH - 9.0' NAVD	
100 YEAR FLOOD :		FFE 11.50' NAVD

UNIT TYPE:	PROVIDED	
1 BED / 1 BATH	23	
2 BED / 2 BATH	3	
3 BED / 2 BATH	1	
TOTAL	= 27 UNITS	
PARKING CALCULATION:	REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT		
UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT		
EACH CAR LIFT PROPOSED IS PER UNIT		
ONE - BEDROOM (23)	1 SPACE x 23 = 23	23 SPACES
TWO - BEDROOM (3)	1.5 SPACE x 3 = 4.5	6 SPACES (3 CAR LIFTS)
THREE - BEDROOM (1)	1.5 SPACE x 1 = 1.5	2 SPACES (1 CAR LIFTS)
GUESTS : 1 SPACE PER EVERY 10	27 UNITS/10 = 3	3 SPACES
TOTAL	= 32 SPACES	= 34 SPACES
ADA:		
HANDICAPPED SPACE	2	2
LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE
BICYCLE PARKING:		7 SPACES

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75(26,849.86 SF)
A/C AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	27 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
CONSTRUCTION TYPE:		TYPE IIIb
SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEING)	19'-0"(QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-6"
LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS (TOTAL) TOTAL INCLUDES ROOF DECK	3,077 S.F. (20%)	6,364 S.F. (41.3%)
VEHICULAR USE AREA:	267 S.F. (25%)	602 S.F. (56%)

AVERAGE UNIT & GROSS BUILDING SQ. FOOTAGE TABLE:	
UNIT TYPE:	AVERAGE A/C SF
1 BED / 1 BATH (23 UNITS)	697 SF
2 BED / 2 BATH (3 UNITS)	1,122 SF
3 BED / 2 BATH (1 UNITS)	1,375 SF
FLOOR:	SQUARE FOOTAGE
FIRST FLOOR	1,176 SF
SECOND FLOOR	8,893 SF
THIRD FLOOR	8,833 SF
FOURTH FLOOR	8,833 SF
ROOF DECK	1,069 SF
TOTAL	28,744 SF
SITE PLAN NOTES:	
a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE. d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN. g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.	



www.kallerarchitects.com

EAL

**MULTI-FAMILY
APARTMENTS**
2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020

PROJECT TITLE

4TH FLOOR

REVISIONS

[illegible]




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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

EET

A-03



-  1 BED / 1 BATH
 2 BED / 2 BATH
 3 BED / 2 BATH

① FOURTH 004
1/8" = 1'-0"

<u>PROPERTY ADDRESS</u>		
2242-2246 MONROE ST HOLLYWOOD, FL 33020		
<u>FOLIO</u>		
514216012010		
<u>LEGAL DESCRIPTION</u>		
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:		
THE WEST 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
A/K/A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL		
<u>SITE INFORMATION</u>	<u>EXISTING</u>	<u>PROPOSED</u>
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15.375 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16.887 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	AH - 9.0' NAVD	
100 YEAR FLOOD :		FFE 11.50' NAVD

UNIT TYPE:	PROVIDED
1 BED / 1 BATH	23
2 BED / 2 BATH	3
3 BED / 2 BATH	1
TOTAL	= 27 UNITS

<u>PARKING CALCULATION:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT EACH CAR LIFT PROPOSED IS PER UNIT		
ONE - BEDROOM (23)	1 SPACE x 23 = 23	23 SPACES
TWO - BEDROOM (3)	1.5 SPACE x 3 = 4.5	6 SPACES (3 CAR LIFT)
THREE - BEDROOM (1)	1.5 SPACE x 1 = 1.5	2 SPACES (1 CAR LIFT)
GUESTS : 1 SPACE PER EVERY 10	27 UNITS/10 = 3	3 SPACES
TOTAL	= 32 SPACES	= 34 SPACES
ADA:		
HANDICAPPED SPACE	2	2
LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE
BICYCLE PARKING:		7 SPACES

<u>BUILDING INTENSITY</u>	<u>ALLOWED</u>	<u>PROVIDED</u>
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75 (26,849.86 SF)
A/C AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	27 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
CONSTRUCTION TYPE:		TYPE IIB

<u>SETBACKS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEING)	19'-0"(QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-6"

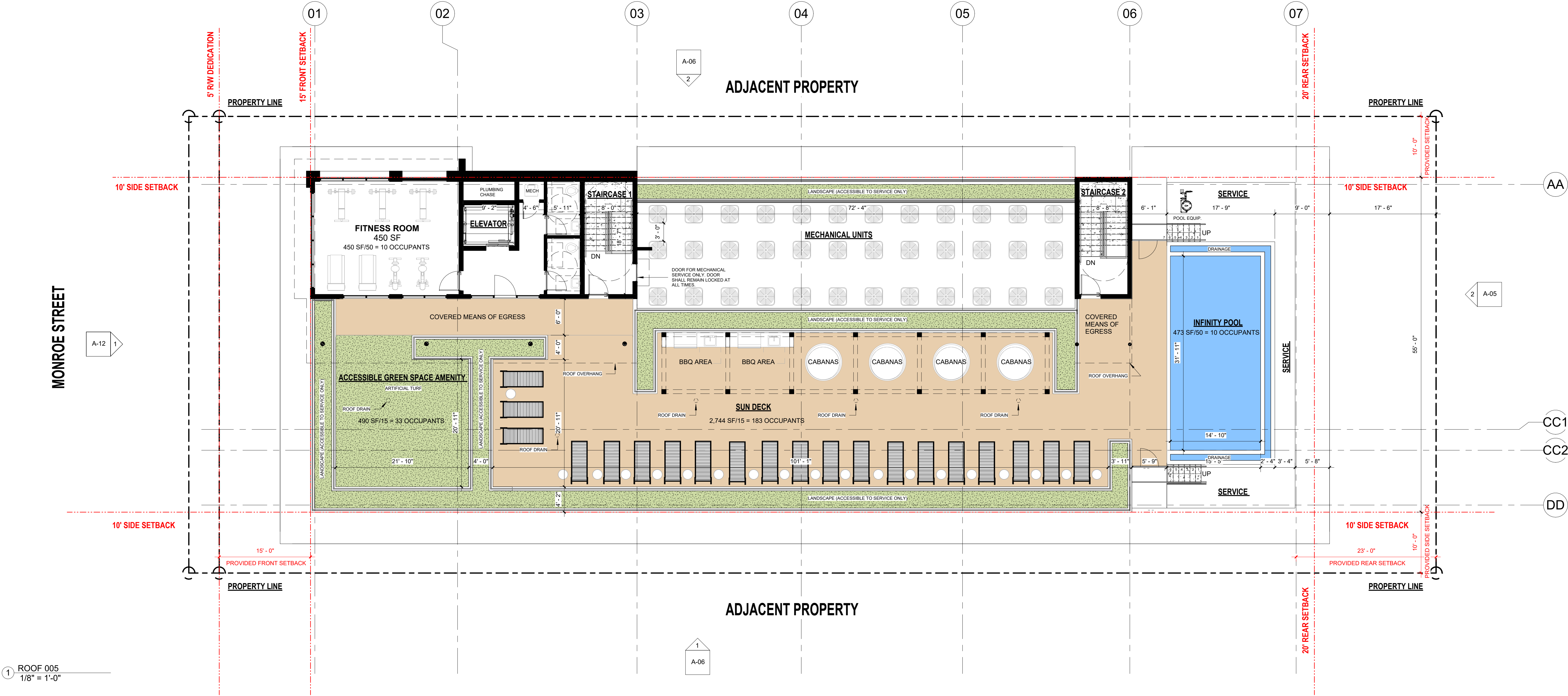
LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS (TOTAL) TOTAL INCLUDES ROOF DECK	3,077 S.F. (20%)	6,364 S.F. (41.3%)
VEHICULAR USE AREA:	267 S.F. (25%)	602 S.F. (56%)

<u>AVERAGE UNIT & GROSS BUILDING SQ. FOOTAGE TABLE:</u>	
<u>UNIT TYPE:</u>	<u>AVERAGE A/C SF</u>
1 BED / 1 BATH (23 UNITS)	697 SF
2 BED / 2 BATH (3 UNITS)	1,122 SF
3 BED / 2 BATH (1 UNITS)	1,375 SF
<u>FLOOR:</u>	<u>SQUARE FOOTAGE</u>
FIRST FLOOR	1,176 SF
SECOND FLOOR	8,883 SF
THIRD FLOOR	8,833 SF
FOURTH FLOOR	8,833 SF
ROOF DECK	1,069 SF
TOTAL	28,744 SF

SITE PLAN NOTES:

- a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- a) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
- d) ANY LIP 1/4" OR NOT GREATER THAN 1/2" WILL BE VEHELED TO MEET ADA REQUIREMENTS
- e) PROPOSED SIGNAGE + LIGHTING SCULPTURE TO BE SUBMITTED AS A SEPERATE PERMIT
- f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT AND INSPECTION. SEPERATE PERMITS ARE REQUIRED FOR EACH SIGN.
- g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

MONROE STREET



1 ROOF 005
1/8" = 1'-0"

PROPERTY ADDRESS		
2242-2246 MONROE ST HOLLYWOOD, FL 33020		
FOLIO		
514216012010		
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 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
A/K/A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL		
SITE INFORMATION		
	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,375 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	AH - 9.0' NAVD	
100 YEAR FLOOD :		FFE 11.50' NAVD

UNIT TYPE:	PROVIDED	
1 BED / 1 BATH	23	
2 BED / 2 BATH	3	
3 BED / 2 BATH	1	
TOTAL	= 27 UNITS	

PARKING CALCULATION:	REQUIRED	PROVIDED
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT		
UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT		
EACH CAR LIFT PROPOSED IS PER UNIT		
ONE - BEDROOM (23)	1 SPACE x 23 = 23	23 SPACES
TWO - BEDROOM (3)	1.5 SPACE x 3 = 4.5	6 SPACES (3 CAR LIFTS)
THREE - BEDROOM (1)	1.5 SPACE x 1 = 1.5	2 SPACES (1 CAR LIFT)
GUESTS : 1 SPACE PER EVERY 10	27 UNITS/10 = 3	3 SPACES
TOTAL	= 32 SPACES	= 34 SPACES
ADA:		
HANDICAPPED SPACE	2	2
LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE
BICYCLE PARKING:		7 SPACES

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75 (26,849.86 SF)
A/C AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	27 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
CONSTRUCTION TYPE:		TYPE IIIIB

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"
AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (MONROE) (NORTH)	19'-0"(QUEING)	19'-0"(QUEING)
(b) SIDE INTERIOR (EAST)	5'-0"	10'-6"
(c) SIDE INTERIOR (WEST)	5'-0"	6'-4"
(d) REAR (SOUTH)	5'-0"	5'-6"

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	N/A	12,201 S.F. (79.2%)
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS (TOTAL) TOTAL INCLUDES ROOF DECK	3,077 S.F. (20%)	6,364 S.F. (41.3%)
VEHICULAR USE AREA:	267 S.F. (25%)	602 S.F. (56%)

AVERAGE UNIT & GROSS BUILDING SQ. FOOTAGE TABLE:	
UNIT TYPE:	AVERAGE A/C SF
1 BED / 1 BATH (23 UNITS)	697 SF
2 BED / 2 BATH (3 UNITS)	1,122 SF
3 BED / 2 BATH (1 UNITS)	1,375 SF
FLOOR:	SQUARE FOOTAGE
FIRST FLOOR	1,176 SF
SECOND FLOOR	8,883 SF
THIRD FLOOR	8,833 SF
FOURTH FLOOR	8,833 SF
ROOF DECK	1,069 SF
TOTAL	28,744 SF

SITE PLAN NOTES:

- a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.
d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS
e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPERATE PERMIT
f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT AND INSPECTION. SEPERATE PERMITS ARE REQUIRED FOR EACH SIGN.
g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

MULTI-FAMILY
APARTMENTS
2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020

SHEET TITLE

ROOFTOP PLAN

REVISIONS

No.	Description	Date




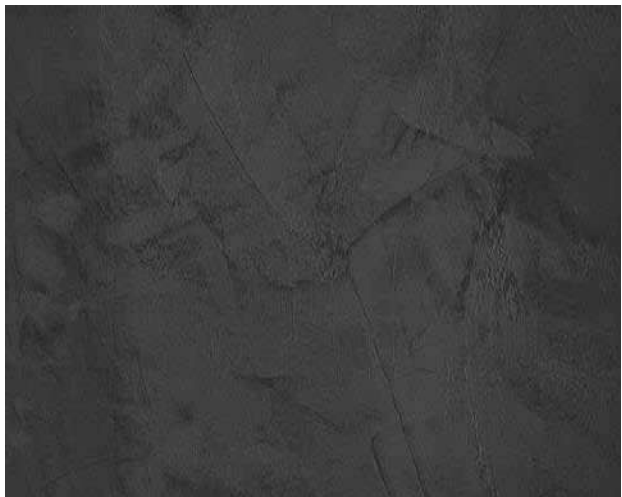


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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-04

COLOR / MATERIALS

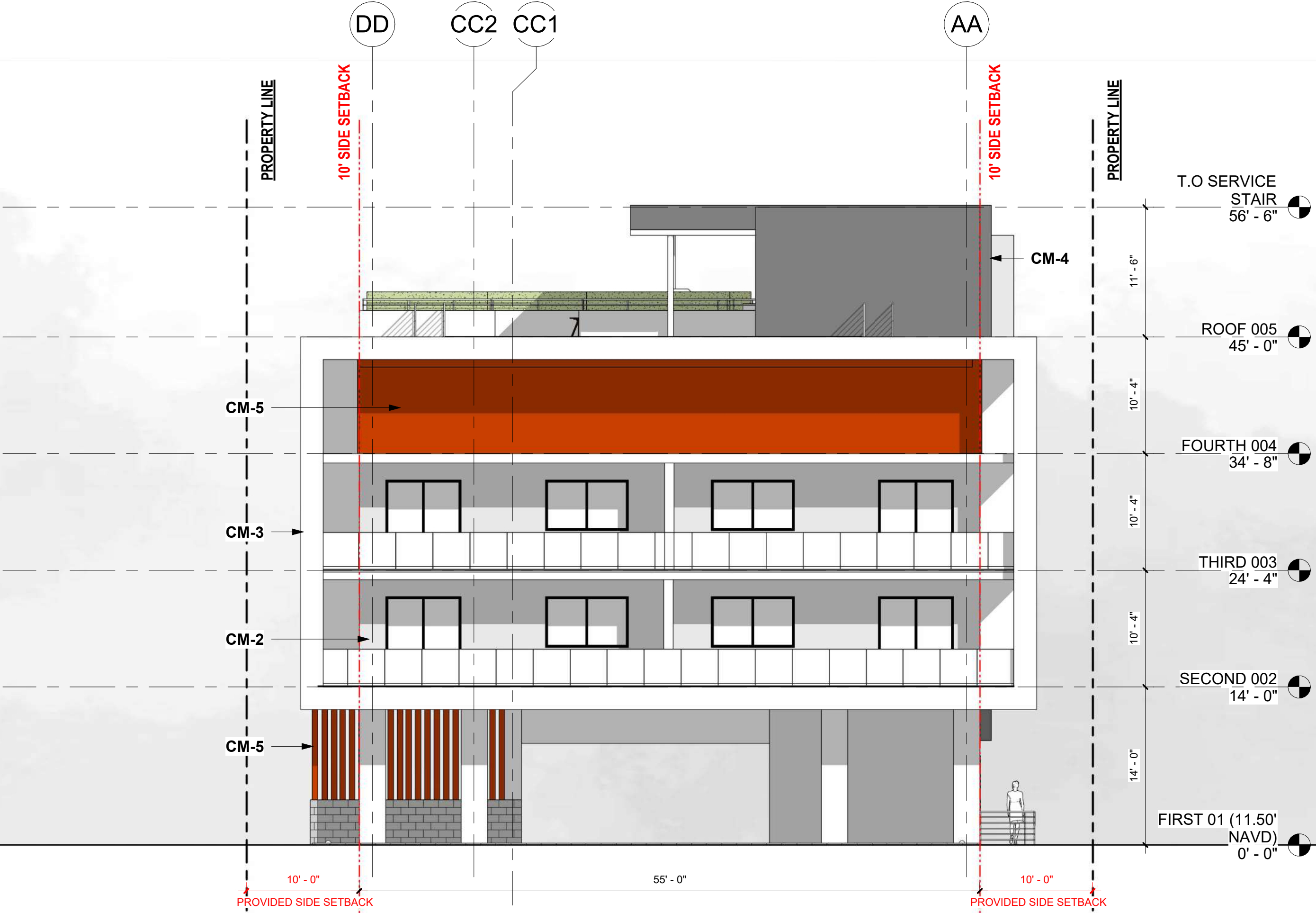
KEY NOTE	DESCRIPTION
CM-1	ALUMINUM SLATS (POWDER COATED IN ORANGE SW 6346) <div></div>
CM-2	SMOOTH STUCCO PAINTED GREY CLOUDS SW-7658 <div></div>
CM-3	SMOOTH STUCCO PAINTED PURE WHITE SW-7005 <div></div>
CM-4	SMOOTH STUCCO PAINTED IRON ORE SW-7069 <div></div>
CM-5	SMOOTH STUCCO PAINTED FAME ORANGE SW-6346 <div></div>
CM-6	SCORED STUCCO GEOMETRY <div></div>

1 FRONT ELEVATION (MONROE STREET)
1/8" = 1'-0"

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



(NOTE: 1. BUILDING SIGNAGE UNDER SEPERATE PERMIT.
2. ART SCULPTURE UNDER SEPERATE PERMIT.



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020

PROJECT TITLE

**NORTH & SOUTH
ELEVATION**

SHEET TITLE

REVISIONS

No.	Description	Date

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-05



www.kallerarchitects.com

EAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS
MONROE STREET, HOL**

**2242-2246 MONROE SIREET, HOLLYWOOD,
FL 33020**

PROJECT TITLE

SHEET 1111F

3D PERSPECTIVE

REVISIONS

[illegible]

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PROJECT No.: 23-056

DATE: 12/2/22

DRAWN BY: MF

CHECKED BY: JBK

SHEET

A-07







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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

**MULTI-FAMILY
APARTMENTS**

**2242-2246 MONROE STREET, HOLLYWOOD,
FL 33020**

STREET PROFILE

REVISIONS

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-12



<u>PROPERTY ADDRESS</u>		
2242-2246 MONROE ST HOLLYWOOD, FL 33020		
<u>FOLIO</u>		
514216012010		
<u>LEGAL DESCRIPTION</u>		
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:		
THE WEST 75 FEET OF LOT 17, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
A/K/A LOT 17 LESS THE EAST 25 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL		
<u>SITE INFORMATION</u>	<u>EXISTING</u>	<u>PROPOSED</u>
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	MULTIFAMILY DWELLING	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	15,375 SQFT- 0.35 ACRES	N/A
GROSS LOT AREA:	16,887 SQFT- 0.36 ACRES	N/A
BASE FLOOD ZONE :	AH - 9.0' NAVD	
100 YEAR FLOOD :		FFE 11.50' NAVD

UNIT TYPE:	PROVIDED	
1 BED / 1 BATH		23
2 BED / 2 BATH		3
3 BED / 2 BATH		1
TOTAL		= 27 UNITS

<u>PARKING CALCULATION:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN REQ. PER UNIT (1) PARKING SPACE PER UNIT UNITS EXCEEDING ONE BED, INCLUDING DENS (1.5) PARKING PER UNIT EACH CAR LIFT PROPOSED IS PER UNIT		
ONE - BEDROOM (23)	1 SPACE x 23 = 23	23 SPACES
TWO - BEDROOM (3)	1.5 SPACE x 3 = 4.5	6 SPACES (3 CAR LIFTS)
THREE - BEDROOM (1)	1.5 SPACE x 1 = 1.5	2 SPACES (1 CAR LIFTS)
GUESTS : 1 SPACE PER EVERY 10	27 UNITS/10 = 3	3 SPACES
TOTAL	= 32 SPACES	= 34 SPACES

ADA:		
HANDICAPPED SPACE	2	2
LOADING:		
RESIDENTIAL 1 FOR (50-100 UNITS)	NOT REQ. LESS THAN 50 UNITS	0 SPACE
BICYCLE PARKING:		7 SPACES

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	N/A	N/A
FAR:	1.75 (26,927 SF)	1.75 (26,846.86 SF)
A/C AREA:	N/A	24,507 SF
BUILDING FOOT PRINT	N/A	7,387 SF (DECKS NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	27 UNITS
NUMBER OF FLOORS	N/A	4
BUILDING HEIGHT	45 FEET	45 FEET
CONSTRUCTION TYPE:		TYPE III B

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (MONROE) (NORTH)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (SOUTH)	20'-0"	22'-6"

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS		
(a) FRONTAGE (MONROE) (NORTH)	19'-0" (QUEING)	19'-0" (QUEING)
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- d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE VEHELED TO MEET ADA REQUIREMENTS
- e) PROPOSED SIGNAGE + ART SCULPTURE TO BE SUBMITTED AS A SEPARATE PERMIT
- f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
- g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.





THE ROE

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE

This item has been digitally signed and sealed by Jorge Szauder, PE. On May 7, 2025.
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PROTECT EXISTING INLET
FROM SEDIMENT &
DEBRIS INTRUSION

TEMPORARY
CONSTRUCTION
ENTRANCE

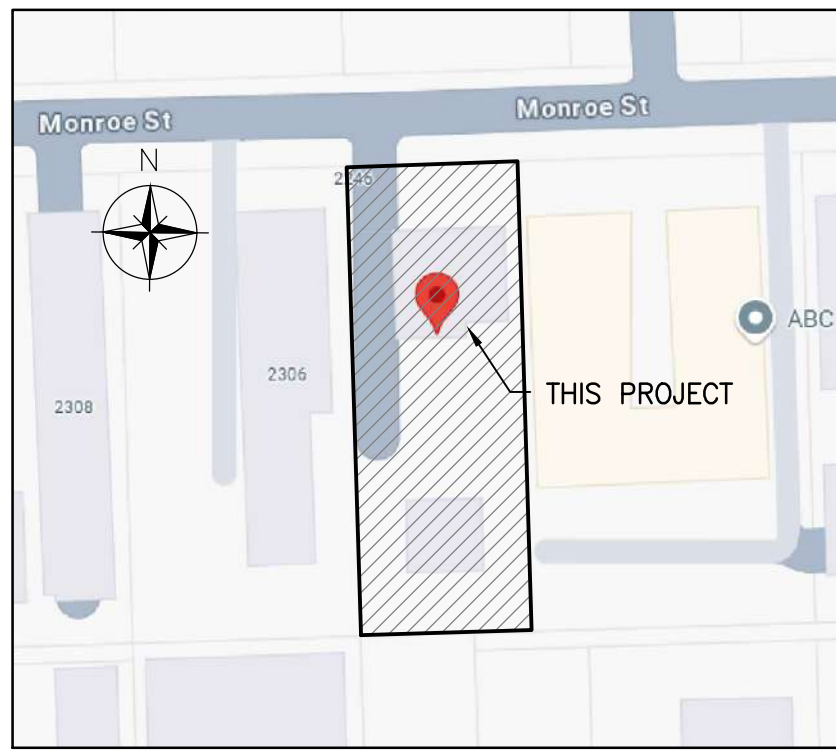
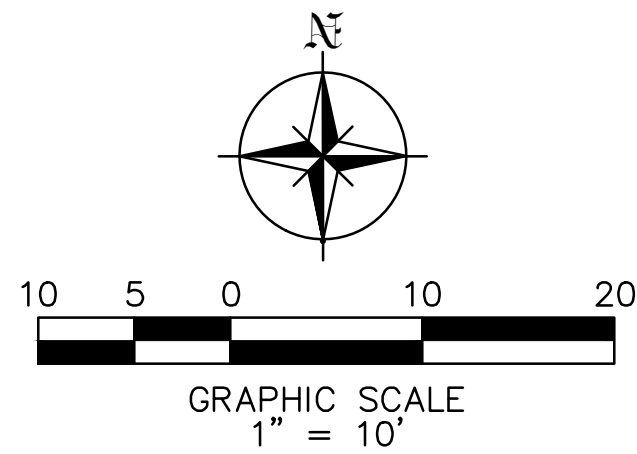
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BLOCK - 3

