Planning and Development Board

Tuesday, March 12, 2024
6:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually http://hollywoodfl.org/calendar or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes

Attachments: 2024_0213 Minutes_Draft_PDB.pdf

4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

B. Applications

ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. 2024_0312

FILE NO.: 23-DPV-25
APPLICANT: Ghasem Jafarmadar & Tida Saniei/Tara Jafarmadar
LOCATION: 1837-1855 Johnson Street
REQUEST: Variance, Design and Site Plan review for a 14-unit residential townhouse development (The Habitat)

Attachments: 2325_PDB_Staff Report_2024_0312.pdf
Attachment A_Application Package.pdf
Attachment B_Land Use and Zoning Map.pdf
Attachment C_Public Participation Outreach.pdf

2. 2024_0312

FILE NO.: 23-DP-23
APPLICANT: Varghese P. Ponmattam as Trustee of the Ponmattam Family Real Estate Trust.
LOCATION: 2215 Fillmore Street
REQUEST: Design and Site Plan Review for a 27-unit residential development.

Attachments: 2323_PDB_Staff Report.pdf
Attachment A_Application Package.pdf
Attachment B_Land Use and Zoning Map.pdf
Attachment C_Public Participation Updated.pdf

3. 2024_0312

FILE NO.: 23-DP-20
APPLICANT: 1920 Pierce LLC/Alexis Bogomolni
LOCATION: 1914-1920 Pierce Street
REQUEST: Design and Site Plan review for a 29-unit residential development (Downtown Hollywood)

Attachments: 2320_PDB_Staff Report_2024_0312.pdf
Attachment A_Application Package.pdf
Attachment B_Land Use and Zoning Map.pdf
Attachment C_Public Participation Outreach.pdf

4. 2024_0312

FILE NO.: 23-DPV-13
APPLICANT: Downtown Hollywood Community Redevelopment Agency
LOCATION: 810 South Dixie Highway and 2110-2114 Adams Street
REQUEST: Variance, Design and Site Plan Review for a mixed-use development consisting of 90 residential units and 4,820 commercial space

Attachments: 2313_PDB_Staff Report_2024_0312.pdf
Attachment A_Application Package.pdf
Attachment B_Land Use and Zoning Map.pdf
Attachment C_Public Participation.pdf

5. 2024_0312

FILE NO.: 24-T-04
APPLICANT: City of Hollywood
LOCATION: City-Wide
REQUEST: Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to provide a definition and establish performance standards for K-12 Schools.

Attachments: 2404_PDB_Staff Report.pdf
Attachment A_Existing K-12 School Location Map.pdf

C. Old Business

D. New Business

1. Review of projects before the Technical Advisory Committee
2. Summary of the City Commission Actions

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 3/12/2024 **Agenda Number:**

To: Planning and Development Board

Title:

SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Diana Pittarelli on Tuesday, **February 13, 2024, at 6:00 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Diana Pittarelli	Robert Vargas
Kenneth Crawford	Andrew Yanowitz
Steven Morales	Tara Jafarmadar

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner
Tasheema Lewis	Associate Planner

Also Present:

Douglas Gonzales	City Attorney
Richard Doody	Staff Attorney
Azita Behmardi	Deputy Director of Development Services

3. Approval of the Meeting Minutes.
Revised December 12, 2023 – approved.
January 23, 2024 - approved.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO APPROVE THE REVISED DECEMBER 12, 2023, AND THE JANUARY 23, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Additions, Deletions, Withdrawals, and Continuances.
None.

5. City Attorney Announcements
Douglas Gonzales informed the Board that these items are ruled by Quasi-Legislative Proceedings, and also informed that this will be Attorney Richard Doody's last meeting with the Board.

DRAFT

B. APPLICATIONS

ITEM # 1 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO THE CRR REGULATION

1. **FILE NO.:** 23-V-96
   APPLICANT: Catherine Spear, Revokable Trust/Jeffrey Spear.
   LOCATION: 4600 N Ocean Drive
   REQUEST: Variance request to increase the maximum allowable curb cut from 18 feet to 23 feet.

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Tasheema Lewis, Associate Planner, presented the item.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY TARA JAFARMADAR TO APROVE THE VARIANCE FOR THE CURB CUT. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None.

D. NEW BUSINESS

Andria Wingett mentioned the there were no TAC items discussed since last Planning and Development Board meeting.

E. ADJOURNMENT

The meeting was adjourned at **6:22 P.M**.

DRAFT

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 1. 2024_0312

Agenda Date:	3/12/2024	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 23-DPV-25 APPLICANT: Ghasem Jafarmadar & Tida Saniei/Tara Jafarmadar LOCATION: 1837-1855 Johnson Street REQUEST: Variance, Design and Site Plan review for a 14-unit residential townhouse development (The Habitat)		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: March 12, 2024 **FILE: 23-DPV-25**

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Request for Variance, Design and Site Plan Review for a 14-unit townhome residential development located at 1837-1855 Johnson Street (The Habitat)

REQUEST:

Variance, Design and Site Plan Review for a 14-unit townhome residential development.

Variance 1: To reduce the required front setback on Johnson Street from 20 feet to 5 feet pursuant to Article 4.6.B.4.a.(2).
Variance 2: To reduce the required side street setback on North 19th Avenue from 15 feet to 10 feet pursuant to Article 4.6.B.4.a.(2).

RECOMMENDATION:

Variances: Approval.

Design: Approval, if Variances are approved.

Site Plan: Approval, if Variances and Design are granted.

REQUEST

The site is located within the North Downtown Low Intensity Multi-Family Zoning District (ND-1) and has a land use of Regional Activity Center (RAC). The property is approximately 0.63 acres.

The Applicant is seeking approval of a residential multi-family development consisting of 14, 3-story townhomes, with a maximum height of 45 feet. This height includes the rooftop amenities. The development requires a minimum of 30 parking spaces, and 30 parking spaces are provided with 2 parking spaces for each townhome and 2 parking spaces for guests. The Applicant requests two variances to reduce the front setback on Johnson Street from 20 feet to 5 feet and the side street setback on North 19th Avenue from 15 feet to 10 feet. The 20-foot right-of-way (ROW) dedication requirement along Johnson Street is the reason for the variance requests. The variance criteria analysis is found under the Applicable Criteria section of this report.

The architectural elements are contemporary utilizing concrete-like stucco exterior finishes with composite wood panels, aluminum railings, with cool and warm color palettes comprise of gray, white, iron ore, and rust. Recesses and reveals are used symmetrically to reduce massing and provide movement to the building. The landscape plan incorporates a variety of native tree and shrub species that complements the architectural features of the building. The contemporary design of the proposed development will enhance the streetscape of the surrounding garden style residential properties, encouraging new developments that meet the intention of the Regional Activity Center.

The Applicant has worked with Staff to ensure that all applicable regulations are met. Development of this site enhances the neighborhood and encourages redevelopment of the area.

SITE INFORMATION

Owner/Applicant:	**Ghasem Jafarmadar/Tida Saniei**
Address/Location:	**1837-1855 Johnson Street, Hollywood, FL 33020**
Net Size of Property:	**27,573 sq. ft. (0.63 acres)**
Land Use:	**Regional Activity Center (RAC)**
Zoning:	**ND-1**
Present Use of Land:	**Residential- Single-Family**
Year Built:	**1945/1937 and 1945/1939 (Broward County Property Appraiser)**

ADJACENT LAND USE

North:	**Regional Activity Center (RAC)**
South:	**Regional Activity Center (RAC)**
East:	**Regional Activity Center (RAC)**
West:	**Regional Activity Center (RAC)**

ADJACENT ZONING

North:	**North Downtown Low Intensity Multi-Family District (ND-1)**
South:	**North Downtown Medium Intensity Multi-Family District (ND-2)**
East:	**North Downtown Low Intensity Multi-Family District (ND-1)**
West:	**North Downtown Low Intensity Multi-Family District (ND-1)**

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.* The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center.

The project is consistent with the Comprehensive Plan based on the following Objective:

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas (see Comprehensive Plan, page LU-74).*

The Masterplan identifies preserving the existing housing stock, redeveloping underutilized property, and improving the streetscape are some issues plaguing the area.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is in Sub-Area 2, East Hollywood, geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes the residential neighborhood of the Lakes, West Lake and the ill-defined residential areas between Federal and Dixie Highways. The proposed request is consistent with City-Wide Master Plan based upon the following economic development, geographic, land use, zoning considerations:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community (see Comprehensive Plan, pg. LU-2).*

Policy 2.10: *Encourage high-density residential development in the Downtown. (See City-Wide Master Plan, Sub Area 2, Policies, p. 72)*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, p. 141).*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, p. 142).*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance: To reduce the front setback on Johnson Street from 20 feet to 5 feet and the side street setback on North 19th Avenue from 15 feet to 10 feet.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The requested variances maintain the basic intent and purpose of the Regional Activity Center (RAC) by giving definition to urban form and encouraging development, especially when faced with challenges that are not self-imposed. The variances are requested to maximize development within a site area that is reduced by a 20 feet right-of-way (ROW) dedication on Johnson Street,

establishing a new property line. The 20 feet required setback from the new property line would have greatly limited or distinguish the project's viability. Permitting the requested variances would bring the building closer to the new property lines, which conform to urbanize development and supports the vision for the RAC.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The requested variances will not have a detrimental impact to the surrounding land uses within the community. The surrounding land uses fall within the RAC and its basic intent and purpose for the RAC are upheld with the requested variances. As development continues for this area, the current proposed development will remain compatible with the surrounding community.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The requested variances are consistent with the comprehensive plan because it aligns the objective to enhance neighborhoods and improve streetscapes. It also aligns with the development focus of the Regional Activity Center. Without the variances, the 14, 3-story townhomes could not be development with the proposed mass and scale.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not economically based or self-imposed because it is a direct result of the 20 feet ROW dedication.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The Architectural elements and design are contemporary. The building's design is enhanced by composite wood panels, aluminum panels, and stucco that mimics concrete blocks. The architectural and design elements create beautiful vertical and horizontal sightlines and movement that enhances both Johnson Street and North 19th Avenue. The use of recesses and reveals, combined with the material elements, create an exquisite balance of contrasting volumes. The use of cool and warm color tones creates an aesthetic vision for the neighborhood.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the design guidelines and the expectations of ND-1 zoning district within the Regional Activity Center. The proposed development is compatible with the surrounding garden style apartments, and it establishes a vision for the area.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The buildings' design uses architectural elements and materials that are proportional, complementary, and adheres to the to the scale/massing intent of this criterion. The appropriate use of color and materials balances the length, width, and height of the development. In addition, the development is compliant with zoning regulations as it pertains to floor area ratio, height, and open space, which play a role in achieving the appropriate scale and massing.

FINDING: Consistent.

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

ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed buildings. The landscape plan incorporates an array of native trees, palms, and shrubs, which does not overpower or create visual clearance issues for adjacent properties.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. Therefore, Staff recommends approval.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located to permit easy access to all residents or users within a development. Private recreational facilities and activities within

specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the City Regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract

from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation Outreach Meeting

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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

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

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

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/DocumentCenter/Home/View/21



APPLICATION TYPE (CHECK ONE):

☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 7/21/2023

Location Address: 1837-1855 Johnson Street Hollywood FL 33020
Lot(s): 1, 2, 3, 4, 5 Block(s): 2-58 B Subdivision: Hollywood Lawns
Folio Number(s): 514210140020 & 514210140010
Zoning Classification: ND-1 Land Use Classification: Residential
Existing Property Use: Residential- SFHs Sq Ft/Number of Units: 2006 sqft/ 2 Units
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):

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

Explanation of Request: Site plan approval for the construction of 14 townhomes along with setback variance request that has been reviewed with planning and engineering

Number of units/rooms: 14 Townhomes Sq Ft: 31,234
Value of Improvement: $4,500,000 Estimated Date of Completion: July 2024
Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Ghasem Jafarmadar & Tida Saniei
Address of Property Owner: 1619 Harrison Street Hollywood FL 33020
Telephone: 9549224625 Fax: _____ Email Address: 9224625@gmail.com
Name of Consultant/Representative/Tenant (circle one): Tara Jafarmadar
Address: 1423 Van Buren Street Hollywood FL 33020 Telephone: 9548540326
Fax: _____ Email Address: tara.jafarmadar@gmail.com
Date of Purchase:1/10/2003 Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____
_____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: _____ Date: 7/24/2023

PRINT NAME: Ghasem Jafarmadar Date: 7/24/2023

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

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

Sworn to and subscribed before me
this 24 day of JULY

VICKI LOWE
MY COMMISSION # HH 309614
EXPIRES: October 15, 2026

Notary Public
State of Florida
My Commission Expires: _____(Check One) ✓ Personally known to me; OR ___ Produced Identification _____

Signature of Current Owner

Ghasem Jafarmadar

Print Name

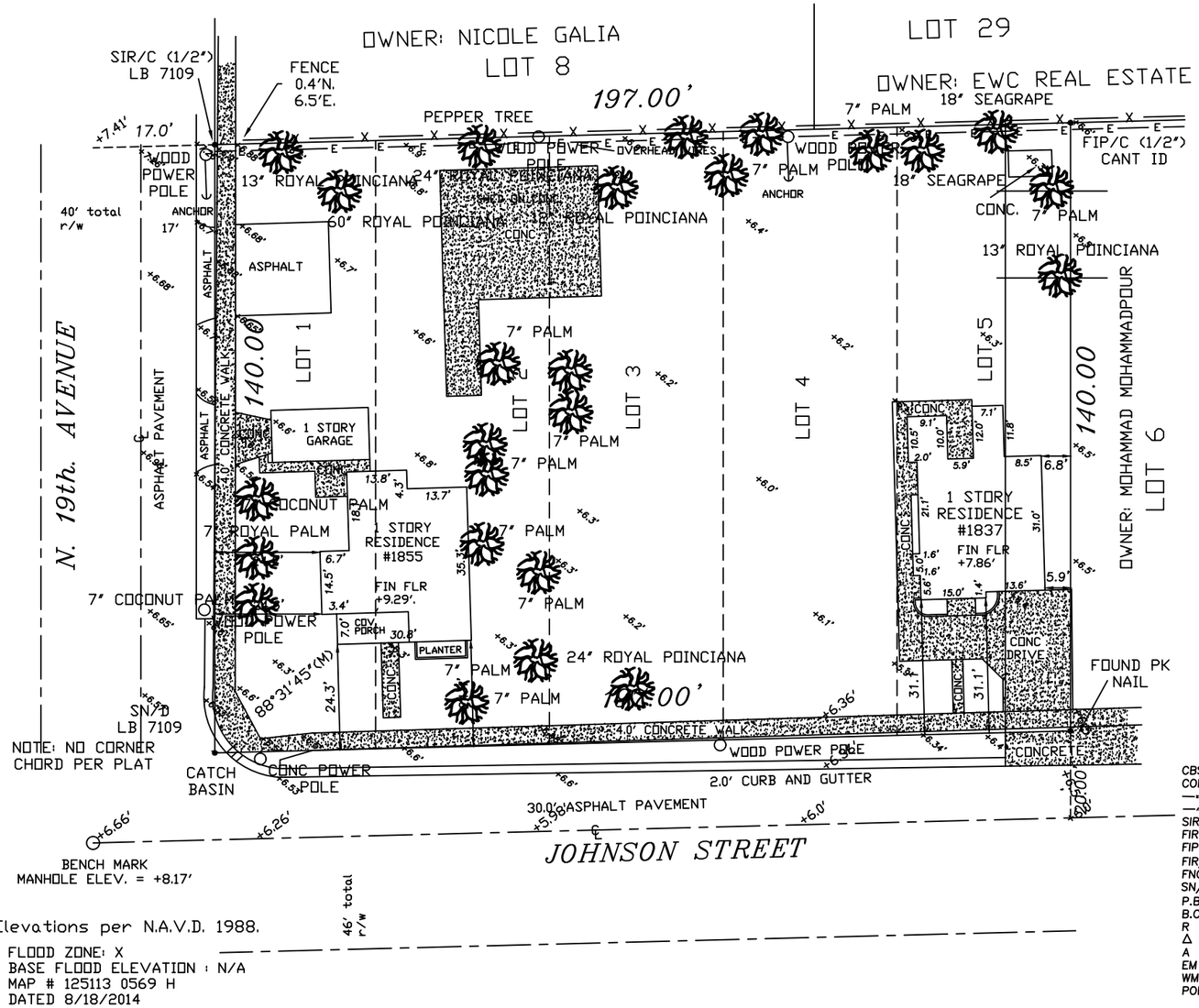


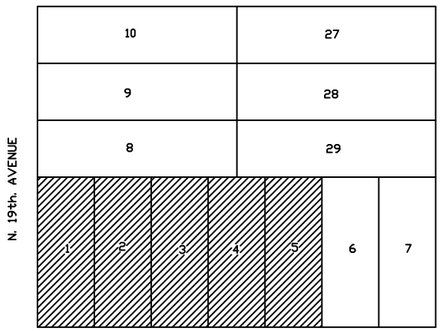

SPEED
LIMIT
40





SKETCH OF ALTA LAND TITLE BOUNDARY SURVEY





LOCATION SKETCH N.T.S.

SCALE 1"=30'

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND 5 HOLLYWOOD LAWNS, AS RECORDED IN PLAT BOOK 2, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

SURVEYORS NOTES

(1) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHT-OF-WAY, EASEMENT, RESERVATIONS OR OTHER SIMILAR MATTERS OF RECORD.

(2) THE LEGAL DESCRIPTION AS INDICATED HEREON WAS FURNISHED BY THE CLIENT AND THE PROPERTY WAS SURVEYED AS SUCH

(3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES IT IS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY OTHER INDIVIDUAL OR ENTITY.

(4) THIS SURVEY IS PREPARED PER THE OWNER'S AND ENCUMBERANCE REPORT FILE #10980136 DATED February 13, 2023

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIUM STANDARS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS1,2,3, 6(A),7(A)8,9,10,13,14 AND 16OF TABLE A THEREOF

LEGEND :

CBS	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
—x—	CHAIN LINK FENCE
—"—	WOOD FENCE
SIR	SET IRON ROD
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FIR/C	FOUND IRON ROD AND CAP
FNC	FOUND NAIL AND CAP
SN/D	SET NAIL AND DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
R	RADIUS
Δ	CENTRAL ANGLE
A	ARC
EM	ELECTRIC METER
WM	WATER METER
POB	POINT OF BEGINNING

PROPERTY ZONING:
ND1
45' MAX. HEIGHT OF BUILDING, 20' FRONT SETBACK, 10' REAR SETBACK, 15' WEST SIDE SETBACK AND 10' EAST SIDE SETBACK PER CITY OF HOLLYWOOD ZONING REPORT

ALL EASEMENTS ARE SHOWN REFELCTED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NO. A02-0112771 FILE NO. 0212143 DATED APRIL 4, 2003

PROJECT No. 0212008

FIELD BOOK: 483/67

FILE NAME: HL1-5

DATE OF FIELD SURVEY: 12/06/02

UPDATE SURVEY 3/7/2023

SEAL

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

SIGNED Daniel L Carnahan Digitally signed by Daniel L Carnahan Date: 2023.07.12 07:28:21 -04'00' DATE

DANIEL L. CARNAHAN (PROFESSIONAL SURVEYOR AND MAPPER No. 3002 STATE OF FLORIDA)

DENI CARNAHAN, INC.
LAND SURVEYING (LB 7707)

P.O. BOX 938858, MARGATE, FLORIDA 33093
TEL. (954) 971-0540 FAX (954) 971-5980

THE HABITAT
14 UNIT TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD, FLORIDA

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358



LOCATION PLAN
N.T.S.

PAST AND UPCOMING MEETINGS:

PACO 8-29-2022
PACO 2-6-2022
PTAC 3-20-2022
FTAC 9-5-2023

DRAWING INDEX

1 NOTES AND DETAILS
2 SITE PLAN
3 BUILDING "A" GROUND & SECOND FLOOR
4 BUILDING "A" THIRD FLOOR AND ROOF DECK
5 BUILDING "A" ELEVATIONS
6 BUILDING "B" GROUND & SECOND FLOOR
7 BUILDING "B" THIRD FLOOR AND ROOF DECK
8 BUILDING "B' ELEVATIONS
9 STREET PROFILE

JOB ADDRESS:

1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA
ZONED ND-1

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND 5 HOLLYWOOD LAWNS
PB 2 PG 58 BROWARD COUNTY, FLORIDA

SITE CALCULATIONS:

SITE: 27,580.00 S.F.
NOT INCLUDING DEDICATIONS

BUILDINGS FOOT PRINT BLDG-A	5,454.00 S.F.	19.77 %	> 10,908.00 S.F.
BUILDINGS FOOT PRINT BLDG-B	5,454.00 S.F.	19.77 %	39.54 %
ASPHALT DRIVEWAY	5,358.00 S.F.	19.42 %	
LANDSCAPE	11,314.00 S.F.	41.02 %	

TYP. UNIT:

LIVING AREA	350.00 S.F.
GARAGE	205.00 S.F.
TOTAL	555.00 S.F.
SECOND FLOOR	958.00 S.F.
THIRD FLOOR	841.00 S.F.
ROOF DECK ENTRY	126.00 S.F.
TOTAL UNIT	2,480.00 S.F.

PARKING REQUIRED

ONE CAR GARAGE AND ONE CAR DRIVEWAY
TWO CARS PER UNIT.
PLUS TWO GUEST SPACES

ELECTRIC VEHICLE CHARGING

PROVIDE TWO EMPTY 3/4" COND.
JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER
N.E.C. AND SAE J1772
TO A TWO GANG JUNCTION BOX WITH BLANK PLATE
(ONE CHARGING STATION PER UNIT IN GARAGE)

FAR = 1.25

27,580 S.F. X 1.25 = 34,475.00 SF ALLOWED
31,23400 S.F. TOTAL SF PROVIDED

CUMULATIVE AVERAGE SQ. FT.

TOTAL UNDER AIR S.T. = 26,600 S.F.
26,600/ 14 = 1,900 S.F. CUMULATIVE AVERAGE

SETBACKS

	REQUIRED	PROVIDED
AVE. (NW 19th AVE)	15'-0"	10'-0"
FRONT (JOHNSON ST)	20'-0"	6'-0"
REAR	20'-0"	N/A
INT SIDE	10'-0"	18'-0"
BLDG HEIGHT	45'-0"	45'-0"

NOTE:
FRONT SETBACK (JOHNSON ST) ASKING VARIANCE 6 FT
AVENUE (N 19th AVE.) ASKING VARIANCE 10 FT

NOTE:

1. ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
3. RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE
4. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.

NOTE:
ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES
MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL
PRIOR TO CONSTRUCTION.

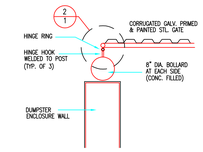
GREEN BUILDING REQUIREMENTS (151.153)

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOORS LIGHTS INCLUDING FLUORECENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
7. ALL WINDOWS TO BE IMPACT LOW E RATED
8. ALL HOT WATER PIPES TO BE INSULATED
9. ALL UNITS TO HAVE TANKLESS WATER HEATERS
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

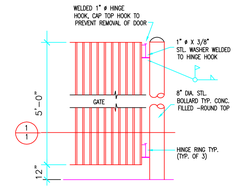
VUA CALCULATIONS:

TWO CAR PARKING AREA = 323 S.F.
323 X 25% = 80.75 SF ADDITIONAL LANDSCAPE REQUIRED
715 S.F. LANDSCAPE PROVIDED

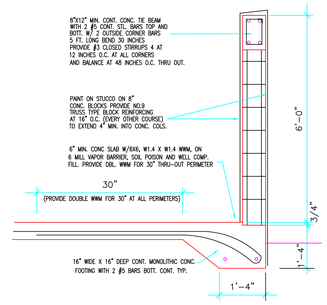
NOTE:
"AS PER NFPA 1 (2018 ED.) SECTION 12.3.2-IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITERED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRESTOP SYSTEMS AND FIRE FIRE-RESITIVE JOINT SYSTEM SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2-INSPECTION OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1"



1/1 SECTION
N.T.S.



HINGE / GATE DETAIL
N.T.S.



DUMPSTER ENCLOSURE SECTION
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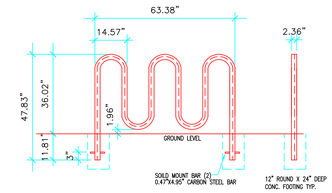

BICYCLE RACK DETAIL
N.T.S.

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS AND OTHER FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY MIGUEL DE DIEGO ARCHITECT P.A. INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF MIGUEL DE DIEGO ARCHITECT P.A. AND SHALL NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY FOR USE ON THE PROJECT FOR WHICH IT WAS SPECIFICALLY IDENTIFIED HEREIN AND NO OTHER USE IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS THERETO. WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.

No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

Miguel de Diego
ARCHITECT P.A.
AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

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DATE 2-27-2023
COMM. NO. 22-141

1/9

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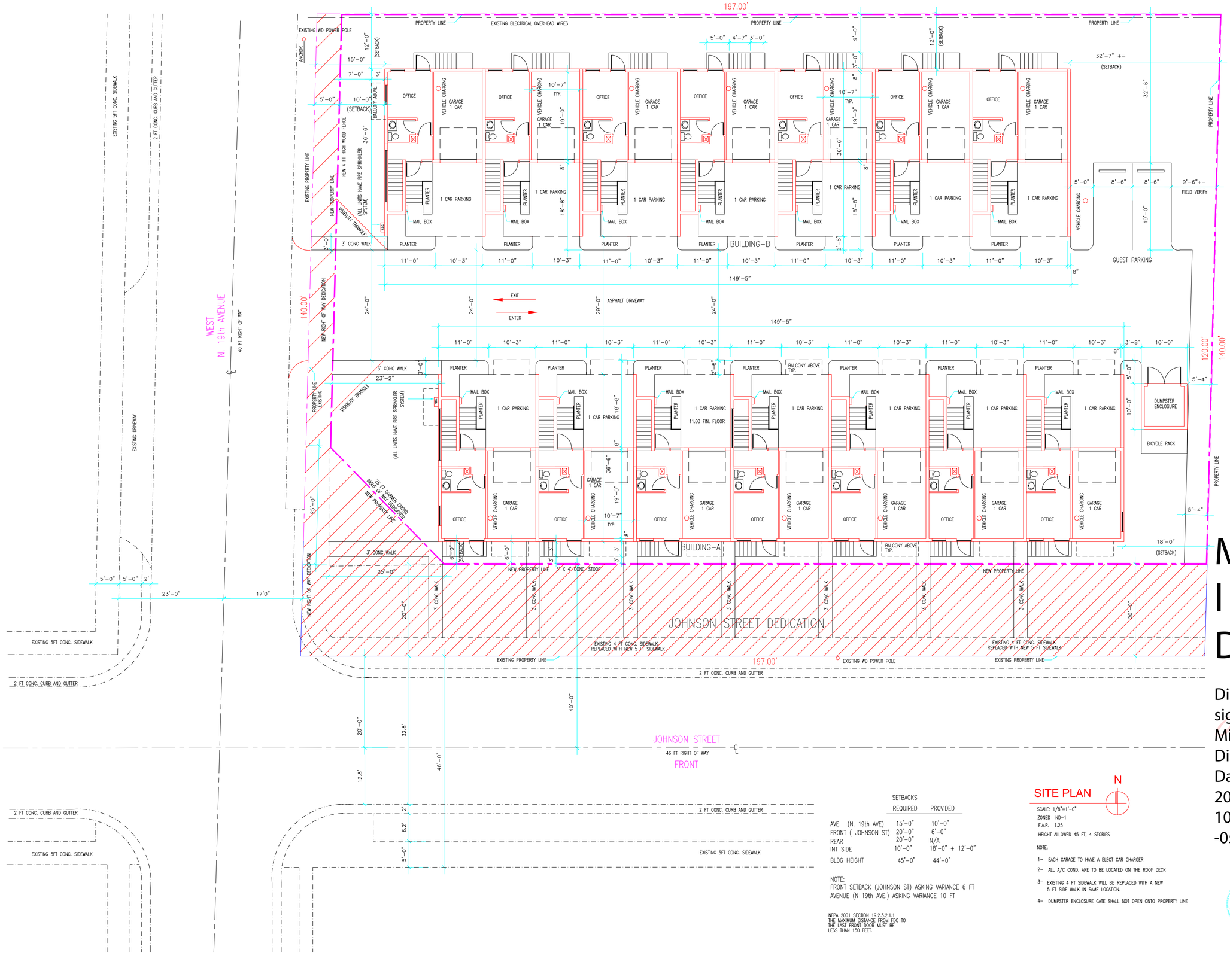

SETBACKS

	REQUIRED	PROVIDED
AVE. (N. 19th AVE)	15'-0"	10'-0"
FRONT (JOHNSON ST)	20'-0"	6'-0"
REAR	20'-0"	N/A
INT SIDE	10'-0"	18'-0" + 12'-0"
BLDG HEIGHT	45'-0"	44'-0"

NOTE:
FRONT SETBACK (JOHNSON ST) ASKING VARIANCE 6 FT
AVENUE (N 19th AVE.) ASKING VARIANCE 10 FT

NFPA 2001 SECTION 19.2.3.2.1.1
THE MAXIMUM DISTANCE FROM FDC TO THE LAST FRONT DOOR MUST BE LESS THAN 150 FEET.

SITE PLAN

N

SCALE: 1/8"=1'-0"
ZONED NO-1
F.A.R. 1.25
HEIGHT ALLOWED 45 FT, 4 STORIES

NOTE:

1- EACH GARAGE TO HAVE A ELECT CAR CHARGER
2- ALL A/C COND. ARE TO BE LOCATED ON THE ROOF DECK
3- EXISTING 4 FT SIDEWALK WILL BE REPLACED WITH A NEW 5 FT SIDE WALK IN SAME LOCATION.
4- DUMPSTER ENCLOSURE GATE SHALL NOT OPEN ONTO PROPERTY LINE

Migue l F de Diego

Digitally signed by Miguel F de Diego
Date: 2024.02.12 10:54:15 -05'00'

2-12-2024

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R. No.13378
REGISTERED ARCHITECT

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING-A

Miguel de Diego
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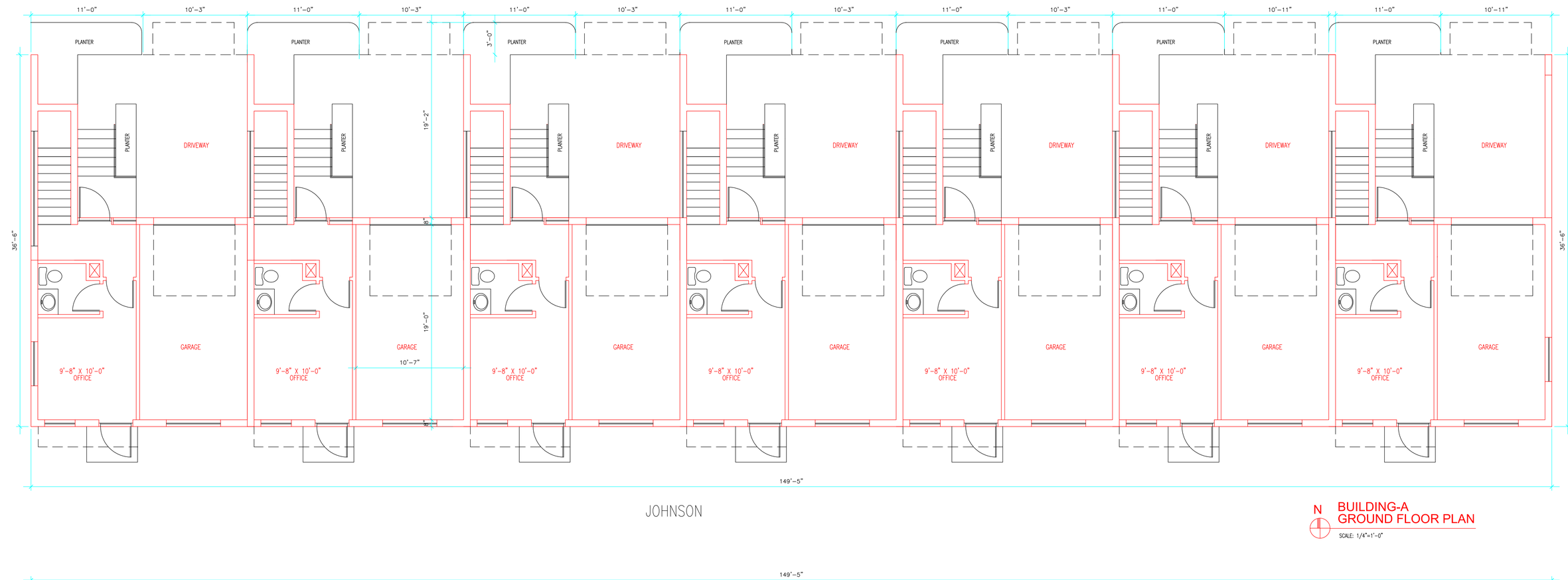
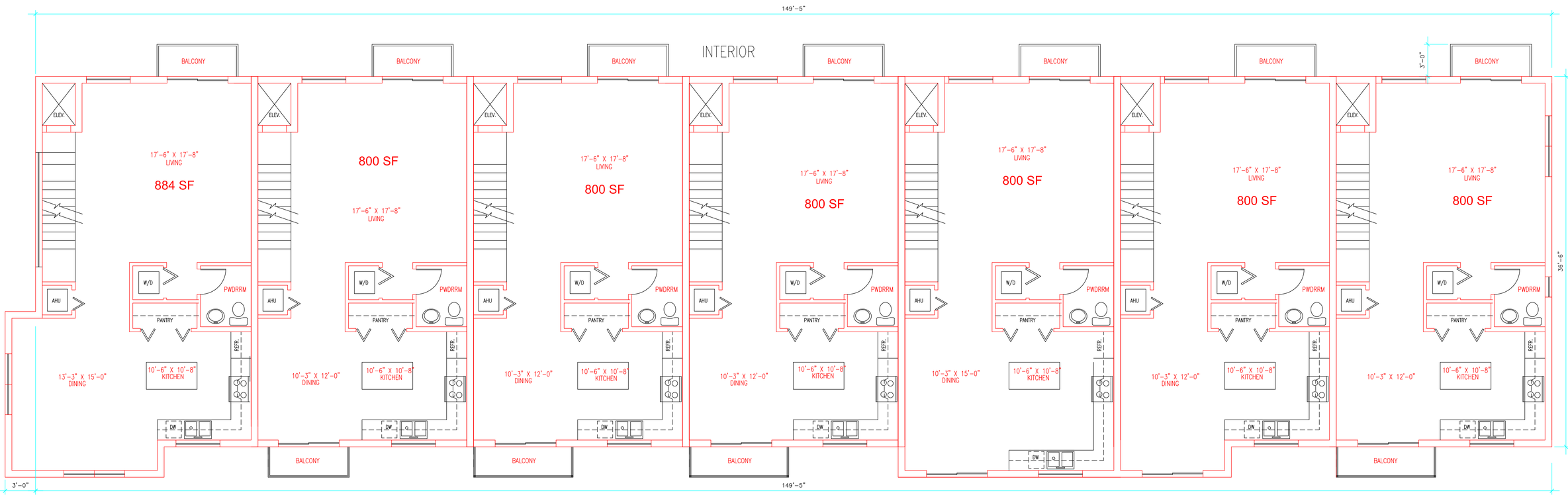


JOHNSON

N

BUILDING-A GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"



JOHNSON

N

BUILDING-A SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING-A

Miguel de Diego
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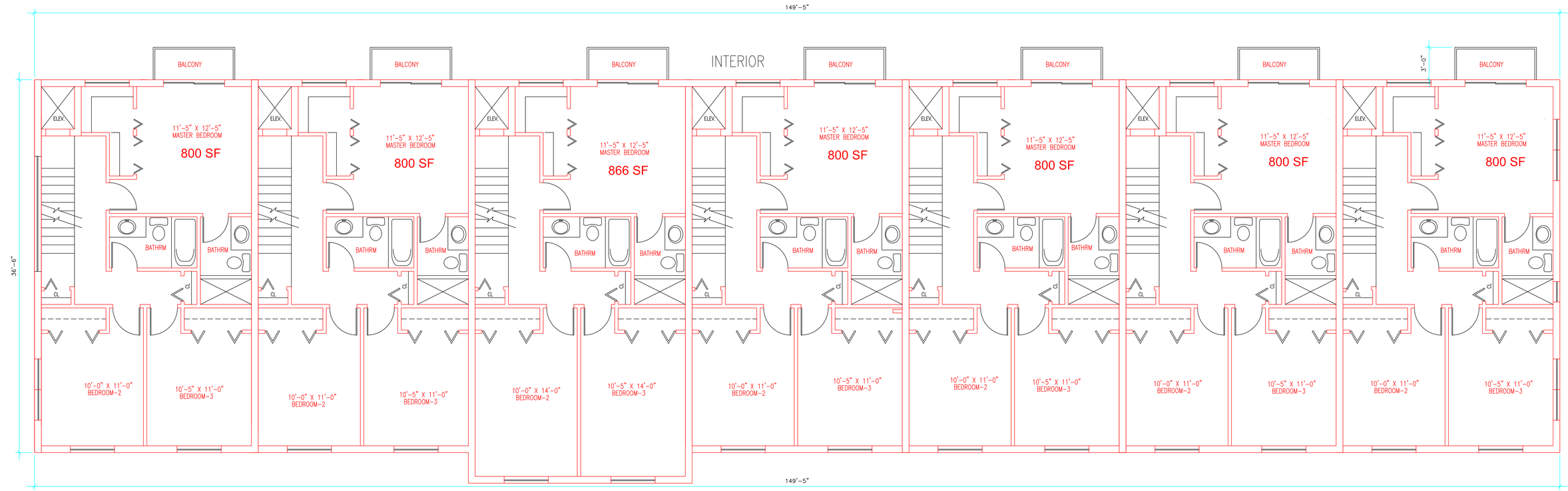
3 / 9



N

BUILDING-A
THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

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1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING-A

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DATE 7-7-2023
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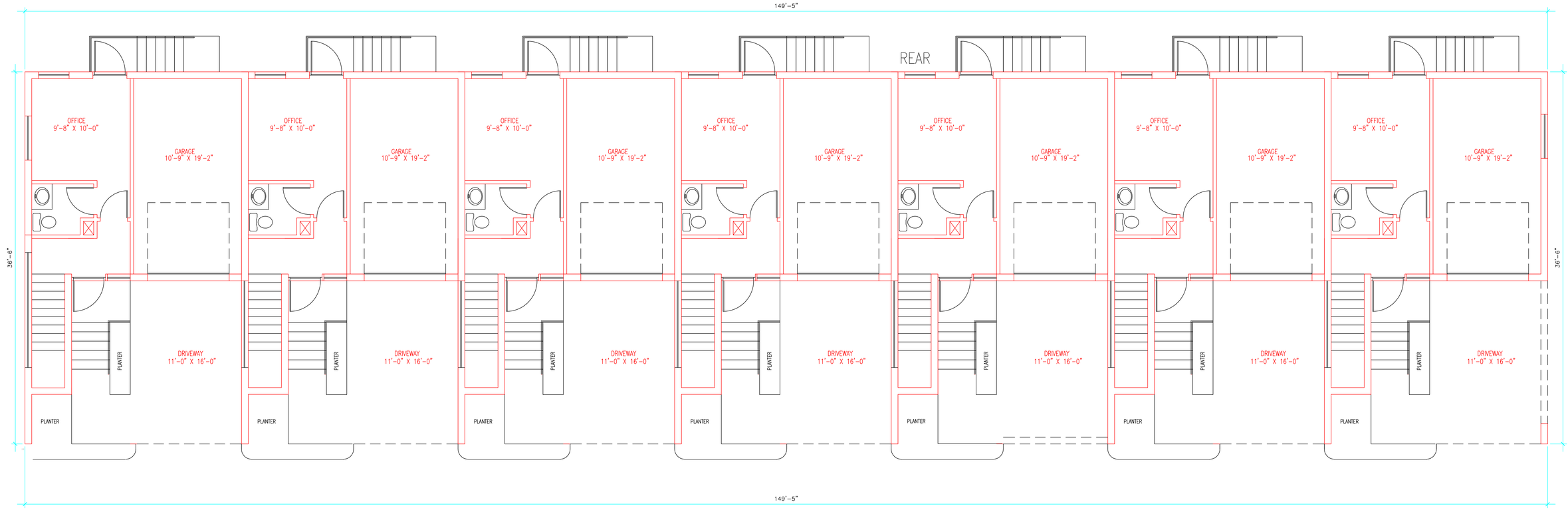
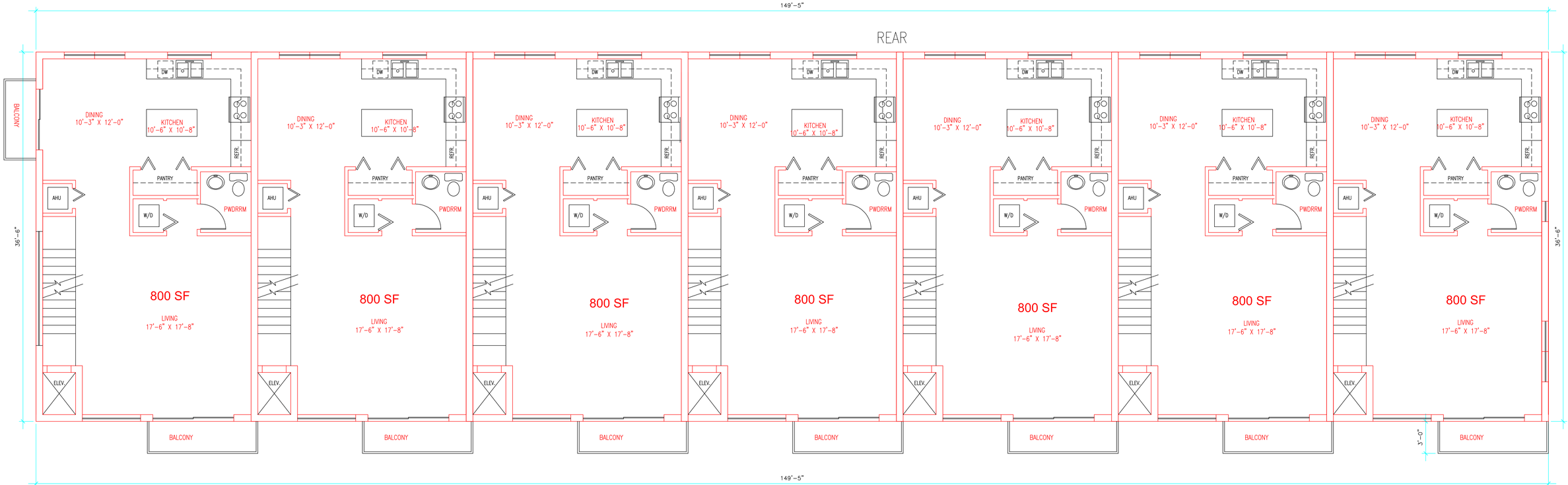


N BUILDING-B
GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



N BUILDING-B
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING-B

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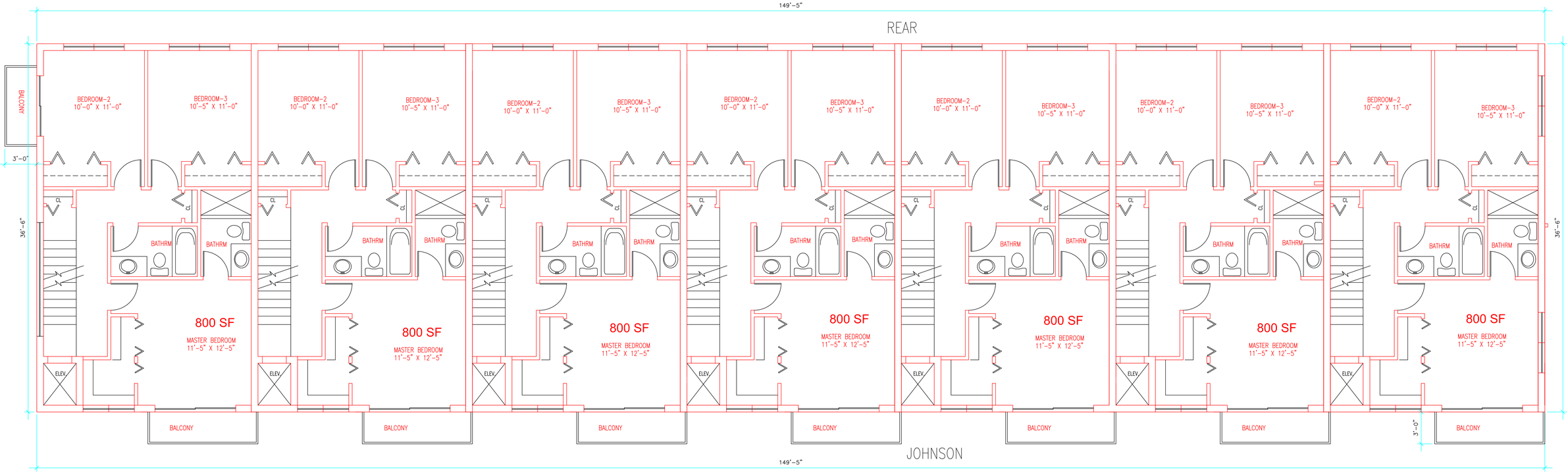
5/9



N

BUILDING-B
THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

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No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING-B

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DATE 2-27-2023
COMM. NO. 22-141

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



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WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE

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14 UNITS TOWNHOMES
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HOLLYWOOD ,FLORIDA

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DATE	1-25-2024
COMM. NO.	22-141

7
9



BULDING A SOUTH ELEVATION

SCALE 1/8"=1'-0"

MATERIAL SCHEDULE

NO	DESCRIPTION
1	CONCRETE LOOK GREY COLOR STUCO FINISH
2	CHARCOAL TEXTURE
3	WHITE COLOR STUCO FINISH
4	TAUPE WOOD SLATS
5	RUSTED PERFORATED PANELS



BULDING A NORTH ELEVATION

SCALE 1/8"=1'-0"

CODES IN EFFECT:
FIRE PREVENTION CODE WITH NFPA 1 & 101 2018 EDITION,NEC 2017.
FLORIDA BUILDING CODE 2020, 7TH EDITION, EXISTING BUILDINGS.

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING A
North & South Elevations

Miguel de Diego
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1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

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DRAWN
DATE 11-18-2023
COMM. NO. 22-141

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

8
9



BULDING B SOUTH ELEVATION

SCALE 1/8"=1'-0"

MATERIAL SCHEDULE

NO	DESCRIPTION
1	CONCRETE LOOK GREY COLOR STUCO FINISH
2	CHARCOAL TEXTURE
3	WHITE COLOR STUCO FINISH
4	TAUPE WOOD SLATS
5	RUSTED PERFORATED PANELS



BULDING B NORTH ELEVATION

SCALE 1/8"=1'-0"

CODES IN EFFECT:
FIRE PREVENTION CODE WITH NFPA 1 & 101 2018 EDITION,NEC 2017.
FLORIDA BUILDING CODE 2020, 7TH EDITION, EXISTING BUILDINGS.

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, MODELS, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY FOR USE ON THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS TITLE(S). WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE

No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

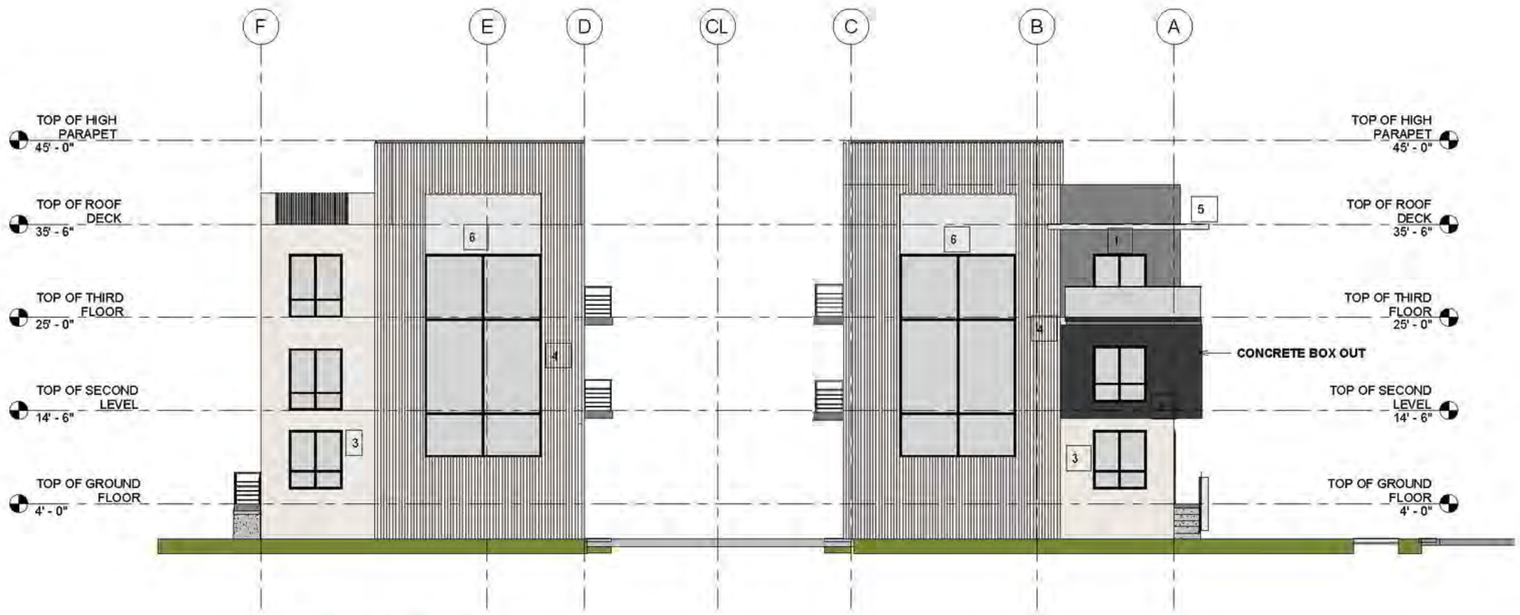
BUILDING-B

Miguel de Diego
ARCHITECT P.A.
AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

CHECKED
DRAWN
DATE 11-18-2023
COMM. NO. 22-141

8/9



WEST ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

CODES IN EFFECT
FIRE PREVENTION CODE WITH NFPA 1 & 101 2018 EDITION,NEC 2017
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No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING A & B
East & West Elevations

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CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

CHECKED
DRAWN
DATE 11-18-2023
COMM. NO. 22-141

8/9



Material + Finish Selection

No	Finish Type	Color	Image
1	Concrete Look Stucco	Colonnade Gray SW 7641	
2	Charcoal Stucco	Iron Ore SW 7069	
3	White Stucco	Origami White SW 7636	
4	Taupe Composite Wood Panels	Taupe	
5	Laser Cut Aluminum Panels	Rust	COLOR CUT

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

Material & Finish Selection

Miguel de Diego ARCHITECT P.A.
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DRAWN
DATE 11-18-2023
COMM. NO. 22-141

8/9



BUILDING-A
STREET PROFILE

SCALE: 1/8"=1'-0" LOOKING FROM JOHNSON ST

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, SURVEYS, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT & INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS THEREIN. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE

No.	Date	Revision	By

BUILDING-A

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

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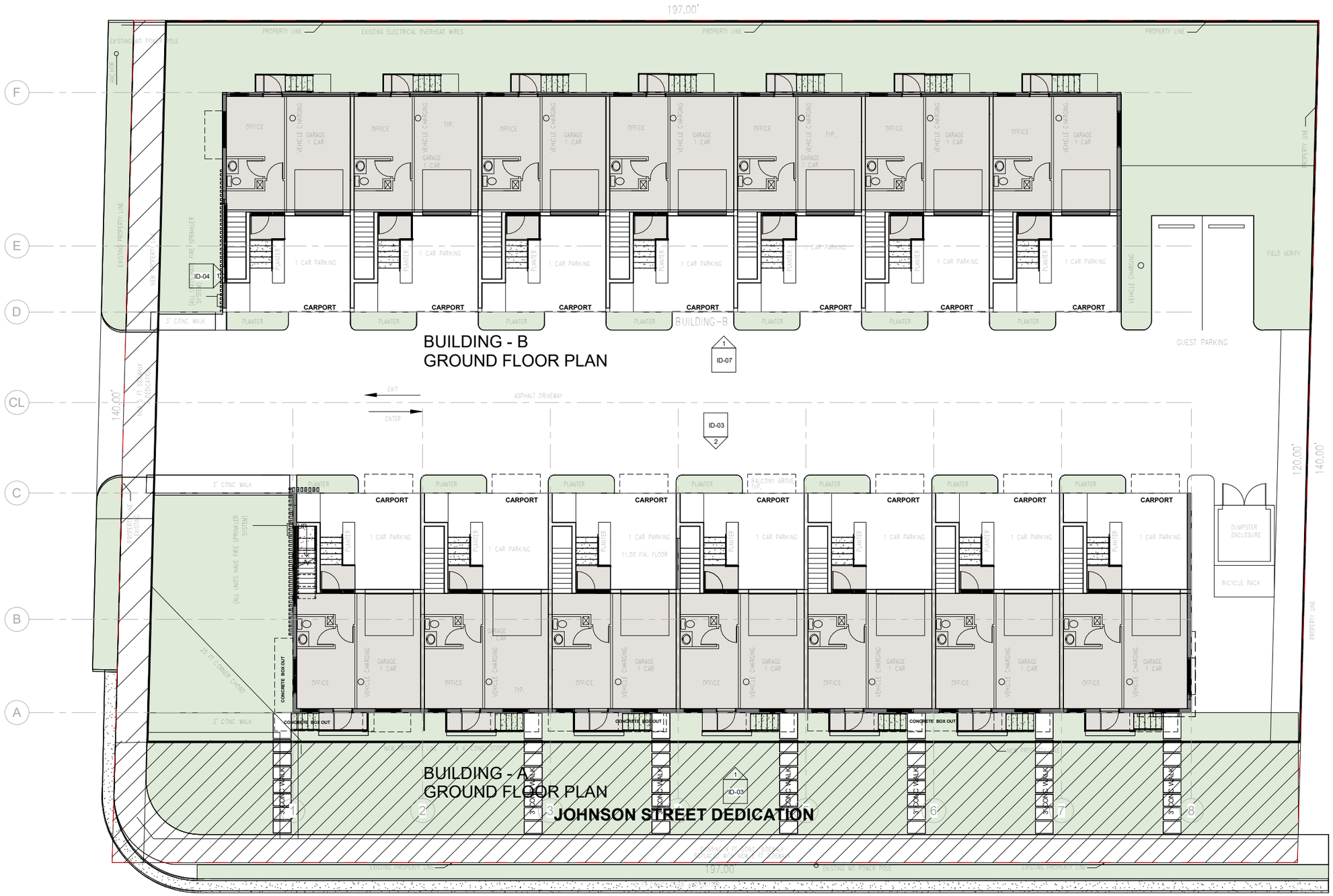
CHECKED
DRAWN
DATE 7-7-2023
COMM. NO. 22-141

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

9/9



PROPOSED SITE PLAN

SCALE 1/8"=1'-0"

CODES IN EFFECT:
FIRE PREVENTION CODE WITH NFPA 1.& 101 2018 EDITION,NEC 2017.
FLORIDA BUILDING CODE 2020, 7TH EDITION, EXISTING BUILDINGS.

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL INCLUDING PHOTO COPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM, WITHOUT THE WRITTEN APPROVAL OF LIAS C MARRY ENGINEER NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DEPICTED ON THESE DRAWINGS WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS.

d-essentials inc.
CONTACT INFO:
Email:
paula@dessentialsinc.com
Cell: 954-448-2245

FACADES CONCEPTUAL DESIGN

JOB ADDRESS: HOLLYWOOD RESIDENCE

JOB NUMBER:	
DATE:	01/06/22
DRAWN BY:	S.D
CHECKED BY:	-----

REVISIONS

REV.	DATE	COMMENTS

SEAL:

Sheet Name
floors

SHEET

ID-05

GENERAL NOTES AND SPECIFICATIONS:

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT, CITY OF HOLLYWOOD BUILDING DEPARTMENT, BROWARD COUNTY PUBLIC WORKS, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION AND DITCH EXCAVATION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BOUNDARY & TOPOGRAPHIC SURVEY BY:

DENI CARNAHAN, INC.,
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: LB # 7707

4. ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM, N.A.V.D. 1988.

5. PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.

6. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

7. EXISTING STRUCTURES, TREES, UTILITIES, AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

9. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, TRAFFIC LOOPS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING, OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

11. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE CITY OF HOLLYWOOD PUBLIC WORKS DEPT. MANUAL, THE BROWARD COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE FLORIDA BUILDING CODE (LATEST EDITIONS), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT, AND ALL OTHER DELETERIOUS MATERIAL.

13. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

16. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

17. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE OWNER AND ENGINEER A CERTIFIED RECORD SURVEY (AS-BUILT) SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

19. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

20. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

21. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.

22. ALL COPIES OF COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

I. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER(S) OF RECORD.

3. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.

4. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION, AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

5. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON THE PLANS.

III. TYPICAL ENGINEER OBSERVATIONS AND 3RD PARTY TEST REPORTS REQUIRED

1. TYPICAL ENGINEER OBSERVATIONS: CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

A. SANITARY SEWER SYSTEM – INFILTRATION/EXFILTRATION TEST OF THE NEW SANITARY SEWER COLLECTION SYSTEM UP TO THE POINT OF CONNECTION WITH THE EXISTING SYSTEM, AND INCLUDING ALL NEW SERVICE LATERALS.

B. SANITARY SEWER MAINS – LAMPING OF NEW SANITARY SEWER MAINS BETWEEN ALL NEW MANHOLES UP TO AND INCLUDING THE CONNECTION MANHOLE ON THE EXISTING SYSTEM.

C. POTABLE WATER DISTRIBUTION MAINS:
1) LIVE TAP CONNECTIONS TO EXISTING MAINS
2) PRESSURE TEST IN ACCORDANCE WITH AWWA STANDARD C600

D. STORM DRAINAGE:
1) DRAINAGE WELLS – COMPLETED WELL PUMP TEST
2) DRAINAGE PIPE AND STRUCTURES – PRIOR TO BACKFILL

E. LIMEROCK BASE – PRIOR TO AND DURING PLACEMENT OF LIMEROCK BASE

F. FINISHED PAVEMENT – PRIOR TO PLACEMENT OF ANY FINISHED ASPHALT, CONCRETE, AND/OR BRICK PAVING.

G. SUBSTANTIAL COMPLETION

H. FINAL INSPECTION

REGARDLESS OF WHETHER OR NOT THE ABOVE ARE WITNESSED BY OTHERS, IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR AND THESE ARE COMPLETED WITHOUT THE ENGINEER OF RECORD PRESENT, THE CONTRACTOR SHALL AGAIN EXPOSE THE WORK AND REPEAT ALL TESTS AS REQUESTED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE CONTRACT. OTHERWISE, THE ENGINEER OF RECORD RESERVES THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CALLING FOR ANY TESTING AND INSPECTIONS REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE CONTRACTOR'S WORK.

IV. SHOP DRAWINGS

PRIOR TO FABRICATION OR CONSTRUCTION, SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW OF THE FOLLOWING ITEMS, AS APPLICABLE:

1. DRAINAGE:
A. DRAINAGE INLETS, CATCH BASINS, MANHOLES, AND STRUCTURES, INCLUDING TOP/BOTTOM SLABS, FRAMES, GRATES, RIMS, AND POLLUTANT RETARDANT BAFFLES.
B. TRENCH OR SLOT DRAINS INCLUDING CHANNELS, ANCHORS, GRATES, OUTLETS, ETC.
C. DRAINAGE WELL STRUCTURES, CASING, AND GRATES.
D. DRAINAGE PIPE AND FITTINGS.
E. CLEANOUTS

2. WATER DISTRIBUTION:
A. PIPE AND FITTINGS
B. VALVES AND AIR RELEASE VALVES
C. FIRE HYDRANTS
D. BACKFLOW PREVENTION DEVICES
E. METER VAULTS & BOXES
F. TAPPING SLEEVES AND CORPORATION STOPS

3. ASPHALT MIX
A. SUBGRADE AND LIMEROCK BASE SECTIONS TO BE INCLUDED

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

D. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION
A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH M.U.T.C.D. AND THE CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS, OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

VI. PROJECT CLOSE-OUT

1. CLEANING UP
A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT, AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS, AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER, MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

F. IMMEDIATELY PRIOR TO GRAND OPENING, CONTRACTOR IS TO SWEEP ENTIRE SITE, ELIMINATE ALL DEBRIS AND FUMIGATE THE LANDSCAPE AREAS AND PRESSURE CLEAN THE SITE ASPHALT, CURB, SIDEWALKS, AND CONCRETE PADS.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

5. REFER TO CITY OF HOLLYWOOD STANDARDS FOR ADDITIONAL CLOSE-OUT REQUIREMENTS.

VII. PAVING

1. GENERAL
A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF HOLLYWOOD AND BROWARD COUNTY STANDARDS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE CURB, CURB & GUTTER, SIDEWALK, AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER, AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

VIII. DEWATERING

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE NECESSARY PERMIT APPLICATIONS AND SUPPORTING DOCUMENTS IN ORDER TO OBTAIN A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND BROWARD COUNTY ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT.

EA3 CIVIL ENGINEERING, INC.
9050 PINES BLVD., STE. 415-415
PEMBROKE PINES, FLORIDA 33024
OFFICE: 754.777.7993
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CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

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PRECEDENCE OVER SCALE.

No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD, FLORIDA

BUILDING-A

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.

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DATE 6-19-2023
COMM. NO. 22-141

C-1

LEGEND

- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING GRADE ELEVATION (NAVD '88) — +9.93
- PROP. GRADE ELEVATION (NAVD '88) — 6.79
- PROP. STORM DRAINAGE STRUCTURE
- PROP. CONCRETE
- PROPOSED 2" MILLING & RESURFACING
- PAVEMENT RESTORATION

NOTES

1. CONCRETE SHALL HAVE MINIMUM STRENGTH 3,000 PSI.
2. RAINFALL RUNOFF SHALL BE RETAINED ON-SITE.
3. PERIMETER BERM SHALL HAVE MINIMUM ELEVATION 6" ABOVE ADJACENT GRADE.
4. ELEVATIONS HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM, N.A.V.D. 1988.
5. ALL ALLEYS AND STREETS ABUTTING THE PROPERTY ARE TO BE MILLED AND RESURFACED.
6. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS. IDENTIFY ANY ELEVATION DIFFERENCES OF SLOPES FROM THE SIDEWALK TO THE ENTRANCE(S) OF THE BUILDING. IF THERE IS NO ELEVATION DIFFERENCE IDENTIFY THE TRANSITION AS FLUSH.

PROP. PAVEMENT RESTORATION
PROP. 2" MILLING & RESURFACING
PROP. 5' CONC. SWK
EX. SWALE TO BE PROPERLY CLOSED OFF AND RESTORED
PROP. NEW EDGE OF PAVEMENT
PROP. ASPHALT D/W APPROACH (SEE DETAIL SHEET C-5)
PROP. DETECTABLE WARNING (CR-C) PER INDEX NO. 304 SHEET NO. 2
EX. DRIVEWAY
EX. CONC. SWK
N. 19th AVENUE (40' TOTAL R/W)
EX. R/W
PROP. DETECTABLE WARNING (CR-L) PER INDEX NO. 304 SHEET NO. 6 OF 7
EX. 2 FT CONC. CURB AND GUTTER
EX. EOP
EX. FH
EX. SANITARY SEWER MH
EX. CURB CUT AND SWALE TO BE PROPERLY CLOSED OFF AND RESTORED
JOHNSON STREET (46' TOTAL R/W)
PROPOSED 5' R/W DEDICATION
EX. CURB CUT AND SWALE TO BE PROPERLY CLOSED OFF AND RESTORED
25 FT CORNER CHORD R/W DEDICATION
PROPOSED 20' R/W DEDICATION
JOHNSON STREET DEDICATION
NEW PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING 4 FT CONC. SIDEWALK REPLACED WITH NEW 5 FT SIDEWALK
EXISTING WD POWER POLE
EXISTING ELECTRICAL OVERHEAD WIRES
ANCHOR
EX. 2 FT CONC. CURB AND GUTTER
TRIANGLE OF VISIBILITY
PROP. 14 UNIT TOWNHOMES
#1837-1855
PARCEL: 514210140020 & 514210140010
F.F.E.: 11.00' NAVD
GARAGE F.F.E.: 9.00' NAVD
BUILDING-B
BUILDING-A
PLANTER
VEHICLE CHARGING
GUEST PARKING
FIELD VERIFY
SWALE AREA 1
SWALE AREA 2
SWALE AREA 3
SETBACK
PROP. 2" ASPHALT
ASPHALT DRIVEWAY
EXIT
ENTER
PROP. (4) 6" PVC DRAINAGE ROOF CONNECTIONS
PROP. 100 LF - 15" H.D.P.E EXFILTRATION TRENCH
PROP. CATCH BASIN S-1
PROP. CATCH BASIN S-2
PROP. TYPE "D" CURB PER FDOT INDEX No. 300
PROP. DUMPSTER ENCLOSURE (SEE DETAIL SHEET 2.1)
DUMPSTER ENCLOSURE
BICYCLE RACK
PROP. 2" CURB & GUTTER
PROP 5' CONC. SWK
EX. SWALE TO BE PROPERLY CLOSED OFF AND RESTORED
PROP. 2" MILL AND RESURFACING
EX. R/W LINE
PROPERTY LINE

PAVING, GRADING, & DRAINAGE - PLAN VIEW
SCALE: 1" = 10'-0"

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DATE 6-19-2023
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C-2

DRAINAGE CALCULATION:

EXISTING CONDITIONS:
SITE AREA = 27,571 SF
PERVIOUS AREA = 20,575 SF (74.6%)
IMPERVIOUS AREA = 6,996 SF (25.4%)

PROPOSED SITE DISTRIBUTION:
SITE AREA = 23,031 SF
PERVIOUS AREA = 5,638 SF (24.5%)
IMPERVIOUS AREA = 17,393 SF (75.5%)

REQUIRED STORAGE:
RAINFALL AMOUNT (P) = 3.3 INCHES (5-yr/1-hr)
COMPACTED SOIL STORAGE = 6.75" (SFWMD, FLATWOODS)

EXISTING CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(20,575/27,571)*(6.75)= 5.04"
S(EXIST.) = 5.04"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 0.72"
VOLUME OF RUNOFF(V)= A*R/12
= 27,571*0.72/12
= 1654 CF

PROPOSED CONDITIONS:
S=(PERVIOUS/SITE)*(COMPACTED SOIL STORAGE)=
=(5,638/23,031)*(6.75)= 1.65"
S(PROP.) = 1.65"
RUNOFF(R)= (P-0.2S)^2/(P+0.8S) = 1.91"
VOLUME OF RUNOFF(V)= A*R/12
= 23,031*1.91/12
= 3666 CF

QUANTITY 3666 CF - 1654 CF = 2011 CF

WATER QUALITY
1.0 IN. x 23,031 SF / 12in/ft = 1919 CF
SITE AREA FOR WQ: 23,031 SF - 11,085 SF(roof)= 11,946 SF
IMPERVIOUS AREA WQ: 11,946 SF - 6,527 SF = 5,419 SF
2.5 IN. x 45.4% (PERCENT IMPERVIOUS WQ) = 1.135 IN.
1.135 IN. x 23,031 SF (SITE AREA)/ 12in/ft = 2178 CF

PROP. DRY-RETENTION SWALE VOLUME:

SWALE AREA #1: (249 SF + 135 SF)/2 x 0.5' = 96 CF

SWALE AREA #2: (270 SF + 160 SF)/2 x 0.5' = 108 CF

SWALE AREA #3: (7.7'x0.5')/2 x 190' = 366 CF

TOTAL DRY-RETENTION STORAGE: 570 CF

MIN. VOLUME REQUIRED FOR EXFILTRATION TRENCH:
2178 CF - 570 CF = 1608 CF

1608 CF = 0.0369 AC-FT = 0.4428 AC-IN = Vwq

$$L1 = \frac{FS*\%WQ*Vwq}{K(H2*W + 2*Heff*Du - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

$$L2 = \frac{FS*\%WQ*Vwq}{K(2*HeffDu - Du^2 + 2*Heff*Ds) + 0.000139*W*Du}$$

K = 0.000194, AS PER GEOTECHNICAL REPORT DATED 07/28/2022

FS = 2 H2 = 5.20'

%WQ = 0.5 Du = 3.7'

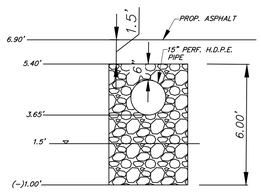
Heff = 3.25' Ds = 2.3'

W = 3.00' TRENCH HEIGHT = 6'

L1 = 46.7' ⟶ 47' REQUIRED Du > Ds

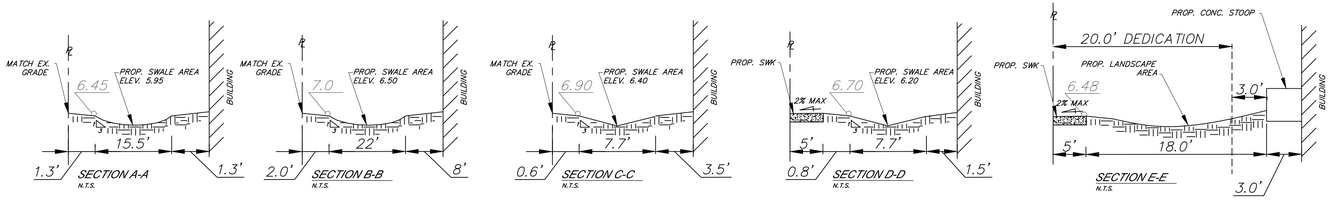
L2 = 68.6' ⟶ 69'

100' F.D. PROVIDED

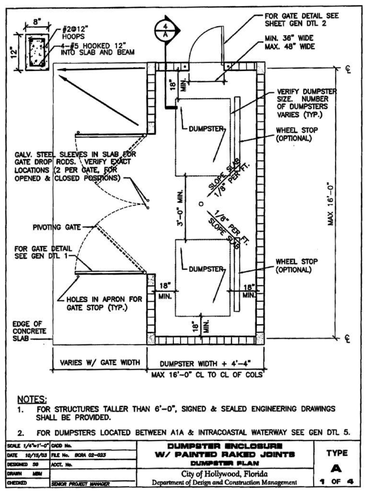


TYP. EXFILTRATION TRENCH SECTION
N.T.S.

STRUCTURE NO.	STRUCTURE DIAMETER	RIM EL.	INVERT EL.	BOTTOM EL.	FRAME & GRATE (USF)
S-1	5'	6.90'	3.65' (E) 4.40' (N,S)	1.65'	4105 & 6224
S-2	5'	8.00'	3.65' (W) 4.40' (N,S)	1.65'	4105 & 6224

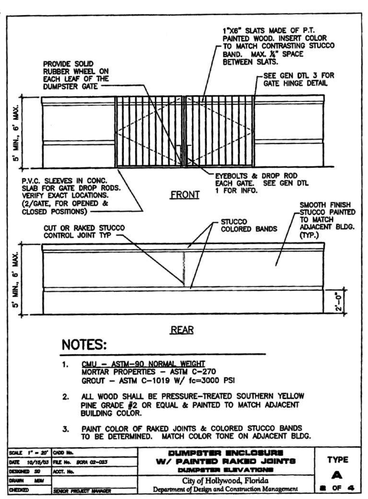


PAVING, GRADING, & DRAINAGE -DETAILS & CROSS SECTIONS



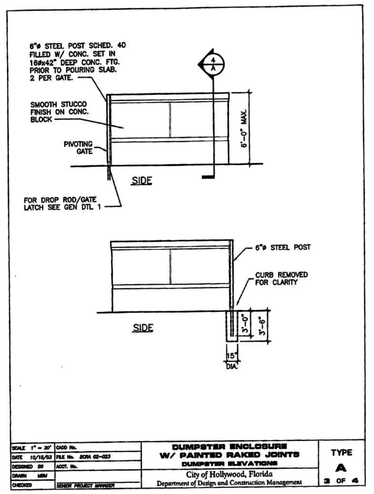
NOTES:
1. FOR STRUCTURES TALLER THAN 6'-0", SIGNED & SEALED ENGINEERING DRAWINGS SHALL BE PROVIDED.
2. FOR DUMPSTERS LOCATED BETWEEN A1A & INTRACOASTAL WATERWAY SEE GEN DTL 5.

SCALE 1/4"=1'-0" ORIG No.	DUMPSTER ENCLOSURE W/ PAINTED RAKED JOINTS DUMPSTER PLAN	TYPE A
DATE 10/15/02 FILE No. BOK 02-022	City of Hollywood, Florida Department of Design and Construction Management	SHEET 1 OF 4
DESIGNED SD ADCT. No.		
DRAWN MBM		
CHECKED SENIOR PROJECT MANAGER		



NOTES:
1. CMU - ASTM-90 NORMAL WEIGHT
MORTAR PROPERTIES - ASTM C-270
GROUT - ASTM C-1019 W/ fc=3000 PSI
2. ALL WOOD SHALL BE PRESSURE-TREATED SOUTHERN YELLOW PINE GRADE #2 OR EQUAL & PAINTED TO MATCH ADJACENT BUILDING COLOR.
3. PAINT COLOR OF RAKED JOINTS & COLORED STUCCO BANDS TO BE DETERMINED. MATCH COLOR TONE ON ADJACENT BLDG.

SCALE 1" = 20' ORIG No.	DUMPSTER ENCLOSURE W/ PAINTED RAKED JOINTS DUMPSTER ELEVATIONS	TYPE A
DATE 10/15/02 FILE No. BOK 02-022	City of Hollywood, Florida Department of Design and Construction Management	SHEET 2 OF 4
DESIGNED SD ADCT. No.		
DRAWN MBM		
CHECKED SENIOR PROJECT MANAGER		



SCALE 1" = 20' ORIG No.	DUMPSTER ENCLOSURE W/ PAINTED RAKED JOINTS DUMPSTER ELEVATIONS	TYPE A
DATE 10/15/02 FILE No. BOK 02-022	City of Hollywood, Florida Department of Design and Construction Management	SHEET 3 OF 4
DESIGNED SD ADCT. No.		
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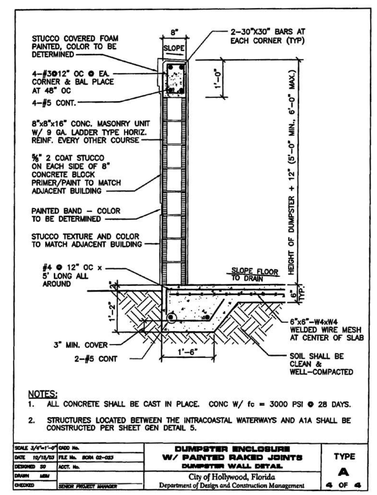

NOTES:
1. ALL CONCRETE SHALL BE CAST IN PLACE. CONC W/ fc = 3000 PSI @ 28 DAYS.
2. STRUCTURES LOCATED BETWEEN THE INTRACOASTAL WATERWAYS AND A1A SHALL BE CONSTRUCTED PER SHEET GEN DETAIL 5.

SCALE 3/4"=1'-0" ORIG No.	DUMPSTER ENCLOSURE W/ PAINTED RAKED JOINTS DUMPSTER WALL DETAIL	TYPE A
DATE 10/15/02 FILE No. BOK 02-022	City of Hollywood, Florida Department of Design and Construction Management	SHEET 4 OF 4
DESIGNED SD ADCT. No.		
DRAWN MBM		
CHECKED SENIOR PROJECT MANAGER		

DUMPSTER ENCLOSURE -DETAILS

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C-2.1

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LEGEND

CENTER LINE

RIGHT-OF-WAY

PROPERTY LINE

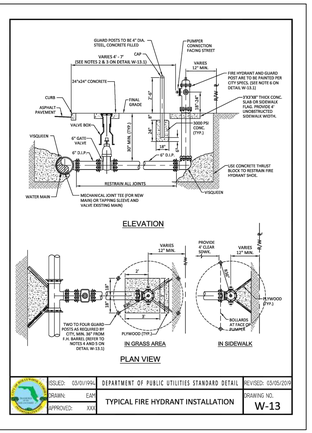
+9.93 EXISTING GRADE ELEVATION (NAVD '88)

PROP. STORM DRAINAGE STRUCTURE

PROPOSED WATER/SEWER MAIN

EXISTING WATER/SEWER MAIN

EXISTING / PROPOSED WATER VALVE

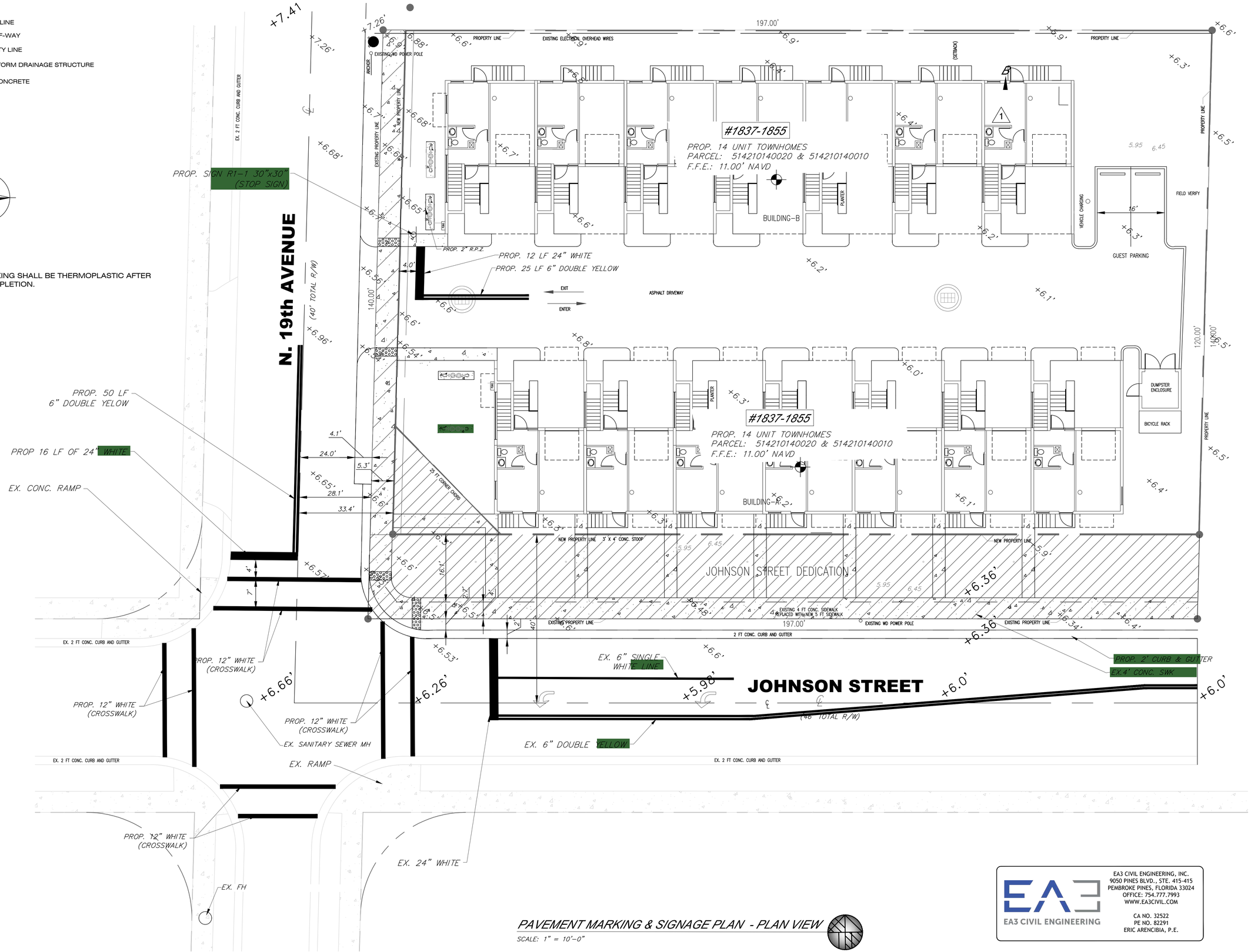

GUARD POSTS TO BE 4" DIA. STEEL, CONCRETE FILLED
CAP
VARIES 4' - 7' (SEE NOTES 2 & 3 ON DETAIL W-13.1)
PUMPER CONNECTION FACING STREET
VARIES 12" MIN.
24"x24" CONCRETE
FIRE HYDRANT AND GUARD POST ARE TO BE PAINTED PER CITY'S SPEC, SEE NOTE 6 ON DETAIL W-13.1
CURB
ASPHALT PAVEMENT
FINAL GRADE
6" MIN.
4" MIN.
4" THICK CONC. SLAB OF SIDEWALK FLAIR, PROVIDE 4' UNOBSTRUCTED SIDEWALK WIDTH.
VALVE BOX
6" GATE VALVE
6" DJA
6" MIN. PITCH
6" MIN.
4" MIN.
6" MIN.
6" MIN.
MIN. PITCH
MIN. PITCH
MIN. PITCH

LEGEND

- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROP. STORM DRAINAGE STRUCTURE
- PROP. CONCRETE

NOTES

1. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC AFTER CONSTRUCTION COMPLETION.



PAVEMENT MARKING & SIGNAGE PLAN - PLAN VIEW

SCALE: 1" = 10'-0"

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C-4

WATER SYSTEM NOTES:

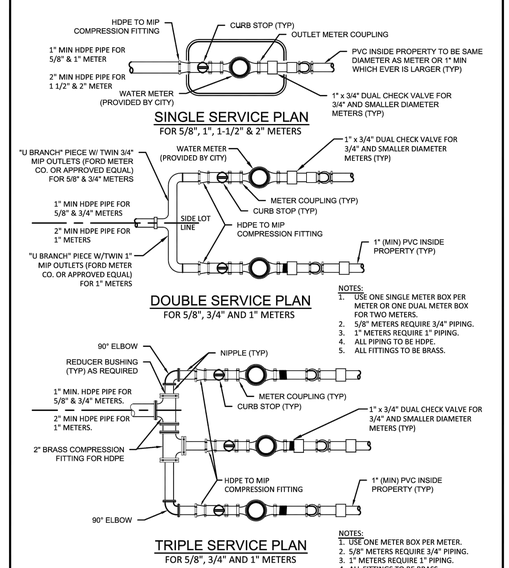
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. 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)].
3. 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)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. 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.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT 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.
7. 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.
8. 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 PATTERN, 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 BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. 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.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 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 LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED 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.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. 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.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. 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 EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		

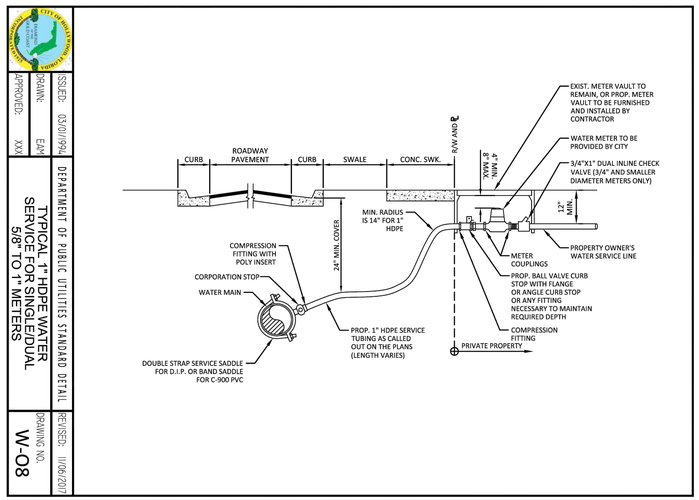


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

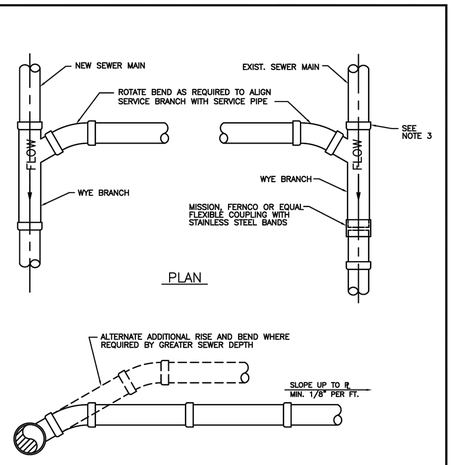
WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ⅝" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR, THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

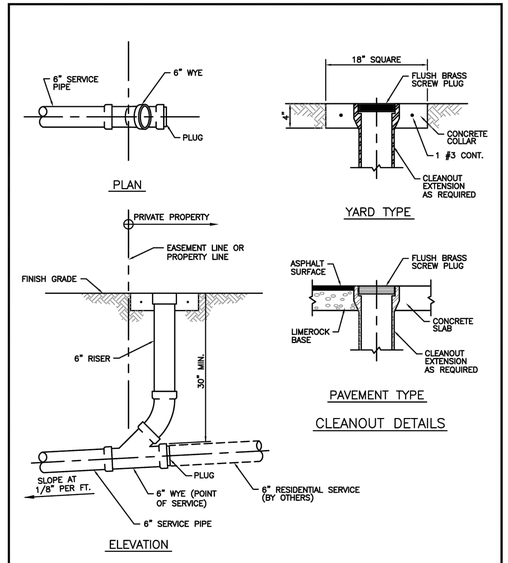
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



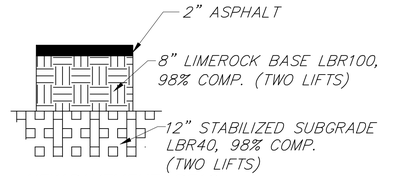
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM		DRAWING NO. W-08
APPROVED: XXX		



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



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



NEW PAVEMENT AREAS
N.T.S.

EA3 CIVIL ENGINEERING, INC.
9050 PINES BLVD., STE. 415-415
PEMBROKE PINES, FLORIDA 33024
OFFICE: 754.777.7993
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CA NO. 32522
PE NO. 82291
ERIC ARENCIBIA, P.E.

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No.	Date	Revision	By

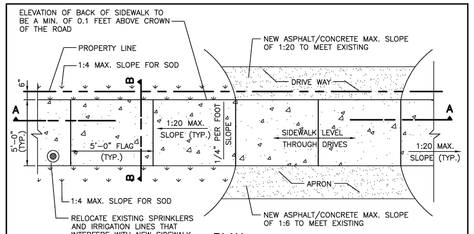
14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD, FLORIDA
BUILDING-A

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

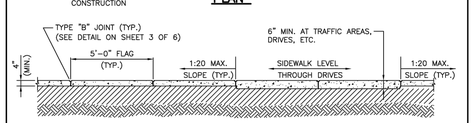
CHECKED
DRAWN
DATE 6-19-2023
COMM. NO. 22-141

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.

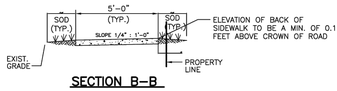
C-5



PLAN



SECTION A–A



SECTION B–B

NOTE:

ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.

CITY OF HOLLYWOOD, FLORIDA **DEPARTMENT OF DEVELOPMENT SERVICES** **ENGINEERING TRANSPORTATION AND MOBILITY DIVISION**	DESIGNED BY J.V.	SCALE N.T.S.	APPROVED BY
	DRAWN BY R.A.Q.	PROJECT No.	CITY ENGINEER
	CHECKED BY	ACCT. No.	SHEET No. 1
STANDARD DETAIL **SIDEWALK CONSTRUCTION DETAIL**	DATE 05/20/2010	CADD.DWG No.	OF 4 SHEETS

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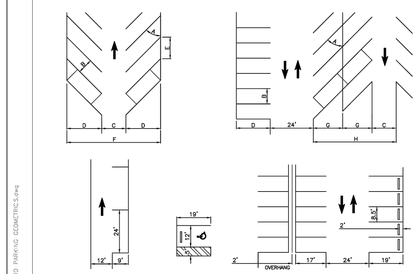

A	B	C	D	E	F	G	H
PARKING ANGLE	STALL WIDTH	AISLE WIDTH	STALL LENGTH	CURB DEPTH	OVERALL LENGTH	BACK TO BACK STALL LENGTH	OVERALL BACK TO BACK LENGTH
30°	8.5'	12'	16.9'	17'	45.8'	13.2'	38.4'
30°	9'	12'	17.3'	18'	46.6'	13.4'	38.8'
45°	8.5'	13.5'	19.5'	12'	52.4'	18.4'	46.4'
45°	9'	13.5'	19.8'	12.75'	53.1'	18.6'	46.7'
60°	8.5'	18.5'	20.7'	9.8'	59.9'	18.6'	55.7'
60°	9'	18.5'	21'	10.4'	60.5'	18.7'	55.9'
90°	8.5'	24'	19'	9'	62'	19'	62'
90°	9'	24'	19'	9'	62'	19'	62'

STANDARD STALL IS 8.5' x 19', PREFERRED IS 9' x 19'.
ACCESSIBLE SPACE IS 12' x 19', WITH 5' ACCESS AISLE CLEARLY MARKED.
PARALLEL PARKING IS 9' x 24'.
LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	STANDARD PARKING GEOMETRICS		DRAWING NO.: C–16
APPROVED: JG			

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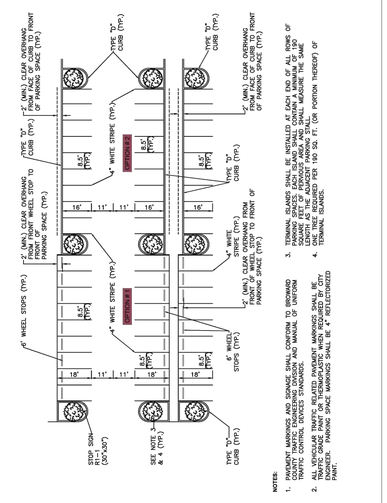

NOTES:

1. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
2. ALL HYDRAULIC TRAFFIC RELATED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE APPROVED BY THE CITY ENGINEER. PARKING SPACE MARKINGS SHALL BE 4" RETLECTORIZED PAINT.
3. TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL ROWS OF PARKING SPACES AND SHALL BE A MINIMUM OF 9' WIDE AND 18' IN LENGTH TO ENCLOSE AREA OF NOT LESS THAN 162 SQUARE FEET IF PERVIOUS AREA AND SHALL MEASURE THE SAME FROM BACK OF CURB TO FRONT OF TERMINAL ISLANDS.
4. ONE TREE REQUIRED PER 120 SQ. FT. (OR PORTION THEREOF) OF TERMINAL ISLANDS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TYPICAL PARKING LOT LAYOUT WITHIN THE RAC AREA		DRAWING NO.: C–19
APPROVED: JG			

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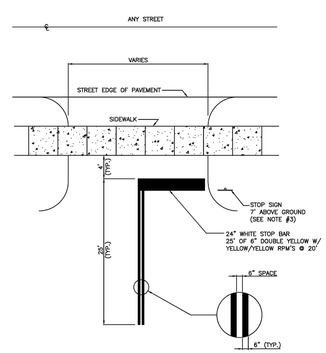
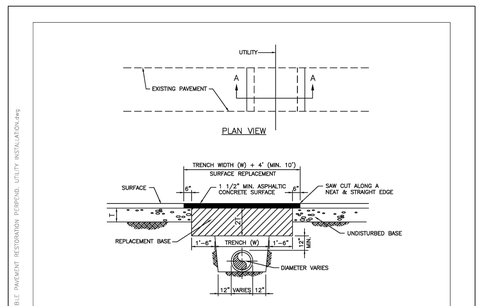


NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFROM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL		DRAWING NO.: C–20
APPROVED: JG			



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T–180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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

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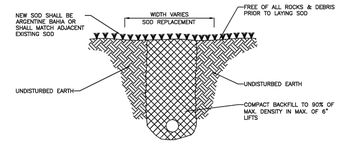

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TURF RESTORATION DETAIL		DRAWING NO.: C–32
APPROVED: JG			

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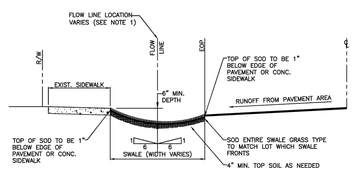

NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TYPICAL SWALE GRADING		DRAWING NO.: C–33
APPROVED: JG			

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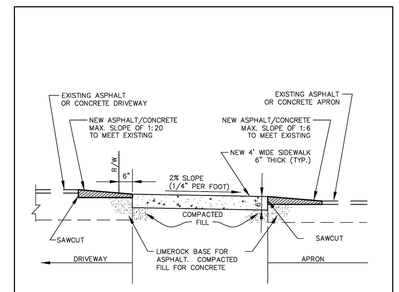

SECTIONAL VIEW AT DRIVES

CITY OF HOLLYWOOD, FLORIDA **DEPARTMENT OF DEVELOPMENT SERVICES** **ENGINEERING TRANSPORTATION AND MOBILITY DIVISION**	DESIGNED BY J.V.	SCALE N.T.S.	APPROVED BY
	DRAWN BY R.A.Q.	PROJECT No.	CITY ENGINEER
	CHECKED BY	ACCT. No.	SHEET No. 2
STANDARD DETAIL **SIDEWALK CONSTRUCTION DETAIL**	DATE 05/20/2010	CADD.DWG No.	OF 4 SHEETS

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1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

BUILDING-A

Miguel de Diego
A R C H I T E C T P.A.
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PH. (954) 926-3358

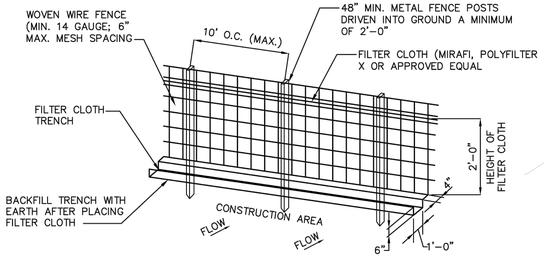
CHECKED
DRAWN
DATE 6-19-2023
COMM. NO. 22-141

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

C-6

LEGEND

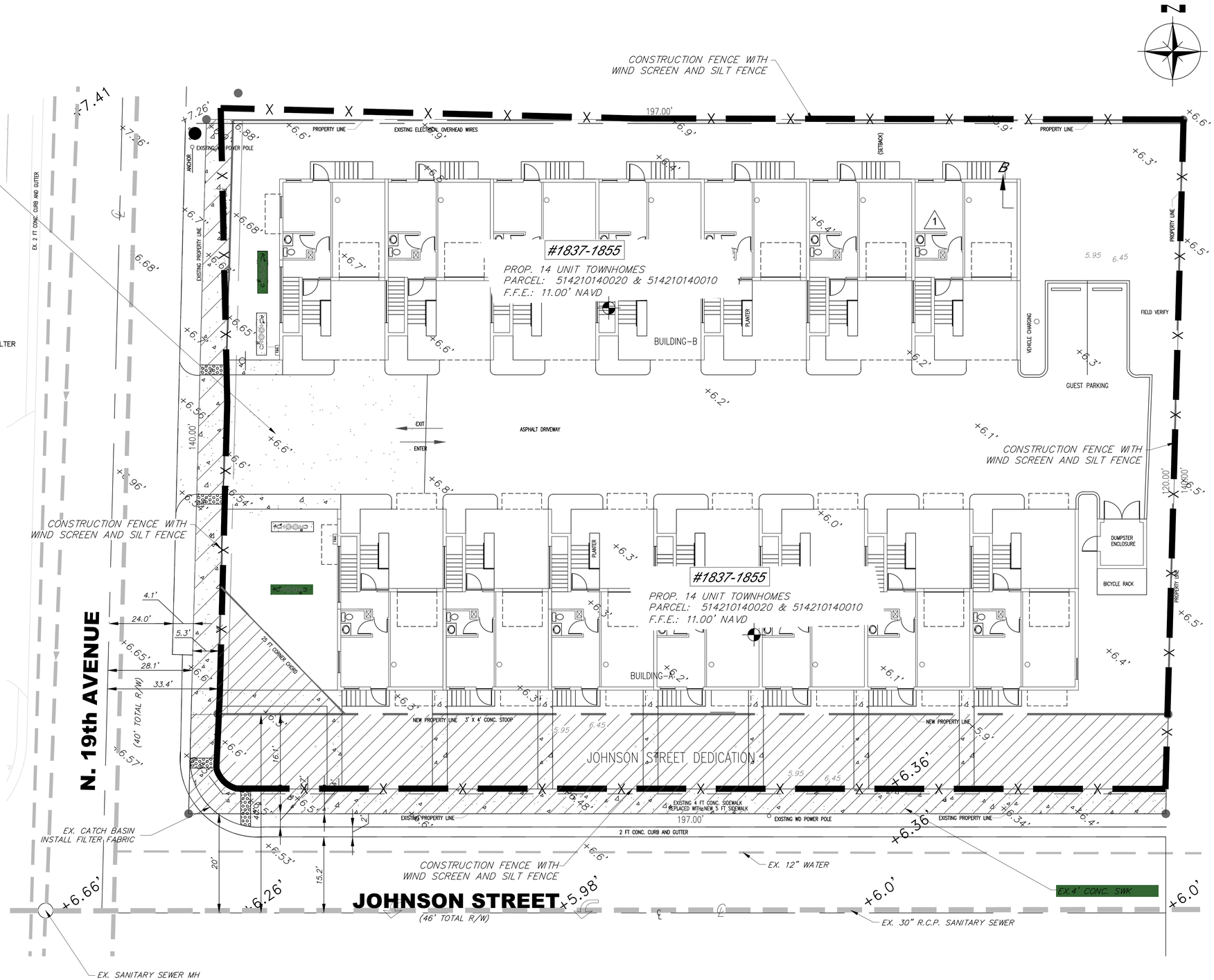
- CENTER LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- +9.93 EXISTING GRADE ELEVATION (NAVD '88)
- 6.79 PROP. GRADE ELEVATION (NAVD '88)
- PROP. STORM DRAINAGE STRUCTURE
- STAKED SILT FENCE



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

SILT FENCE (TYPICAL)
N.T.S.



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NOTES:

1. FILTER FABRIC TO BE INSTALLED AT ALL EXISTING DRAINAGE CATCH BASINS WITHIN AND ADJACENT TO THE WORK AREA, AND SHALL BE CLEANED PERIODICALLY OR WHEN DRAINAGE FLOW IS IMPEDED.
2. SECURED SAND BAGS MAY BE USED IN-LIEU OF SILT FENCE WHERE PRACTICAL. SAND BAGS SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN FUNCTIONAL CONDITION.

STORMWATER POLLUTION PREVENTION PLAN - PLAN VIEW
SCALE: 1" = 10'-0"

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DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
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C-7

BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF BROWARD COUNTY REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 400-4, F.A.C., AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

1. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.
2. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.
3. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COSTS ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY THE CONTRACTOR), AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. FUEL SPILLS AND LEAKS PREVENTION
B. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
C. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
D. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
E. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
F. SOLID WASTE MANAGEMENT
G. HAZARDOUS WASTE MANAGEMENT
H. CONCRETE WASTE MANAGEMENT
I. SANDBLASTING WASTE MANAGEMENT
J. STRUCTURE CONSTRUCTION AND PAINTING
K. SPILL PREVENTION AND CONTROL
L. CONTAMINATED SOIL MANAGEMENT
M. SANITARY/SEPTIC WASTE MANAGEMENT
N. SOIL EROSION CONTROL
O. STORM WATER TURBIDITY MANAGEMENT

4. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

A. BEST MANAGEMENT PRACTICES (BMPS) 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.
B. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.
C. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
D. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.
E. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.
F. ON-SITE & OFF-SITE 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.
G. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORMWATER EROSION CONTROL NOTES:

1. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
2. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
3. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.
4. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
5. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
C. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

6. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
7. SOD SHALL BE PLACED, IN ACCORDANCE WITH PLANS, FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
8. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.
9. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

STABILIZATION NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

STRUCTURAL NOTES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

WASTE DISPOSAL NOTES:

1. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.
2. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.
3. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.
4. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.
4. THE CONSTRUCTION ENTRANCES 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 ENTRANCES AS CONDITIONS DEMAND.
5. 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 AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
8. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
9. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
10. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.
11. 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.

OFF-SITE TRACKING:

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFF-SITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.
2. 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 LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES, OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURENCE.
3. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

1. GOOD HOUSEKEEPING
A. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
B. STORE ONLY ENOUGH MATERIAL ON-SITE FOR PROJECT COMPLETION.
C. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
D. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND, IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
E. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
F. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

2. HAZARDOUS PRODUCTS

A. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
B. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

3. PRODUCT SPECIFIC PRACTICES

A. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON-SITE.
B. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
C. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
D. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEANUP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
2. THE FOLLOWING CLEANUP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
4. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
5. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
6. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
7. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
8. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL NOTES:

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
B. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER.
C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

2. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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DRAWINGS AND SPECIFICATIONS SHALL HAVE PRECEDENCE OVER SCALE.

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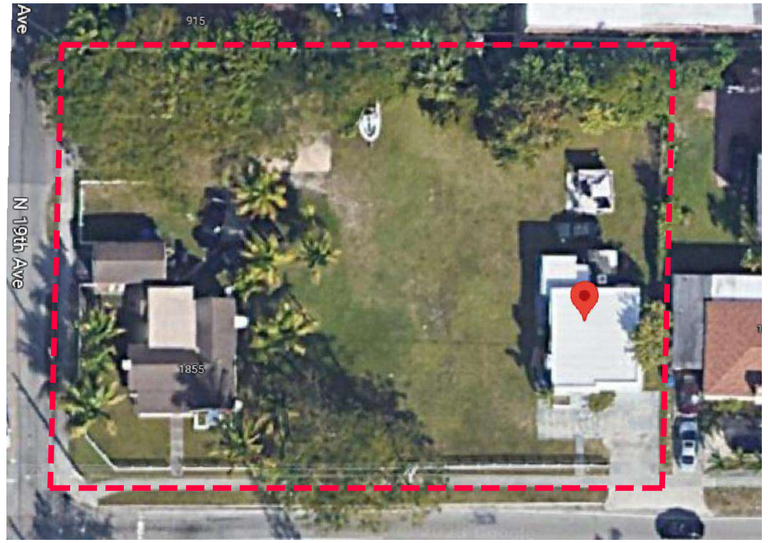

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NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

ARBORIST TO PROVIDE ROOT PRUNING BY HAND AS PER ANSI A300 STANDARDS FOR TREES TO REMAIN NEAR BUILDING FOOTPRINT AND ANY OTHER AREA OF WORK.

INSTALL TREE PROTECTION BARRIER TO ALL PRESERVED AND RELOCATED TREES.

ALL TRANSPLANTED PALMS SHALL BE WATERED EVERY DAY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO WEEKS AND ONCE A WEEK FOR TWO WEEKS AFTER TRANSPLANTING.

CONTRACTOR SHALL DEDICATE A SPACE FOR TEMPORARY STORAGE FOR PALMS THAT CAN'T BE RELOCATED TO FINAL DESTINATION OR PRESERVED IN PLACE UNTIL FINAL RELOCATION

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.
The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.
Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

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SCALE	as notedd
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1837-1855 Johnson St
Hollywood
Florida

SAELLITE IMAGE, LOCATION SKETCH, NOTES

LOT 8

197.00'

FENCE
OVERHANGING POWER LINES TO REMAIN
WOOD POWER PLE
ANCHOR

OVERHANGING POWER LINES TO REMAIN
WOOD POWER POLE
ANCHOR

15 16 17 18 19 20 22 23 21 24 25 26 27 28 29

CRITICAL ROOT ZONE 54'-0"
1/2 OF CRITICAL ROOT ZONE
1/2 OF CRITICAL ROOT ZONE

STUMP OF ALMOST DEAD AVOCADO TREE

PROPOSED BUILDING

11

NORTH 19TH AVENUE

EXISTING CONCRETE SIDEWALK

140.00'

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6

EXIT
ENTER

10 09

08 07 06

PROPOSED BUILDING

SEE DT-3 FOR TREE CHART

14 13 12

WOOD POLE

05 04 02 03 01

INSTALL TREE BARRICADE AS PER CITY REQUIREMENTS (SEE DETAIL ON DT-3)

197.00'

EXISTING 4' CONCRETE SIDEWALK TO REMAIN

OVERHANGING POWER LINES TO REMAIN
WOOD POWER POLE
2' CURB AND GUTTER
OVERHANGING POWER LINES TO REMAIN

OVERHANGING POWER LINES TO REMAIN
CONCRETE

NO OVERHANGING POWER LINES

NO OVERHANGING POWER LINES

A GENERAL LAYOUT
scale 1/8"=1'-0"

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

JOHNSON STREET

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DISPOSITION PLAN

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
01	Wodyetia bifurcata	Foxtail Palm	-	12`CT		Poor		REMOVE
02	Delonix regia	Royal Poinciana	22"	22`OA	40`	Fair		TO REMAIN
03	Cocos nucifera	Coconut Palm	-	14`CT		Fair		TO RELOCATE
04	Cocos nucifera	Coconut Palm	-	14`CT		Fair		TO RELOCATE
05	Cocos nucifera	Coconut Palm	-	14`CT		Poor	curved	REMOVE
06	Cocos nucifera	Coconut Palm	-	6`CT		Very poor	NOT QUALIFYING AS TREE	REMOVE
07	Cocos nucifera	Coconut Palm	-	12`CT		Fair/Good		TO RELOCATE
08	Cocos nucifera	Coconut Palm	-	12`CT		Good		TO RELOCATE
09	Cocos nucifera	Coconut Palm	-	10`CT		Good		TO RELOCATE
10	Cocos nucifera	Coconut Palm	-	10`CT		Very poor		REMOVE
11	Cocos nucifera	Coconut Palm	-	12`CT		Good		TO RELOCATE
12	Cocos nucifera	Coconut Palm	-	12`CT		Fair/Good		TO REMAIN
13	Roystonea elata	Florida Royal Palm	-	18`CT		Good		TO REMAIN
14	Cocos nucifera	Coconut Palm	-	14`CT		Fair/Good		TO REMAIN
15	Delonix regia	Royal Poinciana	13"	35`OA	30`	Fair	Preserved on client`s request	TO REMAIN
16	Sabal palmetto	Cabbage Palmetto	-	8`CT	11`	Fair		TO RELOCATE
17	Sabal palmetto	Cabbage Palmetto	-	4`CT		Fair	NOT QUALIFYING AS TREE	REMOVE
18	Delonix regia	Royal Poinciana	60" (multitrunk)	30`OA	40`	Poor	with Sabal inglobated in trunk	REMOVE
19	Sabal palmetto	Cabbage Palmetto	-	8`CT		Poor	IN ROYAL POINCIANA	REMOVE
20	Schinus terebinthifolia	Brazilian Pepper Tree	-				INVASIVE	REMOVE
21	Delonix regia	Royal Poinciana	33" (multitrunk)	30`OA	20`	Poor	laening heavily	REMOVE
22	Delonix regia	Royal Poinciana	10"	30`	12`	Poor/Fair	Preserved on client`s request	TO REMAIN
23	Sabal palmetto	Cabbage Palmetto	-	14`CT	11`	Good		TO RELOCATE
24	Sabal palmetto	Cabbage Palmetto	-	6`CT		Fair	NOT QUALIFYING AS TREE	TO REMAIN
25	Sabal palmetto	Cabbage Palmetto	-	14`CT	11`	Good		TO RELOCATE
26	Coccoloba uvifera	Sea Grape	54" (multitrunk)	30`OA	35`	Fair	requires pruning/cleaning and root pruning	TO REMAIN
27	Coccoloba uvifera	Sea Grape	43.5" (multitrunk)	30`OA	25`	Fair	requires pruning/cleaning and root pruning	REMAIN
28	Sabal palmetto	Cabbage Palmetto	-	5`CT		Fair	NOT QUALIFYING AS TREE	REMOVE
29	Delonix regia	Royal Poinciana	11"	18`OA	12`	Fair		TO REMAIN

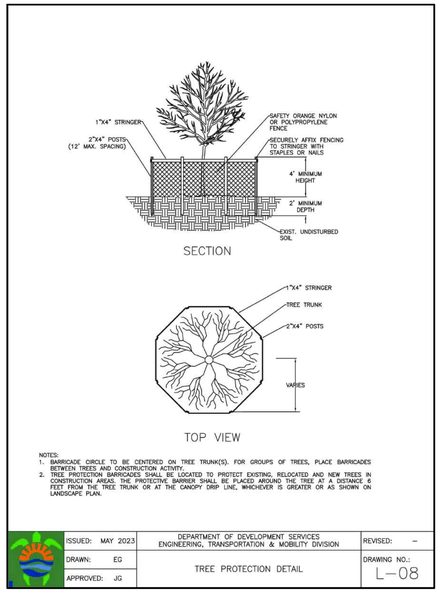
NO MITIGATION PROVIDED

REMOVED TREES DBH	93"/2 x$350 = $16,275.00
REMOVED PALMS TO MITIGATE - 4	4 x $350 = $1,400.00
TOTAL MITIGATION TO BE PAID	**$17,675.00**

6 OF REMOVED SABALS DON'T REQUIRE MITIGATION - LESS THAN 8'CT

TREES PRESERVED IN PLACE - 6
ROYAL PALM PRESERVED IN PLACE - 1
COCONUTS RELOCATED - 6
COCONUTS PRESERVED IN PLACE - 2
SABALS PRESERVED IN PLACE - 1
SABALS RELOCATED - 3

TOTAL TREES PRESERVED - 6
TOTAL PALMS PRESERVED - 13



A TREE PROTECTION RETAIL
not to scale

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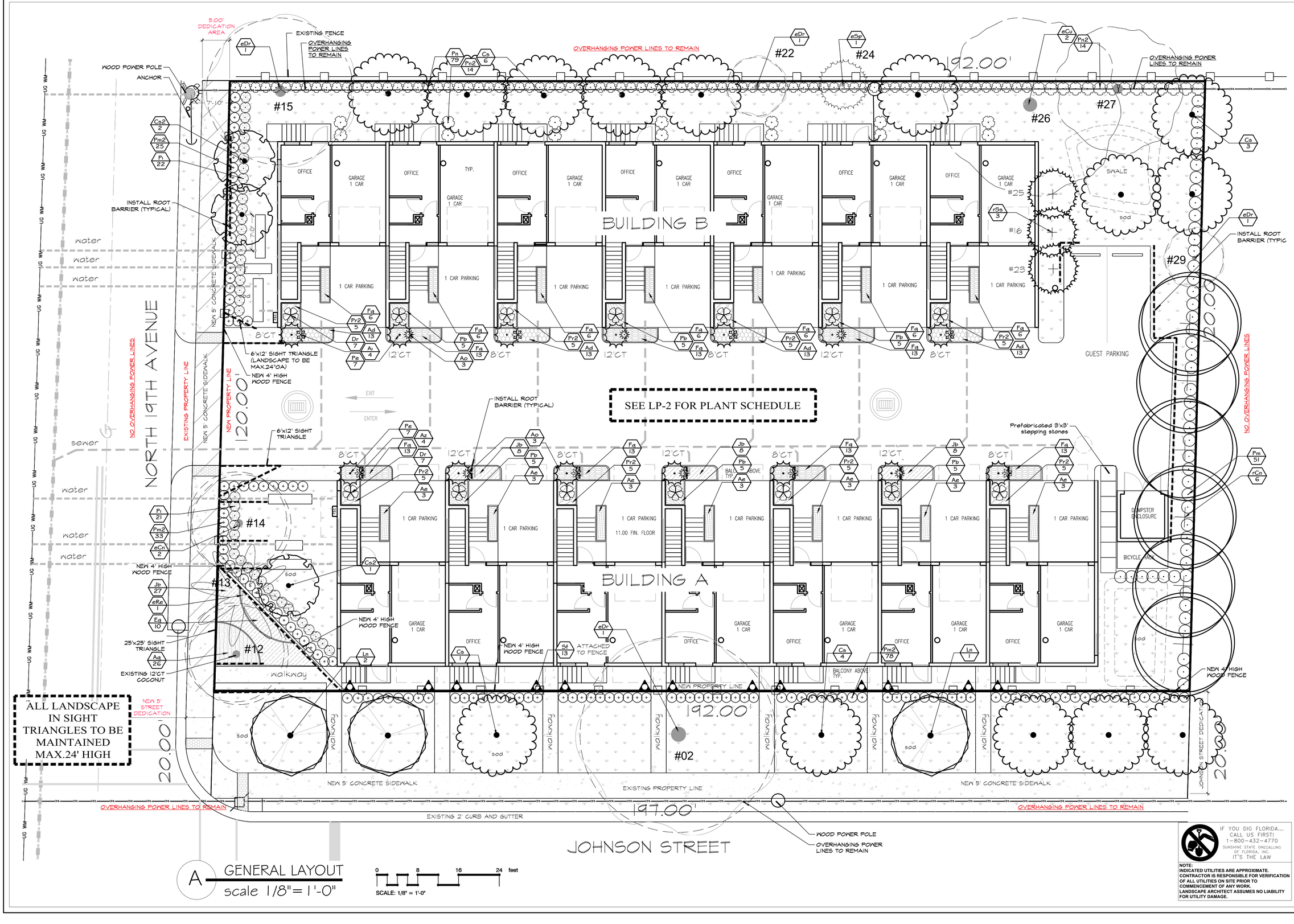
TREES CHART, TREE PROT., MITIGATION CALC.



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NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

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1837-1855 Johnson St
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LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Cs	14	Conocarpus erectus f. sericeus	Silver Buttonwood	12`OA 2"dbh	AS SHOWN	YES	HIGH
	Cs2	3	Cordia sebestena	Orange Geiger Tree	12`OA 2"dbh	AS SHOWN	YES	HIGH
	Ln	3	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	12`OA, 2"dbh	AS SHOWN	NO	HIGH
	Pe	14	Ptychosperma elegans	Alexander Palm	8`-12`CT, sngl	AS SHOWN	NO	HIGH
EXISTING TREES & PALMS								
	eCu	2	Coccoloba uvifera	Sea Grape	see DT-2 & 3	EXISTING	YES	HIGH
	eCn	2	Cocos nucifera	Coconut Palm	see DT-2 & 3	EXISTING	NO	HIGH
	eDr	4	Delonix regia	Royal Poinciana	see DT-2 & 3	EXISTING	NO	HIGH
	eRe	1	Roystonea elata	Florida Royal Palm	see DT-2 & 3	18`CT	YES	HIGH
	eSp	1	Sabal palmetto	Cabbage Palmetto	see DT-2 & 3	EXISTING	YES	HIGH
RELOCATED PALMS								
	rCn	6	Cocos nucifera	Coconut Palm	see DT-2 & 3	AS SHOWN	NO	HIGH
	rSs	3	Sabal palmetto	Cabbage Palmetto	see DT-2 & 3	AS SHOWN	YES	HIGH
SHRUBS								
	Az	4	Aechmea 'Little Harv'	Little Harv Bromeliad	3 gal.	AS SHOWN	NO	HIGH
	Ai	4	Alcantarea imperialis 'Rubra'	Imperial Bromeliad	3 gal.	AS SHOWN	NO	HIGH
	Ao	6	Alcantarea odorata	Giant Silver Bromeliad	7 gal 24"OA, bush			
	Dr	14	Dracaena reflexa	Song of India	7 gal	AS SHOWN	NO	HIGH
	Pi	43	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	3 gal, full	24"OC	NO	HIGH
	Pm2	136	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	3 gal, 20"OA	24"OC	NO	HIGH
	Pm	51	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	7 gal, 42"OA	30"OC	NO	HIGH
	Pn	79	Psychotria nervosa	Wild Coffee	3 gal, 18"OA, ftb	24"OC	YES	HIGH
	Pn2	28	Psychotria nervosa	Wild Coffee	7 gal, 42"OA, ftb	30"OC	YES	HIGH
	Sf	13	Stephanotis floribunda	Madagascar Jasmine	3 gal. trellis	AS SHOWN	NO	HIGH
SHRUB AREAS								
	Ag	26	Arachis glabrata	Perennial Peanut	1 gal	18"OC	NO	HIGH
	Ad	52	Asparagus densiflorus 'Myers'	Myers Asparagus Fern	3 gal, 12"OA, ftb	18"OC	NO	HIGH
	Ae	21	Aspidistra elatior	Cast Iron Plant	3 gal	24"OC	NO	MODERATE
	Eg	10	Evolvulus glomeratus 'Blue my mind'	Dwarf Morning Glory	3 gal	24"OC	NO	HIGH
	Fg	133	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, 12"x12"	18"OC	NO	HIGH
	Jb	51	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	3 gal	24"OC	NO	HIGH
	Pb	30	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal	24"OC	NO	MODERATE
	Pr2	40	Philodendron x 'Hope'	Hope Philodendron	3 gal	24"OC	NO	HIGH

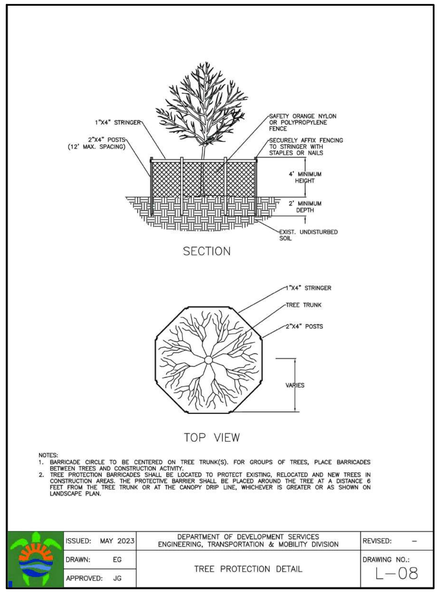
NOTES:
1. SOD AS INDICATED.
2. MULCH ALL BEDS AS INDICATED ON DETAIL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

△3

LANDSCAPE CODE REQUIREMENTS ND-1 RAC

	Code requirement	Required	Existing	Proposed	Provided
	Perimeter Landscape				
A	Street trees (1/30 lf of street front- 192'+120'=312'/30'=10.4}	**11**	**1** Royal palm, **2** Coconuts (= **2/3 tree**), **1** Royal poinciana	**3** Crape Myrtle, **3** Orange Geiger, **2** Buttonwood, 2 Alexander (=**2/3** tree)	**11 1/3 provided**
B	Residential perimeter trees (1/20 lf - 192'+120'=312'/20'=15.6}	**16**	**2** Seagrapes, **2** Royal poinciana, 6 Coconuts (=**2 trees**)	**10** Silver Buttonwood	**16 provided**
	Interior Landscape for VUA				
C	Terminal island with 1 tree 5' buffer 42" high from adjacent properties	**2**	**1** Royal poinciana, 3 reloc. Sabals (=**1 tree**)		**2 provided**
	Open space				
D	1 tree/1,000.00 sf of pervious area (5,856.00 sf/1,000=5.8) min.20% of area to be landscaped (23,040 sf x .2=4,608 sq)	**6** trees **4,608.00** sf (=20%)		**2** Buttonwood, 12 Alexander palms (=**4** trees) **5,856.00** sf (**=25%**)	**6 provided** **25% provided**
	TOTAL	**35 trees**	**10 2/3 trees**	**24 2/3 trees**	**35 trees provided**
	60% of required trees to be native (35 x .6=21) max. 50% of required trees to be palms (35 x .5=17.5) Provide automatic irrigation with 100% of coverage	**21** native trees **max. 18** trees to be substit. with palms	**1** Royal palm, **2** Seagrapes, 3 Sabals (=**1** tree) **1** palm 1:1, 9 palms 3:1 (=**3** trees)	**3** Geiger, **14** Buttonwood 14 Alexander (=**4 2/3** trees) irrigation system	**21 =60% of provided trees** **8 2/3 trees=23% substituted by palms provided**
M	**Mitigation trees**			**NOT PROVIDED DUE TO LACK OF SPACE**	**0 provided**

100% IRRIGATION COVERAGE SHALL BE PROVIDED.

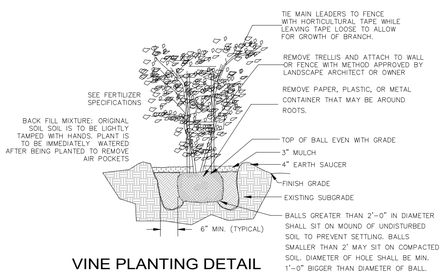


GENERAL LANDSCAPE NOTES

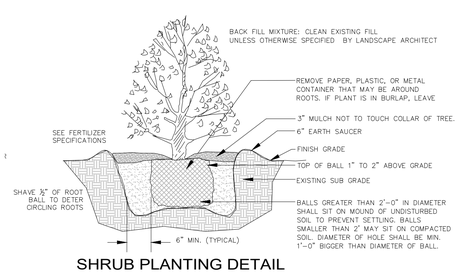
1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO.1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6. APPLY 3" MELALEUCA\EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
10. ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
12. ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
13. LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

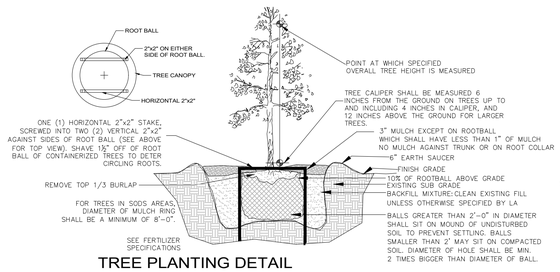
1. PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
2. THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.



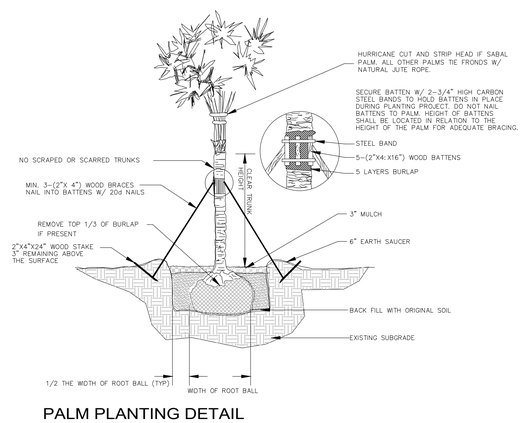
VINE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



PALM PLANTING DETAIL

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Gabriela Fojt
LA 6667277
LC 26000628

2700 E Oakland Park Blvd
Fort Lauderdale
FL 33306
c (954) 478 3064

www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	07.10.2023
REVISIONS	
per City comments	10.27.2023
per City comments	01.18.2024
per City comments △3	01.29.2024

1837-1855 Johnson St
Hollywood
Florida

PLANT SCHEDULE, CODE CHART, DETAILS

1837-1855 Johnson Street Hollywood FL 33020
Site Photos










East Neighboring Property


West Neighboring Property


North Neighboring Property


North Neighboring Property

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS AND COMPUTER FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY USE NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART IT IS ONLY AND EXCLUSIVELY FOR THE PROJECT SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED BY ANY PERSON OR ENTITY THE ARCHITECT SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS THERETO WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE

No.	Date	Revision	By

14 UNITS TOWNHOMES
1837-1855 JOHNSON STREET
HOLLYWOOD ,FLORIDA

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

CHECKED
DRAWN
DATE 7-7-2023
COMM. NO. 22-141

10/10

Criteria Statements

Variances. *Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.*

Variance 1: ND-1 Front Setback Req 20', Provided 5'

a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Consistent: *The variance to reduce the front setback from 20' to 5' is in response to a sizeable dedication requirement from the City of Hollywood for a road widening and complete streets project on Johnson Street. This variance will help the project with maintaining adequate space between the townhomes to support privacy and natural light, while also increasing the distance away from powerlines in the rear of the property. The project has been designed to be in alignment with RAC Land Use which intends to:*

- *Encourage development or redevelopment*
- *Facilitate mixed-use development*
- *Reduce the need for automobile travel*
- *Encourage mass transit*
- *Provide incentives for quality development*
- *Give definition to urban form*

Based on these goals, the project team discussed with our City Planning and Engineering teams the importance of ensuring there is a healthy balance between quality development and quality infrastructure that both support RAC goals of livability, placemaking, accessibility, and the connectivity goals of the Johnson Complete Streets project.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Consistent: *Redeveloping the site will bring the property into harmony with the surrounding community and help revitalize the area. The site is well-suited for the proposed project, and granting the variance will allow the project to overcome the challenges posed by the Johnson Street Project dedication requirements and create much-needed quality housing for our community.*

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to

time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

Consistent: *Located in the Regional Activity Center, this property is primarily surrounded by multi-family and retail uses. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The redevelopment of this site will be aligned with the current mix of land uses in the surrounding area and will support the revitalization of the community with quality housing stock.*

d. That the need for the requested Variance is not economically based or self-imposed.

Consistent: *The proposed Variance is not economically based or self-imposed. The project team has worked diligently with Staff to ensure any impact on the surrounding community and the Johnson Street project is avoided. This has included collaboration on two iterations of redesign and removal of one townhome to develop a quality project.*

e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

Not Applicable

Variance 2: ND-1 Side Setback Req 15', Provided 10'

a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Consistent: *The variance to reduce the avenue setback from 15' to 10' is in response to a sizeable dedication requirement from the City of Hollywood for a road widening and complete streets project along Johnson Street and N. 19th Ave. The project will replace the existing 4' sidewalk that is currently within the project property line with a 5' sidewalk which would then be dedicated to the City. The City Engineering department also requires this additional 5' for the future widening of N 19th Ave.*

Variance request maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city as it is in line with RAC goals.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Consistent: *Redeveloping the site will bring the property into harmony with the surrounding community and help revitalize the area. The site is well-suited for the*

proposed project, and granting the variance will allow the project to overcome the challenges posed by the Johnson Street Project dedication requirements and create much-needed quality housing for our community.

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

Consistent: *Located in the Regional Activity Center, this property is primarily surrounded by multi-family and retail uses. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The redevelopment of this site will be aligned with the current mix of land uses in the surrounding area and will support the revitalization of the community with quality housing stock.*

d. That the need for the requested Variance is not economically based or self-imposed.

Consistent: *The proposed Variance is not economically based or self-imposed. The project team has worked diligently with Staff to ensure any negative impact on the surrounding community and the Johnson Street project is avoided and that the project works in harmony with transportation projects and RAC and Land Use goals. This has included collaboration with City Staff on two iterations of redesign to develop a quality project.*

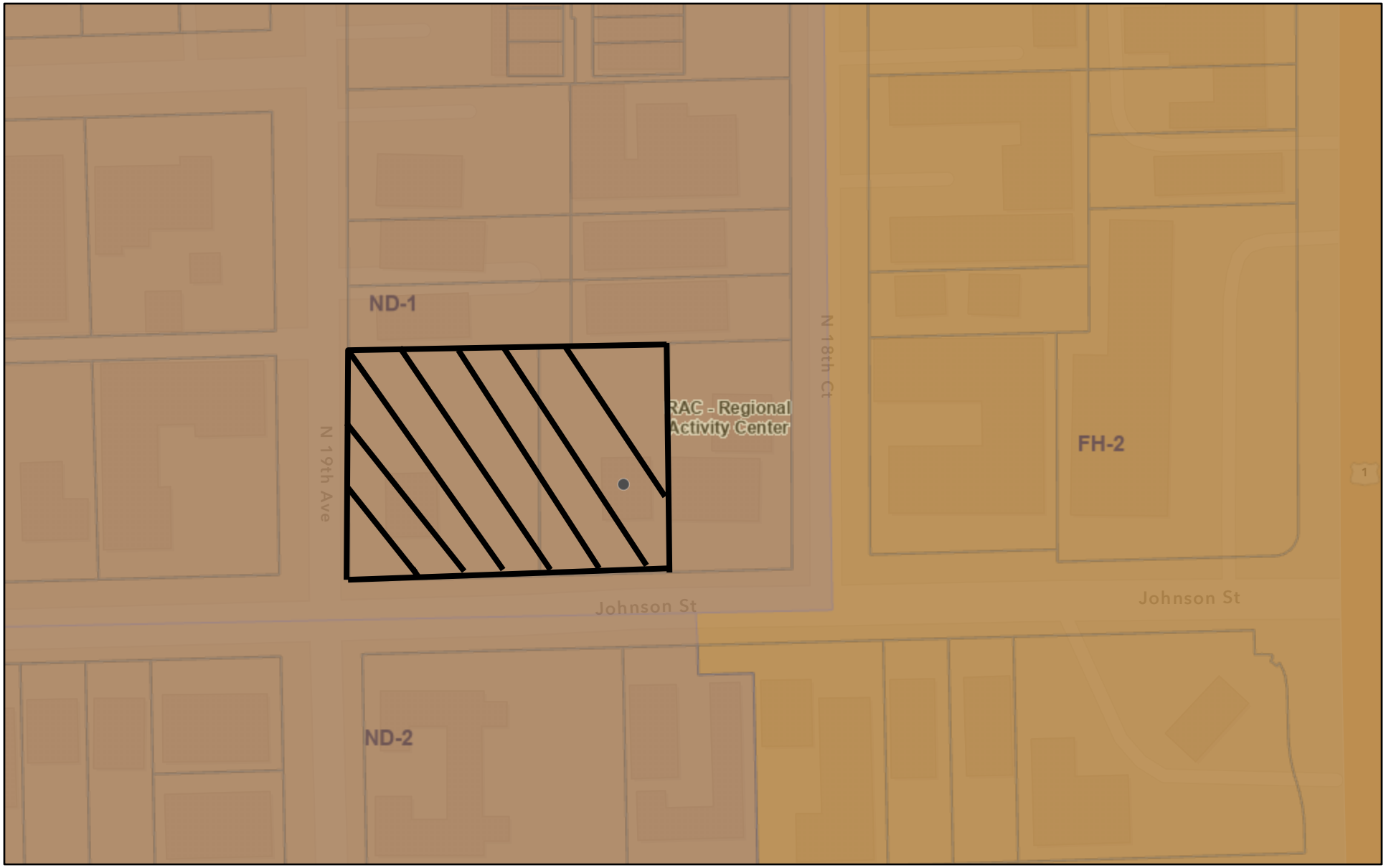
e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

Not Applicable

ATTACHMENT B

LAND USE AND ZONING MAP

1837-1855 Johnson Street Folio: 5142-10-14-0020 & 5142-10-14-0010



Legend

- Streets
- Subject Property
- Land Use – RAC
- Zoning – ND-2
- Zoning – FH-2

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

ATTACHMENT C

Public Participation
Outreach

VIRTUAL COMMUNITY MEETING

Date: SEPTEMBER 8th 2023

Century Structures is representing the client below who is developing a multi-family townhome complex at the address 1837-1855 Johnson Street Hollywood, FL 33020. We invite you to attend a Virtual Community Meeting to share our vision of this site.

Owner:

Ghasem Jafarmadar & Tida Saniei
1837-1855 JOHNSON ST HOLLYWOOD FL 33020

File Number:

23-DP-25
The hearing is being held to offer the community a preview of what is being designed and to obtain project feedback. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be a time to address any questions or concerns you may have.

Meeting Details:

MEETING TO BE HELD ON: September 8, 2023, AT 3:00 PM
CONTACT INFORMATION: tara@centurystructures.com

If you have questions regarding the proposed project or need assistance to access the Google Meets application, we request that you please send via email in advance of the meeting. To participate, you must access the link provided below:

Friday, September 8, 2023 · 3:00 – 5:00pm
Time zone: America/New_York
Google Meet joining info
Video call link: https://meet.google.com/zxz-tpvd-xqq
Or dial: 458-203-0434 PIN: 889 529 880#

Century Structures Co.
hello@centurystructures.com
954-854-0326
https://www.centurystructures.com

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 23, 2023

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:
SUBJECT: 1837 Johnson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 10 14 0020

SUBJECT: 1855 Johnson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 10 14 0010

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 8/17/2023.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant and the site was posted on 8/23/2023.

Sincerely,



RDR Miami | Diana B. Rio, LEED®AP

Total number of mailed notices: **144, including 3 international**
(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)

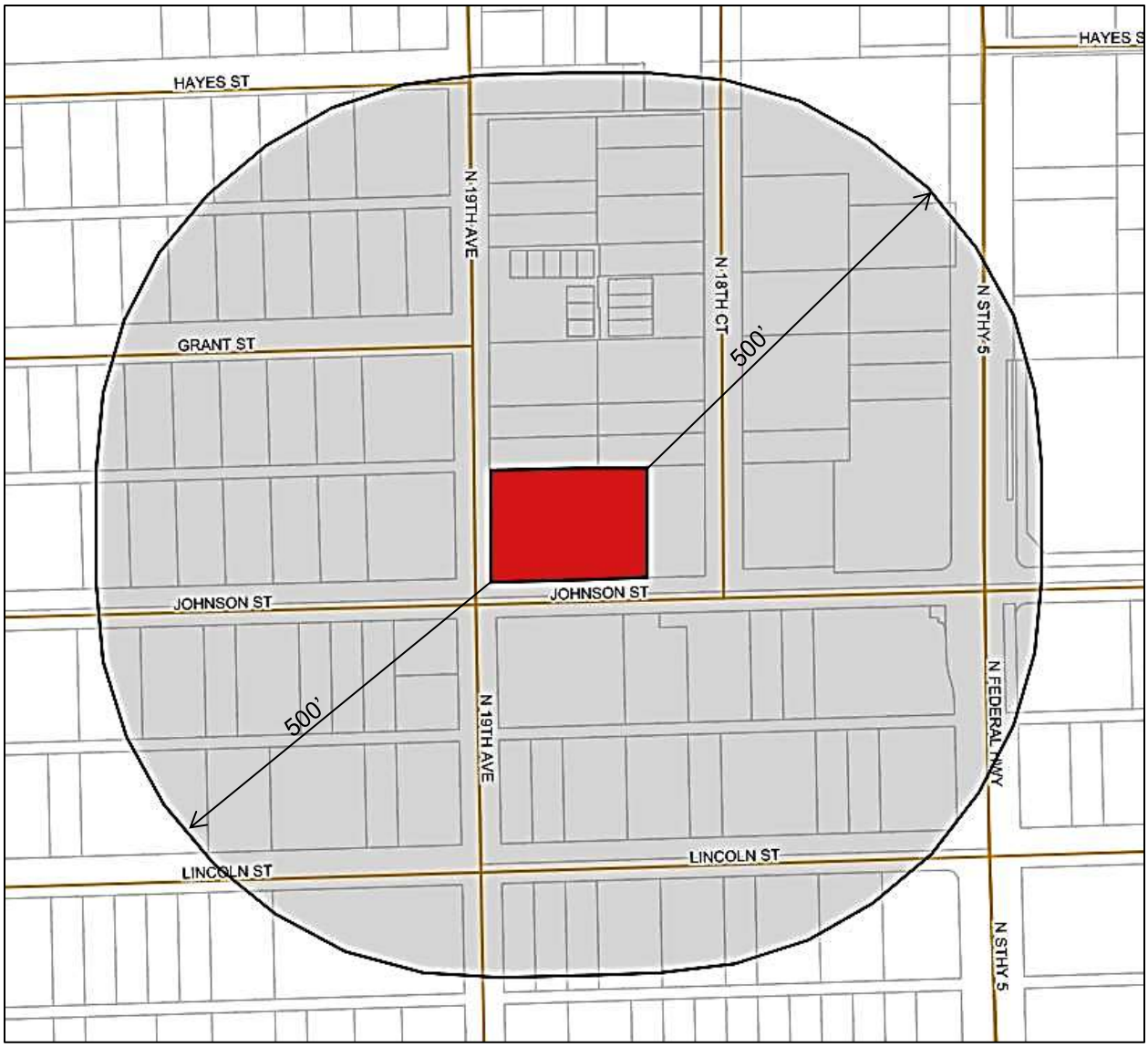
Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

Name 1	Name 2	Address	City	State	Zip	Country
ALI, MOHAMED ANFOR		67 STATION ROAD WEST WICKHAM	KENT BR40PY			UNITED KINGDOM
DODARO INVESTMENT CORP		26 JEAN-TALOW W	MONTREAL QC		H2R 2W5	CANADA
PEREZ, MARY S	SAVIOTTI, EDUARDO	28 CONCESSION RD	FORT ERIE ON		L2A 4G4	CANADA
1010 HOLLYWOOD LLC		1911 NE 206 ST	NORTH MIAMI BEACH	FL	33179	USA
1825 JOHNSON STREET LLC		3301 NE 183 ST UNIT 2007	AVENTURA	FL	33160	USA
1842 JOHNSON STREET LLC		88-02 136 ST	RICHMOND HILL	NY	11418	USA
1901 JOHNSON ST LLC		1901 JOHNSON ST	HOLLYWOOD	FL	33020	USA
1905 LINCOLN LLC		1905 LINCOLN ST	HOLLYWOOD	FL	33020	USA
1905 LINCOLN LLC		2212 WASHINGTON ST	HOLLYWOOD	FL	33020	USA
1905 LINCOLN LLC		4952 SW 38 WAY	FORT LAUDERDALE	FL	33312	USA
1909 JOHNSON ST LLC		3535 S OCEAN DR #906	HOLLYWOOD	FL	33019	USA
1911 LINCOLN PROJECT LLC		1800 W 68 ST SUITE 118	HIALEAH	FL	33014	USA
5350-5378 SUNRISE BLVD LLC		1930 LINCOLN ST	HOLLYWOOD	FL	33020	USA
7 PATAI INC		19880 NE 24 CT	NORTH MIAMI	FL	33180	USA
815 N FEDERAL HWY LLC		57 E WILLOW TREE RD	SPRING VALLEY	NY	10977	USA
928-936 N FEDERAL HIGHWAY LLC		922 DIPLOMAT PKWY	HALLANDALE BEACH	FL	33009	USA
A G W HOLDINGS LLC		711 S 10 AVE	HOLLYWOOD	FL	33019	USA
ACS 1856 LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	USA
AEV PROPERTIES LLC		1825 PONCE DE LEON BLVD #259	CORAL GABLES	FL	33134	USA
ALBO INVESTMENTS LLC		2421 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
ALVARADO, VICTOR		1928 GRANT ST	HOLLYWOOD	FL	33020	USA
AREVALO, JANETTE P		1011 N 19 AVE	HOLLYWOOD	FL	33020	USA
ARRIAGADA, BALBINA	FIGUEROA, MARITZA P	1904 S OCEAN DR #1802	HALLANDALE BEACH	FL	33009	USA
B&G PROPERTIES 1002 LLC		20533 BISCAYNE BLVD SUITE 216	AVENTURA	FL	33180	USA
BALKA, EUGEN & FELICIA		1830 DIXIEANNA ST UNIT 202	HOLLYWOOD	FL	33020	USA
BALKARAN, PHOOLMATEE		1914 JOHNSON ST	HOLLYWOOD	FL	33020	USA
BARRHILL PROPERTIES 18 LLC		502 51 ST NW	BRANDENTON	FL	34209	USA
BEATRIZ R GAVILAN REV LIV TR	GAVILAN, BEATRIZ R TRSTEE	322 BUCHANAN ST #906	HOLLYWOOD	FL	33019	USA
BEATRIZ REYES GAVILAN REV TR	GAVILAN, BEATRIZ R TRSTEE	322 BUCHANAN ST #906	HOLLYWOOD	FL	33019	USA
BELL, DAGMAR T		1030 MELODY LN	HARTWELL	GA	30643	USA
BELLIK, EMINE CEMILE FEZA		20500 W COUNTRY CLUB DR APT 502	AVENTURA	FL	33180	USA
BENITEZ-ARTAVE, ROMINA A		2661 S COURSE DR #101	POMPANO BEACH	FL	33069	USA
BEREZNOJ, ALEKSEJ		3370 HIDDEN BAY DR #2608	AVENTURA	FL	33180	USA
BORTEC INSURANCE GROUP 920 LLC		600 PALM AVE #C	HIALEAH	FL	33010	USA
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	USA
BUJOR, CONSTANTIN JR		2400 SW 139 AVE	DAVIE	FL	33325	USA
CAPITAL MANAGEMENT AD LLC		11 MONAHAN AVE	STATEN ISLAND	NY	10314	USA
CARLTON R GUTHRIE REV LIV TR	GUTHRIE, CARLTON R TRSTEE	271 SW 167 AVE	PEMBROKE PINES	FL	33027	USA
CARNEIRO, GABRIELA E	LEPORT, PIERRE A CHARLES HENRI	5324 NE 6 AVE APT A	FORT LAUDERDALE	FL	33334	USA
CASTELLUBER INVESTMENTS LLC		477 STUYVESANT AVE	LYNDHURST	NJ	07071	USA
CB GRANT 1917 LLC		18553 SW 12 ST	PEMBROKE PINES	FL	33029	USA
CB GRANT 1927 LLC		18553 SW 12 ST	PEMBROKE PINES	FL	33029	USA
CHAJU INVESTMENT LLC		1175 NE MIAMI GARDENS DR #506	MIAMI	FL	33179	USA
CHEKROUN, SARAH		16379 SW 2 DR	PEMBROKE PINES	FL	33027	USA
CHERIN, ROBERT E & STARLA A		1928 HAYES ST	HOLLYWOOD	FL	33020	USA
CHINTEA, ANA		605 IVES DAIRY ROAD #305	MIAMI	FL	33179	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
COCKERELL, OLGA		959 HARRISON ST	HOLLYWOOD	FL	33019	USA
COHEN, SHALEV		1761 W HILLSBORO BLVD #314	DEERFIELD BEACH	FL	33442	USA
COOL HILLS INVESTMENTS LLC		271 SW 167 AVE	PEMBROKE PINES	FL	33027	USA

COSTACHE, IULIANA	COSTACHE, MIHAIL	1830 DIXIEANNA ST #402	HOLLYWOOD	FL	33020	USA
DANIELLE AGUIAR LIV REV TR	CHRISTINE M PROST LIV REV TR	PO BOX 290484	DAVIE	FL	33329	USA
DIMITROVA, SVETLA & TODOR		1939 JOHNSON ST	HOLLYWOOD	FL	33020	USA
DIXIANA COND ASSOC INC		4350 SW 59 AVE #A	DAVIE	FL	33314	USA
DUISHEKEEV, NURBEK		1916 GRANT ST #1-2	HOLLYWOOD	FL	33020	USA
DUO TRUST LLC		1070 WATERSIDE LN	HOLLYWOOD	FL	33019	USA
ENCORE REALTY TR	ENCORE MGMT LLC TRSTEE	12525 ORANGE DR #708	DAVIE	FL	33330	USA
ENJOY THE ROAD LLC		1400 NE 169 ST	NORTH MIAMI BEACH	FL	33162	USA
ENZ, META		1830 DIXIEANNA ST APT 506	HOLLYWOOD	FL	33020	USA
ESCANES, STEFAN A		9424 BEAVER BROOK DR	COLORADO SPRINGS	CO	80908	USA
ESTEVEZ, JULIO C H/E	ESTEVEZ, PABLO N & LERA, STEPHANIE	1007 N 19 AVE UNIT 3	HOLLYWOOD	FL	33020	USA
EWC REAL ESTATE US LLC		2885 SANFORD AVE SW #15048	GRANDVILLE	MI	49418	USA
F&R GROUP LLC		18246 COLLINS AVE	SUNNY ISLES BEACH	FL	33160	USA
FAM PROP LLC		18792 NW 79 WAY	HIALEAH	FL	33015	USA
FIERIMONTE, MELDOY H/E	FIERIMONTE, DANIEL	1850 LINCOLN ST	HOLLYWOOD	FL	33020	USA
FIERIMONTE, MELODY		1854 LINCOLN ST	HOLLYWOOD	FL	33020	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
FLORIDA ZION LAND TR	LEVY, MOSHE TRSTEE	3721 CLEVELAND ST	HOLLYWOOD	FL	33021	USA
G&T ENTERPRISES FL LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
GABOR, SILVIA		1830 DIXIEANNA ST #301	HOLLYWOOD	FL	33020	USA
GALIA, NICOLE		150-38 25 AVE 2 FL	WHITESTONE	NY	11357	USA
GARCIA, JERONIMO		5140 SW 40 AVE #7C	DAVIE	FL	33314	USA
GARCIA, JERONIMO C		2167 NOVA VILLAGE DR	DAVIE	FL	33317	USA
GATOR 2034 JAG LLC ETAL	%CVS HEALTH #2732-01	CVS/ALTUS PO BOX 1610	COCKEYSVILLE	MD	21030	USA
GLEAN FADA LLC		19790 W DIXIE HWY STE 1111	AVENTURA	FL	33180	USA
GOMEZ, MARCELA		691 LAKE BLVD	WESTON	FL	33326	USA
GRECU, MARIOARA R		1830 DIXIEANNA ST #206	HOLLYWOOD	FL	33020	USA
GUMMAKONDA PROPERTIES INC		1011 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
H&M ASSOCIATES INC		2051 NW 112 AVE STE 121	MIAMI	FL	33172	USA
HACOLBESEDER LLC		PO BOX 801910	MIAMI	FL	33280	USA
HARRILAL, RAJENDRA	HARRILAL, SHEERIN	281 SW 9 AVE	HALLANDALE BEACH	FL	33009	USA
HEADWAY NEW VISTAS LLC		4740 N STATE ROAD 7 #201	FORT LAUDERDALE	FL	33319	USA
HSIEH, TZAY LIN		1830 DIXIEANNA ST #405	HOLLYWOOD	FL	33020	USA
HUMBELINA D ALEMANY TR	ALEMANY, CANDY M TRSTEE ETAL	360 SOLANO PRADO	CORAL GABLES	FL	33156	USA
IONESCU, DANIELA		1830 DIXIEANNA ST UNIT 602	HOLLYWOOD	FL	33020	USA
JAFARMADAR, GHASEM &	SANIEL, TIDA	1619 HARRISON ST	HOLLYWOOD	FL	33020	USA
KEILL, ROBERT J & GALE E		1454 TYLER ST	HOLLYWOOD	FL	33020	USA
KHAIKIN, EVGENY		240 FRANCISCO LN #15427	FREMONT	CA	94539	USA
KJB ONE INC		1050 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
LAPUSTE, PETRE		5853 SW 89 TER	COOPER CITY	FL	33328	USA
LAS MALVINAS LLC		500 BAYVIEW DR #220	SUNNY ISLES BEACH	FL	33160	USA
LASEPIM REV LIV TR	RAMON ATTERBURY, C A TRSTEE ETAL	7301 POINCIANA CT	MIAMI LAKES	FL	33014	USA
LINCOLN APARTMENTS LLC		4350 SW 59 AVE BLDG A	DAVIE	FL	33314	USA
MARSHALL ESTATES TR	QUINTUS, VICTORIA L TRSTEE	4005 HAYES ST	HOLLYWOOD	FL	33021	USA
MCALLISTER, ANN		1830 DIXIEANNA ST #304	HOLLYWOOD	FL	33020	USA
MCDONALD, ADRIEN LEE		1910 JOHNSON ST	HOLLYWOOD	FL	33020	USA
MIVAL GROUP 900 LLC		17270 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	USA
MOHAMMADPOUR, MOHAMMAD REZA		701 NE 4 CT	HALLANDALE BEACH	FL	33009	USA
MOR, ISRAEL	MOR, OFRA	3370 NE 190 ST #1211	AVENTURA	FL	33180	USA
NEIL B SMILEN REV TR		5300 WASHINGTON ST #313J	HOLLYWOOD	FL	33021	USA
NOONAN, TERRY L	NOONAN, MARK W	1025 N 19 AVE	HOLLYWOOD	FL	33020	USA

OCEAN FAM TR	MARSICO, SAMANTA KARINA TRSTEE	2167 NOVA VILLAGE DR	DAVIE	FL	33317	USA
OMER LLC		1835 E HALLANDALE BCH BLVD #761	HALLANDALE BEACH	FL	33009	USA
OROZCO, WILFREDO M		1200 TALLWOOD AVE APT 307	HOLLYWOOD	FL	33021	USA
PEDRAGON, MAGALY		1910 GRANT ST	HOLLYWOOD	FL	33020	USA
PINNOCK, EVERETT S		1830 DIXIEANNA ST UNIT 401	HOLLYWOOD	FL	33020	USA
PKC HOSPITALITY LLC		800 NORTH FEDERAL HWY	HOLLYWOOD	FL	33020	USA
PODUBNII, SERGHEI		1467 EAST BARONET LANE	PALATINE	IL	60074	USA
PRIDHAM, NICHOLAS		1928 JOHNSON ST	HOLLYWOOD	FL	33020	USA
PRIZANT, MICHAEL JULIUS		4641 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
RADIATOR SPRINGS LLC		1390 BRICKELL AVE #275	MIAMI	FL	33131	USA
ROBINSON, ERICK D		1922 HAYES ST	HOLLYWOOD	FL	33020	USA
S WRIGHT SERVICES INC		4300 US HWY 1 #203-236	JUPITER	FL	33477	USA
SAD HOLDINGS GROUP LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
SAITOVA, FAIRUZA		1830 DIXIEANNA ST #603	HOLLYWOOD	FL	33020	USA
SIMS, VIDA O		5940 SW 94 ST	PINECREST	FL	33156	USA
SKOPP, STEVEN		933 HARBOR VIEW N	HOLLYWOOD	FL	33019	USA
SLATER, SCOTT		6208 ROLLING RD	SPRINGFIELD	VA	22152	USA
SLATER, SCOTT A		6208 ROLLING RD	SPRINGFIELD	VA	22152	USA
SPOREA, ALIN & AFRODITA		1830 DIXIEANNA ST #205	HOLLYWOOD	FL	33020	USA
STALKOL, ERAN		1940 GRANT ST	HOLLYWOOD	FL	33020	USA
STEPHEN J DAVIDSON REV TR		1915 JOHNSON ST	HOLLYWOOD	FL	33020	USA
SUBONJ, GLIGOR &	SUBONJ, FLOAREA	1310 N 28 AVE	HOLLYWOOD	FL	33020	USA
TO LIFE REAL ESTATE LLC		21023 NE 32 AVE	AVENTURA	FL	33180	USA
TORO ESPANA, ANA LORENA		1901 GRANT ST #3	HOLLYWOOD	FL	33020	USA
TRINU, NICOLAE		1333 E HALLANDALE BCH BLVD #211	HALLANDALE BEACH	FL	33009	USA
VALLE, ANTONIO DALLA		1830 DIXIEANNA ST APT 303	HOLLYWOOD	FL	33020	USA
VAZQUEZ, BERTHA Y	VAZQUEZ, ROBERT	2348 NW 107 TER	SUNRISE	FL	33322	USA
VENTURA LIGHTS LLC		2600 ISLAND BLVD UNIT 1702	AVENTURA	FL	33160	USA
VIVA HOLLYWOOD LLC		2721 EXECUTIVE PARK DR #4	WESTON	FL	33331	USA
VOLMAN REAL ESTATE INV LLC		1825 PONCE DE LEON BLVD #259	CORAL GABLES	FL	33134	USA
VOLMAN, CHARITY A	VOLMAN, TODD M	1825 PONCE DE LEON BLVD #259	CORAL GABLES	FL	33134	USA
ZARUHA, CRISTIAN & RAPHAELA		23 DOVER ST #1	WORCESTER	MA	01609	USA
ZELAYA, KRISTINA I		1830 DIXIEANNA ST APT 101	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA HILL ANDERSON	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O LYNN SMITH	1939 ADAMS ST	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O MITCH ANTON	1900 VAN BUREN ST, APT 502	HOLLYWOOD	FL	33020	USA

500' RADIUS MAP (N.T.S.)



SUBJECT: 1837 Johnson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 10 14 0020

SUBJECT: 1855 Johnson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 10 14 0010

Site posted 8/23/2023





The Habitat

1837-1855 Johnson Street

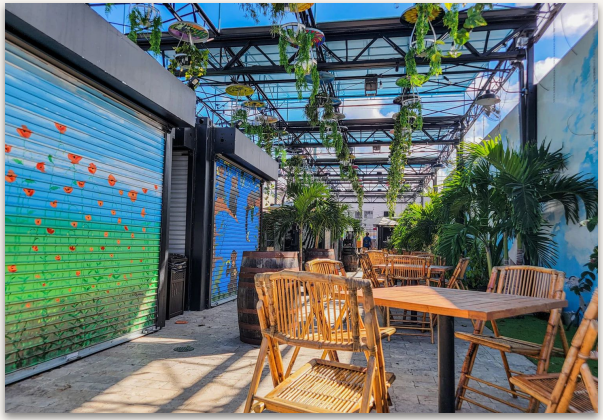
Century Structures

Community Meeting
September 8, 2023

Century Structures

- **35+ years of** development work in Hollywood & surrounding area
- Focus on **sustainable, community-centric** developments
- **Notable Projects:** Imperial Gardens at Young Circle, Shipyard, Seabreeze Townhomes

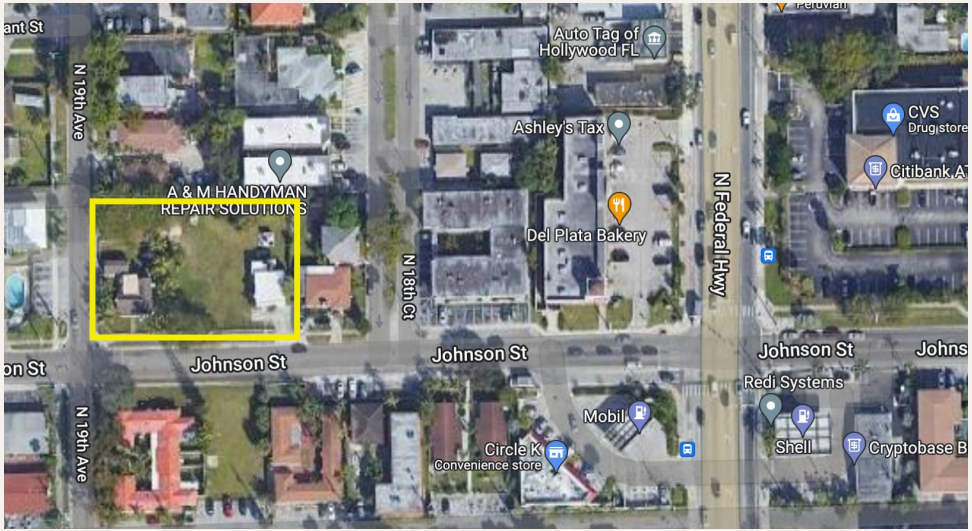




1837-1855 Johnson Street

- **Property Details:**
  - **Lot Size:** 27,500 sqft
  - **Zoning:**
    - North Downtown Low Intensity Multifamily District (ND-1)
    - Within Regional Development Center (RAC)

- **Project Goal:** Support long-term community benefits through sustainable & human-centric design and development



Conceptual Site Plan



Proposal: Townhomes

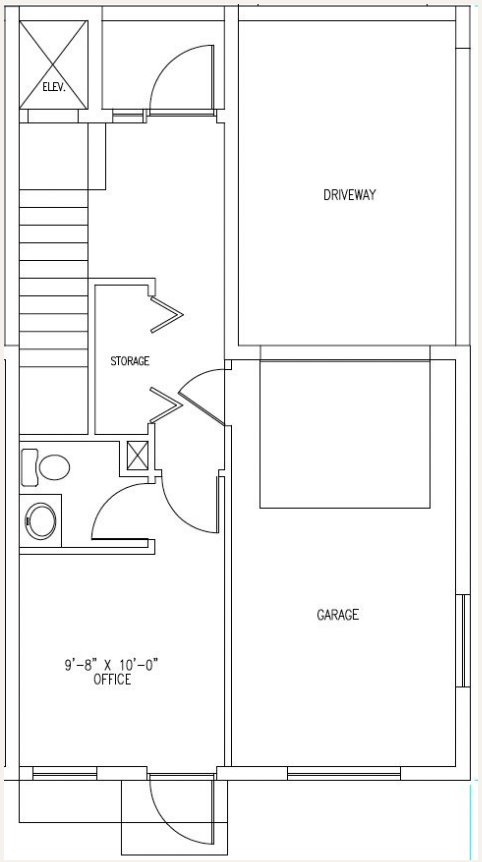
Overview:

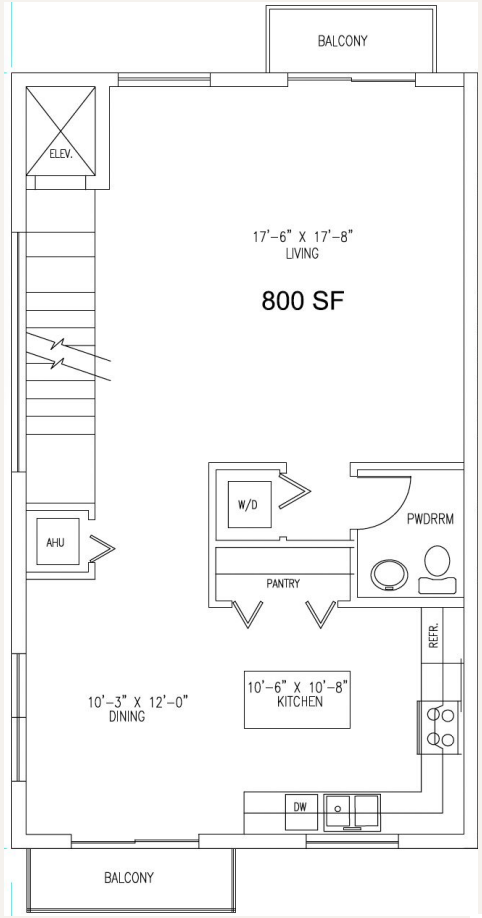
- 14 Townhomes
- 2,231 square feet
- 3bd, 2 bth, 3 half bath, 1 Office
- Usable Roof Deck



Live/Work Concept

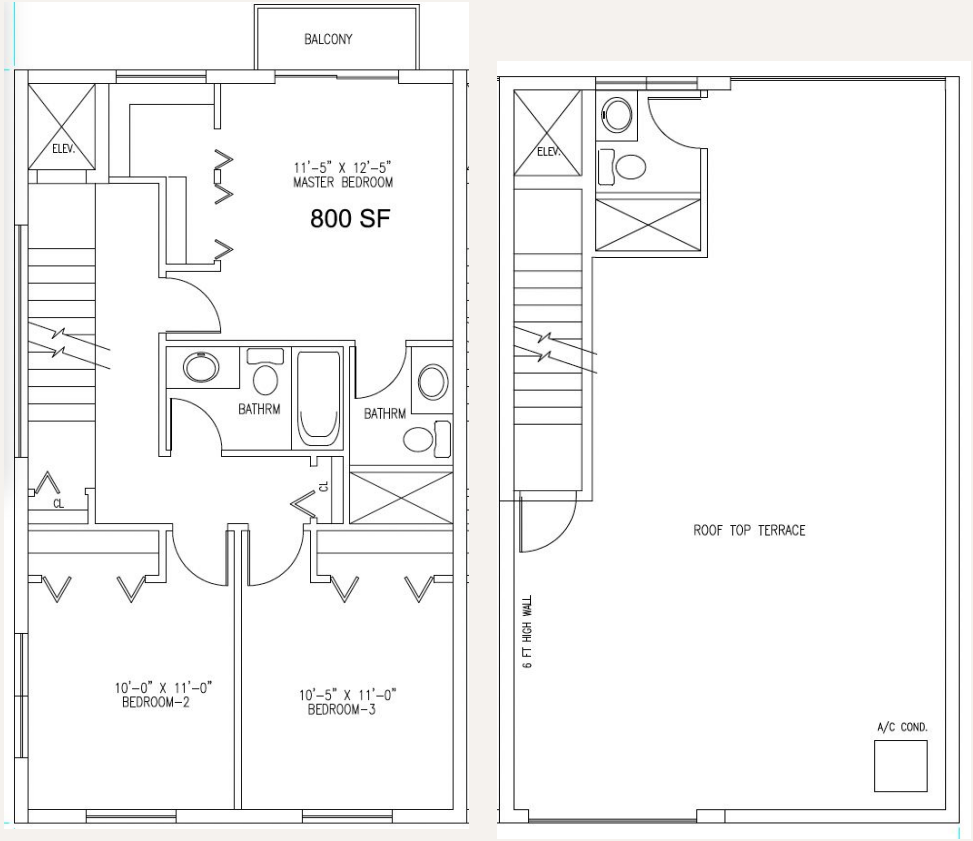
1st & 2nd Floors





Live/Work Concept

3rd Floor & Roof Deck



Regional Activity Center Goal Alignment

RAC Goals	The Habitat
Facilitate mixed-use development	
Reduce the need for automobile travel	
Encourage mass transit	
Provide incentives for quality development	
Give definition to the urban form	

Direct Alignment

Indirect Alignment

Questions?

We would love to hear from you!

APPENDIX

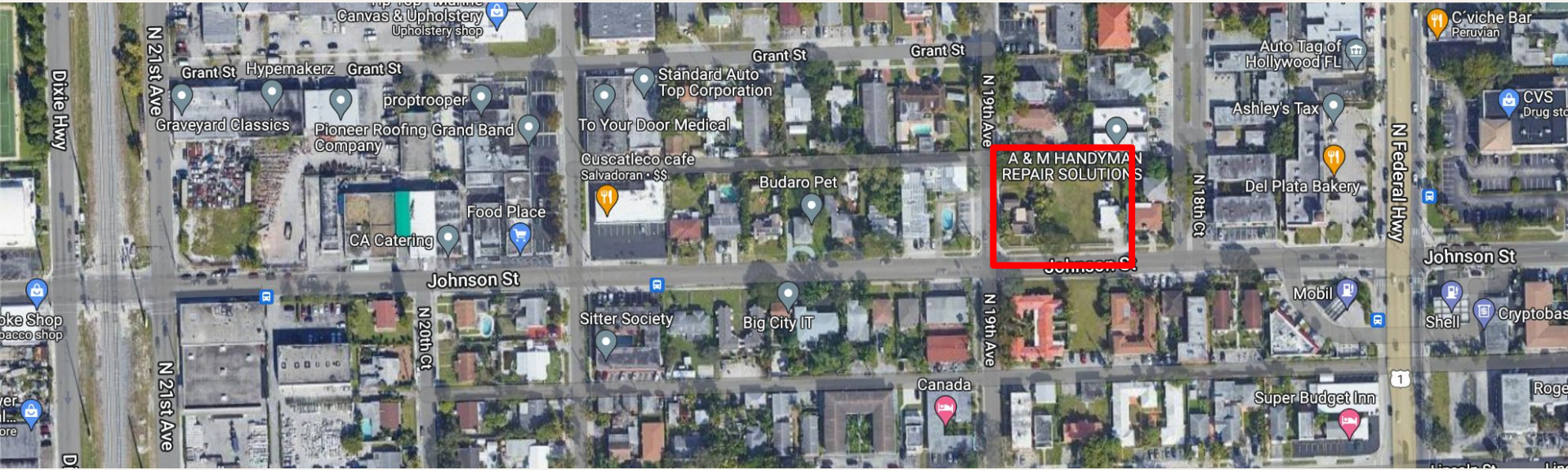
ND-1 Zoning

ND-1 – North Downtown Low Intensity Multi-Family District Uses			
Main Permitted Uses	**Accessory Uses**	**Special Exception Uses**	**Prohibited Uses**
Artisan and Maker Manufacturing and Space[1] Assembly of Pre-Manufactured Parts for Sale on the Premises[1]	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
Bed and Breakfast Inn Commercial Uses[1] Food Processing[1] Multi-Family Residential Museum, Art Gallery, and Similar Cultural Uses[1] Single-Family Residential	Any use customarily associated with one of the Main Permitted Uses.		
[1] Permitted for the adaptive reuse of existing buildings adjacent to 20th Avenue. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

ND-1 Zoning

(ii) ND-1 – North Downtown Low Intensity Multi-Family District Development Regulations Table.

ND-1 - North Downtown Low Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
1.25	
MAXIMUM HEIGHT	
4 Stories, not to exceed 45 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.


Canvas & Upholstery
Upholstery shop
Grant St
Hypemakerz
Grant St
Graveyard Classics
proptrooper
Pioneer Roofing Company
Grand Band
Standard Auto Top Corporation
To Your Door Medical
Cuscatleco cafe
Salvadoran · $$
Budaro Pet
Food Place
CA Catering
Johnson St
Sitter Society
Big City IT
Canada
Dixie Hwy
N 21st Ave
N 20th Ct
N 19th Ave
N 18th Ct
A & M HANDYMAN REPAIR SOLUTIONS
Auto Tag of Hollywood FL
Ashley's Tax
Del Plata Bakery
C´viche Bar
Peruvian
CVS
N Federal Hwy
Mobil
Shell
Super Budget Inn

Rendering on Existing Site



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 2. 2024_0312

Agenda Date:	3/12/2024	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 23-DP-23 APPLICANT: Varghese P. Ponmattam as Trustee of the Ponmattam Family Real Estate Trust. LOCATION: 2215 Fillmore Street REQUEST: Design and Site Plan Review for a 27-unit residential development.		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: February 26, 2024 **FILE:** 23-DP-23

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, Planning Administrator

SUBJECT: Ponmattan Family Real Estate requests Design and Site Plan for a new 4 story Multifamily apartment building consisting of 27 units located at 2215 Fillmore Street.

REQUEST:

Design and Site Plan Review for a 27-unit residential development.

RECOMMENDATION:

Design: Approval.

Site Plan: Approval if the Design is granted.

REQUEST

The Applicant requests Design and Site Plan approval for a residential development zoned Dixie Highway Medium Intensity Multifamily District' (DH-2) and has a Land Use designation of 'Regional Activity Center' (RAC); the property is approximately half an acre in size.

The proposed four-story multifamily development is approximately 45 feet in height and is comprised of 27 residential units with a mix of one, and two-bedroom apartments. The residential development is approximately 35,617 square feet and is located on Filmore St in the North Central Hollywood Civic Association. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. Architectural elements of contemporary design, such as porcelain textured wall tile, textured stucco, large glass panels, and glass balconies, come together to create a design that is not intrusive and enhances the character of the neighborhood. The series of contrasting volumes, created by recessed volumes and material changes, create an aesthetic vision that serves as a catalyst for future development in the area. Furthermore, the design uses landscaping to enhance the property and soften the transition between the building and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all building and parking setbacks.

The Applicant has worked with Staff to ensure that all applicable regulations are met and has worked extensively with the City's Engineering Division to ensure that vehicular circulation is adequate. The redevelopment of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community, which achieving the intent of the RAC.

SITE INFORMATION

Owner/Applicant:	Ponmattan Family Real Estate
Address/Location:	2215 Fillmore Street
Net Size of Property:	20,502 sq. ft. (0.47 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Dixie Highway Medium Intensity Multifamily District (DH-2)
Present Use of Land:	Residential
Gross Floor Area:	34,617 sq. ft.
Average Unit Size:	929 sq. ft.
Parking	39 Spaces
Bicycle Parking:	16 spaces

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded primarily by residential and commercial properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in district 3, geographically defined by N. Dixie Highway to the east, I-95 to the west, Sheridan Street to the north, and Hollywood Blvd to the south. This area includes residential neighborhoods, offices, retail and commercial properties. The proposed request is consistent with the City-Wide Master Plan based on the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment*

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed development proposes a design that can be seen as a positive example of the vision for the Regional Activity Center. Located on Filmore St near Federal Highway, the multifamily development provides adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods. Architectural elements of contemporary design, such as porcelain textured wall tile, textured stucco, large glass panels, and glass balconies, come together to create a design that is not intrusive and enhances the character of the neighborhood. The series of contrasting volumes, created by recessed volumes and material changes, create an aesthetic vision that serves as a catalyst for future development in the area.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The design is not intrusive to the neighborhood and utilizes styles and elements found throughout; it introduces a fresh look to the neighborhood that helps to propel a sense of community.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to FAR, height, setbacks, and landscape requirements. The development does not exceed height limitations as set forth in the Zoning and Land Development. The proposed scale and height is consistent with the vision of the Regional Activity Center and zoning district.

FINDING: Consistent.

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

ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Federal Highway.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on December 20, 2023. Therefore, Staff recommends approval with the conditions listed on page one of this report.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All

Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation and supporting documents

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ■ Planning and Development Board

Date of Application: 8/20/2023

Location Address: 2215 FILLMORE STREET, HOLLYWOOD, FL 33020
Lot(s): 2 Block(s): 10 Subdivision: 1-26 B
Folio Number(s): 5142 16 01 4020
Zoning Classification: DH-2 (RAC) Land Use Classification: RAC
Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 20,502 SF/ 27 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 al that apply and provide File Number(s) and Resolution(s): PACO SUBMISSION - 1/18/23, PRE-TAC - 3/20/23, FINAL TAC - 7/3/23

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

Explanation of Request: NEW CONSTRUCTION OF A FOUR- STORY 27 UNIT MULTI FAMILY APARTMENT BUILDING

Number of units/rooms: 27 UNITS Sq Ft: +/- 930 SF
Value of Improvement: $6,000,000 Estimated Date of Completion: N/A
Will Project be Phased? ( ) Yes ■ No If Phased, Estimated Completion of Each Phase
N/A

Name of Current Property Owner: PONMATTAM FAM REAL ESTATE TR
Address of Property Owner: 12095 87 ST N WEST PALM BCH FL 33412
Telephone: 954-830-6622 Fax: _____ Email Address: PONMATTAM@AOL.COM
Name of Consultant/Representative/Tenant (circle one): JOSEPH B KALLER, AIA, LEED BD+C
Address: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 Telephone: 954-920-5746
Fax: _____ Email Address: JOSEPH@KALLERARCHITECTS.COM
Date of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No (■)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: _____ Date: 2/21/2023

PRINT NAME: Varghese Ponmattam Date: 2/21/2023

Signature of Consultant/Representative: _____ Date: 2/21/23

PRINT NAME: Joseph B. Kaller Date: 2/21/23

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Technical Advisory Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 21st day of Feb 2023

_____
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # HH 2696
My Comm. Expires May 12, 2024
Bonded through National Notary Assn.

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

_____
Signature of Current Owner

Varghese Ponmattam
Print Name

KallerArchitecture

PROJECT DESCRIPTION & LEGAL DESCRIPTION

Project Description:

Proposed new construction, 27-unit residential multifamily building comprised of 4 stories with a rooftop amenities area and structured parking screened and underneath the building.

Legal Description:

2215 FILLMORE STREET HOLLYWOOD FL 33020

- HOLLYWOOD LITTLE RANCHES 1-26 B LOT 2 BLK 10

KallerArchitecture

January 23, 2024

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33022

Reference: 2215 Fillmore Street Apartments
2215 Fillmore Street
Hollywood, Florida
File #23-DP-23

To Whom It May Concern,

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

DESIGN REVIEW

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

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

ANALYSIS: The proposed new construction apartment building exterior design proposes a contemporary concept which emphasizes the building's horizontal structure. The facade of the building emphasizes the elements of the composite wood siding and differential paint colors which helps to break up the verticality of the building and creates and continuous communication between the front façade and Fillmore Street.

The overall design concept is derived from a mass structure with moments of voided elements. Furthermore, the upper levels are designed entirely with a variety of painted stucco such of greys and whites, the wood slats bring a natural texture to the front façade.

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

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

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

ANALYSIS: The proposed building scale is consistent with the permitted and approved height restrictions allowed by the Downtown Master Plan for the District. The overall scale of the building is broken up at the base of the building with the proposed wood panels at the building and the use of expansive windows and sliding doors at the apartment levels. The clean stucco color selection at the apartment levels creates a contrast with the composite wood treatment at the base as well. The massing of the building is further broken up by pulling back the apartments at the upper levels to soften the verticality further.