ADJACENT DWELLING

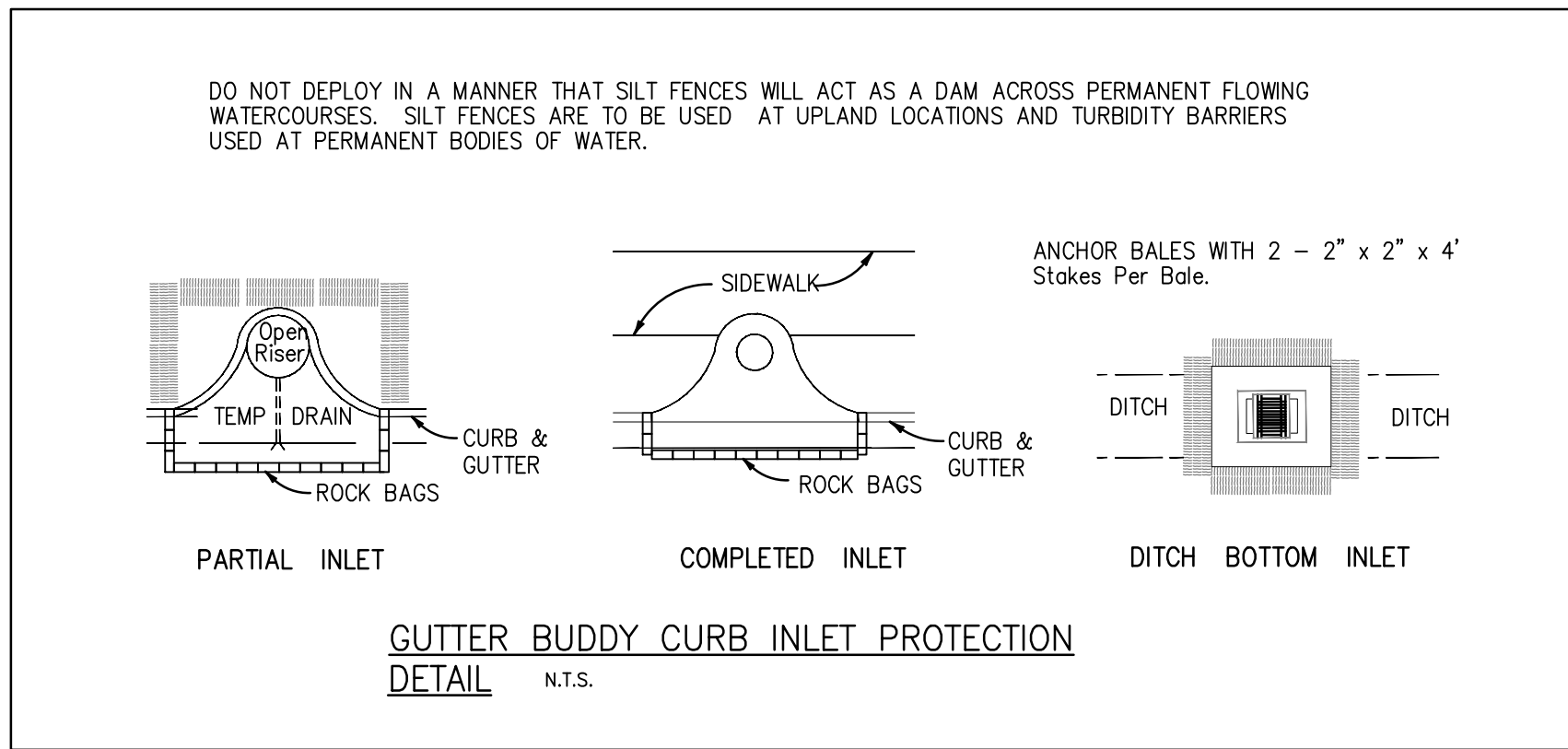
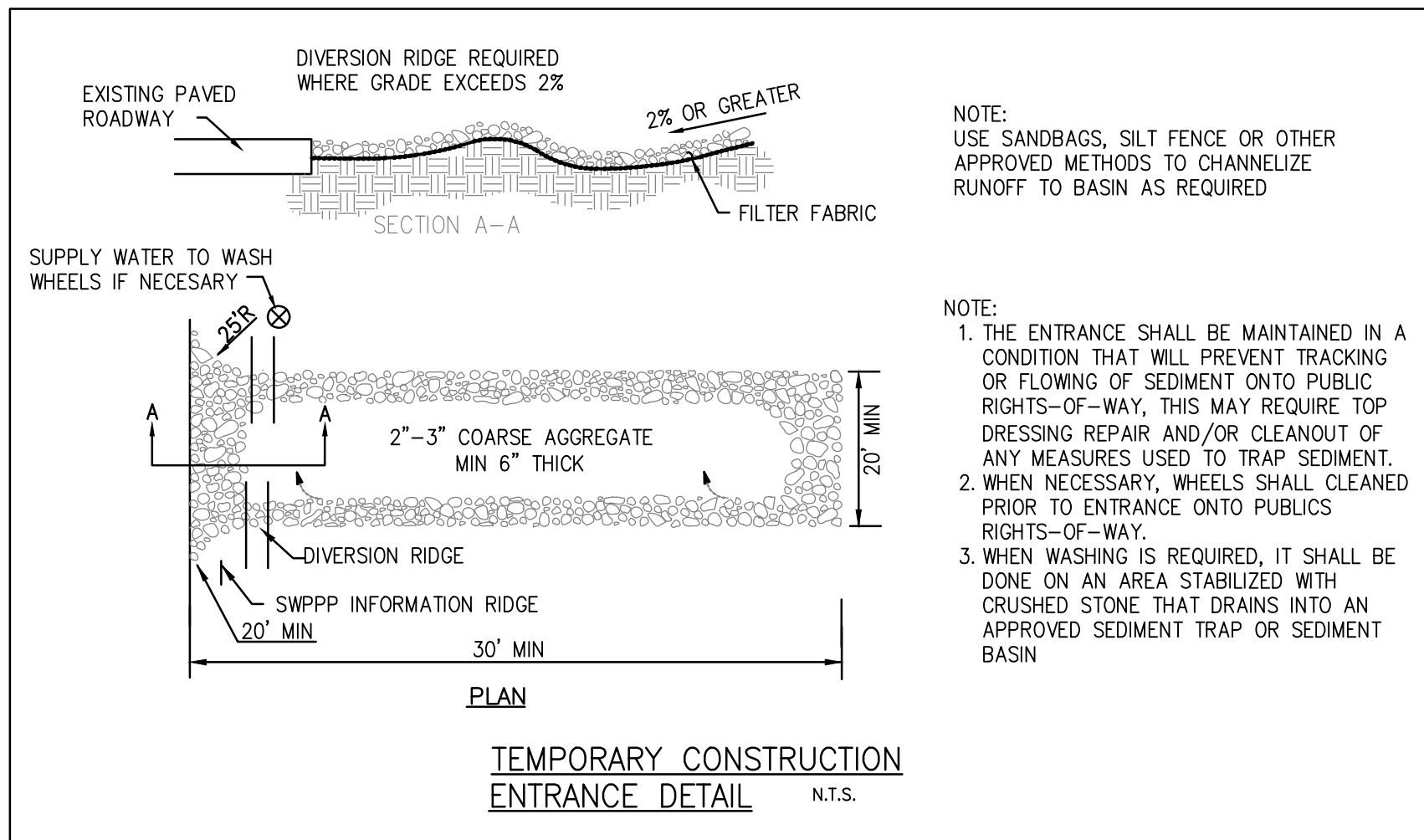
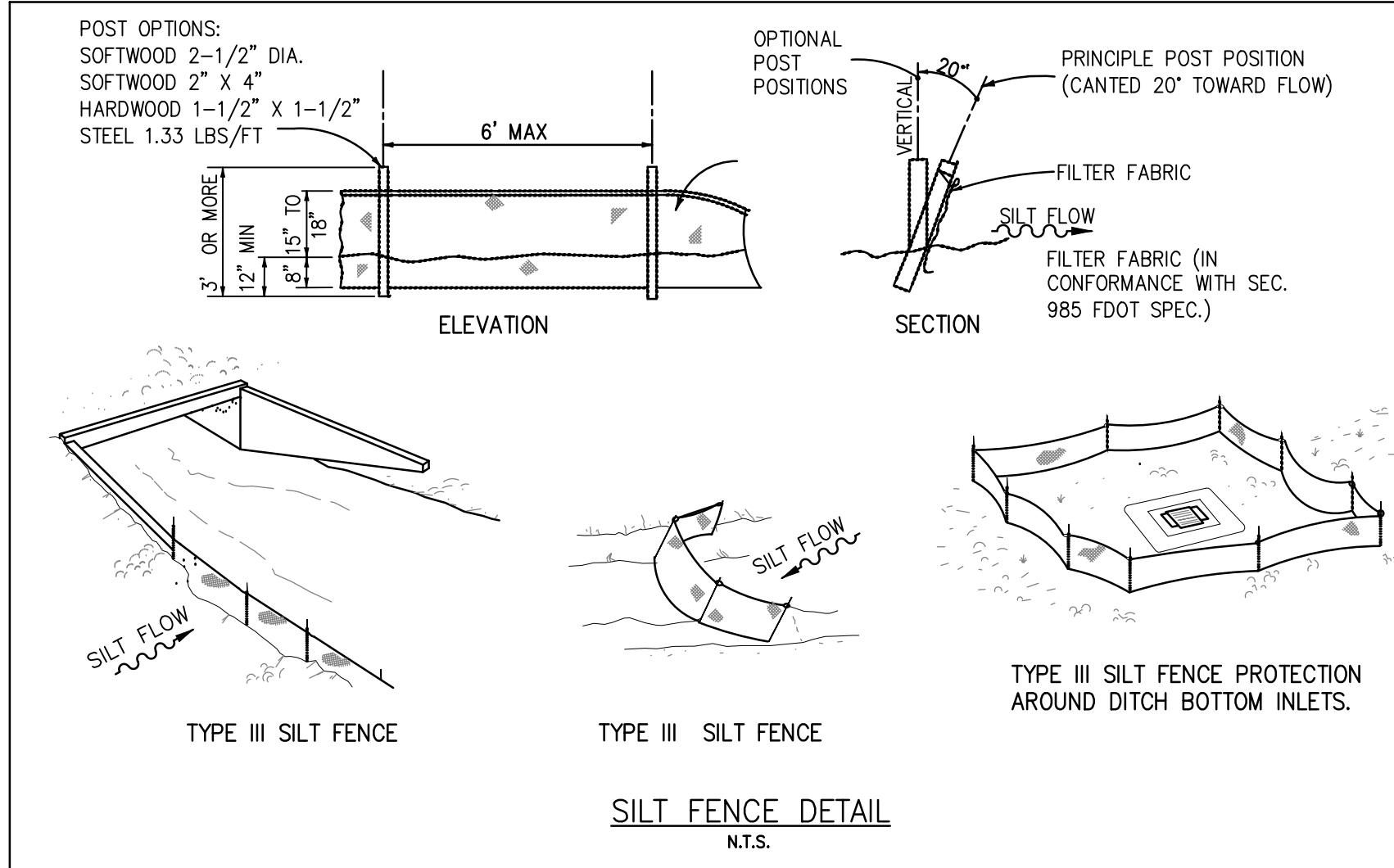
PORTION
LOT - 17
BLOCK - 3

ADJACENT DWELLING

CONTRACTOR SHALL BE RESPONSIBLE
FOR PREVENTING SEDIMENT INTRUSION INTO
STORM WATER INLETS DURING CONSTRUCTION,
WHEN APPLICABLE.



LOCATION MAP
N.T.S.



Szauder Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

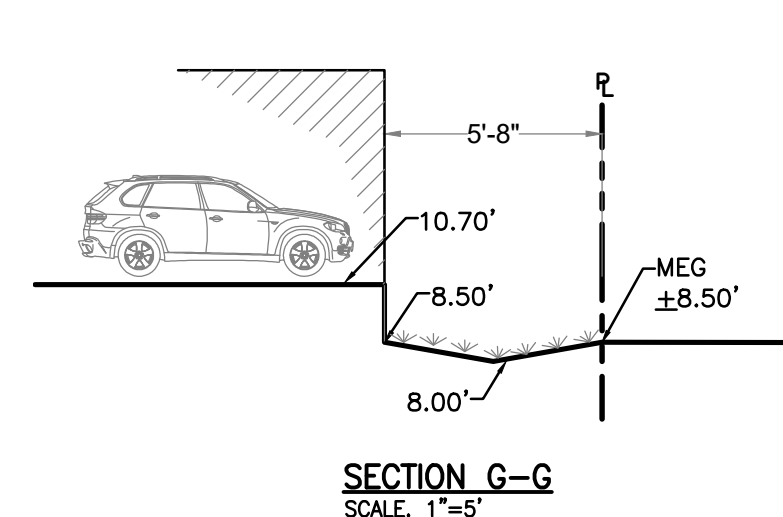
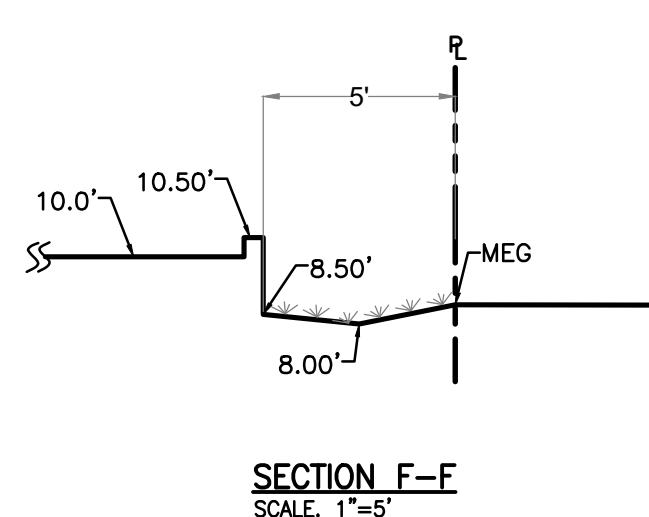
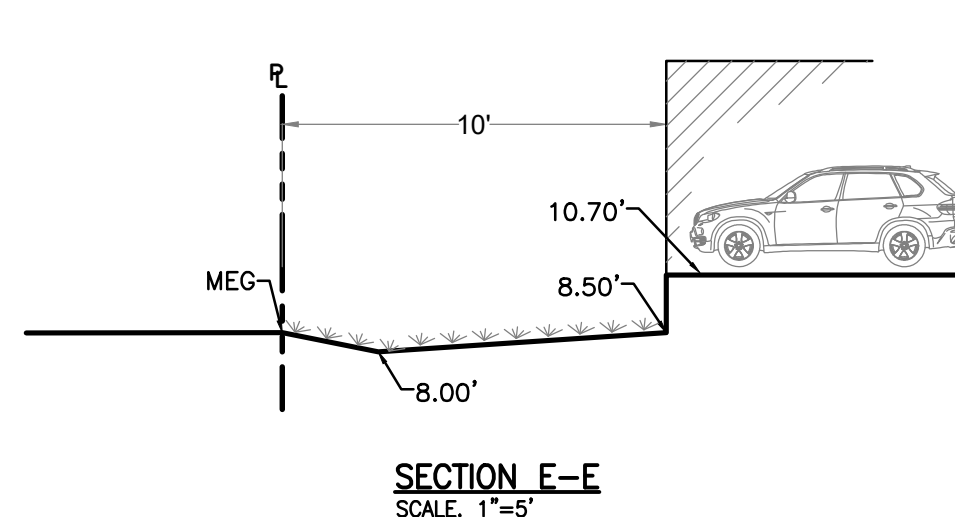
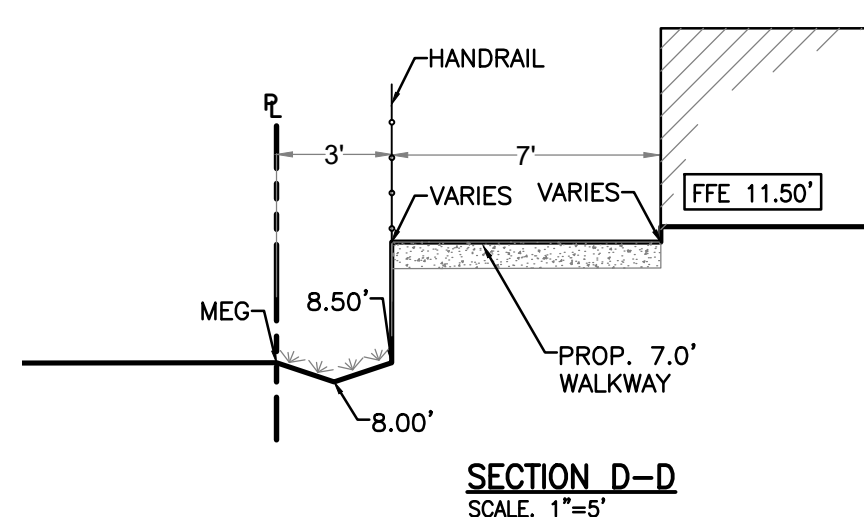
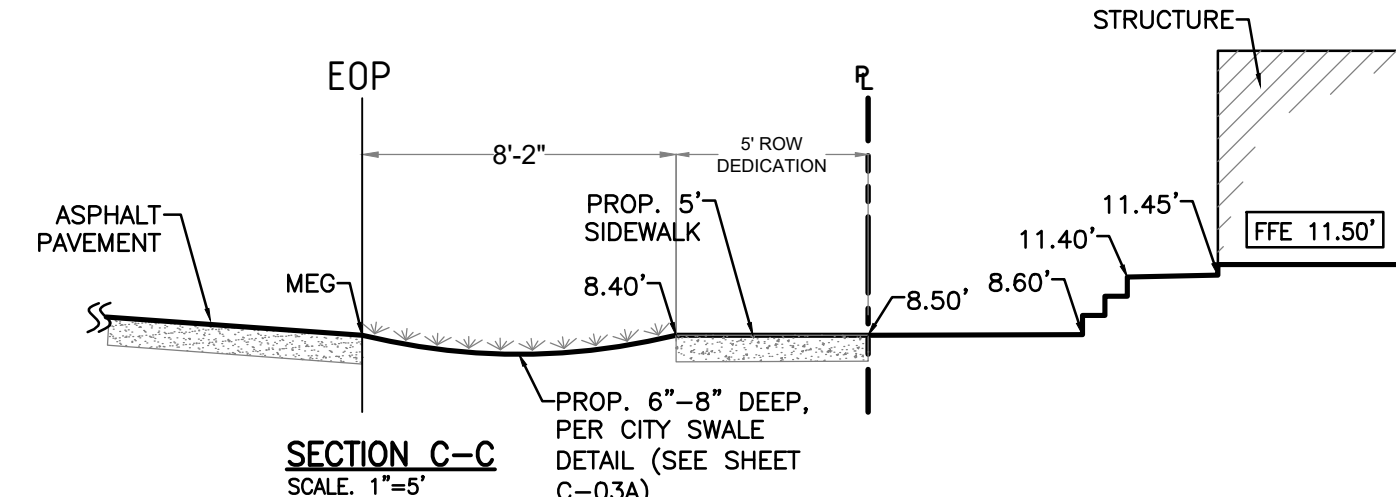
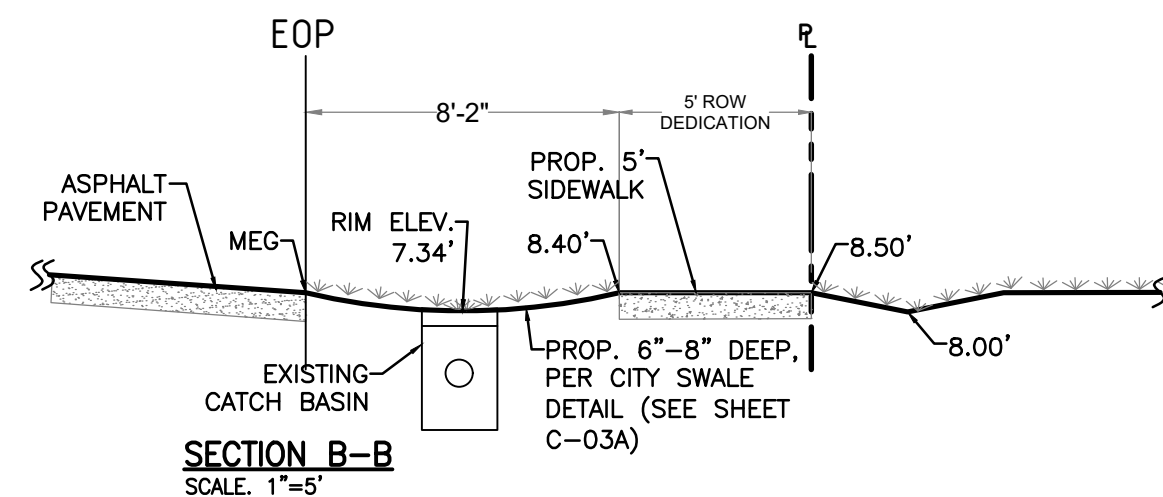
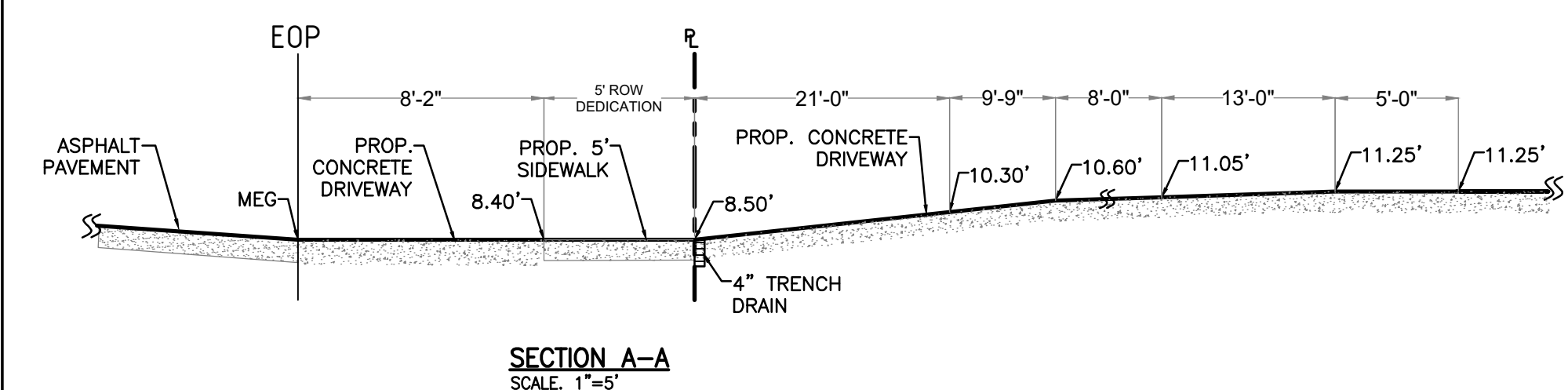
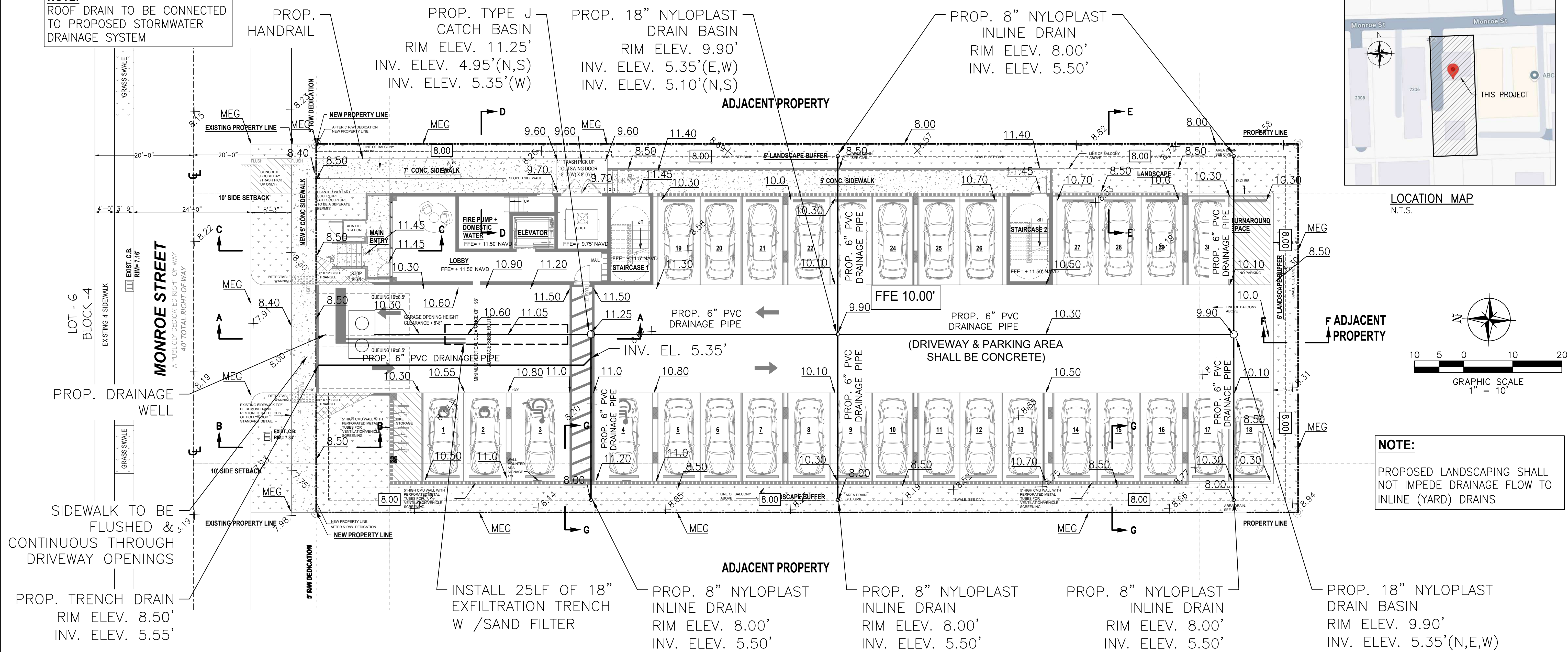
Reviews:

Client: MULTI-FAMILY APARTMENTS
Project: MULTI-FAMILY APARTMENTS
2242-2246 MONROE ST HOLLYWOOD, FL 33020

Plan Description:
**EROSION CONTROL
PLAN**

Seal:
JORGE SZAUDER
FLA. REG. P.E. # 62579
Designed by: JORGE M. SZAUDER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUDER
Date: NOV. 2024
Scale: AS SHOWN
Job No.:
Sheet:
C-02
of Sheets

NOTE:
ROOF DRAIN TO BE CONNECTED
TO PROPOSED STORMWATER
DRAINAGE SYSTEM



LEGEND

-
- PROPERTY LINE
- EXISTING ELEVATION
- PROP. GRADING ELEVATION
- MATCH EXISTING GRADE
- GRASS

NOTE:

CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

NOTE:

FIRST FLOOR SHALL BE FLOOD PROOF TO
A MINIMUM ELEVATION OF 11.50' NAVD
WITH FLOOD PANELS TO BE CERTIFIED BY
A LICENSED STRUCTURAL ENGINEER

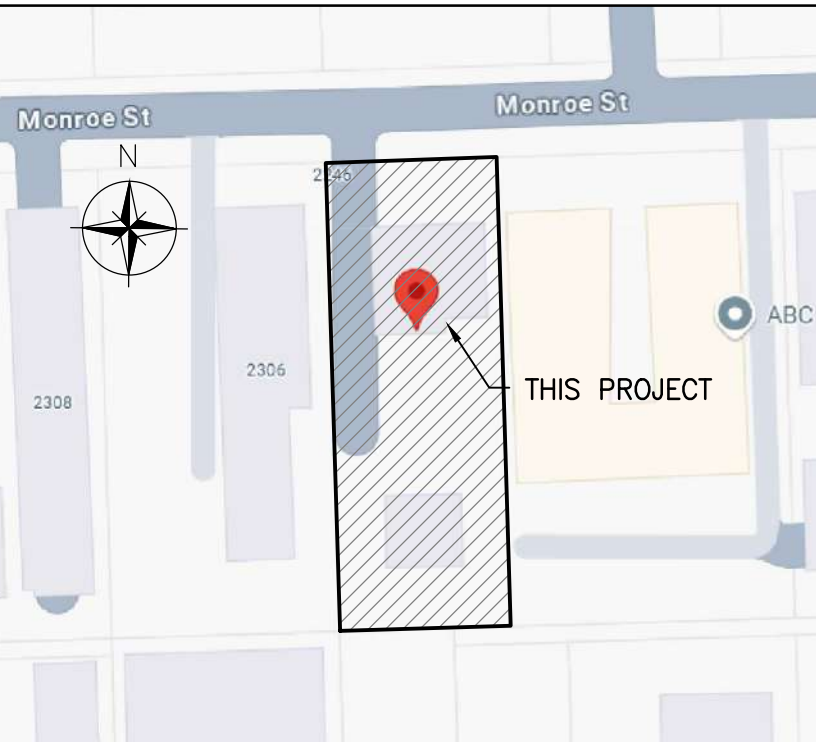
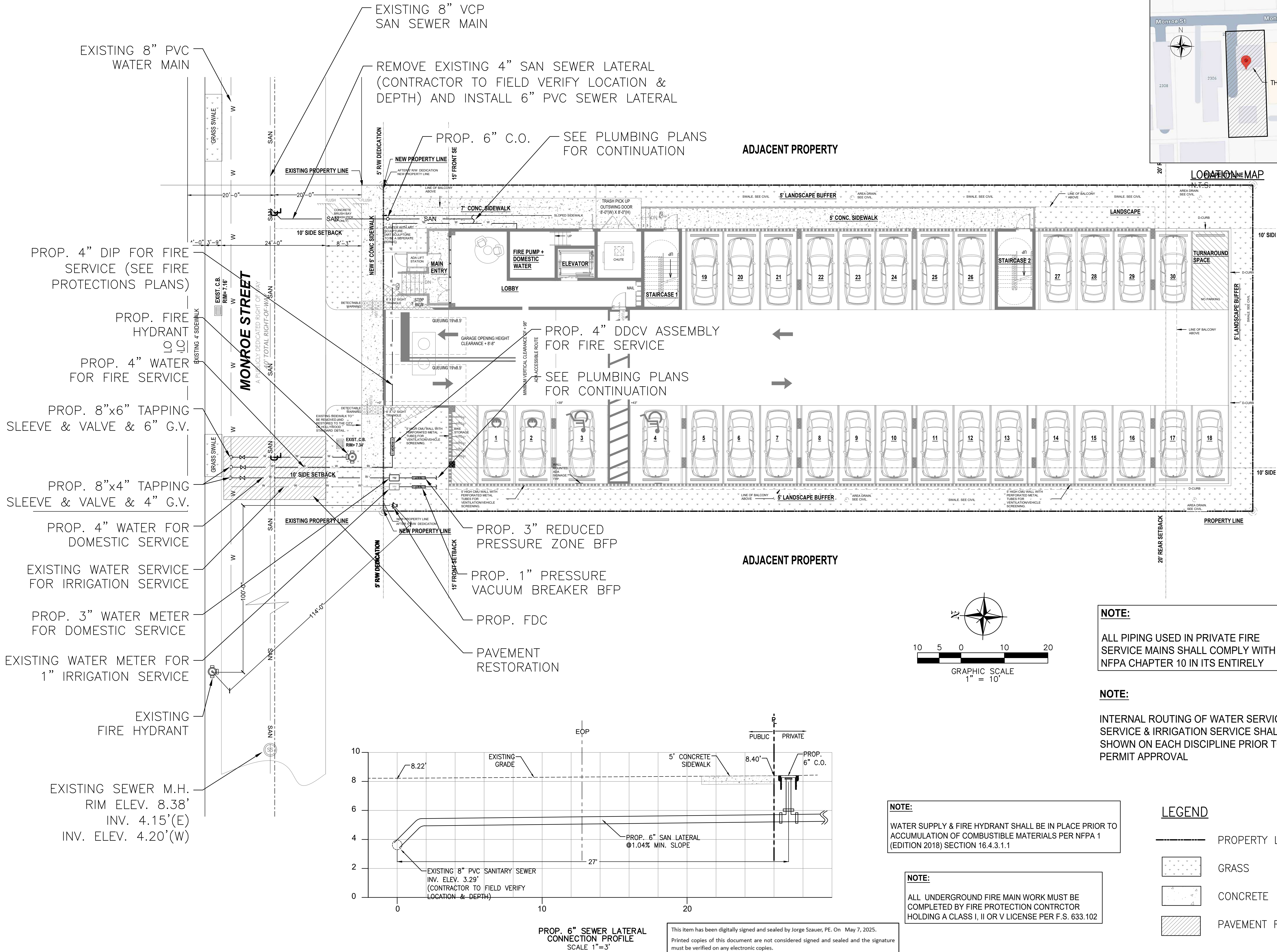
ALL ELEVATIONS ARE RELATIVE
TO THE NAVD 88 DATUM

NOTE:

ANY LIP FROM 1/4" BUT NO GREATER
THAN 1/2" WILL BE BEVELED TO MEET
ADA REQUIREMENTS

This item has been digitally signed and sealed by Jorge Szauer, PE. On May 7, 2025.

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NOTE:
ALL PIPING USED IN PRIVATE FIRE SERVICE MAINS SHALL COMPLY WITH NFPA CHAPTER 10 IN ITS ENTIRETY

NOTE:
INTERNAL ROUTING OF WATER SERVICE, FIRE SERVICE & IRRIGATION SERVICE SHALL BE SHOWN ON EACH DISCIPLINE PRIOR TO FINAL PERMIT APPROVAL

NOTE:
WATER SUPPLY & FIRE HYDRANT SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (EDITION 2018) SECTION 16.4.3.1.1

NOTE:
ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II OR V LICENSE PER F.S. 633.102

- LEGEND**
- PROPERTY LINE
 - GRASS
 - CONCRETE
 - PAVEMENT RESTORATION

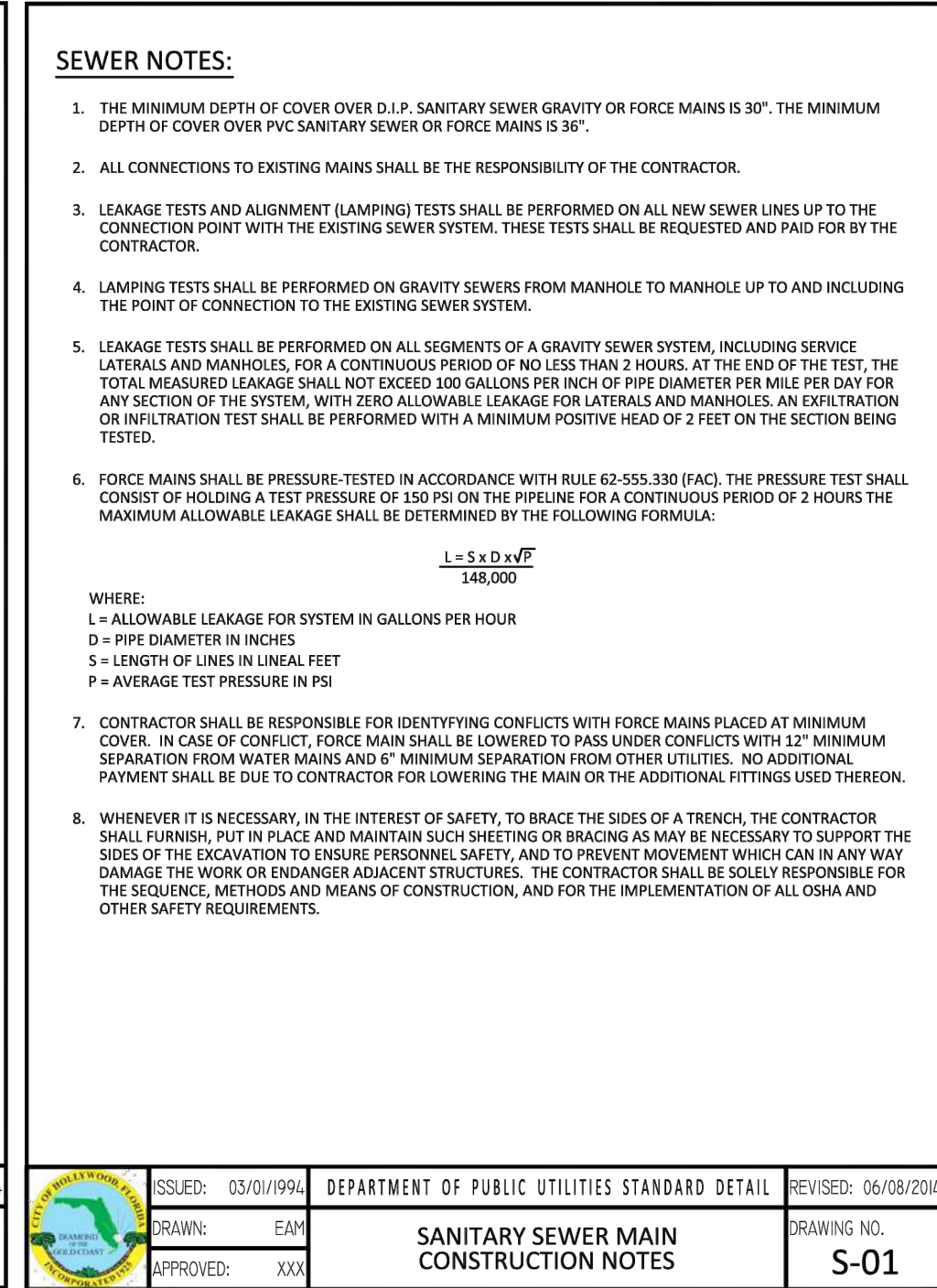
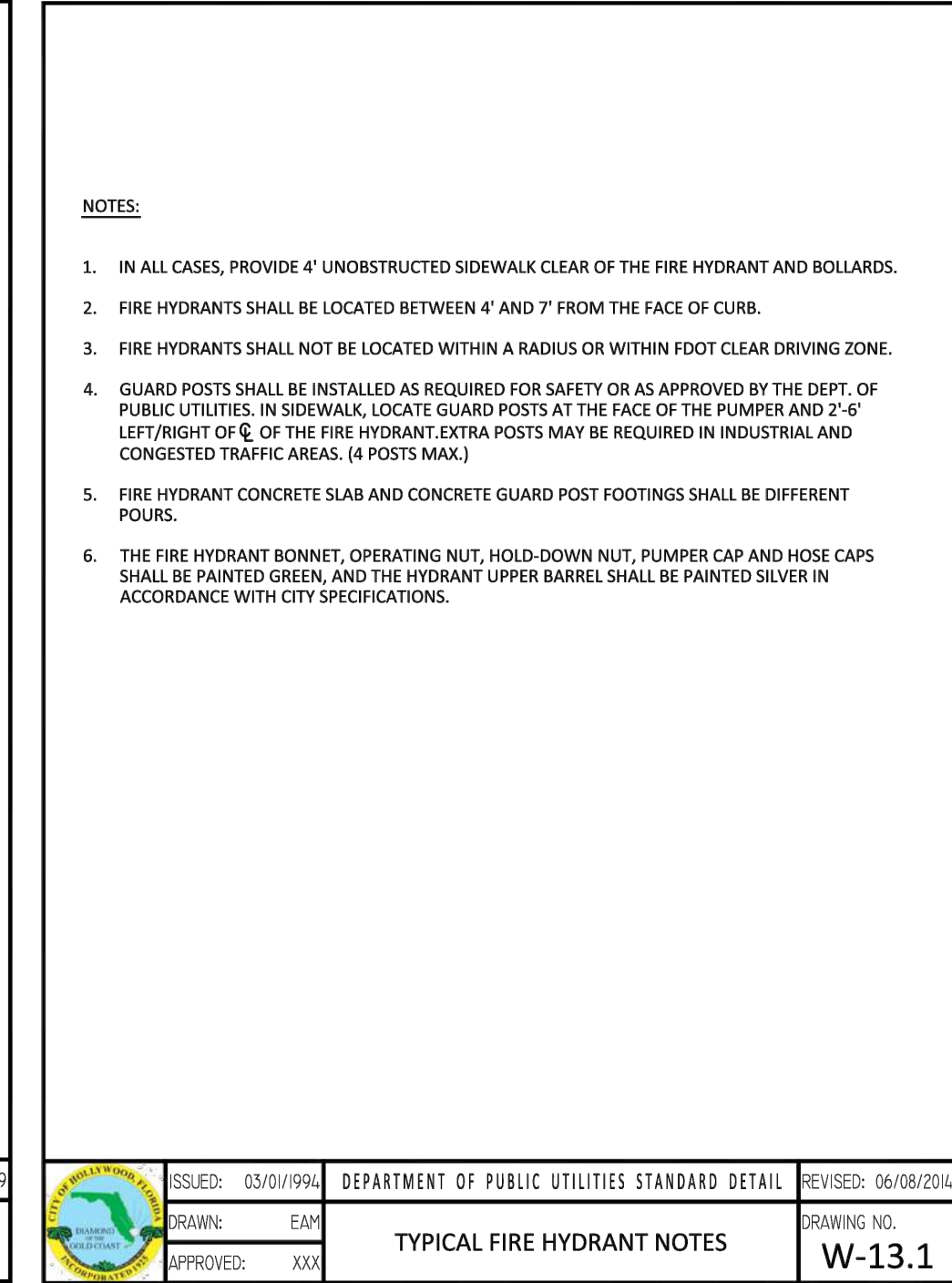
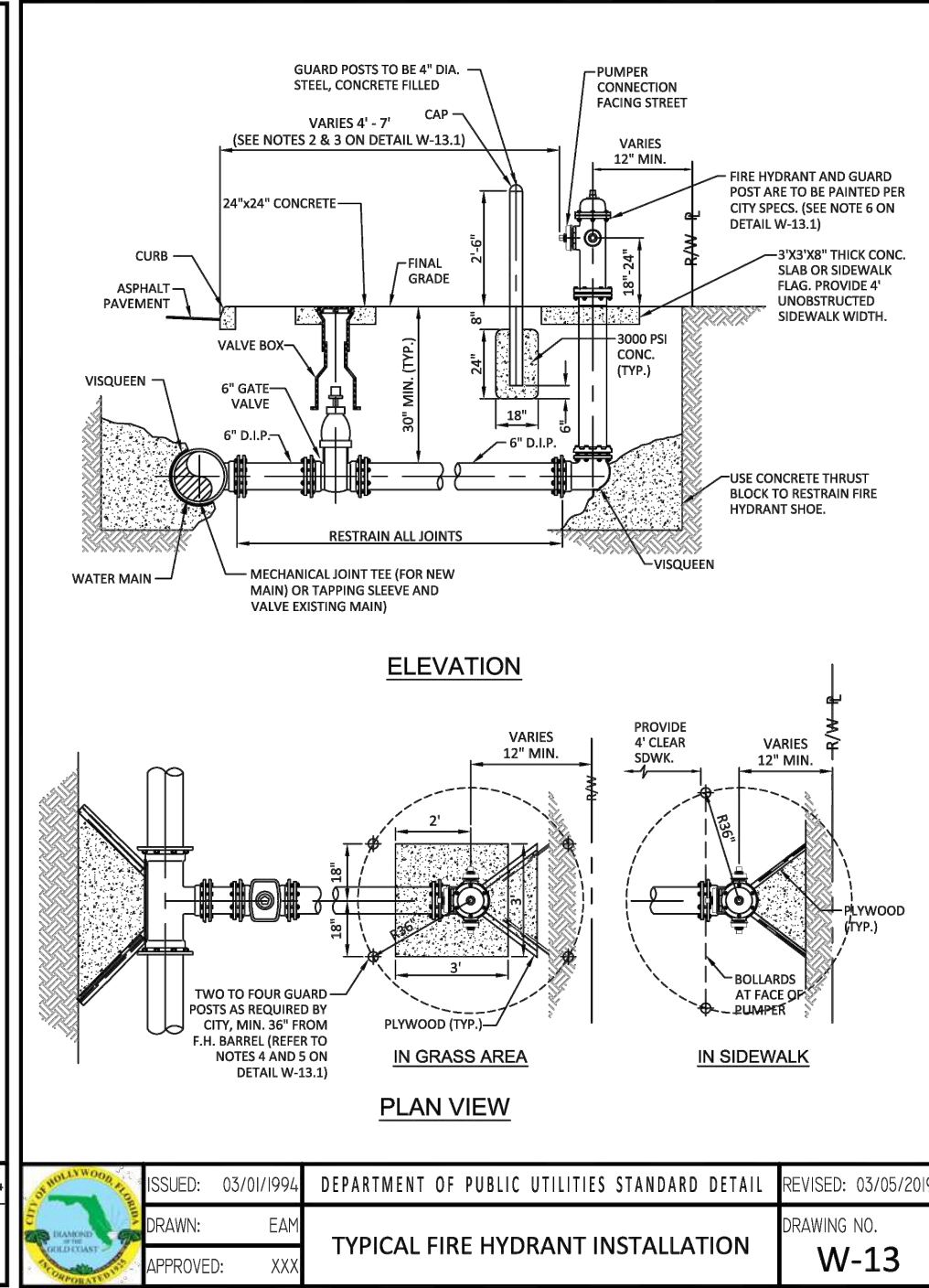
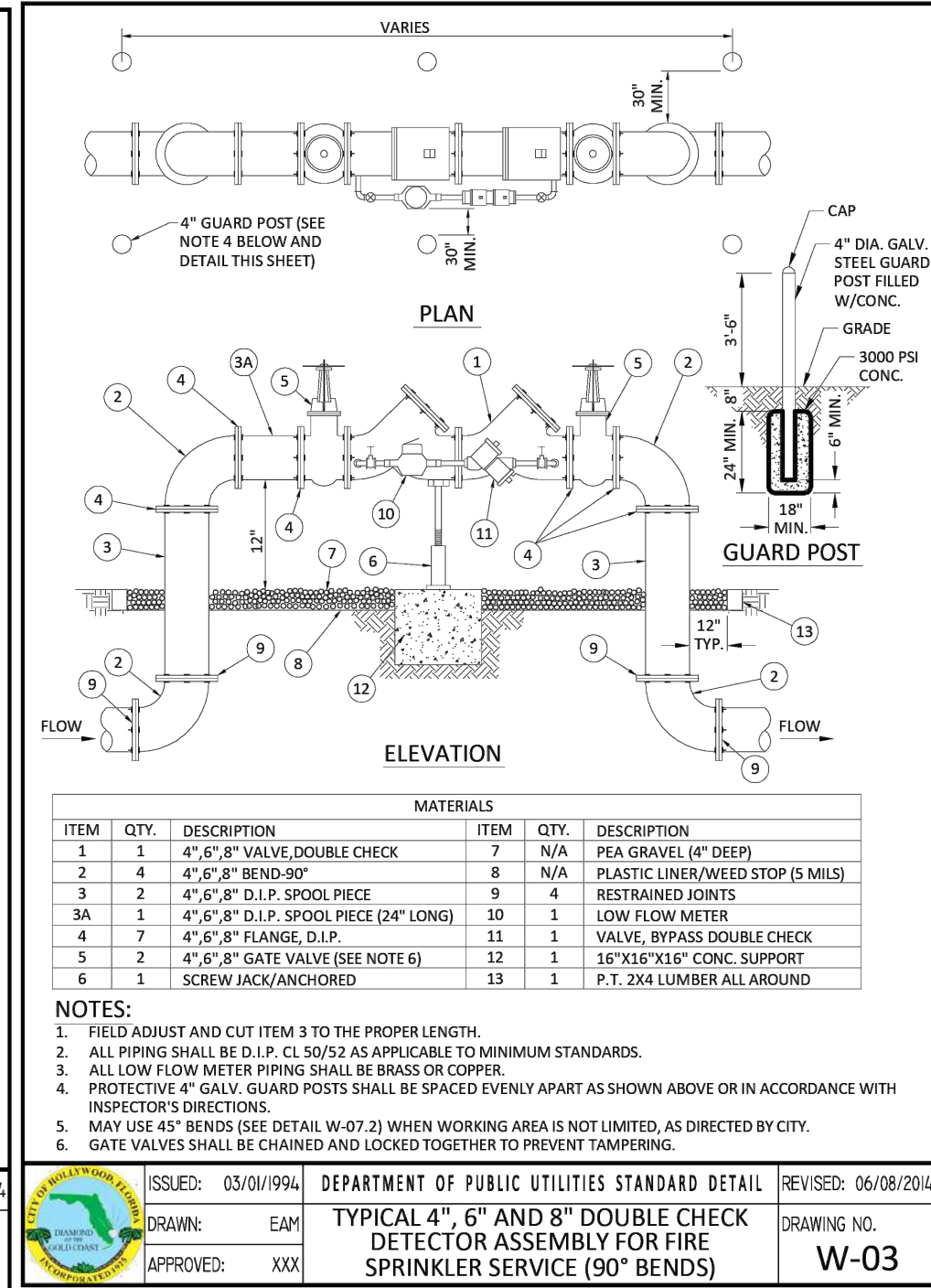
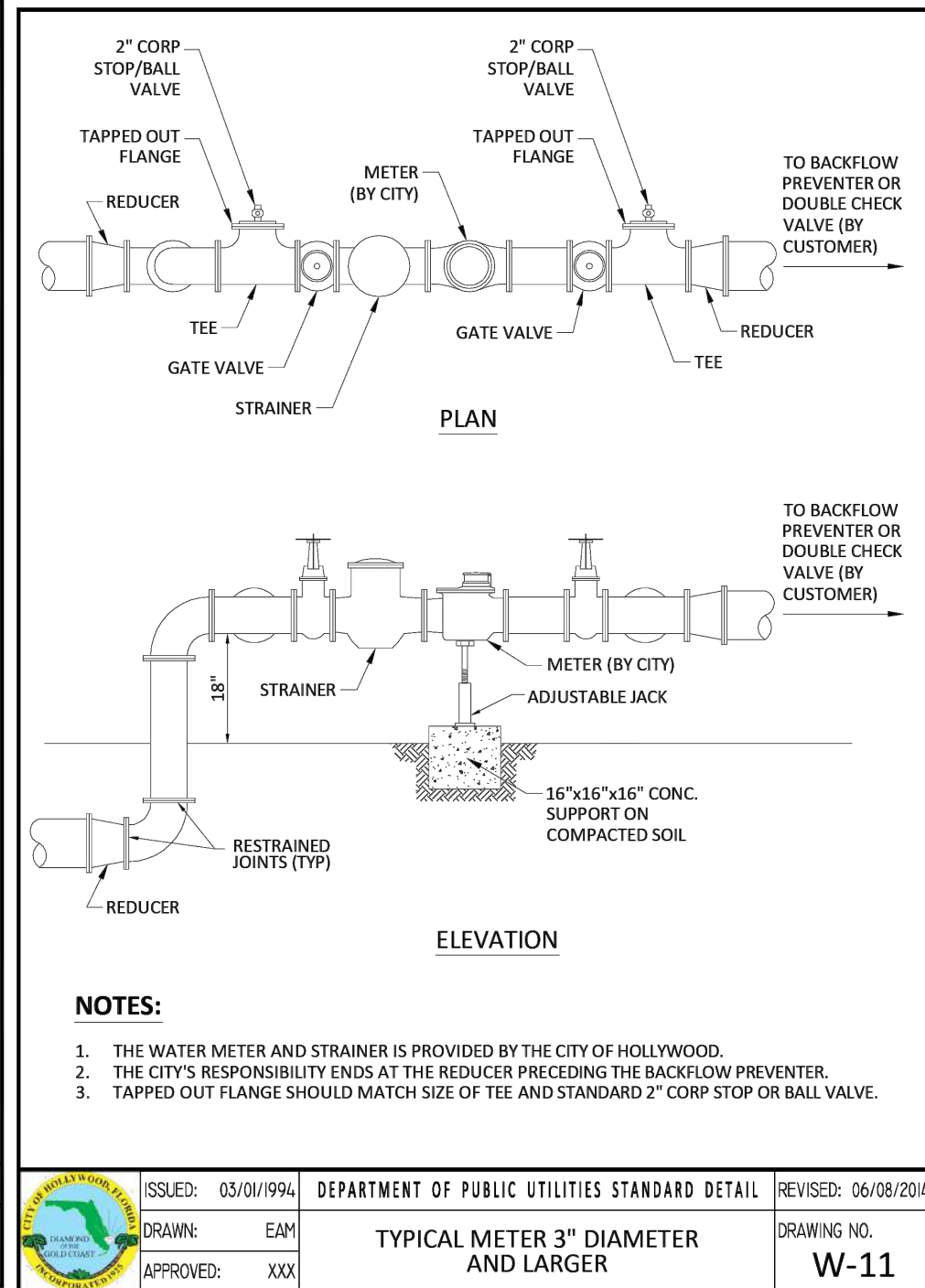
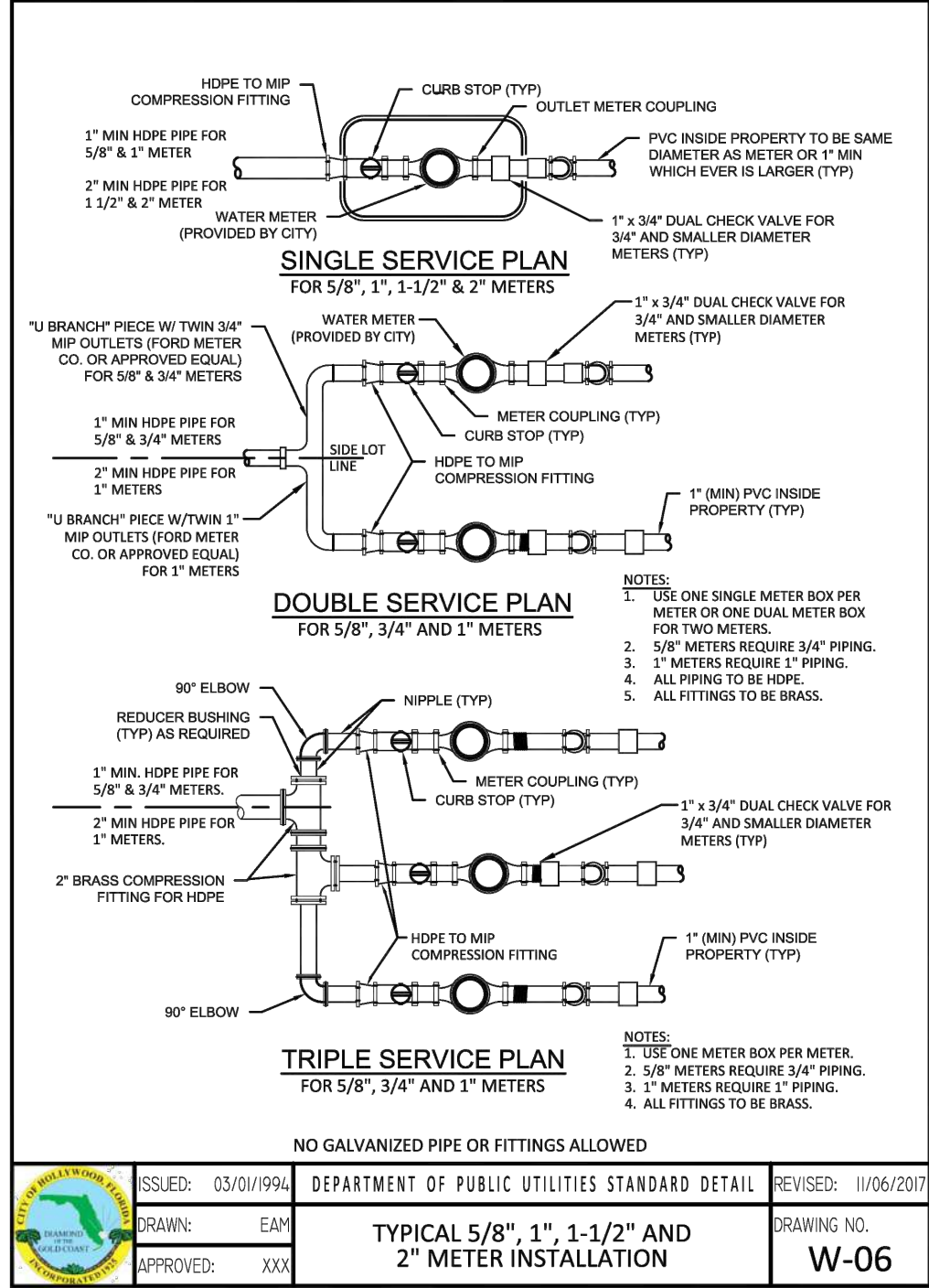
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Reviews:

Client:	MULTI-FAMILY APARTMENTS
Project:	MULTI-FAMILY APARTMENTS
2242-2246 MONROE ST HOLLYWOOD, FL 33020	

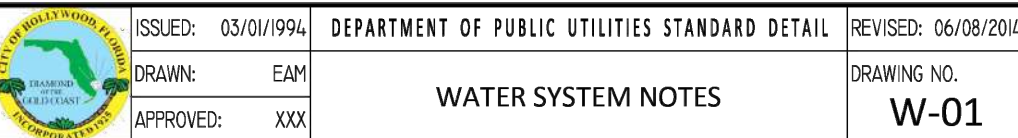
Plan Description:	UTILITIES
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Seal:	JORGE SZAUDER FLA. REG. P.E. # 62579
Designed by:	JORGE M. SZAUDER
Drawn by:	J. JANSE
Reviewed & Sealed:	JORGE M. SZAUDER
Date:	NOV. 2024
Scale:	AS SHOWN
Job No.:	
Sheet:	C-04 of 3 Sheets



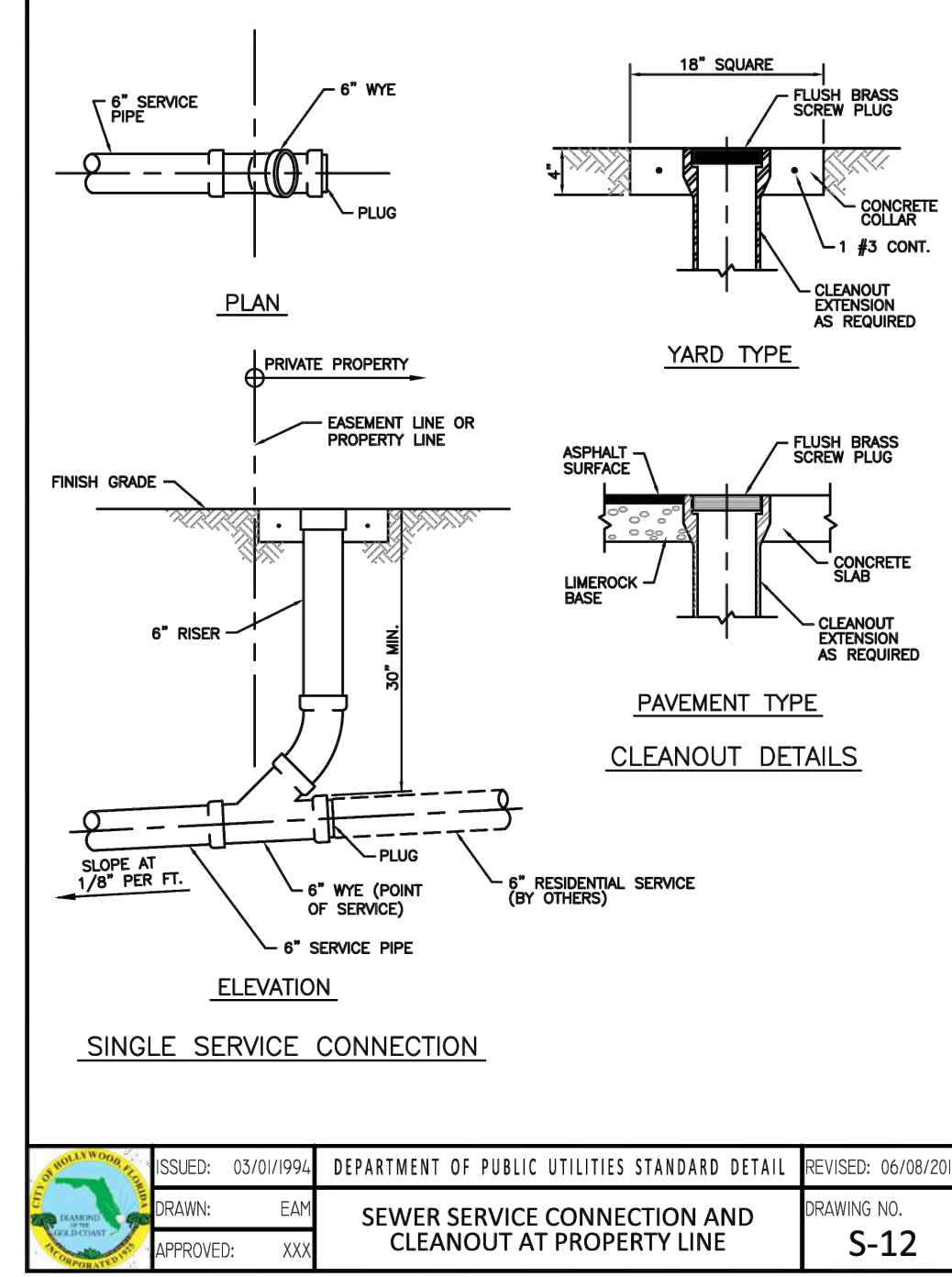
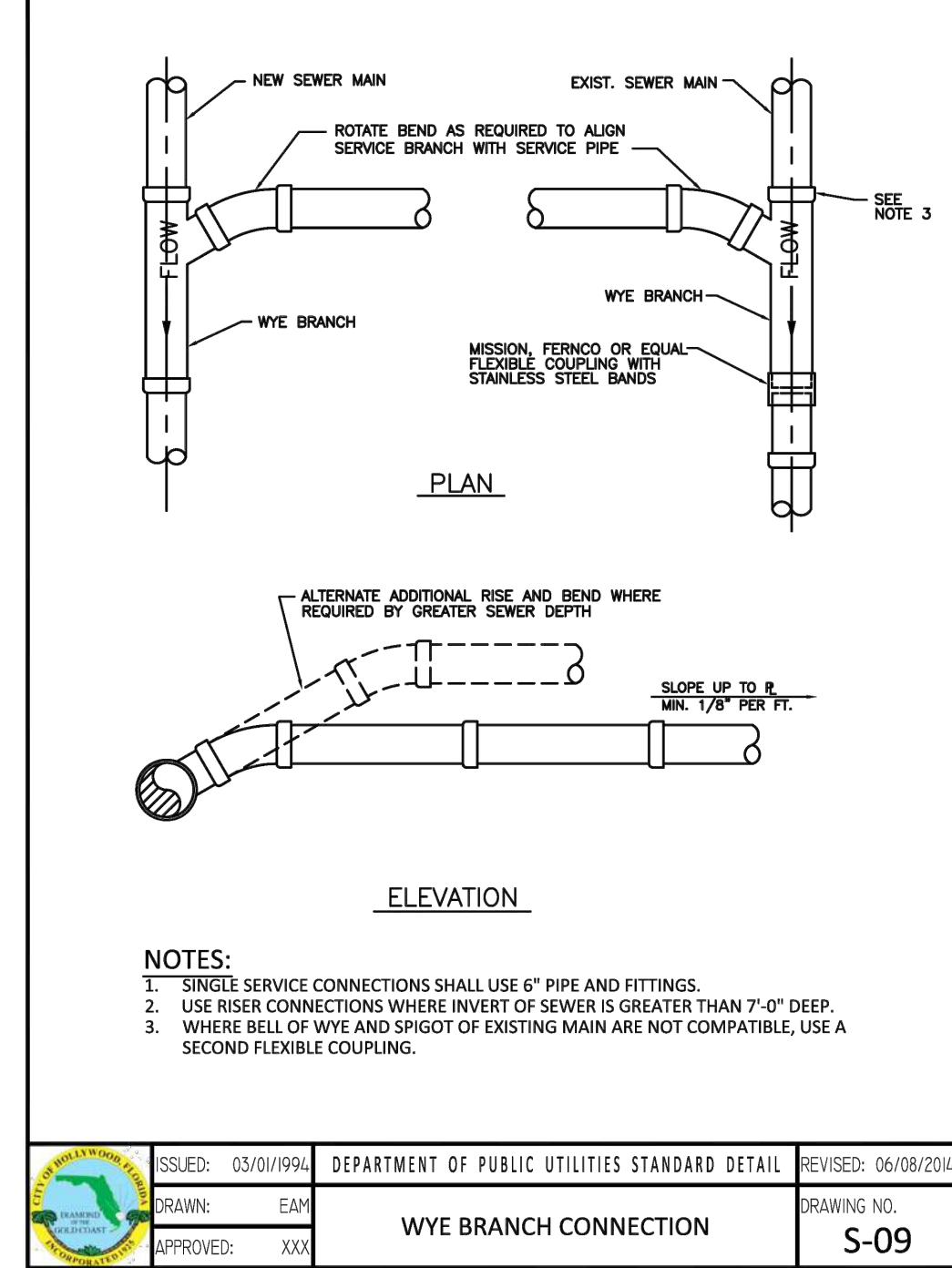
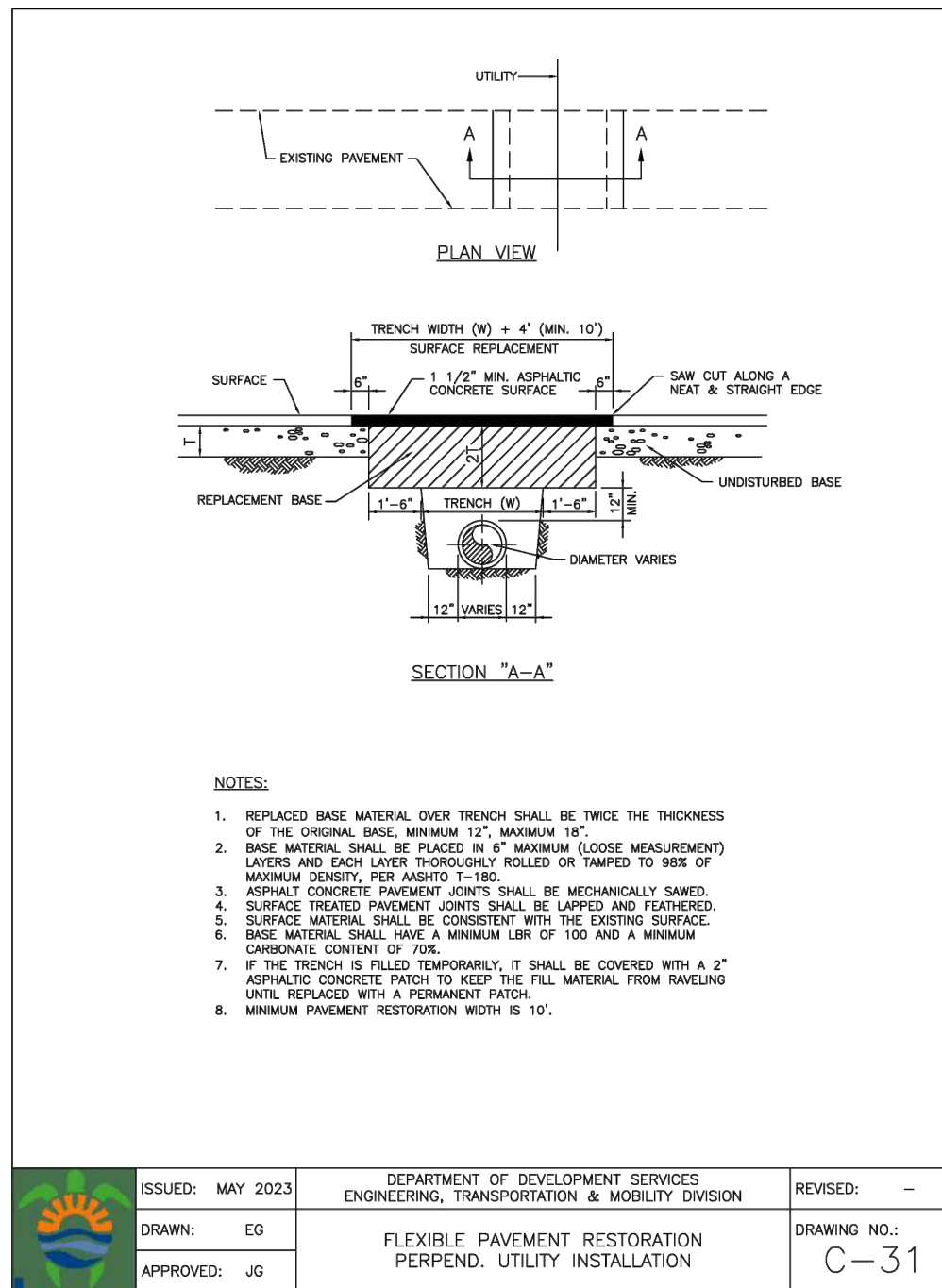
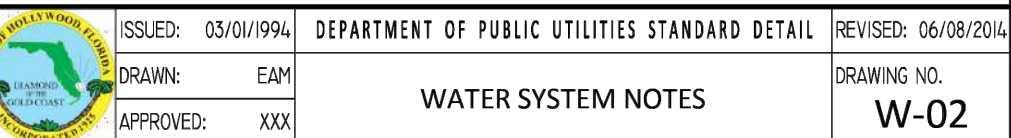
WATER SYSTEM NOTES:

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERNS, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BI-DIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.



WATER SYSTEM NOTES (CONTINUED):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C300 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536 B0. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBA IRON INC., MEGALUGS OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- 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 SUNK 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.



Fire Flow Calculations for 2242 Monroe Street

SITE DATA

Proposed is the construction of a four (4) story Class IIB (III(200)) residential Building located at 2242 Monroe Street in Hollywood, Florida, Broward County. The existing land uses surrounding the site are residential to the North, South, East and West.

DESIGN CRITERIA

The proposed building shall have an approved automatic sprinkler system.

Per NFPA-1 18.4.4 fire flow area shall be the total floor area of all levels of a building. Fire flow area: 28,744 sf

Per NFPA-1 Table 18.4.5.2.1 the required fire flow for a 28,744 sf Type IIB Building is 3,500 gpm with a flow duration of 3 hours.

Per NFPA-1, 18.4.5.3.2, that the required fire flow, as established in Table 18.4.5.2.1 shall be reduced by 75%, with a fire flow no less than 1,000 gpm when the building is provided with an approved automatic sprinkler system.

REQUIRED FIRE FLOW

3,500 X 0.25 = 875 GPM (1,000 gpm Min)

Hydrant Flow Test Result on Monroe Street show a minimum flow of 1060 GPM.

2242 MONROE ST				
Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
One Bedroom	17	250 GPD	13.5	4,250 GPD
Two Bedroom	3	250 GPD	2.4	750 GPD
Three Bedroom	4	250 GPD	3.2	1,000 GPD
Pool	25 person capacity	2 gal/person	0.2	50 GPD
		Total Proposed	19.3 ERU @ 315 GPD	6,050 GPD
Potable Water Consumption				
Use	Quantity	Generation Rate*		Demand
Proposed				
Residential				
One Bedroom	17		13.5	4,275 GPD
Two Bedroom	3		2.4	840 GPD
Three Bedroom	4		3.2	1,120 GPD
Pool	25 person capacity		0.2	70 GPD
		340 ERU @ 350 GPD	Total Proposed	19.3 ERU @ 350 GPD
* As per the Florida Administrative Code: Chapter 64E-6.008 Table I for System Design, ESTIMATED SEWAGE FLOW. ERU = Equivalent Residential Unit and the Broward County Code of Ordinances Section 27-201				

This item has been digitally signed and sealed by Jorge Szauder, PE. On May 7, 2025.

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Szauder Engineering
Civil Engineers

7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: Project: MULTI-FAMILY APARTMENTS

Utilities Details

Plan Description:

Seal:

JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER

Drawn by: J. JANSE

Reviewed & Sealed: JORGE M. SZAUDER

Date: NOV. 2024

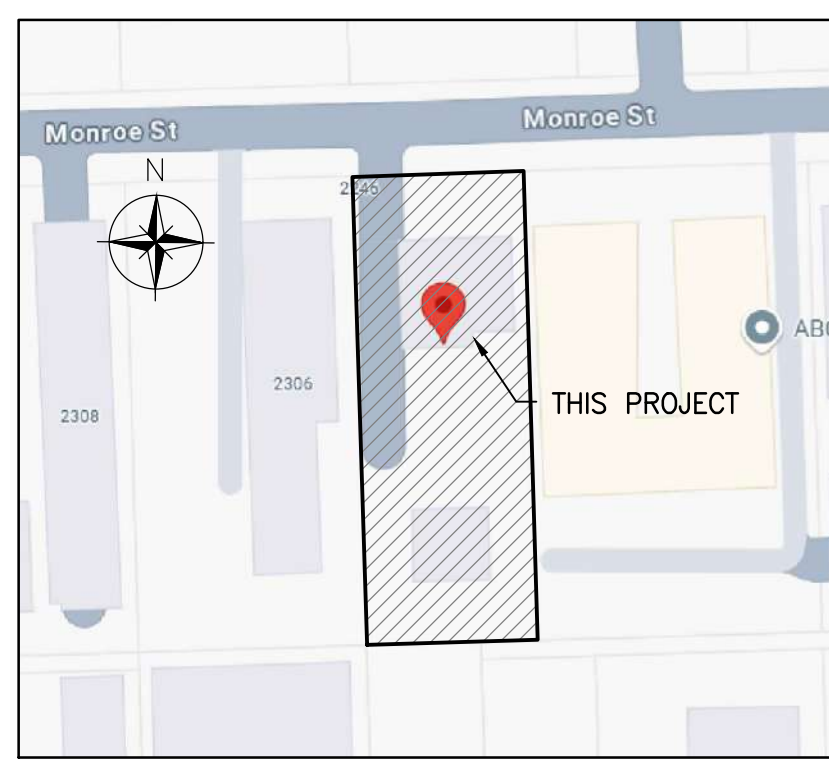
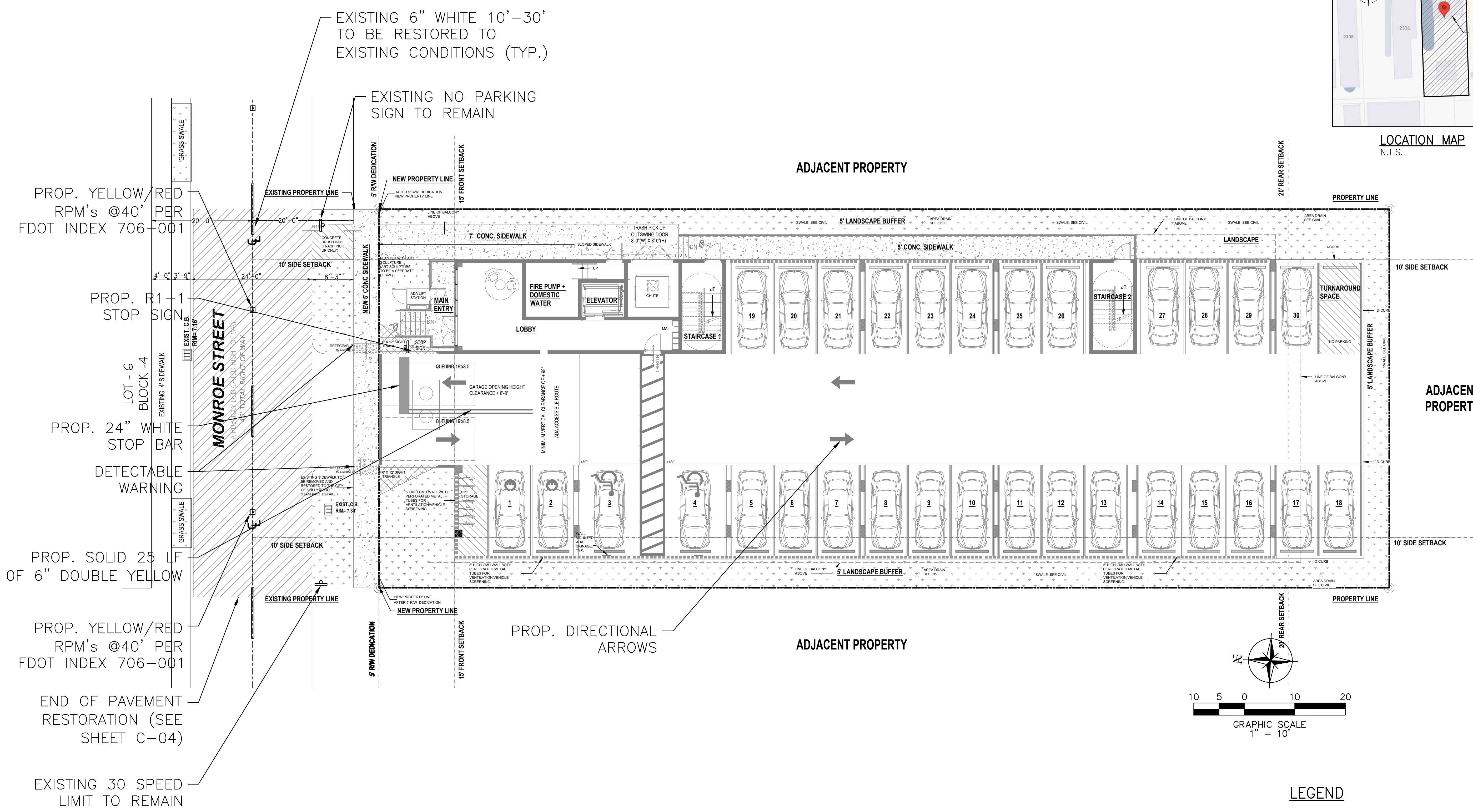
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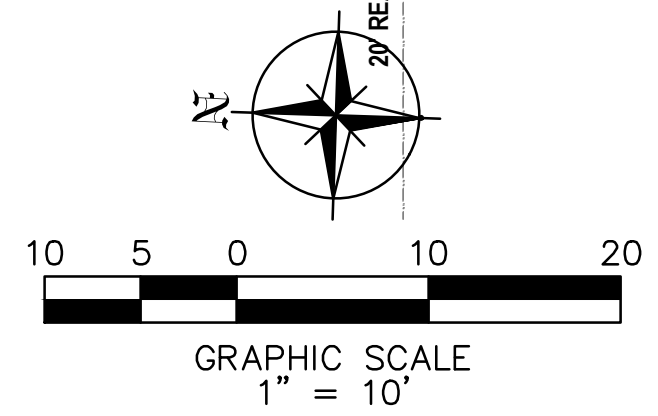
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LOCATION MAP
N.T.S.



	UNIT	QUANTITY
PAVEMENT TRENCH RESTORATION	SY	38
MILL & RESURFACE	SY	200
GRASS SWALE	SY	48

NOTE:

- MONROE ST SHALL BE MILLED & RESURFACED MINIMUM 1" ALONG THE ENTIRE PROPERTY
- ROW PAVEMENT MARKING SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER PER BROWARD COUNTY PW DEPARTMENT TRAFFIC ENGINEERING DIVISION

- LEGEND**
- PROPERTY LINE
 - GRASS
 - CONCRETE
 - MILL & RESURFACE
 - PROP. 24" WHITE STOP BAR
 - PROP. R1-1, 4' FROM EDGE OF PAVEMENT

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Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: MULTI-FAMILY APARTMENTS

Project: MULTI-FAMILY APARTMENTS

2242-2246 MONROE ST HOLLYWOOD, FL 33020

Plan Description: PAVEMENT MARKINGS & SIGNAGE PLAN

Seal:

JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER

Drawn by: J. JANSE

Reviewed & Sealed: JORGE M. SZAUDER

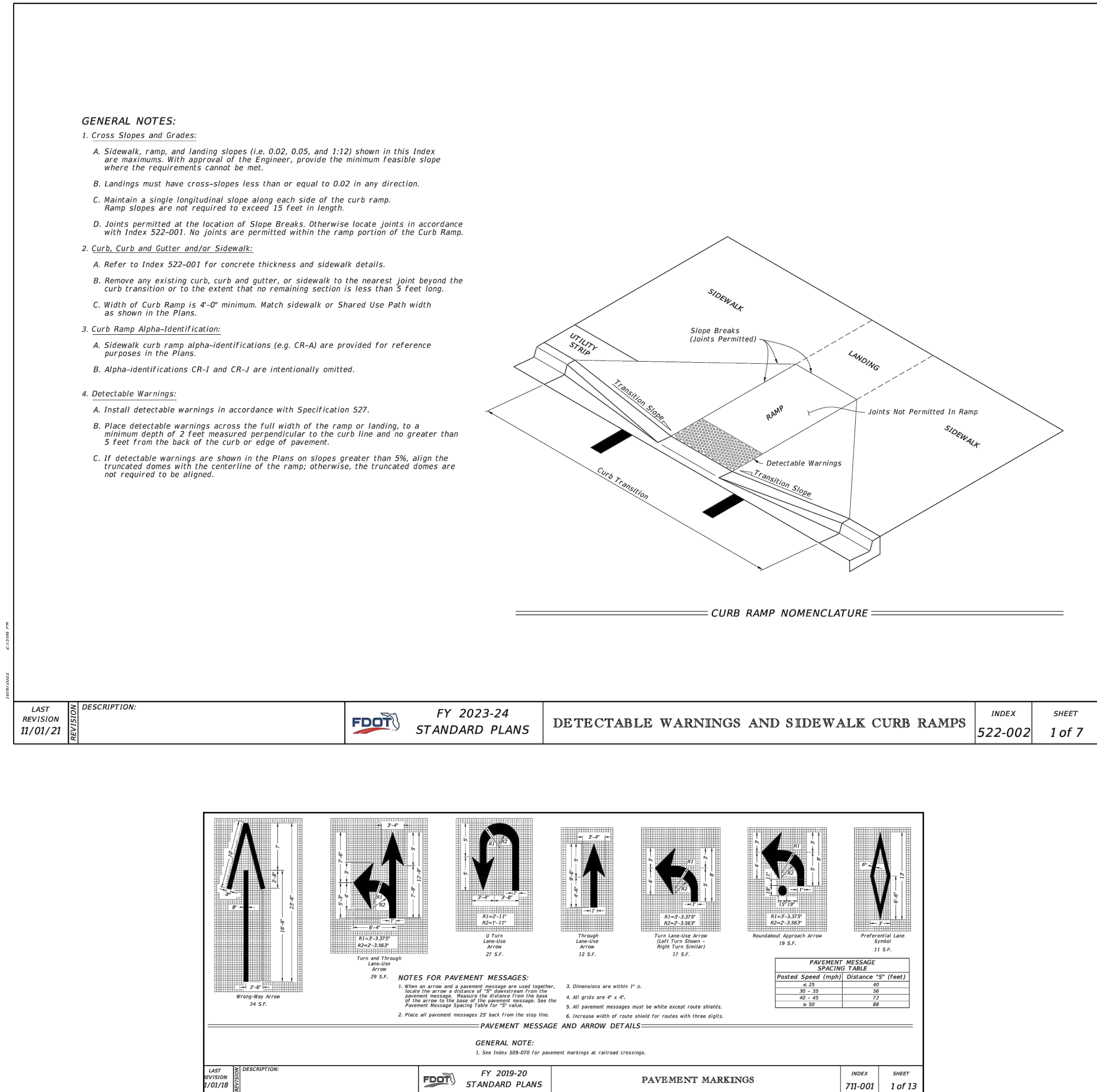
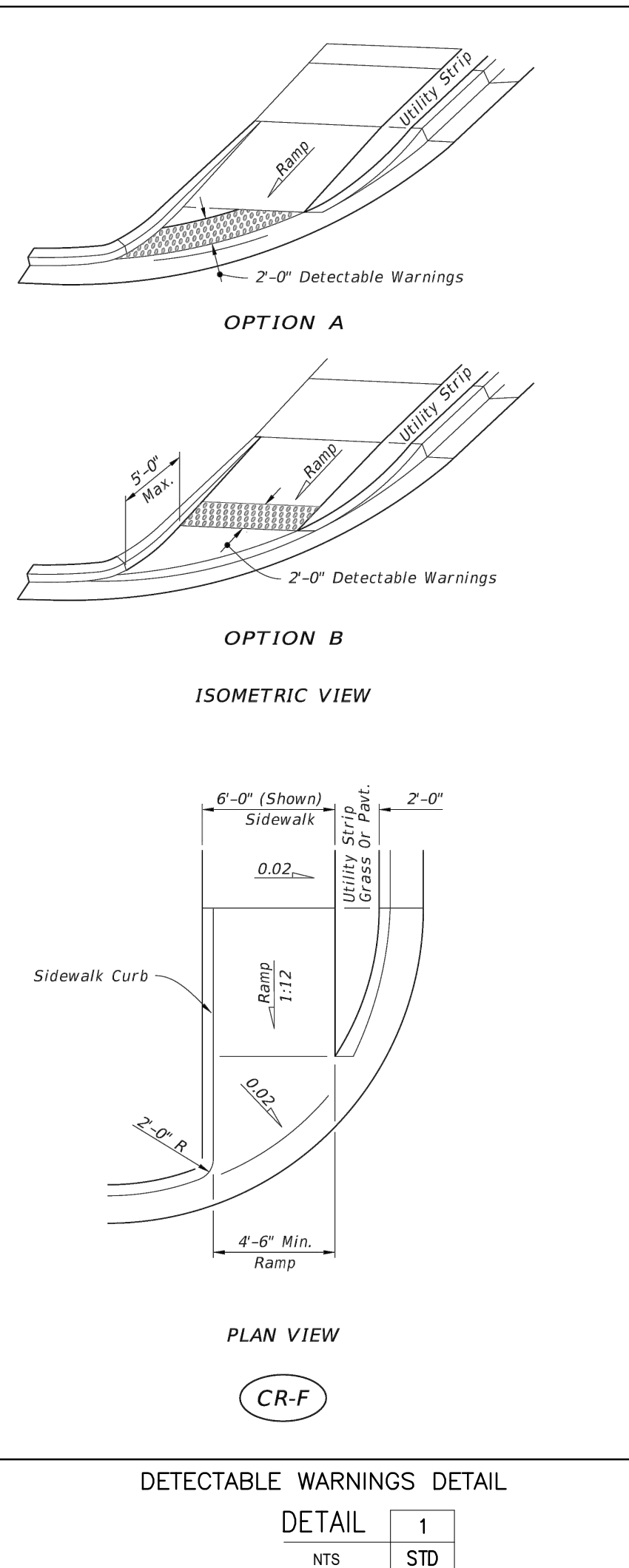
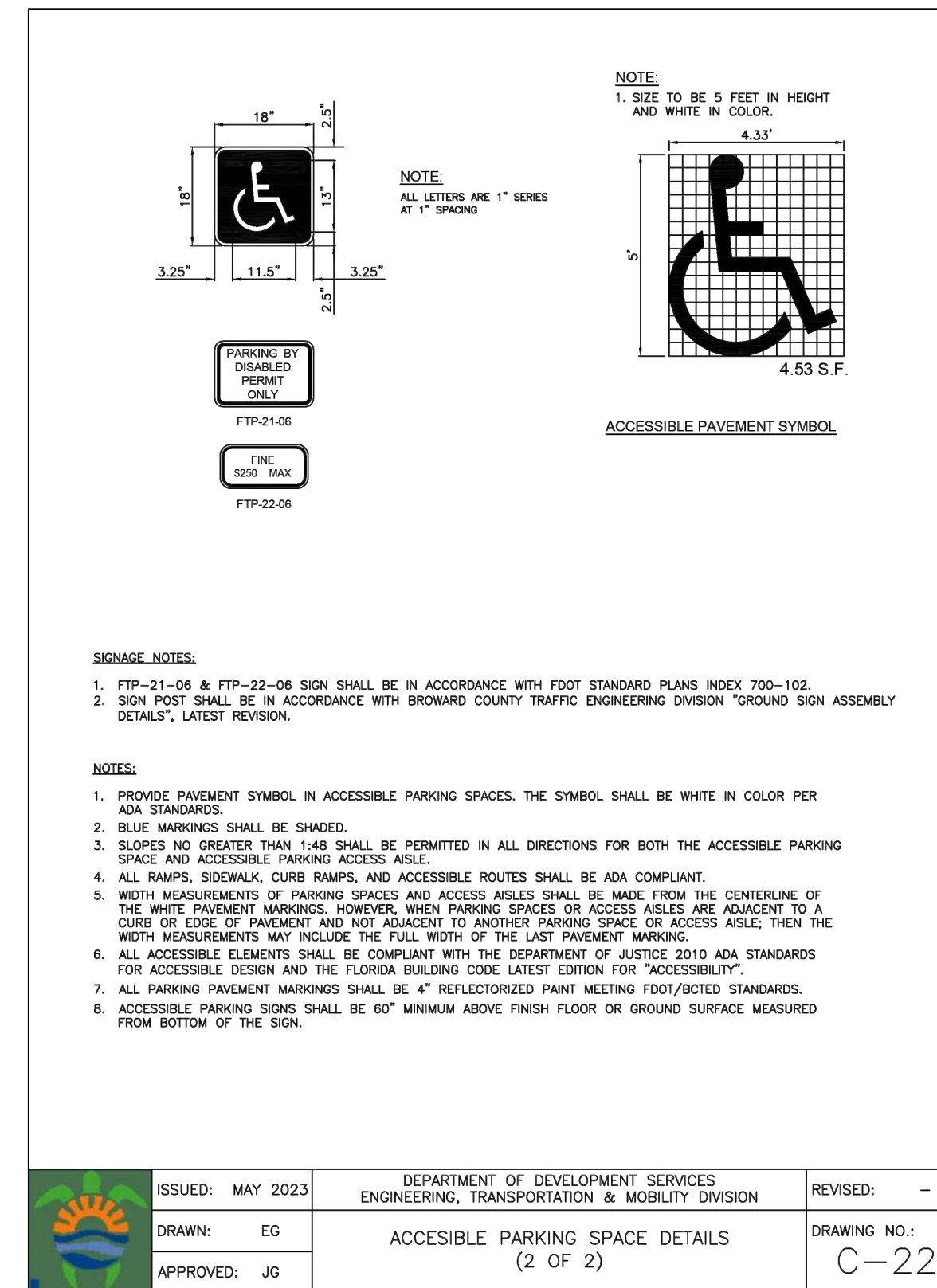
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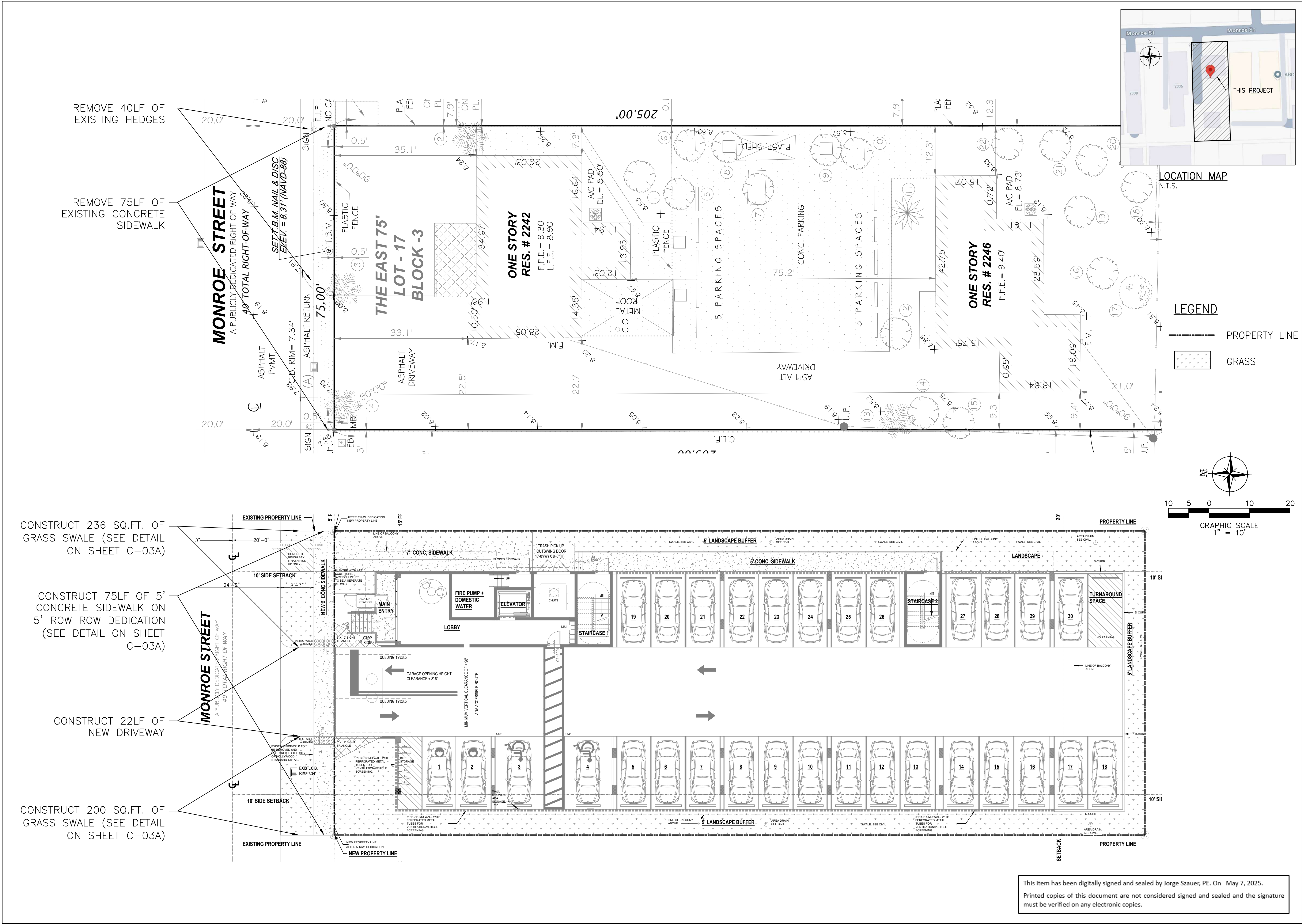
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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: MULTI-FAMILY APARTMENTS

Project: MULTI-FAMILY APARTMENTS

2242-2246 MONROE ST HOLLYWOOD, FL 33020

Plan Description:

ROW PLAN

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER

Drawn by: J. JANSE

Reviewed & Sealed: JORGE M. SZAUER

Date: NOV. 2024

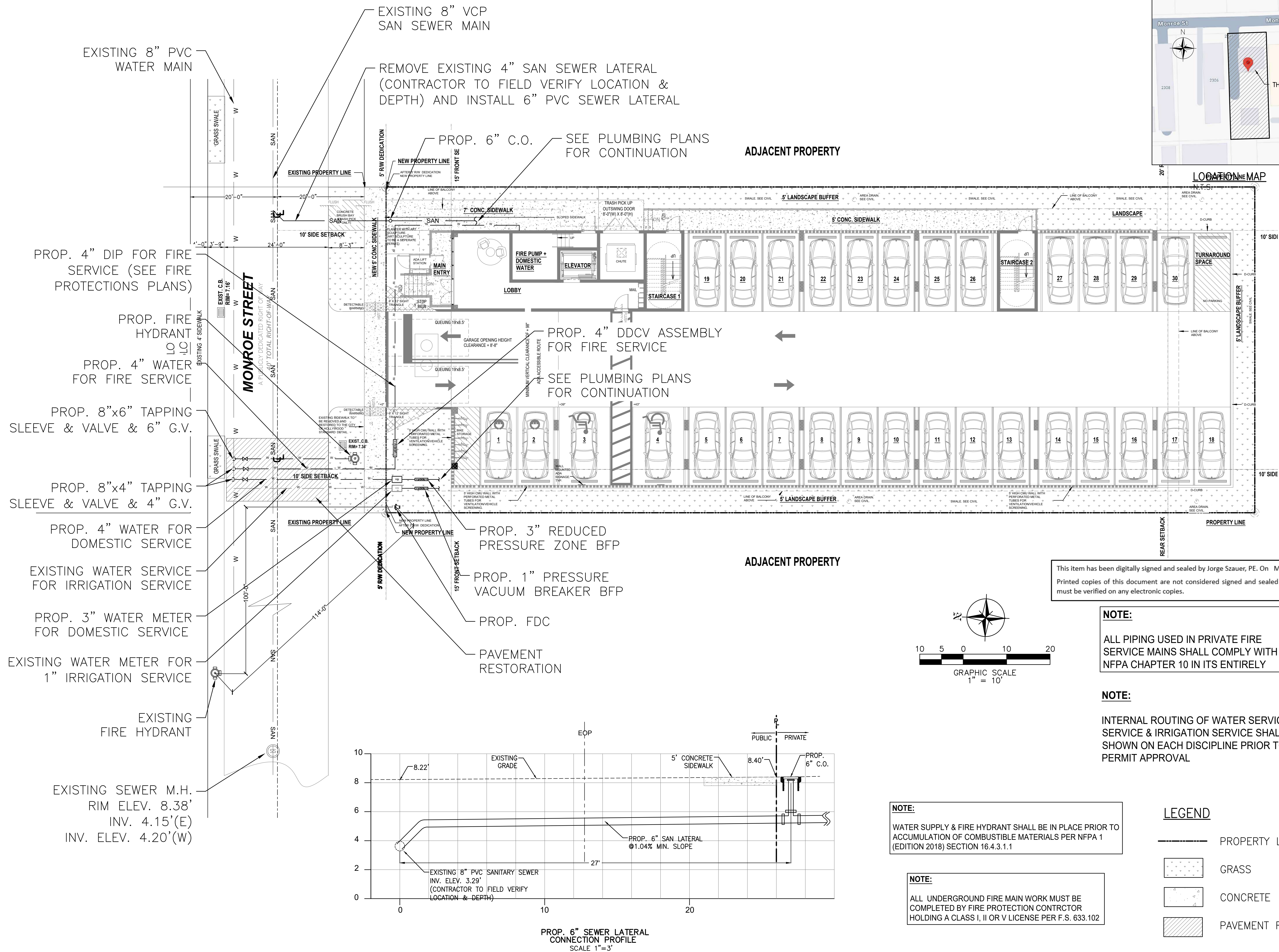
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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL, 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

MULTI-FAMILY APARTMENTS

2242-2246 MONROE ST HOLLYWOOD, FL 33020

UTILITIES

Plan Description:

SRA

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUER**

Drawn by: J. JANSE

Revised & Sealed: JORGE M. SZAUER

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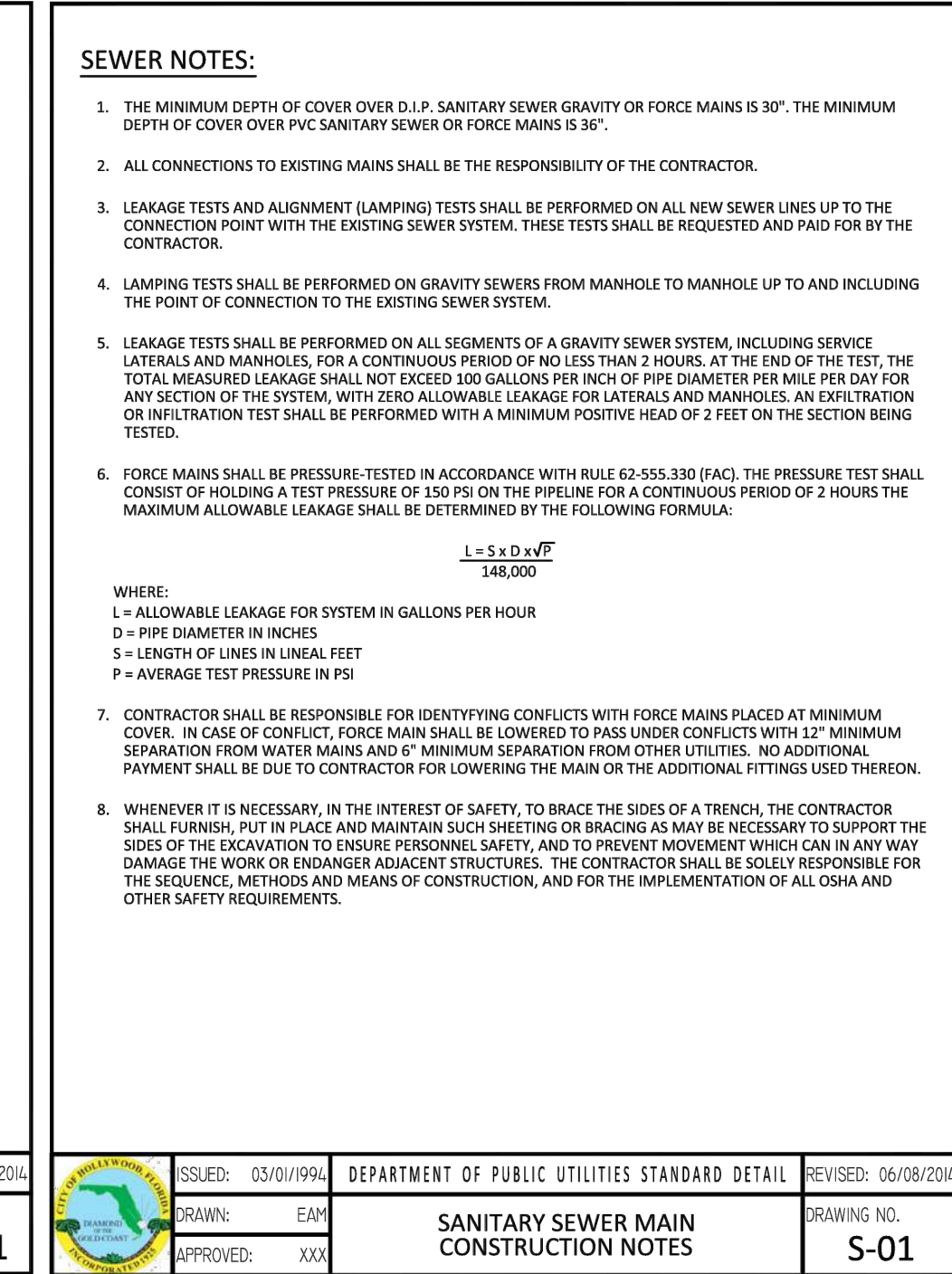
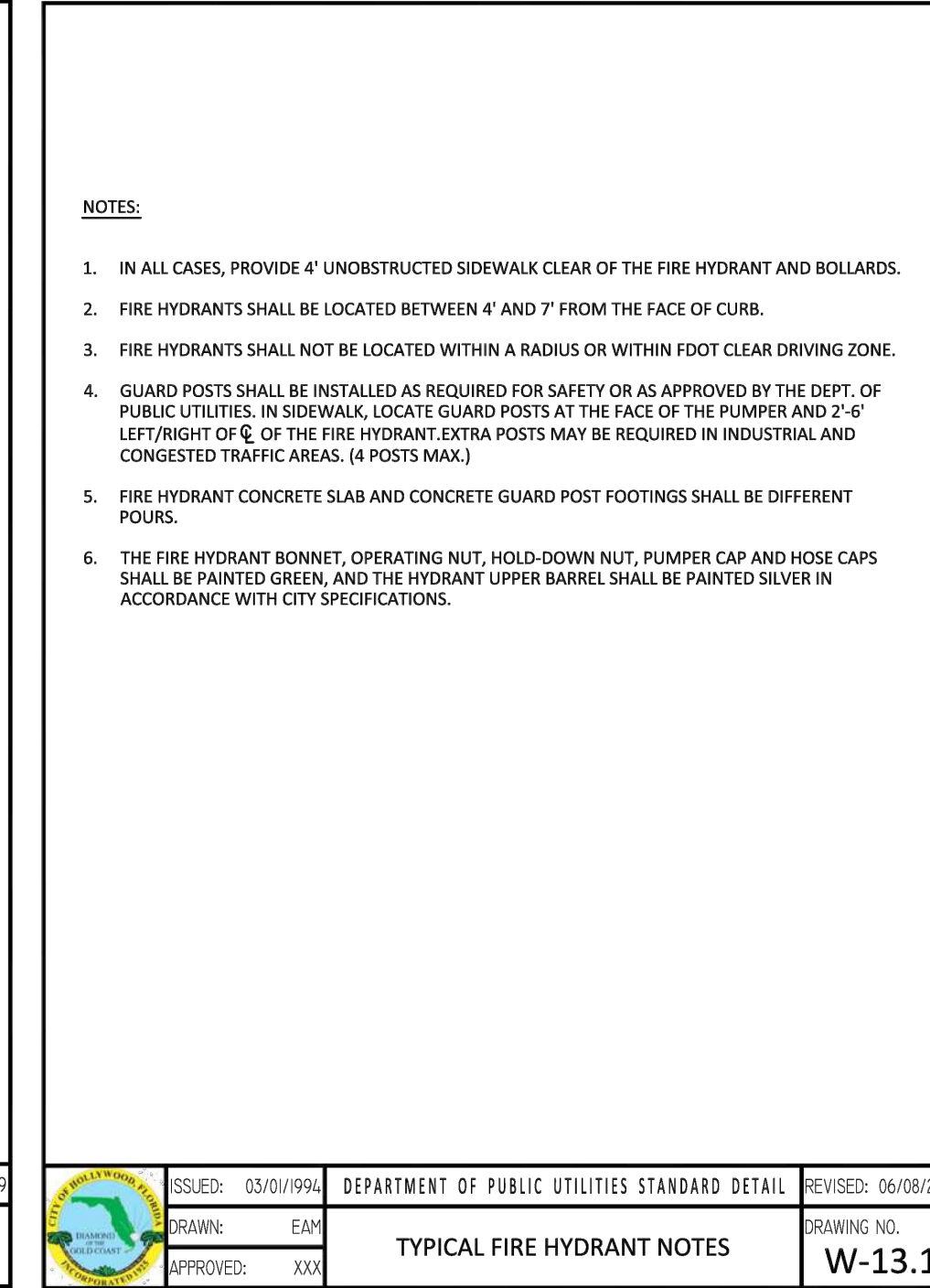
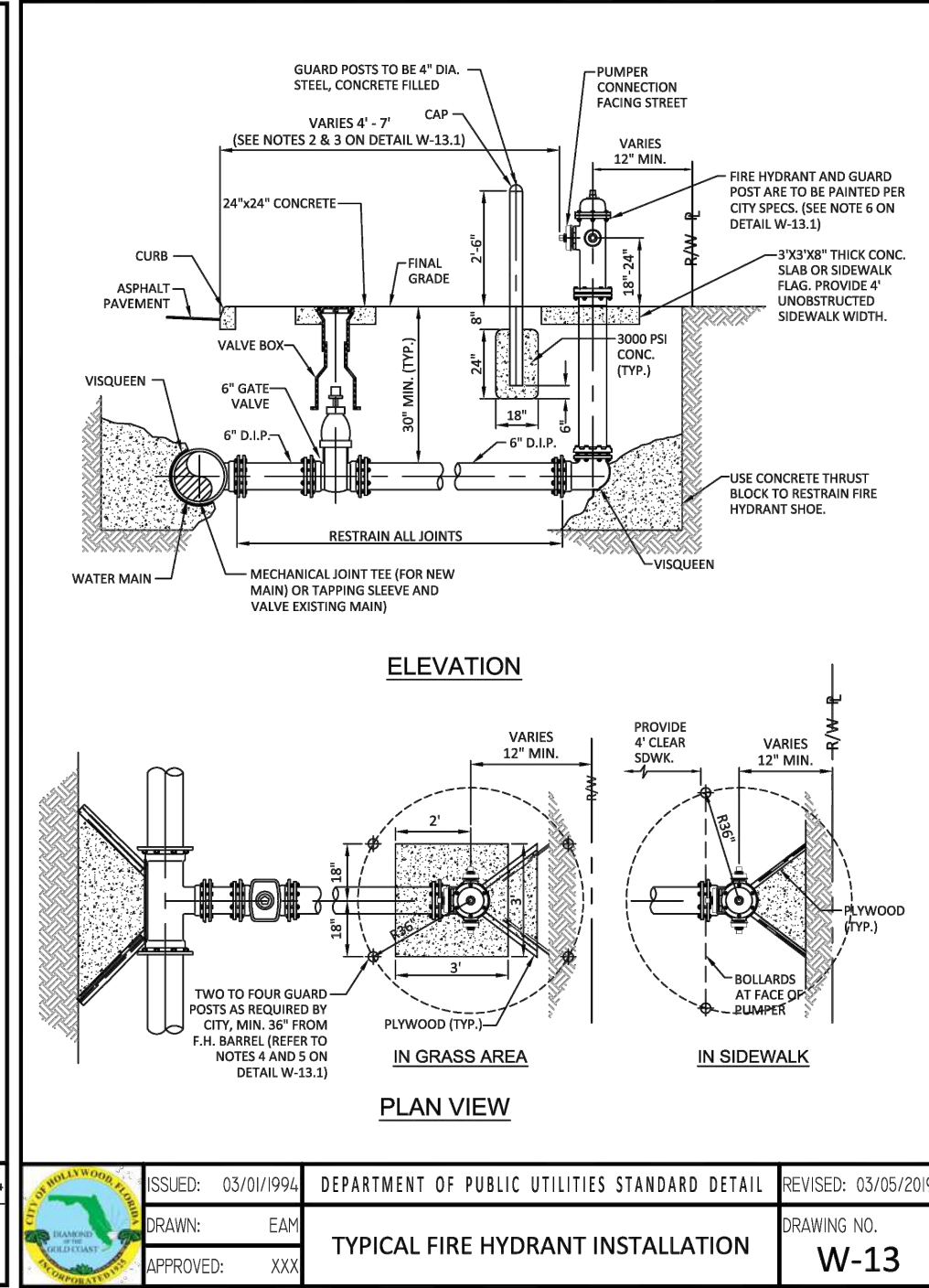
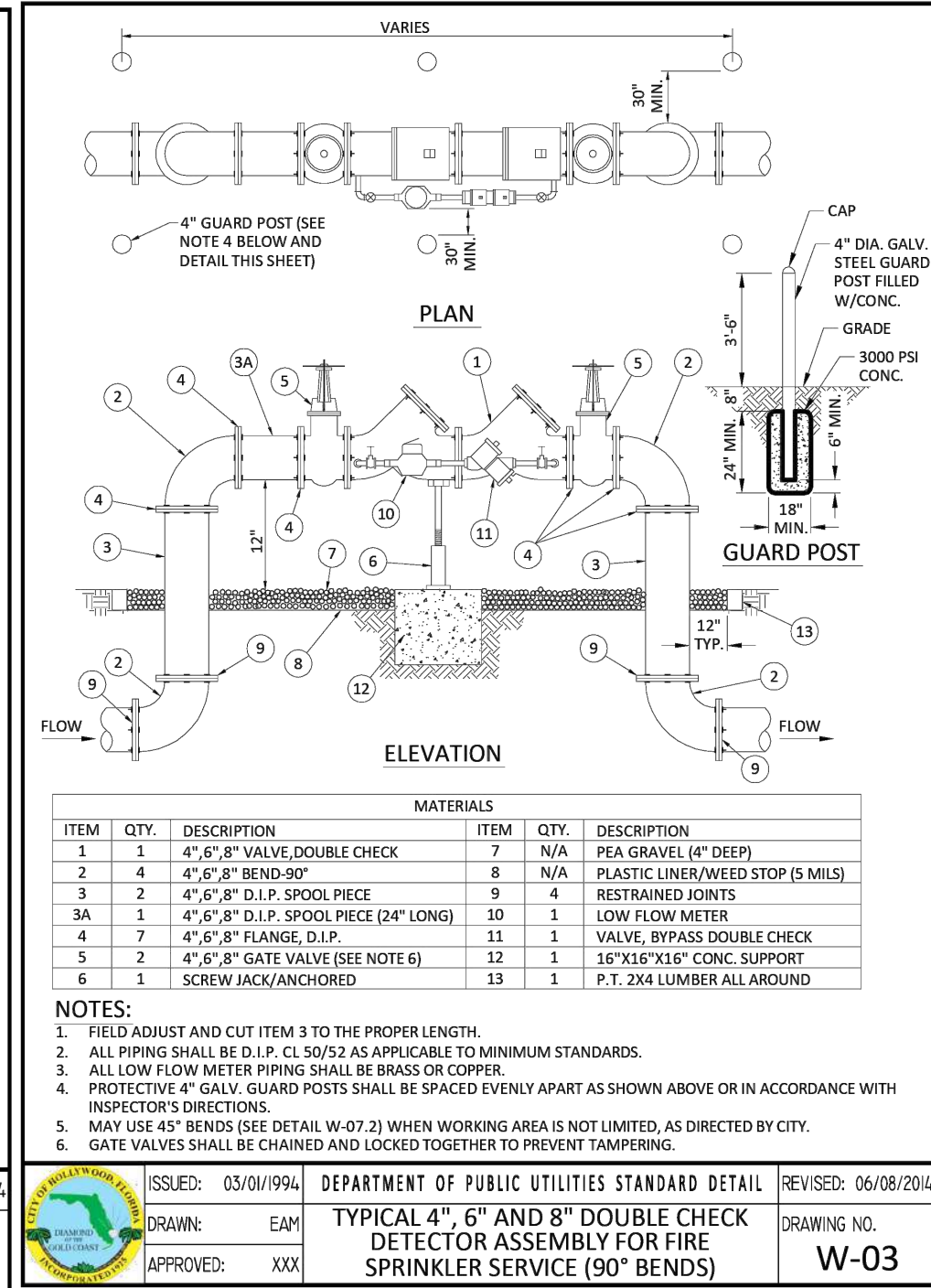
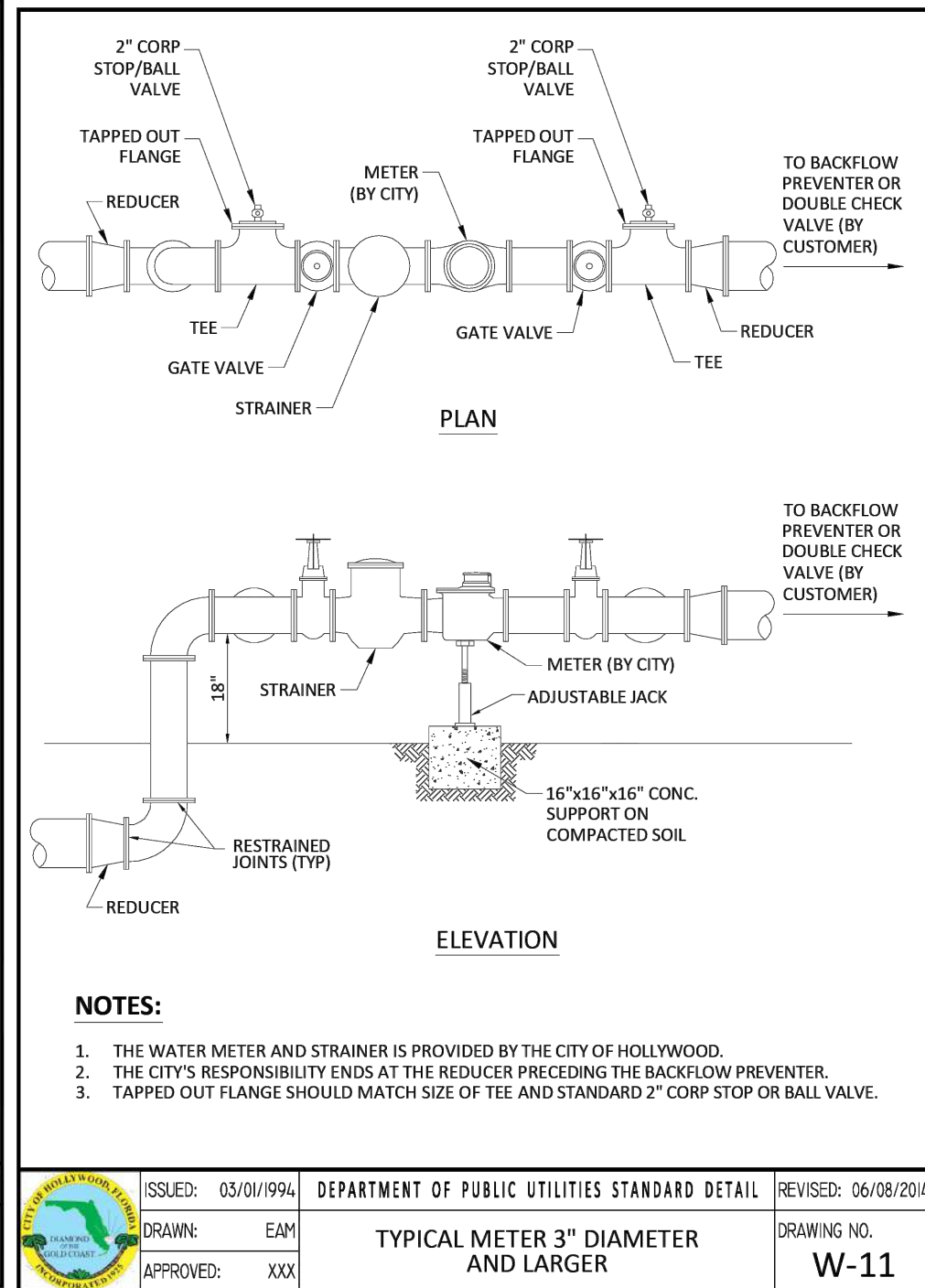
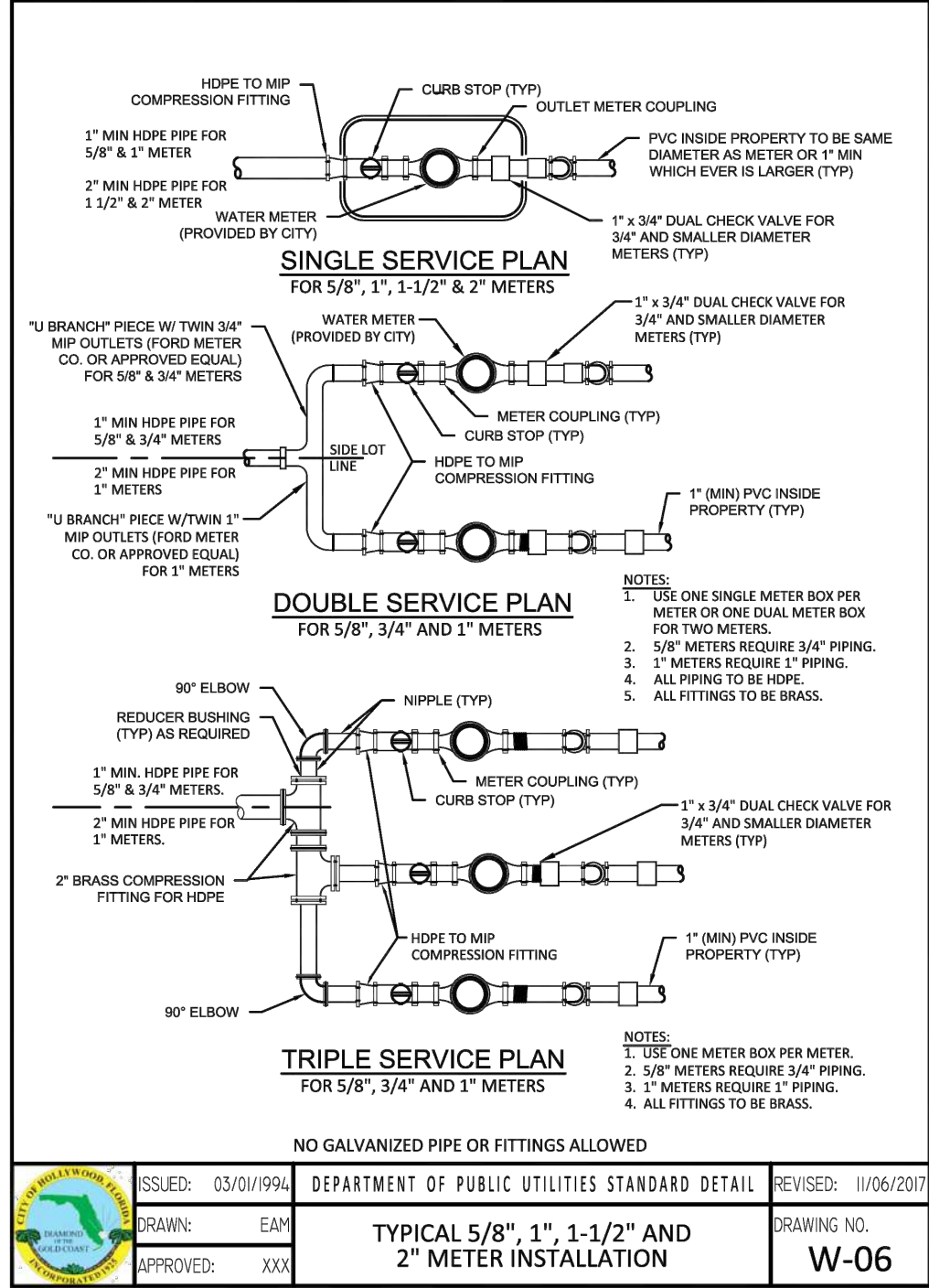
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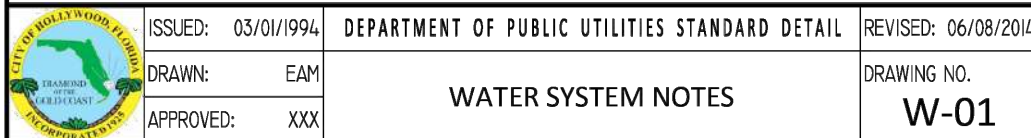
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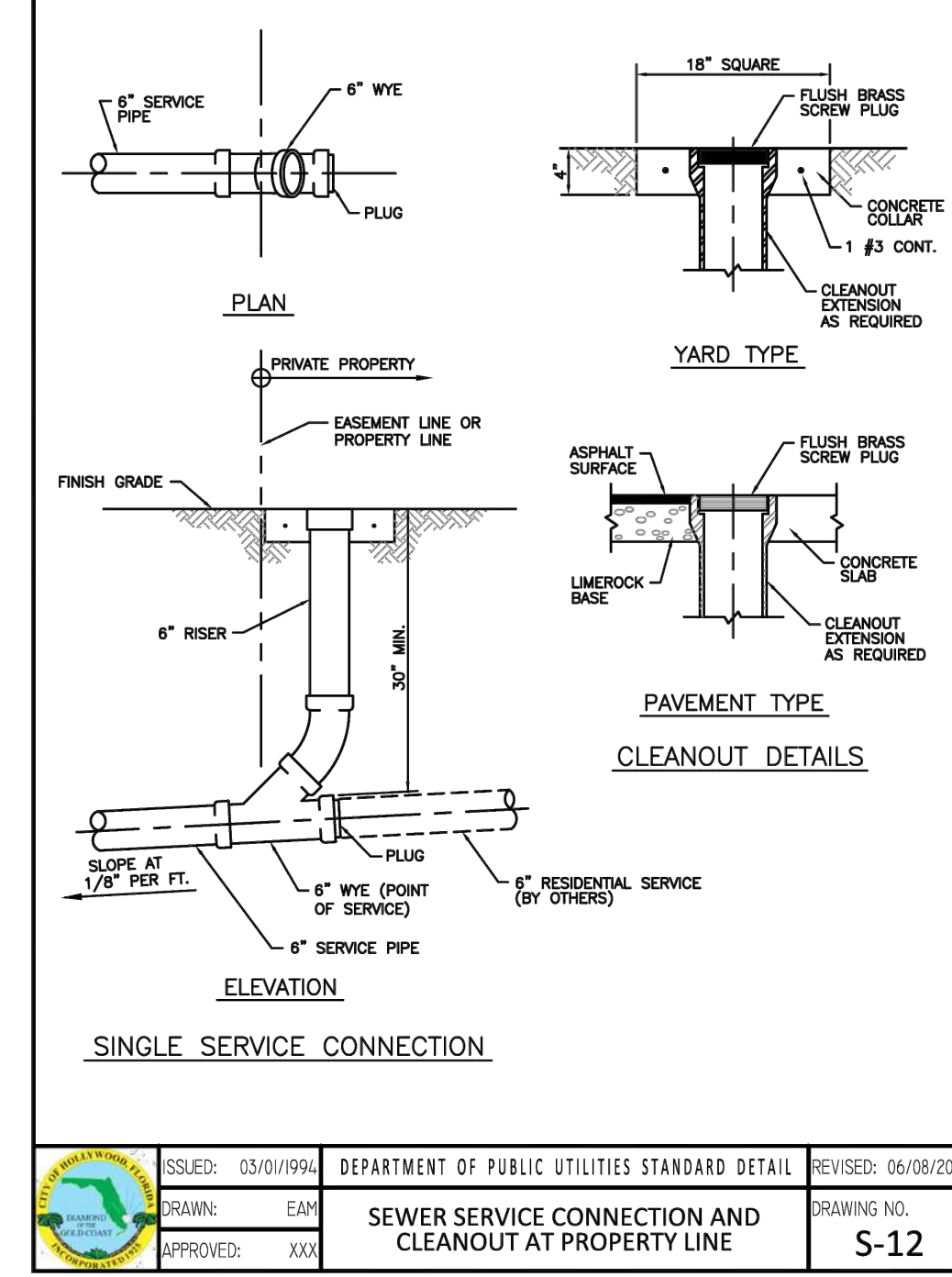
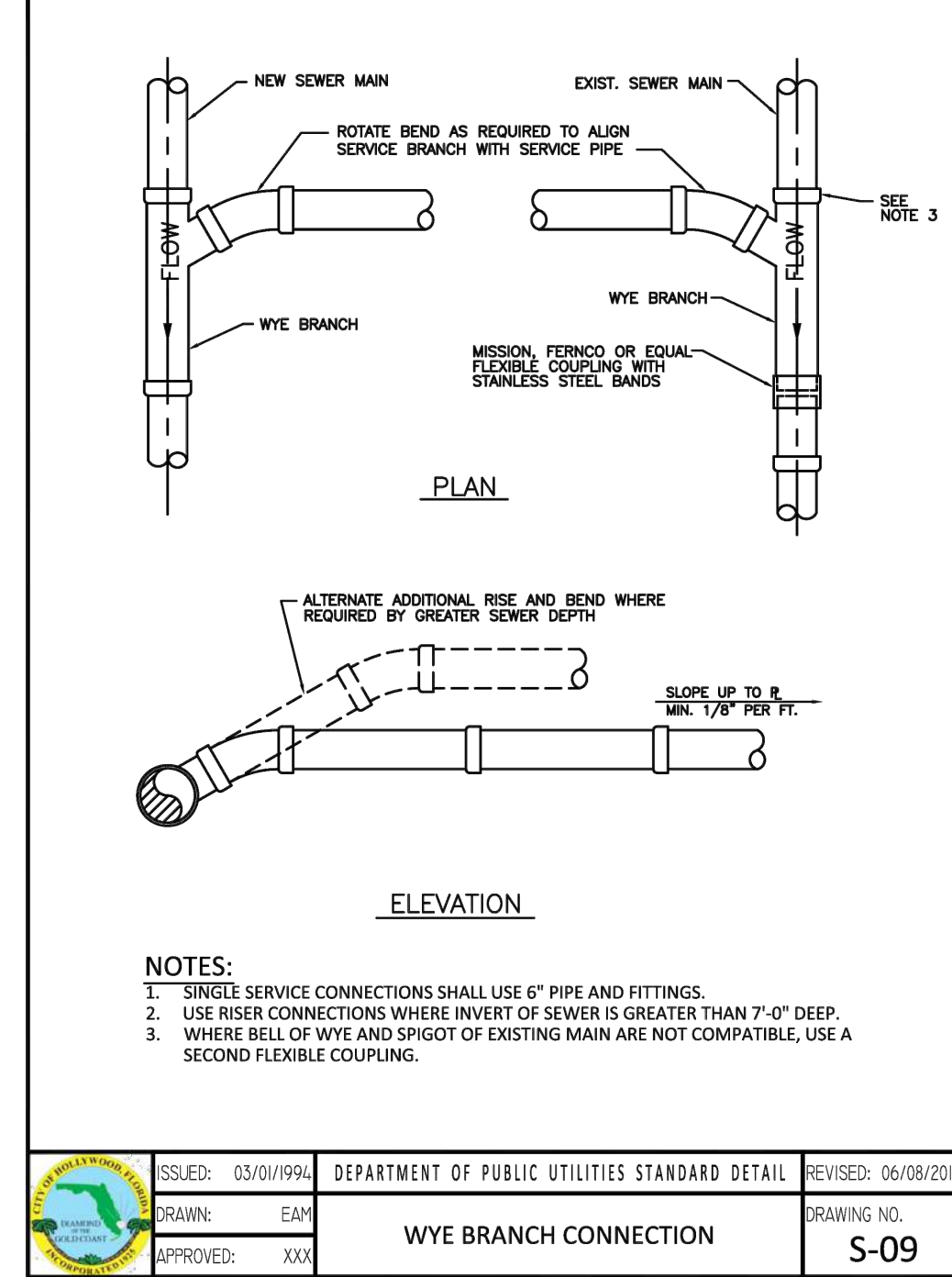
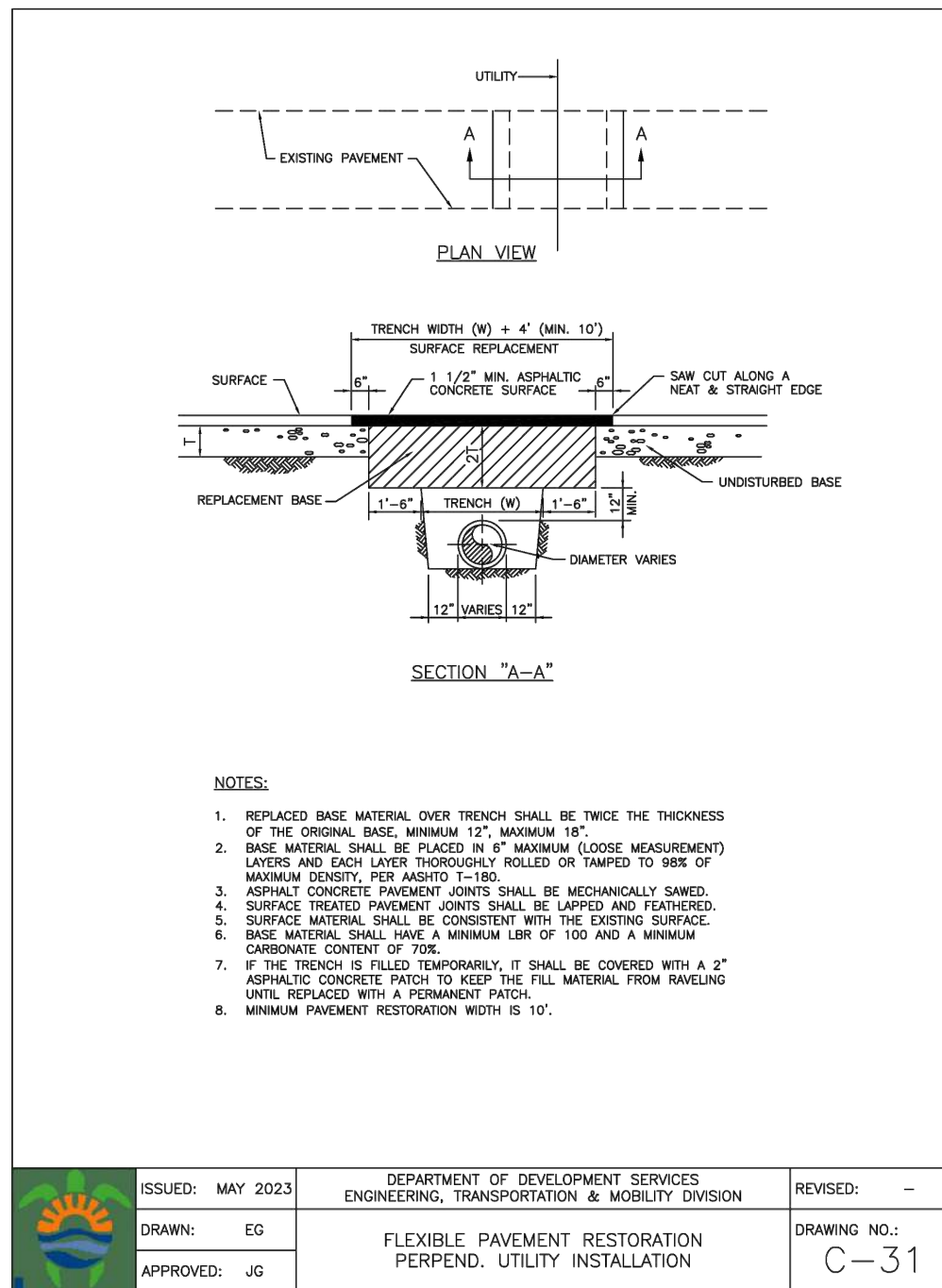
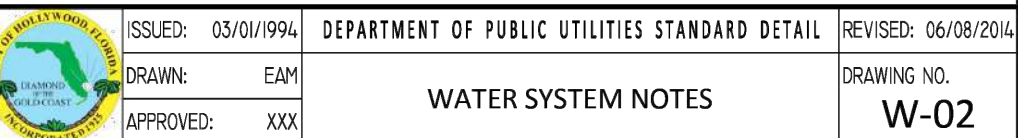
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- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERNS, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BI-DIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.



WATER SYSTEM NOTES (CONTINUED):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C300 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536 B0. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBA IRON INC., MEGALUGS OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- 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 SASH 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.



Fire Flow Calculations for 2242 Monroe Street

SITE DATA

Proposed is the construction of a four (4) story Class IIB (III(200)) residential Building located at 2242 Monroe Street in Hollywood, Florida, Broward County. The existing land uses surrounding the site are residential to the North, South, East and West.

DESIGN CRITERIA

The proposed building shall have an approved automatic sprinkler system.

Per NFPA-1 18.4.4 fire flow area shall be the total floor area of all levels of a building. Fire flow area: 28,744 sf

Per NFPA-1 Table 18.4.5.2.1 the required fire flow for a 28,744 sf Type IIB Building is 3,500 gpm with a flow duration of 3 hours.

Per NFPA-1, 18.4.5.3.2, that the required fire flow, as established in Table 18.4.5.2.1 shall be reduced by 75%, with a fire flow no less than 1,000 gpm when the building is provided with an approved automatic sprinkler system.

REQUIRED FIRE FLOW

3,500 X 0.25 = 875 GPM (1,000 gpm Min)

Hydrant Flow Test Result on Monroe Street show a minimum flow of 1060 GPM.

2242 MONROE ST				
Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
One Bedroom	17	250 GPD	13.5	4,250 GPD
Two Bedroom	3	250 GPD	2.4	750 GPD
Three Bedroom	4	250 GPD	3.2	1,000 GPD
Pool	25 person capacity	2 gal/person	0.2	50 GPD
Total Proposed			19.3 ERU @ 315 GPD	6,050 GPD
Potable Water Consumption				
Use	Quantity	Generation Rate*		Demand
Proposed				
Residential				
One Bedroom	17		13.5	4,275 GPD
Two Bedroom	3		2.4	840 GPD
Three Bedroom	4		3.2	1,120 GPD
Pool	25 person capacity		0.2	70 GPD
340 ERU @ 350 GPD			Total Proposed	19.3 ERU @ 350 GPD
				6,755 GPD

* As per the Florida Administrative Code: Chapter 64E-6.008 Table I for System Design, ESTIMATED SEWAGE FLOW. ERU = Equivalent Residential Unit and the Broward County Code of Ordinances Section 27-201

This item has been digitally signed and sealed by Jorge Szauder, PE. On May 7, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Szauder Engineering

Civil Engineers

7251 W Palmetto Park Road Suite 100

Boca Raton, FL 33433

Phone: (561) 716-0159

Certificate of Authorization Number 30129

Reviews:

Client: Project: MULTI-FAMILY APARTMENTS

Utilities Details

Plan Description:

Seal:

JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by:

JORGE M. SZAUDER

Drawn by:

J. JANSE

Reviewed & Sealed:

JORGE M. SZAUDER

Date:

NOV. 2024

Scale:

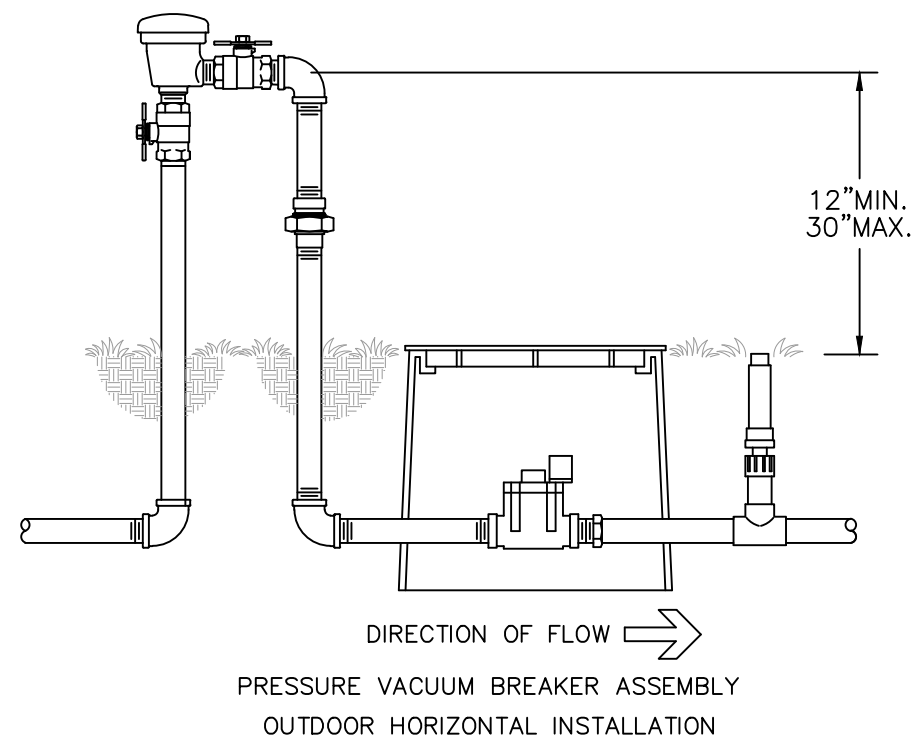
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Job No.:

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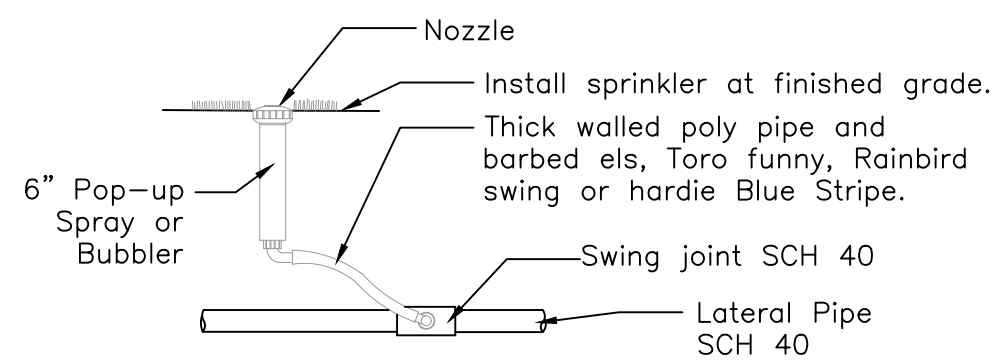
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of Sheets



WILKINS MODEL 720A

NTS



6" Pop-up Spray / Bubbler Detail

NTS

IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All pipe is 3/4 in.
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 = 15 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.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit.