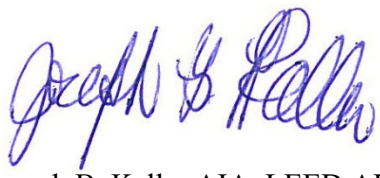
CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

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

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

Sincerely,

Kaller Architecture



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

KallerArchitecture

Property Photos:

SUBJECT PROPERTY PHOTOS:




SUBJECT PROPERTY: 2215
FILLMORE STREET (PART 2)

ADJACENT NEIGHBORING PROPERTY PHOTOS:




2223 FILLMORE STREET
(OPPOSITE OF STREET)
PROFESSIONALLY MANAGED BY:
KODA
PROPERTIES
954•400•4660


2236 FILLMORE STREET
(OPPOSITE OF STREET)


2207 FILLMORE STREET
(OPPOSITE OF STREET)


2236 FILLMORE STREET SAME SIDE OF STREET)


2139 FILLMORE STREET (SAME SIDE OF STREET)

ALTA/NSPS
LAND TITLE SURVEY

DESCRIPTION:

LOT 2, BLOCK 10, "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES.", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SURVEYOR NOTES:

1). THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.

2). THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.

3.) THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSITUTE A WARRANTY OR GUARANTEE,

4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

5.) BENCHMARK REFERENCE - NATIONAL GEODETIC SURVEY DESIGNATION - M 312, PID - AD2500, ELEVATION = 13.44

6.) ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

7.) THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.

8). THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.

9.)NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF FILMORE STREET.

10.)ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

11.)WATER SERVICE MAIN LOCATED NEAR REAR PROPERTY LINE UNABLE TO FIELD LOCATE UNKNOWN SIZE. CALL FOR LOCATES BEFORE DIGGING.

12.)UNRECORDED EASEMENTS OBSERVED ON THE NORTH PROPERTY LINE: OVERHEAD UTILITIES, WATER METERS AND WEST PROPERTY LINE, OVERHEAD UTILITY.

SUMMARY TABLE OF TITLE EXCEPTIONS

ORT FILE NUMBER 23005784 DATED: January 31,2023

EXCEPTIONS	DESCRIPTION	COMMENTS
1-7)	STANDARD EXCEPTIONS	
8.)	Plat matters Hollywood Little Ranches, Plat Book 1, Pg. 26. B.C.R.	**Shown on Survey**
9.)	Right-of-Way Map in Plat Book 8, Pg. 14	**Does not affect this property**
10.)	Development Ordinance ORB 8136/244 Street Name Ordinance	**Affects "Filmore Street"**
11.)	Utility Easements ORB 40244/1465 and 38247/425	**Does not affect this property**
12.)	Ordinance No. 2002-61 ORB 34145/1891	**Updated Wetlands Map Does not affect this property**
13.)	Rights of Lessees under unrecorded leases	**Does not affect this property**

TITLE SEARCH REPORT

- FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- PROVIDED FOR: ATTORNEYS TITLE PARTNERS
- AGENT'S FILE#: 2215 FILMORE STREET TSR
- PREPARED DATE: JANUARY 31, 2023 ORT FILE No. 23005784

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, EFFECTIVE FEBRUARY 23, 2021
AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(LIMITED), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 06, 2023

LAND AREA/PROPERTY SIZE:
GROSS: 22,500 SQUARE FEET - 0.52 ACRE
(TO RIGHT-OF-WAY CENTERLINE)
NET: 20,500 SQUARE FEET - 0.47 ACRE



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FEET

FEMA FLOOD
INSURANCE RATE MAP
HOLLYWOOD
BROWARD COUNTY, FLORIDA
125113
ZONE X
BASE FLOOD ELEVATION=N/A
PANEL No. 12011 C0 569 H
FIRM DATE- 08/18/2014

TREE LEGEND

TREE #	TREE SIZE	TREE TYPE
1.	24"	FICUS
2.	18"	BISCHOFIA
3.	10"	COCONUT PALM
4.	10"	COCONUT PALM
5.	24"	AVOCADO
6.	10"	COCONUT PALM
7.	18"	GUMBO LIMBO
8.	8"	OAK
9.	4"	DEAD
10.	10"	SABLE PALM
11.	10"	SABLE PALM

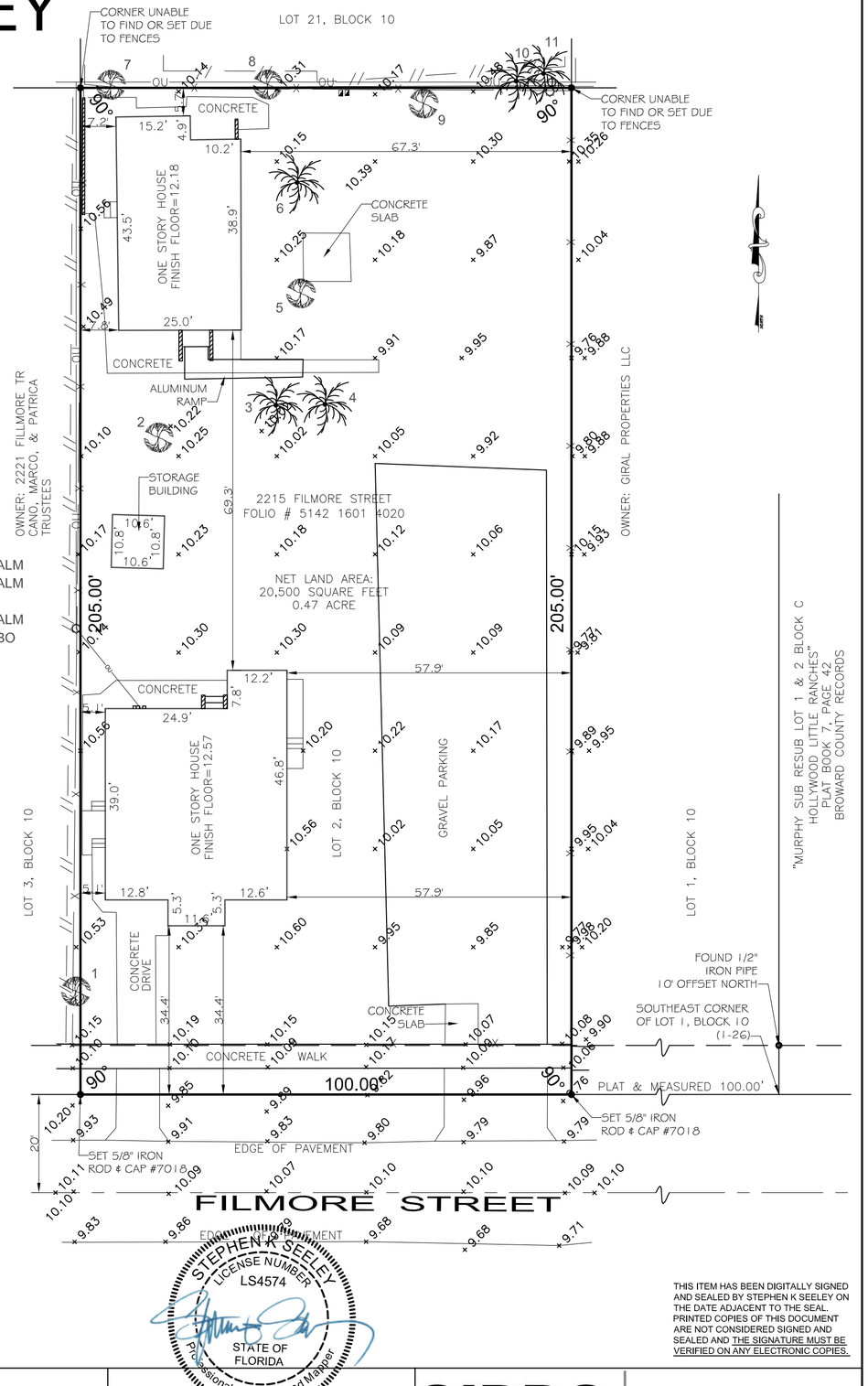
LEGEND

x x	CHAIN/LINK FENCE		TRAFFIC SIGN POST
// // // //	WOOD FENCE		CLEANOUT
	CONCRETE WALL	CONC.	CONCRETE
SS	SANITARY SEWER LINE		LARGE TREE
WL	WATER LINE		PALM
OU	OVERHEAD UTILITY		
	CENTERLINE		ELEVATION
	RIGHT-OF-WAY LINE		
	WATER METER	WH	WATER HEATER STORAGE
	WOOD POWER POLE	B.C.R.	BROWARD COUNTY RECORDS
CS	CONCRETE SLAB	O.R.B.	OFFICIAL RECORDS BOOK

CERTIFIED TO:

PONMATTAM FAMILY REAL ESTATE TRUST

THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OT THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO, FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT/AGREEMENT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. COPYING, DISTRIBUTING OR RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.
NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.



STEPHEN K SEELEY
LICENSE NUMBER
LS4574
STATE OF FLORIDA
Professional Surveyor and Mapper

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN K SEELEY ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISION	DATE	BY

ALTA/NSPS
LAND TITLE SURVEY

JOB #:RN9318	DATE: 02/02/2023	DRAWN BY: CM
SCALE: 1"=20'	SHEET 1 of 1	CHECKED BY: SKS

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

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS | LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

OWNER

PONMATTAM FAM REAL ESTATE TR
PONMATTAM, VARGHESE P TRSTEE

ARCHITECT

JOSEPH KALLER

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2417 Hollywood Blvd.
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joseph@kallerarchitects.com

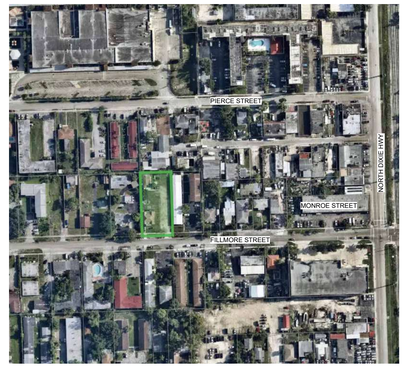
www.kallerarchitects.com

FILLMORE STREET APARTMENTS

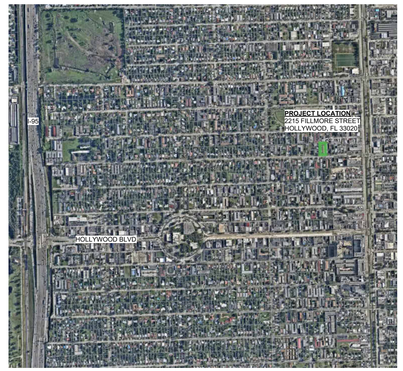
2215 FILLMORE ST. HOLLYWOOD, FL 33020



SITE MAP



VICINITY MAP



2215 FILLMORE ST. HOLLYWOOD, FL. 33020

Parcel ID:	514216014020
Lot Area - Public Records:	20,502 ft²
Legal Description:	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 2 BLK 10

BASIC ZONING

Municipal Future Land Use:	Regional Activity Center (RAC)
Zone:	DH-2
Existing Building Use:	Single Family Residential
Existing Land Use:	Residential
County Future Land Use:	Regional Activity Center

ADDITIONAL ZONES

Opportunity Zone:	No
FEMA Flood Zone:	N/A
Future Conditions 100-Year Flood Elevation (Feet NAVD88)	12.0'

BUILDING INTENSITY	ALLOWED	PROPOSED
Maximum Building Height:	45 ft	45 ft
Maximum Height - Stories:	4	4
Floor Area Ratio:	1.75	1.64
Maximum Built Area:	35,878 ft²	34,617 ft²
Minimum Open Space:	20%	23%

SETBACKS AT GROUND LEVEL	ALLOWED	PROVIDED
Minimum Primary Frontage Setback:	15'-0"	15'-2"
Minimum Side Setback (WEST):	10'-0"	10'-0"
Minimum Side Setback (EAST):	11'-2"	11'-2"
Minimum Rear Setback:	20'-0"	23'-11"

TECHNICAL ADVISORY COMMITEE MEETING AGENDA

PRELIMINARY SITE PLAN REVIEW	MARCH 6, 2023
FINAL SITE PLAN REVIEW	JULY 3RD, 2023

UNIT TYPE INFORMATION

UNIT TYPE	QUANTITY	PERCENTAGE
TWO BED UNIT + DEN	9	33.3%
ONE BED UNIT	18	66.7%
TOTAL	**27**	**100%**

UNIT TYPE	A/C AREA	NON A/C AREA	TOTAL AREA
TWO BED UNIT + DEN	1232.14 SF	248.50 SF	+/- 1480.64 SF
ONE BED UNIT	788.37 SF	159.00 SF	+/- 947.37 SF

NOTE:
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
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- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

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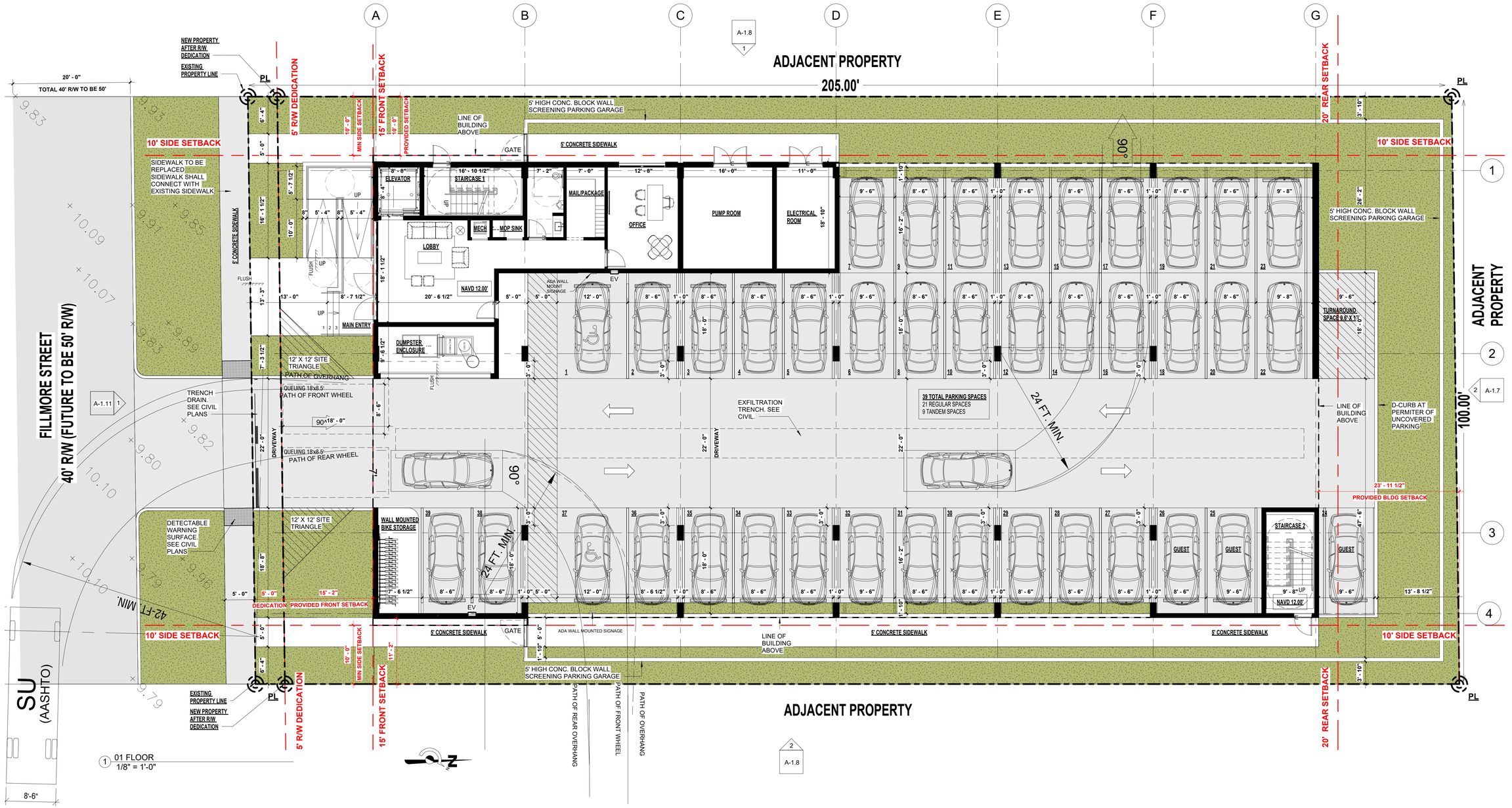
2417 Hollywood Blvd.
Hollywood Florida 33020



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	REQUIRED	PROVIDED
TWO BED UNIT (9 UNITS x 1.5)	14 SPACES	18 SPACES
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VISITORS (27 UNITS / 10)	3 SPACES	3 SPACES
TOTAL:	35 SPACES	39 SPACES

ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
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PARKING BREAKDOWN

	PROVIDED
REGULAR SPACES:	21
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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

SHEET TITLE
SITE PLAN

REVISIONS

No.	Description	Date

PROJECT No.: 22-219
DATE: 1/16/23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.1

106

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2023
Bidders shall ask complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
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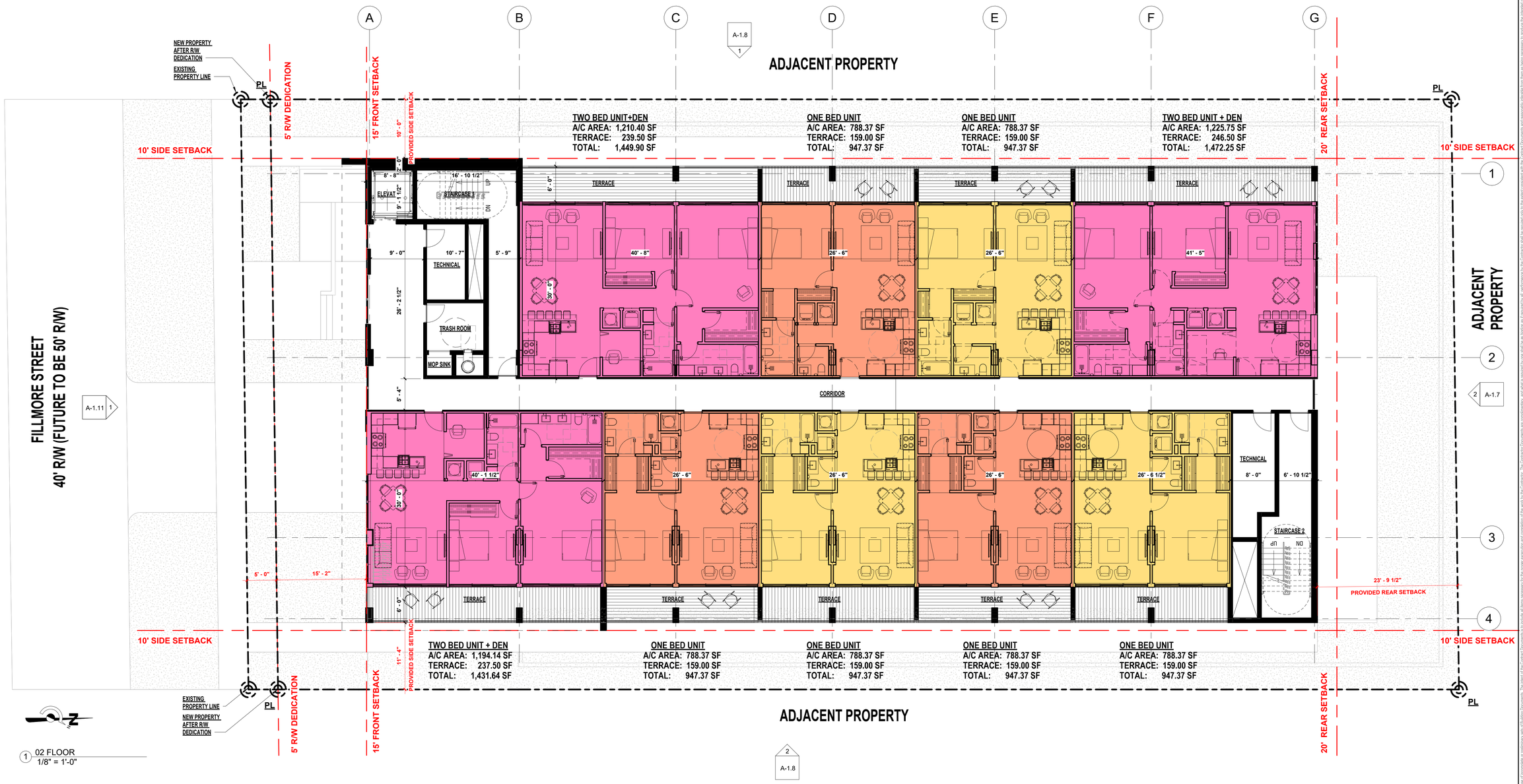

1 02 FLOOR
1/8" = 1'-0"

2215 FILLMORE ST. HOLLYWOOD, FL. 33020

Parcel ID: 514216014020
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County Future Land Use:	Regional Activity Center

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Maximum Built Area:	35,878 ft²	34,617 ft²
Minimum Open Space:	20%	23%

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

107

SHEET TITLE
2ND, 3RD, 4TH FLOOR PLANS

REVISIONS

No.	Description	Date

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PROJECT No.: 22-219
DATE: 1/16/23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.2

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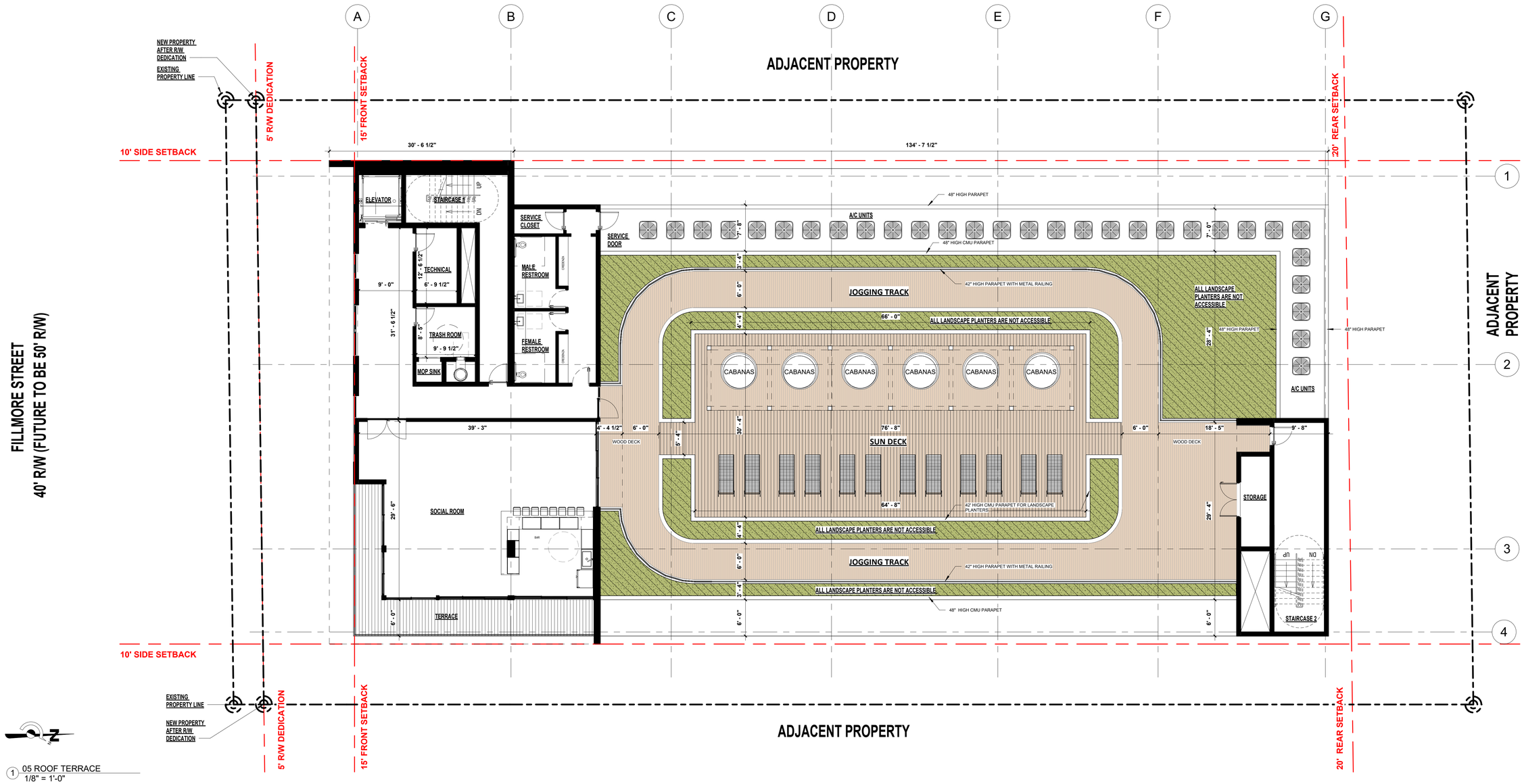

1 05 ROOF TERRACE
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2023

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SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 0009239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

108

SHEET TITLE
ROOF AMENITY TERRACE

REVISIONS

No.	Description	Date

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PROJECT No.: 22-219
DATE: 1/16/23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.3

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
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0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

2215 FILLMORE ST. HOLLYWOOD, FL 33020

109

SHEET TITLE

AERIAL (RENDERING)

REVISIONS

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SHEET

A-1.4

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2023

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SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

110

SHEET TITLE
STREET VIEW (RENDERING)

REVISIONS

No.	Description	Date

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PROJECT No.: 22-219
DATE: 1/16/23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.5

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JOSEPH B. KALLER
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PROJECT TITLE

2215 FILLMORE ST. HOLLYWOOD, FL 33020

111

SHEET TITLE

FRONT (RENDERING)

REVISIONS

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DATE: 1/16/23
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CHECKED BY: JBK

SHEET

A-1.6

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C1



COMPOSITE WOOD SIDING W/ BROWN COLOR
SHERWIN WILLIAMS SW 9186

C2



DARK GREY
SHERWIN WILLIAMS SW 7674

C3



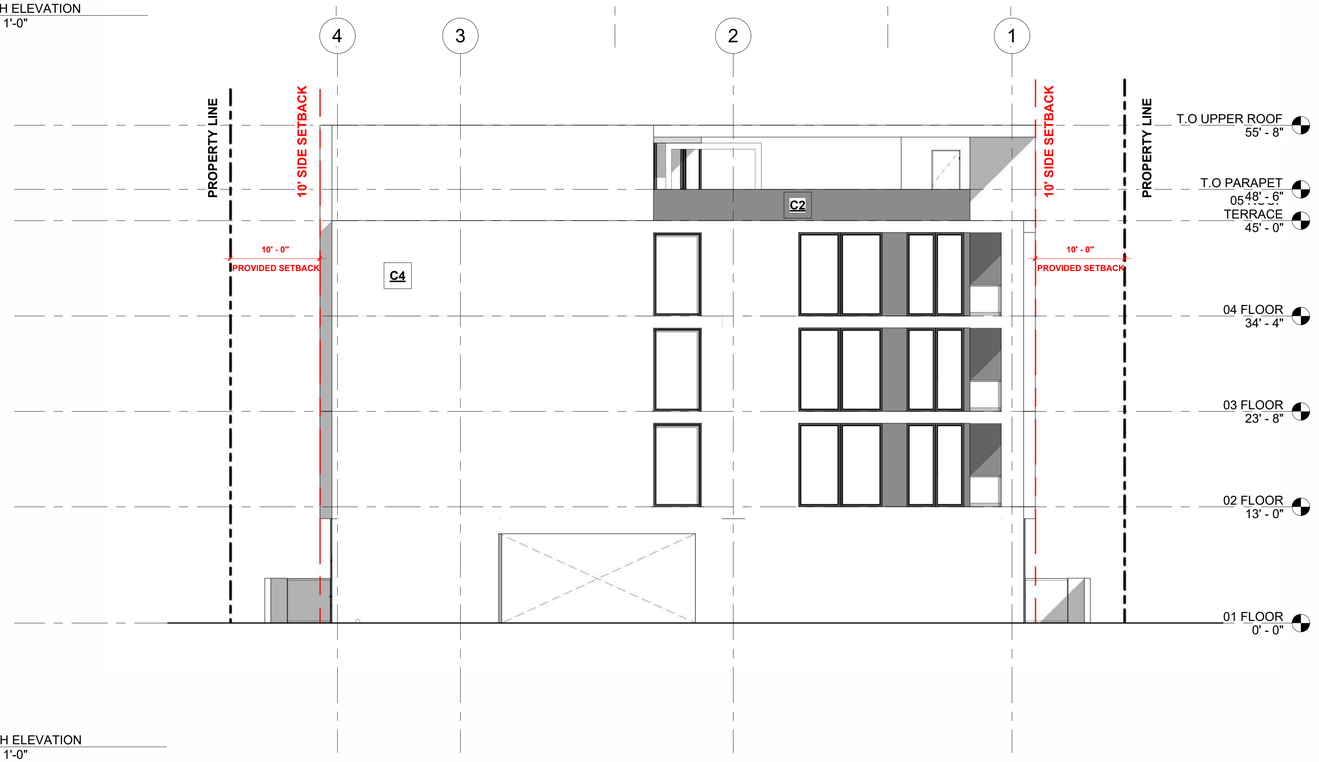
GRIZZLE GREY
SHERWIN WILLIAMS SW 7068

C4

PURE WHITE
SHERWIN WILLIAMS SW 7005



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



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

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JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

SHEET TITLE
NORTH & SOUTH ELEVATIONS

REVISIONS

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DATE: 1/16/23
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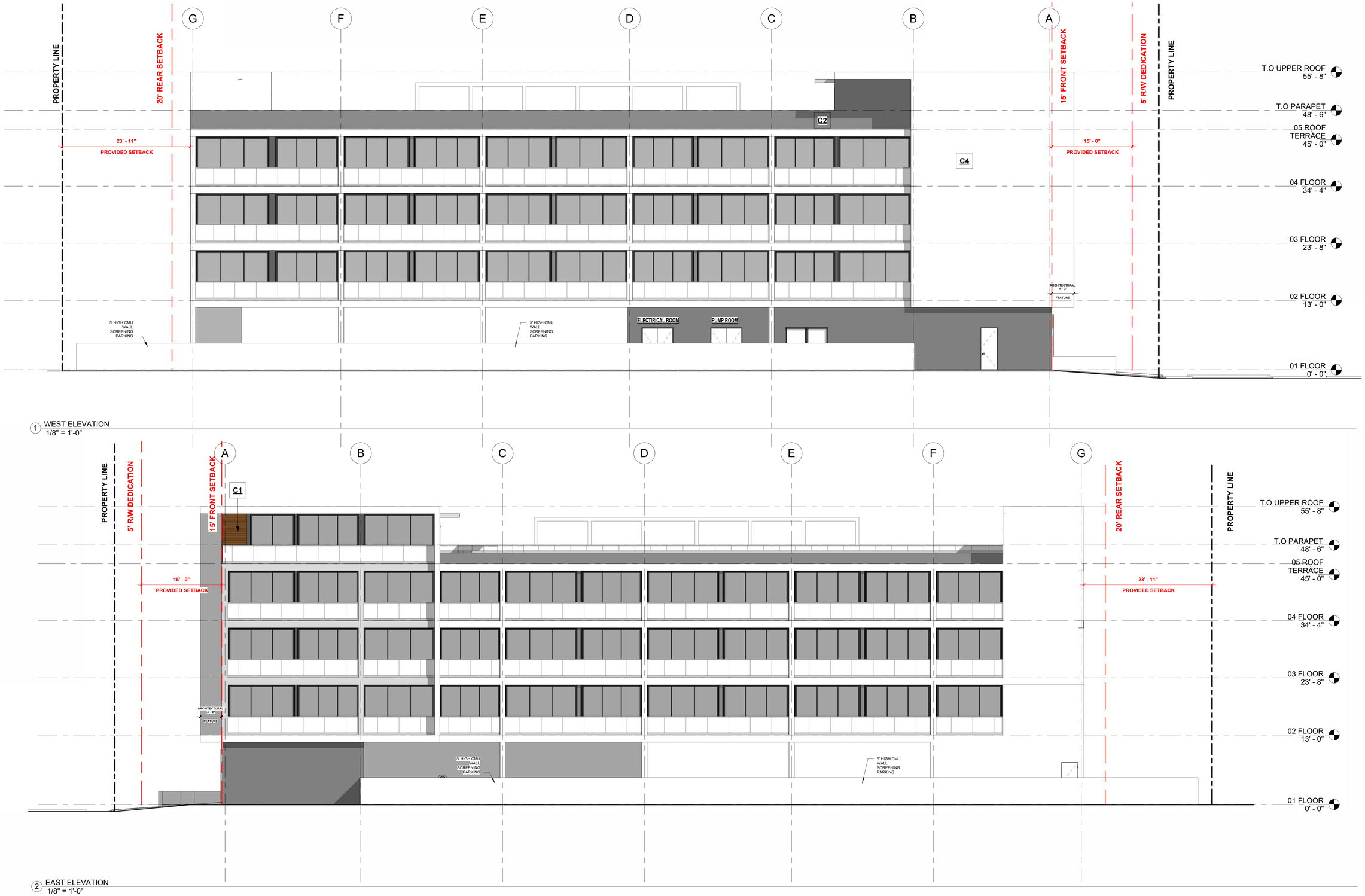
CHECKED BY: JBK

SHEET
A-1.7

112

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance to be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



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FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

SHEET TITLE
EAST & WEST ELEVATIONS

REVISIONS

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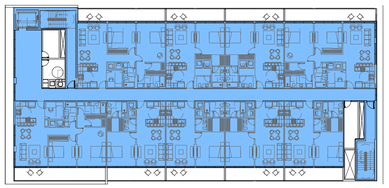
DATE: 1/16/23
DRAWN BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-1.8

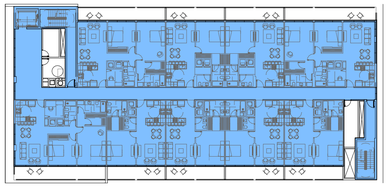
Bidders shall visit complete site of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



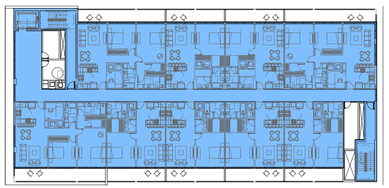
ROOFTOP
FAR: 2,792 SF



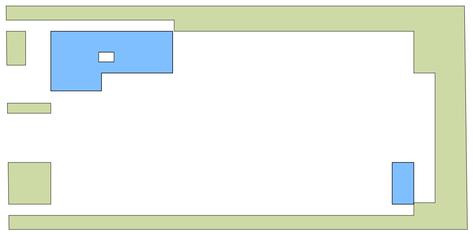
FOURTH FLOOR
FAR: 10,133 SF



THIRD FLOOR
FAR: 10,133 SF



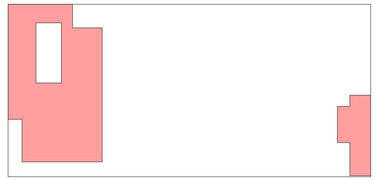
SECOND FLOOR
FAR: 10,133 SF



GROUND FLOOR
FAR: 1,426 SF

NET LOT AREA	20,502 SF		
		REQUIRED	**PROVIDED**
MAX FAR		1.75(35,828 SF)	(1.64)34,617 SF

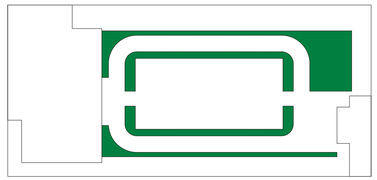
1 FLOOR AREA RATIO
1/32" = 1'-0"



ROOFTOP
COVERED AMMENTIES - 2,792 SF

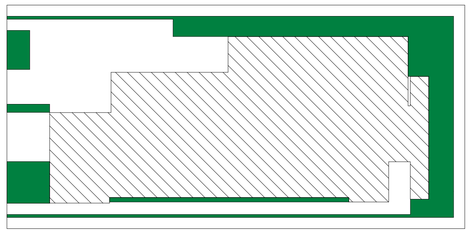
TOTAL GROSS ROOFTOP AREA	12,513 SF		
		REQUIRED	**PROVIDED**
MAX COVERED ROOF AREA		30%	23%

2 ROOF COVERED AREA
1/32" = 1'-0"



ROOFTOP TERRACE

ADDITIONAL LANDSCAPE AREA - 1,759 SF



GROUND FLOOR

TOTAL VEHICLULAR USE - 10,747 SF

LANDSCAPE AREA - 3,301 SF

TOTAL LOT AREA	20,502 SF		
VEHICULAR USE (V.U.A)	10,747 SF X 25% = 2,686 SF		
		REQUIRED	**PROVIDED**
LANDSCAPE AREA		2,686 SF	5,060 SF

NOTE: CALCULATION EXCLUDES LANDSCAPE BUFFERS

3 VEHICULAR USE AREA
1/32" = 1'-0"

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FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

SHEET TITLE
DIAGRAMS

REVISIONS

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CHECKED BY: JBK

SHEET
A-1.9

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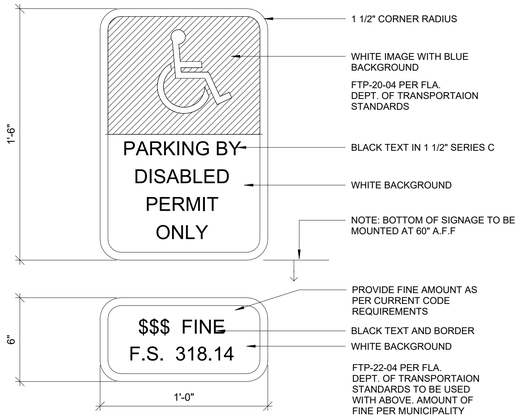
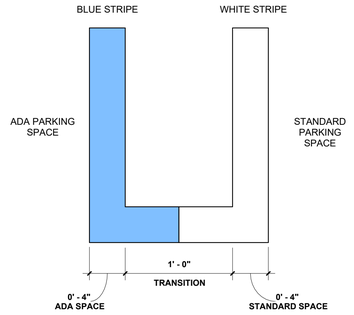
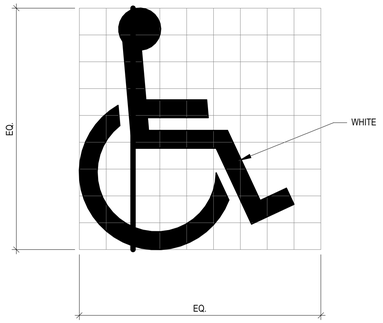


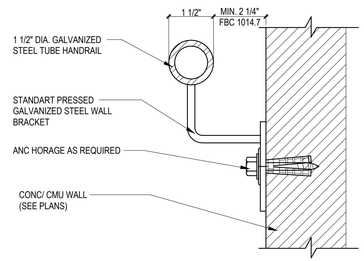
1 ADA SIGNAGE
1 1/2" = 1'-0"



2 ADA PARKING DETAIL PAINT TRANSITION
1 1/2" = 1'-0"

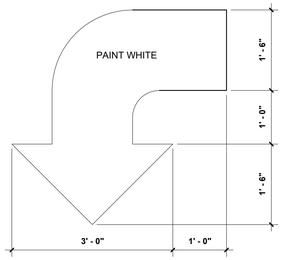


3 ADA PARKING SPACE SIGNAGE
1 1/2" = 1'-0"



RAILING DETAIL
1" = 1'-0"

DIRECTIONAL ARROW



TURNING SIGN ARROW

4 TRAFFIC SIGNAL SIGNAGE
3/4" = 1'-0"

VERTICAL+ WALL MOUNT RACK DIMENSIONS				
BIKE SPACING	BIKE CAPACITY	L	W	H
13	2	34.8	30.7	84
13	3	47.8	30.7	84
13	4	60.8	30.7	84
13	5	73.8	30.7	84
13	6	86.8	30.7	84
13	7	99.8	30.7	84
13	8	112.8	30.7	84
13	9	125.8	30.7	84
16	2	40.8	30.7	84
16	3	56.8	30.7	84
16	4	72.8	30.7	84
16	5	88.8	30.7	84
16	6	104.8	30.7	84
16	7	120.8	30.7	84
17	2	42.8	30.7	84
17	3	59.8	30.7	84
17	4	76.8	30.7	84
17	5	93.8	30.7	84
17	6	110.8	30.7	84
17	7	127.8	30.7	84
18	2	44.8	30.7	84
18	3	62.8	30.7	84
18	4	80.8	30.7	84
18	5	98.8	30.7	84
18	6	116.8	30.7	84
18	7	134.8	30.7	84

BIKE RACK WALL HUNG DETAIL
1/4" = 1'-0"

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JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

SHEET TITLE
DETAILS

REVISIONS

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DATE: 1/16/23
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SHEET
A-1.10

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

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2023

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PROJECT TITLE
2215 FILLMORE ST. HOLLYWOOD, FL 33020

116

SHEET TITLE
STREET PROFILE

REVISIONS

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DATE: 1/16/23
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SHEET
A-1.11

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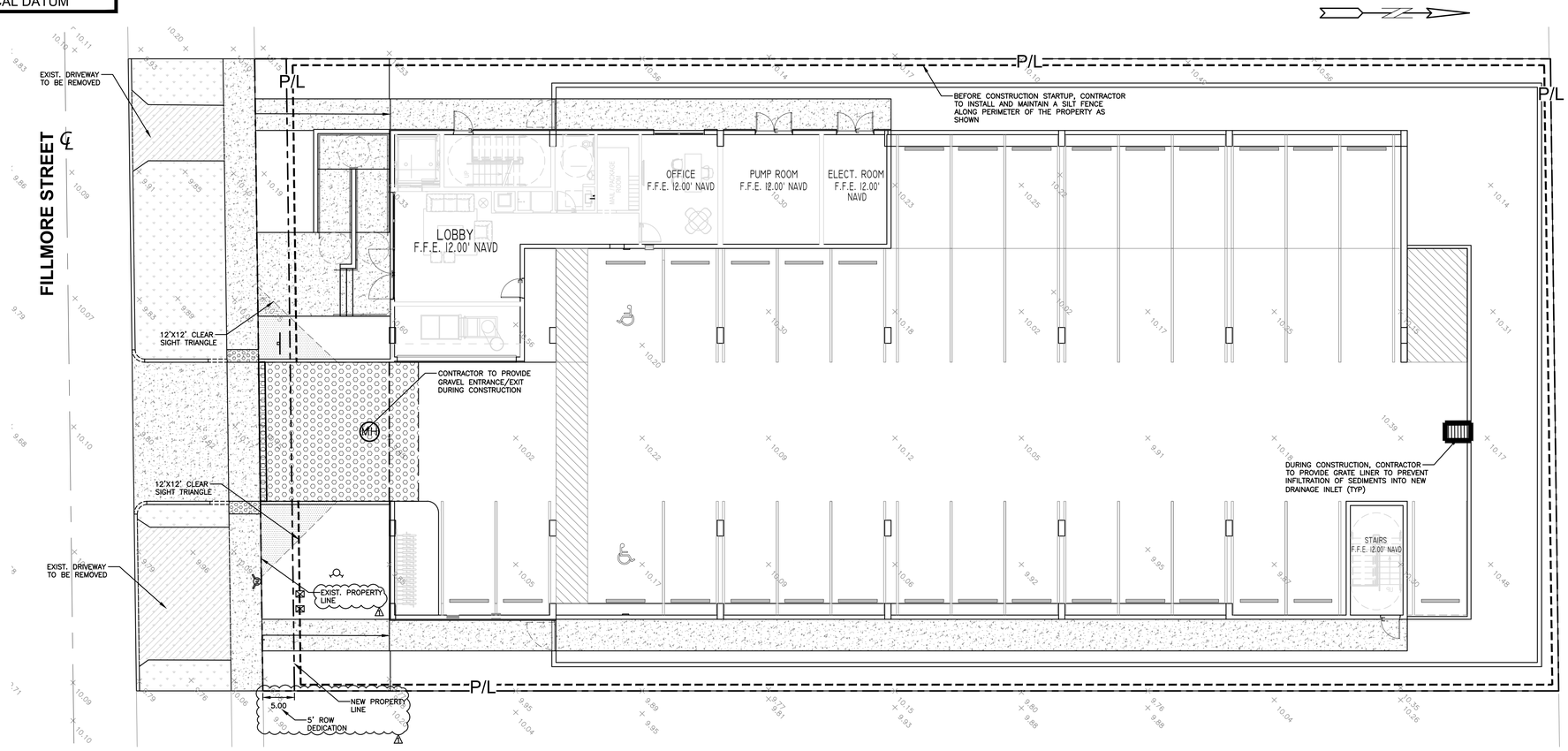
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +11.3 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

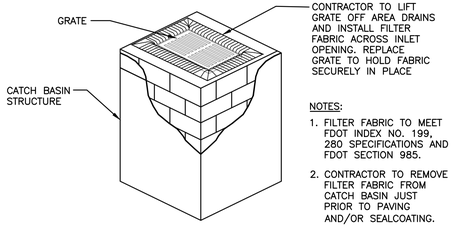
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

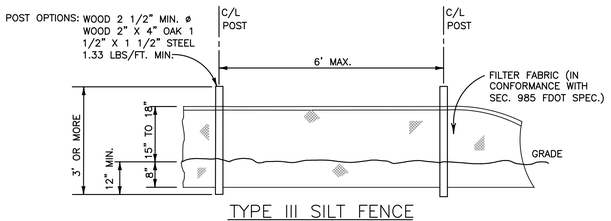


NOTES:

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

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



TYPE III SILT FENCE

NTS

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

8-10-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	7-28-23	TAC REVIEW COMMENTS

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

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

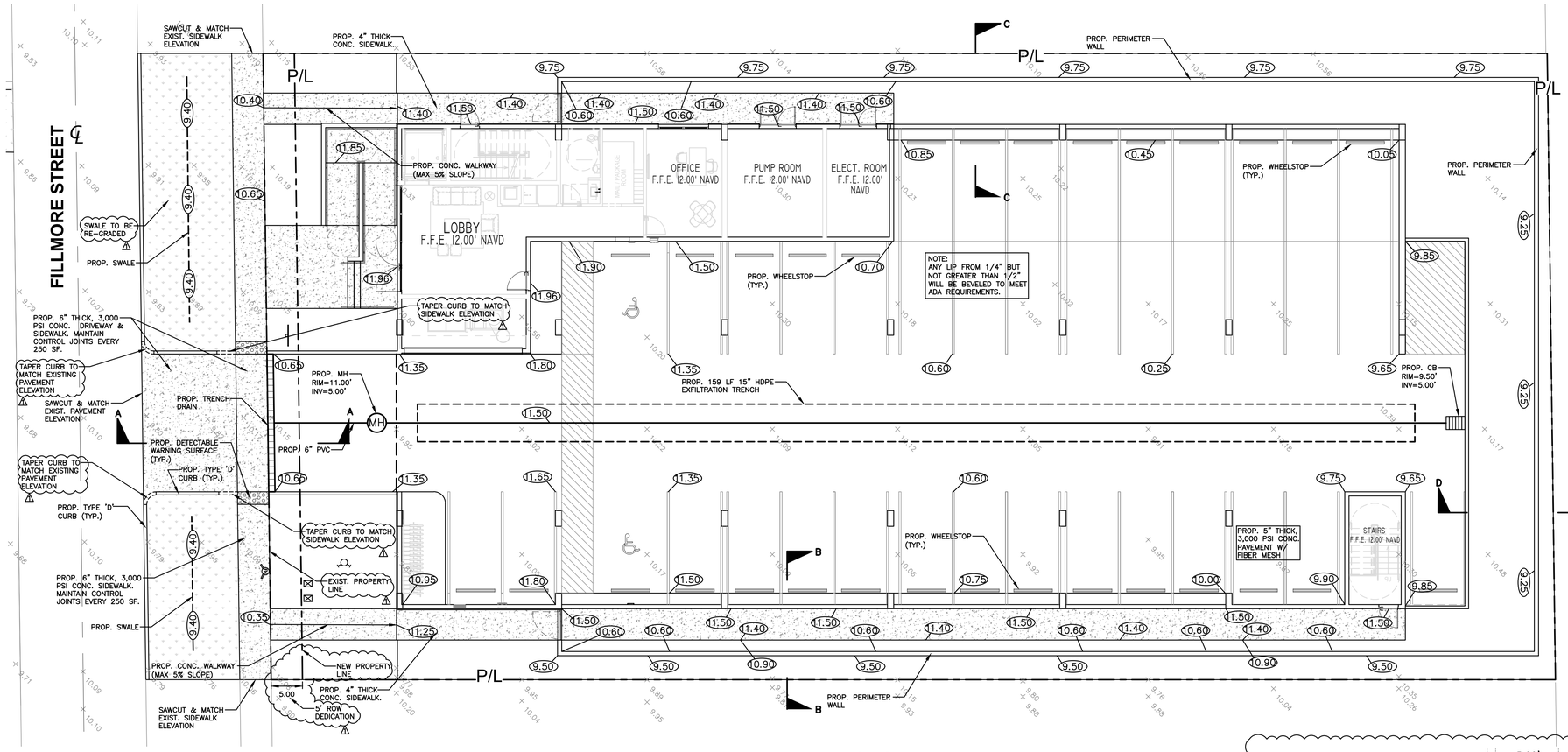
DATE: 5/9/23

SCALE: 1"=10'

SHEET NO.: C1
1 OF 11

PROJECT NO.: 23-15

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

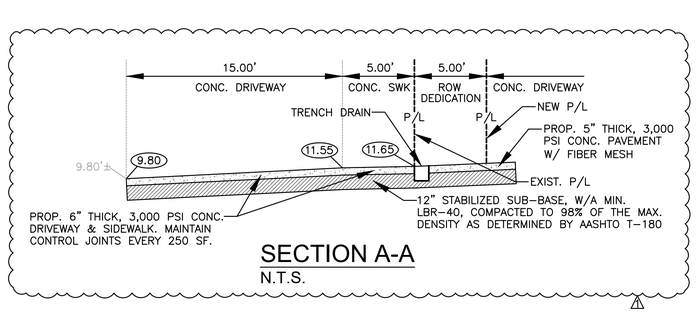


NOTES:

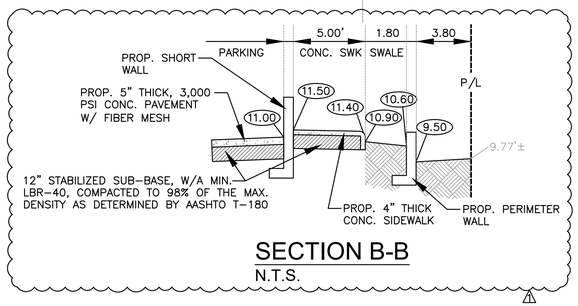
1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE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

LEGEND

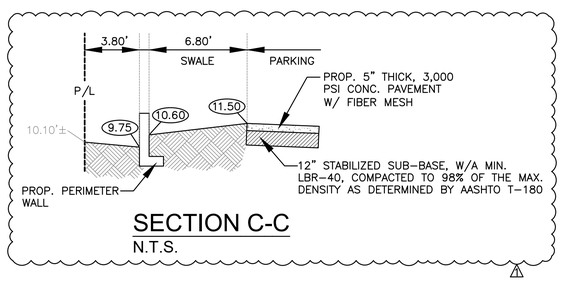
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +11.3 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
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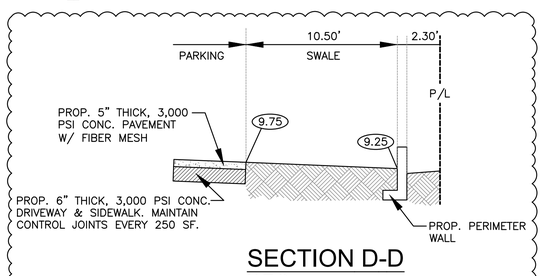

SECTION D-D
N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
8-10-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

REVISIONS

NO.	DATE	DESCRIPTION
1	7-28-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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wzephyreng@gmail.com
CA#-31158

FILLMORE STREET APARTMENTS
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HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 5/9/23
SCALE: 1"=10'
SHEET NO.: C2
2 OF 11
PROJECT NO.: 23-15

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

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

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT –

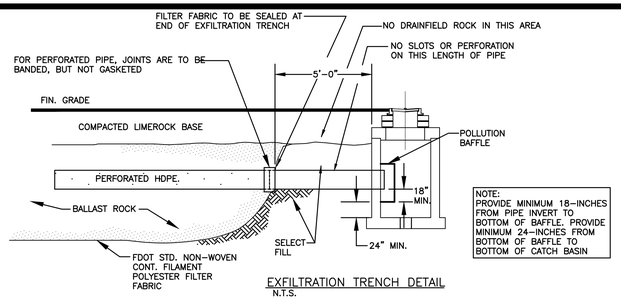
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

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

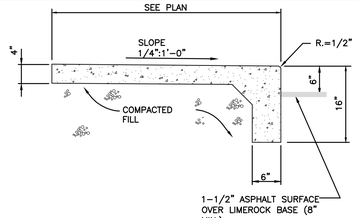
PAVEMENT MARKING & SIGNING STANDARD NOTES :

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



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

EXFILTRATION TRENCH DETAIL
N.T.S.

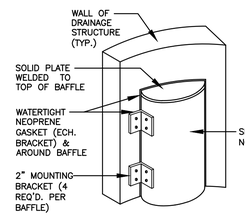


SIDEWALK WITH CURB DETAIL
NTS

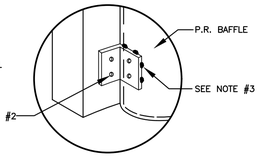
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL NOTES :

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

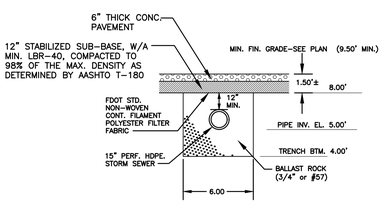


BAFFLE DETAIL



BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS



PROPOSED EXFILTR. TRENCH SECTION
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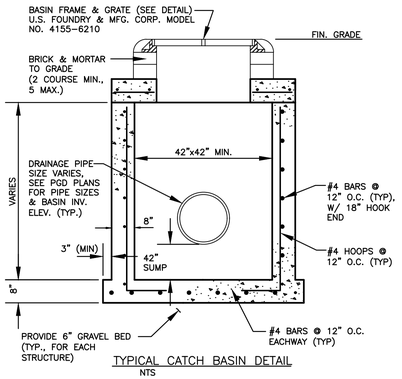
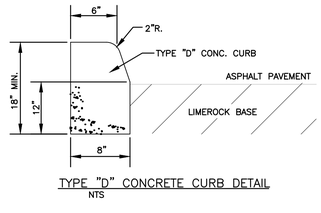
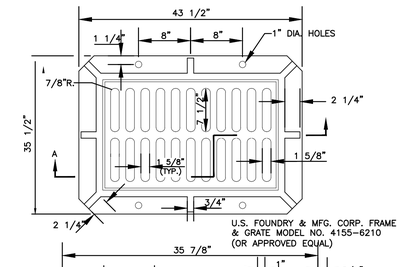


TYPICAL CATCH BASIN DETAIL
NTS



TYPE "D" CONCRETE CURB DETAIL
NTS



FRAME & GRATE DETAIL
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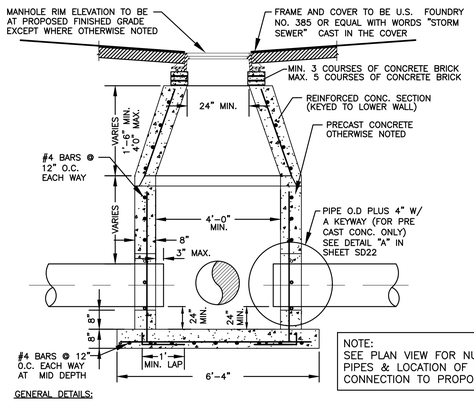
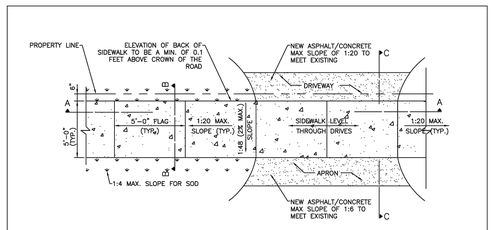


NOTE:
SEE PLAN VIEW FOR NUMBER OF PIPES & LOCATION OF PIPES CONNECTION TO PROPOSED MANHOLE.

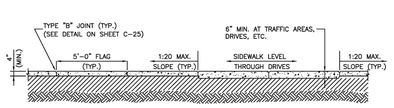
GENERAL DETAILS:

1. PROVIDE SHOP DRAWINGS OF STRUCTURES.
2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478. SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
3. REFER TO FODT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
4. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
5. ALL OPENINGS SHALL BE SEALED WITH ELASTROMETIC GROUT (TYPE 3 CEMENT) SEE DETAIL "A", IN SHEET SD22.

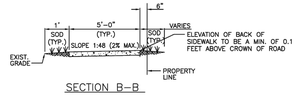
CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL
NTS



PLAN



SECTION A-A

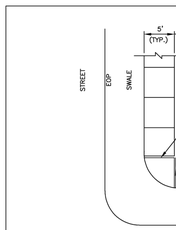


SECTION B-B

NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)		DRAWING NO.: C-23
APPROVED: JG			



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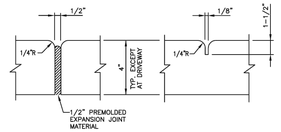

TYPE 'A' TYPE 'B'

SIDEWALK JOINTS

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

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

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

CIVIL DETAILS I
SCALE: N.T.S.



8-10-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
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wzephyreng@gmail.com
CA#-31158

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

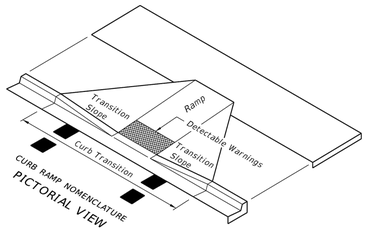
P.E.#:76036

DATE: 5/9/23

SCALE: N.T.S.

SHEET NO.: C3
3 OF 11

PROJECT NO.: 23-15



CURB RAMP NOMENCLATURE
PICTORIAL VIEW

GENERAL NOTES

1. Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS.

2. When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.

3. If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.

4. All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.

5. Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.

6. Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.

7. Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.

8. Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.

9. When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.

10. Detectable warnings shall be required on sidewalks at:
    a. Intersecting roads,
    b. Median Crossings greater than or equal to 6' in width,
    c. Railroad Crossings,
    d. Signalized driveways.

11. Detectable Warnings - Acceptance Criteria:
    a. Color and texture shall be complete and uniform.
    b. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
    c. There shall be no more than 4 non-compliant domes in any one square foot.
    d. Non-compliant domes shall not be adjacent to other non-compliant domes.
    e. Surfaces shall not deviate more than 0.10" from a true plane.

12. Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.

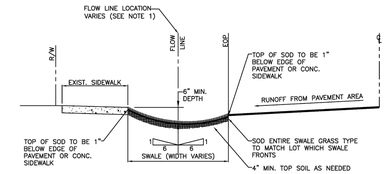
13. Detectable warnings shall not be installed over grade breaks.

LEGEND

Detectable Warnings

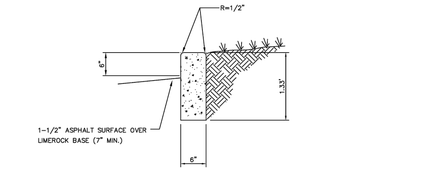
LAST REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO.	SHEET NO.
07/01/13	REVISION			304	1 of 7

6/24/2013 5:08:51 PM smith1re C:\c-projects\standards\roadway\00300-s\00304-01.dgn

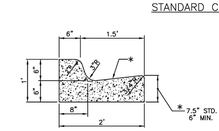


NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

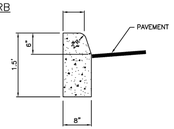
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TYPICAL SWALE GRADING		DRAWING NO.: C-33
APPROVED: JG			



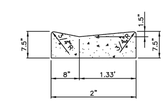
STANDARD CURB



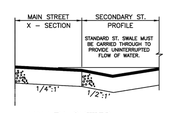
6" CURB & GUTTER (FDOT TYPE "F")



TYPE 'D' CURB



DRIVEWAY CURB & GUTTER



VALLEY GUTTER

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

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

8-10-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CIVIL DETAILS II
SCALE: N.T.S.

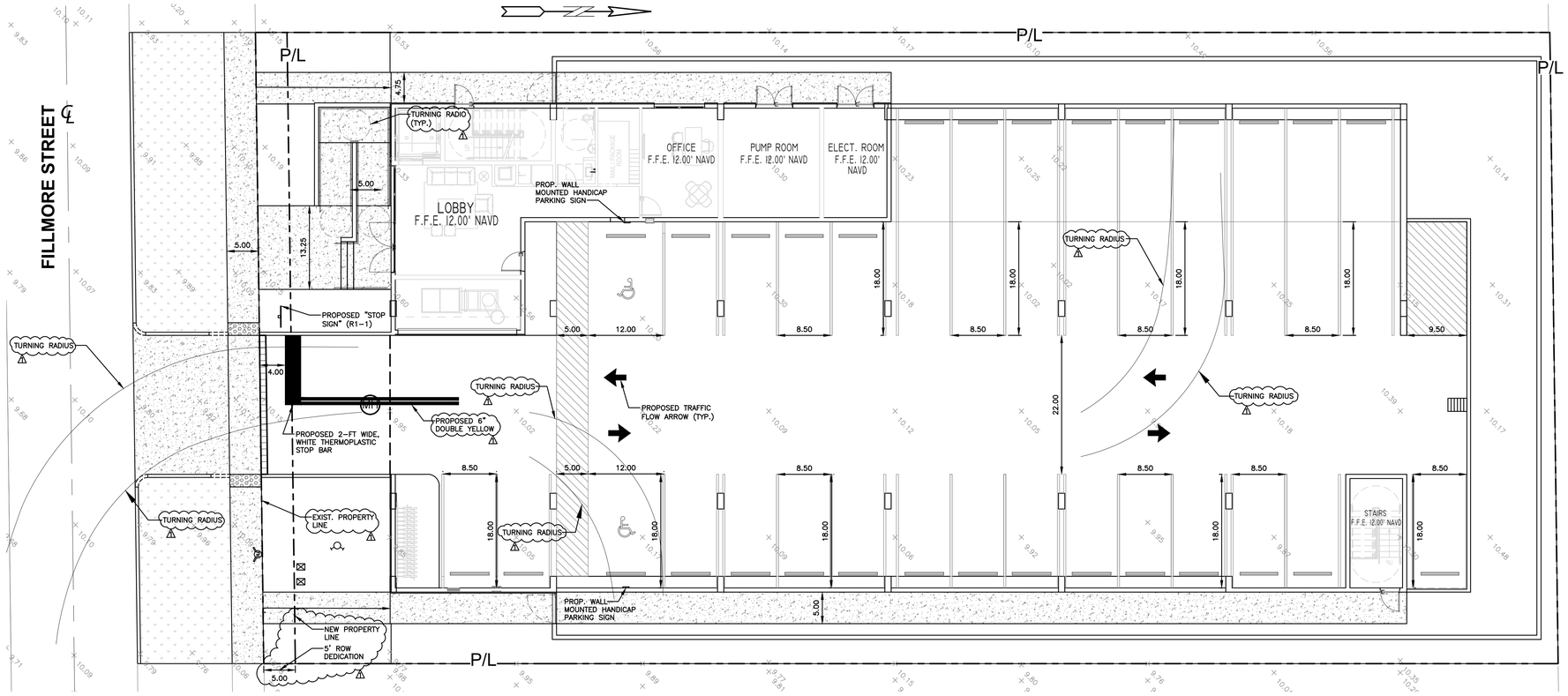
REVISIONS

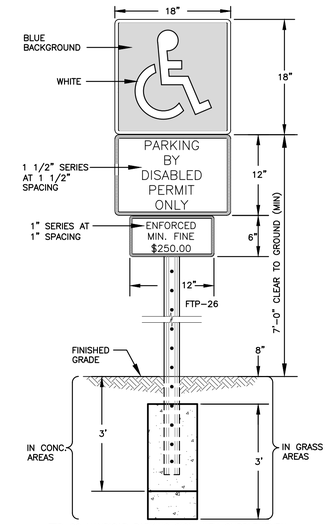
NO.	DATE	DESCRIPTION

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

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 5/22/23
SCALE: N.T.S.
SHEET NO.: C4
4 OF 11
PROJECT NO.: 23-15

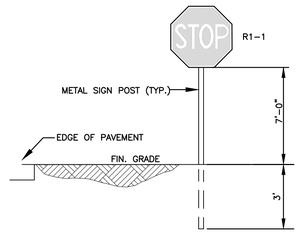




FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

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

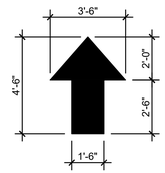
HANDICAP PARKING SIGN DETAIL
NTS



TYPICAL SIGN INSTALLATION DETAIL
NTS

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

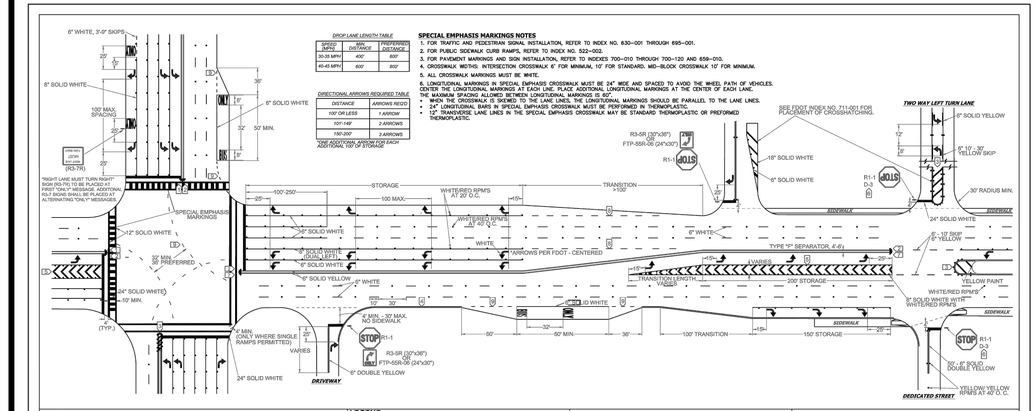
PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.



TRAFFIC CONTROL ARROWS DETAILS
N.T.S

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +11.5 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



DROP LANE LENGTH TABLE		
EXISTING SPEED LIMIT	TAPER DISTANCE	PRESERVED DISTANCE
35-50 MPH	400'	600'
40-45 MPH	600'	600'

DIRECTIONAL ARROWS REQUIRED TABLE	
DISTANCE	ARROWS REQ'D
100' OR LESS	1 ARROW
101'-149'	2 ARROWS
150'-200'	3 ARROWS

ADDITIONAL ARROWS FOR EACH ADDITIONAL 50' OF SEPARATION

SPECIAL EMPHASIS MARKINGS NOTES
1. FOR TRAFFIC AND PEDESTRIAN SIGNAL INSTALLATION, REFER TO INDEX NO. 630-001 THROUGH 695-001.
2. FOR PUBLIC SIDEWALK CURB RAMPS, REFER TO INDEX NO. 522-002.
3. FOR PAVEMENT MARKINGS AND SIGN INSTALLATION, REFER TO INDEXES 700-010 THROUGH 700-120 AND 659-010.
4. CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR MINIMAL 10' FOR STANDARD. MID-BLOCK CROSSWALK 10' FOR MINIMUM.
5. ALL CROSSWALK MARKINGS MUST BE WHITE.
6. LONGITUDINAL MARKINGS IN SPECIAL EMPHASIS CROSSWALK MUST BE 24" WIDE AND SPACED TO AVOID THE WHEEL PATH OF VEHICLES. CENTER THE LONGITUDINAL MARKINGS AT EACH LANE. PLACE ADDITIONAL LONGITUDINAL MARKINGS AT THE CENTER OF EACH LANE. THE MAXIMUM SPACING ALLOWED BETWEEN LONGITUDINAL MARKINGS IS 60".
   - 24" LONGITUDINAL BARS IN CROSSWALK LANE LINES. THE LONGITUDINAL MARKINGS SHOULD BE PARALLEL TO THE LANE LINES.
   - 24" LONGITUDINAL BARS IN SPECIAL EMPHASIS CROSSWALK MUST BE PERFORMED IN THERMOPLASTIC.
   - 12" TRANSVERSE LANE LINES IN THE SPECIAL EMPHASIS CROSSWALK MAY BE STANDARD THERMOPLASTIC OR PREFORMED THERMOPLASTIC.

NOTES
1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/280I SERIES TAPE OR EQUIVALENT AND APPLIED WITH P60 ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
8. MARKINGS IN AND ADJACENT TO BIKE LANES SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50% GLASS SPHERES AND 50% SHARP SILICA SAND APPLIED AT A RATE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
9. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
10. ALL STOP LINES TO BE 4" BOXHO CROSSWALK OR SIDEWALK.
11. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
12. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
13. RPMs SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.

LEGEND

1. YELLOW/YELLOW RPM DETAILS — DIRECTION OF TRAVEL; CENTERLINE; 10'-0" OC, 1' MIN TO CROSSWALK; REFLECTIVE YELLOW; DIRECTION OF TRAVEL
2. EDGE LINE DETAILS — 6" SOLID WHITE OR YELLOW; EDGE OF PAVEMENT
3. TYPE IV SEPARATOR DETAILS — REFLECTIVE YELLOW PAINT; YELLOW/YELLOW RPM's; 6" SOLID YELLOW; TYPE 'F' CURB AND GUTTER
4. MEDIAN NOSE PAINT DETAILS — RAISED SEPARATOR; GRASS MEDIAN; POINT OF CURB; REFLECTIVE YELLOW; RADIUS POINT; DO NOT PAINT BROX PAVERS
5. CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS — DIRECTION OF TRAVEL; WHITE/RED RPMs; 18" SOLID WHITE; SOLID WHITE; SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS
6. PAINTED MEDIAN DETAILS — DIRECTION OF TRAVEL; SOLID DOUBLE YELLOW; YELLOW PAINT; 18" SOLID YELLOW; YELLOW/YELLOW RPMs
7. STREET NAME BLADE DETAILS — SEE SECTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY; TYPICAL DETAILS.

6'-10' SKIP DETAILS
- 6" - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
  - HORIZONTAL CURVE SECTIONS
  - TRANSITIONS FROM LANE ALIGNMENT
  - TRANSITIONS GREATER THAN 100'
- BUS BAY TRANSITIONS

2'-4' SKIP DETAILS
- 2'-4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
  - PAVEMENT WIDTH BETWEEN DUAL LEFTS TURN MOVEMENT (NO RADIUS PROVIDED AS NOTED ON PLANS)
  - BUS BAY TRANSITIONS

STOP SIGN NOTE
WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IS THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 30"X30".

REVISIONS	
DATE	DESCRIPTION
01-15-2016	N/A
06-11-2018	UPDATED FDOT INDEX REFERENCE
08-23-2018	UPDATED NOTES

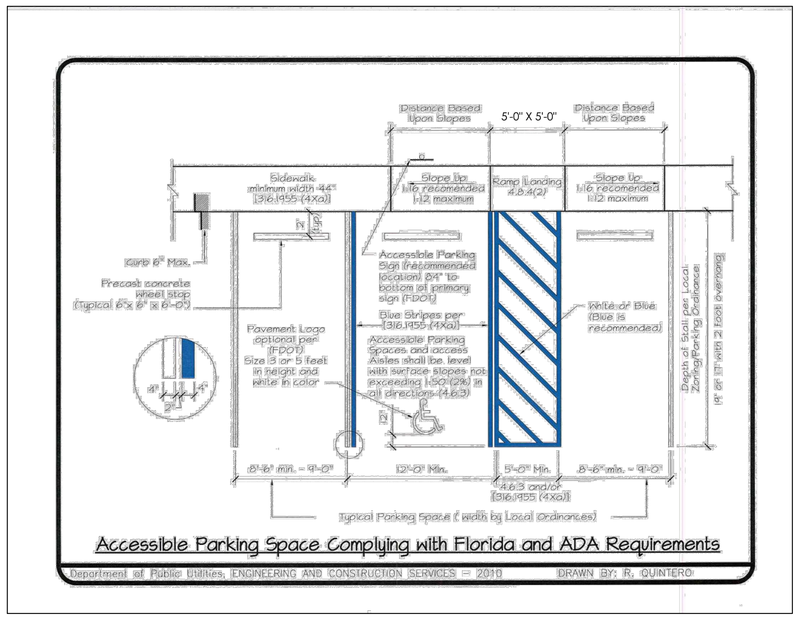
BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: ANDREW SEBO, P.E., PTOE	

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1



Accessible Parking Space Complying with Florida and ADA Requirements

Department of Public Utilities, ENGINEERING AND CONSTRUCTION SERVICES - 2010 DRAWN BY: R. QUINTERO

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
8-10-23

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-28-23	TAC REVIEW COMMENTS

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

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

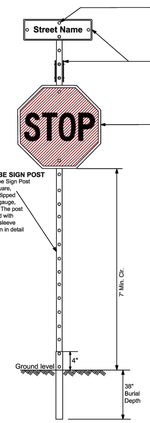
P.E.#:76036
DATE: 5/9/23
SCALE: 1"=10'
SHEET NO.: C5
5 OF 11
PROJECT NO.: 23-15

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details





STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163) FOR MINIMUM LETTER HEIGHTS LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

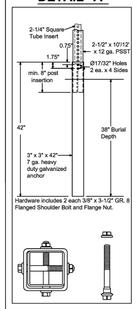
NOTES: 1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.

2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 15-001 - SPECIFICATIONS FOR RETROREFLECTIVE TRAFFIC SIGN MATERIALS.

Typical Details



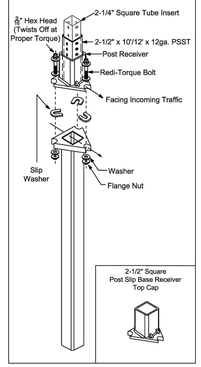
DETAIL "A"

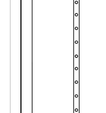


SQUARE TUBE SIGN POST
The Square Tube Sign Post shall be 2.5" square, perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed with in-ground fitted sleeve anchor as shown in detail "A" below.

DETAIL "B"

Triangular Slip Base Assembly For 2-1/2" Perforated Square Steel Tube Sign Post





Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: CARMELO CARATOZZOLO, P.E.	

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

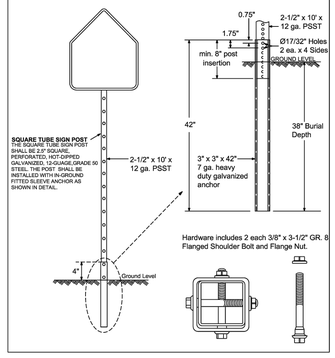
GUIDE TO USE THIS STANDARD:
1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

Post Size Table

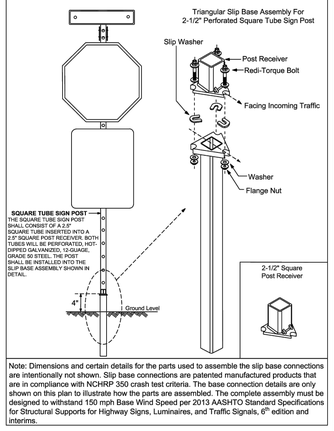
'H' Sign Assembly Height (ft) (measure from ground)	8	8.5	9	9.5	10
Total Panel Area (sf) 3					
4					
5					
6					
7					
8	Sign Post with 3" x 7 ga. Square Anchor				
9					
10					
11					
12					
13	Sign Post with Triangular Slip Base Assembly				
14					
15					
16					
17					
18					
19	Two Post Installation Required with Triangular Slip Base				
20+					

*REGARDLESS OF POST SIZE TABLE: IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

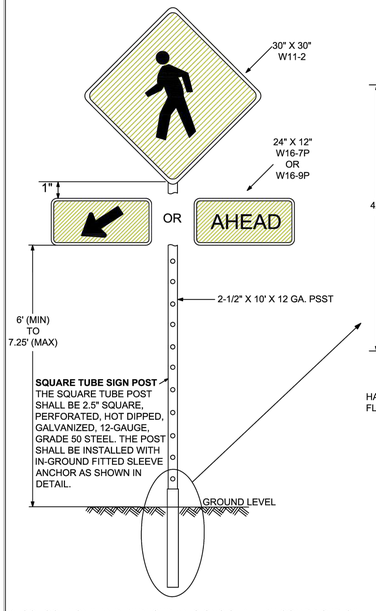
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOU, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: ANDREW SEBO, P.E., PTOE	

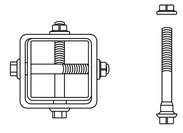
GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY



HARDWARE INCLUDES 2 EACH 3/8" X 3-1/2" GR.8 FLANGED SHOULDER BOLT AND FLANGE NUT.



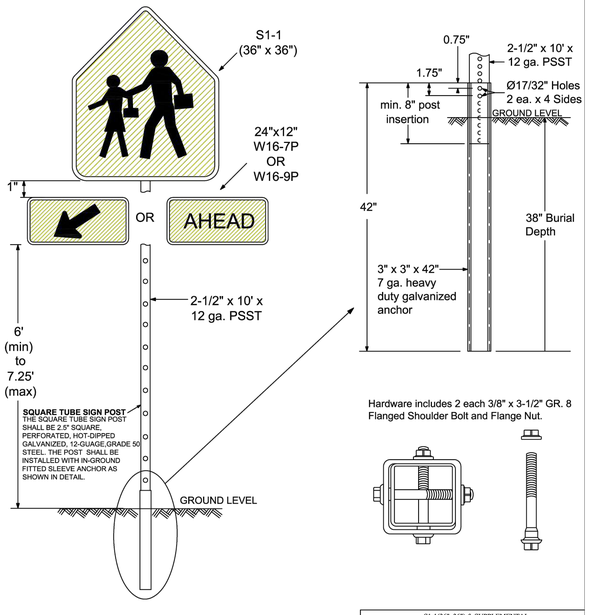
1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)
2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

W11-2 (30"x 30") & SUPPLEMENTAL (24"x 12") SIGN ASSEMBLY	
REVISION: 11-15-18	SCALE: NTS
	DESIGN BY: YVES D'ANJOU, P.E.
	DRAWN BY: Stephon Ramoutar
SHEET 1 OF 1	CHECKED BY: Andrew Sebo, P.E., PTOE

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY



Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

NOTE: NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

S1-1(36"x36") & SUPPLEMENTAL SIGN ASSEMBLY	
REVISION: 11-19-18	SCALE: NTS
	DESIGN BY: Yves d'Anjou, P.E.
	DRAWN BY: Stephon Ramoutar
SHEET 1 OF 1	CHECKED BY: Andrew Sebo, P.E., PTOE

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION



8-10-23

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PAVEMENT MARKINGS DETAILS

SCALE: N.T.S.

REVISIONS		
NO.	DATE	DESCRIPTION

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

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

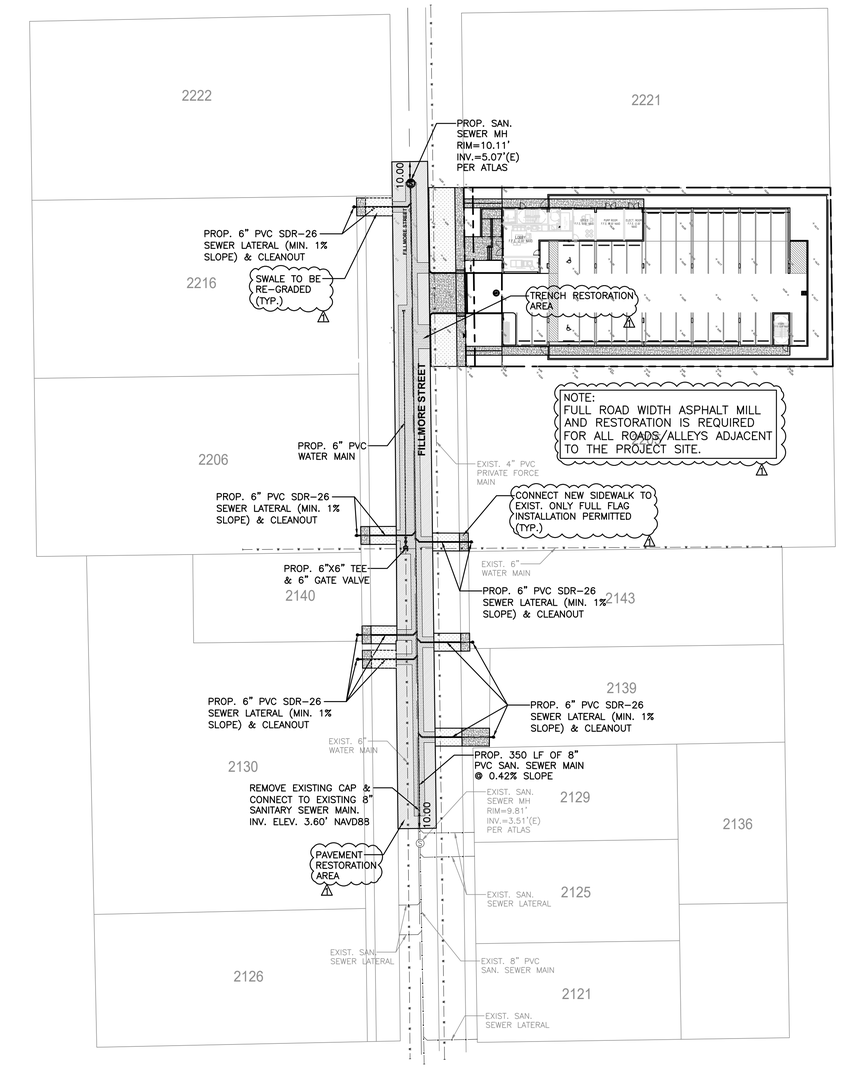
DATE: 5/22/23

SCALE: N.T.S.

SHEET NO.: C6
6 OF 11

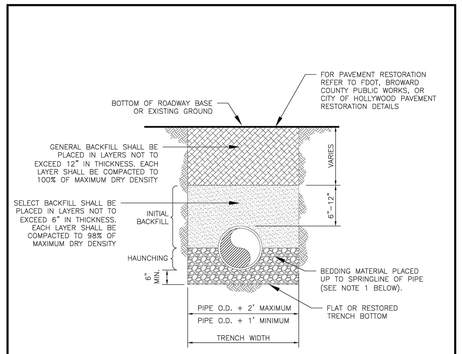
PROJECT NO.: 23-15

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LEGEND

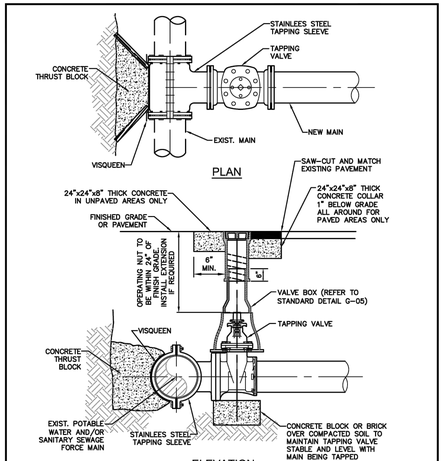
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- (8.90) PROPOSED GRADE
- +11.3 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

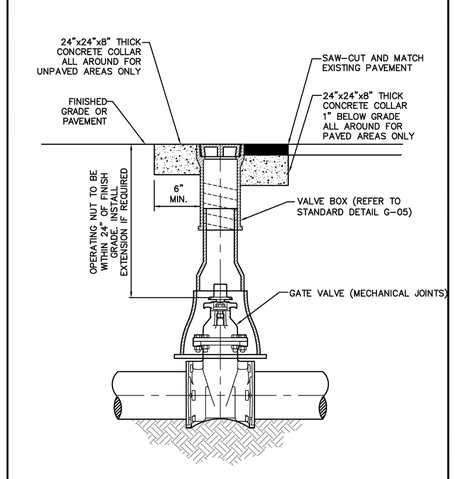
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



8-10-23

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SEWER EXTENSION PLAN & DETAILS

SCALE: 1"=40'

REVISIONS

NO.	DATE	DESCRIPTION
1	7-28-23	TAC REVIEW COMMENTS

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

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

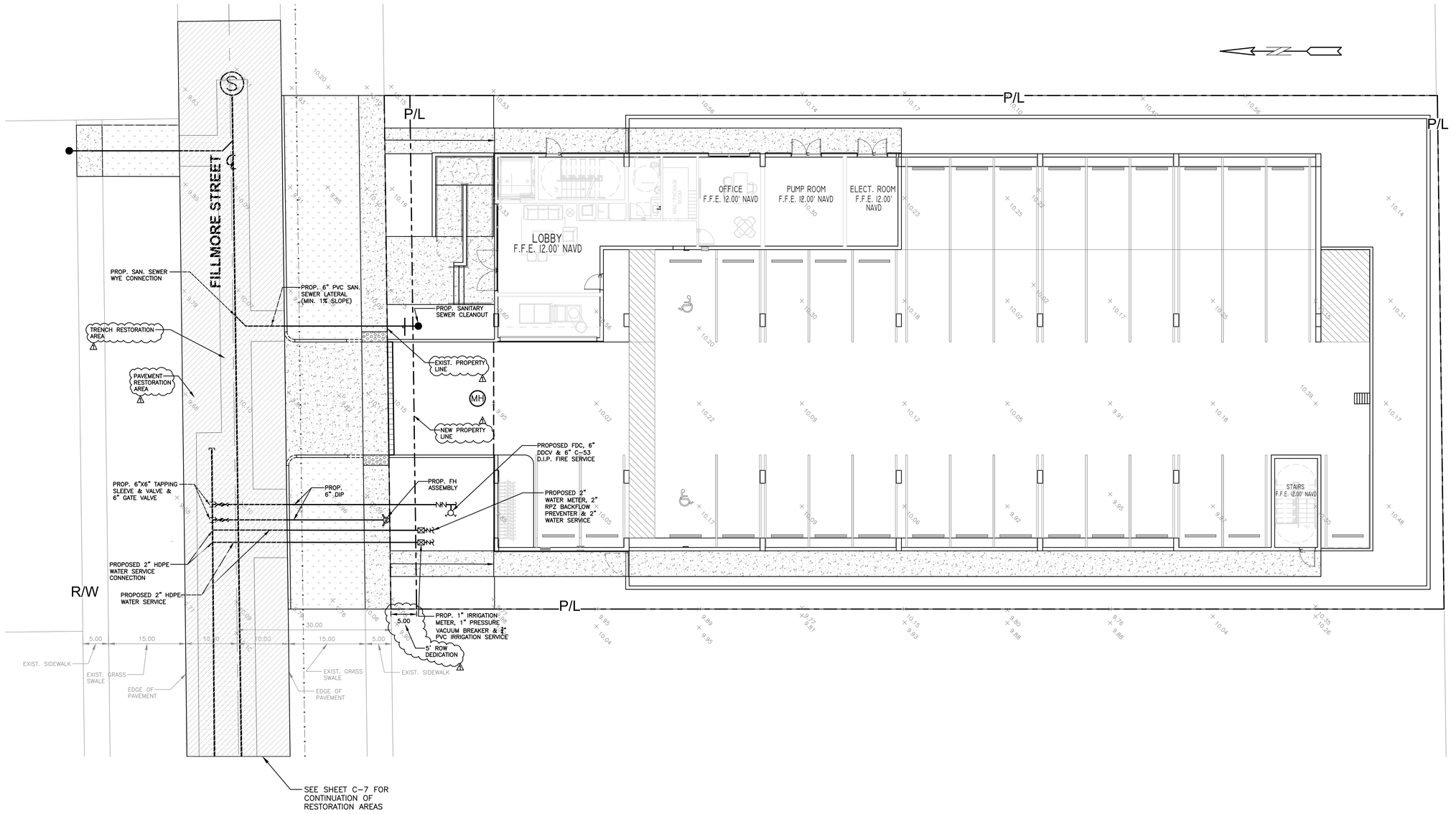
DATE: 5/9/23

SCALE: 1"=40'

SHEET NO.: C7
7 OF 11

PROJECT NO.: 23-15

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- (8.90) PROPOSED GRADE
- +11.3 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

NOTE:
UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 27 RESIDENTIAL UNITS

WATER DEMAND
(27 RESIDENTIAL UNITS)X(141 GPD/UNIT)=3,807 GPD

WASTEWATER DEMAND
(27 RESIDENTIAL UNITS)X(100 GPD/UNIT)=2,700 GPD

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
8-10-23

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WATER & SEWER CONNECTION PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	7-28-23	TAC REVIEW COMMENTS

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wzephyreng@gmail.com
CA#-31158

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

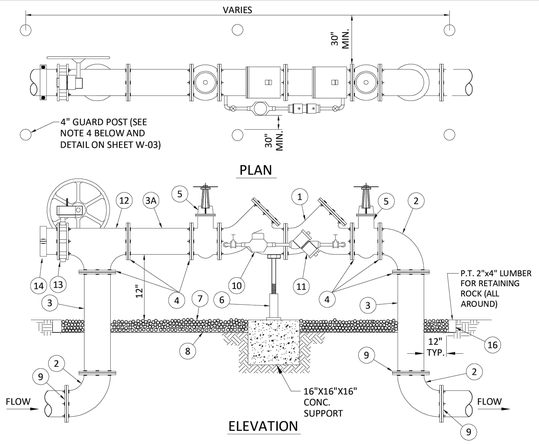
P.E.#:76036

DATE: 5/9/23

SCALE: 1"=10'

SHEET NO.: C8
8 OF 11

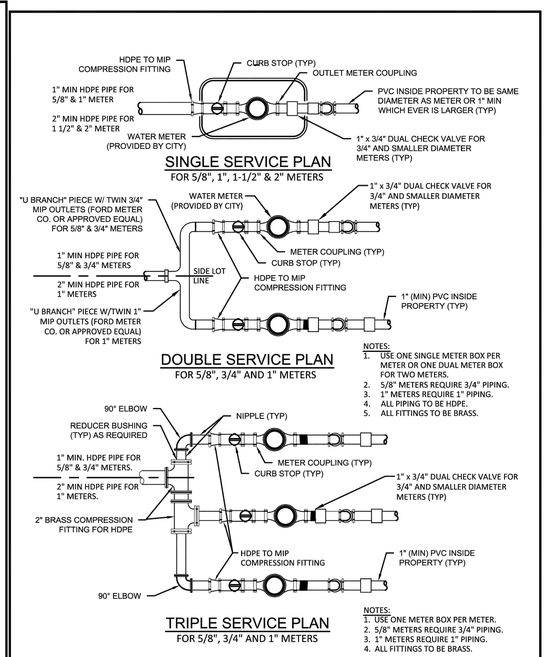
PROJECT NO.: 23-15



MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4",6",8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4",6",8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4",6",8" D.I.P. SPOOL PIECE(24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4",6",8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	13	1	4", 6" 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED			
7	N/A	PEA GRAVEL (4" DEEP)	14	1	4", 6", 8" CAP

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING

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

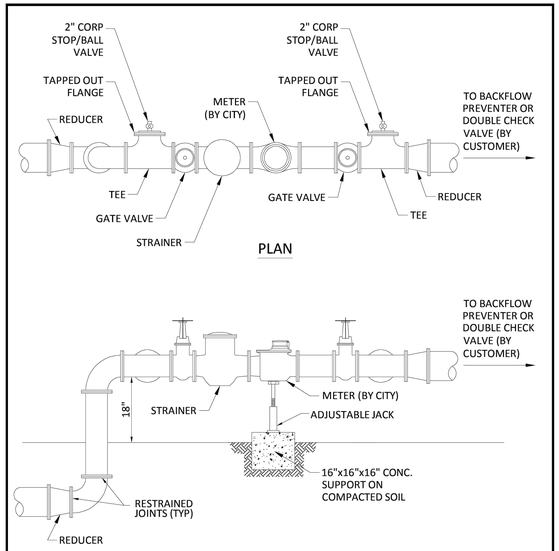


NOTES:
1. USE ONE SINGLE METER BOX PER METER OR ONE DUAL METER BOX FOR TWO METERS.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL PIPING TO BE HDPE.
5. ALL FITTINGS TO BE BRASS.

NOTES:
1. USE ONE METER BOX PER METER.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL FITTINGS TO BE BRASS.

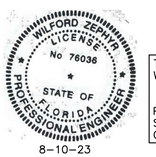
NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION		DRAWING NO. W-06
APPROVED: XXX			



NOTES:
1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

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



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UTILITIES DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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CA#:31158

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/9/23

SCALE: N.T.S.

SHEET NO.: C9
9 OF 11

PROJECT NO.: 23-15

SEWER NOTES:

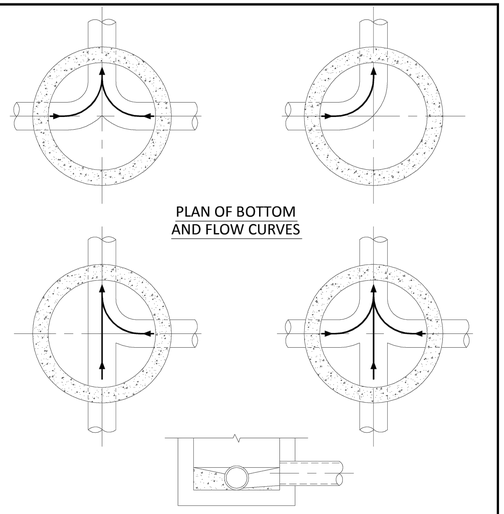
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE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

$$\frac{L = S \times D \times \sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

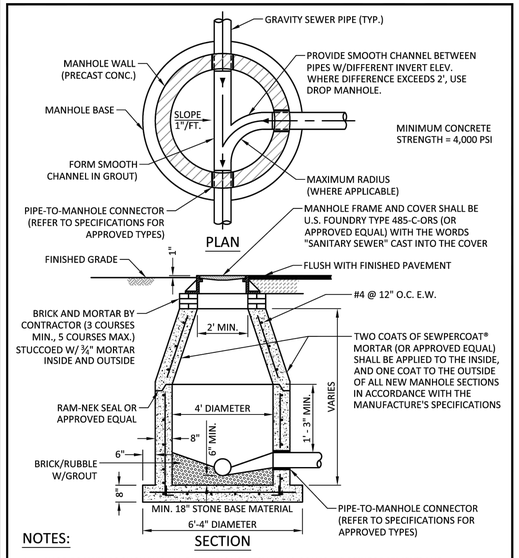
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



NOTES:

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

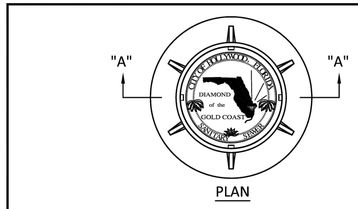
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
APPROVED: XXX		



NOTES:

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

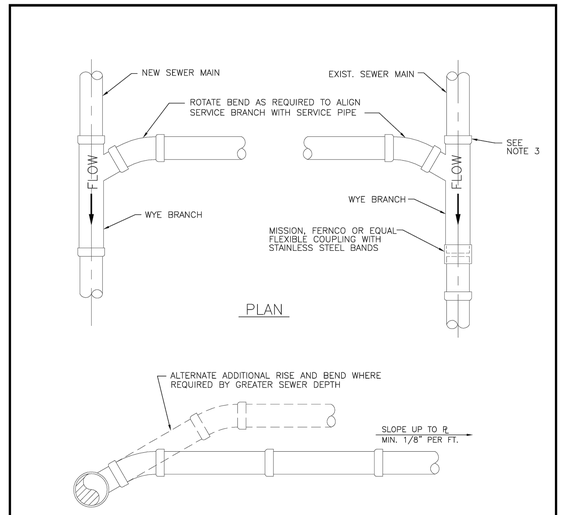
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03
APPROVED: XXX		



NOTES:

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

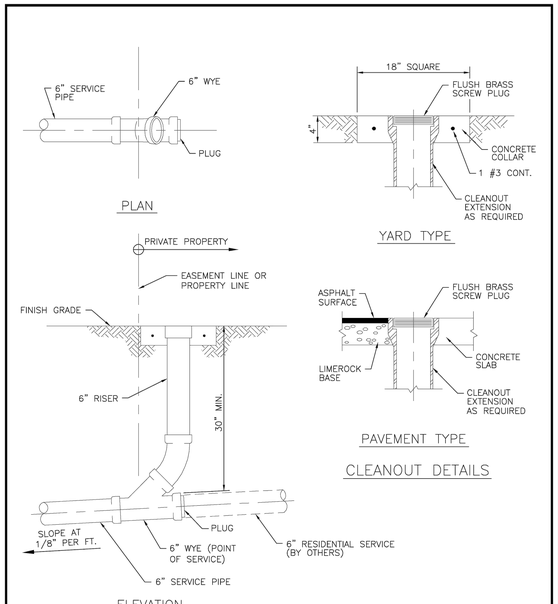
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FRAME AND COVER CITY OF HOLLYWOOD	DRAWING NO. S-06.1
APPROVED: XXX		



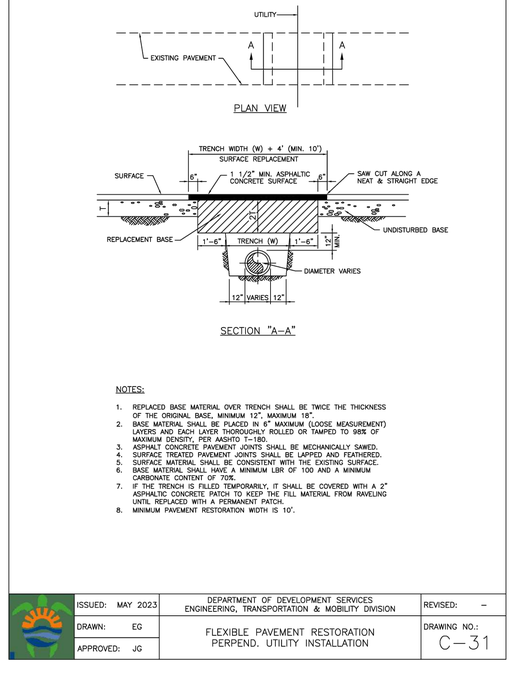
NOTES:

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

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



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



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

8-10-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

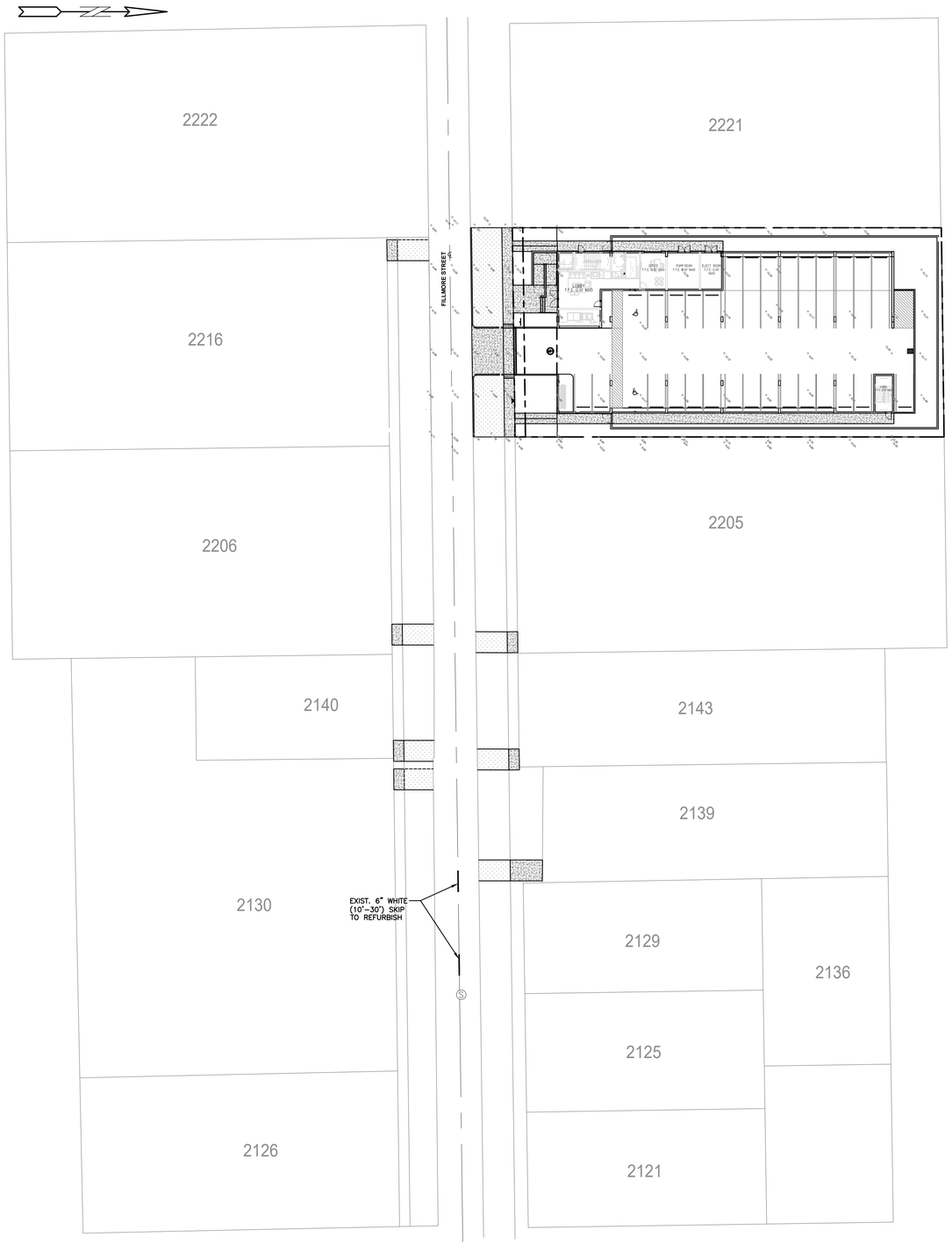
NO.	DATE	DESCRIPTION

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

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 5/9/23
SCALE: N.T.S.
SHEET NO.: C10
10 OF 11
PROJECT NO.: 23-15

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

BROWARD COUNTY FLORIDA

Our Best BROWARD COUNTY Nothing Less.

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
2300 W. Commercial Boulevard • Fort Lauderdale, Florida 33309 • 954-847-2600 • FAX 954-847-2700

MAINTENANCE OF TRAFFIC - SCHOOL/PEDESTRIAN

The Maintenance of Traffic plan, provided by the Contractor, shall include provisions for pedestrian and/or school student traffic as well as vehicular traffic. The following are minimum requirements:

1. The safe walk route for all school students within the vicinity of the construction zone shall be maintained during student arrival and dismissal times. If the current walking surface cannot be maintained, then a temporary walkable surface shall be created. The safe walk route shall be separated from the construction activity during the entire length of the project encompassing the entire walk route with proper pedestrian openings at designated crossings in compliance with FDOT Design Standards Index No. 600 as well as meeting all ADA requirements.
2. All construction equipment activity around any designated crosswalk shall cease to operate during the student arrival and dismissal times. All construction equipment activity adjacent to a designated walk route shall cease operating unless satisfactorily barricaded from the walk route.
3. In the case that a designated crossing or any portion of the designated walk route cannot be maintained, the Contractor shall notify the Special Projects Coordinator at Broward County Traffic Engineering Division, (954) 847-2600, a minimum of ten (10) working days prior to closing that route in order to establish an alternate crossing/route.
4. It shall be the Contractor's responsibility to install any necessary pavement, road rock, pavement markings and signage and/or any pedestrian signalization and/or signal modification to accommodate an existing or alternate walk route throughout the entire length of the project.
5. It shall be the Contractor's responsibility to provide State Certified School Crossing Guards or Off Duty Police Officers to cross students at all locations other than those previously designated. The Contractor may use Flagmen, but **ONLY** if they are State Certified as a School Crossing Guard.
6. Thirty (30) days prior to the beginning of construction the Contractor shall notify the Special Projects Coordinator at Broward County Traffic Engineering Division, (954) 847-2600 or at broward@traffic.org to discuss all necessary safety measures.
7. It shall be the Contractor's responsibility to notify the following Broward County School Board Pupil Transportation Department personnel if construction will impact any bus routes:

• Ruth Masters	Routing	(754) 321-4400 Ext. # 2309	ruth.masters@browardschools.com
• Vincent Harrell	Student Transportation & Fleet Service	(754) 321-4472	vincent.harrell@browardschools.com
• Mary Tochtermann	Student Transportation & Fleet Service	(754) 321-4400 Ext. # 2006	mary.tochtermann@browardschools.com

Upon coordination with the aforementioned personnel, and if deemed necessary, a pre-construction meeting will be held to determine all bus routes and to make any necessary arrangements for rerouting. The Special Projects Coordinator from the Broward County Traffic Engineering Division, (954) 847-2600, will be notified and may attend the pre-construction meeting.

8. The Contractor shall be responsible for obtaining an approved Maintenance of Traffic Plan (MOT), specifying the above school/pedestrian conditions, through the Broward County Traffic Engineering Division or the Local Municipality, depending on the roadway jurisdiction. The conditions outlined in the MOT are fully effective as part of the proposed improvements. The Contractor shall be responsible for ensuring that all work associated with the project is in compliance with all the requirements of the approved MOT.
9. The Contractor shall ensure that there are **NO** speed limit signs installed within the designated reduced speed school zone at any time throughout the project.

Revised: 9/24/14

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
8-10-23

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R.O.W. PAVEMENT MARKINGS PLAN & DETAILS

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION

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

ZE

FILLMORE STREET APARTMENTS
2215 FILLMORE STREET
HOLLYWOOD, FL 33020

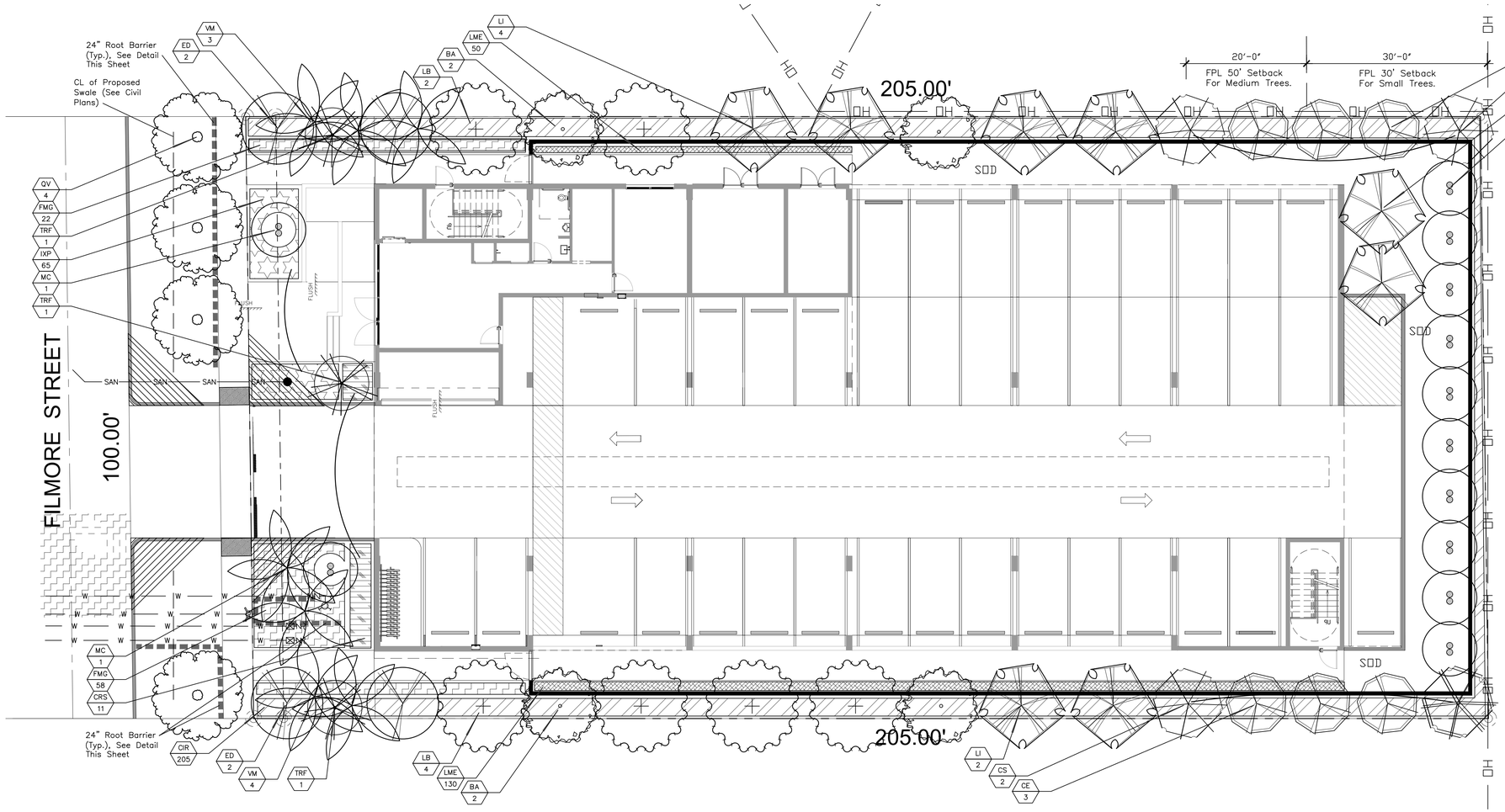
P.E.#:76036

DATE: 5/9/23

SCALE: 1"=30'

SHEET NO.:
C11
11 OF 11

PROJECT NO.: 23-15



century rootbarrier

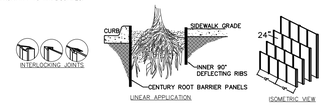
CENTURY PRODUCTS
1144 N. GROVE ST.
ANAHEIM, CA 92806
TOLL FREE:
1-800-480-8084
PHONE: (714) 632-1083
FAX: (714) 632-5470
www.centuryrootbarrier.com

SPECIFICATIONS:
CPU-SERIES: CPU12-2, 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) 632-1083 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 1.1" IN FRONT OF THE PANEL. EACH PANEL IS 24" WIDE AND 2' LONG WITH A TOP INTERLOCKING PANEL TO PANEL JOINING SYSTEM DESIGNED TO TIE HORIZONTALLY OR ABOVE IT PROVIDED FOR INSTALLING VERTICALLY OR SLIDING ONE PANEL INTO THE NEXT.

PROPERTIES:	ASTM TEST METHOD	VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300
ELONGATION @ BREAK	D638	PSI
TENSILE MODULUS OF ELASTICITY	D638	420K
FLEXURAL STIFFNESS	D747	150,000 PSI
CANTILEVER BEAM	D1822	–
TENSILE IMPACT	–	125,000
ENVIRONMENTAL STRESS CRACKING RESISTANCE	D1693	FS 50FT. LBS/IN
HARDNESS, SHORE D	D2240	60

LINEAR APPLICATION: FOR ROOT PRUNING OF EXISTING TREES OR IN PLANTING SITUATIONS WHERE ONE OR MORE TREES ARE IN CLOSE PROXIMITY TO HARDSCAPES.

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° 1/2" - 3/4" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL
- 24" WIDE PANELS
- ADJUSTABLE ANTI-UPPOLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1" (30CM) SECTIONS



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 PUBLICATION AND SHALL 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.

24" ROOT BARRIER DETAIL

NTS

CITY OF HOLLYWOOD PLANTING CALCULATIONS

4.6 RAC

				Required		Provided	
4.d.(3)1	**Street Trees:** One Per 30 LF of Street Frontage						
	100	LF	Feet of Fill'more Street	4		4	
4.d.(3)2	**5' Landscape Buffer Required and Provided. One Tree per 20 LF**						
	510	LF	Perimeter of East, North and West Boundaries	26		26	
4.d.(3)5	**5' Landscape Buffer Required and Provided. 42" Landscape Element**						
	510	LF	Perimeter of East, North and West Boundaries	42" Hedge		42" Hedge	CIR 42" See Plant List
4.d.(3)9	**One Tree per every 1,000 square feet of Pervious Area**						
	5,164		Square Feet of Pervious (Net Lot) Area.	6		6	
4.d.(3)12	**20% Landscape Open Space**			4,100	20%	5,164	25%
	Total Trees			**36**		**36**	

CITY OF HOLLYWOOD

SITE PLAN INFORMATION-GROUND FLOOR

Property Use: RAC Single Family Residential
Property Zoning: DH-2

Gross Site Area:	20,502	Sq. Feet	=	0.47 Acres
Building Footprint Area:	12,585	Sq. Feet	=	61.4%
Driveway/Walks:	1,775	Sq. Feet	=	8.7%
VUA Exterior:	978	Sq. Feet	=	4.8%
Total Impervious Areas:	15,338	Sq. Feet	=	74.8%
Landscape Area:	5,164	Sq. Feet	=	25.2%
Total Pervious Areas:	5,164	Sq. Feet		

Filmore Street Plant List

Code		Drought	QTY.		Botanical Name / Common Name	Specifications	DBH (Inches)	Total (Inches)
PROPOSED TREES / PALMS								
CE	(N)	V	6		Conocarpus erectus sericeus / Silver Buttonwood	12'x4-5', 2" DBH, Sng. Trunk		
CS	(N)	V	4		Cordia sebestena / Orange Geiger	12'x4-5', 2" DBH, Sng. Trunk		
ED		V	4		Elaeocarpus decipiens / Japanese Blueberry	12'x4-5', 2" DBH, Sng. Trunk		
LB	(N)	V	6		Lysiloma bahamensis / Wild Tamarind	12'x4-5', 2" DBH, Sng. Trunk		
LI		V	6		Lagerstroemia indica 'Natchez' / Crape Myrtle, Watermelon Red	12'x4-5', 3" DBH, Sng. Trunk		
MC	(N)	V	4		Myrica cerifera / Wax Myrtle	12'x4-5', 3" DBH, Sng. Trunk		
QV	(N)	V	4		Quercus virginiana / Live Oak	12'x4-5', 2" DBH, Sng. Trunk		
VM		V	6		Veitchia montgomeryana / Montgomery Palm	8' CT Min.		
			36		**Total Trees/Palms (VM Counted 3:1)**			
			24		**Native Trees**			
			67%		**Native Trees**			
MITIGATION TREE/PALM LIST								
BA		V	4		Bulnesia arborea / Verawood	12' Ht., 4" DBH, Sng. Trunk	4	16
LI		V	2		Lagerstroemia indica 'Natchez' / Crape Myrtle, Watermelon Red	12' Ht., 3" DBH, Sng. Trunk	3	6
MC	(N)	V	8		Myrica cerifera / Wax Myrtle	12'x4-5', 3" DBH, Sng. Trunk	3	24
VM		V	1		Veitchia montgomeryana / Montgomery Palm	8' CT Min.		
						Total DBH Added		**46**
						Total DBH Removed		**65**
						DBH Deficiency		**19**
						Payment Into the Tree Trust Fund @ $350 per ea. 2" =		**$3,325**
						Total Palms Added		**1**
						Total Palms Removed		**1**
						Palms Deficiency		**0**
HEDGES / SHRUBS								
CIR	(N)	V	205		Chrysobalanus icaco 'Red Tip' / Cocoplum	7 Gal., 42-48"x 24-30", 30" OC		
CRS	(N)	V	11		Clusia rosea / Small Leaf Clusia	7 Gal., 48"x 24", 36" OC		
IXP		V	65		Ixora 'Petite' / Red Taiwan Dwarf	3 Gal., 15-18" OA Ht., 18-20" OC		
TRF	(N)	V	3		Thrinax radiata / Florida Thatch Palm	6-7' OA Ht., Dbl. Trunks		
			284		**Total Shrubs**			
			219		**Native Shrubs**			
			77%		**Native Shrubs**			
GROUND COVERS / SOD								
FMG		V	80		Ficus microcarpa / Green Island Ficus	3 Gal., 18" Spr., 18-20" OC		
LME		V	180		Liriope muscari 'eg' / Liriope Evergreen Giant	1 Gal., 12" OA Ht., 12" OC		
Sod		M	By GC	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams		

Sunshine811

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

Check positive response codes before you dig!

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

REVISIONS
5-25-2023: Per City Comments
6-20-2023: Perimeter Wall Revised
8-16-2023: Revised civil added

Landscape Permit Plan
Fillmore Street Apartments
2215 Fillmore Street
Hollywood, Florida 33020

DRAWN: TW
CHECKED: TW
DATE: 5-19-2023
SCALE: 1"=10'

Sheet No.
L-2
Sheet 2 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 ½" 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

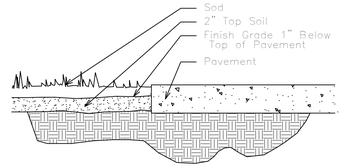
All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

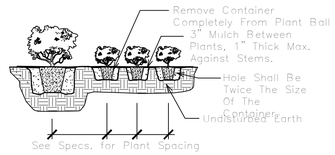
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean 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.

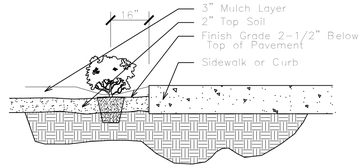
All plant material shall be warranted by the landscape contractor for One Year after Final Inspection.
Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.
No landscape substitutions shall be made without the City of Hollywood approval.



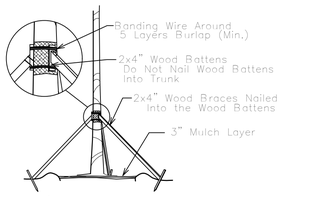
SOD INSTALLATION DETAIL
NTS



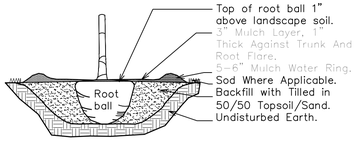
SHRUB PLANTING DETAIL
NTS



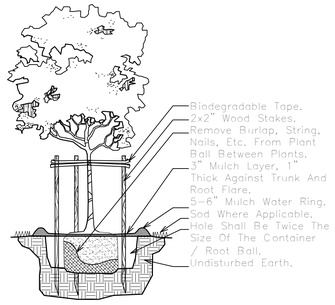
SHRUB INSTALLATION DETAIL
NTS



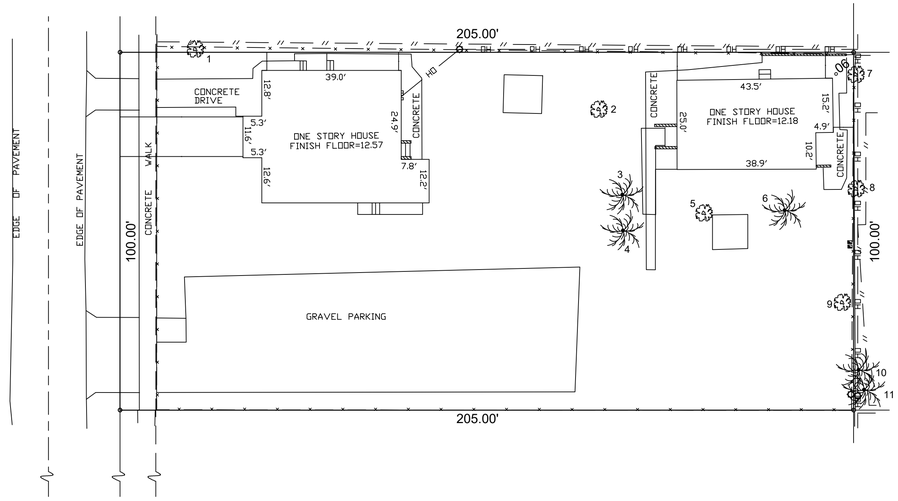
TREE/PALM BRACING DETAIL
NTS



TREE/PALM PLANTING DETAIL
NTS



SMALL TREE PLANTING DETAIL
NTS



2215 Fillmore Street Existing Tree List

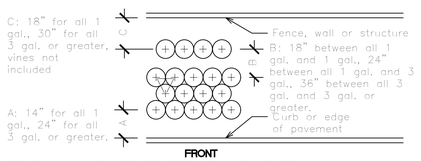
Case/Location: 2215 Fillmore Street, Hollywood, FL
Date: 5/20/2023
Appraiser: Thomas White, ASLA-ISA. Arborist FL-5248A

Tree #	Species Botanical Name / Common Name	Ht. (Feet)	Spr. (Feet)	DBH (Inches)	Condition	DBH Removed (Inches)	Disposition
1	Ficus microcarpa / Indian Laurel	20	30	24	Fair-Poor	24	Remove
2	Bischofia javanica / Bishopwood	25	25	18	Poor	0	Remove
5	Persea americana / Avocado	20	8	17	Near Dead	17	Remove
7 **	Bursera simarubra / Gumbo Limbo	20	10	16	Very-Very Poor	16	Remove
8 **	Quercus virginiana / Live Oak	16	8	8	Very-Very Poor	8	Remove
					DBH Removed	65	
**	Hat racked from utility line clearance trimming						

Existing Palm List

Article 9.9.B.3.c. per City of Hollywood. Palm species that are highly susceptible to lethal yellowing (per UF-IFAS) = Cocos nucifera / Coconut Palm

Palm #	Species Botanical Name / Common Name	Ht. (Feet)	CT (Feet)	DBH (Inches)	Condition	Replacement Palms	Disposition
3	Hyophorbe lagenicaulis / Bottle Palm	5	1	10	Fair	0	Remove
4	Hyophorbe lagenicaulis / Bottle Palm	5	1	10	Fair	0	Remove
6	Cocos nucifera / Coconut Palm	15	6	10	Good-Fair	0	Remove
9	Sabal palmetto / Cabbage Palm	15	10	10	Poor	1	Remove
10	Sabal palmetto / Cabbage Palm	8	1	10	Fair	0	Remove
11	Sabal palmetto / Cabbage Palm	12	6	10	Fair	0	Remove
						1	



TYPICAL SHRUB SPACING DETAIL
NTS

Sunshine 811
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,
tcawhite@bellsouth.net
954-253-2265

REVISIONS

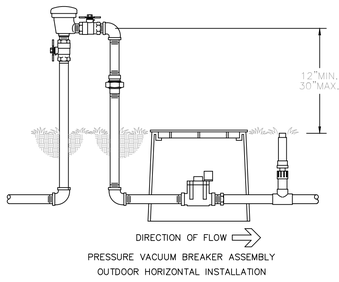
Tree Survey / Landscape Notes & Details

Fillmore Street Apartments

2215 Fillmore Street
Hollywood, Florida 33020

DRAWN: TW
CHECKED: TW
DATE: 5-19-2023
SCALE: 1"=20'

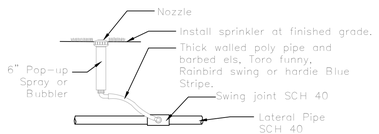
Sheet No.
L-1
Sheet 1 Of 3



PRESSURE VACUUM BREAKER ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION

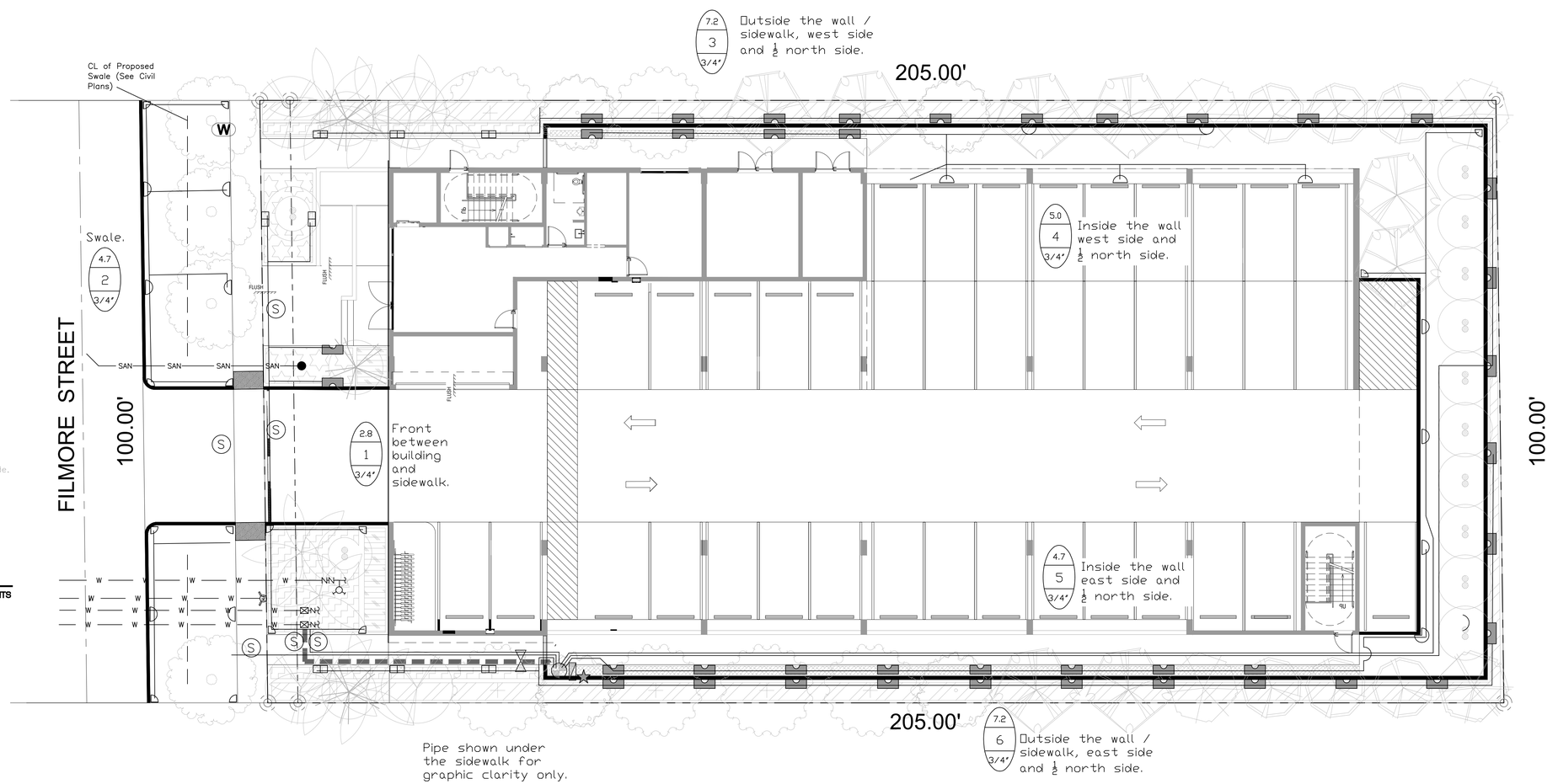
WILKINS MODEL 720A

NTS



6" Pop-up Spray / Bubbler Detail

NTS



IRRIGATION LEGEND:

- 1" MAIN LINE
- LATERAL ZONE LINES.
- CONTROLLER - Intermatic Electric 8 station controller wall mounted outside.
- Mini Clik automatic rain sensor shutoff mounted outside on eave of structure.
- ZONE VALVES - Fimco 4 Station Indexing.
- (W) 1" WATER METER & BACKFLOW (See Civil Plans).
- (S) SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
- 6' POP-UP SPRAY - Hunter Pro-Spray Series: Fixed or Adjustable Arc Nozzles as Required. NOTE - All of the below may not be used

		13-21' Series	8-15' Series	6-12' Series
90	Q			
120	T			
180	H			
240	TT			
270	TQ			
360	F			

- SS-530 5 x 30'
- LCS-515 5 x 15'
- 0.0 / 1 / 1" GPM / ZONE # / VALVE SIZE

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 inch.
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
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.

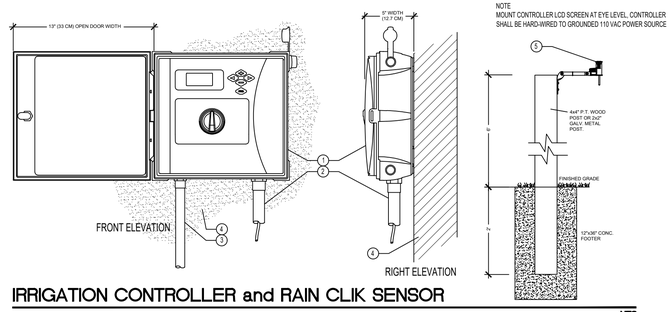
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local 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.

LEGEND:
1. IRRIGATION CONTROLLER
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
5. 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

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,
tcawhite@bellsouth.net
954-253-2265

REVISIONS

8-16-2023: Per New Comments

Irrigation Permit Plan

Fillmore Street Apartments

2215 Fillmore Street
Hollywood, Florida 33020

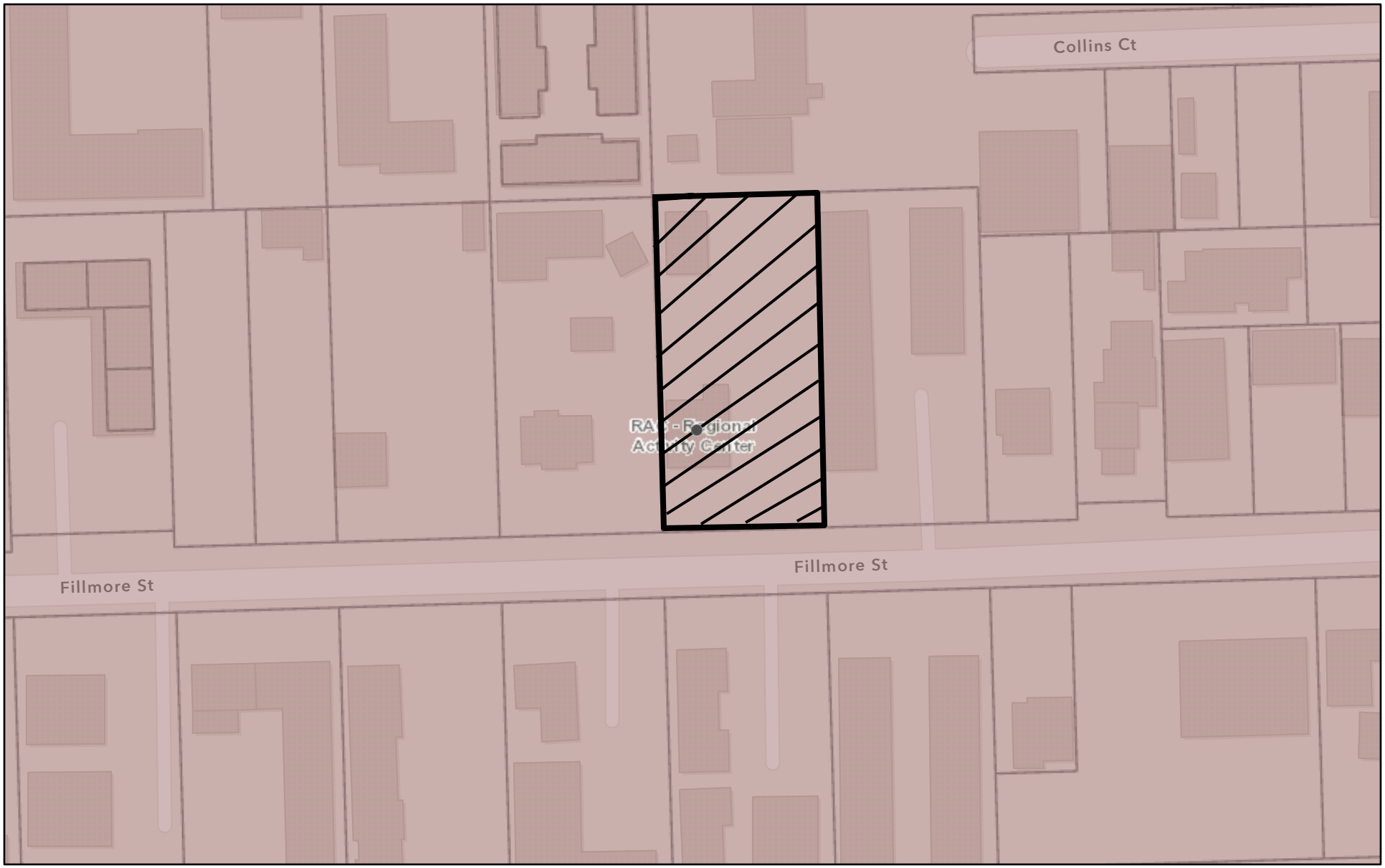
DRAWN: TW
CHECKED: TW
DATE: 5-19-2023
SCALE: 1"=10'

Sheet No.
L-3
Sheet 3 Of 3

ATTACHMENT B

Land Use and Zoning Map

2215 Fillmore St. Folio No. 5142-16-01-4020



Streets
Subject Property
Land Use - RAC
Zoning -DH-2

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

ATTACHMENT C

Public Participation

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: June 20, 2023

Applicant: Kaller Architecture

Legal Description: Lot 2 Block 10 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

Address or General Location: 2215 Fillmore Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of June 5, 2023, Civic Association within 500 feet, Planning Department, and the City Commission.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed June 20, 2023.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted June 14, 2023.

Thank You,

Christina Mathews

Sworn and subscribed before me this 20th day of June, 2023. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: **Thursday, July 6, 2023, at 6:00 PM**

To participate, you must register before **12:00 P.M**. on **Wednesday, July 5, 2023** (Instructions provided below).

If you have specific questions regarding the Proposed Development that you would like answered during this meeting, we request that you please send them to Laurie Yoder via e-mail to laurie@kallerarchitects.com in advance of the meeting on or before **12:00 P.M.** on **Wednesday, July 5, 2023**.

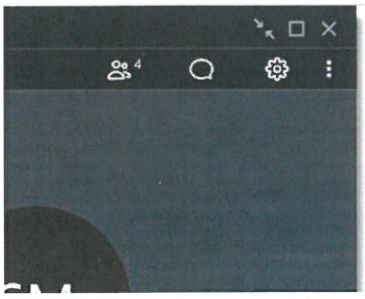
REGISTRATION

To Register, please e-mail your name and e-mail address to laurie@kallerarchitects.com no later than **12:00 P.M** on **Wednesday, July 5, 2023.**

INSTRUCTIONS FOR REGISTRATION FOR VIRTUAL MEETING

- In order to see and hear our Presentation, you will need a computer, laptop, smartphone or tablet with speakers and just click on the gotomeet link below. If you don't already have the GoTo software, it will download automatically, and you'll be placed into the meeting. Just in case you've misplaced the information, please see the Public Participation Link below for the meeting login.

  We will only be accepting questions through an email to laurie@kallerarchitects.com before the meeting time or during the meeting through the Chat function on the GoTo Meeting on your computer or tablet. Please click on the chat button (bubble looking button) shown below and type in your question.



KallerArchitecture

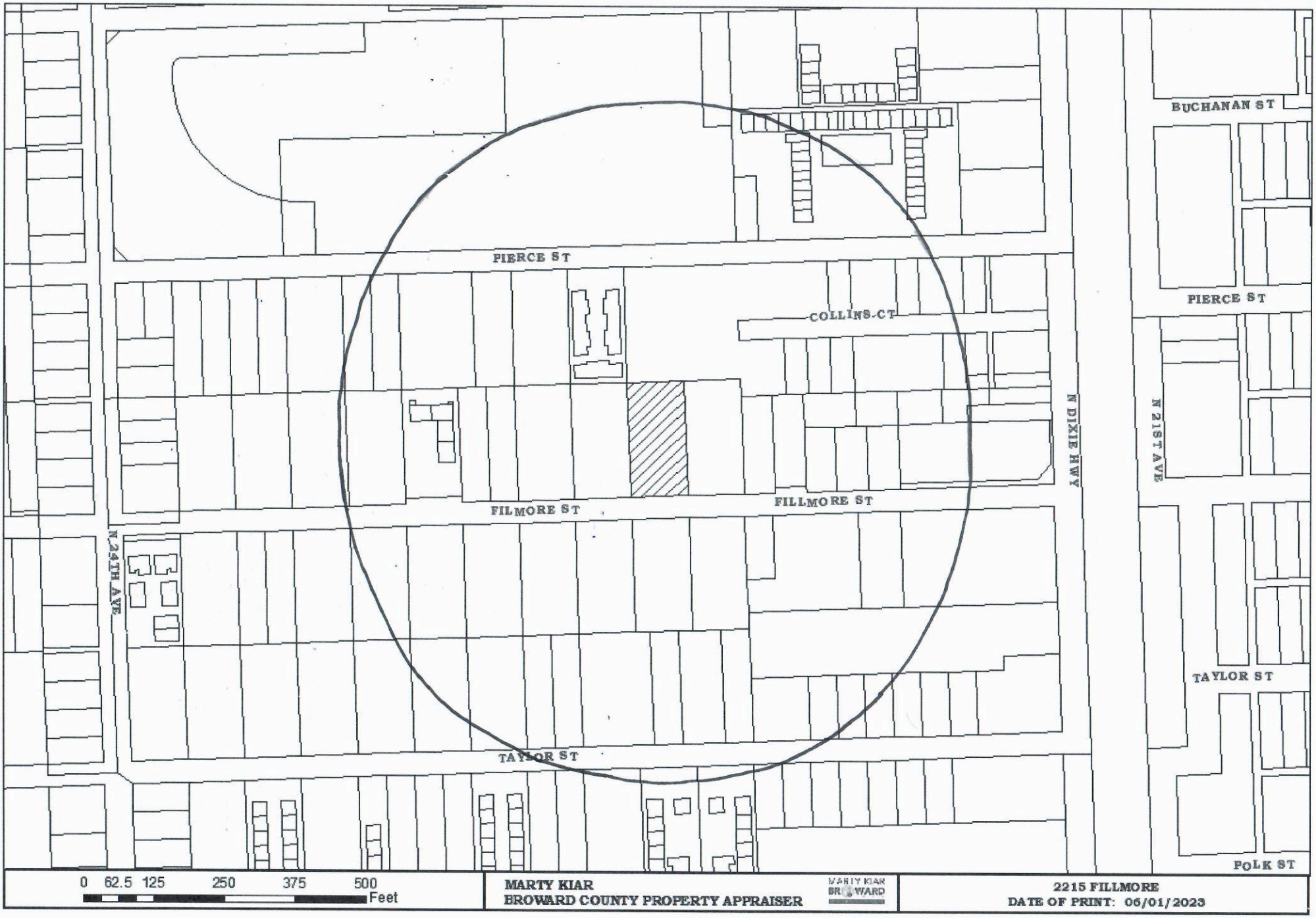
VIRTUAL COMMUNITY MEETING INVITATION

We are inviting you to attend a Virtual Community Meeting to discuss an Application submitted to the City of Hollywood. This meeting is being held to discuss the Residential Apartment Development proposed for the property identified in the location map below. All interested parties are encouraged to participate in this virtual meeting. Joseph B. Kaller, Architect of Kaller Architecture will be presenting this Proposed Project and immediately following the presentation will be a time to address questions.

2215 Fillmore Street Apartments
2215 Fillmore Street
MAP



AA #26001212 | 2417 Hollywood Blvd. Hollywood, FL 33020 | 954 920 5746
joseph@kallerarchitects.com | kallerarchitects.com


BUCHANAN ST
PIERCE ST
PIERCE ST
COLLINS CT
N DIXIE HWY
N 21ST AVE
FILMORE ST
FILLMORE ST
N 24TH AVE
TAYLOR ST
TAYLOR ST
POLK ST
0 62.5 125 250 375 500
Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR BROWARD
2215 FILLMORE
DATE OF PRINT: 06/01/2023

KallerArchitecture

July 13, 2023

City of Hollywood
Division of Planning & Urban Design
2600 Hollywood Boulevard, Suite #315
Hollywood Florida 33020

Attention: Ms. Carmen Diaz

Reference: Community Outreach Summary
2215 Fillmore Street
Hollywood, Florida
File #23-DP-23
Architect's Project #22219

Dear Ms. Diaz:

In accordance with the City's Outreach Ordinance, this letter serves to confirm the summary of the Community Outreach Meeting relating to the above referenced matter.

On June 20, 2023, we sent notice to all properties and Civic Association within 500 feet from each property line of the subject Property informing them of a virtual public meeting to be held on Thursday, July 6, 2023, at 6:00 PM. The Virtual Notice included information about the development and its location. Signs were posted on the Property on June 14, 2023.

The Virtual meeting, held on Thursday, July 6, 2023, and was attended by the Architect Joseph B. Kaller and Ms. Lonna Spitaleri. The Architect, Joseph Kaller presented a Power Point Presentation of the Project, and had a time of questions directly after the Presentation. Ms. Spitaleri said the building's modern look would be a welcomed project to the neighborhood.

Please do not hesitate to contact me if you have any questions or comments.

Very Truly Yours,
Kaller Architecture

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

AA #26001212 | 2417 Hollywood Blvd. Hollywood, FL 33020 | 954 920 5746
joseph@kallerarchitects.com | kallerarchitects.com


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Kaller Architecture
Project Name: 2215 Fillmore Street Apartments
FOR VIRTUAL MEETING LOGIN INFORMATION:
laurie@kallerarchitects.com
MEETING DATE & TIME: 7/6/2023 @ 6:00 PM
Posted: 6/14/2023 By: Cutro

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	ST
514215060010	MIRON 500 LLC	407 POINCIANA DR	HALLANDALE BEACH	FL
514216010111	WARRENTON H(	2145 PIERCE ST STE 200	HOLLYWOOD	FL
514216010140	BROWNIE PROF	640 SEA TURTLE WAY	PLANTATION	FL
514216010180	SSS1818 LLC	2999 NE 191 ST STE 402	MIAMI	FL
514216010182	TRANCHINA,NIC	724 HOLLYWOOD BLVD	HOLLYWOOD	FL
514216010220	ROBERT TIMOTI	1920 NW 39 AVE	COCONUT CREEK	FL
514216010230	TRANCHINA,NIC	724 HOLLYWOOD BLVD	HOLLYWOOD	FL
514216010260	KAHN,HAROLD I	209 SE 2 CT	HALLANDALE BEACH	FL
514216010400	LIZMINT INC	16375 NE 18 AVE STE 300	N MIAMI BEACH	FL
514216013690	ANTEVY,VIKTOI	3650 N 36 AVE # 73	HOLLYWOOD	FL
514216013730	KAHN,HAROLD I	209 SE 2 CT	HALLANDALE BEACH	FL
514216013731	SULLIVAN,RICH/	2205 TAYLOR ST	HOLLYWOOD	FL
514216013750	SANCHEZ ROSE	2209 TAYLOR ST	HOLLYWOOD	FL
514216013760	GUITELMAN DE\	7401 PALOMINO DR APT 117	HOLLYWOOD	FL
514216013780	SUKOT CORP	1990 NE 163 ST STE 209	NORTH MIAMI BEACH	FL
514216013790	SUKOT CORP	1990 NE 163 ST STE 209	NORTH MIAMI BEACH	FL
514216013810	GARFIELD NAD	1850 S OCEAN DR #607	HALLANDALE BEACH	FL
514216013820	LOMAR PROPEI	125 N 46 AVE	HOLLYWOOD	FL
514216013930	2306 FILLMORE	2306 FILLMORE ST	HOLLYWOOD	FL
514216013940	NW 59 CAPITAL	1729 SW 4 ST	FORT LAUDERDALE	FL
514216013950	CSB6 LLC	3623 N ANDREWS AVE	OAKLAND PARK	FL
514216013960	CURRITHERS,D/	16070 NE 11 AVE	NORTH MIAMI BEACH	FL
514216013970	2222 FILLMORE	PO BOX 814894	HOLLYWOOD	FL
514216013990	AJAP INVESTME	325 NW 19 LN	MIAMI	FL
514216014000	2260 FILLMORE	418 S DIXIE HWY	HALLANDALE BEACH	FL
514216014010	GIRAL PROPER	1909 TYLER ST #600	HOLLYWOOD	FL
514216014020	PONMATTAM FA	12095 87 ST N	WEST PALM BCH	FL
514216014030	2221 FILLMORE	11301 NW 8 ST	PLANTATION	FL
514216014040	DTD 190 LLC	2719 HOLLYWOOD BLVD	HOLLYWOOD	FL
514216014050	CORRADI,GAST(	2250 SW 3 AVE #100	MIAMI	FL
514216014060	CORRADI,GAST(	2250 SW 3 AVE #100	MIAMI	FL
514216014080	FILLMORE OAKS	6099 STIRLING RD STE 214	DAVIE	FL
514216014210	2302-2306 PIER(	1815 GRIFFIN RD SUITE 401	DANIA BEACH	FL
514216014220	2302-2306 PIER(	1815 GRIFFIN RD SUITE 401	DANIA BEACH	FL
514216014230	H&H ASSET HOI	2719 HOLLYWOOD BLVD	HOLLYWOOD	FL
514216014240	CB FILLMORE LI	2250 SW 3 AVE STE 100	MIAMI	FL
514216014250	DTD 190 LLC	2719 HOLLYWOOD BLVD	HOLLYWOOD	FL
514216014260	DECO INN INC	2136 NE 123 ST	NORTH MIAMI	FL
514216014261	DECO INN INC	2136 NE 123 ST	NORTH MIAMI	FL
514216014262	DECO INN INC	2136 NE 123 ST	NORTH MIAMI	FL
514216014263	DECO INN INC	2136 NE 123 ST	NORTH MIAMI	FL
514216014270	RAYFIELD FAMI	7788 EMBASSY BLVD	MIRAMAR	FL
514216014440	BROWNIE PROF	640 SEA TURTLE WAY	PLANTATION	FL
514216050110	GOBIN,JAMESJA	2151 PIERCE ST	HOLLYWOOD	FL
514216060010	ECKSTROM,MIC	2143 FILLMORE ST	HOLLYWOOD	FL
514216060020	HALPERN,STEPI	PO BOX 355	DANIA BEACH	FL
514216060030	DEEP SEA REAL	2129 FILLMORE ST	HOLLYWOOD	FL
514216060040	KONONOV,MARI	2125 FILLMORE ST # W	HOLLYWOOD	FL
514216060050	TRANCHINA,NIC	724 HOLLYWOOD BLVD	HOLLYWOOD	FL
514216070030	J DANIEL ENTEI	3600 SW 132 AVE	MIRAMAR	FL
514216070040	2124 PIERCE ST	2404 HOLLYWOOD BLVD	HOLLYWOOD	FL
514216070041	DISTINCTIVE CR	2126 PIERCE ST	HOLLYWOOD	FL
514216070060	DISTINCTIVE CR	2126 PIERCE ST	HOLLYWOOD	FL
514216070110	SSS1818 LLC	2999 NE 191 ST STE 402	MIAMI	FL
514216070140	YMBH PARTNER	5282 SW 33 WAY	FORT LAUDERDALE	FL
514216070160	ROBERT TIMOTI	1920 NW 39 AVE	COCONUT CREEK	FL
514216070170	M & D BOYETTE	3111 N OCEAN DR #1109	HOLLYWOOD	FL
514216070180	DONALD & MAR	3111 N OCEAN DR #1109	HOLLYWOOD	FL

514216080040	KAHN,FRANK	209 SE 2 CT	HALLANDALE BEACH	FL
514216080050	KAHN,HAROLD I	209 SE 2 CT	HALLANDALE BEACH	FL
514216080060	KORYTNICKI,MA	2129 TAYLOR ST	HOLLYWOOD	FL
514216080070	BFR HOLDINGS	3029 NE 188 ST APT 704	AVENTURA	FL
514216080080	KAHN,HAROLD I	209 SE 2 CT	HALLANDALE BEACH	FL
514216090010	EXTRA SPACE F	PO BOX 71870	SALT LAKE CITY	UT
514216090080	HERNANDEZ,PE	2126 FILLMORE ST	HOLLYWOOD	FL
514216090090	TAL,YAFFATAL,(	2521 REGALIA WAY	HOLLYWOOD	FL
514216090110	WALD,WARREN	2634 LEE ST	HOLLYWOOD	FL
514216410010	SCHOOL BOARI	600 SE 3 AVE	FORT LAUDERDALE	FL
514216410012	CITY OF HOLLY\	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL
514216AA0010	ARGUETA,ERIK/	2210 TAYLOR ST #101	HOLLYWOOD	FL
514216AA0020	ACEVEDO,LILIAI	2210 TAYLOR ST #203	HOLLYWOOD	FL
514216AA0030	MAWI RE LLC	2750 NE 185 ST STE 204	AVENTURA	FL
514216AA0040	TAVAKOLI,AHM/	1200 DIPLOMAT PKWY	HOLLYWOOD	FL
514216AA0050	CAPANO,VITTOI	7442 DE BELFORY	*ANJOU QC	CA
514216AA0060	MOHAMMED,ALI	2210 TAYLOR ST #106	HOLLYWOOD	FL
514216AA0070	LUKOSTCHUK,A	2210 TAYLOR ST #107	HOLLYWOOD	FL
514216AA0080	MICAEL LLC	7901 4 ST N STE 300	ST PETERSBURG	FL
514216AA0090	BERNADSKY,VI	2210 TAYLOR ST #202	HOLLYWOOD	FL
514216AA0100	ACEVEDO,LILLI/	2210 TAYLOR ST #203	HOLLYWOOD	FL
514216AA0110	ROCA,JAIME AN	2210 TAYLOR ST #204	HOLLYWOOD	FL
514216AA0120	PANTANO,SERG	7501 E TREASURE DR #107	NORTH BAY VILLAGE	FL
514216AA0130	RODRIGUEZ,JOI	3000 NE 188TH STREET APT 603	AVENTURA	FL
514216AA0140	DAYAN,BATIA	2210 TAYLOR ST #207	HOLLYWOOD	FL
514216AA0150	FOSTER,GROVE	2210 TAYLOR ST #301	HOLLYWOOD	FL
514216AA0160	RYAN,JAMES D	5314 W PARK RD	HOLLYWOOD	FL
514216AA0170	MORALES CARE	2210 TAYLOR ST #303	HOLLYWOOD	FL
514216AA0180	HAMBURG CAPI	7901 4 ST N STE 300	SAINT PETERSBURG	FL
514216AA0190	GIANLUCA G LL(	1200 ANASTASIA AVE	CORAL GABLES	FL
514216AA0200	ZUKOWSKI,JEAI	2210 TAYLOR ST #306	HOLLYWOOD	FL
514216AA0210	SENIOR,ZADIE I	2210 TAYLOR ST #307	HOLLYWOOD	FL
514216AC0010	HERAUD,CESAR	2145 PIERCE ST #101	HOLLYWOOD	FL
514216AC0020	LEVESQUE,MAR	17ST JOSEPH	*GRANDY QC	CA
514216AC0030	LESAGE,JACQU	63 RUE DE LISIEUX	*LAVAL QC	CA
514216AC0040	RICARDO,ALFRE	2145 PIERCE ST #104	HOLLYWOOD	FL
514216AC0050	CLETO SOLUTIC	140 S DIXIE HWY #418	HOLLYWOOD	FL
514216AC0060	NAVA-COCA,AN/	2145 PIERCE ST #106	HOLLYWOOD	FL
514216AC0070	SANSONE,ANGE	60 WILSON RD #1	NAHANT	MA
514216AC0080	MORIN,ESTELLE	2145 PIERCE ST #108	HOLLYWOOD	FL
514216AC0090	SEGUIN,MICHEL	2145 PIERCE ST #109	HOLLYWOOD	FL
514216AC0100	BOUCHARD,ERI	3804 DE L'HETRIERE ST AGUSTIN	*QUEBEC QC	CA
514216AC0110	GAUDREAULT,JI	154 DES MYOSOTIS ST	*CHICOUTIMI QC	CA
514216AC0120	SPIZZIRRI,FRAN	13 CONCORDE DR	*BRAMPTON ON	CA
514216AC0130	FIGUEIRAS,JOSI	2145 PIERCE ST #113	HOLLYWOOD	FL
514216AC0140	YATACO,IRMA S	2145 PIERCE ST #114	HOLLYWOOD	FL
514216AC0150	RODRIGUEZ,GIL	2145 PIERCE STREET #115	HOLLYWOOD	FL
514216AC0160	RIVERA,IRIS	4700 HURON BAY CIR	KISSIMMEE	FL
514216AC0170	LAVERONI,CAR(	2145 PIERCE ST #117	HOLLYWOOD	FL
514216AC0180	MURPHY,WILLIE	2145 PIERCE ST #118	HOLLYWOOD	FL
514216AC0190	TATTA,ANDREAI	168 RANG GRAVEL	*SAINT-BEATRIX QC	CA
514216AC0200	DEVINO,ROBER	2 BOYD ST	HAZLET	NJ
514216AC0210	BITA CODRES,A	2145 PIERCE ST UNIT 121	HOLLYWOOD	FL
514216AC0220	GUERRERO,AU(	2145 PIERCE ST UNIT 122	HOLLYWOOD	FL
514216AC0230	PELLI,PATSY R	85 RIVERSIDE DR #B3	STAMFORD	CT
514216AC0240	CRUZ,ODY	2145 PIERCE ST UNIT 124	HOLLYWOOD	FL
514216AC0250	GARRISI,ROSEM	214-32 40 AVE	BAYSIDE	NY
514216AC0260	SOTO,IDALMAM/	2145 PIERCE ST #126	HOLLYWOOD	FL
514216AC0270	BALLERO,JUAN	2145 PIERCE ST #127	HOLLYWOOD	FL

514216AC0280	DROBEY,MADEL	211 CHEMIN DES CYPRES	*SAINTE SERAPHINE QC	CA
514216AC0290	FORTE,CARMEL	91 STATEN ISLAND BLVD	STATEN ISLAND	NY
514216AC0300	ADAMS,ANA C H	2145 PIERCE ST #130	HOLLYWOOD	FL
514216AC0310	MORIN,IBIS	362 SW 1 AVE	DANIA BEACH	FL
514216AC0320	RODRIGUEZ,NA	2145 PIERCE ST #132	HOLLYWOOD	FL
514216AC0330	TEAPOT REALT	12345 DE LA CAPRICIEUSE PL	*MONTREAL QC	CA
514216AC0340	BUONAMICI,ELV	1581 JEAN TALON ST EST	*MONTREAL QC	CA
514216AC0350	LONZO.URBAN \	2145 PIERCE ST #202	HOLLYWOOD	FL
514216AC0360	SHREWSBURY,F	2145 PIERCE ST #203	HOLLYWOOD	FL
514216AC0370	LEE,WARREN	2145 PIERCE ST UNIT 204	HOLLYWOOD	FL
514216AC0380	LABRECQUE,AL	4530 DE LOMBARDIE #3	*BROSSARD QC	CA
514216AC0390	BATISTA,JOSE M	2145 PIERCE ST #206	HOLLYWOOD	FL
514216AC0400	TIBBS,TERRY N	2145 PIERCE ST # 207	HOLLYWOOD	FL
514216AC0410	BRIZUELA,EUGE	2145 PIERCE ST #313	HOLLYWOOD	FL
514216AC0420	PERFITO,NICHO	507 FARMINGTON AVE	HARTFORD	CT
514216AC0430	KOZHEVNIKOVA	2145 PIERCE ST #210	HOLLYWOOD	FL
514216AC0440	SPIZZIRRI,CARL	35 LAURA SABRINA DR	*WOODBRIDGE ON	CA
514216AC0450	COLACURCIO,VI	56 SOUNDVIEW AVE	STAMFORD	CT
514216AC0460	BOURGON,MARI	5800 RUE MORIN	*VAL-MORIN QC	CA
514216AC0470	MARICHAL,ROS/	2145 PIERCE ST #214	HOLLYWOOD	FL
514216AC0480	PLANTE,LILLIAN	2012-8888 RIVERSIDE DR E	*WINDSOR ON	CA
514216AC0490	AVITABILE,MICH	30 CASCO ST	QUINCY	MA
514216AC0500	FILIPPINI,FLAVI(	19501 W COUNTRY CLUB DR #1214	AVENTURA	FL
514216AC0510	PALADICHUK,HA	2145 PIERCE ST #218	HOLLYWOOD	FL
514216AC0520	HAJJ,HENRI	2145 PIERCE ST #219	HOLLYWOOD	FL
514216AC0530	SANTANA,DIONI	2145 PIERCE ST #220	HOLLYWOOD	FL
514216AC0540	KERR,HERMINE	2145 PIERCE ST #221	HOLLYWOOD	FL
514216AC0550	CAUDALES,FLA\	2145 PIERCE ST #222	HOLLYWOOD	FL
514216AC0560	GONZALEZ,ISIS(	2145 PIERCE ST #223	HOLLYWOOD	FL
514216AC0570	ANAYA,ALEXANI	2145 PIERCE ST #224	HOLLYWOOD	FL
514216AC0580	MEYEROVICH,IF	2145 PIERCE ST #225	HOLLYWOOD	FL
514216AC0590	LENZ,JAMES RC	2145 PIERCE ST APT 226	HOLLYWOOD	FL
514216AC0600	ESTEVES,NORM	2145 PIERCE ST #227	HOLLYWOOD	FL
514216AC0610	BRAVO,LUIS ALI	2145 PIERCE ST #228	HOLLYWOOD	FL
514216AC0620	ST LOUIS,FRAN(	2145 PIERCE ST #229	HOLLYWOOD	FL
514216AC0630	GARCIA,AIDA LU	2145 PIERCE ST #230	HOLLYWOOD	FL
514216AC0640	PARE,DIANELA I	395 DUFFERIN SUITE 121	*SALABERRY VALLEYFIELD QC	CA
514216AC0650	IBARRA,HERIBE	2145 PIERCE ST #232	HOLLYWOOD	FL
514216AC0660	MOREAULT,HAR	3935 49 AVE	*LAVAL-OUEST QC	CA
514216AC0670	JARRY,LISE	107-9 DE SARDAIGNE	*CANDIAC QC	CA
514216AC0680	KAMAL,MARK GI	2145 PIERCE ST #302	HOLLYWOOD	FL
514216AC0690	VIZZI,ANTONINC	7600 CHAMBORD APT 1	*MONTREAL QC	CA
514216AC0700	LAURENT,MARIE	2145 PIERCE ST UNIT 304	HOLLYWOOD	FL
514216AC0710	MOSQUERA,AN(	2145 PIERCE ST #305	HOLLYWOOD	FL
514216AC0720	GIANCARLI,ANG	6799 BAILY RD COTE	*ST LUC QC	CA
514216AC0730	FONTES,SILVIO	7601 SW 148 TER	PALMETTO BAY	FL
514216AC0740	RADOSZA,SOPH	4611 S UNIVERSITY DR	DAVIE	FL
514216AC0750	SINAYSKAYA,MA	2145 PIERCE ST #309	HOLLYWOOD	FL
514216AC0760	MANSOLINO,MA	2145 PIERCE ST #310	HOLLYWOOD	FL
514216AC0770	FIGUEROA,ADRI	2145 PIERCE ST #311	HOLLYWOOD	FL
514216AC0780	BROWN,CONCE	500 SOUTH SEVENTH ST	BANGOR	PA
514216AC0790	PALAU,ANTENO	4023 LARGE LEAF LN	HOLLYWOOD	FL
514216AC0800	RIVERO,RODOL	2145 PIERCE ST #314	HOLLYWOOD	FL
514216AC0810	PAQUIN,MARIET	1068 ARTHUR LISMER	*MONTREAL QC	CA
514216AC0820	ESCOBAR GON/	2145 PIERCE ST #316	HOLLYWOOD	FL
514216AC0830	MASRI,AMAL &E	6804 SW 5 ST	PEMBROKE PINES	FL
514216AC0840	POURAKIS,THE(	2145 PIERCE ST #318	HOLLYWOOD	FL
514216AC0850	LANDI,FRANCES	1208 FOXVIEW DR	BETHLEHEM	PA
514216AC0860	VOLINSKY,DANI	2145 PIERCE ST #320	HOLLYWOOD	FL

514216AC0870	BEATRICE,STEP	2145 PIERCE ST #321	HOLLYWOOD	FL
514216AC0880	GARAMELLA,JA(	2145 PIERCE ST #322	HOLLYWOOD	FL
514216AC0890	ALVARO,FRANC	2145 PIERCE ST #323	HOLLYWOOD	FL
514216AC0900	JUSTO,ROXANA	2145 PIERCE ST #324	HOLLYWOOD	FL
514216AC0910	RODRIGUEZ,WI	2145 PIERCE ST #325	HOLLYWOOD	FL
514216AC0920	CUESTA INVEST	14837 SW 43 TER	MIAMI	FL
514216AC0930	SAUER,RICHARI	2145 PIERCE ST #327	HOLLYWOOD	FL
514216AC0940	COLON,CARMEI	2007 NE 38 RD	HOMESTEAD	FL
514216AC0950	PELAGGI,BARR\	2145 PIERCE ST #329	HOLLYWOOD	FL
514216AC0960	PARADIS,SERGI	319-9146 BOULEVARD SAINT-JACQUES	*QUEBEC QC	CA
514216AC0970	GALVEZ,CESAR	2145 PIERCE ST #331	HOLLYWOOD	FL
514216AC0980	BLANCHETTE,S	79 CHEMIN DES FOUGEROLES	*LAC BEAUPORT QC	CA
514216AC0990	DE LAURENTIS,S	979 RUE DES SATURNIES	*SAINT-LAZARE QC	CA
514216AC1000	BEAUPRE,LISEB	462 RUE RAINE	*QUEBEC QC	CA
514216AC1010	BLACKSTOCK,FI	2145 PIERCE ST UNIT 402	HOLLYWOOD	FL
514216AC1020	MARINKOVIC,SN	1151 HAYES ST	HOLLYWOOD	FL
514216AC1030	BITAR,MAHAMA\	2145 PIERCE ST #404	HOLLYWOOD	FL
514216AC1040	MANGASAROVA	2145 PIERCE ST # 405	HOLLYWOOD	FL
514216AC1050	FREDERICK K P	2145 PIERCE ST #406	HOLLYWOOD	FL
514216AC1060	HUGUET,GUIDO	2145 PIERCE STREET #407	HOLLYWOOD	FL
514216AC1070	PALOMBO,ELAIN	107 FORREST AVE	RUNNEMEDE	NJ
514216AC1080	BOUGIE,ANDRE	294A TUPPER ST	*HAWKESBURY ON	CA
514216AC1090	MICHETTI,ROME	5260 MARIETTE AVE	*MONTREAL QC	CA
514216AC1100	ERAMO,D & MAF	73 CASTLETHORPE CRES	*NEPLAN ON	CA
514216AC1110	DESCOTEAUX-N	549 RUE MARQUIS	*REPENTIGNY QC	CA
514216AC1120	SCOTT,OLIVER ,	2145 PIERCE ST #413	HOLLYWOOD	FL
514216AC1130	MORAIS,LOUISM	2145 PIERCE ST #414	HOLLYWOOD	FL
514216AC1140	GARCIA-CORRO	2145 PIERCE ST #415	HOLLYWOOD	FL
514216AC1150	CALVO,HERNAN	2145 PIERCE ST UNIT 416	HOLLYWOOD	FL
514216AC1160	KING,KIMBERLY	2145 PIERCE ST #417	HOLLYWOOD	FL
514216AC1170	PITTERSON,HO\	2145 PIERCE ST 418	HOLLYWOOD	FL
514216AC1180	PASCUZZO,VIN(	9525 3E ST	*MONTREAL QC	CA
514216AC1190	ROTILI,FRANCE:	58 CH RADCLIFFE	*MONTREAL OUEST QC	CA
514216AC1200	ROTILI,DOMENI(	46 ROXTON CR	*MONTREAL WEST QC	CA
514216AC1210	PUEBLA,GUSTA\	2145 PIERCE ST #422	HOLLYWOOD	FL
514216AC1220	GARCIA,BERTH/	2145 PIERCE ST #423	HOLLYWOOD	FL
514216AC1230	YATACOALFARC	2145 PIERCE ST #424	HOLLYWOOD	FL
514216AC1240	MOROT,FREDEF	302-1276 BOUL ROSEMONT	*MONTREAL QC	CA
514216AC1250	NOGALES,HECT	2145 PIERCE ST #426	HOLLYWOOD	FL
514216AC1260	FIGUEREO,MAN	2145 PIERCE ST UNIT 427	HOLLYWOOD	FL
514216AC1270	VOSS,SHARON I	2145 PIERCE ST #428	HOLLYWOOD	FL
514216AC1280	MUNOZ,MARIA C	2145 PIERCE ST #429	HOLLYWOOD	FL
514216AC1290	TKACHEV,IGOR	2145 PIERCE ST #430	HOLLYWOOD	FL
514216AC1300	MELATTI,ZENA	19 JAMES ST	*PENETANGUISHENE ON	CA
514216AC1310	GRIMANN,ALICI/	3611 NE 16 TER	POMPANO BEACH	FL
514216AC1320	LAROUCHE,CHF	2145 PIERCE ST #433	HOLLYWOOD	FL
514216CB0010	JONES,COLYNN	4021 N UNIVERSITY DR #111	SUNRISE	FL
514216CB0020	GUTIERREZ,HEI	14011 LAKE CANDLEWOOD CT	MIAMI LAKES	FL
514216CB0030	MARTIN,SCOTT	2200 TAYLOR ST UNIT 103	HOLLYWOOD	FL
514216CB0040	DAYAN,BATIA	3900 SW 53 CT	FORT LAUDERDALE	FL
514216CB0050	BAROL LLC	21500 BISCAYNE BLVD STE 401	AVENTURA	FL
514216CB0060	IVGI,AVI ALBER	3101 N COUNTRY CLUB DR #112	AVENTURA	FL
514216CB0070	BLACK,STEPHEI	2200 TAYLOR ST #107	HOLLYWOOD	FL
514216CB0080	GOTAMA LLC	21500 BISCAYNE BLVD STE 401	AVENTURA	FL
514216CB0090	MALAVE,CARLO	2000 MAIN ST # 103	WESTON	FL
514216CB0100	GONZALEZ,PED	1880 SW 15 ST	MIAMI	FL
514216CB0110	PARADISE GARI	1521 SW 56 AVE	PLANTATION	FL
514216CB0120	GREEN,ROBERT	2640 ROOSEVELT ST	HOLLYWOOD	FL
514216CB0130	BHARATH,ROCH	2200 TAYLOR ST UNIT 206	HOLLYWOOD	FL

514216CB0140	BERNARD,ELIZA	2200 TAYLOR ST #207	HOLLYWOOD	FL
514216CB0150	TEMMEL,JOANN	188 CROSS RD	STORMVILLE	NY
514216CB0160	MICHAEL J HALL	25658 COTTAGE RD	WILMINGTON	IL
514216CB0170	A P E PARTNER	25 W 624 ST CHARLES RD	CAROL STREAM	IL
514216CB0180	AUGUSTO,ANGE	2200 TAYLOR ST #304	HOLLYWOOD	FL
514216CB0190	MORENO,NELIN	2317 SW 44 ST	CAPE CORAL	FL
514216CB0200	GUERIRE,IRVIN	2200 TAYLOR ST #306	HOLLYWOOD	FL
514216CB0210	TULLY,DANIEL M	14109 W 151 ST	HOMER GLEN	IL
514216GH0010	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216GH0020	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216GH0030	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216GH0040	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216GH0050	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216GH0060	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216GH0070	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216GH0080	ACS 2237 LLC	820 NE 5 TER	FORT LAUDERDALE	FL
514216HD0010	DELORIMIERE,R	2245 FILLMORE ST #1	HOLLYWOOD	FL
514216HD0020	ZABALA,JESSIC	2245 FILLMORE ST UNIT 2	HOLLYWOOD	FL
514216HD0030	ELLINGTON,AHM	2245 FILLMORE ST #3	HOLLYWOOD	FL
514216HD0040	MONTOYA,PATR	2245 FILLMORE ST UNIT 4	HOLLYWOOD	FL
514216HD0050	RODRIGUEZ,KA	2245 FILLMORE ST #5	HOLLYWOOD	FL
514216HD0060	RAUL A PASSAL	12200 SW 52 PL	COOPER CITY	FL
514216HD0070	SUWAL,SUDHAI	186 SW THORNHILL DR	PORT SAINT LUCIE	FL
514216HD0080	GUZMAN,ROSAL	2245 FILLMORE ST #8	HOLLYWOOD	FL
514216PX0010	LAGOS,FRANKL	2218 TAYLOR ST #1	HOLLYWOOD	FL
514216PX0020	LAVOIE,NATHAL	2029 RUE DU PARC	*VAREMMES QC	CA
514216PX0030	MILSE,SERGETI	6571 PAUL-PAU ST	*MONTREAL QC	CA
514216PX0040	CARO,SAGRARI	2218 TAYLOR ST UNIT 4	HOLLYWOOD	FL
514216PX0050	FRENCH,SHARC	5 PILGRIM RD	RYE	NY
514216PX0060	TROTTIER,DENI	2218 TAYLOR ST #6	HOLLYWOOD	FL
514216PX0070	SHOY,EUSTACE	2222 TAYLOR ST #7	HOLLYWOOD	FL
514216PX0080	ROWE,ANTHON	2222 TAYLOR ST UNIT 8	HOLLYWOOD	FL
514216PX0090	BUTEAU,CLAUD	6395 LE MESNIL 202	*QUEBEC QC	CA
514216PX0100	CALLAHAN,JOD	2222 TAYLOR ST # 10	HOLLYWOOD	FL
514216PX0110	MORIN,MICHEL	2222 TAYLOR ST #11	HOLLYWOOD	FL
514216PX0120	COUTURE,REJE	8570 DU VOISINAGE	*QUEBEC QC	CA

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Adam Gruber, (

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CITY OF
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PLANNING &
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SERVICES
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HOLLYWOOD
FL 33022-9045

Highland
Gardens Civic
Association, Inc.
Attn: Shirley
Stealey
2847 Plunkett St
HOLLYWOOD
FL 33020

Parkside Civic
Association, Inc.
Attn: Kenneth
Crawford,
President
2018 Fletcher
Street
Hollywood FL
33020

Downtown
Parkside Royal
Poinciana Civic
Association, Inc.
Lynn Smith,
President
PO Box 223697
Hollywood, FL
33022

United
Neighbors of
South
Hollywood, Inc.
Attn: Helen
Chervin
2470 Adams
Street
HOLLYWOOD
FL 33020

North Central
Hollywood Civic
Association
Attn: Patricia
Antican
2534 Fillmore
Street
Hollywood, FL
33020