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.

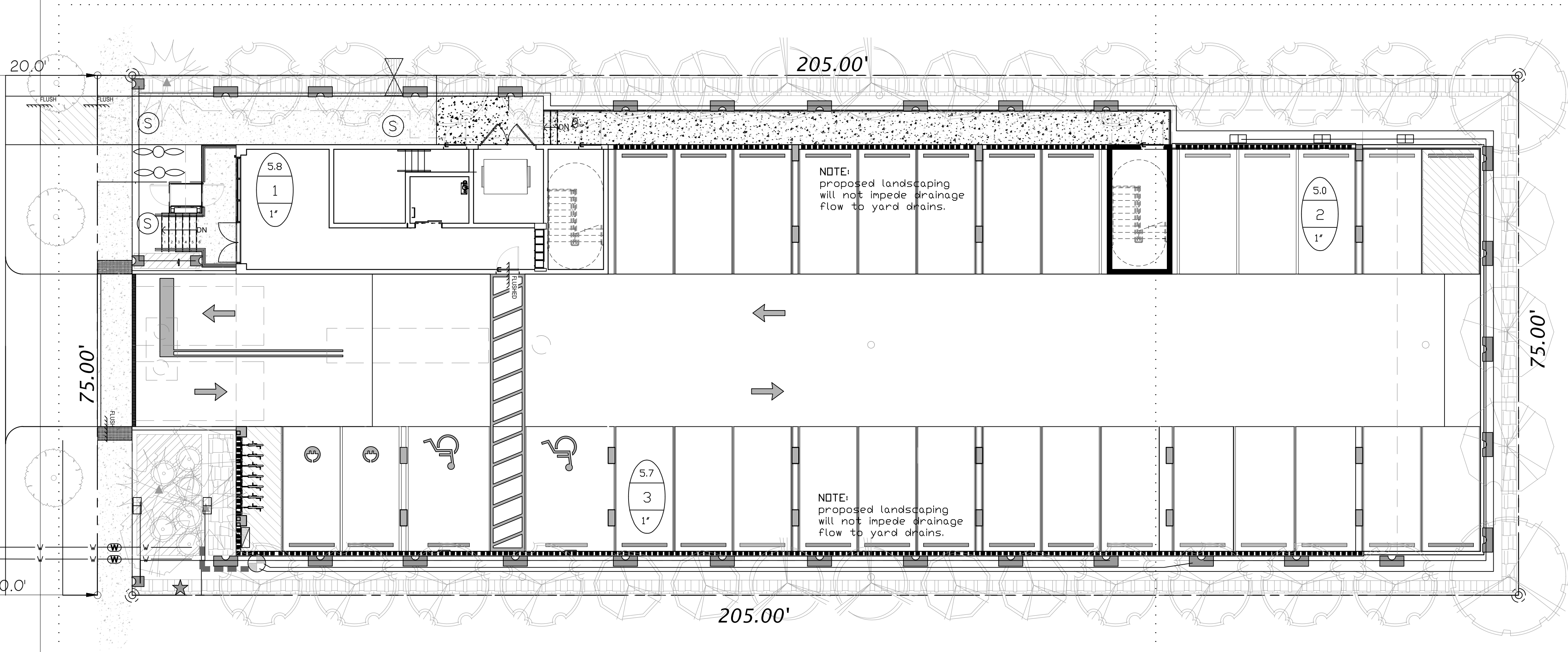
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors 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.

MONROE STREET

A PUBLICLY DEDICATED RIGHT OF WAY
40' TOTAL RIGHT-OF-WAY



IRRIGATION LEGEND:

- 1" MAIN LINE
- LATERAL ZONE LINES.
- ZONE BOUNDARIES

1" VACUUM BREAKER: Wilkins WK720A-100.

CONTROLLER - Intermatic Electric 4 station controller mounted just inside the door of the Fire Pump and Domestic Water Room.
Mini Klik automatic rain sensor shutoff switch mounted outside on eave of structure.

ZONE VALVES - Fimco 3 Station Indexing.

SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6" PDP-UP SPRAY -
Hunter MP Rotator Series:
Nozzles as Required.
NOTE - All of the below may not be used

	MP800
	6-12'
	Radius
90	Q
120	T
180	H
240	TT
270	TQ
360	F

6" PDP-UP STREAM BUBBLER - Hunter 5-CST-B 5'R.

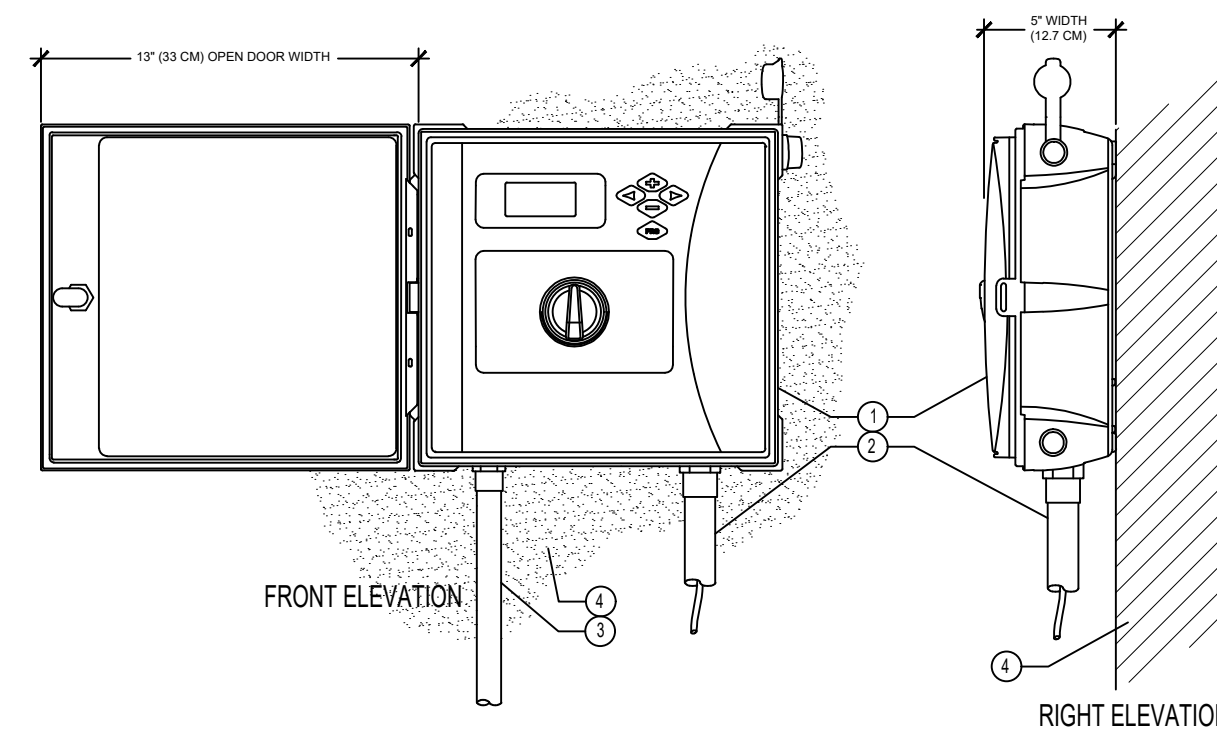
- SS-530 5 x 30'
- ES-515 5 x 15'

0.0	GPM
1	ZONE #
1"	VALVE SIZE

LEGEND:

- IRRIGATION CONTROLLER
- IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE. J-BOX INSIDE CONTROLLER
- ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
- WIRELESS RAIN SENSOR

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE



IRRIGATION CONTROLLER and RAIN CLIK SENSOR

NTS

Sunshine811

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Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
tcawhite@bellsouth.net
954-253-2265

REVISIONS

1-30-2025: Misc.
Site Plan Revisions
3-8-2025: New Property
Line Dedication

Multi Family Apartments
2242-2246 Monroe Street
Hollywood, Florida 33020

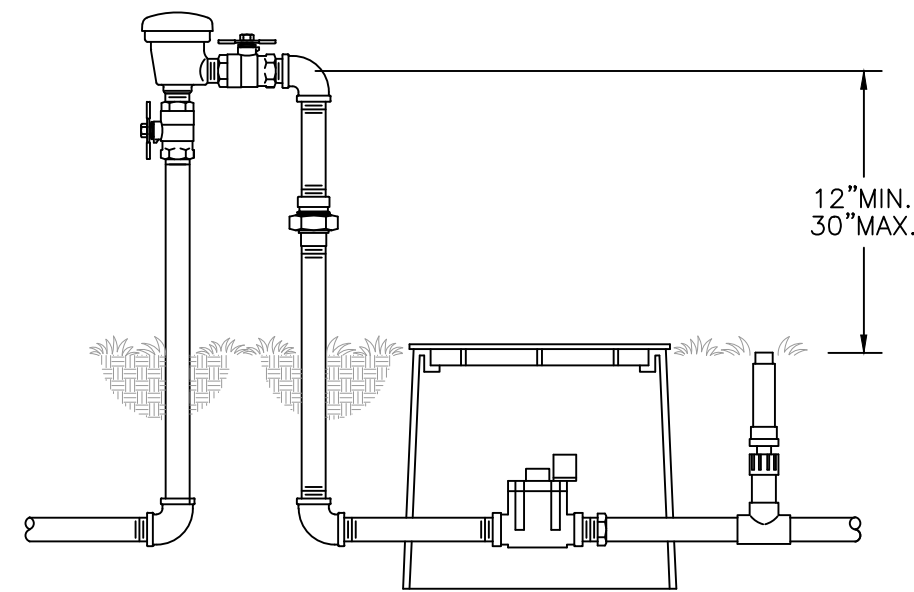
Irriation Permit Plan



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11-4-2024
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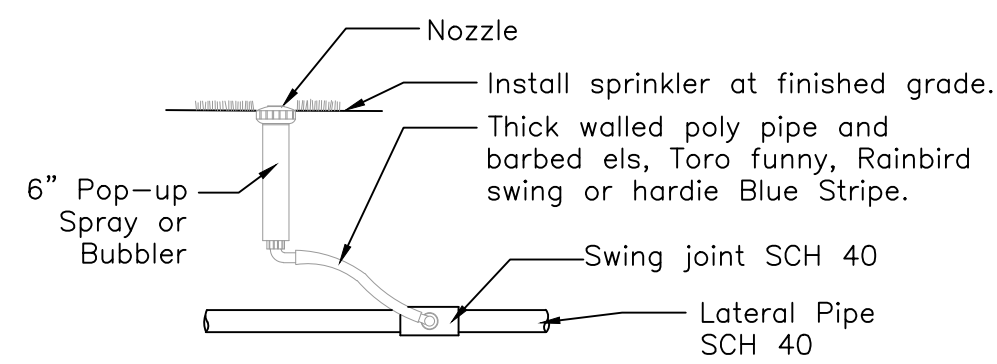
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IR-1
Sheet 1 Of 2



WILKINS MODEL 720A

NTS



6" Pop-up Spray / Bubbler Detail

NTS

IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All pipe is 3/4 in.
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.
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Suction Line = 24 in. depth, nominal.
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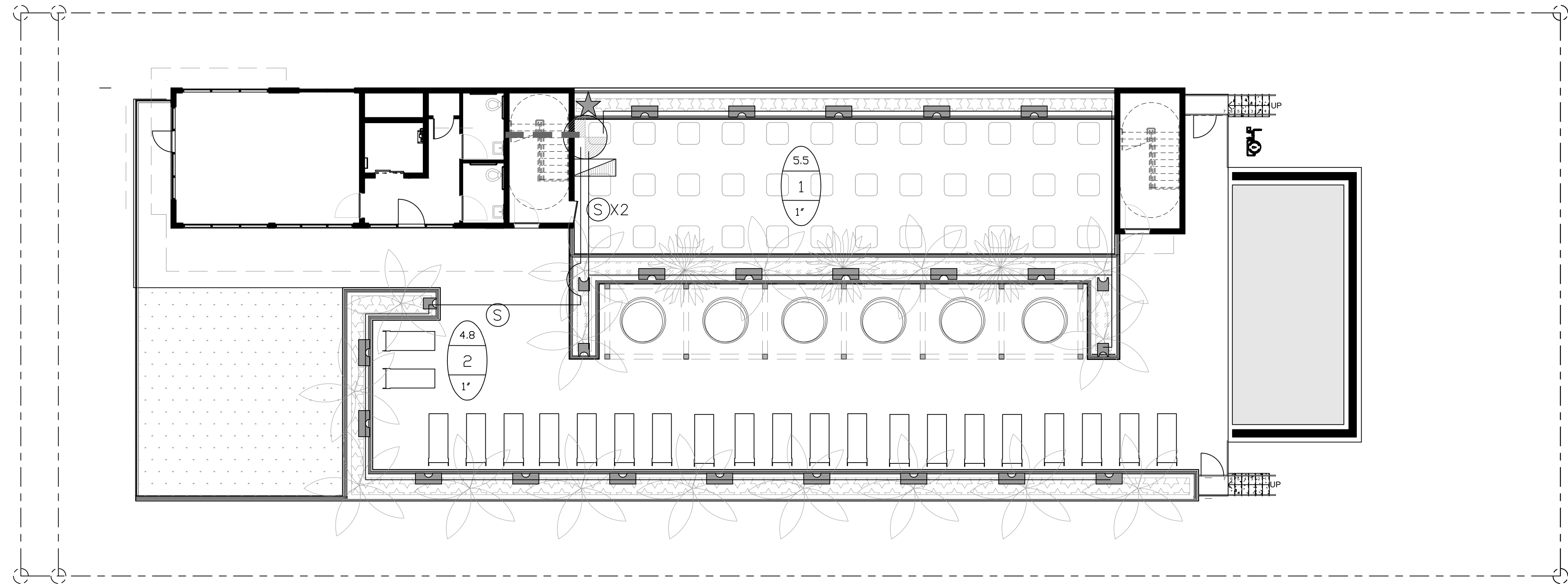
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
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Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit.

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Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

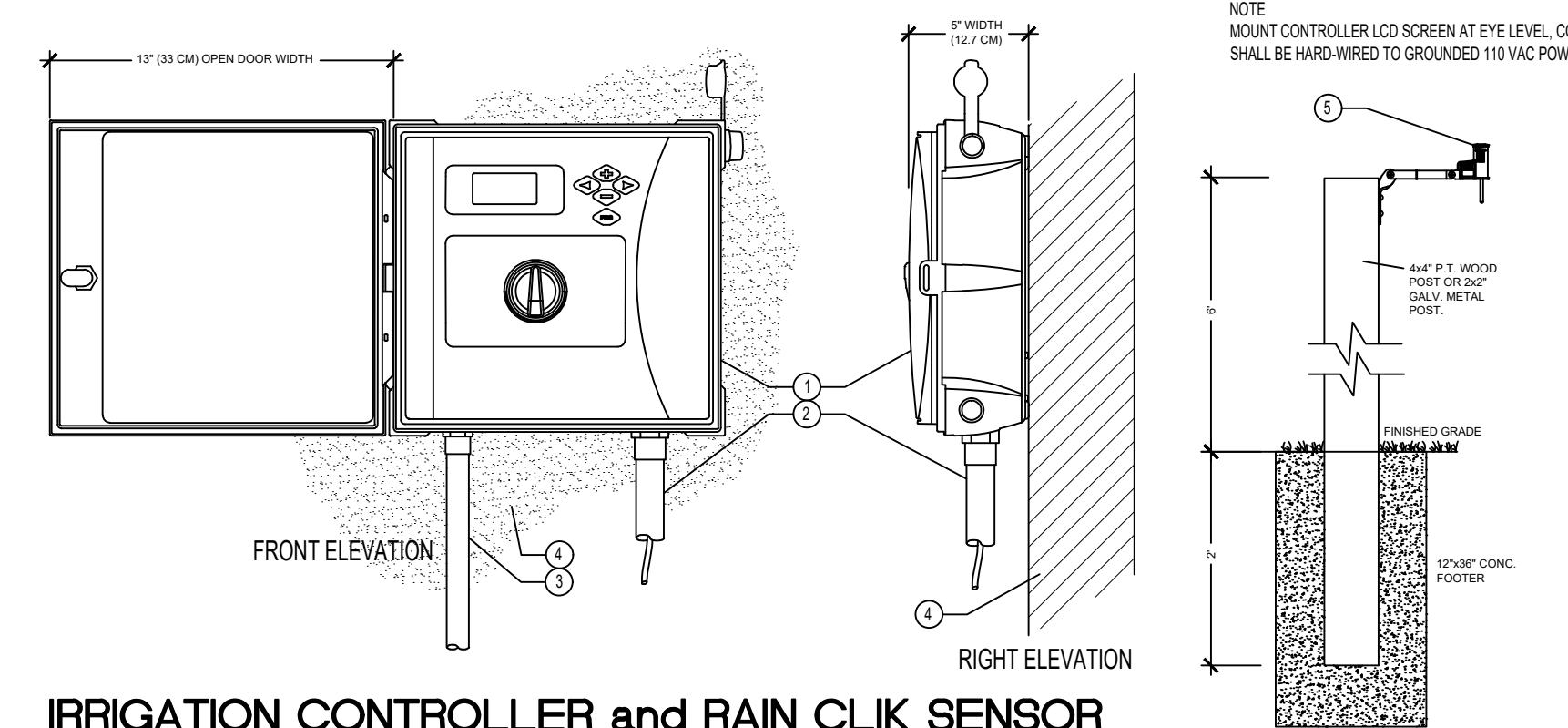
Contractor shall verify all underground utilities prior to commencement of work.



IRRIGATION LEGEND:

- 1" MAIN LINE
- LATERAL ZONE LINES.
- CONTROLLER - Intermatic Electric 4 station controller.
- Mini Klik automatic rain sensor shutoff switch.
- ZONE VALVES - Fimco 2 Station Indexing.
- SLEEVES - Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
- 6" POP-UP SPRAY:
 - SS-530 5 x 30'
 - ES-515 5 x 15'
- GPM
- ZONE #
- VALVE SIZE

- LEGEND:
- IRRIGATION CONTROLLER
 - IRRIGATION CONTROL WIRE IN CONDUIT
SIZE AND TYPE PER LOCAL CODES
 - ELECTRICAL SUPPLY CONDUIT
CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 - ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
 - WIRELESS RAIN SENSOR
- NOTE:
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND/ED 110 VAC POWER SOURCE



IRRIGATION CONTROLLER and RAIN KLIK SENSOR

NTS

Sunshine811

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THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
tcwhite@bellsouth.net
954-253-2265

REVISIONS

1-30-2025: Misc.
Site Plan Revisions

Rooftop Irrigation Permit Plan
Multi Family Apartments
2242-2246 Monroe Street
Hollywood, Florida 33020

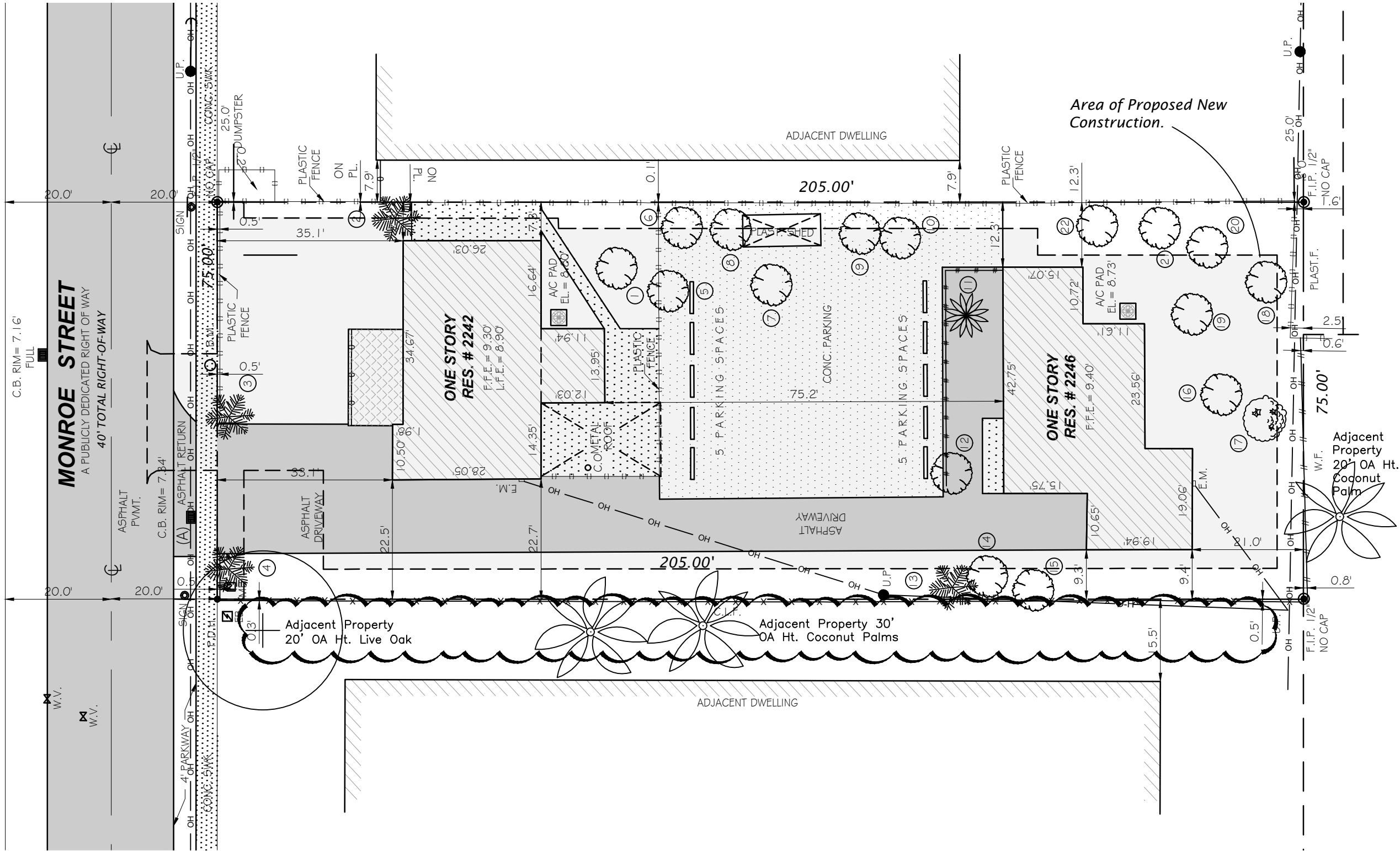


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11-4-2024
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Sheet No.