ZIP	ZIP4	LEGAL
33009	6537	RIMON PLAZA 129-24 BTRACT A
33020		HOLLYWOOD LITTLE RANCHES 1-26 BPT OF LOTS 3 & 4 DESC AS BEG NWCOR LOT 4,ELY 158,SLY
33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 W 120,LOT 6 W 120 & LOT 7W 120 BLK B
33180	3383	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 S1/2 LESS E 150 & LESSW 275 & LOT 3 N1/2 LESS E 11(
33019		HOLLYWOOD LITTLE RANCHES 1-26 BTHE E 85 OF W 360 OF LOT 3BLK C
33066		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E 90 OF W 200 BLK C
33019	1602	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E 75 OF W 275 BLK C
33009	5642	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 LESS S 25 OF E 100,LOT 4BLK D
33162	4700	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 W 50,LOT 7 W 50 BLK E
33021		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 19 E1/2 BLK 8
33009	5642	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E1/2 BLK 9
33020	4400	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 W1/2,2 E 25 BLK 9
33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 W 50 OF E 75 FT BLK 9
33024	2351	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 W 25 FT,3 BLK 9
33162		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E1/2 BLK 9
33162		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 W1/2 BLK 9
33009		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 BLK 9
33021		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 BLK 9
33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 16 BLK 9
33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 17 BLK 9
33309		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18 BLK 9
33162	5431	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 19 BLK 9
33081		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 20 BLK 9
33136		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 BLK 9
33009		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 BLK 9
33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 BLK 10
33412		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 BLK 10
33325		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 BLK 10
33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 BLK 10
33129		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 E 50 FT BLK 10
33129		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 LESS E 50 FT BLK 10
33314		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 BLK 10
33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 16 E1/2 BLK 10
33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 16 W1/2 BLK 10
33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 17,18 W 30 BLK 10
33129		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18 E 70 BLK 10
33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 19 BLK 10
33181		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 20 BLK 10 LESS BLDGS 426.1,426.2 & 426.3 PER SURVEY
33181		HOLLYWOOD LITTLE RANCHES 1-26 BPOR OF LOT 20 BLK 10 DESC AS;COMM NW COR SAID LOT 2(
33181		HOLLYWOOD LITTLE RANCHES 1-26 BPOR OF LOT 20 BLK 10 DESC AS:COMM NE COR SAID LOT 20
33181		HOLLYWOOD LITTLE RANCHES 1-26 BPOR OF LOT 20 BLK 10 DESC AS:COMM NW COR SAID LOT 2(
33023		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 21 & 22, BLK 10, TOG WITHLOTS 8 THRU 11, BLK "B" OF
33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 E1/2 BLK 11
33020		HOSBEIN SUB NO 2 RESUBLOTS 1 & 2 BLK BHOLLYWOOD LITTLE RANCHES 8-17 BLOT 13
33020	4405	MURPHY SUB RESUB LOT 1 & 2BLK C HOLLYWOOD LITTLE RANCHES7-42 BLOT 1 TOGET WITH POI
33004	0355	MURPHY SUB RESUB LOTS 1 & 2BLK C HOLLYWOOD LITTLE RANCHES7-42 BLOT 2 LESS S 10 & E 5
33020		MURPHY SUB RESUB LOTS 1 & 2BLK C HOLLYWOOD LITTLE RANCHES7-42 BLOT 3 LESS E 1 FT 6 IN
33020	4405	MURPHY SUB RESUB LOTS 1 & 2BLK C HOLLYWOOD LITTLE RANCHES7-42 BLOT 3 E 1 FT 6 IN,4
33019	1602	MURPHY SUB RESUB LOTS 1 & 2BLK C HOLLYWOOD LITTLE RANCHES7-42 BLOT 5
33027		COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOT 2,3 BLK B
33020		COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOT 4 BLK B
33020	4412	COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOTS 5 & 6 BLK B-
33020	4412	COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOT 7 BLK B
33180	3383	COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOT 2 BLK C
33312		COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOTS 3 THRU 6, BLK C
33066		COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOT 7 BLK C
33019		COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOT 8 BLK C
33019		COLLINS SUB RESUB LOTS 4-7BLK C HOLLYWOOD LITTLE RANCHES3-21 BLOT 9 BLK C

33009		JD COOK & JC KREUSCH SUBRESUB LOTS 1 & 2 BLK DHOLLYWOOD LITTLE RANCHES 7-9 BLOT 8
33009	5642	JD COOK & JC KREUSCH SUBRESUB LOTS 1 & 2 BLK DHOLLYWOOD LITTLE RANCHES 7-9 BLOT 9
33020		JD COOK & JC KREUSCH SUBRESUB LOTS 1 & 2 BLK DHOLLYWOOD LITTLE RANCHES 7-9 BLOT 10
33180		JD COOK & JC KREUSCH SUBRESUB LOTS 1 & 2 BLK DHOLLYWOOD LITTLE RANCHES 7-9 BLOT 11
33009	5642	JD COOK & JC KREUSCH SUBRESUB LOTS 1 & 2 BLK DHOLLYWOOD LITTLE RANCHES 7-9 BLOT 12
84171		HUTCHINSONS RESUB LOTS 6 & 7BLK D HOLLYWOOD RANCHES 2-59 BLOTS 1 THRU 6 AND E1/2 O
33020		HUTCHINSONS RESUB LOTS 6 & 7BLK D HOLLYWOOD LITTLE RANCHES2-59 BHOLLYWOOD LITTLE
33026	1359	HUTCHINSONS RESUB LOTS 6 & 7BLK D HOLLYWOOD LITTLE RANCHES2-59 BLOTS 9,10,11 TOG W
33020		HUTCHINSONS RESUB LOTS 6 & 7BLK D HOLLYWOOD LITTLE RANCHES2-59 BLOT 12
33301	3125	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOR OF PAR A,DESC AS,HOLLYWOODLITTLE RAN
33020	4807	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOR OF PAR A,DESC AS,HOLLYWOODLITTLE RAN
33020	4451	PARADISE GARDENS III CONDOUNIT 101PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 102PER CDO BK/PG: 4120/467
33180		PARADISE GARDENS III CONDOUNIT 103PER CDO BK/PG: 4120/467
33019		PARADISE GARDENS III CONDOUNIT 104PER CDO BK/PG: 4120/467
H1J 1	J5	PARADISE GARDENS III CONDOUNIT 105PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 106PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 107PER CDO BK/PG: 4120/467
33702		PARADISE GARDENS III CONDOUNIT 201PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 202PER CDO BK/PG: 4120/467
33020	4452	PARADISE GARDENS III CONDOUNIT 203PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 204PER CDO BK/PG: 4120/467
33141		PARADISE GARDENS III CONDOUNIT 205PER CDO BK/PG: 4120/467
33180	2986	PARADISE GARDENS III CONDOUNIT 206PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 207PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 301PER CDO BK/PG: 4120/467
33021	3326	PARADISE GARDENS III CONDOUNIT 302PER CDO BK/PG: 4120/467
33020	4453	PARADISE GARDENS III CONDOUNIT 303PER CDO BK/PG: 4120/467
33702		PARADISE GARDENS III CONDOUNIT 304PER CDO BK/PG: 4120/467
33134		PARADISE GARDENS III CONDOUNIT 305PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 306PER CDO BK/PG: 4120/467
33020		PARADISE GARDENS III CONDOUNIT 307PER CDO BK/PG: 4120/467
33020	7402	WARRENTON HOUSE CONDOUNIT 101PER CDO BK/PG: 3957/178
J2G 6	T5	WARRENTON HOUSE CONDOUNIT 102PER CDO BK/PG: 3957/178
H7N 5	R2	WARRENTON HOUSE CONDOUNIT 103PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 104PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 105PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 106PER CDO BK/PG: 3957/178
01908		WARRENTON HOUSE CONDOUNIT 107PER CDO BK/PG: 3957/178
33004		WARRENTON HOUSE CONDOUNIT 108PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 109PER CDO BK/PG: 3957/178
G2A 2	X1	WARRENTON HOUSE CONDOUNIT 110PER CDO BK/PG: 3957/178
G7G 5	H4	WARRENTON HOUSE CONDOUNIT 111PER CDO BK/PG: 3957/178
L6P 1	V3	WARRENTON HOUSE CONDOUNIT 112PER CDO BK/PG: 3957/178
33020	4429	WARRENTON HOUSE CONDOUNIT 113PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 114PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 115PER CDO BK/PG: 3957/178
34759	3512	WARRENTON HOUSE CONDOUNIT 116PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 117PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 118PER CDO BK/PG: 3957/178
J0K 1	Y0	WARRENTON HOUSE CONDOUNIT 119PER CDO BK/PG: 3957/178
07730		WARRENTON HOUSE CONDOUNIT 120PER CDO BK/PG: 3957/178
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11361		WARRENTON HOUSE CONDOUNIT 125PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 126PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 127PER CDO BK/PG: 3957/178

J0A 1	E0	WARRENTON HOUSE CONDOUNIT 128PER CDO BK/PG: 3957/178
10301	4540	WARRENTON HOUSE CONDOUNIT 129PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 130PER CDO BK/PG: 3957/178
33004		WARRENTON HOUSE CONDOUNIT 131PER CDO BK/PG: 3957/178
33020	4431	WARRENTON HOUSE CONDOUNIT 132PER CDO BK/PG: 3957/178
H4J 1	Z6	WARRENTON HOUSE CONDOUNIT 133PER CDO BK/PG: 3957/178
H2E 1	S9	WARRENTON HOUSE CONDOUNIT 201PER CDO BK/PG: 3957/178
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33020	4425	WARRENTON HOUSE CONDOUNIT 203PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 204PER CDO BK/PG: 3957/178
J4Y 0	J7	WARRENTON HOUSE CONDOUNIT 205PER CDO BK/PG: 3957/178
33024		WARRENTON HOUSE CONDOUNIT 206PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 207PER CDO BK/PG: 3957/178
33020	4474	WARRENTON HOUSE CONDOUNIT 208PER CDO BK/PG: 3957/178
06105		WARRENTON HOUSE CONDOUNIT 209PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 210PER CDO BK/PG: 3957/178
L4H 1	M6	WARRENTON HOUSE CONDOUNIT 211PER CDO BK/PG: 3957/178
06902		WARRENTON HOUSE CONDOUNIT 212PER CDO BK/PG: 3957/178
J0T 2	R0	WARRENTON HOUSE CONDOUNIT 213PER CDO BK/PG: 3957/178
33020	4427	WARRENTON HOUSE CONDOUNIT 214PER CDO BK/PG: 3957/178
N8S 1	H2	WARRENTON HOUSE CONDOUNIT 215PER CDO BK/PG: 3957/178
02169		WARRENTON HOUSE CONDOUNIT 216PER CDO BK/PG: 3957/178
33180		WARRENTON HOUSE CONDOUNIT 217PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 218PER CDO BK/PG: 3957/178
33020	4427	WARRENTON HOUSE CONDOUNIT 219PER CDO BK/PG: 3957/178
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33020	4431	WARRENTON HOUSE CONDOUNIT 221PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 222PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 223PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 224PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 225PER CDO BK/PG: 3957/178
33020	4428	WARRENTON HOUSE CONDOUNIT 226PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 227PER CDO BK/PG: 3957/178
33020	2983	WARRENTON HOUSE CONDOUNIT 228PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 229PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 230PER CDO BK/PG: 3957/178
J6S 0	K7	WARRENTON HOUSE CONDOUNIT 231PER CDO BK/PG: 3957/178
33020	4428	WARRENTON HOUSE CONDOUNIT 232PER CDO BK/PG: 3957/178
H7R 5	J9	WARRENTON HOUSE CONDOUNIT 233PER CDO BK/PG: 3957/178
J5R 0	E5	WARRENTON HOUSE CONDOUNIT 301PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 302PER CDO BK/PG: 3957/178
H2E 1	X1	WARRENTON HOUSE CONDOUNIT 303PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 304PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 305PER CDO BK/PG: 3957/178
H4V 1	A4	WARRENTON HOUSE CONDOUNIT 306PER CDO BK/PG: 3957/178
33158		WARRENTON HOUSE CONDOUNIT 307PER CDO BK/PG: 3957/178
33328	3817	WARRENTON HOUSE CONDOUNIT 308PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 309PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 310PER CDO BK/PG: 3957/178
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33020	4474	WARRENTON HOUSE CONDOUNIT 314PER CDO BK/PG: 3957/178
H4N 3	E2	WARRENTON HOUSE CONDOUNIT 315PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 316PER CDO BK/PG: 3957/178
33023		WARRENTON HOUSE CONDOUNIT 317PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 318PER CDO BK/PG: 3957/178
18017		WARRENTON HOUSE CONDOUNIT 319PER CDO BK/PG: 3957/178
33020		WARRENTON HOUSE CONDOUNIT 320PER CDO BK/PG: 3957/178

33020 4428 WARRENTON HOUSE CONDOUNIT 321PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 322PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 323PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 324PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 325PER CDO BK/PG: 3957/178
33185 WARRENTON HOUSE CONDOUNIT 326PER CDO BK/PG: 3957/178
33020 4476 WARRENTON HOUSE CONDOUNIT 327PER CDO BK/PG: 3957/178
33033 5109 WARRENTON HOUSE CONDOUNIT 328PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 329PER CDO BK/PG: 3957/178
G2B 0 T2 WARRENTON HOUSE CONDOUNIT 330PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 331PER CDO BK/PG: 3957/178
G3B 1 W2 WARRENTON HOUSE CONDOUNIT 332PER CDO BK/PG: 3957/178
J7T 0 K5 WARRENTON HOUSE CONDOUNIT 333PER CDO BK/PG: 3957/178
G2B 1 G4 WARRENTON HOUSE CONDOUNIT 401PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 402PER CDO BK/PG: 3957/178
33019 3128 WARRENTON HOUSE CONDOUNIT 403PER CDO BK/PG: 3957/178
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K2G 5 R2 WARRENTON HOUSE CONDOUNIT 411PER CDO BK/PG: 3957/178
J6A 7 C9 WARRENTON HOUSE CONDOUNIT 412PER CDO BK/PG: 3957/178
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33020 4478 WARRENTON HOUSE CONDOUNIT 418PER CDO BK/PG: 3957/178
H1E 3 X9 WARRENTON HOUSE CONDOUNIT 419PER CDO BK/PG: 3957/178
H4X 1 B9 WARRENTON HOUSE CONDOUNIT 420PER CDO BK/PG: 3957/178
H4X 1 C6 WARRENTON HOUSE CONDOUNIT 421PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 422PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 423PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 424PER CDO BK/PG: 3957/178
H2S 2 A7 WARRENTON HOUSE CONDOUNIT 425PER CDO BK/PG: 3957/178
33020 4423 WARRENTON HOUSE CONDOUNIT 426PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 427PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 428PER CDO BK/PG: 3957/178
33020 4423 WARRENTON HOUSE CONDOUNIT 429PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 430PER CDO BK/PG: 3957/178
L9M 2 H9 WARRENTON HOUSE CONDOUNIT 431PER CDO BK/PG: 3957/178
33064 6625 WARRENTON HOUSE CONDOUNIT 432PER CDO BK/PG: 3957/178
33020 WARRENTON HOUSE CONDOUNIT 433PER CDO BK/PG: 3957/178
33351 PARADISE GARDENS IV INC. CONDOUNIT 101PER CDO BK/PG: 4216/478
33014 PARADISE GARDENS IV INC. CONDOUNIT 102PER CDO BK/PG: 4216/478
33020 4454 PARADISE GARDENS IV INC. CONDOUNIT 103PER CDO BK/PG: 4216/478
33312 8202 PARADISE GARDENS IV INC. CONDOUNIT 104PER CDO BK/PG: 4216/478
33180 PARADISE GARDENS IV INC. CONDOUNIT 105PER CDO BK/PG: 4216/478
33180 PARADISE GARDENS IV INC. CONDOUNIT 106PER CDO BK/PG: 4216/478
33020 PARADISE GARDENS IV INC. CONDOUNIT 107PER CDO BK/PG: 4216/478
33180 PARADISE GARDENS IV INC. CONDOUNIT 201PER CDO BK/PG: 4216/478
33326 PARADISE GARDENS IV INC. CONDOUNIT 202PER CDO BK/PG: 4216/478
33145 PARADISE GARDENS IV INC. CONDOUNIT 203PER CDO BK/PG: 4216/478
33317 PARADISE GARDENS IV INC. CONDOUNIT 204PER CDO BK/PG: 4216/478
33020 PARADISE GARDENS IV INC. CONDOUNIT 205PER CDO BK/PG: 4216/478
33020 4455 PARADISE GARDENS IV INC. CONDOUNIT 206PER CDO BK/PG: 4216/478

33020		PARADISE GARDENS IV INC. CONDOUNIT 207PER CDO BK/PG: 4216/478
12582		PARADISE GARDENS IV INC. CONDOUNIT 301PER CDO BK/PG: 4216/478
60481		PARADISE GARDENS IV INC. CONDOUNIT 302PER CDO BK/PG: 4216/478
60188		PARADISE GARDENS IV INC. CONDOUNIT 303PER CDO BK/PG: 4216/478
33020		PARADISE GARDENS IV INC. CONDOUNIT 304PER CDO BK/PG: 4216/478
33914	3523	PARADISE GARDENS IV INC. CONDOUNIT 305PER CDO BK/PG: 4216/478
33020	4456	PARADISE GARDENS IV INC. CONDOUNIT 306PER CDO BK/PG: 4216/478
60491		PARADISE GARDENS IV INC. CONDOUNIT 307PER CDO BK/PG: 4216/478
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 1APER CDO BK/PG: 8231/19
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 2APER CDO BK/PG: 8231/19
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 3BPER CDO BK/PG: 8231/19
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 4BPER CDO BK/PG: 8231/19
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 5BPER CDO BK/PG: 8231/19
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 6BPER CDO BK/PG: 8231/19
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 7BPER CDO BK/PG: 8231/19
33304	2701	HOLLYWOOD PLACE CONDOMINIUMUNIT 8BPER CDO BK/PG: 8231/19
33020	4465	CORONET GLEN CONDOMINIUMUNIT 1PER CDO BK/PG: 9323/703
33020	4465	CORONET GLEN CONDOMINIUMUNIT 2PER CDO BK/PG: 9323/703
33020		CORONET GLEN CONDOMINIUMUNIT 3PER CDO BK/PG: 9323/703
33020	4465	CORONET GLEN CONDOMINIUMUNIT 4PER CDO BK/PG: 9323/703
33020		CORONET GLEN CONDOMINIUMUNIT 5PER CDO BK/PG: 9323/703
33330		CORONET GLEN CONDOMINIUMUNIT 6PER CDO BK/PG: 9323/703
34984		CORONET GLEN CONDOMINIUMUNIT 7PER CDO BK/PG: 9323/703
33020	4469	CORONET GLEN CONDOMINIUMUNIT 8PER CDO BK/PG: 9323/703
33020		GARDEN TERRACE CO-OP 4UNIT 1
J3X 1	G4	GARDEN TERRACE CO-OP 4UNIT 2
H1K 4	R7	GARDEN TERRACE CO-OP 4UNIT 3
33020		GARDEN TERRACE CO-OP 4UNIT 4
10580	1922	GARDEN TERRACE CO-OP 4UNIT 5
33020		GARDEN TERRACE CO-OP 4UNIT 6
33020		GARDEN TERRACE CO-OP 4UNIT 7
33020		GARDEN TERRACE CO-OP 4UNIT 8
G2K 2	K5	GARDEN TERRACE CO-OP 4UNIT 9
33020	7421	GARDEN TERRACE CO-OP 4UNIT 10
33020	7421	GARDEN TERRACE CO-OP 4UNIT 11
G2K 1	S6	GARDEN TERRACE CO-OP 4UNIT 12


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Highland Gardens Civic Association,
Inc. Attn: Shirley Stealey
2847 Plunkett St
HOLLYWOOD FL 33020
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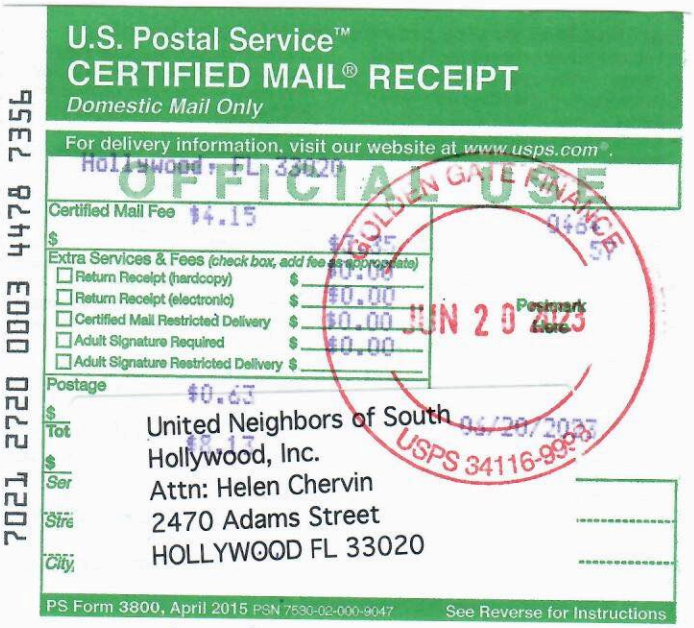
06/20/2023
Parkside Civic Association, Inc.
Attn: Kenneth Crawford, President
2018 Fletcher Street
Hollywood FL 33020
See Reverse for Instruction
7021 2720 0003 4478 7363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Adult Signature Required $0.00
Postage $0.63
Postmark
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United Neighbors of South
Hollywood, Inc.
Attn: Helen Chervin
2470 Adams Street
HOLLYWOOD FL 33020
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Adult Signature Restricted Delivery $
Postage $0.63
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JUN 20 2023
North Central Hollywood Civic
Association
Attn: Patricia Antican
2534 Fillmore Street
Hollywood, FL 33020
PS Form 3800, April 2015 PSN 7530-02-000-9047
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7021 2720 0003 4478 7370


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JUN 20 2023
Association, Inc.
Lynn Smith, President
PO Box 223697
Hollywood, FL 33022
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 2720 0003 4478 7387

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: Varghese, Ponmattam
2. Project Name: 2215 Fillmore Street Apartments
3. Project Address: 2215 Fillmore Street
4. Contact person: Joseph B. Kaller Architect
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☑ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 27 Apartments
8. Unit Fee per residential dwelling based on sq. ft.: 27 - $2063.00
9. Unit Fee per hotel/motel room: $1,355.00
10. Total Park Impact Fee: $55,701.00 Date: 5/24/23

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.

PUBLIC SCHOOL IMPACT APPLICATION

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

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

GENERAL PROJECT INFORMATION

APPLICATION TYPE

☐ Land Use ☐ DRI ☐ Rezoning ☐ Flex/Reserve Allocation ☐ Plat ☐ Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number | City Project Number

Project Name: 2215 Fillmore Street Apartments

Has this project been previously submitted (since Feb. 01, 2008) ? No | If yes, provide the SBBC Number

Application Fee Amount Due/Paid*: 1818.00 | Check No. | Is proof of Payment attached? Yes

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section | Township | Range

General location of the project: North | Side of: Fillmore Street

at/between: Dixie Highway | and: 22nd Avenue

Area Acreage: 0.47 | Jurisdiction: City of Hollywood

APPLICANT INFORMATION

Owner's Name: Ponmattam Fam Real Estate Tr | Phone: 954-920-5746

Address: 12095 87th Street North | City: West Palm Beach | State: FL | Zip: 33412

Developer/Agent: Joseph B. Kaller, Architect

Address: 2417 Hollywood Boulevard | City: Hollywood | State: FL | Zip: 33020

Phone: 954-920-5746 | Fax Number: 954-926-2841

Agent's E-mail: joseph@kallerarchitects.com

DEVELOPMENT DETAILS

Land Use Designation | Existing: Residential | Proposed: Residential

Zoning Designation	Existing	Multi-Family DH-2	Proposed	Multi Family DH-2

PERMITTED						PROPOSED		
Residential Type	**Total Units**	**Built Units**	**Bedroom Mix**	**Un-built Units**	**Bedroom Mix**	**Residential Type**	**Number of Units**	**Bedroom Mix**
Single Family			____3 BR or Less ____4 BR or >		____3 BR or Less ____4 BR or >	Single Family		____3 BR or Less ____4 BR or >
Townhouse/ Duplex/ Villa			____1 BR or Less __2 BR__3 BR or >		____1 BR or Less __2 BR__3 BR or >	Townhouse/ Duplex/ Villa		____1 BR or Less __2 BR__3 BR or >
Garden Apartment			____1 BR or Less __2 BR__3 BR or >		____1 BR or Less __2 BR__3 BR or >	Garden Apartment	27	18 1 BR or Less 9 2 BR__3 BR or >
Mid Rise						Mid Rise		w/Den
High Rise						High Rise		
Mobile Home			____2 BR or Less ____3 BR or >		____2 BR or Less ____3 BR or >	Mobile Home		____2 BR or Less ____3 BR or >
Total						Total	27	

Does this project include a non-residential development? No

If yes, please describe other proposed uses

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
_____ Generates less than one student*	____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
_____ Age restricted to persons 18 and over*	____ Obtained site plan final approval prior to February 1, 2008*	
_____ Statutory exemption* _____ Applicable Statute*	_____ Site plan located within a plat for which school impacts have been satisfied*	
_____ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

**** Supporting documentation is required***

Signature of Applicant/Agent: Joseph B Kaller Date: 6/8/23

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality

ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

Laurie Yoder

From: ospadmin@osmsinc.com
Sent: Thursday, June 8, 2023 1:43 PM
To: Joseph Kaller
Subject: Online School Payments Receipt Number 1112011-102801960

Billed To:
JOSEPH KALLER
2417 HOLLYWOOD BLVD
Kaller Architecture
HOLLYWOOD, FL 33020
United States
9549205746

joseph@kallerarchitects.com
joseph@kallerarchitects.com

Order Number: 1112011-102801960
Order Time: 6/8/2023 1:42:54 PM
Payment Method: American Express
Purchase Notes:

Activity No	Activity Name	Description	Assigned Student Profile	Unit Price
B0008-46	Concurrency Review - SITE PLAN		Not Required	$1818.00

SubTotal:	$1,818.00
Tax:	$0.00
Shipping:	$0.00
Service Fee:	$0.00
Grand Total:	$1,818.00

Please retain for your records.

Click here to share your feedback on the shopping experience.

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.**

K. Architecture

Date6/15/23	**Time:** 10:40 AM	**Static Pressure -**	**60psi**
Residual/Static Hydrant	**Address/Location**	**Residual Pressures**	
P - Hydrant **FH001917**	2143 Fillmore St	**F-1 Only** **55psi**	**F-2 Only** **40psi**
		F-1& F-2	**35psi**
Flow Hydrants	**Address/Location**	**Flow Rate**	
F-1 Hydrant (Individual) **FH001691**	2151 Pirece St	**GPM** **1060**	
F-2 Hydrant (Individual) **FH001918**	2207 Taylor St	**GPM** **800**	
F-1 Hydrant (Both Flowing)		**GPM** **1000**	
F-2 Hydrant (Both Flowing)		**GPM** **750**	

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 3. 2024_0312

Agenda Date:	3/12/2024
To:	Planning and Development Board
Title:	FILE NO.: 23-DP-20 APPLICANT: 1920 Pierce LLC/Alexis Bogomolni LOCATION: 1914-1920 Pierce Street REQUEST: Design and Site Plan review for a 29-unit residential development (Downtown Hollywood)

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: March 12, 2024 **FILE: 23-DP-20**

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Request for Design and Site Plan Review for a 29-unit residential development located at 1914-1920 Pierce Street (Downtown Hollywood)

REQUEST:

Design and Site Plan Review for a 29-unit residential development.

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if Design is granted with the following conditions:

1. The entire garage be screened with architectural features.
2. Payment for Parking in Lieu is made at time of permitting.

REQUEST

The site is located within the 'North Downtown Medium Intensity Multi-Family' Zoning District (ND-2) and has a land use designation of 'Regional Activity Center' (RAC). The property is approximately 0.38 acres.

The Applicant is seeking approval of a residential multi-family development consisting of 14 one-bedroom units, 12 two-bedroom units, and 3 three-bedroom units, with a height of 55 feet. This zone permits vertical projections that must not exceed 25 percent, except for mechanical equipment. The applicant is proposing a 69 feet maximum elevation which adds an additional 14 feet to the required 55 feet in Zoning District ND-2. This encroachment is compliant with the regulations of the Regional Activity Center Article 4.6.B.3.a.(9).

The development requires a minimum of 40 parking spaces, and 44 parking spaces are proposed with 15 car lifts and 3 parking spaces in lieu. Although the project is providing additional parking spaces, the car lifts, which contains two spaces, can only be used for the two-and-three-bedroom units. Therefore, 14 single parking spaces must be available for the 14 one-bedroom units. This availability leaves the proposed development short of the required three (3) guest parking spaces. Article 7.4 of the Parking in Lieu

program requires that in no instance shall the substitution of the fee result in a new residential development which provides less than one parking space per unit. The 3 parking spaces in lieu represent the required guest parking. Therefore, at least one parking space is provided per unit within this new residential development and the regulation of this article is satisfied. The requirements of the Parking in Lieu Program have been satisfied, and the Director of Parking has provided administrative approval for the 'in-lieu' contribution of $40,000 per space, pursuant to Resolution R-2023-258.

The architectural elements are contemporary utilizing smooth stucco exterior finishes with stamped concrete, wood tile in a gold finish, black aluminum railings, bronze aluminum window and door frames, gray tinted glass, and anodized aluminum architectural screening. The color palette encompasses cool and warm tones of light and dark grays, white, and brown. Recesses and reveals are used symmetrically to reduce massing and provide movement to the building. The landscape plan incorporates a variety of native tree and shrub species that complements the architectural features of the building. The contemporary design of the proposed development will enhance the streetscape of the surrounding ranch style homes, encouraging new developments that meet the intention of the Regional Activity Center.

The Applicant has worked with Staff to ensure that all applicable regulations are met. Development of this site enhances the neighborhood and encourages redevelopment of the area.

SITE INFORMATION

Owner/Applicant:	**1920 Pierce LLC/Alexis Bogomolni**
Address/Location:	**1914-1920 Pierce Street, Hollywood, FL 33020**
Net Size of Property:	**16,360 sq. ft. (0.38 acres)**
Land Use:	**Regional Activity Center (RAC)**
Zoning:	**ND-2**
Present Use of Land:	**Residential- Single-Family and Multi-Family**
Year Built:	**1934/1924 and 1949/1944 (Broward County Property Appraiser)**

ADJACENT LAND USE

North:	**Regional Activity Center (RAC)**
South:	**Regional Activity Center (RAC)**
East:	**Regional Activity Center (RAC)**
West:	**Regional Activity Center (RAC)**

ADJACENT ZONING

North:	**North Downtown Medium Intensity Multi-Family District (ND-2)**
South:	**North Downtown Medium Intensity Multi-Family District (ND-2)**
East:	**North Downtown Medium Intensity Multi-Family District (ND-2)**
West:	**North Downtown Medium Intensity Multi-Family District (ND-2)**

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the*

residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center.

The project is consistent with the Comprehensive Plan based on the following Objective:

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas (see Comprehensive Plan, page LU-74).*

The project is located within the City's Parkside neighborhood. The Masterplan identifies preserving the existing housing stock, redeveloping underutilized property, and improving the streetscape within the Parkside neighborhood.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is in Sub-Area 2, East Hollywood, geographically defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes the residential neighborhood of the Lakes, West Lake and the ill-defined residential areas between Federal and Dixie Highways. The proposed request is consistent with City-Wide Master Plan based upon the following economic development, geographic, land use, zoning considerations:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community (see Comprehensive Plan, pg. LU-2).*

Policy 2.10: *Encourage high-density residential development in the Downtown. (See City-Wide Master Plan, Sub Area 2, Policies, p. 72)*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, p. 141).*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, p. 142).*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider

aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The Architectural elements and design are contemporary. The building's design is enhanced by wood, and glass elements that create vertical and horizontal sightlines and movement that are noticeable from the street. All these elements work together to create a modern feel. The series of contrasting volumes, created by articulation, recessed walls and balconies, and the use of cool and warm color tones create an aesthetic vision for the neighborhood.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the design guidelines and the expectations of ND-2 zoning district within the Regional Activity Center. The main architecture style in the area is low level Ranch styles. The design meets the intent of the neighborhood and utilizes styles and elements similar to previously approved developments within Regional Activity Center

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The design uses recesses and reveals in a proportional manner that adheres to the to the scale/massing intent of this criterion. The architectural features certainly provide a vision for the area. The appropriate use of color and materials balances the length, width, and height of the development. In addition, the development is compliant with zoning regulations as it pertains to floor area ratio, setbacks, height, and open space, which play a role in achieving the appropriate scale and massing.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing

buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs, which does not overpower or create visual clearance issues for adjacent properties.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. Therefore, Staff recommends approval.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the City Regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation Outreach Meeting

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board

Date of Application: January 25, 2024

Location Address: 1914-1920 Pierce Street
Lot(s): LOT 19,20 E1/2 Block(s): BLK 20 Subdivision: HOLLYWOOD 1-21 B
Folio Number(s): 5142 15 01 3490
Zoning Classification: ND2 Land Use Classification: Residential
Existing Property Use: multi family Sq Ft/Number of Units: _____
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): PACO & 23-DP-20 Preliminary TAC

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

Explanation of Request: request for site plan approval

Number of units/rooms: 29 Sq Ft: 32,351 sq ft
Value of Improvement: $6.5 MIL Estimated Date of Completion: Winter 2025
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: 1920 PIERCE LLC
Address of Property Owner: 2199 PONCE DE LEON BLVD STE 301 CORAL GABLES FL 33134
Telephone: 786-252-9459 Fax: _____ Email Address: alexisbogo@abhre.com
Name of Consultant/Representative/Tenant (circle one): Alexis Bogomolni
Address: 2980 NE 207 Street SUITE 603 Telephone: (786) 252-9459
Fax: _____ Email Address: alexisbogo@abhre.com
Date of Purchase: 05-30-2023 Is there an option to purchase the Property? Yes ( ) No ( )
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: Alexis Bogomolni
alexisbogo@abhre.com (786) 252-9459 Address: 2980 NE 207 Street SUITE 603
Pamela Butler (954) 471-6177 Email Address: pbutler@mg3developer.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: _____ Date: 01/25/2024

PRINT NAME: Alexis Bogomolni Date: 01/25/2024

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

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 Alberto Llorente, architect of record to be my legal representative before the Planning & Development Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 26 day of January, 2024

_____
Notary Public
State of Florida
My Commission Expires: _____ (Check One) X Personally known to me; OR ___ Produced Identification _____

LOURDES CHANG
Notary Public - State of Florida
Commission # HH 276428
My Comm. Expires Jun 14, 2026
Bonded through National Notary Assn.

_____
Signature of Current Owner

Alexis Eial Bogomolni
Print Name


1920 PIERCE






1920 PIERCE



ALTA/NSPS LAND TITLE SURVEY

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK: SQUARE CUT AT NW CORNER OF 24TH AVENUE AND POLK STREET. ELEVATION=10.50' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT SEARCH NO.: 22-991-1-UPDATE 1, CERTIFIED FROM DATE OF PLAT (MAY 14, 1925) THROUGH THE 1ST DAY OF JANUARY 2023, AT 11:00 O'CLOCK P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

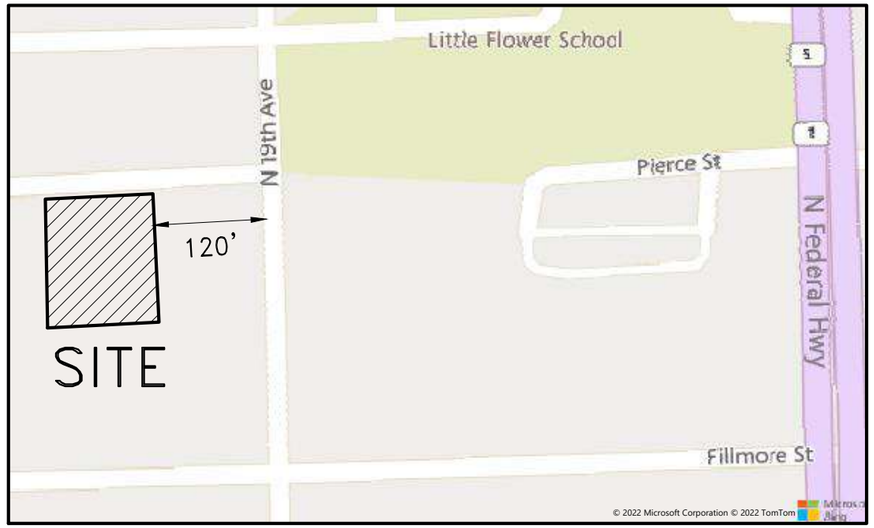
ENCUMBRANCES:

ITEM 1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF HOLLYWOOD, PLAT BOOK 1, PAGE 21, PUBLIC RECORDS BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

ITEM 2. CLAIM OF LIENS: CITY OF HOLLYWOOD, A FLORIDA MUNICIPAL CORPORATION TO AIR ABODES LLC, DATED DECEMBER 13, 2022, FILED DECEMBER 14, 2022, UNDER INSTRUMENT NO. 118571343. (AFFECTS/NOT PLOTTABLE)

ITEM 3. CLAIM OF LIENS: CITY OF HOLLYWOOD, A FLORIDA MUNICIPAL CORPORATION TO AIR ABODES LLC, DATED DECEMBER 13, 2022, FILED DECEMBER 14, 2022, UNDER INSTRUMENT NO. 118571359. (AFFECTS/NOT PLOTTABLE)

9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO PIERCE STREET, DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CPP	CONCRETE POWER POLE
0.00	ELEVATIONS
UNK	UNKNOWN TREE TYPE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

LAND DESCRIPTION:

LOTS 19, 20 AND 21, BLOCK 20 OF "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

1920 PIERCE LLC, A FLORIDA LIMITED LIABILITY COMPANY
ALEX D. SIRULNIK, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 04, 2023.

_____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER: 9818-22

CLIENT :

MG3 GROUP

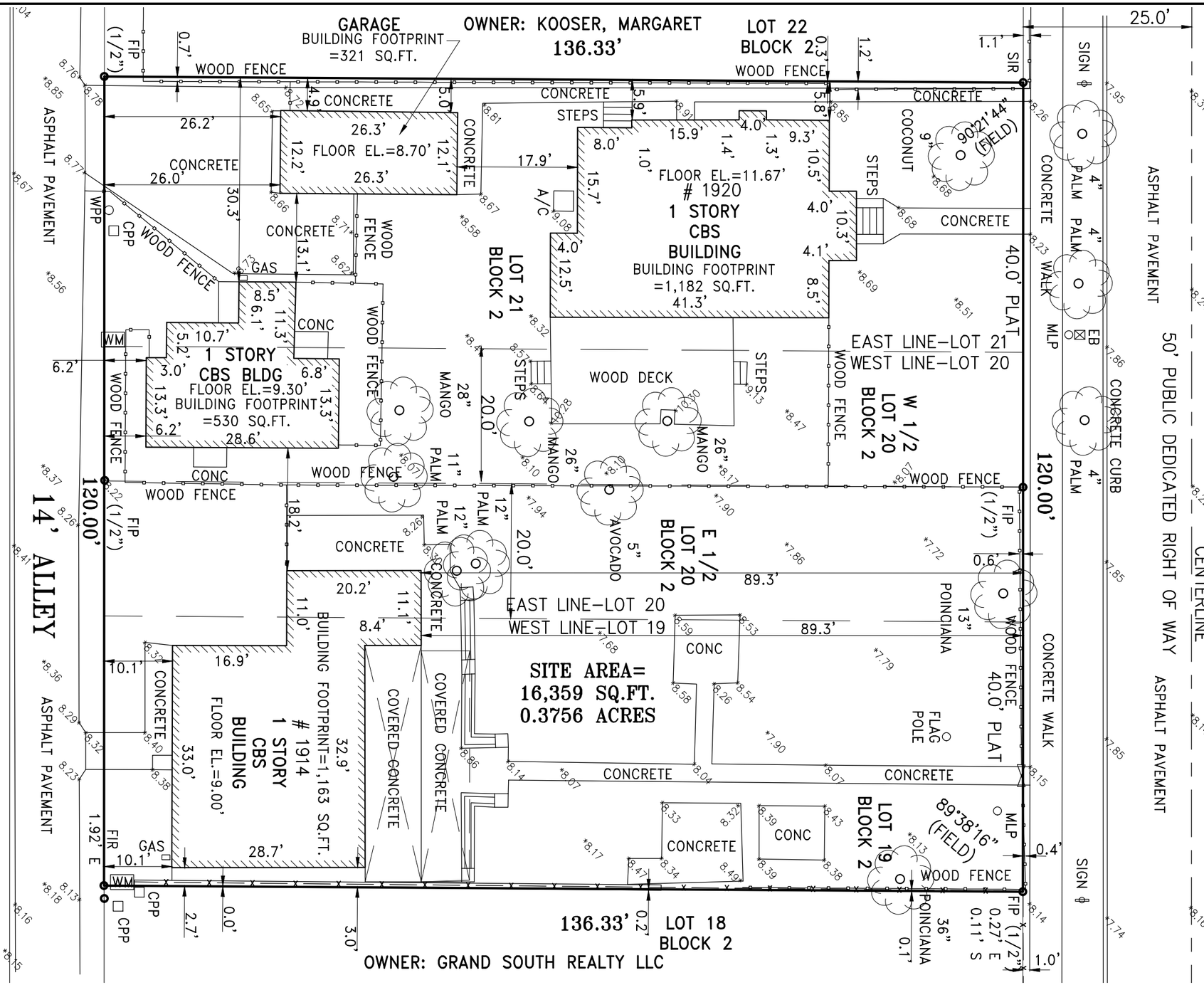
REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	06/28/22	SKETCH	AM	REC
UPDATE SURVEY	02/04/23	SKETCH	JD	REC
REVISED PER O&E	04/19/23	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
1914 & 1920 PIERCE STREET

SCALE: N/A

SHEET 1 OF 2



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CPP	CONCRETE POWER POLE
0.00	ELEVATIONS
UNK	UNKNOWN TREE TYPE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

ALTA/NSPS LAND TITLE SURVEY

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UPDATE SURVEY	02/04/23	SKETCH	JD	REC
REVISED PER O&E	04/19/23	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
1914 & 1920 PIERCE STREET

SCALE: 1"= 16'

SHEET 2 OF 2

NEW 29 UNITS DEVELOPMENT AT 3

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET HOLLYWOOD, FLORIDA 33020

(RESPONSE TO TAC SIGN OFF NO. 2 COMMENTS DATED FEBRUARY 03, 2024) 3



INDEX OF DRAWINGS

ARCHITECTURAL:

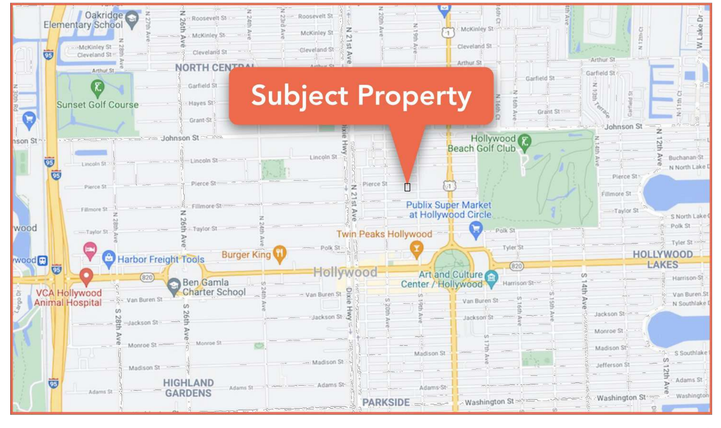
REV.	DATE	SHEET	TITLE
2	01.11.24	A000	COVER SHEET
2	01.11.24	A100	PROPOSED GROUND FLOOR / SITE PLAN AND NOTES
2	01.11.24	A101	FAR AND OPEN AREAS SQUARE FEET PLANS
2	01.11.24	A102	PROPOSED SECOND AND THIRD FLOOR PLANS
2	01.11.24	A103	PROPOSED FOURTH AND FIFTH FLOOR PLANS
2	01.11.24	A104	PROPOSED ROOF PLAN AND PARKLIFT DETAILS
2	01.11.24	A201	PROPOSED NORTH AND WEST EXTERIOR ELEVATIONS
2	01.11.24	A202	PROPOSED SOUTH AND EAST EXTERIOR ELEVATIONS

CIVIL:

REV.	DATE	SHEET	TITLE
1	06.15.23	C-1	SITE PAVING, GRADING, AND DRAINAGE PLAN
1	06.15.23	C-2	SITE PAVING, GRADING, AND DRAINAGE DETAILS
1	06.15.23	C-3	WATER AND SEWER PLAN
1	06.15.23	C-4	WATER AND SEWER DETAILS
1	06.15.23	C-5	WATER AND SEWER DETAILS
1	06.15.23	C-6	PAVEMENT MARKINGS AND SIGNAGE PLAN
1	06.15.23	C-7	GENERAL NOTES
1	06.15.23	C-8	STORMWATER POLLUTION PREVENTION PLANS

LANDSCAPE:

REV.	DATE	SHEET	TITLE
1	03.28.23	TD-1	TREE DISPOSITION PLAN
1	03.28.23	TD-2	TREE DISPOSITION DETAILS, SPECIFICATIONS
1	03.28.23	L-1	SITE LANDSCAPE PLAN
1	03.28.23	L-2	LANDSCAPE DETAILS, SPECIFICATIONS, ETC.
1	03.28.23	L-3	SECOND LEVEL COURTYARD LANDSCAPE PLAN
1	03.28.23	L-4	ROOF-POOL LEVEL LANDSCAPE PLAN
1	03.28.23	IRR-1	SITE IRRIGATION PLAN
1	03.28.23	IRR-2	IRRIGATION DETAILS, SPECIFICATIONS, ETC.
1	03.28.23	IRR-3	SECOND LEVEL COURTYARD IRRIGATION PLAN
1	03.28.23	IRR-4	ROOF-POOL LEVEL IRRIGATION PLAN



LOCATION PLAN SCALE: N.T.S. 1

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA
ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 29 UNITS DEVELOPMENT AT: 3
DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

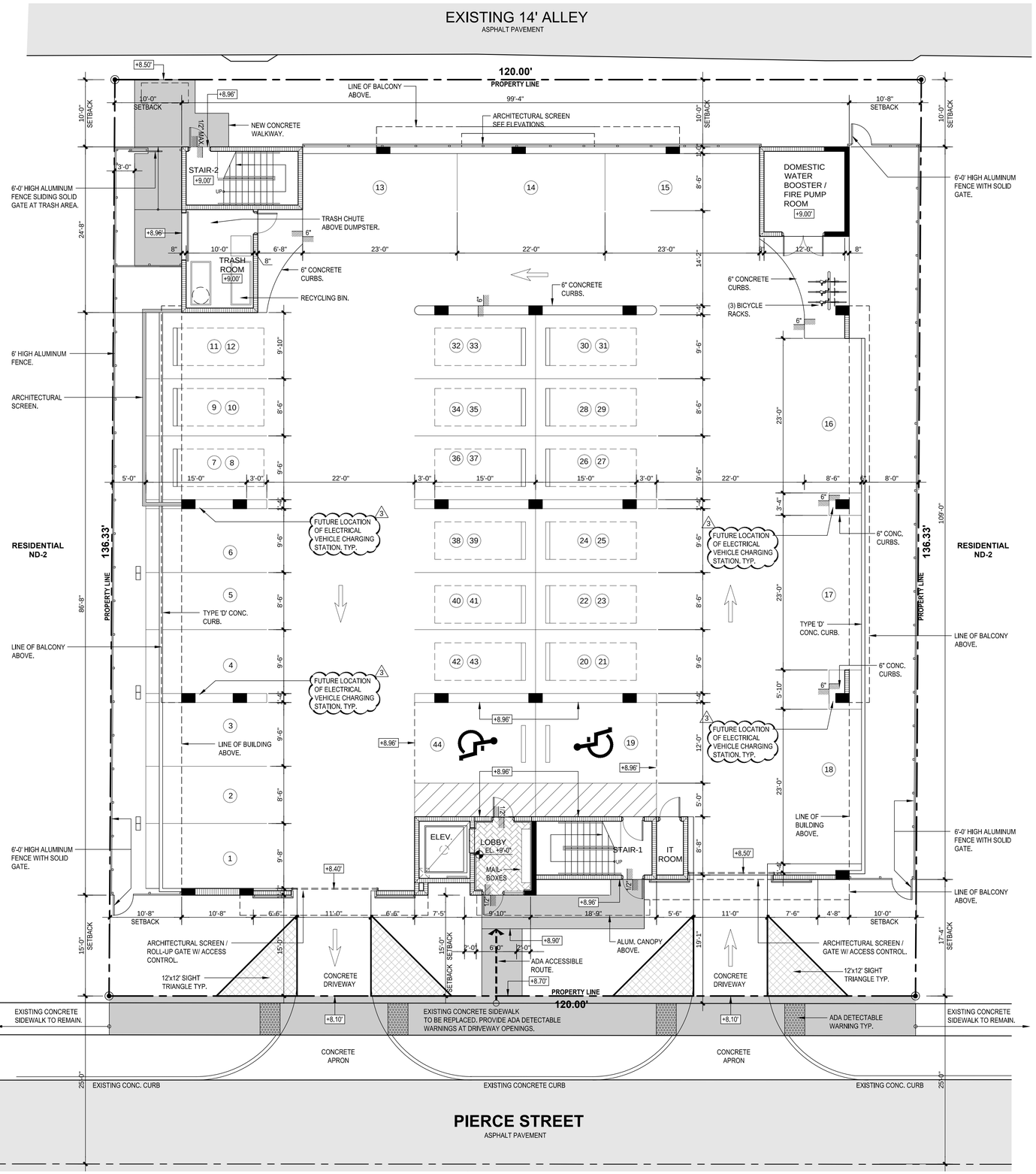
DATE	ISSUE DESCRIPTION
1 03.28.23	TAC COMMENTS
2 01.11.24	TAC COMMENTS
3 02.05.24	SIGN OFF

DRAWING INFORMATION:

SHEET TITLE:
COVER

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO: A000 2



GENERAL ZONING REQUIREMENTS

BUILDING ADDRESS:
ADDRESS: 1914-1920 PIERCE STREET HOLLYWOOD, FLORIDA

BUILDING ZONING:
EXISTING ZONING DESIGNATION: ND-2

LAND AREAS:
LAND AREA NET SF. 16,360 SF.
LAND AREA NET ACRES 0.3755

BUILDING FAR:
ALLOWED: 2 16,360 X 2 = 32,720 SF.
PROVIDED: 1.98 32,351 SF.

LOT COVERAGE:
PROPOSED LOT COVERAGE: 11,533 SF. / **70.49%**

PAVED AREA:
PROPOSED PAVED AREA 688 SF. / **4.20%**

LANDSCAPE AREAS:
PROPOSED LANDSCAPED AREA 4,136 SF. / **25.31%**

SETBACKS:
FRONT REQUIRED: 15'-0" PROVIDED: 15'-0"
REAR REQUIRED: 10'-0" PROVIDED: 10'-0"
SIDES REQUIRED: 10'-0" PROVIDED: 10'-0"

BUILDING HEIGHT LIMITATIONS:
ALLOWED 5 STORIES 55'-0" PROVIDED 5 STORIES 55'-0"
ROOF TOP AMENITIES PERMITTED (25% OF 55'-0') = 68'-9"
POOL DECK PROVIDED 60'-0"
TOP OF STAIR / ELEVATOR PROVIDED 68'-9"

PARKING REQUIREMENTS FOR 29 CONDOS

REQUIRED 1 PER 1 BEDROOM	(14) 1 BEDROOM	**14 SPACES REQUIRED**
REQUIRED 1.5 PER 2 BEDROOMS	(12) 2 BEDROOMS	**18 SPACES REQUIRED**
REQUIRED 1.5 PER 3 BEDROOMS	(3) 3 BEDROOMS	**5 SPACES REQUIRED**
REQUIRED FOR GUEST 1 PER 10 UNITS	(29 UNITS / 10)	**3 SPACES REQUIRED**
TOTAL PARKING SPACES REQUIRED		**40 SPACES REQUIRED**
ADA PARKING **REQUIRED** (2 SPACES)		

PARKING PROVIDED FOR 29 CONDOS

PROVIDED 1 PER 1 BEDROOM	(14) 1 BEDROOM	**14 SPACES PROVIDED**
PROVIDED 2 PER 2 BEDROOMS	(12) 2 BEDROOMS	**24 SPACES PROVIDED** (DOUBLE STACK / LIFT)
PROVIDED 2 PER 3 BEDROOMS	(3) 3 BEDROOMS	**6 SPACES PROVIDED** (DOUBLE STACK / LIFT)
PROVIDED FOR GUEST 1 PER 10 UNITS		**3 SPACES PROVIDED** (IN LIEU OFF)
TOTAL PARKING SPACES PROVIDED		**44 SPACES PROVIDED**
		3 SPACES PROVIDED (IN LIEU OFF)
ADA PARKING **PROVIDED** (2 SPACES)		

NOTE

1. ANY CHANGES TO DESIGN, INCLUDING MATERIAL CHANGES, MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL PRIOR TO CONSTRUCTION.
2. PROVIDE 0.5 FOOT CANDLE LIGHTING.
3. BUILDING SHALL COMPLY WITH THE REQUIREMENT OF NFPA1 (2018 ED.) SECTION 12.3.2

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

1. ELECTRIC VEHICLE PROVISIONS (INFRASTURE ONLY).
2. HVAC 18 SEER OR HIGHER.
3. PROGRAMMABLE THERMOSTATS
4. OCCUPANCY / VACANCY SENSORS (NOT SURE IF THIS ONE CAN BE USED ONLY IN COMMON AREAS).
5. MERV AIR FILTERS AT LEAST 8
6. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
7. DUAL FLUSH TOILETS (1/1.6 FLUSH)
8. ENERGY STAR APPROVED ROOFING MATERIALS.
9. ENERGY EFFICIENT (LOW-E) WINDOWS.
10. ENERGY EFFICIENT DOORS.

4. **ADA NOTE:** ANY LIP FROM 1/4" NOT GREATER THEN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

PROPOSED GROUND FLOOR / SITE PLAN

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

Llorente Architects
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PROFESSIONAL SEAL:

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ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
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PROJECT:

NEW 29 UNITS DEVELOPMENT AT:
DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

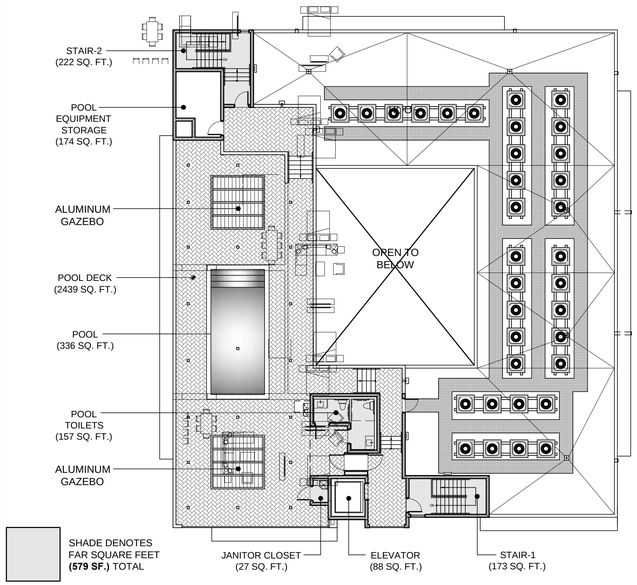
DATE	ISSUE DESCRIPTION
1 03.28.23	TAC COMMENTS
2 01.11.24	TAC COMMENTS
3 02.05.24	SIGN OFF

DRAWING INFORMATION:

SHEET TITLE:
PROPOSED GROUND FLOOR / SITE PLAN.

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

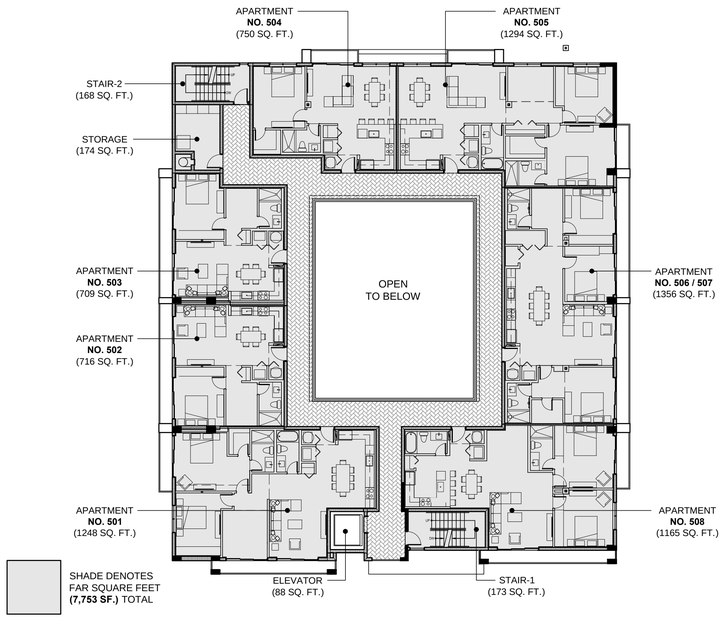
SHEET NO: A100
2 OF 8



POOL / POOL DECK (FAR) PLAN

SCALE: 1/16" = 1'-0"

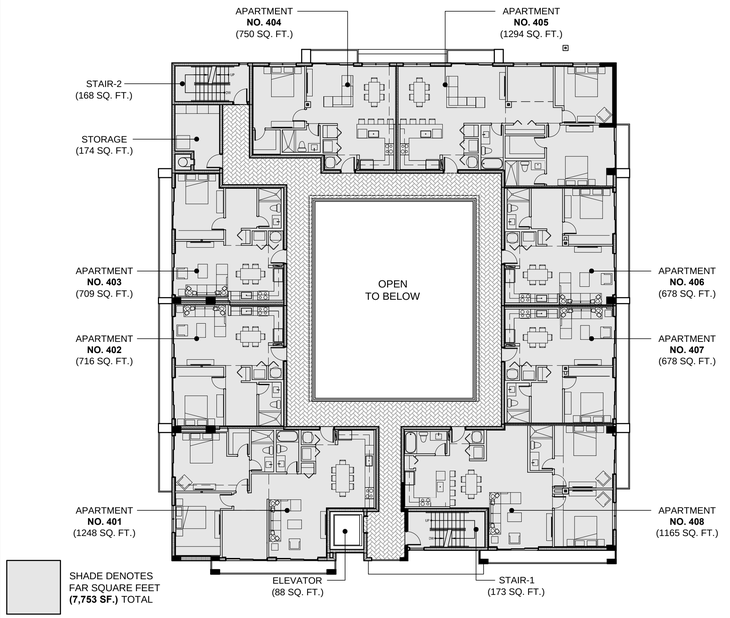
6



FIFTH (FAR) PLAN

SCALE: 1/16" = 1'-0"

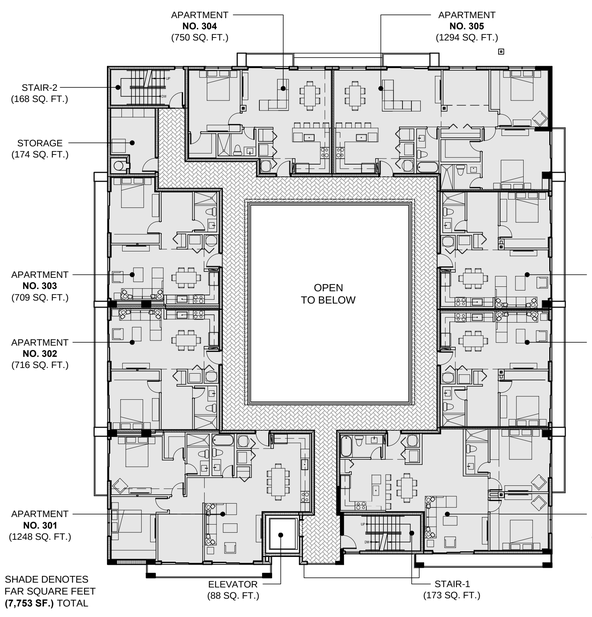
5



FOURTH (FAR) PLAN

SCALE: 1/16" = 1'-0"

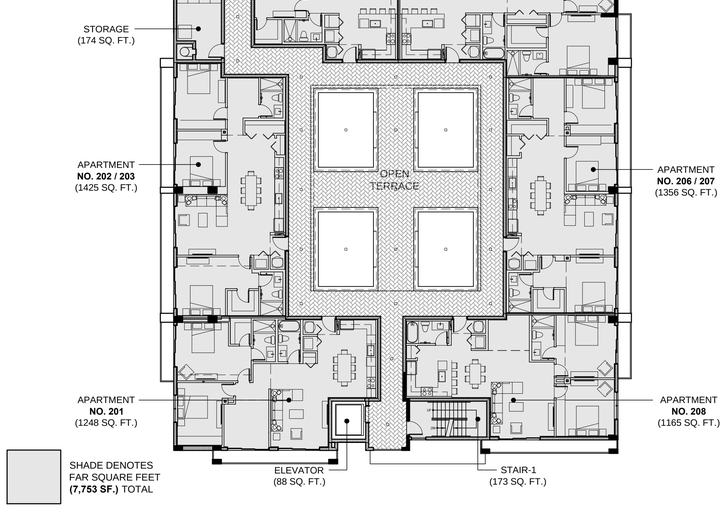
4



THIRD (FAR) PLAN

SCALE: 1/16" = 1'-0"

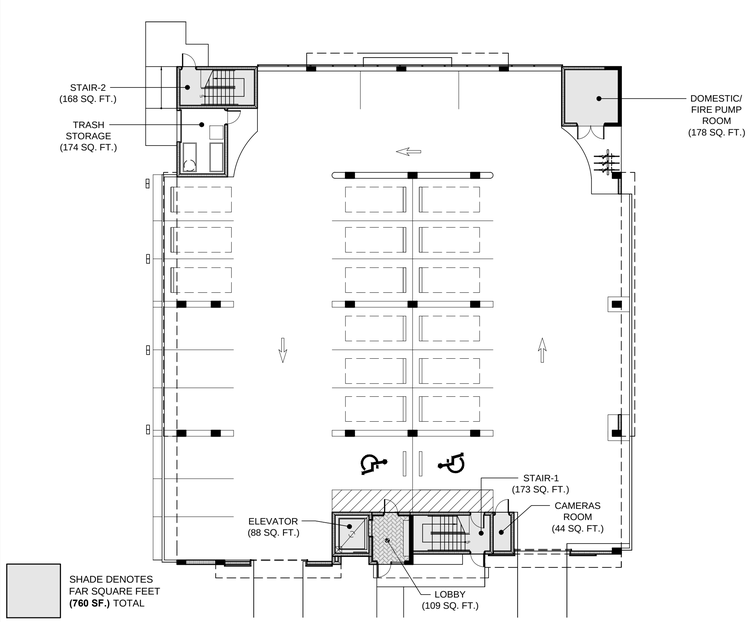
3



SECOND (FAR) PLAN

SCALE: 1/16" = 1'-0"

2



FIRST (FAR) PLAN

SCALE: 1/16" = 1'-0"

1

FLOOR AREA RATIO CALCULATIONS (FAR)

BUILDING FAR	NUMBER OF BEDROOMS	FIRST FL. SF.	SECOND FL. SF.	THIRD FL. SF.	FOURTH FL. SF.	FIFTH FL. SF.	ROOF/POOL DECK SF.	TOTAL
LOBBY	N/A	109 SF.						109 SF.
ELEVATOR	N/A	88 SF.						88 SF.
STAIR NO. 1	N/A	173 SF.	173 SF.	173 SF.	173 SF.	173 SF.	173 SF.	1,038 SF.
STAIR NO. 2	N/A	168 SF.	168 SF.	168 SF.	168 SF.	168 SF.	222 SF.	1,062 SF.
TRASH STORAGE	N/A		174 SF.	174 SF.	174 SF.	174 SF.		696 SF.
DOMESTIC / FIRE PUMP ROOM	N/A	178 SF.						178 SF.
IT ROOM	N/A	44 SF.						44 SF.
APARTMENT NO. 01	2 BEDROOMS		1,248 SF.	1,248 SF.	1,248 SF.	1,248 SF.		4,992 SF.
APARTMENT NO. 02	1 BEDROOM			716 SF.	716 SF.	716 SF.		2,148 SF.
APARTMENT NO. 03	1 BEDROOM			709 SF.	709 SF.	709 SF.		2,127 SF.
APARTMENT NO. 02 / 03	3 BEDROOMS		1,425 SF.					1,425 SF.
APARTMENT NO. 04	1 BEDROOM		750 SF.	750 SF.	750 SF.	750 SF.		3,000 SF.
APARTMENT NO. 05	2 BEDROOMS		1,294 SF.	1,294 SF.	1,294 SF.	1,294 SF.		5,176 SF.
APARTMENT NO. 06	1 BEDROOM			678 SF.	678 SF.			1,356 SF.
APARTMENT NO. 07	1 BEDROOM			678 SF.	678 SF.			1,356 SF.
APARTMENT NO. 06 / 07	3 BEDROOM		1,356 SF.			1,356 SF.		2,712 SF.
APARTMENT NO. 08	2 BEDROOMS		1,165 SF.	1,165 SF.	1,165 SF.	1,165 SF.		4,660 SF.
POOL EQUIPMENT	N/A							
POOL TOILETS	N/A						157 SF.	157 SF.
JANITOR CLOSET							27 SF.	27 SF.
FAR TOTALS		**760 SF.**	**7,753 SF.**	**7,753 SF.**	**7,753 SF.**	**7,753 SF.**	**579 SF.**	**32,351 SF.**

OPEN AREAS

BUILDING FAR	FIRST FL. SF.	SECOND FL. SF.	THIRD FL. SF.	FOURTH FL. SF.	FIFTH FL. SF.	ROOF/POOL DECK SF.	TOTAL
SECOND FLOOR OPEN TERRACE AND WALKWAYS		3,087 SF.					3,087 SF.
OPEN WALKWAY			1,339 SF.	1,339 SF.	1,339 SF.		4,017 SF.
APARTMENT NO. 01 BALCONY		120 SF.	120 SF.	120 SF.	120 SF.		480 SF.
APARTMENT NO. 02 BALCONY		80 SF.	80 SF.	80 SF.	80 SF.		320 SF.
APARTMENT NO. 03 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.		324 SF.
APARTMENT NO. 04 BALCONY		32 SF.	32 SF.	32 SF.	32 SF.		128 SF.
APARTMENT NO. 05 BALCONY		62 SF.	62 SF.	62 SF.	62 SF.		248 SF.
APARTMENT NO. 06 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.		324 SF.
APARTMENT NO. 07 BALCONY		77 SF.	77 SF.	77 SF.	77 SF.		308 SF.
APARTMENT NO. 08 BALCONY		126 SF.	126 SF.	126 SF.	126 SF.		504 SF.
POOL DECK						2,439 SF.	2,439 SF.
POOL						336 SF.	336 SF.
OPEN AREAS TOTALS		**3,746 SF.**	**1,998 SF.**	**1,998 SF.**	**1,998 SF.**	**2,775 SF.**	**12,515 SF.**

BUILDING FAR AND OPEN AREAS

FAR TOTALS	760 SF.	7,753 SF.	7,753 SF.	7,753 SF.	7,753 SF.	579 SF.	32,351 SF.
OPEN AREAS TOTALS		3,746 SF.	1,998 SF.	1,998 SF.	1,998 SF.	2,775 SF.	12,515 SF.
TOTAL	**760 SF.**	**11,509 SF.**	**9,751 SF.**	**9,751 SF.**	**9,751 SF.**	**3,354 SF.**	**44,876 SF.**

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AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION
1 03.28.23	TAC COMMENTS
2 01.11.24	TAC COMMENTS

DRAWING INFORMATION:

SHEET TITLE:

FAR AND OPEN AREAS SQUARE FEET PLANS.

DELIVERY DATE: 03.28.2023

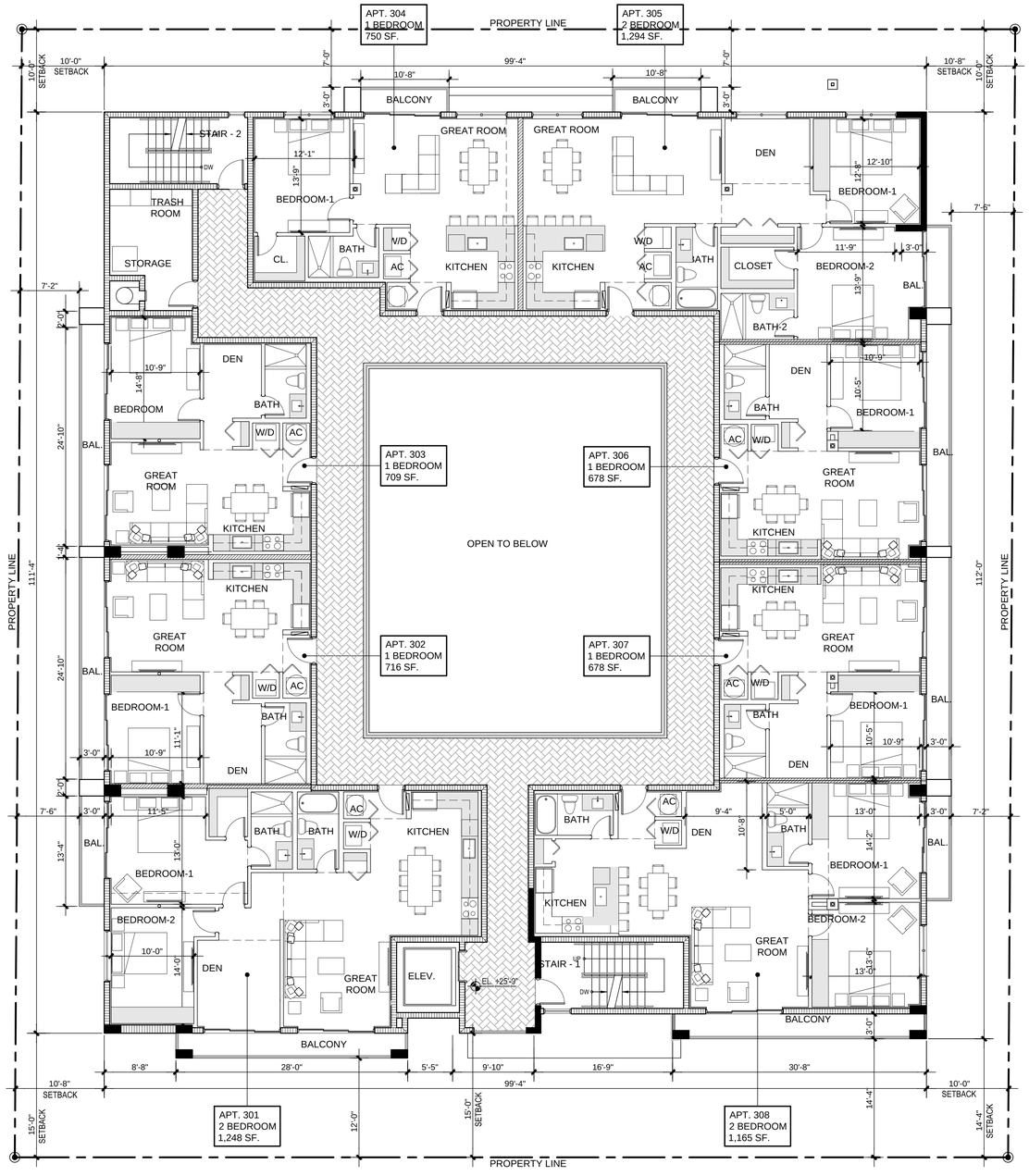
DRAWN BY: J.B.

CHECKED BY: A.LL.

REF NUMBER:

SHEET NO: A101 2

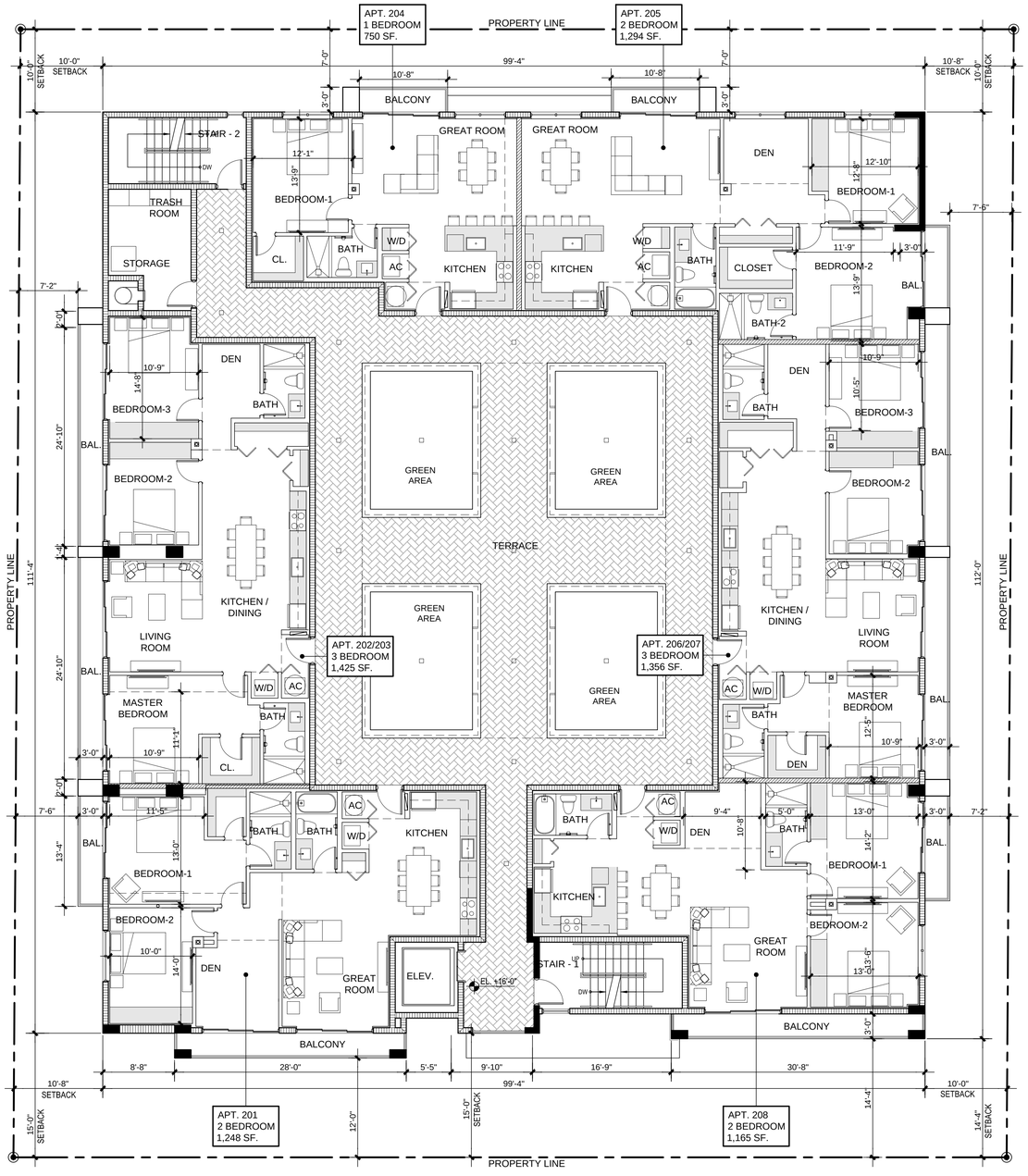
3 OF 8



PROPOSED THIRD FLOOR PLAN

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

2



PROPOSED SECOND FLOOR PLAN

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

1

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PROJECT:

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1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION
1 03.28.23	TAC COMMENTS
2 01.11.24	TAC COMMENTS

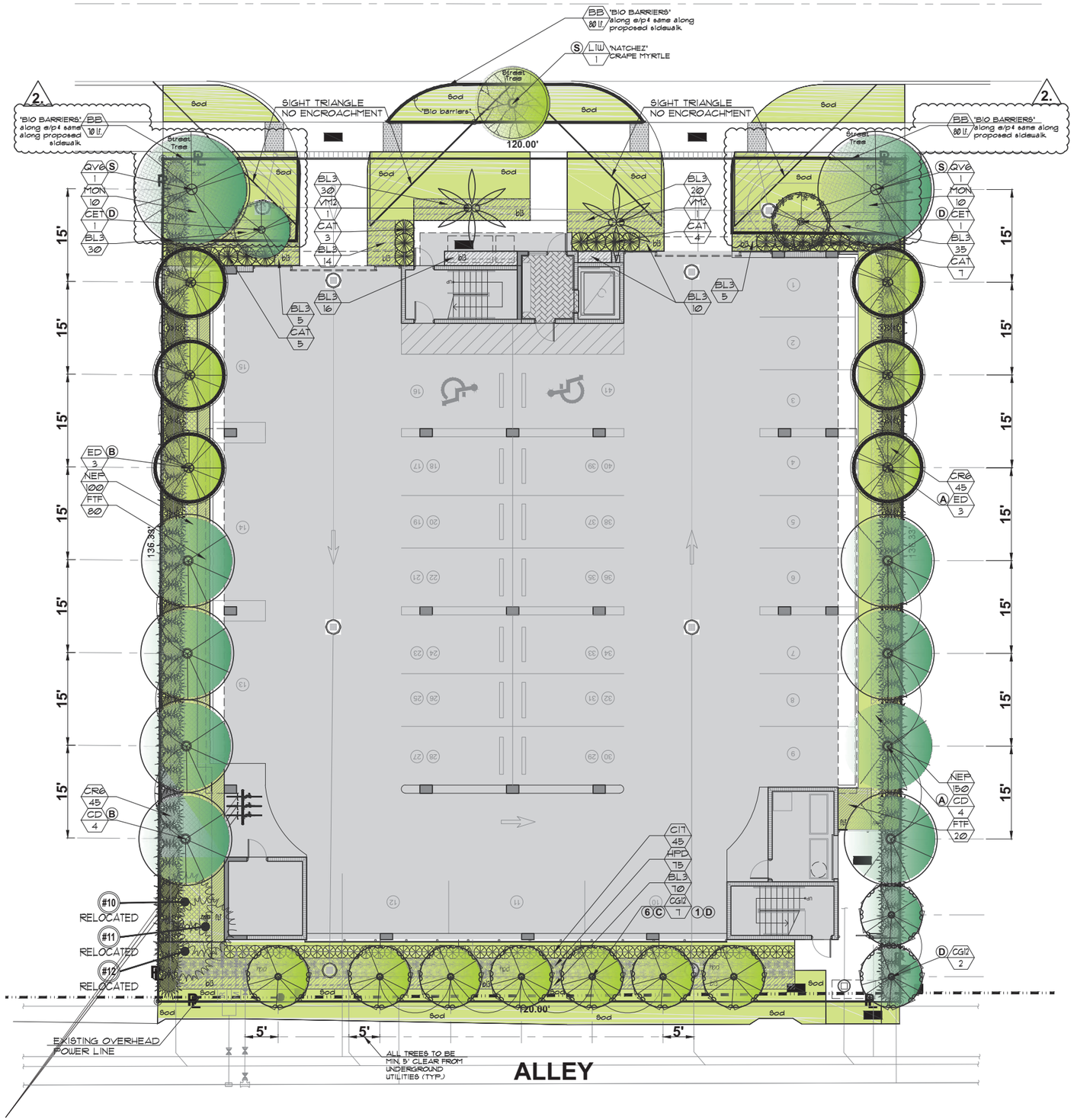
DRAWING INFORMATION:

SHEET TITLE:

PROPOSED SECOND AND THIRD FLOOR PLAN

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO: A102 2
4 OF 8


PIERCE ST.
ALLEY
SIGHT TRIANGLE
NO ENCROACHMENT
SIGHT TRIANGLE
NO ENCROACHMENT
'BIO BARRIERS' along e/p & same along proposed sidewalk
'NATCHEZ' CRAPE MYRTLE
Street Tree
Sod
120.00'
136.33'
15'
5'
#10 RELOCATED
#11 RELOCATED
#12 RELOCATED
EXISTING OVERHEAD POWER LINE
ALL TREES TO BE MIN. 5' CLEAR FROM UNDERGROUND UTILITIES (TYP.)



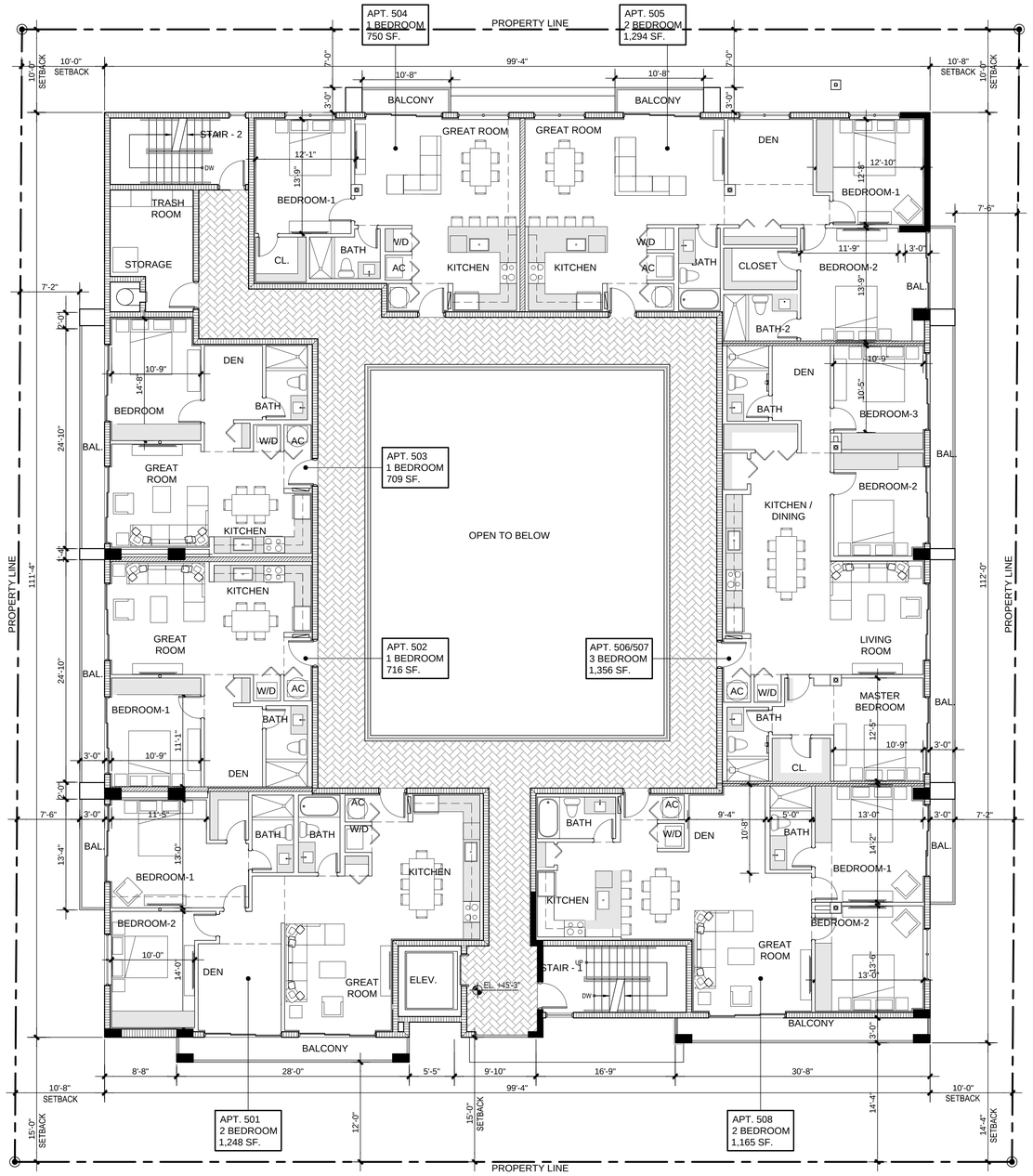


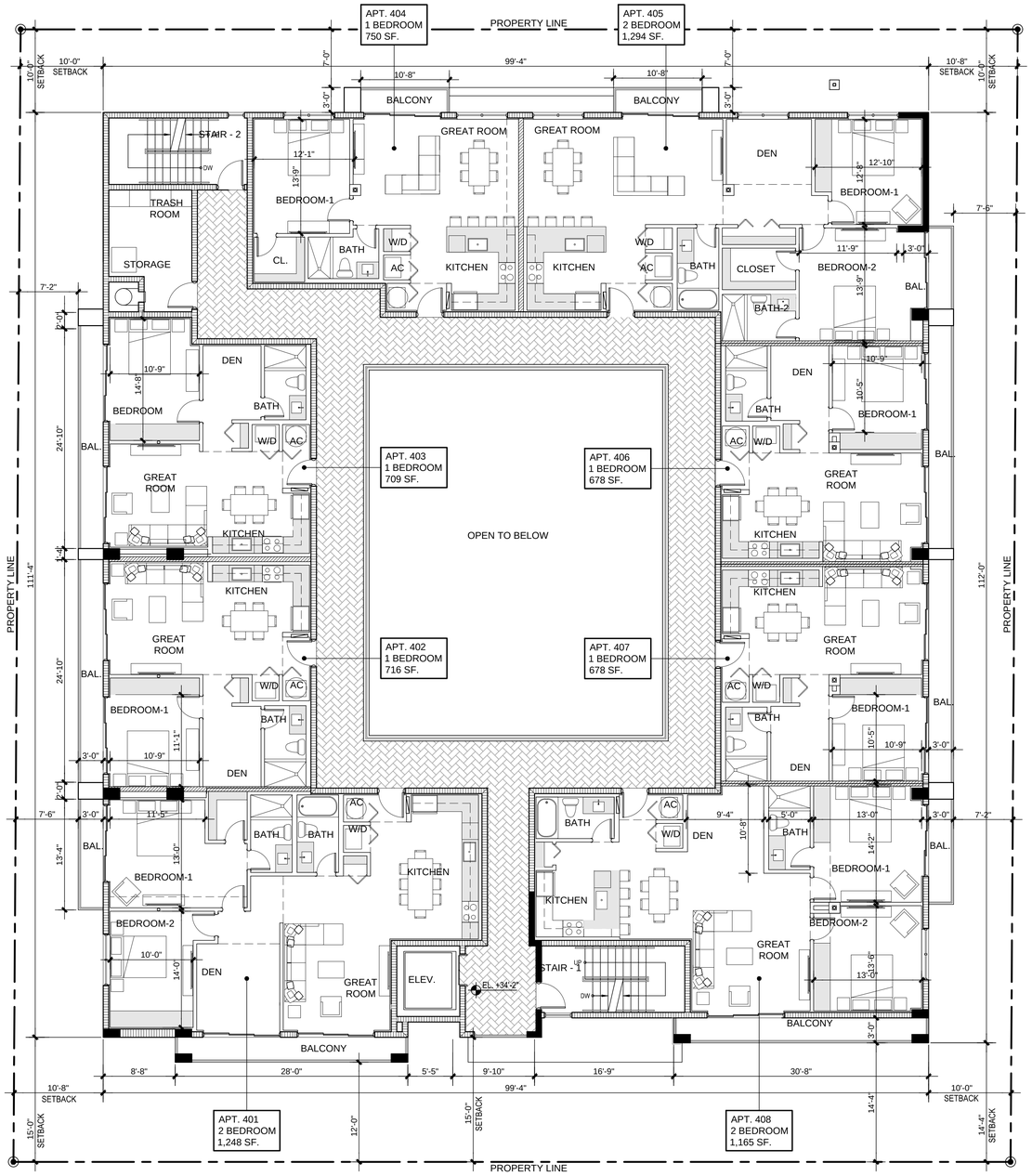


ADJACENT PROPERTY TO THE EAST OF SUBJECT PROPERTY

1914 - 1920 PIERCE STREET HOLLYWOOD, FLORIDA 33020

ADJACENT PROPERTY TO THE WEST OF SUBJECT PROPERTY





2 **PROPOSED FIFTH FLOOR PLAN** SCALE: 1/8" = 1'-0"

1 **PROPOSED FOURTH FLOOR PLAN** SCALE: 1/8" = 1'-0"

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AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION
1 03.28.23	TAC COMMENTS
2 01.11.24	TAC COMMENTS

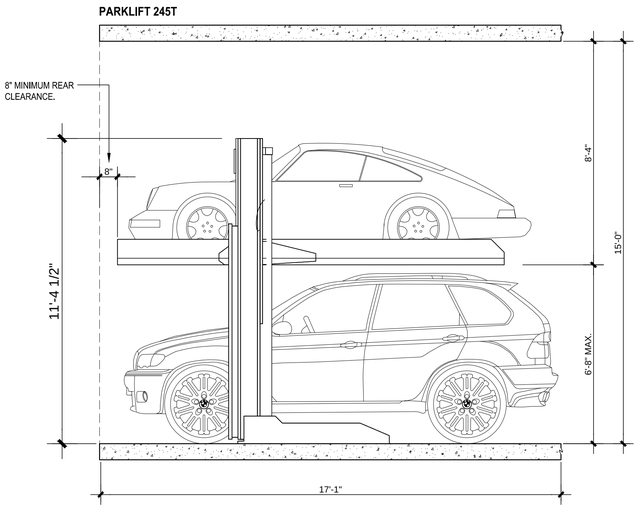
DRAWING INFORMATION:

SHEET TITLE:

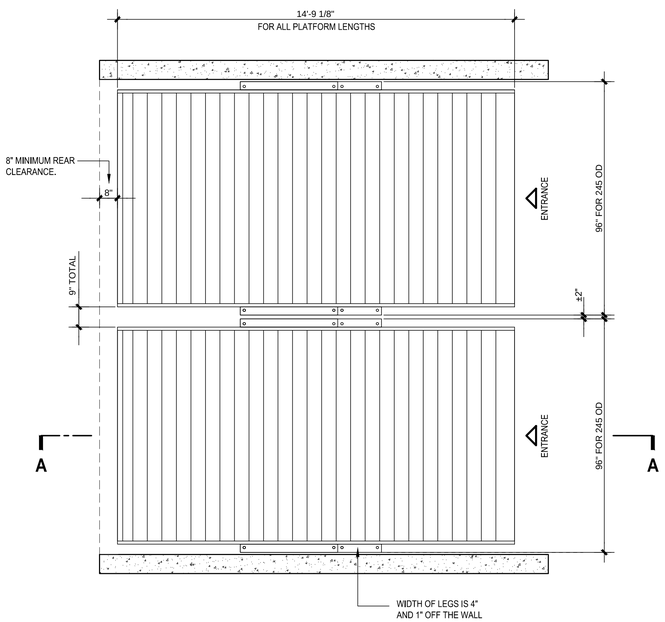
PROPOSED FOURTH AND FIFTH FLOOR PLAN

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO: A103 2
5 OF 8



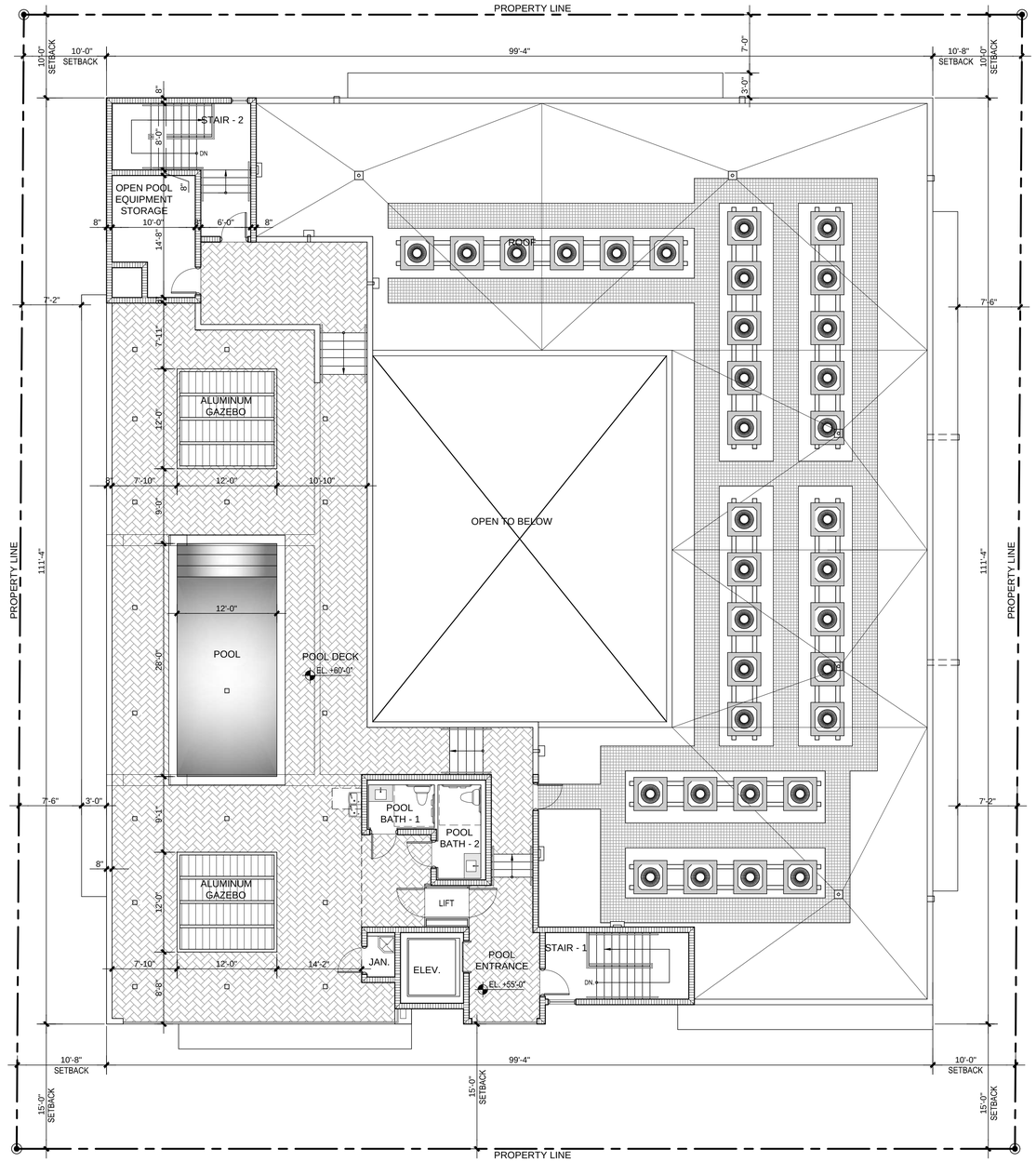
SECTION A-A



PARKLIFT 245T SPECIFICATIONS

CAPABILITIES	
WORKING CAPACITY	6,000 LBS
STATIC CAPACITY	12,000 LBS
DYNAMIC CAPACITY	9,000 LBS
DIMENSIONS	
OVERALL WIDTH	96 7/16"
PLATFORM WIDTH	82 1/16"
DRIVE-THRU WIDTH	88"
OVERALL PLATFORM LENGTH	177 1/8"
MAXIMUM VEHICLE WHEELBASE	146"
MAXIMUM CLEARANCE (LOWER CAR)	80"
OVERALL HEIGHT	11'-5"
SPEED	
LIFTING SPEED (SECONDS)	17 SECONDS
LOWERING SPEED (SECONDS)	15 SECONDS
POWER	
POWER REQUIREMENTS	220V 3 PHASE 40 AMP
220V SINGLE PHASE 40 AMP	
FEATURES	
APPLICATION	OUTDOOR / INDOOR
SURFACE	ASPHALT / CONCRETE
MATERIAL	100% GALVANIZED STEEL
SAFETY	STEEL-ON-STEEL LOCKS

PARKLIFT DETAILS SCALE: 3/8" = 1'-0"



PROPOSED ROOF PLAN SCALE: 1/8" = 1'-0"

1

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA
ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

	DATE	ISSUE DESCRIPTION
1	03.28.23	TAC COMMENTS
2	01.11.24	TAC COMMENTS

DRAWING INFORMATION:

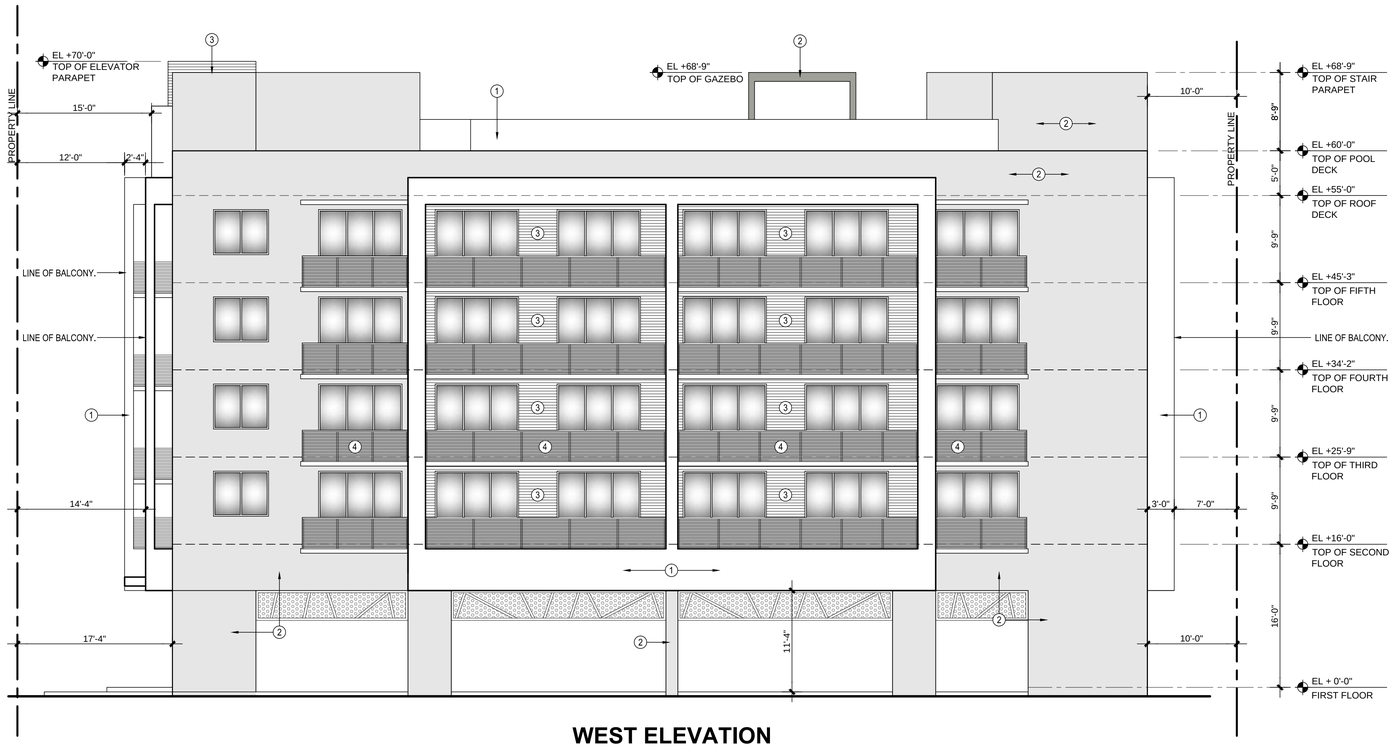
SHEET TITLE:
PROPOSED ROOF PLAN

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

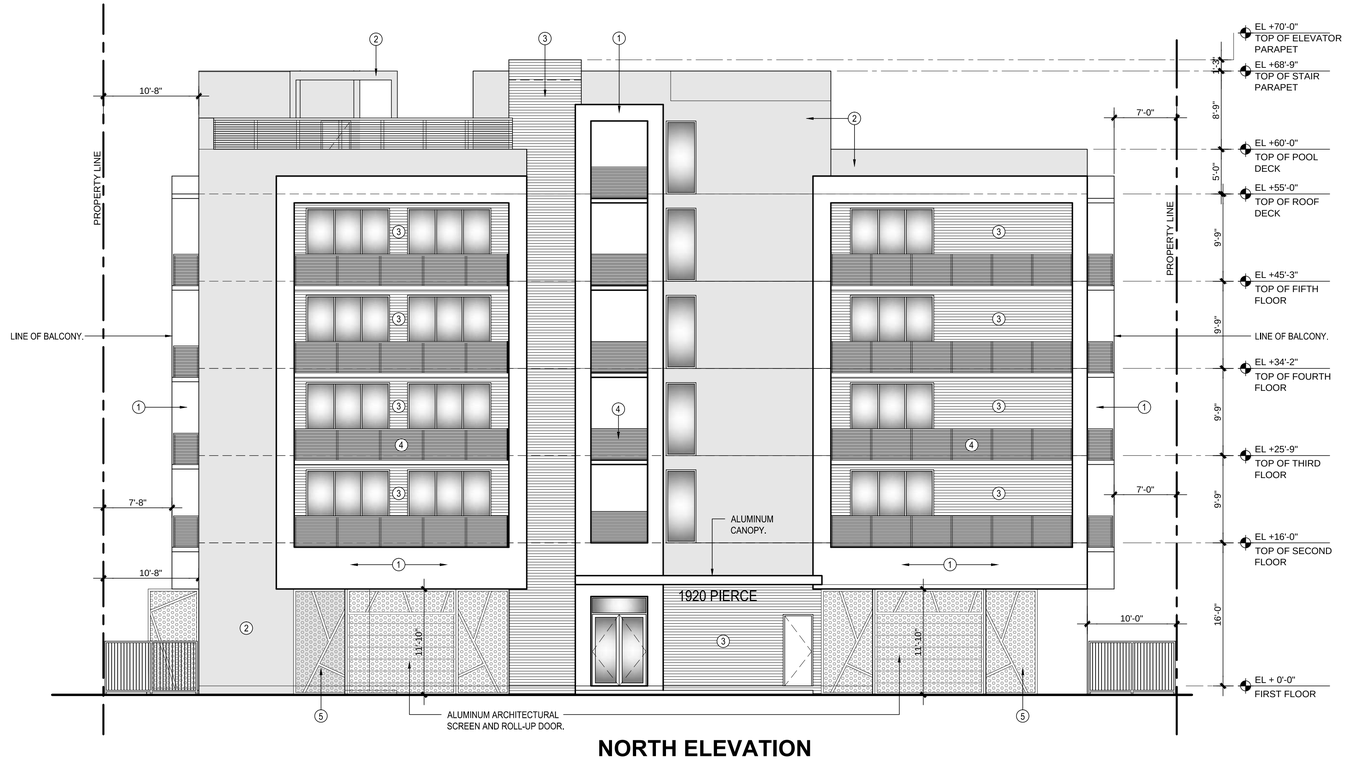
SHEET NO: A104 /2
6 OF 8

MATERIAL COLOR SELECTION

1. COLOR 1 — SHERWIN WILLIAMS SW7653 SILVERPOINTE
2. COLOR 2 — SHERWIN WILLIAMS SW7655 STAMPED CONCRETE
3. WOOD TILE USA TILE TRAVEL 6"x48" GOLD
4. BLACK ALUMINUM RAILING.
5. ANODIZED ALUMINUM ARCHITECTURE SCREEN / ROLL-UP DOOR.
6. BRONZE ALUMINUM WINDOW / DOOR FRAME W/ GREY TINTED GLASS.



WEST ELEVATION



NORTH ELEVATION

PROPOSED EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

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MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA — ALBERTO LLORENTE — AR0012031 — REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION
1 03.28.23	TAC COMMENTS
2 01.11.24	TAC COMMENTS

DRAWING INFORMATION:

SHEET TITLE:

PROPOSED NORTH AND WEST ELEVATION

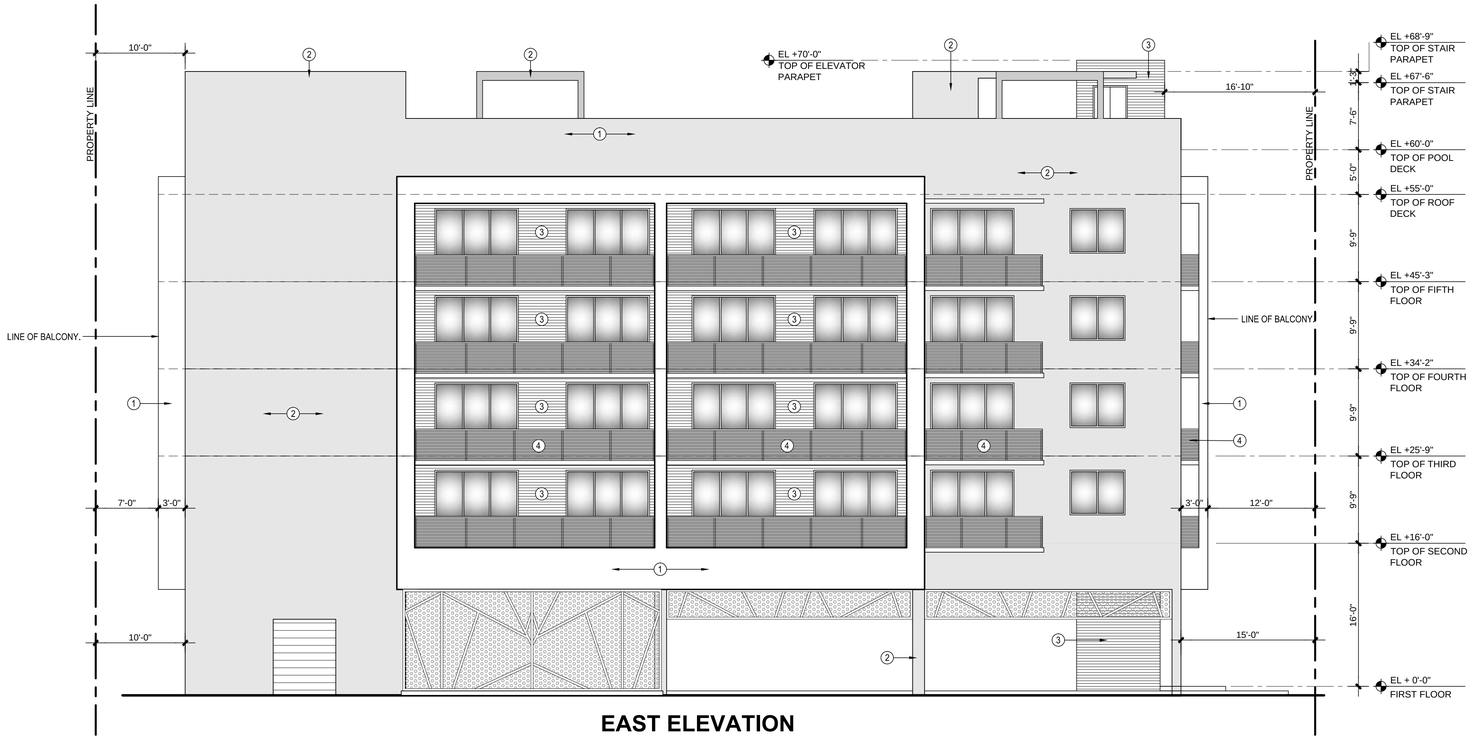
DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO: A201 2
7 OF 8

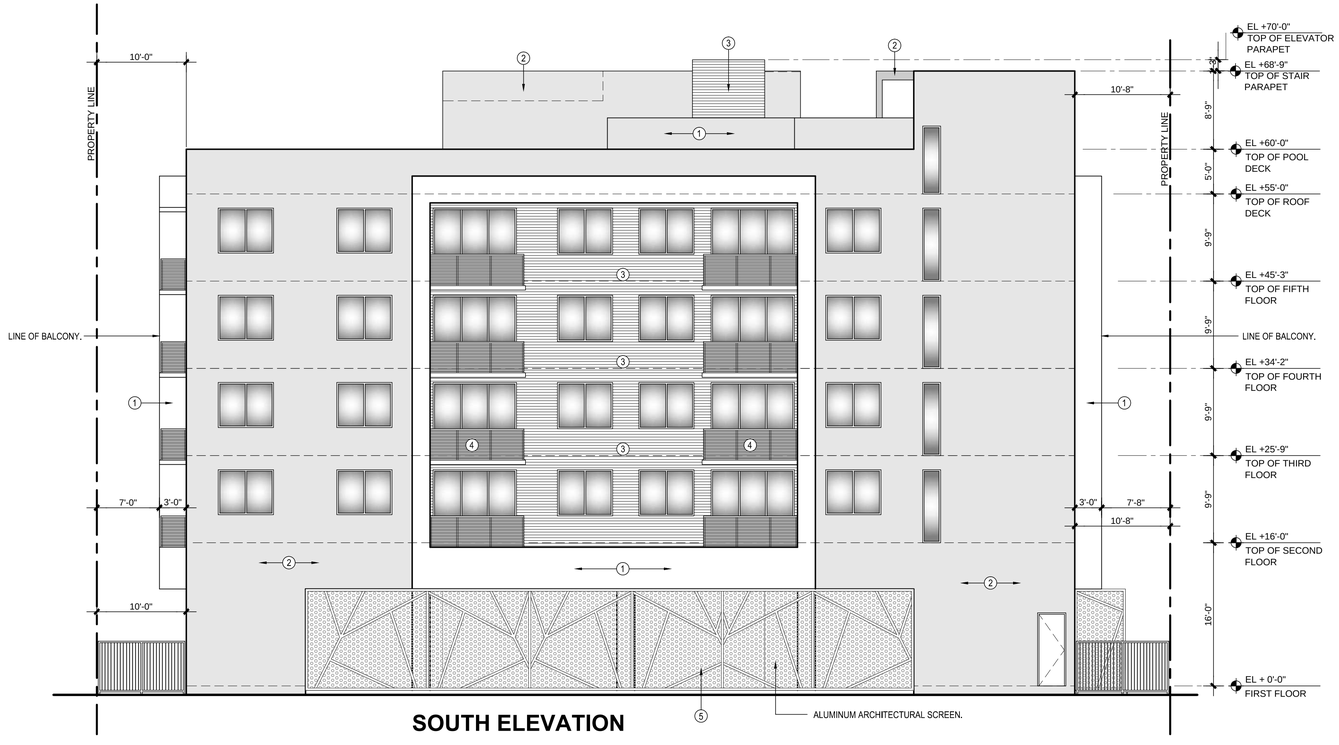
1

MATERIAL COLOR SELECTION

1. COLOR 1 — SHERWIN WILLIAMS SW7653 SILVERPOINTE
2. COLOR 2 — SHERWIN WILLIAMS SW7655 STAMPED CONCRETE
3. WOOD TILE USA TILE TRAVEL 6"x48" GOLD
4. BLACK ALUMINUM RAILING.
5. ANODIZED ALUMINUM ARCHITECTURE SCREEN / ROLL-UP DOOR.
6. BRONZE ALUMINUM WINDOW / DOOR FRAME W/ GREY TINTED GLASS.



EAST ELEVATION



SOUTH ELEVATION

PROPOSED EXTERIOR ELEVATION

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

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MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA · ALBERTO LLORENTE · AR0012031 · REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION
1 03.28.23	TAC COMMENTS
2 01.11.24	TAC COMMENTS

DRAWING INFORMATION:

SHEET TITLE:

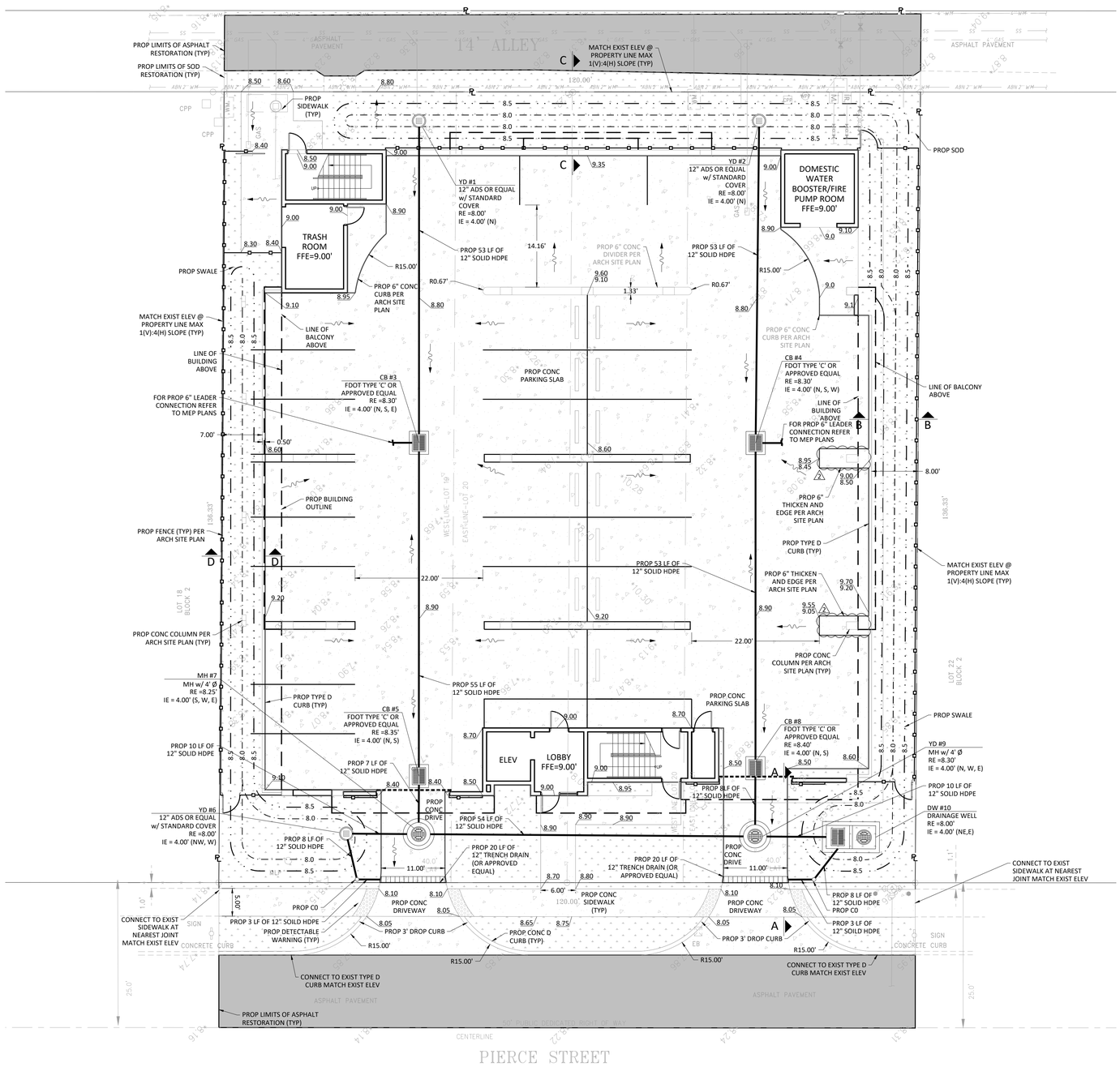
PROPOSED SOUTH AND EAST ELEVATION

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO: A202 2

1

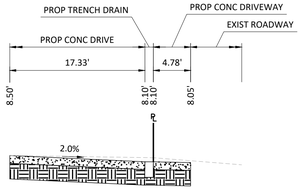
PLOTTED BY: T&A-ANieves
PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MG3\PLANS\22034 PGD.dwg



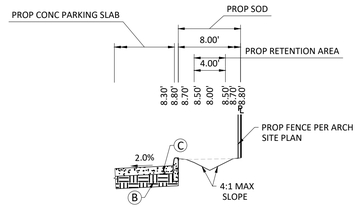
NOTES:

1. VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
2. FLOODPROOF STRUCTURE TO 11.0'.
3. ALL ROADWAYS ADJACENT TO PROPERTY WILL BE MILLED AND RESURFACED.
4. CURB CUTS AND SWALES TO BE CLOSED OFF AND RESTORED DURING CONSTRUCTION.

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 INCH = 10 FEET



SECTION A - A



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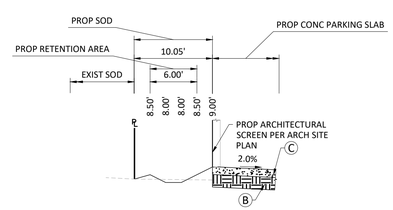

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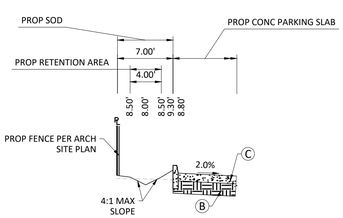

SECTION D - D

(A)	1" MILL & RESURFACE
(B)	PROP 12" STABILIZED SUBGRADE (MIN. LBR 40)
(C)	PROP CONC SIDEWALK (MIN. 6" THICK)
(D)	CONC PAVERS
(E)	2" COMPACTED SAND BED w/ GEOTEXTILE UNDER

SCALE: 1" = 10' HORIZONTAL
1" = 5' VERTICAL

LEGEND

ARCH	ARCHITECTURAL	GV	GATE VALVE	STR	STRUCTURE
BOP	BOTTOM OF PIPE	GRD	FINISH GRADE	TOP	TOP OF PIPE
BOT	BOTTOM	HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
CLEAR	CLEARANCE	IE	INVERT ELEVATION	WM	WATER MAIN
CO	CLEAN OUT	INV	INVERT OF PIPE	w/	WITH
CONC	CONCRETE	LF	LINEAR FEET	YD	YARD DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE	MH	MANHOLE	x.xx	EXIST GRADE (FT-NAVD)
DIP	DUCTILE IRON PIPE	℄	PROPERTY LINE	2.00	PROP GRADE (FT-NAVD)
DR	DRAINAGE	PVC	POLYVINYL CHLORIDE PIPE		FLOW ARROW
ELEV	ELEVATION	PROP	PROPOSED		PROPERTY LINE
EXIST	EXISTING	RE	RIM ELEVATION		EASEMENT LINE
FDC	FIRE DEPARTMENT CONNECTION	RIM	RIM OF STRUCTURE		R/W LINE
FFE	FINISHED FLOOR ELEVATION	RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER		
FH	FIRE HYDRANT				
FT	FEET	R/W	RIGHT OF WAY		

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Check positive response codes before you dig!

TAC REVIEW PLANS

No.	DATE	REVISION	BY
2	03/28/2023	TAC COMMENTS	AN

DESIGNED: GK
DATE: 7/20/2022
DRAWN: LJ
DATE: 7/20/2022
CHECKED: JFT
DATE: 7/20/2022

THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
MIAMI-DADE (305) 714.2510
BROWARD (954) 761.1073
PALM BEACH (561) 932.1668

1914-1920 PIERCE STREET

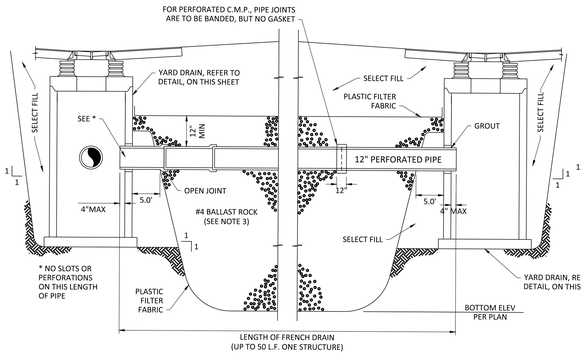
HOLLYWOOD, FL. 33020

PAVING GRADING AND DRAINAGE PLAN

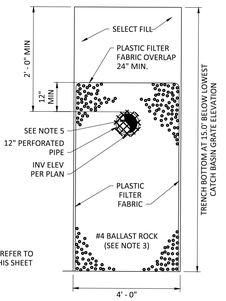
GEORGE KRAWCZYK, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 66646
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE KRAWCZYK, PE ON 12/20/2023.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 PGD.dwg
SHEET: C-1

PLOTTED BY: TBA-ANieves
PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MGS\PLANS\22034 GN.dwg

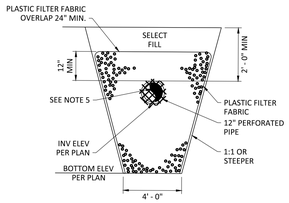


LONGITUDE SECTION



TRANSVERSE SECTION

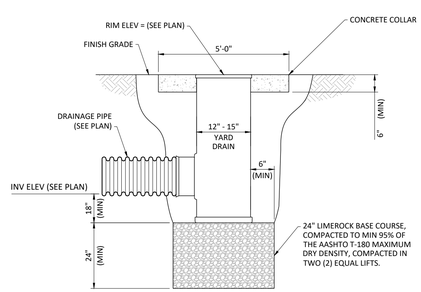
NOTES:
1. NON-WOVEN PLASTIC FILTER FABRIC PER F.D.O.T. STANDARD INDEX #199 (TYPE D-3 FOR FRENCH DRAIN) SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH. SHOP DRAWINGS. AND A SAMPLE OF THE MATERIAL SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING THE FABRIC.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE SET 15.0 FEET BELOW LOWEST CATCH BASIN GRATE ELEVATION, UNLESS OTHERWISE NOTED.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.
4. REFER TO PLANS FOR INVERT ELEVATION
5. DEAD END EXFILTRATION TRENCH SHALL HAVE #10-1" x 1" GALV. STEEL OR ALUMINUM WIRE MESH. (OVER END OF PIPE).



ALTERNATE TRANSVERSE SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

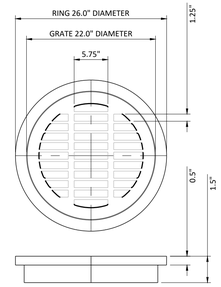
TYPICAL DETAIL EXFILTRATION TRENCH



AS MANUFACTURED BY "NYLOPLAST AMERICA" OR APPROVED EQUAL

(CONCRETE SHALL BE 4,000 PSI AT 28 DAYS)

CONCRETE COLLAR DETAIL

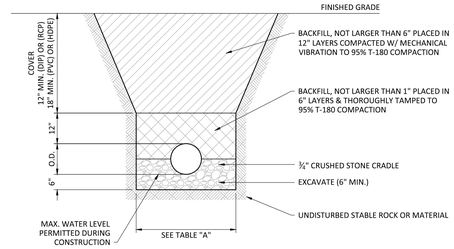


DUCTILE IRON H-20 RATED GRATE
DRAIN AREA = 161.4 SQ. INCH

NOTE:
GRATE MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B

TYPICAL GRATE DETAIL

TYPICAL YARD DRAIN DETAIL

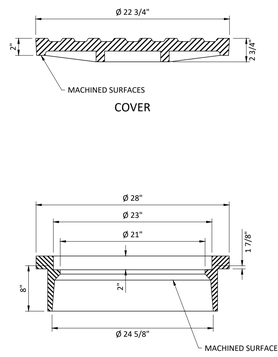


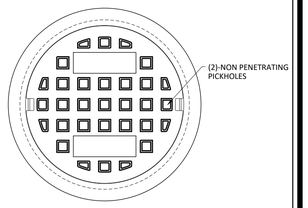
NOTES:
1. COMPACTION AND BACKFILL SHALL BE IN STRICT CONFORMANCE WITH PIPE MANUFACTURER STANDARDS AND SPECIFICATIONS.
2. MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O.
3. MAXIMUM DEPTH TO BOTTOM OF PRESSURE MAINS SHALL NOT EXCEED SIX (6) FEET.

TABLE "A"		
PIPE SIZE	DEPTH OF BACKFILL AT WHICH TRENCH WIDTH IS TO BE LIMITED	MAXIMUM TRENCH WIDTH
8"	15"	3' - 0"
12"	12"	3' - 3"

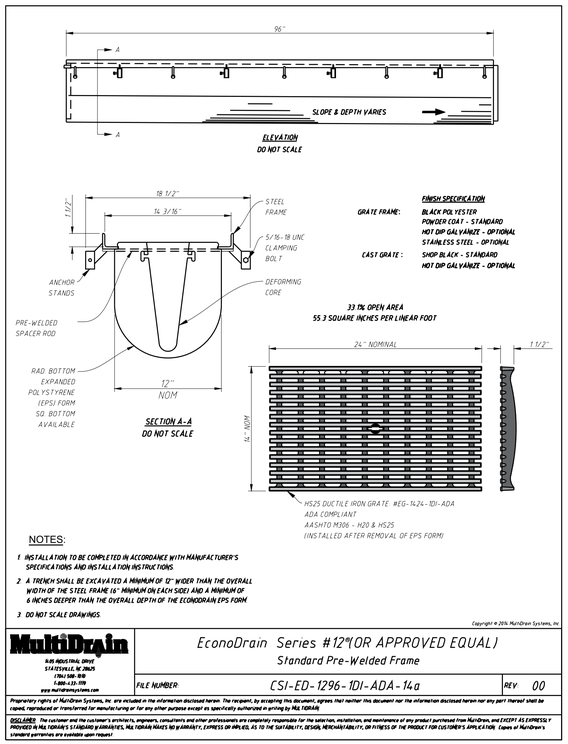
DIMENSIONS SHOWN APPLY TO ALL FOUNDATIONS

PIPE INSTALLATION AND BEDDING DETAIL





US FOUNDRY 1155 RING AND C COVER



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS
2. A TRENCH SHALL BE EXCAVATED A MINIMUM OF 12" WIDER THAN THE OVERALL WIDTH OF THE STEEL FRAME (6" MINIMUM ON EACH SIDE) AND A MINIMUM OF 6 INCHES DEEPER THAN THE OVERALL DEPTH OF THE ECONODRAIN EPS FORM
3. DO NOT SCALE DRAWINGS.

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825 INDUSTRIAL DRIVE
STATESVILLE, NC 28625
(704) 588-818
1-888-433-359
www.multidrainsystems.com

EconoDrain Series #12"(OR APPROVED EQUAL)
Standard Pre-Welded Frame
FILE NUMBER: CSI-ED-1296-1DI-ADA-14a REV: 00

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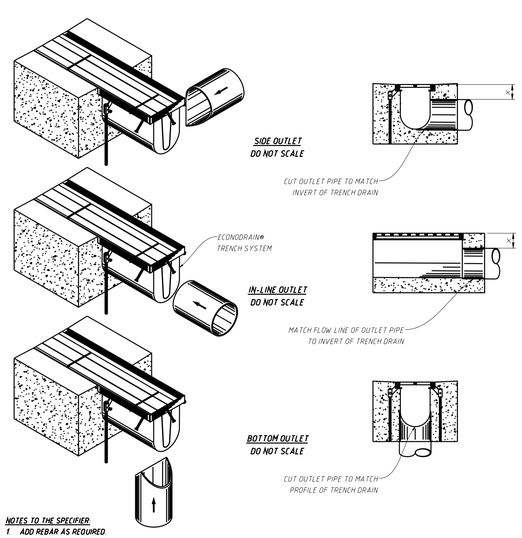

NOTES TO THE SPECIFIER:
1. ADD REBAR AS REQUIRED
2. SPECIFY MINIMUM CONCRETE ENCASEMENT.
3. 4" MINIMUM CONCRETE COVERAGE OF OUTLET PIPE IS RECOMMENDED. (LABELED WITH *)
4. FINAL CONCRETE THICKNESS PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES.

CONSTRUCTION NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. SECURE OUTLET PIPE PRIOR TO CONCRETING OPERATIONS.
3. FOR ILLUSTRATION ONLY. DO NOT SCALE DRAWINGS.

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EconoDrain (OR APPROVED EQUAL)
Outlets From End of Trench
FILE NUMBER: CSI-ED-OUTLET-TR-00-14a REV: 00

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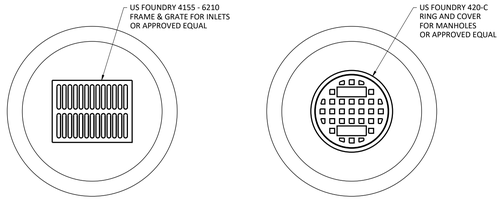
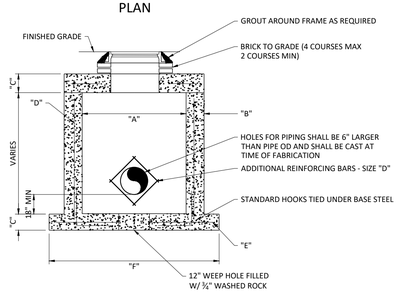
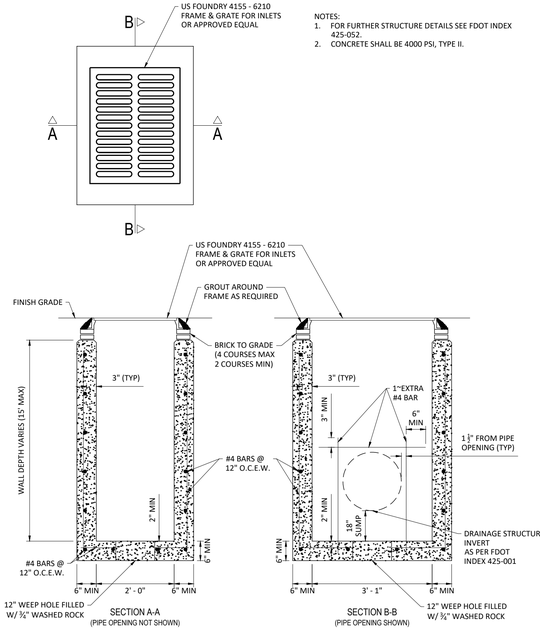


PLAN



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
CB-4 / M-4	4'-0" Ø	8"	8"	#4 @ 12" O.C.E.W.	#4 @ 12" O.C.E.W.	6'-4" Ø
CB-5 / M-5	5'-0" Ø	8"	8"	#5 @ 12" O.C.E.W.	#5 @ 12" O.C.E.W.	7'-4" Ø
CB-6 / M-6	6'-0" Ø	8"	8"	#5 @ 12" O.C.E.W.	#5 @ 6" O.C.E.W.	8'-4" Ø
CB-7 / M-7	7'-0" Ø	8"	10"	#5 @ 12" O.C.E.W.	#5 @ 6" O.C.E.W.	9'-4" Ø
CB-8 / M-8	8'-0" Ø	10"	10"	2 W.W.M. HORZ. WITH #4 @ 12" O.C. VERT.	#5 @ 6" O.C.E.W.	10'-8" Ø

ROUND DRAINGE STRUCTURE



FDOT TYPE "C" STRUCTURE
N.T.S.

TAC REVIEW PLANS

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: GK
DATE: 7/20/2022
DRAWN: LJ
DATE: 7/20/2022
CHECKED: JFT
DATE: 7/20/2022

THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
MIAMI-DADE (305) 714.2510
BROWARD (954) 761.1073
PALM BEACH (561) 932.1668

1914-1920 PIERCE STREET

HOLLYWOOD, FL. 33020

PAVING GRADING AND DRAINAGE DETAILS

GEORGE KRAWCZYK, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 66646
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE KRAWCZYK, PE ON 12/20/2023.
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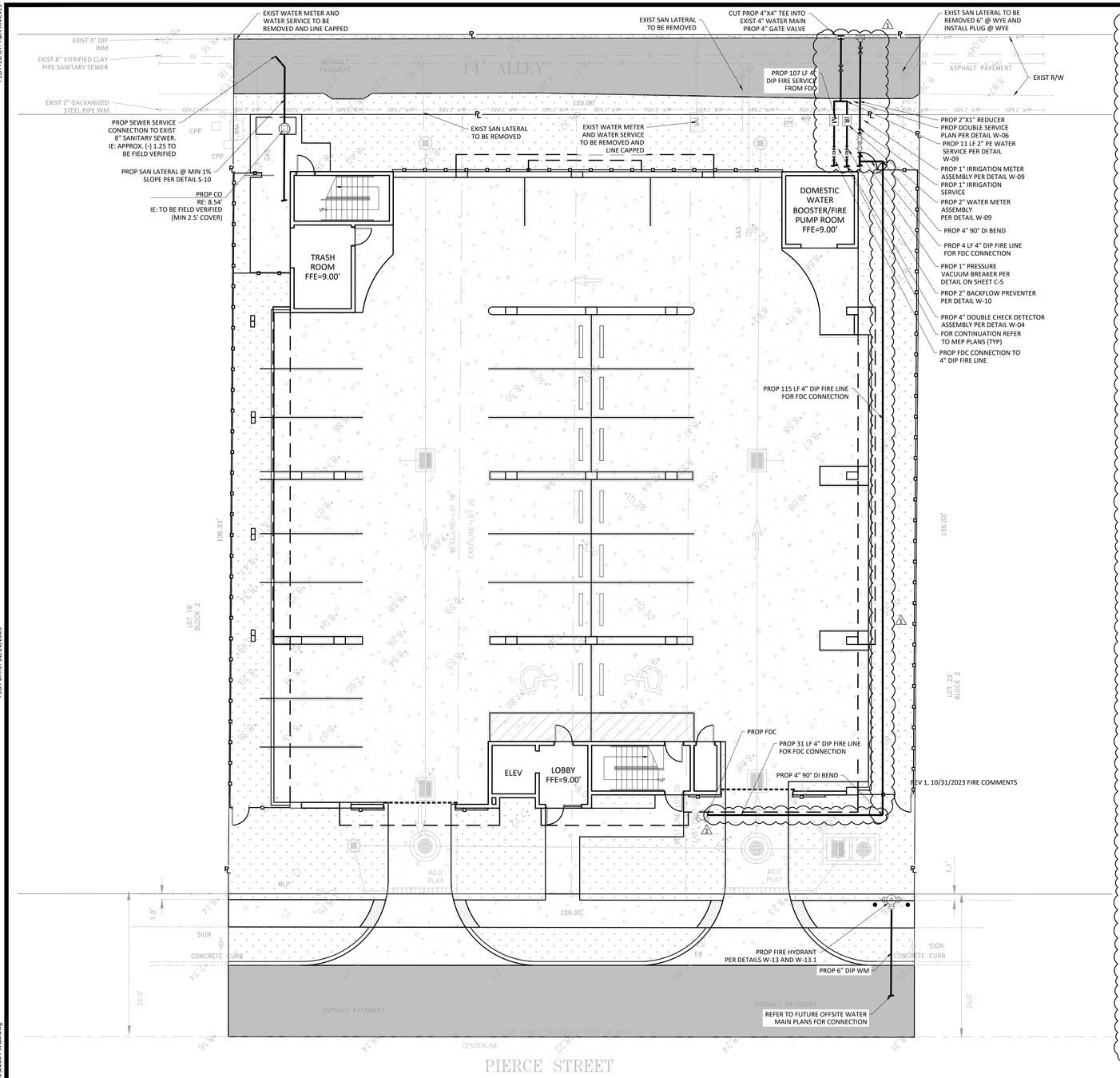
SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 GN.dwg

SHEET: C-2



NOTES:

1. VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
2. BUILDING WATER FLOW DEMAND = 32 UNITS x 141 GPD = 4,512 GPD

Fire Flow Calculations

1914-1920 Pierce Street

5 Story Residential Building

Building Zoning = ND-2

Based on Type II(222) Construction. Per NFPA 18.4.4.4. Fire Flow Area is based on the total square footage of the three largest floors which is 31,265 SF.

Fire Flow Area = 11,587 (Second Floor) + 9,839 (Third Floor) + 9,839 (Fourth Floor) = 31,265 SF

Per Table 18.4.5.2.1, the Fire Flow requiremnt is 2,000 gpm for 2 hours for 31,265 SF

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

2,000 x 75% = 1,500 gpm (Fire Flow Credit)

2,000 gpm - 1,5000 gpm = 500 gpm

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

Fire Flow Required = 1,000 gpm

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.

Pamela Butler

Date: 5/9/23	Time: 3:08pm	Static Pressure -	55psi
Residual/Static Hydrant	**Address/Location**	**Residual Pressures**	
P - Hydrant FH004532	1901 pierce st	F-1 Only: 52psi	F-2 Only: 52psi
		F-1& F-2: 62psi	
Flow Hydrants	**Address/Location**	**Flow Rate**	
F-1 Hydrant (Individual) FH004556	600 s 20th ave	GPM: 1130	
F-2 Hydrant (Individual) FH004531	1901 fillmore st	GPM: 1190	
F-1 Hydrant (Both Flowing)		GPM: 1100	
F-2 Hydrant (Both Flowing)		GPM: 1160	

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 INCH = 10 FEET

LEGEND

ARCH	ARCHITECTURAL	GV	GATE VALVE	STR	STRUCTURE
BOP	BOTTOM OF PIPE	GRD	FINISH GRADE	TOP	TOP OF PIPE
BOT	BOTTOM	HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
CLEAR	CLEARANCE	IE	INVERT ELEVATION	WM	WATER MAIN
CO	CLEAN OUT	INV	INVERT OF PIPE	w/	WITH
CONC	CONCRETE	LF	LINEAR FEET	YD	YARD DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE	MH	MANHOLE	x'xx	EXIST GRADE (FT-NAVD)
DIP	DUCTILE IRON PIPE	℄	PROPERTY LINE	2.00	PROP GRADE (FT-NAVD)
DR	DRAINAGE	PVC	POLYVINYL CHLORIDE PIPE		FLOW ARROW
ELEV	ELEVATION	PROP	PROPOSED		PROPERTY LINE
EXIST	EXISTING	RE	RIM ELEVATION		EASEMENT LINE
FDC	FIRE DEPARTMENT CONNECTION	RIM	RIM OF STRUCTURE		R/W LINE
FFE	FINISHED FLOOR ELEVATION	RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER		
FH	FIRE HYDRANT				
FT	FEET	R/W	RIGHT OF WAY		

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

TAC REVIEW PLANS

No.	DATE	REVISION	BY
1	10/31/2023	FIRE COMMENTS	EG

DESIGNED: GK
DATE: 7/20/2022
DRAWN: LJ
DATE: 7/20/2022
CHECKED: JFT
DATE: 7/20/2022

THOMPSON & ASSOCIATES
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MIAMI-DADE (305) 714.2510
BROWARD (954) 761.1073
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1914-1920 PIERCE STREET

HOLLYWOOD, FL. 33020

WATER AND SEWER PLANS

GEORGE KRAWCZYK, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 66646
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SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 W&S.dwg
SHEET: C-3

PLOTTED BY: TBA-ANieves
PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MG3\PLAN\\22034 W&S.dwg

PLOTTED BY: TRAVANEWS

WATER SYSTEM NOTES:

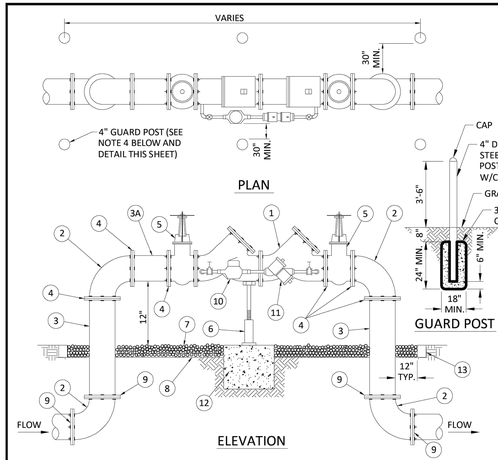
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. 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)].
3. 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)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. 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.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT 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.
7. 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.
8. 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 PATTERN, 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 BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. 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.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 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 LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED 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.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. 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.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. 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 EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

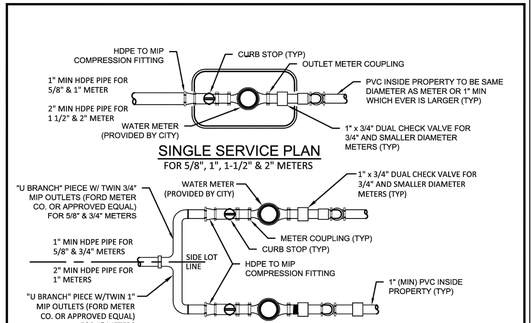
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

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



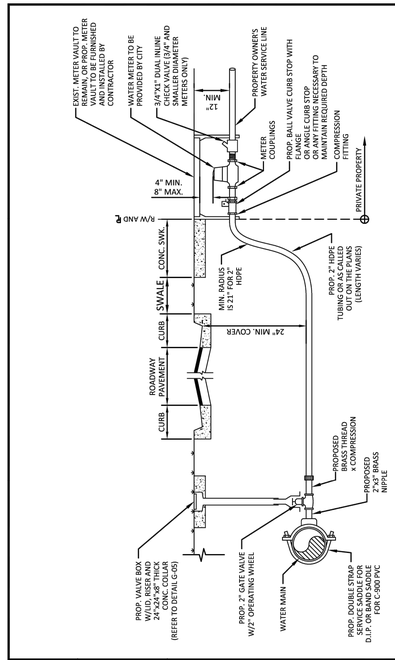
NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

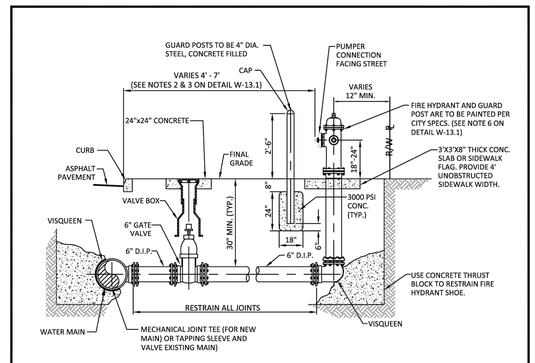
WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ⅝" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 03/05/2019
DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO. W-13
APPROVED: XXX		

NOTES:

1. IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
4. GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6' LEFT/RIGHT OF ℄ OF THE FIRE HYDRANT.EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
5. FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
6. THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES	DRAWING NO. W-13.1
APPROVED: XXX		

TAC REVIEW PLANS

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: GK DATE: 7/20/2022
DRAWN: LJ DATE: 7/20/2022
CHECKED: JFT DATE: 7/20/2022

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1914-1920 PIERCE STREET

HOLLYWOOD, FL. 33020

WATER AND SEWER DETAILS

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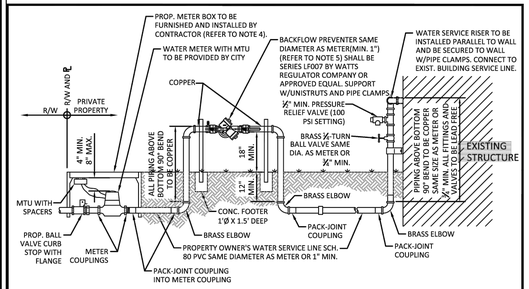
SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 GN.dwg

SHEET: C-4

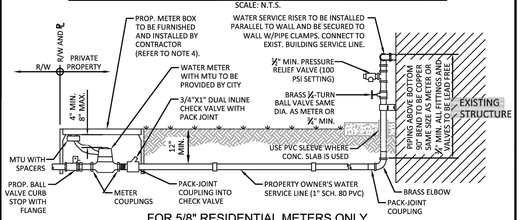
PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MGB\PLANS\22034 GN.dwg

PLOTTED BY: TBA-ANEVES



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.



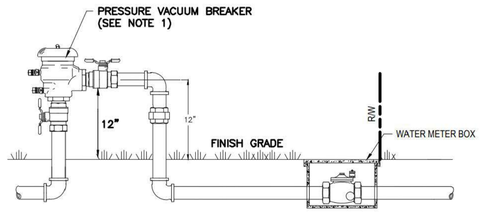
FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

NOTES FOR ALL SERVICES:

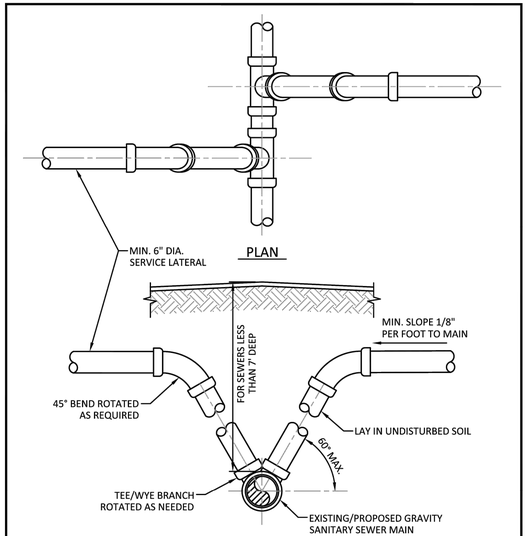
1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



1. PRESSURE VACUUM BREAKER SHALL BE FEBCO MODEL 765, WILKINS MODEL 720A, WATTS MODEL 800M, O.A.E.

PRESSURE VACUUM BREAKER - 1/2" TO 2"

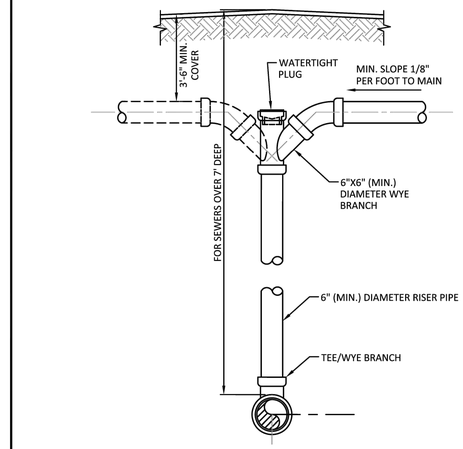


FRONT ELEVATION

NOTES:

1. MODIFIED RISER CONNECTION TO BE USED ONLY WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL MODIFIED RISER	DRAWING NO. S-10
APPROVED: XXX		

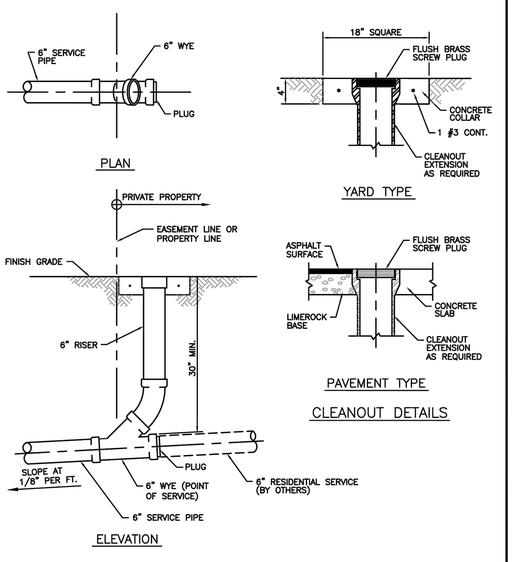


FRONT ELEVATION

NOTES:

1. RISER CONNECTION TO BE USED ONLY WHEN SANITARY SEWER IS MORE THAN 7'-0" DEEP OR WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

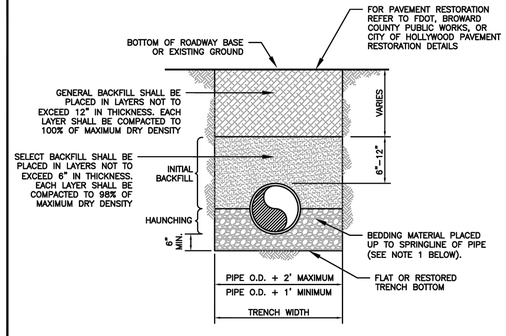
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL VERTICAL RISER	DRAWING NO. S-11
APPROVED: XXX		



CLEANOUT DETAILS

SINGLE SERVICE CONNECTION

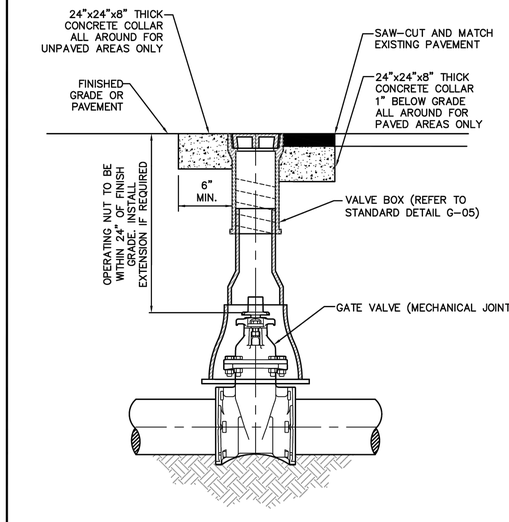
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

RESILIENT SEATED GATE VALVE SPECIFICATIONS:

4" THROUGH 12" SIZE
(WATER AND FORCE MAIN)

1. GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.1. VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.

1.2. THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509, TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.

1.3. THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.

1.4. THE SEALING MECHANISM SHALL CONSISTS OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE, THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.

1.5. A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.

1.6. ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS RINGS AND RUBBERS.

1.7. ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	RESILIENT SEATED GATE VALVE SPECIFICATIONS	DRAWING NO. G-07.1
APPROVED: XXX		

TAC REVIEW PLANS

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: GK DATE: 7/20/2022
DRAWN: LJ DATE: 7/20/2022
CHECKED: JFT DATE: 7/20/2022

THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
MIAMI-DADE (305) 714.2510
BROWARD (954) 761.1073
PALM BEACH (561) 932.1668

1914-1920 PIERCE STREET

HOLLYWOOD, FL. 33020

WATER AND SEWER DETAILS

GEORGE KRAWCZYK, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 66646
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE KRAWCZYK, PE ON 12/20/2023.
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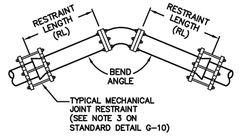
SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 GN.dwg

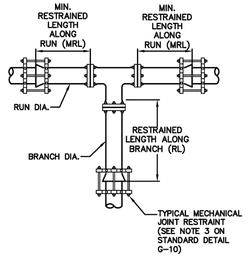
SHEET: C-5

PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MG3\PLANS\22034 GN.dwg

PLOTTED BY: TBA-ANEWS

HORIZONTAL BENDS			
PIPE DIA. (INCHES)	BEND (ANGLE)	RESTRAINED LENGTH (RL) (FT)	
		PVC	*DIP
24	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
16	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
12	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
8	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
6	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
4	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.





TEES AND TAPPING SLEEVES									
RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MINIMUM RESTRAINED LENGTH ALONG RUN (FT.)	MINIMUM RESTRAINED LENGTH ALONG BRANCH (FT.)		RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MINIMUM RESTRAINED LENGTH ALONG RUN (FT.)	MINIMUM RESTRAINED LENGTH ALONG BRANCH (FT.)	
			PVC	*DIP				PVC	*DIP
24"	24"	.	.	.	12"	12"	.	.	.
	16"	.	.	.		8"	.	.	.
	12"	.	.	.		6"	.	.	.
	8"	.	.	.		4"	.	.	.
	6"	.	.	.	8"	8"	.	.	.
	4"	.	.	.		6"	.	.	.
16"	16"	.	.	.		4"	.	.	.
	12"	.	.	.	6"	6"	.	.	.
	8"	.	.	.		4"	.	.	.
	6"	.	.	.	4"	4"	.	.	.
	4"	.	.	.	.	.	.	.	.

*ALL DIP JOINT-RESTRAINT CALCULATIONS ASSUME THE PIPE WILL BE WRAPPED IN POLYETHYLENE ENCASEMENT

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP HORIZONTAL BENDS AND TEES		DRAWING NO. G-11.1
APPROVED: XXX			

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES		DRAWING NO. G-12
APPROVED: XXX			

PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MG3\PLANS\22034 GN.dwg

TAC REVIEW PLANS

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: GK
DATE: 7/20/2022
DRAWN: LJ
DATE: 7/20/2022
CHECKED: JFT
DATE: 7/20/2022

THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
MIAMI-DADE (305) 714.2510
BROWARD (954) 761.1073
PALM BEACH (561) 932.1668

1914-1920 PIERCE STREET

HOLLYWOOD, FL. 33020

WATER AND SEWER DETAILS

GEORGE KRAWCZYK, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 66646
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE KRAWCZYK, PE ON 12/20/2023.
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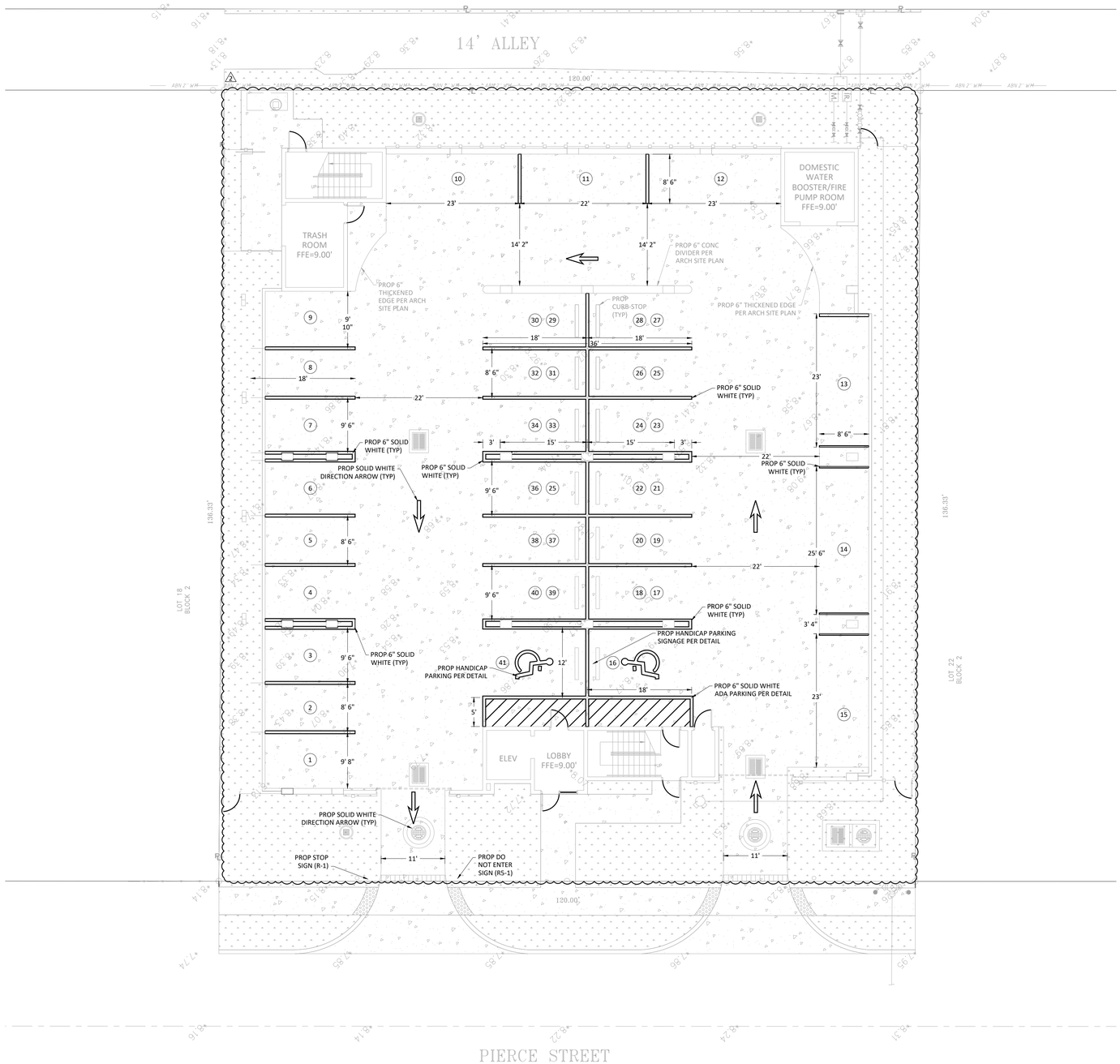
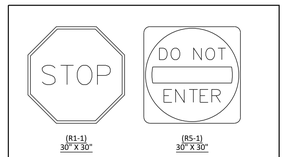
SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 GN.dwg

SHEET: C-6

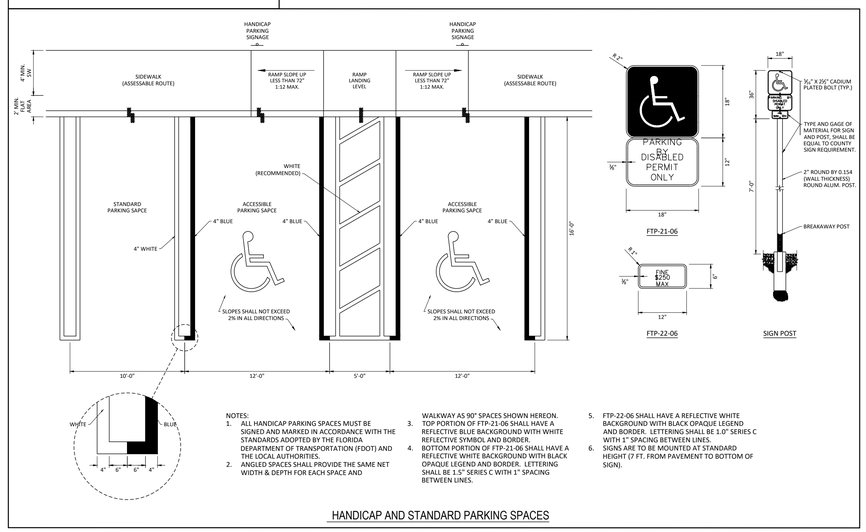
PLOTTED BY: T&A-ANieves
PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MG3\PLANS\22034 PMS.dwg



GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 INCH = 10 FEET



STANDARD SIGNS



NOTES:
1. ALL HANDICAP PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE LOCAL AUTHORITIES.
2. ANGLED SPACES SHALL PROVIDE THE SAME NET WIDTH & DEPTH FOR EACH SPACE AND WALKWAY AS 90° SPACES SHOWN HEREON.
3. TOP PORTION OF FTP-21-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
4. BOTTOM PORTION OF FTP-21-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. LETTERING SHALL BE 1.5" SERIES C WITH 1" SPACING BETWEEN LINES.
5. FTP-22-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. LETTERING SHALL BE 1.0" SERIES C WITH 1" SPACING BETWEEN LINES.
6. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT (7 FT. FROM PAVEMENT TO BOTTOM OF SIGN).

HANDICAP AND STANDARD PARKING SPACES

LEGEND

ARCH	ARCHITECTURAL
BOP	BOTTOM OF PIPE
BOT	BOTTOM
CLEAR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DR	DRAINAGE
ELEV	ELEVATION
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FT	FEET
GV	GATE VALVE
GRD	FINISH GRADE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
INV	INVERT OF PIPE
LF	LINEAR FEET
MH	MANHOLE
℄	PROPERTY LINE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RE	RIM ELEVATION
RIM	RIM OF STRUCTURE
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
R/W	RIGHT OF WAY
STR	STRUCTURE
TOP	TOP OF PIPE
TYP	TYPICAL
WM	WATER MAIN
w/	WITH
YD	YARD DRAIN
x³⁰	EXIST GRADE (FT-NAVD)
2.00	PROP GRADE (FT-NAVD)
	FLOW ARROW
	PROPERTY LINE
	EASEMENT LINE
	R/W LINE

TAC REVIEW PLANS

No.	DATE	REVISION	BY
2	03/28/2023	TAC COMMENTS	AN

DESIGNED: GK
DATE: 7/20/2022
DRAWN: LJ
DATE: 7/20/2022
CHECKED: JFT
DATE: 7/20/2022

THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
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1914-1920 PIERCE STREET

HOLLYWOOD, FL. 33020

PAVEMENT MARKING AND SIGNAGE PLAN & DETAILS

GEORGE KRAWCZYK, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 66646
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE KRAWCZYK, PE ON 12/20/2023.
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SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 PMS.dwg

SHEET: C-7

PLOTTED BY: TBA-ANieves
PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MG3\PLANS\22034 GN.dwg

SECTION 1: GENERAL NOTES

1. APPLICABLE CODES
   - A. ALL CONSTRUCTION WITHIN THE LIMITS OF PUBLIC RIGHTS OF WAY THAT FALLS UNDER CITY OF HOLLYWOOD JURISDICTION SHALL CONFORM TO CITY OF HOLLYWOOD DESIGN GUIDELINES, LATEST EDITION.
   - B. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) SHALL BE STRICTLY OBSERVED.
   - C. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. PRE-CONSTRUCTION RESPONSIBILITY
   - A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE CITY OF HOLLYWOOD, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
   - B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE ONE CALL" CERTIFICATION NUMBER AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
   - C. ALL APPLICABLE PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.
   - D. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
   - E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH THE CONTRACTOR FAILS TO REQUEST LOCATIONS FROM SUNSHINE ONE CALL. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
   - F. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, WHO WILL IN TURN NOTIFY THE APPROPRIATE UTILITY OWNER.
   - G. THE CONTRACTOR WILL VERIFY THE RESTRAINT OF EXISTING UTILITY LINES, AND SHALL RESTRAIN AS NECESSARY TO PREVENT BLOWOUTS, PRIOR TO CONNECTING TO EXISTING UTILITIES.
3. INSPECTIONS

   THE CONTRACTOR SHALL NOTIFY CITY OF HOLLYWOOD AND THE ENGINEER OF RECORD AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS, WHERE APPLICABLE.
   - A. STORM DRAINAGE
   - B. SANITARY SEWER
   - C. WATER SYSTEM
   - D. SUBGRADE: SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK
   - E. LIMEROCK BASE: SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT
   - F. ASPHALTIC CONCRETE
   - G. CLEARING AND FILLING
   - H. FINAL CLOSEOUT
   - I. SHOP DRAWINGS
     - a. PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, CONTRACTOR REVIEWED AND APPROVED SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND CITY OF HOLLYWOOD FOR SANITARY MANHOLES, HYDRANTS, VALVES, PIPING, LIFT STATIONS AND OTHER ACCESSORIES. CATALOG LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS AND APPURTENANCES.
     - b. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.
     - c. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVAL, IF REQUIRED.

SECTION 2: EARTHWORK AND COMPACTION NOTES:

1. GENERAL:
   - A. QUALITY, CONTROL TESTING FOR STABILIZATION, BASE, PAVEMENT, COMPACTION, AND MATERIALS SHALL BE IN ACCORDANCE WITH FLORIDA D.O.T. REQUIREMENTS, AND SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR, COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD AS THEY ARE RECEIVED.
   - B. EXISTING ON-SITE BASE MATERIAL SHALL NOT BE REUSED FOR BASE CONSTRUCTION, BUT MAY BE USED FOR BACKFILL AROUND UTILITY AND DRAINAGE LINES, AND FOR SUBGRADE CONSTRUCTION, AND FOR GENERAL FILL IF NECESSARY.
   - C. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM L.B.R. VALUE OF 40 AND SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C.
   - D. ALL SUBGRADE UNDER SIDEWALK AREAS SHALL HAVE A MINIMUM OF 6" COMPACTED SUBGRADE TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
   - E. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C.
   - F. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.
   - G. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO ENSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
   - H. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.
   - I. NO MUCK BLANKET IS TO BE PLACED ON THE BOTTOM OF RETENTION AREAS OR SWALES.
2. ON-SITE
   - A. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE (3) FEET OF FINISHED GRADE AREAS TO BE PAVED SHALL BE REMOVED.
   - B. SUITABLE BACKFILL SHALL BE MINIMUM L.B.R. 40 MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.
   - C. EROSION CONTROL SHALL BE PROVIDED BY THE CONTRACTOR PER DETAILS ON THE PLANS.

SECTION 3: STORM DRAINAGE NOTES:

1. GENERAL:
   - A. EXISTING STORM DRAINAGE GRATES, FRAMES, MANHOLE COVERS, AND RINGS THAT ARE TO BE REMOVED OR ADJUSTED, MAY BE REUSED ON THE SITE.
   - B. THE EXISTING DRAINAGE SYSTEM SHALL BE CLEANED AND/OR GRADED TO ENSURE PROPER FLOW FUNCTION.
   - C. THE CONTRACTOR SHALL INSTALL FILTER FABRIC AT ALL CATCH BASIN GRATES UNTIL FINAL ACCEPTANCE OF THE STORM DRAINAGE SYSTEM.
2. CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS, UNLESS OTHERWISE NOTED ON THE PLANS.
   - A. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.)
     - a. PIPE SHALL BE CORRUGATED SMOOTH BORE POLYETHYLENE PIPE (N-12 PRO LINK ULTRA) OR APPROVED EQUAL, MANUFACTURED IN CONFORMANCE WITH ASTM M294.
     - b. PIPE SHALL HAVE BUILT-IN BELL JOINT WITH RUBBER GASKET IN CONFORMANCE WITH ASTM F477.
     - c. PIPE COUPLING BANDS IF NEEDED SHALL BE SPLIT/SPLIT PREMIUM REQUIRING MAXIMUM PULL-APART RESISTANCE
   - B. POLYVINYL CHLORIDE PIPE (P.V.C.)
     - a. PLASTIC PIPE SHALL CONFORM WITH ASTM D 3034, TYPE PSM, POLYVINYL CHLORIDE (PVC) MATERIAL; BELL AND SPIGOT STYLE SOLVENT SEALED EN JOINTS.
   - C. ALUMINUM PIPE (C.A.P.)
     - a. ALUMINUM PIPE SHALL CONFORM TO AASHTO M196 FOR CIRCULAR CORRUGATED PIPE OF AASHTO M211 FOR HELICALLY CORRUGATED PIPE, AND SECTION 945, AS PER FDOT STANDARD SPECIFICATIONS.
     - b. MAKE FIELD JOINTS IN (CAP) WITH BANDS FABRICATED OF THE SAME ALLOY AS THE CULVERT PIPE AND CONFORMING TO THE REQUIREMENTS OF AASHTO M196.
     - c. GASKET THE BANDED JOINTS WITH A NEOPRENE GASKET OF THE DESIGN INDICATED TO SECURE A SOIL-TIGHT OR WATERTIGHT JOINT.
   - D. REINFORCED CONCRETE PIPE (R.C.P.)
     - a. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM C 76, CLASS III WITH WALL TYPE A; BAR REINFORCEMENT.
     - b. ALL REINFORCEMENT CONCRETE PIPES SHALL HAVE BELL AND SPIGOT END JOINTS, AS MODIFIED BY SECTION 941, FDOT STANDARD SPECIFICATIONS.
     - c. ALL REINFORCEMENT CONCRETE PIPES SHALL HAVE RUBBER COMPRESSION GASKET JOINTS, AS PER ASTM C443, UNLESS OTHERWISE SPECIFIED.
3. MISCELLANEOUS
   - A. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPES (EXCEPT FRENCH DRAINS) SHALL BE SAND WITH NO ROCKS LARGER THAN 2" DIAMETER.
   - B. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C.
   - C. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C.
   - D. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE WITH REINFORCED STEEL PER ASTM A615.
4. INSTALLATION
   - A. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE
   - B. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED AND PLACED IN 6 INCH (MAXIMUM) LAYERS.
   - C. PROVIDE A MINIMUM COVER OF 24 INCHES OVER STORM DRAINAGE. CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION SHALL NOT BE ALLOWED WITH LESS THAN 24 INCHES OF COVER.
   - D. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER MANAGEMENT DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.
   - E. ALL DRAINAGE SYSTEMS SHALL BE PUMPED COMPLETELY DRY AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
5. STORM DRAINAGE PRE-TREATMENT/EXFILTRATION SYSTEM
   - A. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER OF RECORD.
   - B. THE TRENCH LINER SHALL BE TYPE D-3 PER F.D.O.T. INDEX 199, OR APPROVED EQUAL. IT SHALL BE USED ON THE SIDES AND TOP OF DRAIN FIELD TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE OVERLAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
   - C. PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8 INCH PERFORATIONS 360° AROUND THE PIPE WITH APPROXIMATELY 120 PERFORATIONS PER FOOT.
   - D. PERFORATED PIPE SHALL TERMINATE FIVE (5) FEET FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE (5) FEET SHALL BE NON-PERFORATED PIPE.
   - E. PIPES SHALL TERMINATE TWO (2) FEET FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

SECTION 5: SIGNING AND MARKING NOTES:

1. GENERAL
   - A. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD, AND THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.
   - B. ALL OFF-SITE MARKINGS TO BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND ALL ON-SITE MARKINGS SHALL BE TRAFFIC PAINT PER CITY OF HOLLYWOOD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
   - C. INSTALL REFLECTIVE PAVEMENT MARKERS PER F.D.O.T. STANDARDS, OR AS SHOWN ON THE PLANS.
   - D. ALL SIGNS SHALL BE HIGH-INTENSITY GRADE REFLECTIVE SHEETING, MOUNTED ON A BREAK AWAY POST ASSEMBLY PER B.C.T.E.D. SPECIFICATIONS.
   - E. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
   - F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
   - G. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT.
   - H. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR APPROVAL AGENCIES' INSPECTOR.

SECTION 7: SANITARY SEWER SYSTEM

1. MATERIALS
   - A. GRAVITY SEWER PIPE AND FITTINGS
     - a. PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM D-3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS UNLESS OTHERWISE NOTED.
     - b. THE INTERIOR OF THE DUCTILE IRON PIPE (DIP) SHALL BE EPOXY LINED CONFORMING TO ANSI/AWWA C104/A21.4 LATEST REVISION, OR POLYETHYLENE LINED CONFORMING TO ANSI/AWWA C105/A21.5, OR APPROVED EQUAL AND SHALL HAVE A COAL TAR EPOXY EXTERIOR COATING, MANUFACTURED IN ACCORDANCE TO ANSI/AWWA C151/A21.51 OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 350 (UNLESS OTHERWISE SPECIFIED). CLASS 52 SHALL BE USED IN PAVED AREAS.
     - c. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER.
2. INSTALLATION
   - A. SERVICES
     - a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE "FLORIDA BUILDING CODE".
     - b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH NOT TO EXCEED 30 INCHES BELOW FINISHED GRADE.
     - c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATERTIGHT WITH AN APPROVED PLUG.
     - d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH 2 INCH X 4 INCH TREATED STAKE PAINTED RED, EXTENDING 18 INCHES (MINIMUM) ABOVE GRADE. IF HOUSE CONNECTION IS NOT MADE WITHIN THIRTY DAYS, A CLEAN-OUT INSIDE A VALVE BOX WITH AN ELECTRONIC MARKER MUST BE INSTALLED.
     - e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
     - f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL BUILDING DEPARTMENT, PLUMBING SECTION.