IR-2
Sheet 2 Of 2

2242 Monroe Street Existing Tree / Palm List							
Case/Location: 2242 Monroe Street, Hollywood, FL							
Date: 10/28/2024							
Appraiser: Thomas White, ASLA-ISA, Arborist FL-5248A							
Landscape Architect #FL1100							
ISA Cert. Arborist #FL-5248A							
Tree #	Species Botanical Name / Common Name	Ht. Feet	Spr. Feet	DBH Inches	Condition	DBH Removed Inches	Disposition
1	Mangifera indica / Mango	30	20	8	Poor	8	Remove
2	Cupressus sempervirens / Italian Cypress	15	2	2	Fail	0	Remove
3	Cupressus sempervirens / Italian Cypress	15	2	2	Fail	0	Remove
4	Cupressus sempervirens / Italian Cypress	7	2	2	Fail	0	Remove
5	Phyllanthus emblica / Indian Gooseberry	30	20	7	Poor	7	Remove
6	Phyllanthus emblica / Indian Gooseberry	20	15	7	Poor	7	Remove
7	Mangifera indica / Mango	25	35	24	Poor	24	Remove
8	Citrus spp. / Citrus	6	6	1	Very Poor	0	Remove
9	Syzygium cumini / Java Plum	19	15	5	Poor	5	Remove
10	Citrus spp. / Citrus	9	6	3	Very Poor	3	Remove
12	Mangifera indica / Mango	15	12	6	Poor	6	Remove
13	Grevillea robusta / Silk Oak	55	30	28	Poor	28	Remove
14	Syzygium cumini / Java Plum	18	6	4	Poor	4	Remove
15	Lysiloma latissiliquum / Tamarind	50	25	34	Poor	34	Remove
16	Mangifera indica / Mango	50	40	42	Poor	42	Remove
17	Mangifera indica / Mango	30	20	8	Poor	8	Remove
18	Ficus aurea / Strangler Fig	10	8	3	Very Poor	3	Remove
19	Mangifera indica / Mango	10	10	4	Poor	4	Remove
20	Mangifera indica / Mango	25	15	6	Poor	6	Remove
21	Mangifera indica / Mango	4	4	2	Poor	0	Remove
22	Mangifera indica / Mango	4	4	2	Poor	0	Remove
DBH Removed						189	
Existing Palm List							
Palm #	Species Botanical Name / Common Name	Ht. Feet	CT Feet	DBH Inches	Condition	Replacement Palms	Disposition
11	Cocos nucifera / Coconut Palm	18	10	8	Good-Fair	1	Remove
Replacement Palms Required						1	



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ASSOCIATE, CERTIFIED ARBORIST,
tcwhite@bellsouth.net
954-253-2265

REVISIONS

Existing Tree Survey / Disposition Plan
Multi Family Apartments
2242-2246 Monroe Street
Hollywood, Florida 33020



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DATE:
11-4-2024
SCALE: 1"=20'

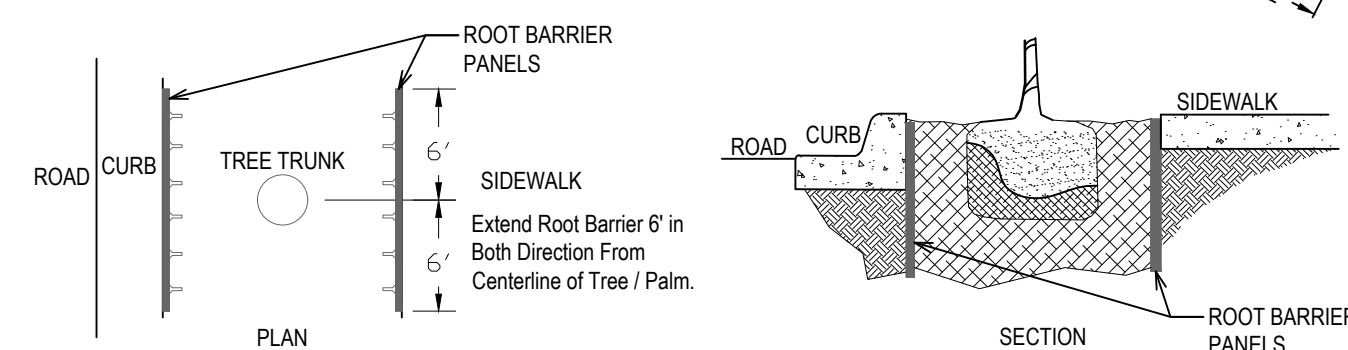


SPECIFICATIONS:

CPU-SERIES: CPU 12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
A. THE ROOT BARRIER SHALL BE CPU UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714) 632-7083 OR APPROVED EQUIVALENT.
B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBS PROTRUDING 1/4" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.087" AND ARE PLACED 6" (15 CM) APART. INTERLOCKING PANEL TO PANEL JOINING SYSTEM DESIGNED TO FOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
THICKNESS: 0.087"

MATERIAL	POLYETHYLENE
THICKNESS	0.087"
PROPERTIES:	ASTM TEST METHOD VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638 4100 TO 4300 PSI
ELONGATION @ BREAK	D638 40%
TENSILE MODULUS OF ELASTICITY	D638 150,000 PSI
FLEXURAL STIFFNESS	-
CANTILEVER BEAM	D747 125,000
TENSILE IMPACT	D1822 PSI 50FT. LBS/IN
ENVIRONMENTAL STRESS	-
CRACK RESISTANCE	D1693 1 HR.
HARDNESS, SHORE D	D2240 68

NOTE:
Root Barrier to be used for all Large and Medium Trees and Large Palms Within 6' of any Public Infrastructure, Utility, Sidewalk, Street.



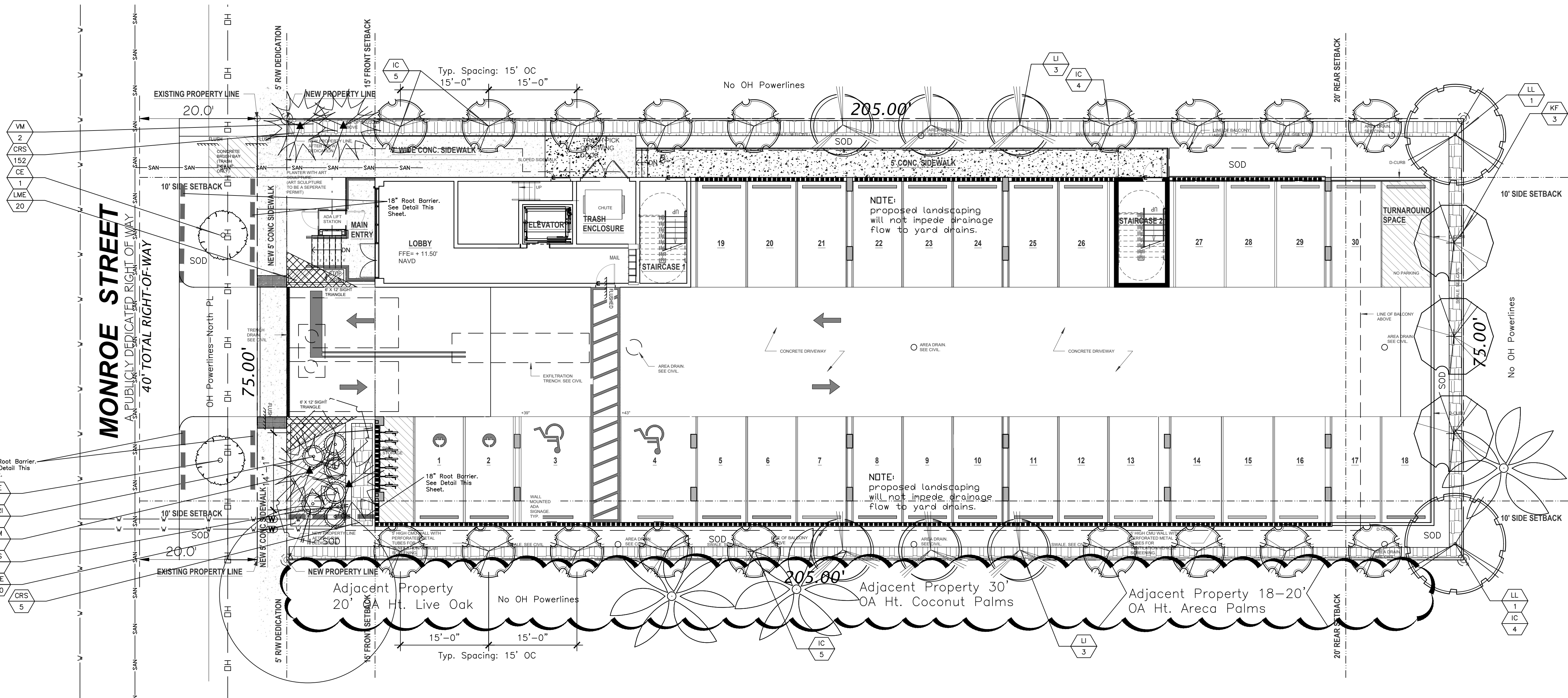
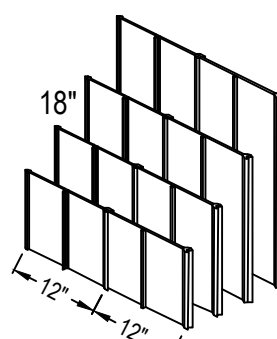
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. TOLERANCES MAY VARY IN ORDER TO MAINTAIN THE INTEGRITY OF POST-CONSUMER MATERIALS AND ASSURE THE MATERIAL STRUCTURE. WE MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIM THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 005-019.

CENTURY PRODUCTS
1144 N. GROVE ST.
ANAHEIM, CA 92806
TOLL FREE: 1-800-480-8084
PHONE: (714) 632-7083
FAX: (714) 632-5470
www.centuryrootbarrier.com

FEATURES

- FLEXIBLE TOP SAFETY EDGE
- VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
- MANUFACTURED WITH RECYCLED PLASTIC
- RAISED 90° EXTRUDED ROOT DEFLECTING RIBS, SPACED APART
- 90° 12"-34" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL JOINING SYSTEM
- ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' (30CM) SECTIONS



2242 Monroe Street Plant List

Code	Drought QTY.	Botanical Name / Common Name	Specifications
CODE REQUIRED TREES			
CS (N)	V	2	Cordia sebestena / Orange Geiger
CE (N)	V	2	Conocarpus erectus sericeus / Silver Buttonwood
IC (N)	V	18	Ilex cassine / Dahoon Holly
KF (N)	V	3	Krugiodendron ferreum / Black Ironwood
LI	V	6	Lagerstroemia indica / Grape Myrtle
LL (N)	V	2	Lysitoma latisiliquum / Tamarind
VM	V	3	Veitchia montgomeryana / Montgomery Palm
		35	Total Site Trees (VM Counted 3:1)
		Note- 27	The Two 3" DBH CE Trees Count as Three Trees
		77%	Native Trees
MITIGATION PAYMENT INTO THE TREE TRUST			
			Total DBH Added 0
			Total DBH Removed 189
			DBH Deficiency 189
			Payment Into the Tree Trust Fund @ \$350 per ea. 2" = \$33,075
PROPOSED MITIGATION PALMS			
VM	V	1	Veitchia montgomeryana / Montgomery Palm
		1	Total Site Palms
			Total Palms Added 1
			Total Palms Removed 1
			Palm Deficiency 0
ACCENTS / SHRUBS / GROUND COVERS			
CRS (N)	V	157	Clusia rosea / Small Leaf Clusia
CRI (N)	V	6	Crinum augustum / Queen Emma's Crinum
		163	Total Shrubs
		163	Native Shrubs
		100%	Native Shrubs
GROUND COVERS / SOD			
LME	V	140	Liriope muscari 'eg' / Liriope Evergreen Giant
			12" Ht. x 8" Spr., 12" OC
Sod	M		S.F. Stenotaphrum secundatum / St. Augustine Palmetto
			Solid application - no gaps between seams
		M	Moderate Drought Tolerant
		V	Very Drought Tolerant
		(N)	Florida Native Species

CITY OF HOLLYWOOD PLANTING CALCULATIONS

4.6 RAC					
4.d.(3)1	Street Trees: One Per 30 LF of Street Frontage	75 LF	Feet of Monroe Street	Required 3	Provided 3
4.d.(3)2	5' Landscape Buffer Required and Provided. One Tree per 20 LF	485 LF	Perimeter of East, South, West Boundaries	25	25
4.d.(3)5	5' Landscape Buffer Required and Provided. 42" Landscape Element	485 LF	Perimeter of East, South, West Boundaries	42" Hedge	42" Hedge CRS 42"
4.d.(3)9	One Tree per every 1,000 square feet of Pervious Area	6,364	Square Feet of Pervious (Net Lot) Area.	7	7
4.d.(3)12	20% Landscape Open Space	16,887 SF	Gross Site Area:	3,377	20% 6,364 26%
Total Trees:				35	35



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

Check positive response codes before you dig!

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
twhite@belsouth.net
954-253-2265

REVISIONS

1-30-2025: Misc.
Site Plan Revisions
3-8-2025: New Property
Line Dedication
5-13-2025: Couple
Additional comments.
5-20-2025: Dimensions
Added.
5-24-2025: Note Added
to Plant List Regarding the
two CE's @ 3" DBH.

Existing Tree Survey / Disposition Plan
Multi Family Apartments
2242-2246 Monroe Street
Hollywood, Florida 33020

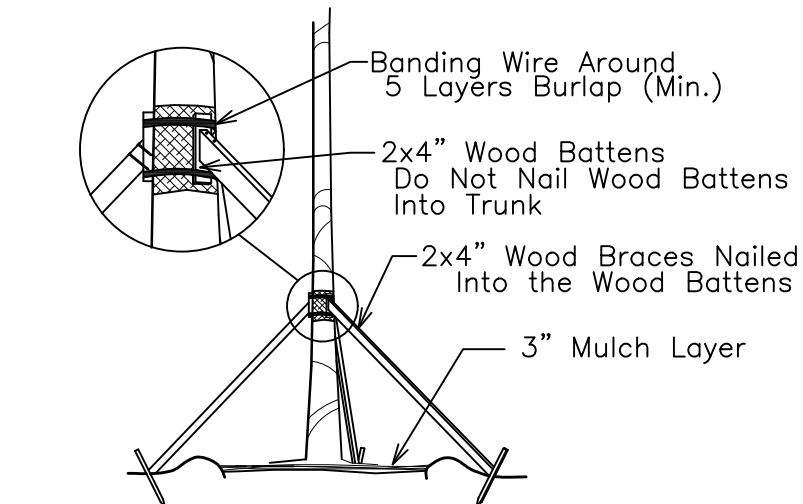


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11-4-2024
SCALE: 1"=10'

Sheet No.
L-2
Sheet 1 Of 3

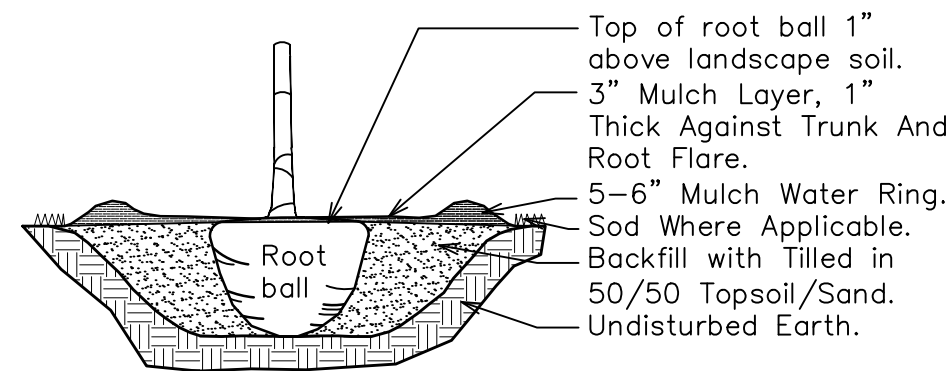
GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- Please refer to the planting details for a graphic representation of the above notes.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.
- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until sub permits are fully approved by city.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



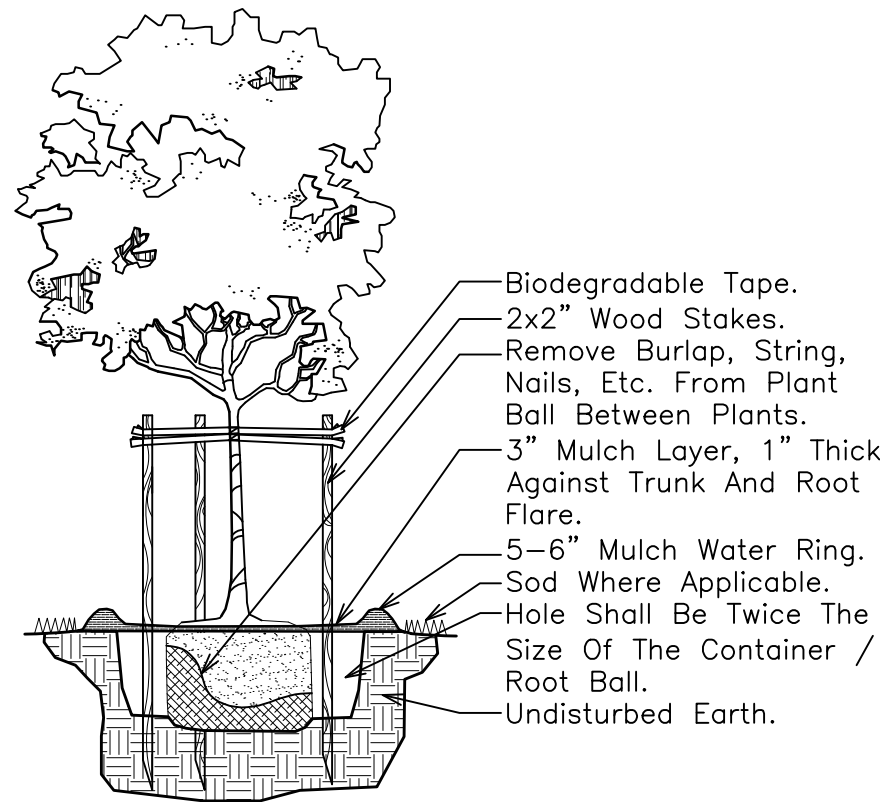
TREE/PALM BRACING DETAIL

NTS



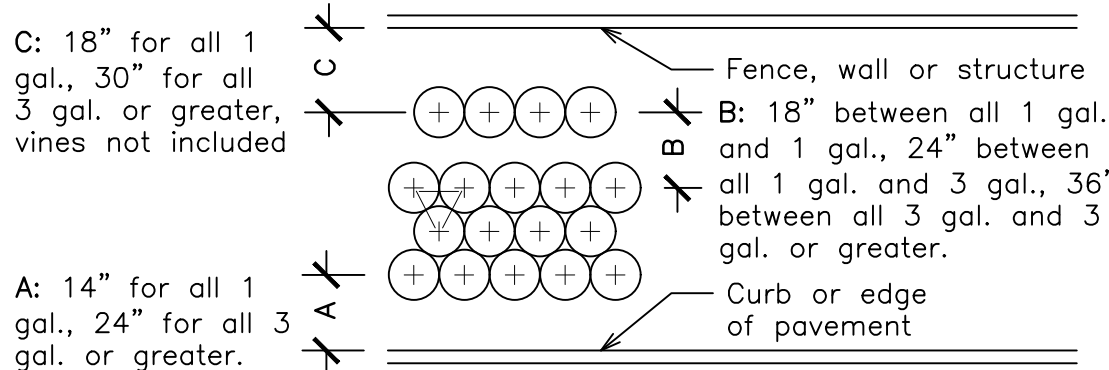
TREE/PALM PLANTING DETAIL

NTS



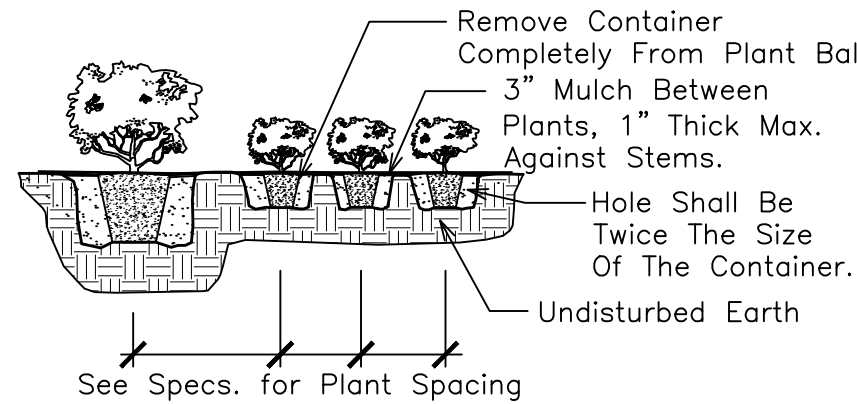
SMALL TREE PLANTING DETAIL

NTS



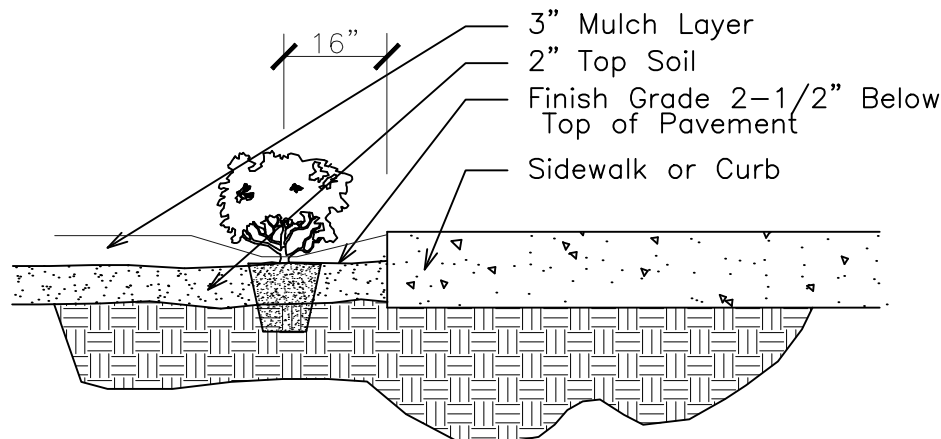
TYPICAL SHRUB SPACING DETAIL

NTS



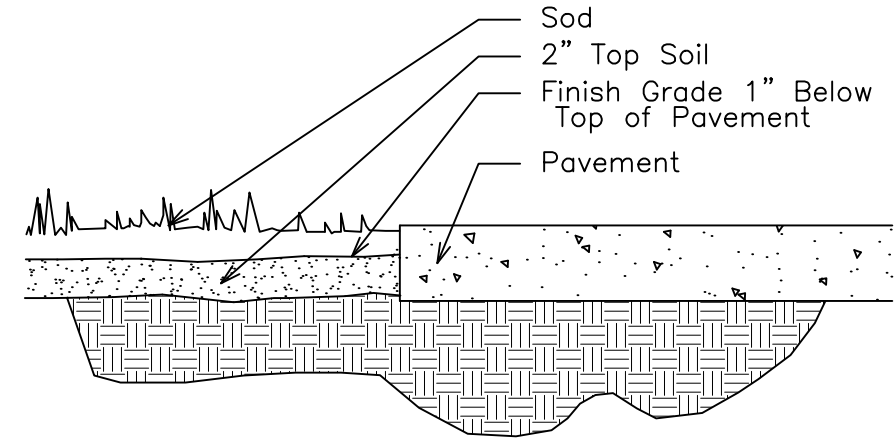
SHRUB PLANTING DETAIL

NTS



SHRUB INSTALLATION DETAIL

NTS



SOD INSTALLATION DETAIL

NTS

2242 Monroe Street Plant List - Roof Top

2242 Monroe Street Plant List - Roof Top					
Code		Drought	QTY.	Botanical Name / Common Name	Specifications
CES	(N)	V	104	Concarpus erectus sericeus / Silver Buttonwood	18"x 18', 24" OC
DAH		V	16	Dichyosperma album / Hurricane Palm	6' OA Ht.
FMG		V	56	Ficus microcarpa / Green Island Ficus	18' Spr., 20-24" OC
TRF	(N)	V	3	Thrinax radiata / Florida Thatch Palm	6' OA Ht.
			179	Total Site Small Palms / Shrubs	
			107	Native Small Palms / Shrubs	
			60%	Native Small Palms / Shrubs	
			M	Moderate Drought Tolerant	
			V	Very Drought Tolerant	
			(N)	Florida Native Species	



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954-253-2265

REVISIONS

1-30-2025, Misc.
Site Plan Revisions

Rooftop Landscape Permit Plan / Landscape Construction Details

Multi Family Apartments

2242-2246 Monroe Street

Hollywood, Florida 33020



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DATE:
11-4-2024
SCALE: 1"=10'

Sheet No.

L-3

Sheet 3 Of 3

Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

KALLER ARCHITECTURE

Date: 11/26/2020	Time: 10:40AM	Static Pressure -	 8
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant		F-1 Only	F-2 Only
FH004028	2225 Monroe St.))))
		F-1& F-2	 2
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual)		GPM	
FH004029	2209 Monroe St.	1060	
F-2 Hydrant (Individual)		GPM	
FH004027	2305 Monroe St	1160	
F-1 Hydrant (Both Flowing)		GPM	
	2209 Monroe St.	1060	
F-2 Hydrant (Both Flowing)		GPM	
	2305 Monroe St.	1130	



Republic Services
751 NW 31st Ave
Fort Lauderdale, FL 33311
954-235-1153
Edavila@Republicservices.com

12/13/2024

Kaller Architecture
2417 Hollywood Blvd
Hollywood, FL 33020

Subject: Confirmation of Trash Services for 2242-2246 Monroe St, Hollywood FL 33020

Dear Mr.Kaller,

We are pleased to confirm our availability to provide trash collection and waste management services for the new building project located at 2242-2246 Monroe St, Hollywood FL 33020.

As part of our service offering, we ensure:

1. **Reliable Trash Collection:** Scheduled pickups tailored to the property's needs.
2. **Customizable Waste Solutions:** Options for standard waste and recycling waste removal.
3. **Compliance with Local Regulations:** Adherence to all municipal waste management requirements.

I suggest the maintenance staff leaves the containers on Monroe Street on service days so we can service it effectively. If any additional specifications are needed for the building's design or documentation, please feel free to reach out. We're happy to collaborate to ensure seamless integration of waste services into the project.

Thank you for choosing Republic Services for your waste management needs. We look forward to serving this property and ensuring it operates efficiently from day one.

Sincerely,

Eileen Davila

Account Executive

Republic Services

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

SITE PLAN

SBBC-3913-2024

2242-2246 Monroe Street Apartments

October 28, 2024



SCAD Expiration Date: April 26, 2025

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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: October 28, 2024	Single-Family:		Elementary: 2
Name: 2242-2246 Monroe Street Apartments	Townhouse:		Middle: 0
SBBC Project Number: SBBC-3913-2024	Garden Apartments: 24		
County Project Number:	Mid-Rise:		High: 1
Municipality Project Number:	High-Rise:		
Owner/Developer: Uniconte LLC	Mobile Home:		Total: 3
Jurisdiction: Hollywood	Total: 24		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Colbert Elementary	812	874	585	-308	-17	65.5%	4
Olsen	1,080	694	558	-630	-28	47.0%	11
South Broward High	2,297	959	2,295	-231	-9	90.9%	15

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Colbert Elementary	589	-304	66%	574	558	572	556	549
Olsen	569	-669	46%	519	489	490	521	508
South Broward High	2,310	-208	91.7%	2,285	2,286	2,280	2,275	2,268

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

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

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Avant Garde Academy	1.074	1.139	65	1.139	1.139	1.139
Avant Garde K-8 Broward	1.050	1.125	75	1.125	1.125	1.125
Ben Gamla Charter	625	353	-272	353	353	353
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	453	3	453	453	453
Hollywood Academy K_5	1.100	1.113	13	1.113	1.113	1.113
International Studies Academy High School	372	224	-148	224	224	224
International Studies Academy Middle School	594	293	-301	293	293	293
Paragon Academy Of Technology	500	142	-358	142	142	142
South Broward Montessori Charter School	348	164	-184	164	164	164
Sunshine Elementary	500	211	-289	211	211	211

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

School(s)	Description of Improvements
Colbert Elementary	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.

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

Comments

The site plan application proposes 24 (17 one-bedroom or less and 7 two-bedroom) garden apartment units, which are anticipated to generate 3 (2 elementary and 1 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2023/24 school year data because the current school year (2024/25) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Colbert Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), these schools are expected to maintain their current status through the 2025/26 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2023/24 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

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

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 24 (17 one-bedroom or less and 7 two-bedroom) garden apartment units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on April 26, 2025. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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

SBBC-3913-2024 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

10/28/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

**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: Mike Kaplan
2. Project Name: 2242-2246 Monroe Street Apartments
3. Project Address: 2242-2246 Monroe Street
4. Contact person: Joseph B. Kauer
5. Contact number: 954-950-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 24 Residential Units
8. Unit Fee per residential dwelling based on sq. ft.: 7 units? 1401.00
17 units? 1132.00
9. Unit Fee per hotel/motel room: \$1,355.00
10. Total Park Impact Fee: \$29,051.00 Date: 10/10/24

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 with any inquiries.