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.1
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

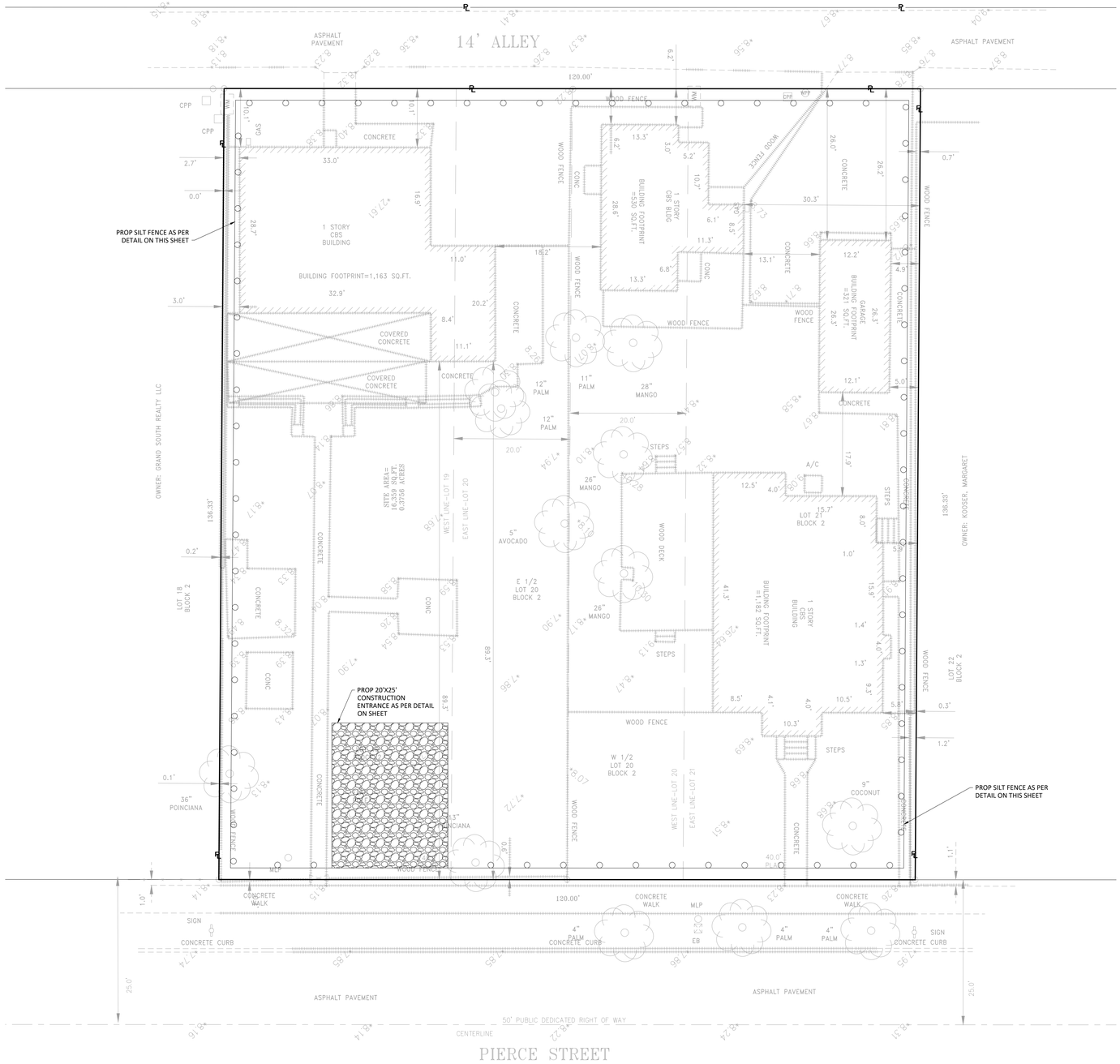
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig
Sunshine811.com

41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - e. THE P

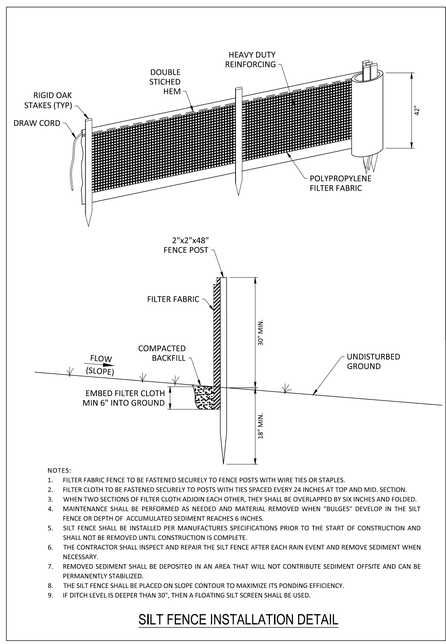


GRAPHIC SCALE

0 5 10 20

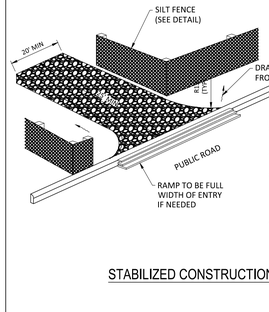
(IN FEET)

1 INCH = 10 FEET



NOTES:
1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID. SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
5. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
6. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
7. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
8. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
9. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

SILT FENCE INSTALLATION DETAIL



NOTES:
1. STONE SHALL BE PLACED IN A LAYER AT LEAST 8-INCHES IN THICKNESS. THE STONE SHALL BE A MINIMUM OF 3 TO 5 INCH COARSE AGGREGATE.
2. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
3. WHEN NECESSARY, VEHICLES MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PAVED ROADS, STREETS, OR PARKING LOTS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A CONSTRUCTED WHEEL WASH FACILITY THAT DRAINS INTO AN APPROVED SEDIMENT BASIN OR OTHER SEDIMENTATION/FILTRATION DEVICE.
4. MINIMUM DIMENSION FOR ENTRANCE SHALL BE AS FOLLOWS:
   a. MINIMUM WIDTH OF ENTRANCE WILL BE 20 FEET.
   b. MINIMUM DEPTH OF ENTRANCE WILL BE 50 FEET.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

LEGEND

ARCH	ARCHITECTURAL	GV	GATE VALVE	STR	STRUCTURE
BOP	BOTTOM OF PIPE	GRD	FINISH GRADE	TOP	TOP OF PIPE
BOT	BOTTOM	HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
CLEAR	CLEARANCE	IE	INVERT ELEVATION	WM	WATER MAIN
CO	CLEAN OUT	INV	INVERT OF PIPE	w/	WITH
CONC	CONCRETE	LF	LINEAR FEET	YD	YARD DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE	MH	MANHOLE	x'x0	EXIST GRADE (FT-NAVD)
DIP	DUCTILE IRON PIPE	℄	PROPERTY LINE	2.00	PROP GRADE (FT-NAVD)
DR	DRAINAGE	PVC	POLYVINYL CHLORIDE PIPE		FLOW ARROW
ELEV	ELEVATION	PROP	PROPOSED		PROPERTY LINE
EXIST	EXISTING	RE	RIM ELEVATION		EASEMENT LINE
FDC	FIRE DEPARTMENT CONNECTION	RIM	RIM OF STRUCTURE		R/W LINE
FFE	FINISHED FLOOR ELEVATION	RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER		
FH	FIRE HYDRANT				
FT	FEET	R/W	RIGHT OF WAY		

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TAC REVIEW PLANS

No.	DATE	REVISION	BY	No.	DATE	REVISION	BY

DESIGNED: GK
DATE: 7/20/2022
DRAWN: LJ
DATE: 7/20/2022
CHECKED: JFT
DATE: 7/20/2022

THOMPSON & ASSOCIATES
412 SE 18TH STREET, FORT LAUDERDALE, FL 33316
MIAMI-DADE (305) 714.2510
BROWARD (954) 761.1073
PALM BEACH (561) 932.1668

1914-1920 PIERCE STREET

HOLLYWOOD, FL. 33020

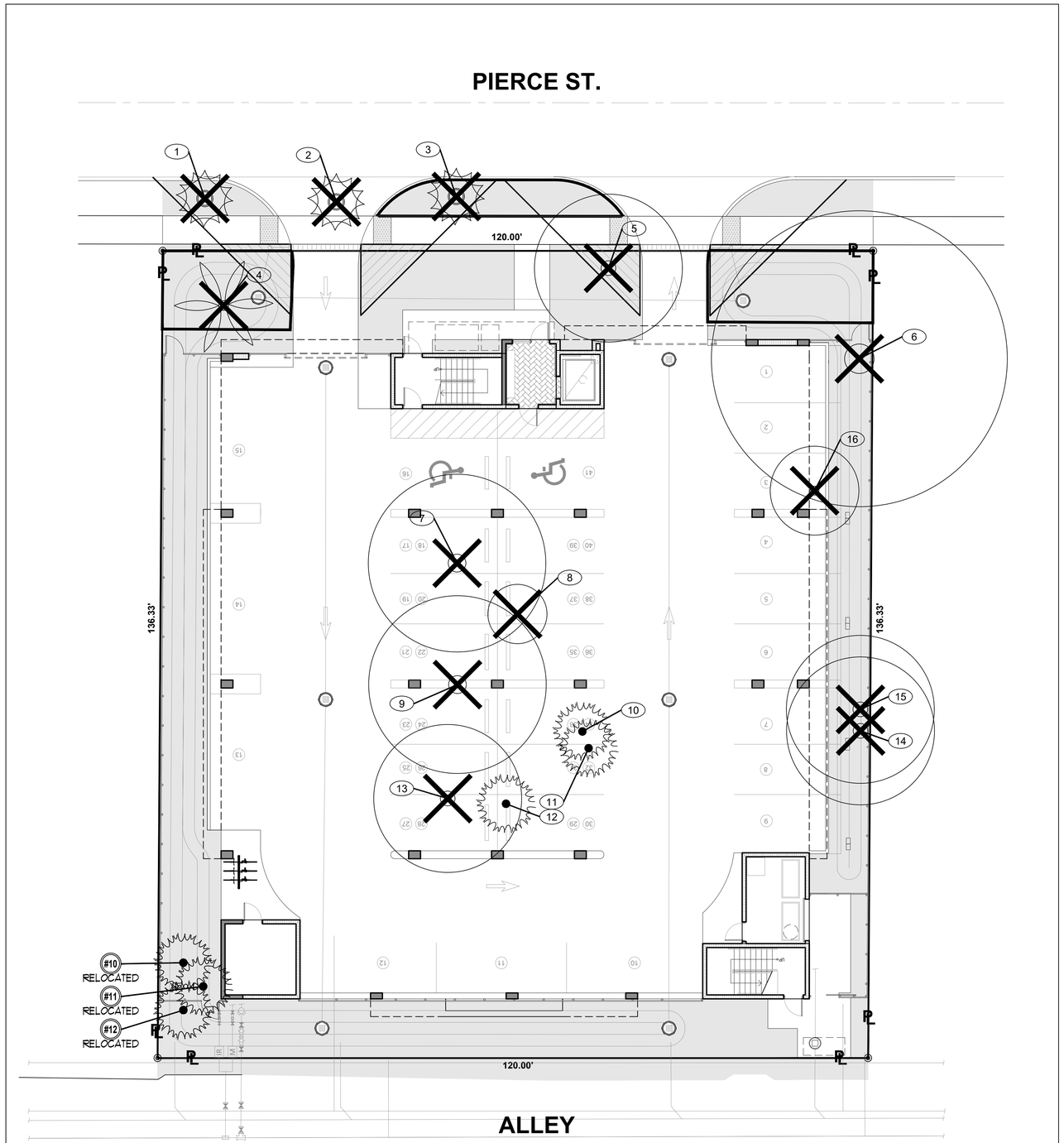
STORM WATER POLLUTION PREVENTION PLAN & DETAILS

GEORGE KRAWCZYK, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 66646
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE KRAWCZYK, PE ON 12/20/2023.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1" = 10'
PROJECT No.: 22034
CAD FILE: 22034 SWPPP.dwg

SHEET: C-9

PLOTTED BY: TBA-ANieves
PLOT DATE: 12/20/2023
FILE PATH: Y:\CURRENT PROJECTS\22034 1914 Pierce Street Hollywood MG3\PLANS\22034 SWPPP.dwg



TREE MITIGATION-REPLACEMENT PLANTLIST

SYM.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION	QUANTITY	INCHES	EXTENDED
			REMOVAL OF 170" DBH AND 4 PALMS					
			REPLACEMENT TREES:					
			(REQUIRED LANDSCAPE TREES ARE NOT INCLUDED IN TREE MITIGATION)					
			TREE MITIGATION COMPENSATION:					
CG12	YES		1 SMALL LEAF CLUSIA	Clusia guttifera	12' x 6'-8', 2" DBH, full	1	2	2
								2
			TOTAL NEW REPLACEMENT INCHES: 2 INCHES					
			MITIGATION DEFICIT: 168 DBH					
			TREE MITIGATION COMPENSATION: 1- 2" TREE = $350.00					
			168/ 2" = 84 TREES @ $350 PER TREE = $29,400					
			MITIGATION DEFICIT TO BE A PAYMENT TO THE CITY OF HOLLYWOOD					
			REMOVAL OF 4 EXISTING PALMS					
VM12		2	MONTGOMERY PALMS	Veitchia montgomeryana	DBL. TK, FG, 14' o.a., full hd.			
			MITIGATION DEFICIT: 2					
			2 PALMS $350 PER TREE = $700					
			TOTAL OF $30,100 MITIGATION DEFICIT TO BE A PAYMENT TO THE CITY OF HOLLYWOOD					

22-19-1914 PIERCE ST., HOLLYWOOD, FL. 33020

3/23/2023

TREE NUM	SYM	COMMON NAME	*BOTANICAL NAME*	HEIGHT	SPREAD	DBH inches	CONDITION	CLEAR TRUNK	STATUS	DBH LOSS	PALM LOSS	REMARKS
1	THF	FLORIDA THRINAX PALM	*Thrinax radiata*	10	10	4	GOOD	4'	REMOVE		1	IN SIGHT TRIANGLE
2	THF	FLORIDA THRINAX PALM	*Thrinax radiata*	10	10	4	GOOD	4'	REMOVE		1	IN SIGHT TRIANGLE
3	THF	FLORIDA THRINAX PALM	*Thrinax radiata*	10	10	4	GOOD	4'	REMOVE		1	IN SIGHT TRIANGLE
4	CN	COCONUT PALM	*Cocos nucifera*	25	20	10	FAIR	14'	REMOVE		1	
5	DR	ROYAL POINCIANA	*Delonix regia*	18	25	13	FAIR	10'	REMOVE	13		
6	DR	ROYAL POINCIANA	*Delonix regia*	35	50	36	FAIR	12'	REMOVE	36		
7	MI	MANGO	*Mangifera indica*	35	30	26	FAIR	10'	REMOVE	26		
8	PA	AVOCADO	*Persea americana*	10	10	5	FAIR	4'	REMOVE	5		
9	MI	MANGO	*Mangifera indica*	35	30	26	FAIR	12'	REMOVE	26		
10	SP	**SABAL PALM**	***Sabal palmetto***	**21**	**12**	**10**	**GOOD**	**15'**	**RELOCATE**			
11	SP	**SABAL PALM**	***Sabal palmetto***	**18**	**12**	**10**	**GOOD**	**13'**	**RELOCATE**			
12	SP	**SABAL PALM**	***Sabal palmetto***	**20**	**12**	**10**	**GOOD**	**14'**	**RELOCATE**			
13	MI	MANGO	*Mangifera indica*	25	25	28	FAIR	12'	REMOVE	28		
14	FA	STRANGLER FIG	*Ficus aurea*	25	25	16	FAIR	12'	REMOVE	16		
15	FA	STRANGLER FIG	*Ficus aurea*	20	25	16	FAIR	12'	REMOVE	16		
16	QV	LIVE OAK	*Quercus virginiana*	15	15	4	FAIR	8'	REMOVE	4		
		TOTALS								170	4	
		FIELD INVENTORY CONDUCTED BY JFS DESIGN INC. ON JULY 9, 2022										

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Sunshine State One Call 811 of Florida, Inc.

22-19

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS L-1 THROUGH L-4 FOR GROUND LEVEL SITE LANDSCAPE PLAN, AND UPPER LEVEL LANDSCAPE PLANS.

0' 10' 20'
SCALE: 1" = 10'

north

TREE DISPOSITION PLAN

12/19/2023

PROFESSIONAL SEAL:

JAMES F. SOCASH
RLA • 0001132

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

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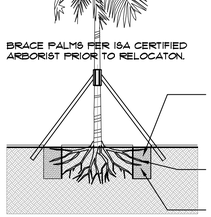
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. TD-1
OF



BRACE PALMS PER ISA CERTIFIED ARBORIST PRIOR TO RELOCATON.



WORK TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST OR A COMPANY WITH A CERTIFIED ISA ARBORIST ON STAFF.

ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO TRANSPLANTING.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. ONCE A WEEK OR MORE ACCORDING TO CONDITIONS.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR FRONDS.

TRENCH TO BE LIGHTLY FILLED WITH FIBROUS MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. TRENCH SHALL USE SHARP INSTRUMENTS OR MACHINERY. RIPPING OR TEARING OF THE ROOTS IS STRICLY PROHIBITED.

ALL TORN ROOTS MUST BE TRIMMED TO SOLID WOOD WITH CLEAN, SHARP INSTRUMENTS

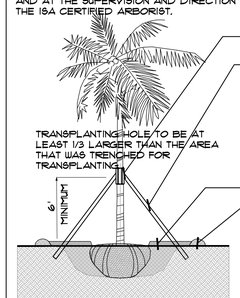
DEPTH TO BE 18" MIN. TO 36" -VARIES WITH SIZE OF TREE

ROOT PRUNING DETAIL

N.T.S.

REF: "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.



TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

WOOD BATTENS FOR SUPPORT BRACES DO NOT NAIL TO PALM

WOOD BRACES PROVIDED- A MINIMUM OF THREE- TO BRACE AND SUPPORT PALM. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADD BRACING NECESSARY TO PROVIDE FULL SUPPORT AND CHECK REGULARLY AND RE-BRACE AS NEEDED. 4" X 4" AS NEEDED FOR ROYAL PALMS.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION

RECYCLED MULCH -3" DEPTH

SAUCER ALL AROUND FOR WATER RETENTION

BACKFILL WITH A MIXTURE OF 50% NATIVE SOIL AND 50% OF 50:50 TOPSOIL:SAND MIXTURE

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

PALM TRANSPLANT DETAIL

N.T.S.

REF: "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001

TREE DISPOSITION NOTES:

1. SEE LANDSCAPE PLANS FOR PROPOSED TREE AND PALM LOCATIONS.

2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (MIAMI-DADE CO. DRER). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.

3. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.

4. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

5. ALL TREES AND PALMS TO BE RELOCATED SHALL BE ROOT PRUNED AND CANOPY PRUNED ACCORDING TO ALL ACCEPTED STANDARDS AS DEFINED BY THE NATIONAL ARBORIST ASSOCIATION, AND ALL PRE AND POST-TRANSPLANT OPERATIONS SHALL BE COORDINATED WITH UTMOST CARE TO MINIMIZE DAMAGE AND TRANSPLANT SHOCK. WATERING-IN AND WATERING SCHEDULES SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO RELOCATION.

6. ALL TREES AND PALMS TO BE RELOCATED SHALL BE STAKED AND BRACED TO INSURE STABILITY AND MINIMIZE ROOT DAMAGE DURING THE PLANT ROOT RECUPERATION PERIOD.

7. CONTRACTOR SHALL VERIFY WITH THE PROJECT SUPERINTENDENT THE PROPOSED LANDSCAPE AREAS PRIOR TO TREE AND PALM RELOCATION TO INSURE PROPER RELOCATION AND MINIMIZE ANY FIELD DISCREPANCIES WITH RESPECT TO PROPOSED PAVING, BUILDINGS, AMENITIES, ABOVE AND BELOW GROUND UTILITIES AND LIMITS OF PROPERTY.

8. CONTRACTOR SHALL ESTABLISH AN IRRIGATION SYSTEM TO PROVIDE FOR PRE AND POST-TRANSPLANT IRRIGATION SCHEDULING. TREE AND PALM FERTILIZATION SHALL BE ESTABLISHED CONCURRENTLY WITH IRRIGATION PRE AND POST-FERTILIZATION, THIS PROCEDURE SHALL BE CONDUCTED TO OPTIMIZE PLANT ESTABLISHMENT.

9. CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO PLANT ALL RELOCATED TREES AND PALMS AT THE FINAL GRADE OF SITE.

10. SEE "ROOT PRUNING DETAIL" AND "TREE TRANSPLANT DETAIL AS SHOWN ON THE PLANS.

TREE TRANSPLANTING PROCEDURAL SPECIFICATION

PURPOSE. TO MAXIMIZE THE SUCCESS OF TREE TRANSPLANTING OPERATIONS.

ALL STANDARDS SHALL MEET OR EXCEED THE ANSI A300 (PART 6)-2005 (TRANSPLANTING) STANDARD PRACTICES AND ANY APPLICABLE LOCAL CODES.

CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST WITH VERIFIABLE TREE TRANSPLANT EXPERIENCE AS THE "EXPERT ARBORIST OF RECORD" TO CARRY OUT THE FOLLOWING DUTIES:

SHALL PROVIDE A TREE RELOCATION PLAN FOR APPROVAL BY THE OWNER'S AGENT BEFORE ANY WORK CAN COMMENCE.

SHALL MAKE SITE VISITS PRIOR TO ANY RELOCATION WORK TO INSPECT THAT PROPER PREPARATION WORK IS PERFORMED TO THE TREE RELOCATION GUIDELINES.

SHALL MAKE SITE VISITS DURING RELOCATION WORK TO INSURE WORK IS BEING PERFORMED TO THE TREE RELOCATION GUIDELINES.

SHALL DOCUMENT ALL INSPECTIONS AND PROVIDE REPORT TO THE OWNER'S AGENT WITHIN 5 BUSINESS DAYS OF SITE VISIT.

SHALL SUBMIT PRIOR TO FINAL ACCEPTANCE BY OWNER'S AGENT, A POST-TRANSPLANT CARE GUIDE FOR UP TO THREE YEARS THAT INCLUDES WATERING, FERTILIZATION, PRUNING, PEST CONTROL, STAKING, ETC., FOR APPROVAL.

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AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

JAMES F. SOCASH
RLA # 0001132

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

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DELIVERY DATE: 03.28.2023
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SHEET NO. TD-2
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Sunshine State One Call of Florida, Inc. 811
22-19

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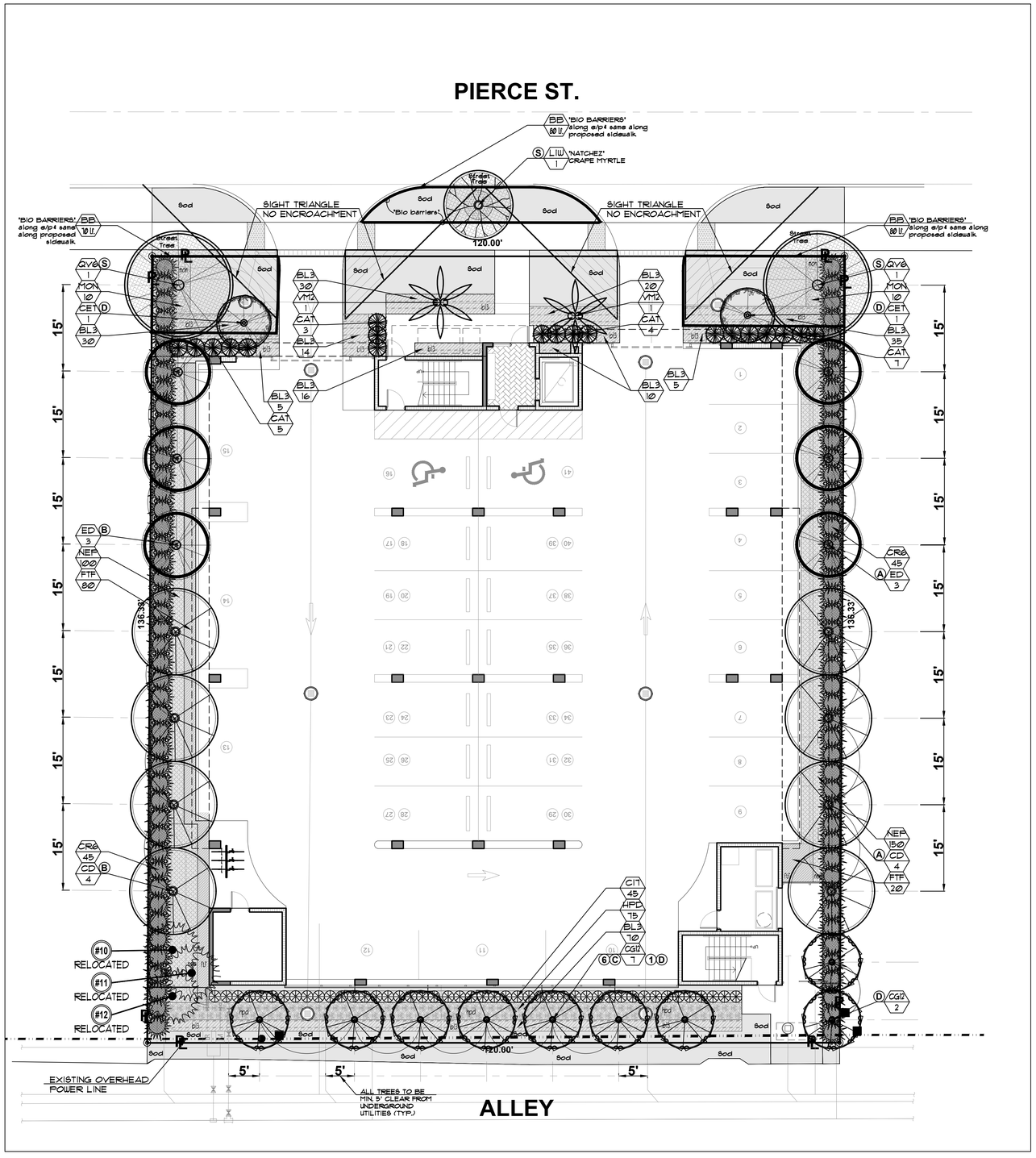
SEE SHEETS L-1 THROUGH L-4 FOR GROUND LEVEL SITE LANDSCAPE PLAN, AND UPPER LEVEL LANDSCAPE PLANS.

0' 10' 20'
SCALE: 1" = 10'
north

TREE DISPOSITION DETAILS, SPECIFICATIONS

12/15/2023



PLANTLIST

SYM.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES TO REMAIN					
SEE TREE DISPOSITION PLAN, SHEET TD-1					
**** "AT TIME OF PLANTING" FOR ALL PLANTINGS.**					
ALL LANDSCAPING TO BE TRIMMED AND WELL MAINTAINED.					
LANDSCAPING TO NOT OBSTRUCT NATURAL SURVEILLANCE (VISIBILITY) OF THE AREA					
PLANT HT. APPROPRIATE ALONG WALKWAYS TO NOT OBSTRUCT VISIBILITY					
PLANTS/SHUBBERY SHOULD NOT BE MORE THAN 2' IN HEIGHT (EXCEPT CODE REQUIRED BUFFER PLANTINGS)					
ALL TREES TO PROVIDE 6' CLEAR TRUNK VISIBILITY					
**** STREET TREE REQUIREMENT**					
LIW			1	CRAPE MYRTLE 'NATCHEZ'	Lagerstroemia indica'Natchez'	11' x 5' spr, STANDARD, SINGLE LEADER, 2" cal.
QV6	YES		2	LIVE OAKS	Quercus virginiana	16' x 7' spr., 4" DBH, 6' c.t.
			3		
**** LOT TREES**					
CD	YES		8	PIGEON PLUM	Coccoloba diversifolia	14' x 6'spr., 3" DBH
CET	YES		2	SILVER BUTTONWOOD	Conocarpus erec. 'Sericeus'	12' x 5'spr., 3" cal., 6' c.t.
CG12	YES		9	SMALL LEAF CLUSIA	Clusia guttifera	12' x 6'-8', 2" DBH, full
ED			6	JAPANESE BLUEBERRY	Elaeocarpus deciplens	5TD, 12' HT., X 6', 2" DBH
			25		
**** PALMS**					
VM2			2	MONTGOMERY PALMS	Veitchia montgomeryana	DBL. TK., FG., 14' o.a., full hd.
****SHRUBS**					
CIT	YES		45	COCOPLUM	Chrysobalanus icaco	7 GAL., 24" x 24" full, 24" o.c.
CR6	YES		90	SMALL-LEAVED CLUSIA	Clusia guttifera	6' Ht., 36" Ø.C., FTB.
HFD	YES		75	DWARF FIREBUSH	Hamelia nodosa	3 gal., 18" x 18", 24" o.c.
**** ACCENT PALMS**					
CAT			19	CAT PALMS	Chamadorea cataractarum	7 gal., 30" x 24", 36" o.c.
MON			20	MONSTERA DELICIOSA	Monstera deliciosa	3 gal., 18" x 18", 24" o.c., full
**** GROUNDCOVERS**					
BL3			205	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal., 12" x 18", 18" o.c., full
FTF	YES		100	FISHTAIL FERN	Nephrolepis biserrata 'Furcans'	1 gal., 12" x 12" full, 14" o.c.
NEP	YES		250	BOSTON FERN	Nephrolepis exaltata	1 gal., 12" x 12" full, 14" o.c.
SOD					
lot	SOD		938 s.f.	"FLORATAM" ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
swale	SOD		836 s.f.	"FLORATAM" ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:			15 c.y.	TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE
			10 c.y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS	
				AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE	
MULCHING:					3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL
			30 c.y.	RECYLED DARK BROWN	PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR					
---				TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS	
INSTALLATION WATERING:					
CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED,					
AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY					
THE LOCAL GOVERNING AGENCY AND THE OWNER.					

1914 PIERCE ST., HOLLYWOOD, FL. 33020

LANDSCAPE SITE CALCULATIONS
7/27/2023

TOTAL SITE AREA				
	GROSS SITE AREA	**0.3755 AC**	**16,360 S.F.**	
	NET SITE AREA	**0.3755 AC**	**16,360 S.F.**	
	LANDSCAPE REQUIREMENTS **LANDSCAPING COMPLIES WITH CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 9.**			
	STREET TREES 1 tree / 30 l.f.			
	S. PIERCE ST 88 l.f./ 30 l.f.= 3 TREES 120' - 32' (DRIVEWAYS) = 88 L.F.	**3**		**3** 1 LIW+ 2 QV6
	LANDSCAPE BUFFERS 1 tree / 20 l.f.			
	A. EAST BUFFER 136.33 l.f./ 20 l.f.= 7 TREES	**7**		**7** 4 CD + 3 ED
	B. WEST BUFFER 136.33 l.f./ 20 l.f.= 7 TREES	**7**		**7** 4 CD + 3 ED
	C. SOUTH BUFFER 1 tree / 20 l.f. when abutting an alley 120 l.f./ 20 l.f.= 6 TREES	**6**		**6** 6 CG12
	INTERIOR PARKING SPACE 1 tree / TERMINAL ISLAND GARAGE PARKING-NO SURFACE PARKING SPACES	**N/A**		**N/A**
	D. OPEN SPACE 1 tree /1,000 s.f. of pervious area of property 3,963 S.F. @ 1/1000 s.f.	**4**		**5** 3 CG12 + 2 CET
	TOTAL	**27**		**28**
NATIVE REQUIREMENT				
	TREES-60% NATIVE 28 REQUIRED TREES X 60% = 9 NATIVE TREES/PALMS	**17**		**21**
	SHRUBS-50% NATIVE 50% NATIVE SHRUBS	**145**		**228**

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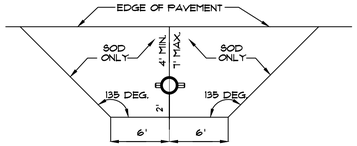
0' 10' 20'
SCALE: 1" = 10'

north

SITE LANDSCAPE PLAN

12/15/2023

22-19



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 521I.2

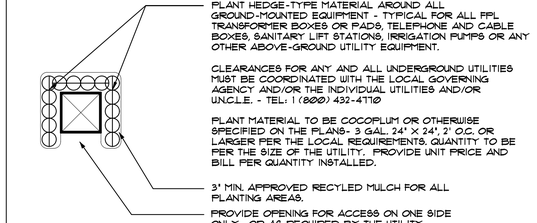
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E. - TEL: 1 (800) 432-4770

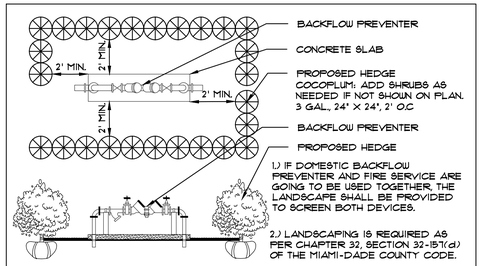
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



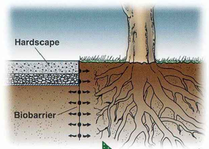
1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.





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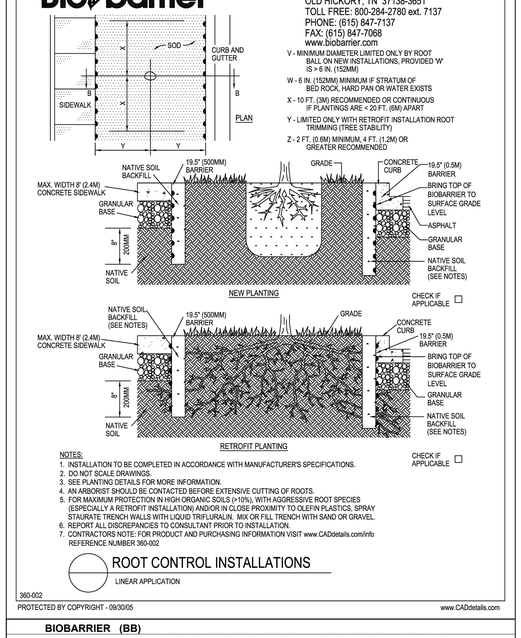

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TOLL FREE: 800-284-2780 ext. 7137
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V - MINIMUM DIAMETER LIMITED ONLY BY ROOT BALL ON NEW INSTALLATIONS, PROVIDED 'W' IS > 6 IN. (152MM)

W - 6 IN. (152MM) MINIMUM IF STRATUM OF BED ROCK, HARD PAN OR WATER EXISTS

X - 10 FT. (3M) RECOMMENDED OR CONTINUOUS IF PLANTINGS ARE < 20 FT. (6M) APART

Y - LIMITED ONLY WITH RETROFIT INSTALLATION ROOT TRIMMING (TREE STABILITY)

Z - 2 FT. (0.6M) MINIMUM, 4 FT. (1.2M) OR GREATER RECOMMENDED

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SEE PLANTING DETAILS FOR MORE INFORMATION.
4. AN ARBORIST SHOULD BE CONTACTED BEFORE EXTENSIVE CUTTING OF ROOTS.
5. FOR MAXIMUM PROTECTION IN HIGH ORGANIC SOILS (>10%), WITH AGGRESSIVE ROOT SPECIES (ESPECIALLY A RETROFIT INSTALLATION) AND/OR IN CLOSE PROXIMITY TO CLEFIN PLASTICS, SPRAY STAURATE TRENCH WALLS WITH LIQUID TRIFLURALIN. MIX OR FILL TRENCH WITH SAND OR GRAVEL.
6. REPORT ALL DISCREPANCIES TO CONSULTANT PRIOR TO INSTALLATION.
7. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 360-002

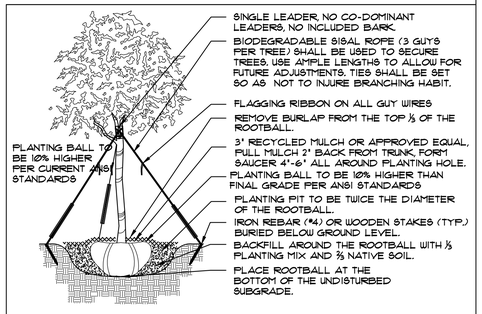
ROOT CONTROL INSTALLATIONS
LINEAR APPLICATION

360-002

PROTECTED BY COPYRIGHT - 09/30/05

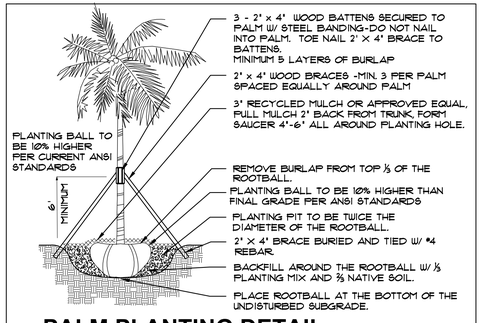
www.CADdetails.com

BIOBARRIER (BB)	
230 L.F.	'BIO BARRIER' SURROUND SYSTEM, 24' ROOT CONTROL WIDTH PER
	BIO BARRIER ROOT CONTROL SYSTEM, HORT ENTERPRISES, P.O. BOX, 2448,
	POMPANO BEACH, FL. 33060 CONTACT: MR SAM CONSOLI, (954) 946-3850



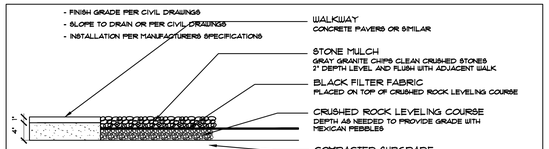
TREE PLANTING DETAIL

N.T.S.



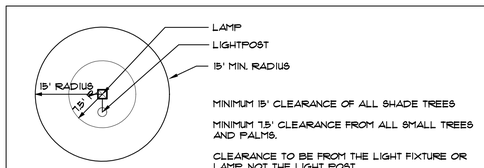
PALM PLANTING DETAIL

N.T.S.



TYPICAL SECTION: STONE MULCH

N.T.S.



MINIMUM 15' CLEARANCE OF ALL SHADE TREES

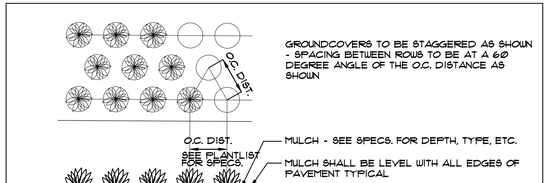
MINIMUM 7.5' CLEARANCE FROM ALL SMALL TREES AND PALMS.

CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MINIMUM CLEARANCES FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

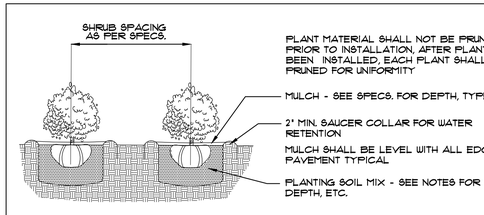
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

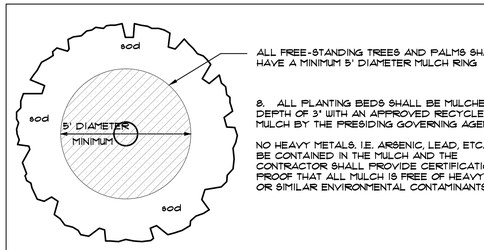
2" MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



ALL FREE-STANDING TREES AND PALMS SHALL HAVE A MINIMUM 5' DIAMETER MULCH RING

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY.

NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

22. THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL GOVERNING AGENCY, GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND IRRIGATION CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

JAMES F. SOCASH
RLA # 0000132

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. L-2
OF

12/8/2023

Sunshine State One Call of Florida, Inc. 811

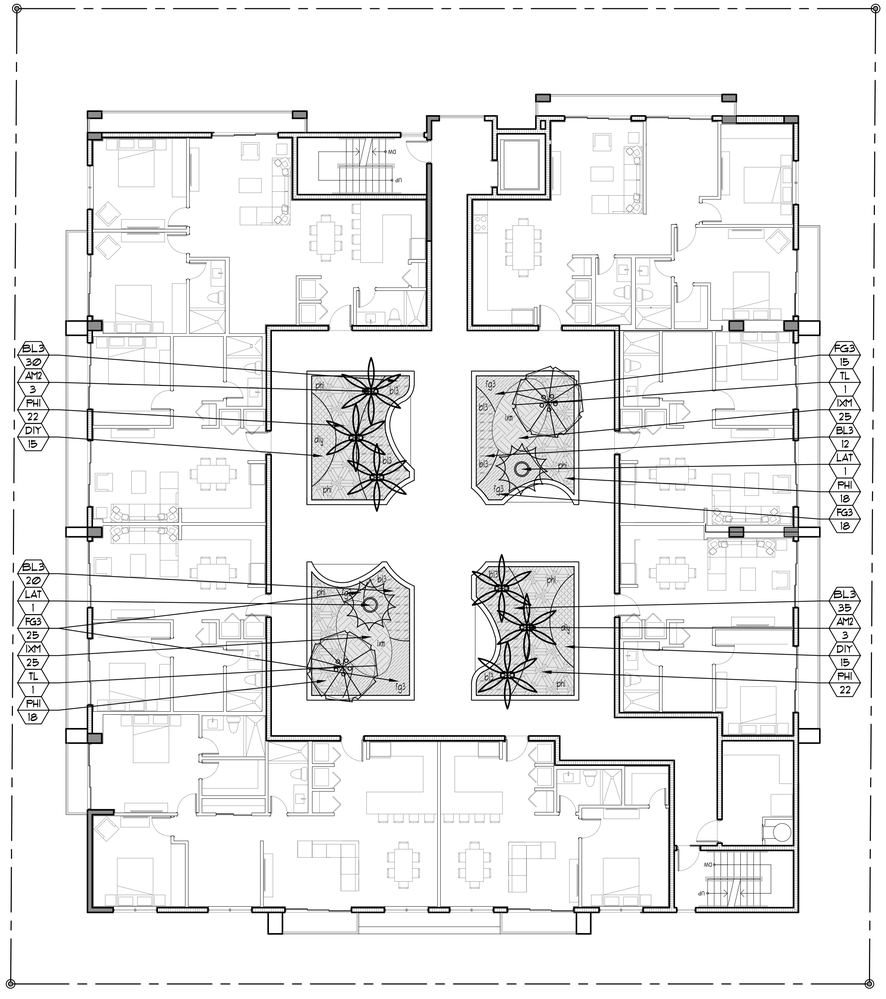
JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

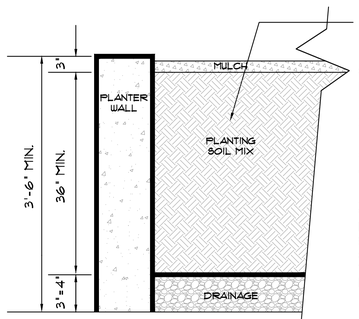
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS L-1 THROUGH L-4 FOR GROUND LEVEL SITE LANDSCAPE PLAN, AND UPPER LEVEL LANDSCAPE PLANS.

LANDSCAPE DETAILS, SPECIFICATIONS, ETC.

22-19





PLANTING SOIL:

SEE NOTE BELOW: PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY 'POLY FILTER' BY CARTHAGE MILLES INC., CINCINNATI, OH., OR APPROVED EQUAL.

3'4' BALLAST ROCK OR APPROVED EQUAL 3'-4' DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY CENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST RODS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE, POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAVINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4' FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE 'LANDSCAPE NOTES'.

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

SECOND LEVEL COURTYARD PLANTLIST

SYM.	NATIVE *	NAME	BOTANICAL NAME	SPECIFICATION
TREES				
TL	2	TREE LIGUSTRUM	Ligustrum japonicum	8' x 8' full crown
PALMS				
AM2	6	CHRISTMAS PALM	Adonidia merrillii	FG, 10' o.a., DBL, full head
LAT	2	BLUE LATAN PALMS	Latania loddegesii	10' o.a, 6' C.T.
ACCENTS AND GROUNDCOVERS				
BL3	97	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
DIY	30	YELLOW AFRICAN IRIS	Dietes bicolor	3 gal, 12" x 18", 18" o.c., full
FG3	58	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full
IXM	50	IXORA 'MAUI'	Ixora spp. 'Maui'	3 gal, 18" x 18", 18" o.c., full
PHI	80	PHILODENDRON	Philodendron bipinna. selloum	3 gal, 24" x 24", 24" o.c., full
TOPSOIL:		TOPSOIL:SAND MIX		
102 c.y.		"2100 MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES		
		BASED UPON 36" DEPTH, X 921 S.F. / 27 = 102 C.Y.		
MULCHING:				
10 c.y.		DRK BRUN RECYCLED MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
			PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
---		TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
		TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
		UPON FINAL INSPECTION AND APPROVAL.		
INSTALLATION WATERING:				
		CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED,		
		AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY		
		THE LOCAL GOVERNING AGENCY AND THE OWNER.		

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OF

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
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1833 N.W. 140th TERRACE
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jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS L-1 THROUGH L-4 FOR GROUND LEVEL SITE LANDSCAPE PLAN, AND UPPER LEVEL LANDSCAPE PLANS.

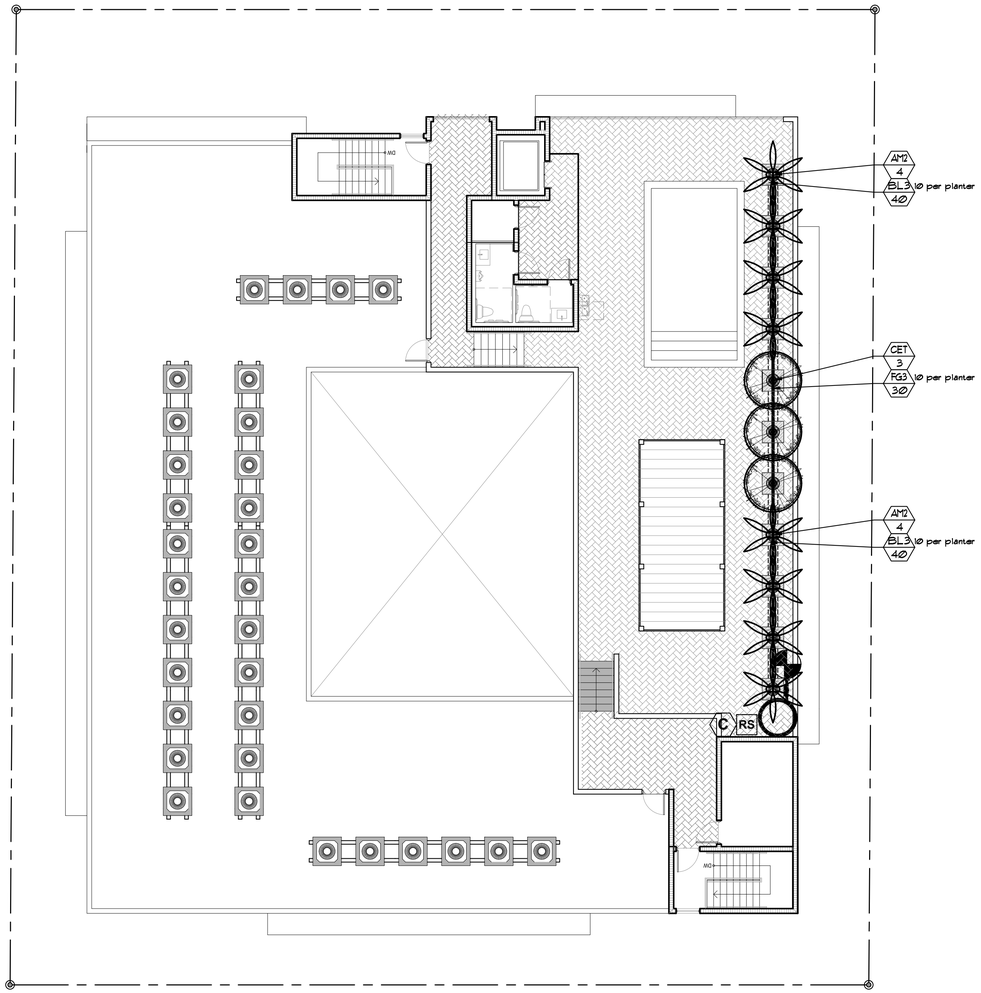
0' 10' 20'
SCALE: 1" = 10'

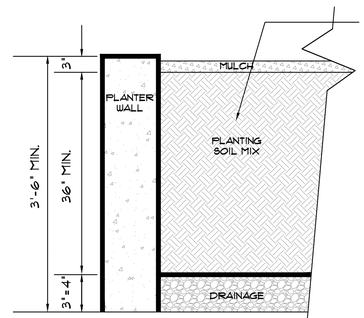
north

SECOND LEVEL COURTYARD LANDSCAPE PLAN

12/15/2023

22-19





PLANTING SOIL:

SEE NOTE BELOW: PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY 'POLY FILTER' BY CARTHAGE MILLES INC., CINCINNATI, OH., OR APPROVED EQUAL.

3'4' BALLAST ROCK OR APPROVED EQUAL 3'-4' DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY CENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST RODS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE, POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAVINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4' FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE "LANDSCAPE NOTES".

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

ROOF-POOL LEVEL PLANTLIST

SYM.	NATIVE	•	NAME	BOTANICAL NAME	SPECIFICATION
TREES					
CET	YES	3	SILVER BUTTONWOOD	Conocarpus erec. 'Sericeus'	10' x 6', STANDARD
PALMS					
AM2		8	CHRISTMAS PALM	Adonidia merrillii	FG, 10' o.a., DBL, full head
ACCENTS AND GROUNDCOVERS					
BL3		80	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c, full
FG3		30	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c, full
TOPSOIL:			TOPSOIL:SAND MIX		
		11 c.y.	"2100 MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BOXES		
			BASED UPON 36" DEPTH, X 99 S.F. / 27 = 11 C.Y.		
MULCHING:					
		1 c.y.	DRK BRUN RECYCLED MULCH		3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL
					PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		
INSTALLATION WATERING:					
			CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED,		
			AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY		
			THE LOCAL GOVERNING AGENCY AND THE OWNER.		

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AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

JAMES F. SOCASH
R.L.A. # 0001132

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. L-4
OF

12/15/2023

Sunshine State One Call of Florida, Inc. 811
22-19

JFS
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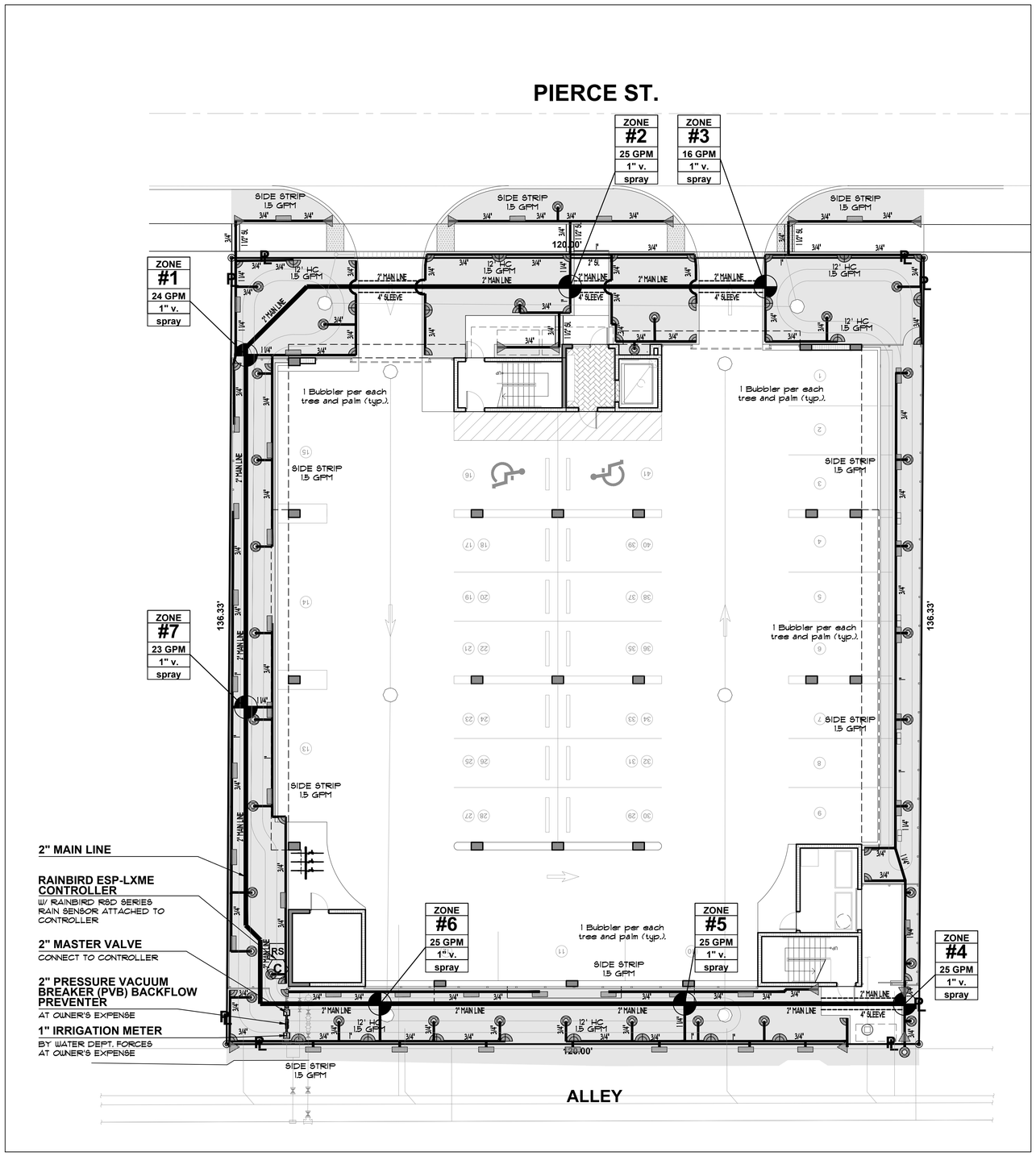
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS L-1 AND L-2 FOR SECTOR LANDSCAPE PLAN, DETAILS, NOTES, SPECIFICATIONS, ETC.

0' 10' 20'
SCALE: 1" = 10'

north

ROOF-POOL LEVEL LANDSCAPE PLAN



RAIN BIRD. Tech Spec

ESP-LXME Controller
ESP-LX Series Controllers

The popular Rain Bird ESP-LX Series commercial controllers have been upgraded with more powerful internal features and station capacity. The ESP-LXME Enhanced Controller provides flow sensing and management with modular station capacity from 8 to 48 stations. Station modules are available in 4-, 8-, and 12-station models.

Applications
The ESP-LXME provides flexible features and modular options that make the controller ideal for a wide variety of applications including light-commercial, commercial, and industrial irrigation systems. Modular options include modular station capacity, flow sensing, metal case and pedestal, ETC Manager Smart Cartridge, and IQ v3.0 Central Control Communication Cartridges. These options are field installed and can upgrade and enhance the ESP-LXME at any time in the future.

Easy to Use
The ESP-LXME Controller utilizes the Rain Bird ESP Extra Simple Programming user interface. The dial, switches, and buttons interface which Rain Bird first introduced in the early 1990's is easy to learn and use and has become a standard controller interface for the irrigation industry. The large LCD display incorporates softkey text labels for the button functions rather than dedicated buttons.

Multiple language support allows the end-user or maintenance personnel to interface with the controller in their primary language. User selectable languages include English, Spanish, French, German, Italian, and Portuguese. Date, time, and unit formats are also user configurable.

Easy to Install
The ESP-LXME Controller has a spacious case and terminal layout that makes installation quick and easy. Multiple wire entering knockouts are provided on the bottom and back side of the case to adapt to a wide variety of wiring applications. The door and front panel are removable so the case can be easily mounted to the wall.

Controller Hardware
- Plastic, locking, UV resistant, wall-mount case
- Optional Metal Case & Pedestal
- 8-, or 12-stations base unit expandable to 48 stations with 4-, 8-, & 12-Station Modules
- Flow Smart Module™ factory installed or field upgradable

Controller Features
- Large LCD display with easy to navigate softkey user interface
- Hot-swappable modules, no need to power down the controller to add/remove modules
- Dynamic station numbering eliminates station numbering gap
- Master valve/pump input with override switch
- Master valve/pump start circuit
- 6 user-selectable languages
- Non-Volatile (100+ year) program memory
- Standard 10kV surge protection
- Front panel is removable and programmable under battery power
- Compatible with Rain Bird Landscape Irrigation and Maintenance Remote

Water Management Features
- Optional Flow Smart Module™ with Learn Flow utility and flow-surge totalizer
- Flow Smart Module™ high and low flow conditions with user-defined reactions
- FloManager™ manages® hydraulic demand, making full use of available water to shorten total watering time
- SmartStations™ are programmable to allow up to 5 stations to operate at the same time
- Water Windows by program plus Manual MV Water Window
- Cycle+Soak™ by station
- Rain Delay
- 365-Day Calendar Day Off
- Programmable Station Delay by program
- Programmable Seasonal Master Valve by program/cycle by station
- Weather Sensor programmable by station to by-pass or pause watering
- Program Seasonal Adjust
- Global Monthly Seasonal Adjust

Diagnostic Features
- Alarm light with external case lens
- Electronic diagnostic circuit breaker
- Program summary and review
- Variable test program
- RASTER™ station wiring test

Operating Specifications
- Station timing 0 min to 12 hrs
- Seasonal Adjust 0% to 300% (1s1m maximum station run time)
- 4 independent programs (ABCD)
- ABCD programs can overlap
- 8 start times per program



- Program Day Cycles include Custom days of the week, Odd, Odd31, Even, & Cyclical dates
- Manual station, program, test program

Electrical Specifications
- Input required: 120 VAC ± 10%, 60Hz (International models: 220 VAC ± 10%, 50Hz or 60Hz; Australian Models: 240 VAC ± 10%, 50Hz)
- Output: 26.5 VAC 1.9A
- Power back-up: Lithium coin cell battery maintains time and date while nonvolatile memory maintains the programming
- Multi-valve capacity: Maximum five 24 VAC, 7VA solenoid valves simultaneous operation including the master valve, maximum two solenoid valves per station

Certifications
- UL, CUL, CE, CSA, C-Tick, FCC Part 15

Dimensions
- Width: 14.32 in. (36.4 cm)
- Height: 12.69 in. (32.2 cm)
- Depth: 5.50 in. (14.0 cm)

How To Specify

ESP-LXME	ESPLXMSM4
Base Controller without Flow Smart Module ESP-LXME 12-station base	Station Modules ESPLXMSM4 4-Station Module ESPLXMSM8 8-Station Module ESPLXMSM12 12-Station Module
Base Controller with Flow Smart Module ESP-ACXME-16 station base ESP-12LXMSM-12 station base	FSM-LXME Flow Smart Module ESP-LXME Flow Smart Module

ZURN WILKINS

Model 720A
Pressure Vacuum Breaker Assembly

Application
Designed for installation on irrigation water lines to protect against backsiphonage of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

Standards Compliance
- ASSE® Listed 1020
- IAPMO® Listed
- CSA ® Certified
- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California



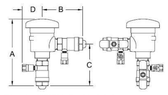
Materials

Main valve body	Cast Bronze ASTM B584
Fasteners	Stainless Steel, 300 Series
Elastomers	Silicone (FDA approved) EPDM (FDA approved)
Polymers	Polypropylene (FDA approved) Delrin® (FDA approved)
Springs	Stainless Steel, 300 series

Features
Sizes: 1/2", 3/4", 1", 1 1/4", 1 1/2", 2"

Maximum working water pressure	150 PSI
Maximum working water temperature	110°F
Hydrostatic test pressure	300 PSI
End connections threaded	ANSI B1.20.1

Accessories
- ☐ Repair kit (complete)
- ☐ Water Hammer Arrester (Model 12603XL)
- ☐ QT-SET Quick Test Fitting Set



Dimensions & Weights (do not include pkg.)

MODEL SIZE	DIMENSIONS (approximate) A		B		C		D		WEIGHT LESS BV		WITH BV	
	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kg	lbs.	kg
1/2	15	7 1/8	181	4 1/16	103	4 1/4	108	2 1/4	57	4	1.8	6	2.7
3/4	20	7 3/16	183	4 5/16	110	4 5/16	110	2 3/8	60	4	1.8	6	2.7
1	25	7 3/4	197	4 5/8	117	4 3/4	121	2 5/8	67	4	1.8	8	3.6
1 1/4	32	11	273	7 7/16	189	7 7/16	189	3 1/8	79	14	6.4	20	9
1 1/2	40	10 1/2	267	7	178	7	178	3 1/8	79	14	6.4	20	9
2	50	11 1/16	281	7 9/16	192	7 11/16	195	3 1/8	79	14	6.4	26	10.4

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Rev D
Date 7/19
Document No. 3F-720A
Product No. Model 720A

Page 1 of 2

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

RAIN BIRD.

Specifications
The ESP-LXME Controller shall be of a hybrid type that combines electro-mechanical and microelectronic circuitry capable of fully automatic or manual operation. The controller shall be housed in a wall-mountable, vandal-resistant, lockable plastic case or a metal pedestal cabinet door suitable for either indoor or outdoor installation. The controller shall have the ability to be programmed and operated in any one of six languages: English, Spanish, French, German, Italian, & Portuguese. The display shall show programming options and operating instructions in the chosen language without altering the programming or operation information.

The controller shall have a base station capacity of 8 or 12 stations as well as 3 expansion slots capable of receiving station modules of 4, 8, or 12 stations to create a station capacity of up to 48 stations. The controller shall have the ability to automatically skip, skipping or ignoring the weather sensor as well as using or not using the master valve. Station timing shall be from 0 minutes to 12 hours. The controller shall have a Seasonal Adjustment by program which adjusts the station run time from 0% to 300% in 1% increments. The controller shall also have a Monthly Seasonal Adjustment of 0% to 300% by month. Station timing with Seasonal Adjustment shall be from 1 second to 16 hours.

The controller shall have 4 separate and independent programs (A,B,C,D) which can be run concurrently. Each day cycle, and station run times. Each program shall have up to 8 start times per day for a total of 32 possible start times per day. The 4 programs shall be allowed to overlap operation based on user defined settings which control the number of simultaneous stations per program and total for the controller. The controller shall allow up to 3 valves to be programmed to operate with the master valve/pump circuit including the master valve/pump start circuit. The controller shall have an electronic, diagnostic circuit breaker that shall sense a station with an electrical overload or short circuit and shall bypass that station and continue to operate all other stations.

The controller shall have a 365-day calendar with Permanent Day Off feature that allows a day(s) of the week to be turned off on any user selected program day-cycle. (Custom, Even, Odd, Odd31, & Cyclical).

The controller shall have a Rain Delay feature for manual repeating schedule and not water on the specified day(s) of the week. The controller shall also have a Calendar Day Off feature allowing the user to select up to 5 dates up to 365 days in the future when the controller shall not start programs. The controller shall incorporate a Rain Delay feature allowing the user to set the number of days the controller should remain off before automatically returning to the auto mode.

The controller shall have Cycle+Soak water management software which is capable of operating each station for a maximum cycle time and a minimum soak time. Maximum cycle time for each station and soak time shall not extended by Seasonal Adjustment.

The controller shall incorporate a FloManager feature providing real-time flow, power, and station management. FloManager shall manage the number of stations operating at any point in time based on water source capacity, station flow rate, number of valves per stations, user-defined simultaneous stations per program and for the controller. FloManager shall incorporate the ability to provide station priorities to determine the order in which stations shall operate. Station priorities shall be programmable by user to instruct operate the highest priority stations first and the lower priority stations last when FloManager is enabled. FloManager shall be an option that is disabled by default and the controller shall operate zones in order of station number, started with the lowest numbered zone set to irrigate and ending with the highest number zone.

The controller shall offer Water Windows for each program. This function sets the allowed start and stop time where watering is allowed. If the watering time extends beyond the time the Water Window is closed, the watering will be held over time and paused and watering automatically resumes when the Water Window opens the next time.

The controller shall offer a Flow Smart Module option which adds flow sensing functionality. The Flow Smart Module sensor input shall accept a direct input from a flow sensor with no flow scaling device required.

Module features shall include a FloWatch Learn Flow utility and flow-surge totalizer for each module bank. Each time the station runs FloWatch compares the current real-time flow rate to the learned rate and takes user defined actions if high flow, low flow, or no flow is detected. FloWatch shall automatically determine the location of the flow problem and isolate the problem by turning off the affected station or master valve. FloWatch shall be compatible with both a normally closed and open master valves. A Manual Water Budget feature shall allow the user to set a coordinated day-time manual watering with the flow sensing. This WaterWindows shall offer programming for day of the week and manual watering additional flow rate.

The controller shall have an alarm indicator light on the front panel visible through the outer door with the door closed and locked. The alarm light shall prompt the user to select the alarm softkey to review the alarm condition(s).

The controller shall be compatible with the ETC, LX ET, Manager Cartridge which upgrades the controller to a Smart controller. A weather service signal received by the cartridge shall automatically adjust the individual controller program day cycles and station run times to meet the current plant water and maintenance required based on the current plant watering needs.

The controller shall be compatible with the IQ v3.0 Central Control System utilizing LX/ACE Network Communication Cartridge. The IQ NCC Cartridge shall provide communication with the IQ Central Computer and other controllers via a variety of communication options (Direct Connect Cable, Phone, GPRS/Cellular, Ethernet, WiFi, Radio, and IQNet Communication Cable). The IQ v3.0 Central Control System shall provide remote computer control of the controller providing automatic or manual program adjustments.

The controller shall offer an optional metal cabinet and pedestal.

The controller shall be as manufactured by Rain Bird Corporation.

IRRIGATION LEGEND

	1" IRRIGATION METER BY WATER DEPT. FORCES AT OWNER'S EXPENSE
	2" PRESSURE VACUUM BREAKER (PVB) BACKFLOW PREVENTER
	2" MASTER VALVE CONNECT TO CONTROLLER
	PROPOSED 2" PVC Main Supply Line- SCHEDULE 40
C	IRRIGATION CONTROLLER RAINBIRD ESP-LX-ME MODULAR
RS	RAIN SENSOR- RAINBIRD RSD SERIES ATTACHED TO CONTROLLER
JB	JUNCTION BOX W/ WATERPROOF CONNECTORS
	EXISTING ELECTRIC VALVE
	1" ELECTRIC VALVES, RAINBIRD PEB SERIES, OR APPROVED EQUAL IN 10" VALVE BOX
ZONE 0 0 GPM 1" valve spray	ZONE DESIGNATION
	LATERAL LINE
	PIPE IN SLEEVE (SEE SIZING CHART)
	PIPE CONNECTION
	PIPE CROSSING
15' radius 12' radius 10' radius	RAINBIRD 1800 STRIP-TYPE 15 EST (END STRIP), 15 CST (CENTER STRIP)
	RAINBIRD 1800 'U SERIES' PRS, 4', 6', 12' POP-UP- QUARTER, HALF FULL 10', 12', 15' RADIUS AS SHOWN.
	RAINBIRD -5 SERIES MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.0 GPM

SPECIAL NOTES:

S-1: A ROUGH INSPECTION IS REQUIRED BY THE CITY OF HOLLYWOOD PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

S-2: SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

S-3: ALL NEW IRRIGATION TO BE DUG BY HAND WHEN INSTALLING CLOSE TO EXISTING TREES. ANY ROOTS THAT ARE DAMAGED WILL NEED TO BE PRUNDED BY AN ISA CERTIFIED ARBORIST.

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AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

JAMES F. SOCASH
R.L.A. # 0001132

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:
DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. IRR-1
OF

Sunshine State One Call 811 of Florida, Inc.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
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PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS IRR-1 THROUGH IRR-4 FOR GROUND LEVEL SITE IRRIGATION PLAN, AND UPPER LEVEL IRRIGATION PLANS.

0' 10' 20'
SCALE: 1" = 10'
north

SITE IRRIGATION PLAN

12/18/2023

22-19

Llorente Architects
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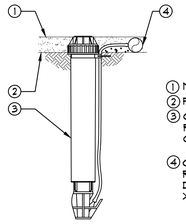
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

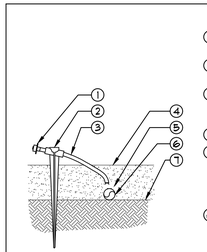
IN ASSOCIATION WITH:



1. MULCH
2. FINISH GRADE
3. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
4. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES

NOTE:
1. USE XERIMAN TOOL XM-TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, Ø3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

XFCV ON-SURFACE DRIPLINE OPERATION INDICATOR N.T.S.

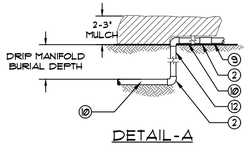


1. DIFFUSER BUG CAP: RAIN BIRD DBC-Ø25
2. UNIVERSAL 1/4" TUBING STAKE:RAIN BIRD TS-Ø25
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:RAIN BIRD XERI-BUG EMITTER 1/2" POLYETHYLENE TUBING:
6. RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XB5 BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM1-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
   XB-05FC Ø.5 GPH
   XB-10FC 1.0 GPH
   XB-20FC 2.0 GPH

XERI-BUG INTO 1/2" TUBUNG W/ 1/4" TUBING, STAKE & BUG CAP N.T.S.

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYP.)
3. FLUSH POINT (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
8. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
9. PVC SUPPLY MANIFOLD
10. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
11. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
12. PVC SCH 40 RISER PIPE
13. AIR RELEASE VALVE



XFCV DRIPLINE MAX. LATERAL LENGTHS (FEET)				
INLET PRESSURE P.S.I.	12" SPACING		18" SPACING	
	NOMINAL FLOW (GPH)		NOMINAL FLOW (GPH)	
	Ø.6	Ø.9	Ø.6	Ø.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
40	397	281	573	477
50	436	309	637	529

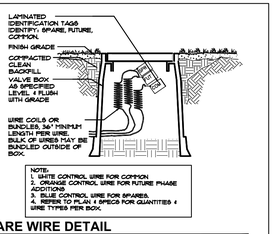
100 L.F. 67 L.F.

XFCV ON-SURFACE DRIPLINE LAYOUT N.T.S.

1. EASY FIT COMPRESSION TEE: RAIN BIRD MDDFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

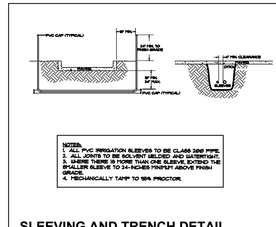
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFCV ON-SURFACE DRIPLINE AT GRADE N.T.S.



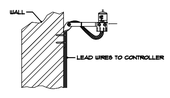
NOTE:
1. WHITE CONTROL WIRE FOR COMMON.
2. ORANGE CONTROL WIRE FOR FUTURE PHASE ADDITIONS.
3. BLUE CONTROL WIRE FOR SPARES.
4. REFER TO PLAN + SPECS FOR QUANTITIES + WIRE TYPES PER BOX.

SPARE WIRE DETAIL N.T.S.



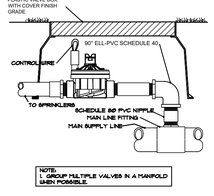
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 98% PROCTOR.

SLEEVING AND TRENCH DETAIL N.T.S.



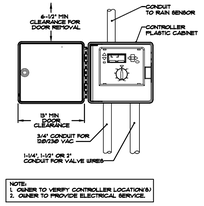
NOTE:
MOUNT RAIN SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

RAIN SENSOR DETAIL N.T.S.



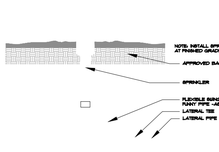
NOTE:
1. GROUP MULTIPLE VALVES IN A MANIFOLD WHEN POSSIBLE.

VALVE DETAIL N.T.S.



NOTE:
1. OWNER TO VERIFY CONTROLLER LOCATION(S)
2. OWNER TO PROVIDE ELECTRICAL SERVICE.

CONTROLLER DETAIL N.T.S.



POP-UP SPRAY - ROTOR DETAIL N.T.S.

GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND. ARCH.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL. BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
19. ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".
20. TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SEEVING AS NEEDED.

PROFESSIONAL SEAL:

JAMES F. SOCASH
RLA # 0001132

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. IRR-2
OF

Sunshine State One Call 811 of Florida, Inc.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 0000393
1833 N.W. 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS IRR-1 THROUGH IRR-4 FOR GROUND LEVEL SITE IRRIGATION PLAN, AND UPPER LEVEL IRRIGATION PLANS.

0' 10' 20'
SCALE: 1" = 10'
north

IRRIGATION DETAILS, SPECIFICATIONS, ETC.

12/19/2023

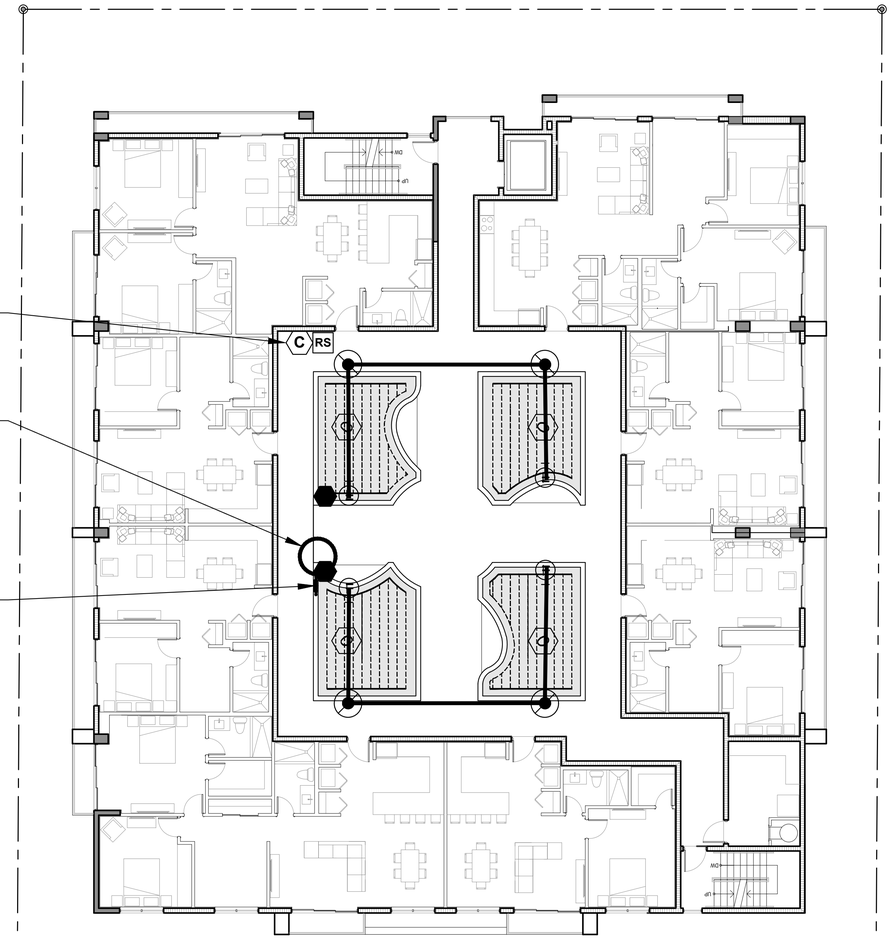
22-19

PIERCE ST.

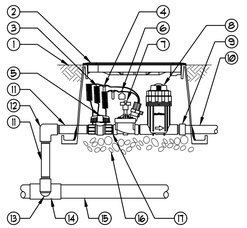
IRRIGATION CONTROLLER
RAINBIRD ESP-LXME MODULAR
W/ RAIN SENSOR ATTACHED TO
CONTROLLER

POINT OF CONNECTION (APPROX.)
CONNECT TO POTABLE WATER SOURCE AS COORDINATED-INSTALL REDUCED PRESSURE ZONE BACKFLOW DEVICE (1")_ ROUTE 1" MAIN SUPPLY LINE TO IRRIGATION VALVES THROUGH PLANTERS IF POSSIBLE OR UNDERNEATH FLOOR SLAB. IMPERMEABILIZE ANY PERFORATIONS AS NEEDED. COORDINATE WITH PROJECT SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.

1" REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE
COORDINATE LOCATION WITH
PROJECT
SUPERINTENDENT

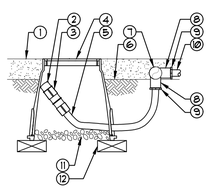


ALLEY



① FINISH GRADE/TOP OF MULCH
② VALVE BOX WITH COVER:RAIN BIRD VB-STD
③ 30-INCH LINEAR LENGTH OF WIRE, COILED
④ WATERPROOF CONNECTION: RAIN BIRD DB SERIES
⑤ 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
⑥ ID TAG
⑦ REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
⑧ PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
⑨ PVC SCH 40 FEMALE ADAPTOR
⑩ LATERAL PIPE
⑪ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
⑫ PVC SCH 40 ELL
⑬ PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
⑭ PVC SCH 40 TEE OR ELL
⑮ MAINLINE PIPE
⑯ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
⑰ PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

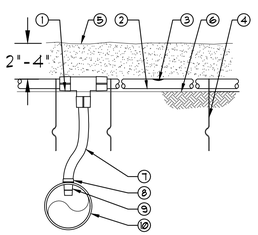
XCZ-100-PRB CONTROL ZONE **N.T.S.**
3-20 GPM



① MULCH
② FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS; POTABLE:RAIN BIRD MDCFCAP
③ EASY FIT COUPLING: RAIN BIRD MDCFCOUP
④ SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
⑤ 1/2" POLYETHYTLENE TUBING: RAIN BIRD XF BLANK TUBING
⑥ FINISH GRADE
⑦ PVC EXHAUST HEADER
⑧ PVC SCH 40 TEE OR EL
⑨ BARB X MALE FITTING: RAIN BIRD XFF-M1A FITTING (TYPICAL)
⑩ ON-SURFACE DRIPLINE:RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
⑪ 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
⑫ BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFCV ON-SURFACE DRIPLINE FLUSH POINTE WITH EASY FIT COMPRESSION FITTINGS **N.T.S.**



① EASY FIT COMPRESSION TEE: RAIN BIRD MDDFTEE
② ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
③ INLINE DRIP EMITTER OUTLET
④ TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
⑤ MULCH
⑥ FINISH GRADE
⑦ 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING
⑧ RATCHET CLAMP (INCLUDED WITH ADAPTER)
⑨ INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
⑩ PVC LATERAL PIPE

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFCV ON-SURFACE DRIPLINE INSERT ADAPTER **N.T.S.**

IRRIGATION LEGEND

- POINT OF CONNECTION (APPROXIMATE) CONNECT TO POTABLE WATER SOURCE AS COORDINATED-INSTALL REDUCED PRESSURE ZONE BACKFLOW DEVICE (1")_ ROUTE 1" MAIN SUPPLY LINE TO IRRIGATION VALVES THROUGH PLANTERS IF POSSIBLE OR UNDERNEATH FLOOR SLAB. IMPERMEABILIZE ANY PERFORATIONS AS NEEDED. COORDINATE WITH PROJECT SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.
- 1" REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER
- 1" PVC Main Supply Line- Sch 40
- C — RAINBIRD ESP-LXME MODULAR SERIES W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- RAIN BIRD XCZ-100-PRB-COM HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2"PESB VALVE WITH TWO 1" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 3-20GPM.
- RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.
- PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
- F — FLUSH VALVE DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
- O — RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGEDTO A MINIMUM OF 20PSI. INCLUDES 16' OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.
- A
- RAIN BIRD PC SINGLE OUTLET, PC DRIP EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS WITH SELF-PIERCING BARB INLET.
- AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 (12) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.36GPH EMITTERS AT 12"O.C. DRIPLINE LATERALS SPACED AT 12"APART, WITH EMITTERS OFFSET FOR T TRIANGULAR PATTERN. UV RESISTANT.
- LATERAL LINE (Sch. 160)

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

JAMES F. SOCASH
RLA # 0001132

PROJECT:

NEW 32 UNITS
DEVELOPMENT AT:
DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. IRR-3
OF

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 N.W. 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS IRR-1 THROUGH IRR-4 FOR GROUND LEVEL SITE IRRIGATION PLAN, AND UPPER LEVEL IRRIGATION PLANS.

0' 10' 20'
SCALE: 1" = 10'
north

SECOND LEVEL COURTYARD IRRIGATION PLAN

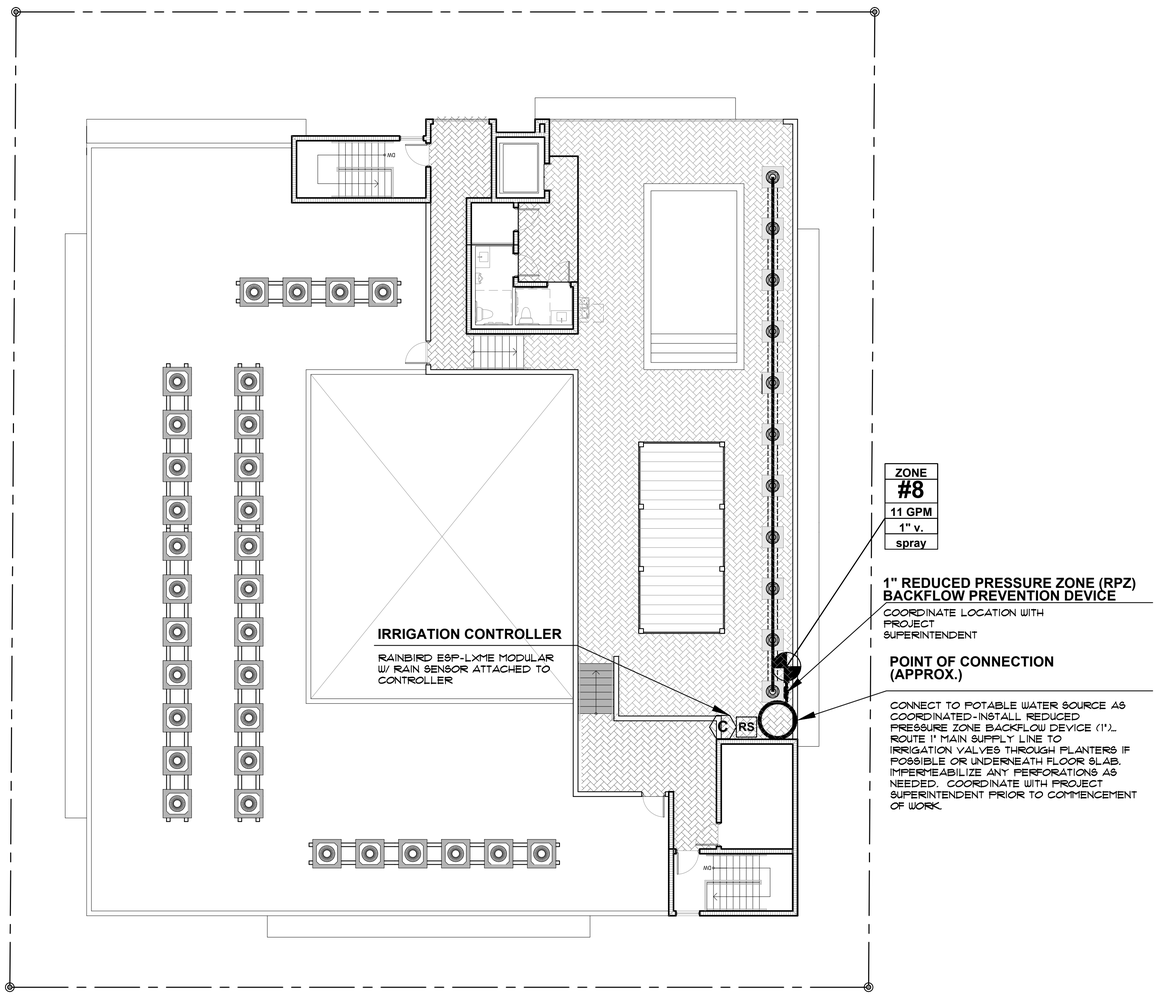
12/15/2023

22-19

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PIERCE ST.



ZONE
#8
11 GPM
1" v.
spray

1" REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE

COORDINATE LOCATION WITH PROJECT SUPERINTENDENT

IRRIGATION CONTROLLER

RAINBIRD ESP-LXME MODULAR W/ RAIN SENSOR ATTACHED TO CONTROLLER

POINT OF CONNECTION (APPROX.)

CONNECT TO POTABLE WATER SOURCE AS COORDINATED-INSTALL REDUCED PRESSURE ZONE BACKFLOW DEVICE (1")_ ROUTE 1" MAIN SUPPLY LINE TO IRRIGATION VALVES THROUGH PLANTERS IF POSSIBLE OR UNDERNEATH FLOOR SLAB. IMPERMEABILIZE ANY PERFORATIONS AS NEEDED. COORDINATE WITH PROJECT SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.

ALLEY

PROFESSIONAL SEAL:

JAMES F. SOCASH
RLA * 0000132

PROJECT:

NEW 32 UNITS
DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

DELIVERY DATE: 03.28.2023
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. IRR-4
OF

22-19

Sunshine State One Call of Florida, Inc. 811

JFS

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
1833 N.W. 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY NON-EXEMPT TREE OR PALMS FROM THE SITE.

SEE SHEETS IRR-1 THROUGH IRR-4 FOR GROUND LEVEL SITE IRRIGATION PLAN, AND UPPER LEVEL IRRIGATION PLANS.

0' 10' 20'
SCALE: 1" = 10'

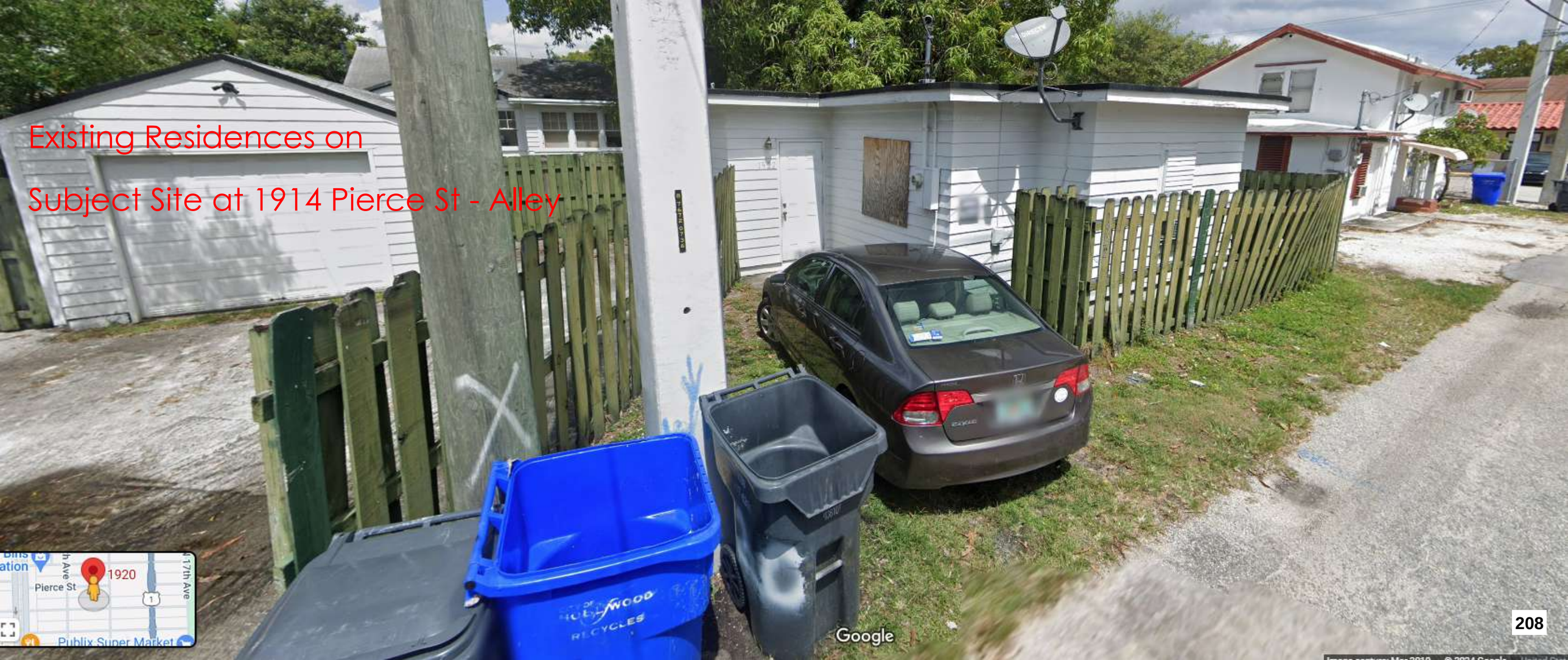
north

ROOF-POOL LEVEL IRRIGATION PLAN

12/15/2023


Existing Residence on Subject Site at 1920 Pierce St
206
Google


Existing Residences on Subject Site at 1914 Pierce St - Alley


Existing Residences on
Subject Site at 1914 Pierce St - Alley
1920
Pierce St
17th Ave
Publix Super Market
Google
208


1914 Pierce Street
1920 Pierce Street
Google


AHEAD
Adjacent Property to the West of Subject Property
Google


Pierce St
Adjacent Property to the East of Subject Property
Google



Closest Intersection N. 19th Avenue & Pierce St



Closest Intersection N. 19th Avenue & Pierce St

BROWARD COUNTY Planning Council

April 21, 2023

Pamela Butler, Senior Development Coordinator
MG3 Group
2980 Northeast 207 Street, Suite 603
Aventura, Florida 33180

Via Email Only

Dear Ms. Butler:

Re: Platting requirements for a parcel legally described as Lots 19-21, Block 20, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Pierce Street, between North 19 Avenue and North 20 Avenue, in the City of Hollywood.

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

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

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

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.38 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

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

If you have any additional questions concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBT

cc/email: George Keller, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN
SBBC-3683-2023
Municipality Number: 23-DP-20
Folio #: 514215013490 & 3500
Pierce Street Villas
November 1, 2023

SCAD Expiration Date: April 29, 2024

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: November 1, 2023	**Single-Family:**			Elementary:	0
Name: Pierce Street Villas	**Townhouse:**				
SBBC Project Number: SBBC-3683-2023	**Garden Apartments:**			Middle:	0
County Project Number: N/A	**Mid-Rise:**	32			
Municipality Project Number: 23-DP-20	**High-Rise:**			High:	1
Owner/Developer: 1920 Pierce LLC	**Mobile Home:**				
Jurisdiction: Hollywood	**Total:**	32		Total:	1

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
Dania Elementary	623	1,009	407	-219	-12	65.0%	9
Olsen	1,125	831	629	-609	-27	50.8%	55
South Broward High	2,297	2,026	2,407	-120	-4	95.3%	62

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Dania Elementary	416	-210	66.5%	390	396	402	408	414
Olsen	684	-554	55.3%	645	628	616	604	592
South Broward High	2,469	-49	98.1%	2,417	2,403	2,413	2,419	2,424

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	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
Avant Garde Academy	750	1,116	366	1,116	1,116	1,116
Avant Garde K-8 Broward	1,050	1,015	-35	1,015	1,015	1,015
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	478	28	478	478	478
Hollywood Academy K_5	1,100	1,130	30	1,130	1,130	1,130
International School Of Broward	675	87	-588	87	87	87
International Studies Academy High School	800	207	-593	207	207	207
International Studies Academy Middle School	594	252	-342	252	252	252
Paragon Academy Of Technology	500	135	-365	135	135	135
South Broward Montessori Charter School	348	166	-182	166	166	166
Sunshine Elementary	500	230	-270	230	230	230

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

School(s)	Description of Improvements
Dania Elementary	There are no scheduled classroom additions in the Adopted DEFP 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 32 (20 one-bedroom or less and 12 two-bedroom or more) mid-rise units, which are anticipated to generate one high school student into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2022/23 school year data because the current school year (2023/24) 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 2022/23 school year include Dania Elementary, Olsen Middle, and South Broward High Schools. The schools will continue to serve the site for the academic year 2023/24. 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, these schools are expected to maintain their status through the coming school years. 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 2022/23 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 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above.

Therefore, 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 32 (20 one-bedroom or less and 12 two-bedroom or more) mid-rise 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 29, 2024. This preliminary school concurrency determination shall be deemed 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-3683-2023 Meets Public School Concurrency Requirements ☒ Yes ☐ No

Reviewed By:

11/1/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

General criteria. All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:	
(1) Architectural and design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.	Response: Architectural Design Components have been added to the building including a Front Canopy to designate the entrance, Architectural Grilles at ground floor to visually hide the parking, New imitation porcelain tiles added to building exterior. The surrounding neighborhood is in the process of changing based on the new zoning changes to this area. The proposed building reflects a modern design which will be in compliance with future development in this area to meet the new zoning changes.
(2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.	Response: The surrounding neighborhood is in the process of changing based on the new zoning changes to this area. The proposed building reflects a modern design which will be in compliance with future development in this area to meet the new zoning changes.
(3) Scale/massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.	Response: The surrounding neighborhood is in the process of changing based on the new zoning changes to this area. The proposed building reflects a modern design which will be in compliance with future development in this area to meet the new zoning changes.
(4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.	Response: LANDSCAPE PLANTINGS CONSIST OF NATIVE TREES (4 species, Live Oak, Pigeon Plum, Silver Buttonwood and Pitch Apple) WITH ADDITIONAL NON-NATIVE "FLORIDA FRIENDLY" TREE SPECIES (Crape Myrtle and Japanese Blueberry), NATIVE SHRUBS (Cocoplum, Clusia, Hamelia) AND ADDITIONAL GROUNDCOVERS (Blueberry Flax Lily, Fishtail Ferns, Boston Ferns). PLANTING ARRANGEMENTS ARE LAYERED TO CREATE VERTICAL DIMENSION WITH TREES, SHRUBS AND GROUNDCOVERS PROVIDING A VEGETATIVE LAYERING ALONG THE STREET FRONTAGE, SIDES AND REAR. ALL THE LANDSCAPE PLANTINGS ARE "FLORIDA FRIENDLY" PER STATE OF FLORIDA MANDATE, AND WHICH WILL NOT REQUIRE SUPPLEMENTAL IRRIGATION ONCE THEY ARE ESTABLISHED. EXISTING NATIVE SABAL PALMS (3) ON-SITE WILL BE RELOCATED ON-SITE. PLEASE REFER TO LANDSCAPE PLANS, SHEETS TD-1, TD-2, L-1, L-2, L-3, L-4 FOR REFERENCE.

ATTACHMENT B

LAND USE AND ZONING MAP

1914-1920 Pierce Street Folio: 5142-15-01-3490 & 5142-15-01-3500



Legend

- Streets
- Subject Property
- Land Use – RAC
- Zoning – ND-2
- Zoning – FH-2

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

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ArcGIS Web AppBuilder

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ATTACHMENT C

Public Participation
Outreach

1920 PIERCE LLC

January 26, 2024

RE: COMMUNITY OUTREACH

Dear Ms. Tasheema Lewis;

Please allow this letter to service as notice that 1920 Pierce, LLC hosted a virtual meeting on Wednesday August 30, 2023 at 6:30 p.m. to present the proposed multifamily condo project to the community.

During this virtual meeting the ABH Developer Group team consisting of the architect, landscape architect and civil engineer answered questions and listened to input from neighbors in support of the project and some with concerns. ABH Developer Group took the primary concerns into account by "softening" some design elements and reducing the overall density.

Thank you,

Mr. Alexis Bogomolni – ABH Developer Group
1920 Pierce, LLC
(786) 252-9459

2199 PONCE DE LEON BLVD STE 301 CORAL GABLES FL 33134

1920 PIERCE LLC

August 07, 2023

RE: INVITATION TO UPCOMING ZOOM MEETING
DISCUSSION ON PROPOSED DEVELOPMENT AT 1914-1920 PIERCE STREET

Dear Neighbors;

ABH Developer Group would like to invite you to join us via Zoom on **Wednesday August 30, 2023 at 6:30 PM**. For Zoom link details please email pbutler@mg3group.com or call (786) 634-4509.

We'll talk about the proposed five story building with 32 units; to be located at 1914 – 1920 Pierce. We look forward to seeing you in the Zoom.



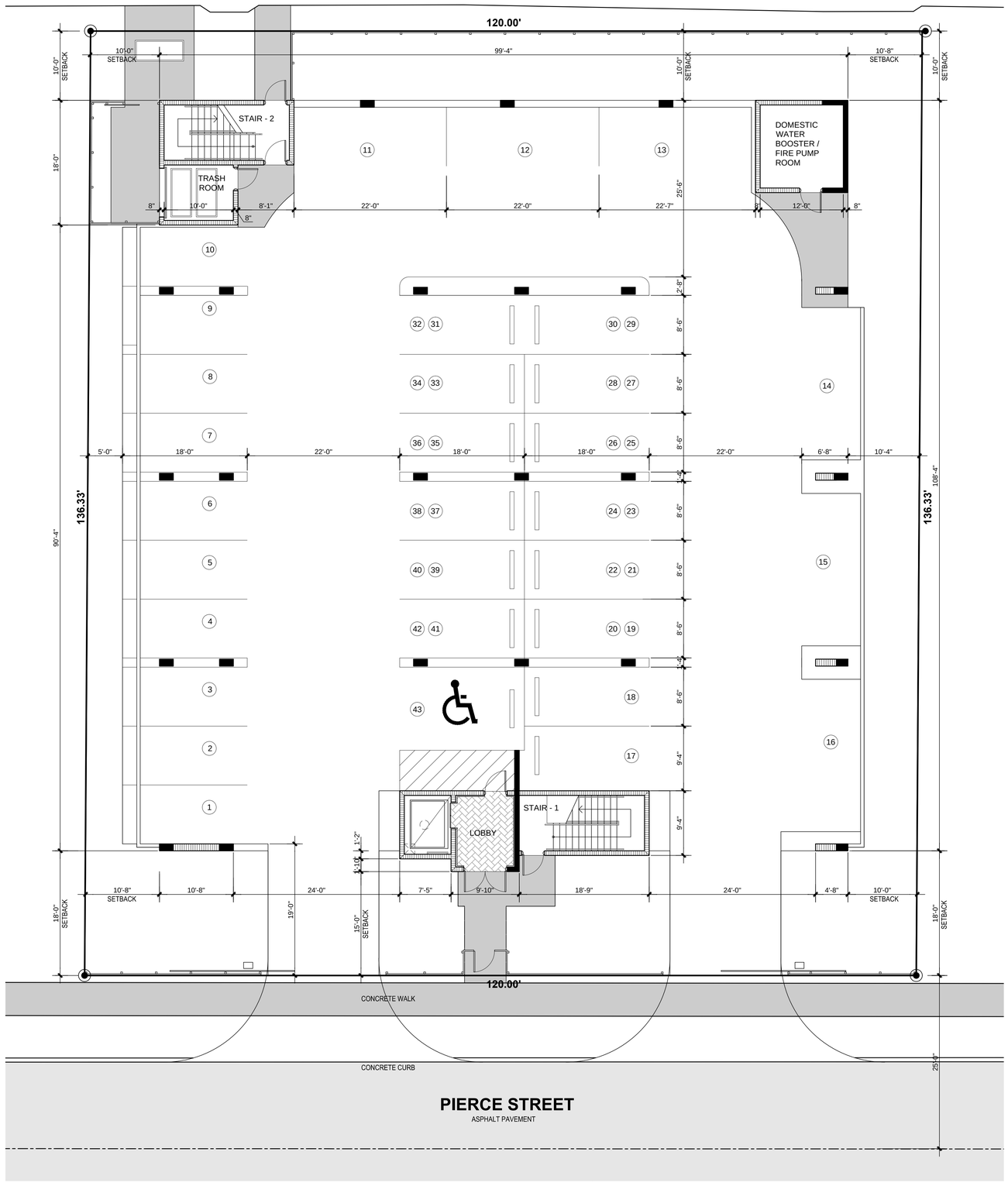
Thank you,

Pamela Butler
Sr. Development Coordinator
pbutler@mg3developer.com

2980 NE 207th Street SUITE 603 Aventura FL 33180 – Dir: (786) 634-4509

ZOOM COMMUNITY OUTREACH AUGUST 30, 2023 6:30 PM

Cat Uden	theoceanismyfavorite@gmail.com
Celia Roberts	plumes2@yahoo.com
John Robinson	jwrobinso@yahoo.com
Mark lo	mi.77mark@gmail.com
Coleen Ross	crossdreamhomes@gmail.com
Alexander Herrin	alexherrin@gmail.com
Parkside Civic Association	parksideken@aol.com
Aaron A. Karger	aaron@aak-law.com
Emilia Shinas	emilia@eastcoastrealtyusa.com
Jacob Eljaua	ejacob@allstate.com
Roy Sampat	royksampat@gmail.com
Peter Pazer	rcky45@aol.com
Elaine Kooser	ekooser@aol.com
Patricia Antrican	ann2can@bellsouth.net
Christine Corbo	ccorbo920@aol.com
Julie Greenfield	julie.greenfield@me.com



GENERAL ZONING REQUIREMENTS

BUILDING ADDRESS:
ADDRESS: 1914-1920 PIERCE STREET HOLLYWOOD, FLORIDA

BUILDING ZONING:
EXISTING ZONING DESIGNATION: ND-2

LAND AREAS:
LAND AREA NET SF. 16,360 SF.
LAND AREA NET ACRES 0.3755

BUILDING FAR:
ALLOWED: 2 16,360 X 2 = 32,720 SF.
PROVIDED: 1.91 31,238 SF.

LOT COVERAGE:
PROPOSED LOT COVERAGE: 11,533 SF. / **70.49%**

PAVED AREA:
PROPOSED PAVED AREA 688 SF. / **4.20%**

LANDSCAPE AREAS:
PROPOSED LANDSCAPED AREA 4,136 SF. / **25.31%**

SETBACKS:
FRONT REQUIRED: 15'-0" PROVIDED: 15'-0"
REAR REQUIRED: 10'-0" PROVIDED: 10'-0"
SIDES REQUIRED: 10'-0" PROVIDED: 10'-0"

BUILDING HEIGHT LIMITATIONS:
ALLOWED 5 STORIES 55'-0" PROVIDED 5 STORIES 55'-0"
ROOF TOP AMENITIES PERMITTED TO EXCEED 15'-0" = 70'-0"
POOL DECK PROVIDED 65'-0"
TOP OF STAIR / ELEVATOR PROVIDED 69'-6"

PARKING REQUIREMENTS FOR 32 APARTMENTS
REQUIRED 1 PER 1 BEDROOM (20) 1 BEDROOM = 20 SPACES
REQUIRED 1.5 PER 2 BEDROOMS (12) 2 BEDROOMS = 18 SPACES
REQUIRED FOR GUEST 1 PER 10 = 4 (4) SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED 42 SPACES
TOTAL PARKING SPACES PROVIDED 43 SPACES

PROPOSED GROUND FLOOR / SITE PLAN

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

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA
ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:
DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

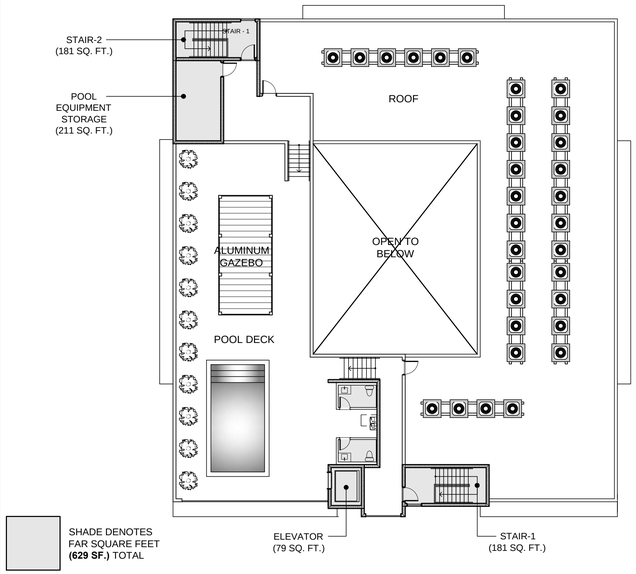
DRAWING INFORMATION:

SHEET TITLE:
PROPOSED GROUND FLOOR / SITE PLAN.

DELIVERY DATE: 02.13.23
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. A100
1 OF 6

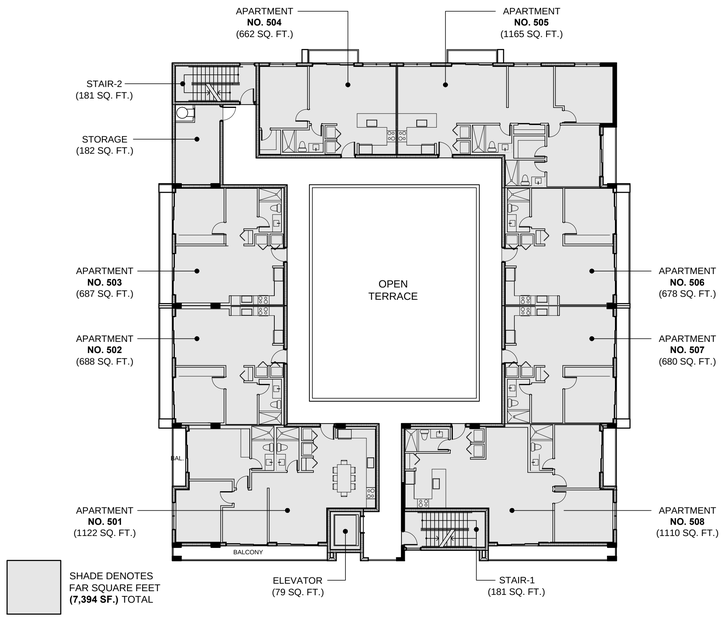
1



POOL / POOL DECK (FAR) PLAN

SCALE: 1/16" = 1'-0"

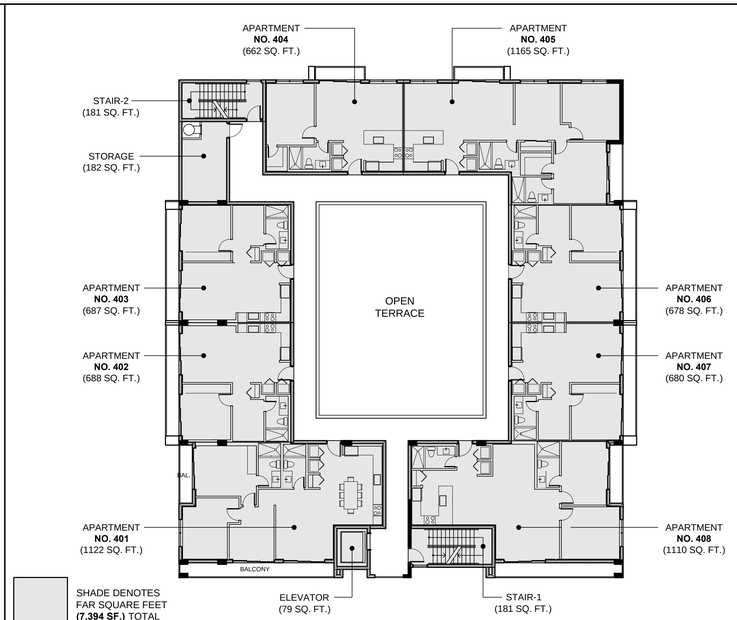
6



FIFTH (FAR) PLAN

SCALE: 1/16" = 1'-0"

5



FOURTH (FAR) PLAN

SCALE: 1/16" = 1'-0"

4

THIRD (FAR) PLAN

SCALE: 1/16" = 1'-0"

3

SECOND (FAR) PLAN

SCALE: 1/16" = 1'-0"

2

FIRST (FAR) PLAN

SCALE: 1/16" = 1'-0"

1

FLOOR AREA RATIO CALCULATIONS (FAR)

BUILDING FAR	FIRST FL. SF.	SECOND FL. SF.	THIRD FL. SF.	FOURTH FL. SF.	FIFTH FL. SF.	ROOF/POOL DECK SF.	TOTAL
LOBBY	99 SF.						99 SF.
ELEVATOR	80 SF.	80 SF.	80 SF.	80 SF.	80 SF.	80 SF.	480 SF.
STAIR NO. 1	181 SF.	181 SF.	181 SF.	181 SF.	181 SF.	181 SF.	1,086 SF.
STAIR NO. 2	181 SF.	181 SF.	181 SF.	181 SF.	181 SF.	181 SF.	1,086 SF.
TRASH STORAGE	90 SF.	182 SF.	182 SF.	182 SF.	182 SF.		728 SF.
DOMESTIC / FIRE PUMP ROOM	178 SF.						178 SF.
APARTMENT NO. 01		1,122 SF.	1,122 SF.	1,122 SF.	1,122 SF.		4,488 SF.
APARTMENT NO. 02		688 SF.	688 SF.	688 SF.	688 SF.		2,752 SF.
APARTMENT NO. 03		687 SF.	687 SF.	687 SF.	687 SF.		2,748 SF.
APARTMENT NO. 04		662 SF.	662 SF.	662 SF.	662 SF.		2,648 SF.
APARTMENT NO. 05		1,165 SF.	1,165 SF.	1,165 SF.	1,165 SF.		4,660 SF.
APARTMENT NO. 06		678 SF.	678 SF.	678 SF.	678 SF.		2,712 SF.
APARTMENT NO. 07		680 SF.	680 SF.	680 SF.	680 SF.		2,720 SF.
APARTMENT NO. 08		1,110 SF.	1,110 SF.	1,110 SF.	1,110 SF.		4,440 SF.
EQUIPMENT						194 SF.	194 SF.
POOL TOILETS						85 SF.	
FAR TOTALS	809 SF.	7,416 SF.	7,416 SF.	7,416 SF.	7,416 SF.	721 SF.	31,194 SF.

OPEN AREAS

BUILDING FAR	FIRST FL. SF.	SECOND FL. SF.	THIRD FL. SF.	FOURTH FL. SF.	FIFTH FL. SF.	ROOF/POOL DECK SF.	TOTAL
SECOND FLOOR OPEN TERRACE AND WALKWAYS		3,352 SF.					3,352 SF.
OPEN WALKWAY			1,550 SF.	1,550 SF.	1,550 SF.		4,650 SF.
APARTMENT NO. 01 BALCONY		153 SF.	153 SF.	153 SF.	153 SF.		612 SF.
APARTMENT NO. 02 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.		324 SF.
APARTMENT NO. 03 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.		324 SF.
APARTMENT NO. 04 BALCONY		38 SF.	38 SF.	38 SF.	38 SF.		152 SF.
APARTMENT NO. 05 BALCONY		76 SF.	76 SF.	76 SF.	76 SF.		304 SF.
APARTMENT NO. 06 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.		324 SF.
APARTMENT NO. 07 BALCONY		81 SF.	81 SF.	81 SF.	81 SF.		324 SF.
APARTMENT NO. 08 BALCONY		134 SF.	134 SF.	134 SF.	134 SF.		536 SF.
POOL AND POOL DECK						3,400 SF.	3,400 SF.
OPEN AREAS TOTALS		4,077 SF.	2,275 SF.	2,275 SF.	2,275 SF.	3,400 SF.	14,302 SF.

POOL

BUILDING FAR AND OPEN AREAS

FAR TOTALS	809 SF.	7,476 SF.	7,427 SF.	7,427 SF.	7,427 SF.	721 SF.	31,238 SF.
OPEN AREAS TOTALS		4,077 SF.	2,275 SF.	2,275 SF.	2,275 SF.	3,400 SF.	14,302 SF.
TOTAL	809 SF.	11,553 SF.	9,702 SF.	9,702 SF.	9,702 SF.	4,121 SF.	45,540 SF.

Llorente Architects
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STATE OF FLORIDA
ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

FAR AND OPEN AREAS SQUARE FEET PLANS.

DELIVERY DATE: 02.13.23

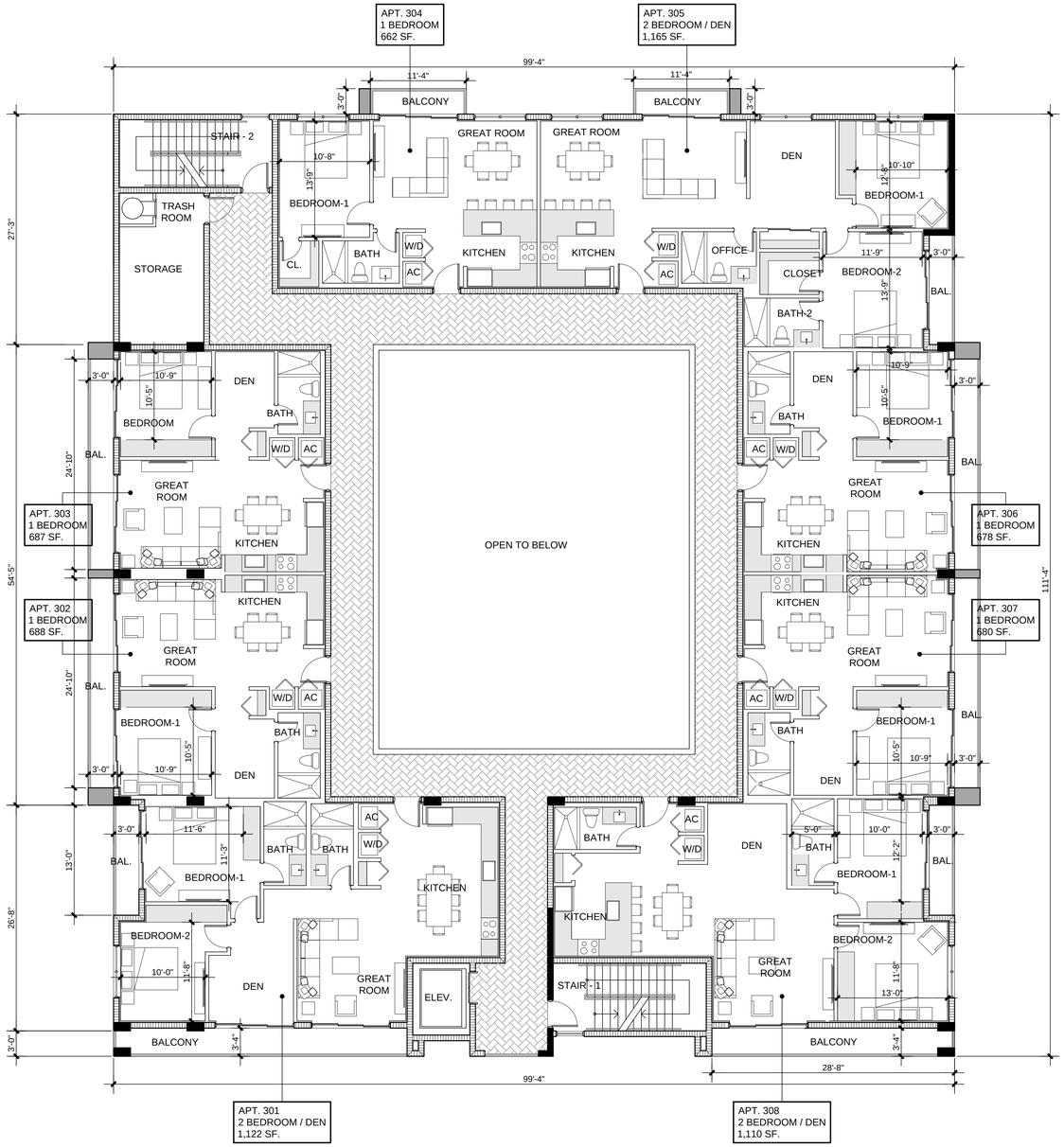
DRAWN BY: J.B.

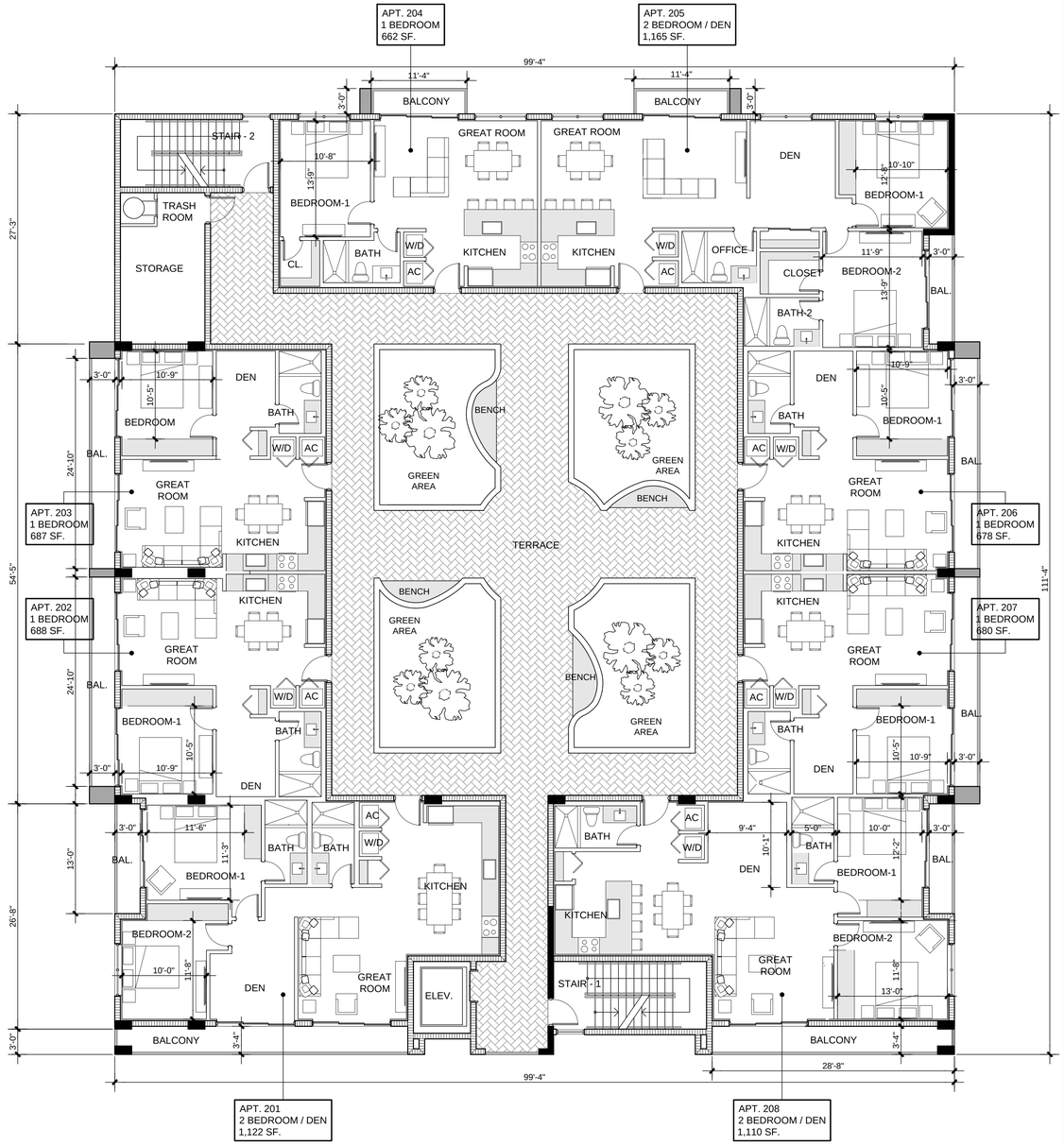
CHECKED BY: A.LL.

REF NUMBER:

SHEET NO. A101

2 OF 6





PROPOSED THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

1

Llorente Architects
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MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA
ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

PROPOSED SECOND AND THIRD FLOOR PLAN

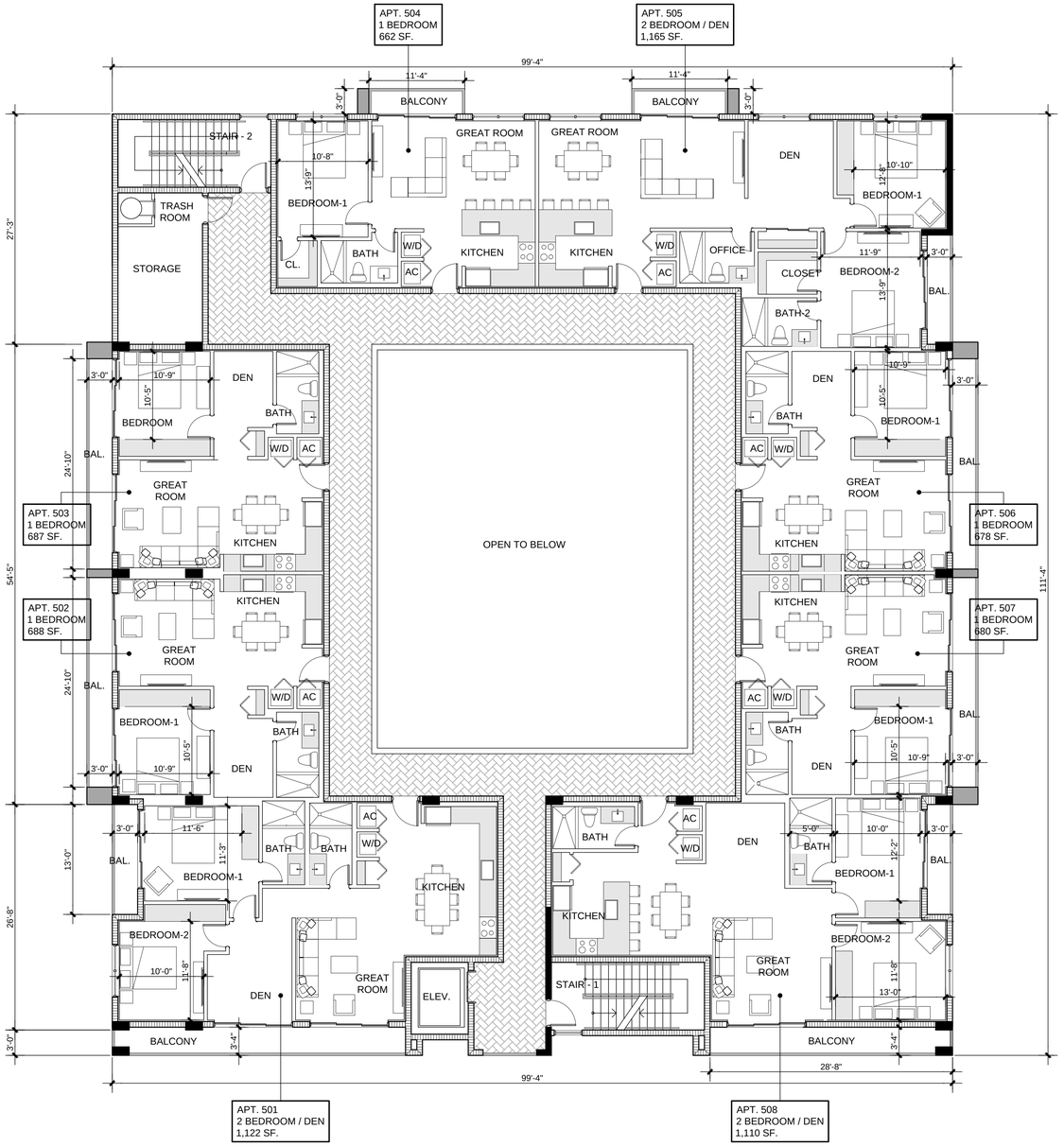
DELIVERY DATE: 02.13.23

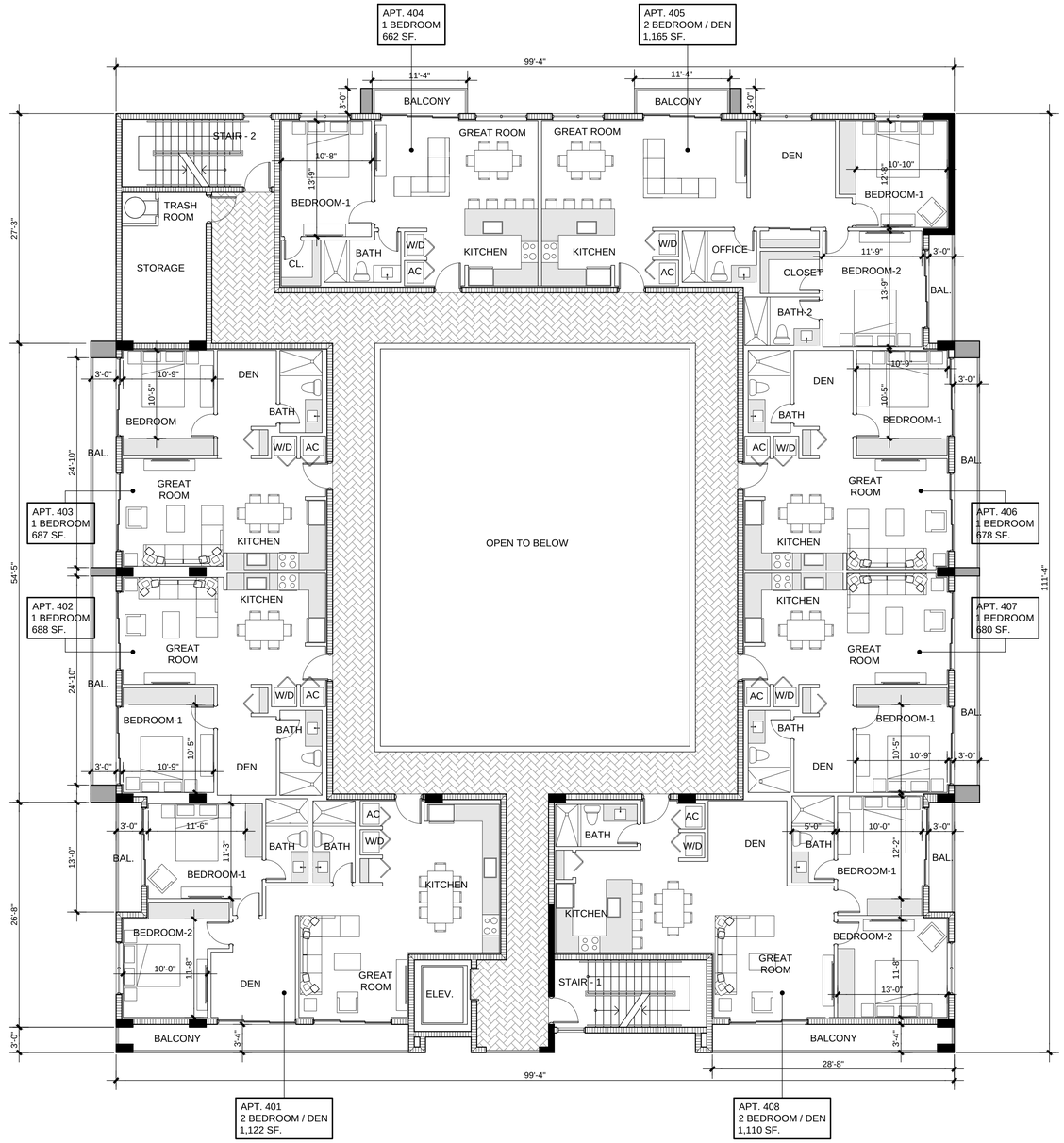
DRAWN BY: J.B.

CHECKED BY: A.LL.

REF NUMBER:

SHEET NO. A102





PROPOSED FIFTH FLOOR PLAN

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

PROPOSED FOURTH FLOOR PLAN

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

Llorente Architects
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AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

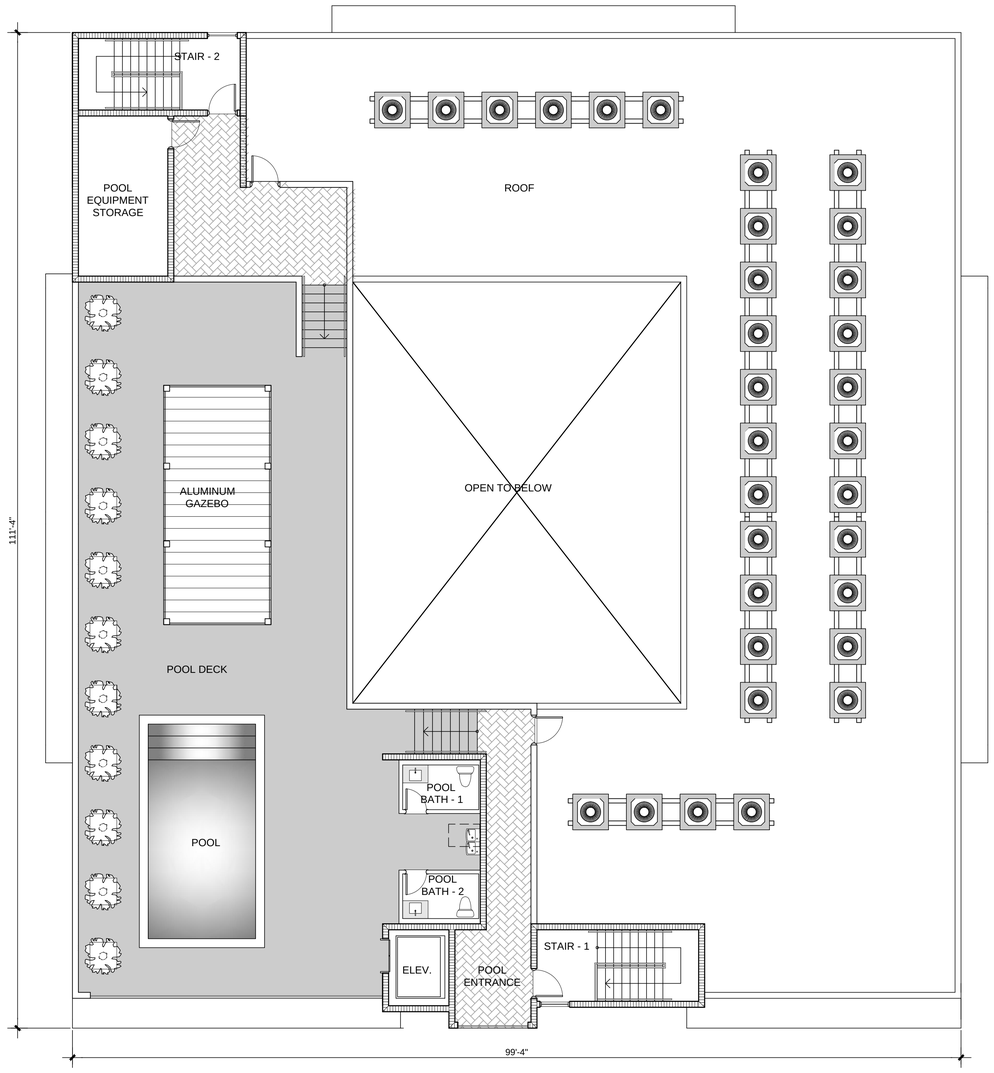
SHEET TITLE:

PROPOSED FOURTH AND FIFTH FLOOR PLAN

DELIVERY DATE: 02.13.23
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

SHEET NO. A103
4 OF 6

1



PROPOSED ROOF PLAN SCALE: 1/8" = 1'-0"

1

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA
ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

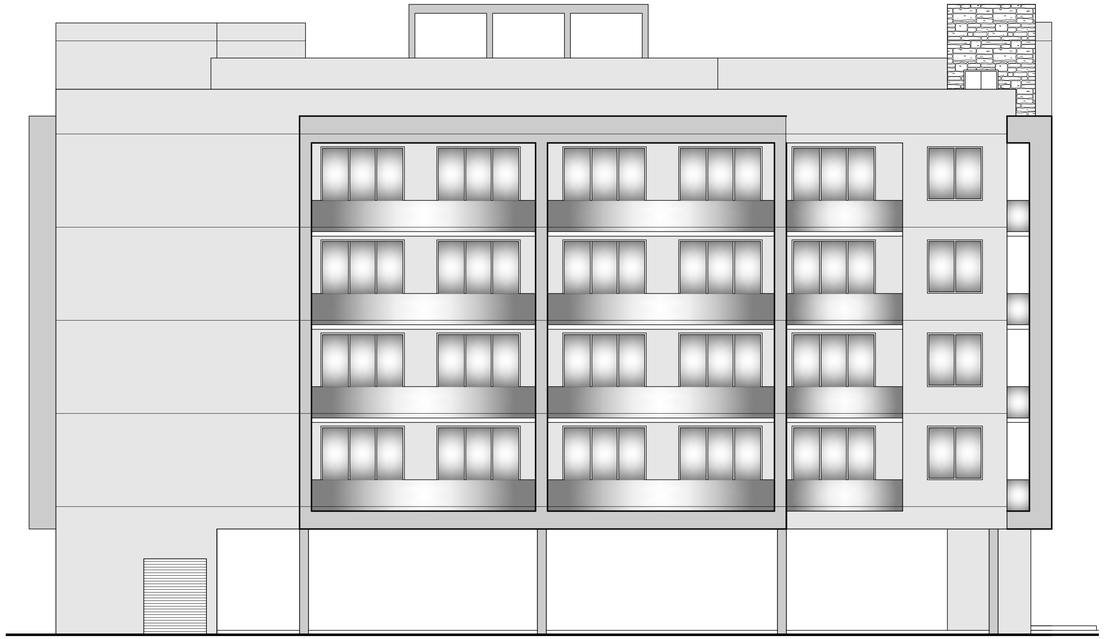
DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:
PROPOSED ROOF PLAN

DELIVERY DATE: 02.13.23
DRAWN BY: J.B.
CHECKED BY: A.LL.
REF NUMBER:

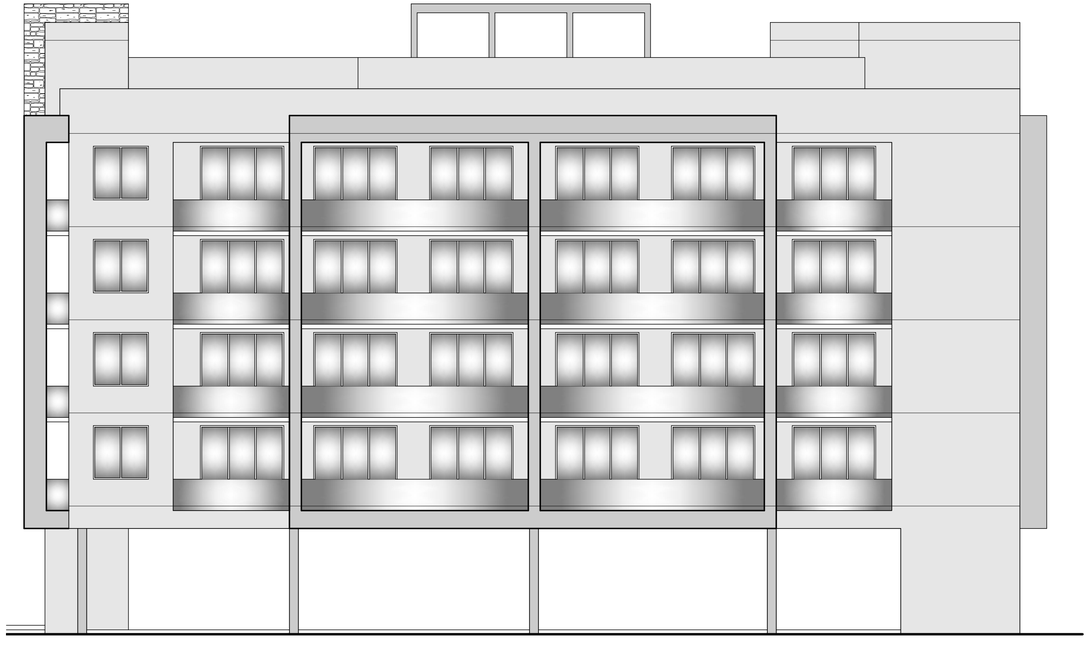
SHEET NO. A104
5 OF 6



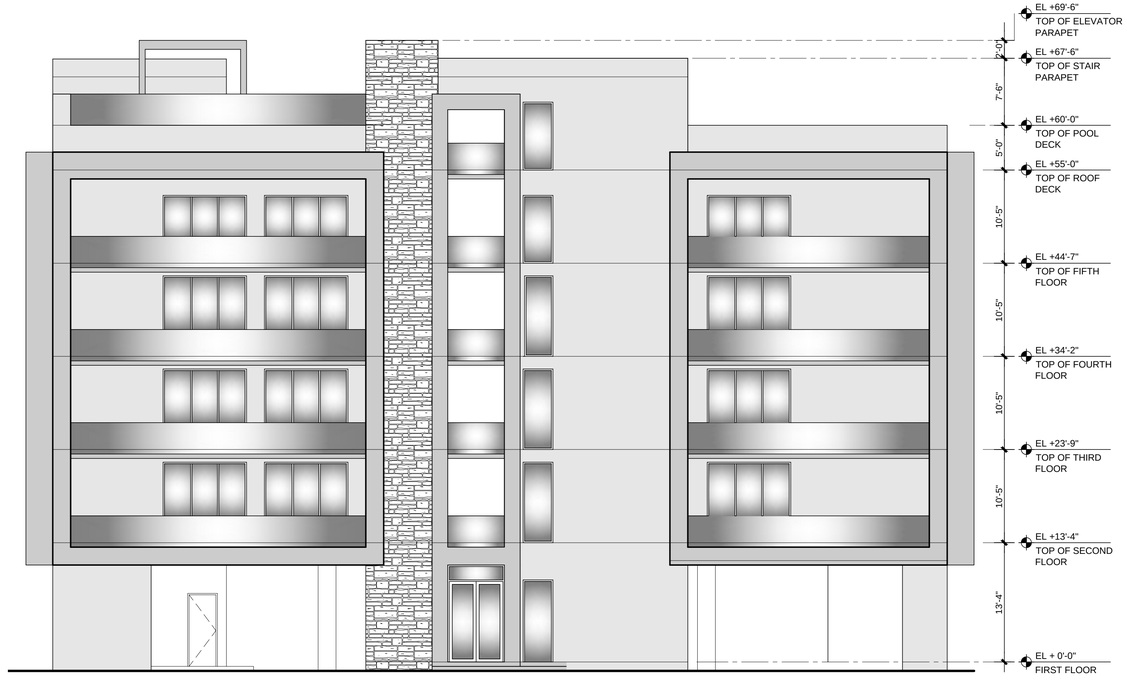
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

PROPOSED EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

1

Llorente Architects
13421 SOUTHWEST 23 STREET
MIAMI, FL. 33175 . (305) 525-2370
AA-26002273

IN ASSOCIATION WITH:

PROFESSIONAL SEAL:

STATE OF FLORIDA
ALBERTO LLORENTE
AR0012031
REGISTERED ARCHITECT

Alberto Llorente
AR-0012031

PROJECT:

NEW 32 UNITS DEVELOPMENT AT:

DOWNTOWN HOLLYWOOD

1914 - 1920 PIERCE STREET
HOLLYWOOD, FL. 33020

DATE	ISSUE DESCRIPTION

DRAWING INFORMATION:

SHEET TITLE:

PROPOSED FRONT ELEVATION

DELIVERY DATE:	02.13.23
DRAWN BY:	J.B.
CHECKED BY:	A.LL.
REF NUMBER:	

SHEET NO.

A201

6 OF 6

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 4. 2024_0312

Agenda Date:	3/12/2024	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 23-DPV-13 APPLICANT: Downtown Hollywood Community Redevelopment Agency LOCATION: 810 South Dixie Highway and 2110-2114 Adams Street REQUEST: Variance, Design and Site Plan Review for a mixed-use development consisting of 90 residential units and 4,820 commercial space		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: March 12, 2024 **FILE:** 23-DPV-13

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Request for Variance, Design, and Site Plan for a mixed-use development consisting of 90 residential units and 4,820 square feet of commercial space (2110-2114 Adams Street & 810 S. Dixie Highway)

REQUEST:

Variance, Design, and Site Plan for a mixed-use development of 90 residential units and 4,820 square feet of commercial space

Variance 1: Increase the maximum allowed curb cut width to 36% (33') of the lot width; whereas 30% (27') is the maximum. Pursuant to Title XV, Chapter 155.08(D)

RECOMMENDATION:

Variance: Approval.

Design: Approval, if Variance is granted.

Site Plan: Approval, if Variance and Design are granted with the following conditions:

1. A Unity of Title, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) and/or Certificate of Completion (C/C).

REQUEST

The Applicant requests Variance, Design and Site Plan for a mixed-use development located on the south side of Hollywood. The site is located within the "Dixie Highway High Intensity Mixed-Use" (DH-3) zoning district and has a land use of 'Regional Activity Center' (RAC). The property is approximately 0.84 acres.

The proposed development will be a nine-story building at approximately 95' in height. The building is comprised of one- and two-bedroom apartments totaling 90 residential units and 4,820 square feet of commercial space at grade. The proposal includes 123 parking spaces on three levels. There are amenities and common areas on the third and fourth levels such as a fitness center, a multipurpose room, a pool and a pool deck. The parcel is irregular in nature and can be described as having an "L" shape. The proposed building façade faces Adams Street and Dixie Highway. Adams Street is used as the residential access with a lobby, stairs, and elevators. The commercial area is located along the Dixie Highway frontage and complies with the active use requirement of the DH-3 zone.

A variance is being requested to increase the maximum allowed curb cut width percentage from 30% to 36% (from 27' to 33'). The proposal includes two driveways on Adams Street, one driveway will serve the three-level garage for residents and visitors. The second driveway will be for service and loading trucks only. The vehicle entry will be through Dixie Highway and the exit on Adams Street. This service drive aisle proposed on Adams Street will be limited to waste collection and deliveries.

The design of the proposed building exemplifies the vision for the Regional Activity Center in a positive manner. With its contemporary and clean aesthetic, the building incorporates various materials, including aluminum louvers, large glass panels, and concrete columns and beams. The balconies, enclosed by aluminum and glass railings, contribute to a non-intrusive design that enhances the neighborhood's character. The interplay of contrasting volumes, achieved through recessed elements and diverse materials, serves as a model for future development in the area. Additionally, thoughtful landscaping softens the transition between the building and its surroundings, featuring native trees, palms, and shrubs. The streetscape is highly improved along Adams Street and Dixie Highway.

The Applicant has worked with Staff to ensure that all applicable regulations are met and has worked extensively with Engineering to ensure that vehicular circulation is adequate. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

PROJECT INFORMATION

Owner/Applicant:	Hollywood Community Redevelopment Agency/Adams Street Residential LLC.
Address/Location:	2110-2114 Adams Street & 810 S. Dixie Highway
Net Area of Property:	36,750 square feet (0.84 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Dixie Highway High Intensity Mixed-Use District (DH-3)
Existing Use of Land:	Vacant

Gross Floor Area:	198,277 sq. ft.
Average Unit Size:	760 sq. ft.

Parking 123 spaces
Bicycle Parking: 12 spaces

ADJACENT LAND USE

North: Regional Activity Center (RAC)
South: Regional Activity Center (RAC)
East: Regional Activity Center (RAC)
West: Regional Activity Center (RAC)

ADJACENT ZONING

North: Dixie Highway High Intensity Mixed-Use District (DH-3)
South: Dixie Highway High Intensity Mixed-Use District (DH-3)
East: Dixie Highway High Intensity Mixed-Use District (DH-3)
West: Dixie Highway High Intensity Mixed-Use District (DH-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, specifically in South Central Downtown Hollywood, the subject site is surrounded primarily by residential properties and commercial and industrial along Dixie Highway. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.* The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 3, East Central Hollywood, geographically defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west. This area includes residential neighborhoods and Liberia/Oakwood Hills, North Central and South-Central Hollywood. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy 3.2: *Create an overlay district along the Dixie Highway corridor to promote economic redevelopment.*

Policy 3.9*: Encourage mixed-use overlay districts to include additional uses and increased heights, as well as more intense office, commercial and mixed-use.*

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Code of Ordinances, Section 155.08(H).

CRITERIA 1: Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;

c) That the special conditions and circumstances do not result from actions of the applicant; and

d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:

a) The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow and protect pedestrian movement by limiting the number of vehicle interruptions along the sidewalk and street. The site has existing conditions that constrict vehicular access on the project. These conditions include the configuration of four parcels forming an "L" shape lot making the lot width on Adams Street 90' wide. Another restricting factor is the requirement from DH-3 Zoning District to locate the vehicular access on the south or north streets and ends up being on Adams Street. Furthermore, the property has an existing shared two-way driveway on the south side of the lot creating a cross-access easement with the property to the south that

must be maintained. It is noted that the location of the loading and service vehicle traffic inside the garage would have limited traffic maneuverability. Accordingly, the additional curb cut is to facilitate a private driveway that will function more like a municipal alley and therefore have significantly less vehicular movement than a traditional driveway. Given the less vehicular movements anticipated the intent of preserving traffic flow and protecting pedestrian movement along the sidewalk is adequately maintained.

b) The subject site has a unique circumstance given the shape of the parcel (being an L-shape) with limited frontage on the side street and a cross access easement on the south side that cannot be relocated. The request from the Applicant to apply for this variance is in order to comply with DH-3 zoning requirements and provide more efficient traffic circulation.

c) The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. Other properties in DH-3 have alleys that help with waste collection and an additional driveway is not necessary. Most of the time the dumpster enclosures are located closest to the alley. However, due to the unique shape of the lot and the location of an access easement agreement, the applicant has proposed a private alley on site. In doing so, the alley requires an additional curb cut than what would otherwise be required for properties with alley access, accordingly there is a need for this variance request.

d) The existing condition of the easement and the "L" shape parcel places the Applicant's site at a disadvantage when compared to other properties that have regular shape or have direct access to an alley. The provision of the two driveways enhances traffic flow, facilitates residents and visitors access to the building garage and the loading and service truck to drive around the perimeter of the building without any conflicts of traffic inside the garage. The creation of this secondary driveway will function as a service alley rather than an additional entrance for residents and/or visitors and as a result will have significantly less vehicular traffic. The access, as proposed, complies with DH-3 Zoning District requirements and improves overall circulation.

FINDING: Consistent.

CRITERIA 2: Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

a) That the requirements of this subdivision have been met.

b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land;

c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:

a) The City Engineer forwarded the variance request to the Planning and Development Division. The project is in the Regional Activity Center, specifically in the DH-3 Zoning District that requires that vehicle access be located on the south and north side streets. The proposed driveways are located on the north side of the property on Adams Street.

b) Due to the project's unique location on Dixie Highway, the L-shape lot and a cross-access easement on the south, a variance is requested for the two curb cuts on Adams Street. Service vehicle access via the lane and curb cut makes the intent of the zone for higher densities possible. Without the requested variance, higher and more intense uses cannot as effectively be accommodated on this irregular site. The design of the drive lanes on Adams Street maintains proper vehicular movement and access to the garage and circulation of the loading/service trucks separately.

c) Service vehicle access via the lane and curb cut makes the intent of the zone for higher densities possible. Without the requested variance, higher and more intense uses cannot be accommodated as effectively on this irregular site. Granting the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding properties, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

FINDING: Consistent.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. As stated by the applicant

"The use of various materials like aluminum louvers, aluminum and glass railings, concrete beams and columns, concrete eyebrows on the balconies, and pastel colors as well as the large glass panels for the commercial and residential entrance provide a contemporary look and feel as well as natural light on every floor." The series of contrasting volumes, created by recessed volumes and material changes create an aesthetic vision that serves as an example for future development in the area.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive or incompatible to the surrounding neighborhood. The design is not intrusive to the neighborhood and utilizes styles and elements found throughout; it introduces a fresh look to the neighborhood that communicates a sense of community.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to FAR, height, setbacks, and landscape requirements. The Applicant has proposed two volumes. The four-story building comprises the commercial space and common areas for residents fronting Dixie Highway. The ten-story building located behind the lower volume contains the residential units and fronts Adams Street. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district.

FINDING: Consistent.

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

ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed

building. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along the frontage.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on January 25, 2024. Therefore, Staff recommends approval, with the conditions listed on page one of this report.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed developments shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access for all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and

access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation Meeting

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 01/26/2024

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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:

- ☐ Technical Advisory Committee
- ☐ City Commission
- ☑ Variance/Special Exception Requested
- ☐ Administrative Approvals
- ☐ Historic Preservation Board
- ☑ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2110 and 2114 Adams Street and 810 S Dixie Highway
Lot(s): See Exhibit 1 Block(s): See Exhibit 1 Subdivision: See Exhibit 1
Folio Number(s): 514216011180, 514216011190, 514216210050, 514216210060
DH-3
Zoning Classification: DH-3 Land Use Classification: RAC
Existing Property Use: Storage Sq Ft/Number of Units: N/A
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/Resolution/Ordinance No.:

DEVELOPMENT PROPOSAL

Explanation of Request: Site Plan - Mixed Use with Curb-Cut Variance

Phased Project: Yes / No ☑ Number of Phases:

Project	Proposal		
Units/rooms (# of units)	90 units	(Area: 101,359	S.F.)
Proposed Non-Residential Uses	4,820 sf of Commercial		S.F.
Open Space (% and SQ.FT.)	6.8%	(Area: 2,499	S.F.)
Parking (# of spaces)	123 spaces	(Area: 47,134	S.F.)
Height (# of stories)	9 stories	(136.5	FT.)
Gross Floor Area (SQ. FT)	198,277 sf		

Name of Current Property Owner: Hollywood CRA
Address of Property Owner: 1948 Harriston Street, Hollywood, FL 33020
Telephone: Email Address: jamejo@hollywoodfl.com

Applicant Barbara Hall, Greenberg Tr ☑ Consultant | ☐ Representative | ☐ Tenant (check one)
Address: 401 E. Las Olas Blvd., Suite 2000, Ft Telephone: 954.758.8236
Email Address: hallb@gtlaw.com
Email Address #2:
Date of Purchase: TBD Is there an option to purchase the Property? Yes ☑) No ☐)
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates
E-mail Address: cutroplanning@yahoo.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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 as approved by the Division of Planning & Urban Design. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: _____ Date: 1/25/24

PRINT NAME: Hollywood CRA Date: _____

Signature of Consultant/Representative: Barbara Hall Date: 1/29/24

PRINT NAME: Barbara A. Hall, Greenberg Traurig Date: _____

Signature of Tenant: n/a Date: _____

PRINT NAME: n/a 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 with Curb Cut Variance to my property, which is hereby made by me or I am hereby authorizing Barbara A. Hall to be my legal representative before the Planning and Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 25 day of January 2024

Notary Public
State of Florida
My Commission Expires: 05/07/2024 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

LISA ANN LIOTTA
MY COMMISSION # GG 985743
EXPIRES: May 7, 2024
Bonded Thru Notary Public Underwriters

Signature of Current Owner

Jorge Camejo
Print Name

Exhibit 1

Lots, Blocks and Subdivision:

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio Numbers:

5142 1601 1180
5142 1601 1190
5142 1621 0050
5142 1621 0060

Excerpts From Purchase and Sale Agreement between Adams Street Residential, LLC and the Hollywood CRA

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("**Agreement**") is dated and entered into as of the date that the Agreement has been fully executed, which is [8/2], 2022 ("**Effective Date**"), by and between the **Hollywood Community Redevelopment Agency** ("**CRA**"), and **Adams Street Residential, LLC**, a Florida limited liability company, and/or its permitted assigns ("**Purchaser**"). Purchaser, together with the CRA, may sometimes be referred to as the "**Parties**", and each separately as a "**Party**". The CRA and Purchaser, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, agree as follows:

1. THE PROPERTY

Subject to the terms and provisions of this Agreement, the CRA agrees to sell to Purchaser, and Purchaser agrees to purchase from the CRA an approximately 0.8437-acre parcel of real property located at 810 South Dixie Highway (Folio No. 5142 16 01 1190); 2110 Adams Street (Folio No. 5142 16 21 0050); 2114 Adams Street (Folio No. 5142 16 21 0060) and 2122 Adams Street (Folio No. 5142 16 01 1180), in the City of Hollywood, County of Broward, State of Florida, as more particularly described in **Exhibit "A"** ("**Land**"), together with CRA's rights in and to (i) all strips and gores of land lying adjacent to the Land, (ii) all easements, privileges, mineral rights, riparian and other water rights, lands underlying any adjacent streets or roads, (iii) improvements located on the Land and appurtenances pertaining to or accruing to the benefit of the Land owned and possessed by the CRA; and (iv) development rights and permits, utility rights, storm water capacity reservations, impact fee credits, or similar intangible rights related to Property ((i)-(iv) collectively "**Intangible Rights**", and collectively with the Land referred to as "**Property**").

2. PURCHASE PRICE

The total purchase price for the Property shall be $975,000.00 ("**Purchase Price**"), of which $725,000.00 shall be paid to the CRA in cash at Closing (defined below), subject to the prorations provided for in this Agreement. The remining $250,000.00 shall be held in escrow at and following Closing as necessary to reimburse the Purchaser for the costs of remediating environmental contamination on the Property, and any remaining escrow funds not used for remediation shall be transmitted to the CRA as further described in Section 11(f).

3. DEPOSITS

(a) Initial Deposit. Within three business days after the Effective Date, Purchaser shall pay an initial deposit of $10,000.00 "**Initial Deposit**") in escrow with a national title insurance company mutually agreeable to Purchaser and the CRA ("**Escrow Agent**") subject to the provisions of Section 15(e).

(b) Additional Deposit. Within five business day after expiration of the Due Diligence Period, as described in Section 4 of this Agreement, Purchaser shall deposit into escrow with the Escrow Agent the additional sum of ($25,000.00) ("**Additional Deposit**"). The Initial Deposit and the Additional Deposit when referred to collectively shall be described as "the Deposits".

The Parties have executed this Agreement as of the date written below.

PURCHASER:

Adams Street Residential, LLC,
a Florida Limited Liability Company

By: _____

Name: Shalom Zagelbaum

Title: Manager

Date: 6/21/2022

By _____

Name: Jeffrey Zagelbaum

Title: Manager

Date: 6/21/2022

CRA (Seller)

HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY

By: _____

Name: JORGE CAMEJO

Title: EXEC. DIRECTOR

Date: 7/17/12

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the Hollywood, Florida Community Redevelopment Agency only.

_____

Douglas R. Gonzales DYH
General Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

Folio No. 5142 16 01 1190; Folio No. 5142 16 21 0050;
Folio No. 5142 16 21 0060; Folio No. 5142 16 01 1180

Legal to be obtained by Buyer and approved by CRA with preparation of survey by Purchaser

Adams Street Residential

Legal Description

Parcel 1:
The East 150 feet of Lots 4 and 5, Block "M", of AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 2:
Lots 6 and 7 of W.B. SYMMES SUBDIVISION, according to the Plat thereof, recorded in Plat Book 7, Page 7, of the Public Records of Broward County, Florida.

Parcel 3:
Lot 8 of W.B. SYMMES SUBDIVISION, according to the Plat thereof, recorded in , of the Public Records of Broward County, Florida.

Parcel 4:
Lots 4 and 5, less the East 150 feet thereof, and less the West 330 feet thereof, Block "M", of AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in, of the Public Records of Broward County, Florida.

Description of Project

The Property is proposed to be redeveloped as a mixed-use development with 90 residential units and 4,820 square feet of commercial space. The Property is an L-shaped parcel with frontage along Adams Street and South Dixie Highway.

The Property is currently owned by the Hollywood Community Redevelopment Agency (“CRA”). The Applicant, Adams Street Residential, LLC, entered into a Purchase and Sale Agreement with the CRA to acquire the Property. The Property, which the CRA had made previous efforts to sell, has for many years been used as storage yard, a use which has not been an encouragement to the desired redevelopment of the Dixie Highway corridor.

The Applicant is seeking site plan approval with a curb cut variance to allow for the development of a very attractive modern building that conforms with the City’s vision for Dixie Highway. The entrance to the parking garage is located along Adams Street; parking is located on the first 3 floors of the building. The first floor contains the commercial space along Dixie Highway and the residential lobby area along Adams Street. The third floor contains residential amenity space and an expansive pool deck is located on the fourth floor. The residential units are located on floors 4 through 9.

GT GreenbergTraurig

Barbara A. Hall
Tel (954) 768-8236
Fax (954) 765-1477
HallB@gtlaw.com

September 5, 2023

By Online Submittal

Re: Design Review Criteria
810 S Dixie Highway

The Project located at 810 S. Dixie Highway is proposed to be redeveloped into a modern 9-story multi-family residential apartment building with 90 units and 5,300 square feet of ground floor retail. The site is currently vacant but was used for storage for many years. The Project will bring some much-needed revitalization along the South Dixie Highway corridor. As discussed below, the Project complies with Design Review Criteria set forth in Section 5.3.I.4 of the City's Zoning Code:

(1) Architectural and design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

This project is a Mixed-Use 9-story development comprised of 90 residential units and a 5,300 square foot commercial space. Because it is a unique L-shaped parcel, the building features two frontages; the commercial space is oriented along South Dixie Highway, and the garage and the residential lobby are accessed from Adams Street. Above the commercial space is an amenity roof deck. The residential tower is stepped back from South Dixie Highway. The design intent was to introduce architectural elements that articulate the building mass and provide a pedestrian scale, particularly along South Dixie Highway. These elements include the long expanse of glazing, concrete colonnade, and a generous landscape and hardscape plaza in front of the commercial use along South Dixie Highway.

(2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.

The City would like to see the revitalization of the Dixie Highway corridor with redevelopment and pedestrian interest along this corridor. This project is in the DH3 Dixie Highway High Intensity Mixed-Use development district, which encourages High

Intensity Mixed Use developments of up to 10 stories. As such, this project is compatible with the stated goals for this area. The current buildings immediately adjacent to the property along South Dixie Highway were built in the 1980s without an architectural pattern. There are several newer projects further up the street along South Dixie Highway that conform to the City's vision for this area and provide for pedestrian scale and interest. This project will similarly provide an architectural design that helps to activate the Dixie Highway corridor. The building includes a mix of residential unit types that are compatible with this urban neighborhood.

(3) Scale/massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

The project uses architectural elements to articulate the façades, such as concrete colonnade and trellis, to provide a more pedestrian scale along South Dixie Highway by placing the two-story commercial along South Dixie Highway in line with the other surrounding lower scaled buildings and the strategic the placement of the residential tower behind this commercial use. Additionally, the integration of balconies with decorative aluminum railing system, large overhangs above these balconies, trellises in front of and above the commercial structure, decorative aluminum screening in front of the garage, and patterns of vertical stucco banding allow for visual breaks within the building mass.

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

Given the size and shape of the parcel, the requirement to dedicate 4 feet along the Dixie Highway corridor, the requirement to create a 5 foot sidewalks with curb and gutter along both Dixie Highway and Adams Street, there are limited opportunities for landscaping. The project has been landscaped to take advantage of those limited areas. A landscaped buffer with Medjool Date Palms and Orange Geiger Trees has been placed just west of the new Dixie Highway sidewalk. A narrow landscape strip along the west side of the building will be planted with a vine intended to grow vertically on the west wall of the garage, guided by aluminum trellises on the garage wall. A new pigeon plum tree will be installed on Adams Street. The recreation deck above the commercial space will include lush landscaping, a pool, and shaded areas.

As outlined above, the Project meets the Design Review Criteria. Please let us know if you need anything further to process this request.

Sincerely,



Barbara Hall

ACTIVE 689524751v3

GT GreenbergTraurig

Barbara A. Hall
Tel 954.768.8236
Fax 954.765.0500
hallb@gtlaw.com

February 13, 2024

Ms. Carmen Diaz
City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Blvd., Room 315
Hollywood, FL 33020

Re: 810 S. Dixie Hwy. and 2110-2114 Adams Street
Request for Variance from Section 155.08(D) to Allow 33' of Curb Cuts where 27' are permitted.

Dear Ms. Diaz:

On behalf of Adams Street Residential, LLC, ("Adams Street Residential") this is a request for approval of a curb cut variance for a proposed mixed use project, with frontage along both Adams Street and South Dixie Highway.

Section 155.08 D of the City's Code of Ordinances would restrict the width of curb cuts along Adams Street for the project to 27' (*being 30% of the project's frontage along Adams Street*) where the unique features of the site will require two curb cuts along Adams Street for a total curb cut width of 33'.

Background

The property's addresses are 810 S. Dixie Highway and 2110-2114 Adams Street. (the "Property"). A graphic with an aerial of the property with the property outlined in red is shown on the following page Dixie Highway is shown to the right of the Property and Adams Street is on the top.

The Property is currently owned by the Hollywood Community Redevelopment Agency.("CRA"). Adams Street Residential entered into a Purchase and Sale Agreement with the CRA to acquire the Property. The Property, which the CRA had made previous efforts to sell, has for many years been used as storage yard, a use which has not been an encouragement to the desired redevelopment of the Dixie Highway corridor.



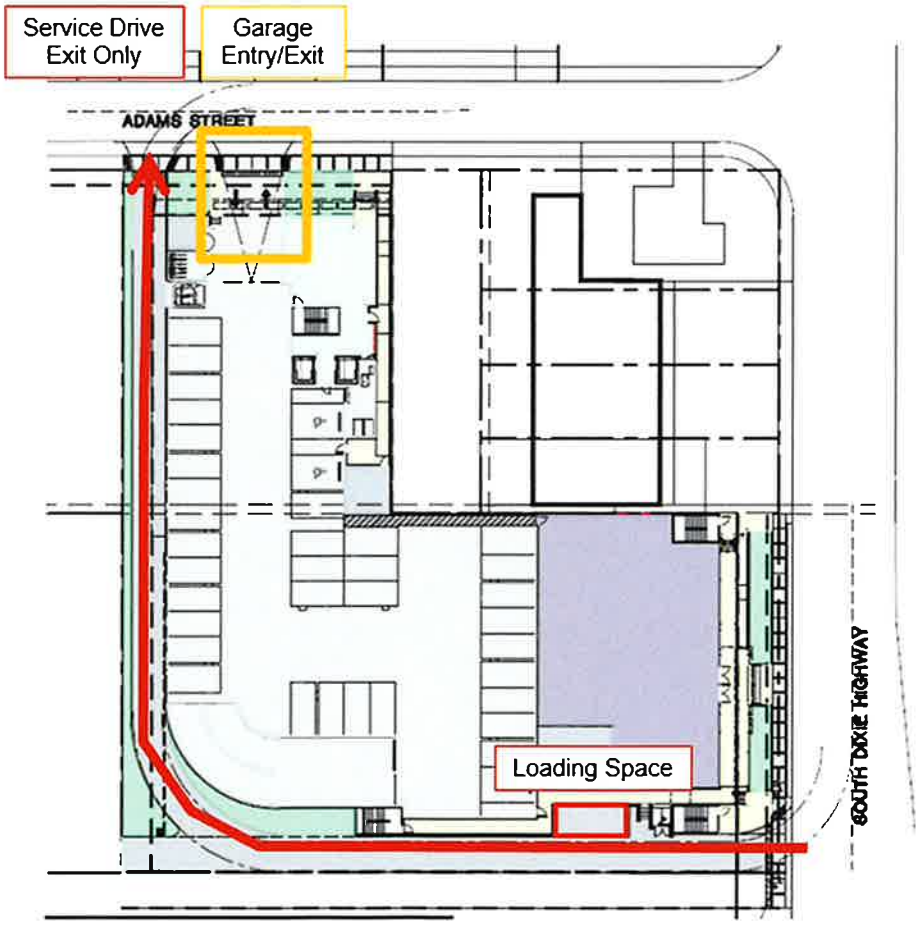
The Property is proposed to be redeveloped as a mixed-use development with 90 residential units and 4,820 square feet of commercial space. Despite the development obstacles described in this variance request, Adams Street Residential has proposed a very attractive modern building that conforms with the City's vision for Dixie Highway.



The L-shape configuration of the site, its size (.84 acres) and the cross-access easement that encumbers the south 21' of the site have all presented challenges in developing the site with convenient and safe access. It became clear after numerous garage configuration tries that it would be necessary to separate the parking access and egress for the residents and businesses

from the service activities for the site. There was also a recognition of the need to provide a usable loading area for moving trucks and waste pickup vehicles outside the garage, so that the vehicles providing those services have adequate maneuvering room and are not subject to conflicting movements in the garage. As a result, it was determined, in meetings between the development team and the staff, that it would be necessary to provide two driveway connections to Adams Street.

The two-way driveway shown in the orange box in the graphic following requires a minimum width of 20 feet. The one-way drive for service vehicles shown in red is needed to accommodate larger vehicles providing services to the project. The resulting curb cut width is 33' feet where 27' would be permitted. The one-way exit drive for service vehicles on Adams Street will have identification signage stating, "Service Drive Exit Only".



The Variance Request

Code Section	Required	Variance Requested
155.08(D)	Curb cuts in residential districts shall not exceed a maximum total width of 30% of the lot dimension where the curb cut is proposed and may not exceed a width of 24 feet	Allow curb cuts to not exceed 33' of the lot dimension

This variance request complies with the criteria for granting variances as set forth in Section 155.08(H)(2)-(3) as set forth below:

155.08(H)(2)...

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands;

There are several conditions and circumstances which are specific to this Property which require the curb cut variance for the proposed development of Property. First, the Property's L-shape provides a lot width along Adams Street of only 90 feet. Second, the code requires the garage entrance to be placed away from Dixie Highway, which then requires the garage along Adams Street. Third, the Property has an existing shared two-way drive aisle, subject to a cross-access easement with the church property to the south, that must be maintained, further limiting an already constrained site. Finally, the loading space, if placed interior to the building, would have significantly limited traffic maneuverability for the site and would impact traffic flow. For these reasons, and after much discussion with the City, the most optimal site configuration for this Property requires an additional curb cut to for service vehicles to exit the Property.

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties;

Other similar properties are not affected: by an L-shaped configuration with limited frontage on the desired local street; an existing driveway cross-access easement that cannot be relocated; and the need to separate the service traffic from the resident traffic to avoid conflicts. As such, those other properties are able to comply with the curb cut requirements by accommodating site circulation. The applicant is requesting this variance to be able to serve the property with safe and adequate access, which is a right commonly shared by other properties undergoing redevelopment.

(c) That the special conditions and circumstances do not result from actions of the applicant; and

The special conditions and circumstances which have resulted in the need for this variance are due to the hardships presented by the configuration of this CRA-owned property and the fact that the site is encumbered by an access easement which cannot

be relocated. The need for this variance is as a result of special circumstances that are particular to this land.

(d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

The granting of this variance would not confer any special privilege that is denied to other lands. In fact, this variance would be in harmony with the other surrounding developments by allowing for this Property to be developed with safe and adequate access and a pedestrian oriented building along Dixie Highway, as desired by the City's zoning regulations. Without a variance to the curb cut dimension this project cannot be safely designed for both resident and service access. This variance will also allow the applicant to maintain the existing access easement to the southern property, which is necessary for ingress and egress for that property.

155.08(H)(3)...

(a) That the requirements of this subdivision have been met.

As demonstrated above, the requirements for the granting of the variance set forth in Section 155.08(H)(2) have been met.

(b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land.

The Property has difficulty meeting the curb cut requirements because of the L-shaped configuration with limited frontage on the desired local street; an existing driveway cross-access easement that cannot be relocated; and the need to separate the service traffic from the resident traffic to avoid conflicts. The applicant worked tirelessly with staff to create a site plan which complied with the curb cut requirements, but it created undesirable site circulation and a subpar building design. This to the curb cut dimension is the minimum necessary for this site to be safely designed for both resident and service access.

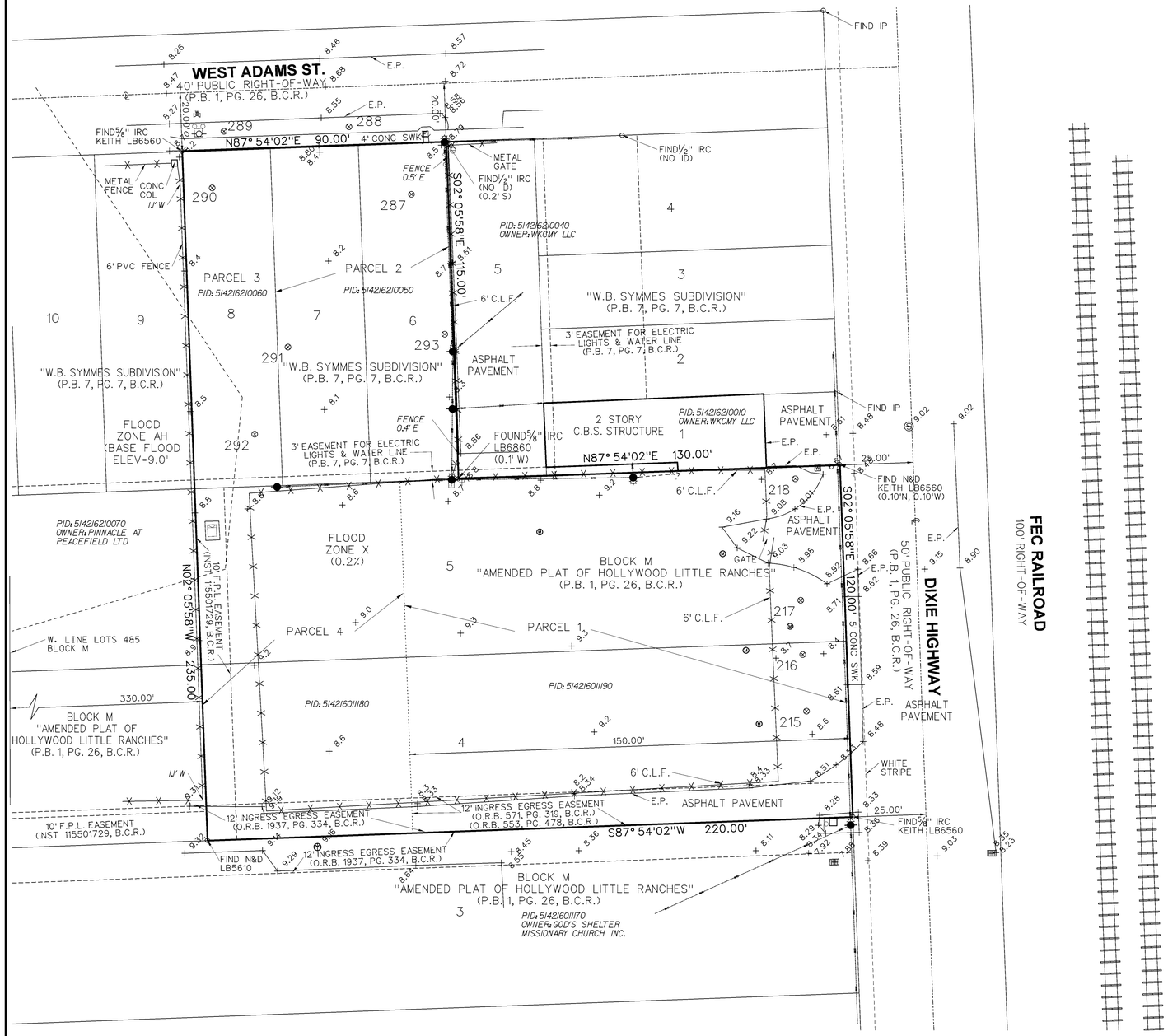
(c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

Granting this variant would not be injurious to the surrounding property, would not impact the general development of the neighborhood and would not otherwise be detrimental to the public. In fact, this curb cut variance would allow for this project to be built in harmony with the other surrounding developments by allowing for this Property to be developed with safe and adequate access and a pedestrian oriented building along Dixie Highway, as desired by the City's zoning regulations. As such, this variance is in harmony with the general purpose and intent of the curb cut variance section.

As demonstrated above, this Variance request complies with Section 155.08(H) of the City's Land Development Code. If you have any questions or need anything further to process this request, please feel free to contact me.

Sincerely,

Barbara A. Hall



0 20' 40'

GRAPHIC SCALE
1"=20'

TREE LIST

215	10"	TAMARIND
216	10"	TAMARIND
217	10"	TAMARIND
218	10"	TAMARIND
287	36"	NORFOLK ISLAND PINE
288	10"	FOXTAIL
289	12"	OAK
290	10"	COCONUT PALM
291	48"	BANYAN
292	12"	AVOCADO
293	10"	OAK

LEGAL DESCRIPTION

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS PAGE.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF DIXIE HIGHWAY HAVING AN ASSUMED BEARING OF SOUTH 02°05'58" EAST.
4. ADDRESSES ARE 2110 AND 2114 ADAMS STREET AND 810 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020.
5. SUBJECT PROPERTY CONTAINS 36,749 SQUARE FEET (0.844 ACRES), MORE OR LESS.
6. SUBJECT PROPERTY HAS DIRECT ACCESS TO DIXIE HIGHWAY AND WEST ADAMS STREET, BOTH PUBLIC RIGHTS-OF-WAY.
7. FLOOD INFORMATION
   - A. COMMUNITY NUMBER : 12513
   - B. PANEL NUMBER : 12011C0569H
   - C. DATE : 08/18/2014
   - D. ZONE : X (0.2%), AH
   - E. BASE FLOOD ELEVATION: 9.0' FOR AH
8. THIS SURVEY IS CERTIFIED TO:
   - A. ADAMS STREET RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

TITLE INFORMATION

TITLE COMMITMENT #106158718
PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
DATE: JULY 19, 2022 AT 11:00 PM

NO.	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
6	PB 1/26	PLAT	YES	YES
6	ORB 553/478	ESMT IN WARRANTY DEED	YES@	YES
6	ORB 571/319	INGRESS EGRESS EASEMENT	YES@	YES
7	ORB 1937/334	EASEMENT AGREEMENT	YES	YES
8	ORB 40082/1783	ORDINANCE 2005-18	YES	NO
9	ORB 40082/1789	ORDINANCE 2005-18	YES	NO
10	INST 115501729	FPL EASEMENT	YES	YES
11	PB 7/7	PLAT	YES	YES
12	DB 27/372	EASEMENT IN DEED	YES*	NO

* PORTION WITH RESERVATION OF RIGHTS TO LAY UTILITIES NOT INCLUDED IN THE SUBJECT PROPERTY.
@ EASEMENT ASSUMED ONLY TO ENCUMBER SOUTH 12' OF LOT 4 AND NOT LOT 5.

ABBREVIATIONS

L	-	ARCLENGTH
ASPH	-	ASPHALT
B.M.	-	BENCHMARK
C	-	CALCULATED
CB	-	CATCH BASIN
C.B.S.	-	CONCRETE BLOCK AND STUCCO
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
(D)	-	DEED
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
INV.	-	INVERT
L.A.E.	-	LIMITED ACCESS EASEMENT
L.M.E.	-	LAKE MAINTENANCE EASEMENT
L.M.A.E.	-	LAKE MAINTENANCE ACCESS EASEMENT
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
L.W.D.D.	-	LAKE WORTH DRAINAGE DISTRICT
MON.	-	MONUMENT
N&D	-	NAIL AND DISK
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
B.C.R.	-	BROWARD COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R.P.B.	-	ROAD PLAT BOOK
SAN. MH	-	SANITARY MANHOLE
U.E.	-	UTILITY EASEMENT
WM	-	WATER METER
WPP	-	WOOD POWER POLE
FO	-	FIBEROPTIC
℄	-	CENTERLINE
E.P.	-	EDGE OF PAVEMENT

LEGEND

- CONC. UTILITY POLE
- WOOD UTILITY POLE
- ELECTRIC SERVICE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- LIGHT POLE
- STORM MANHOLE
- CATCH BASIN
- FPL MANHOLE
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- CLEAN OUT
- MONITERING WELL
- SANITARY VALVE
- ATT BOX
- OVERHEAD UTILITY LINE
- FENCE
- ANCHOR
- FPL TRANSFORMER

SURVEYOR'S CERTIFICATION

TO: ADAMS STREET RESIDENTIAL, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,9, 11A,13,14,16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2022
DATE OF PLAT OR MAP: SEPTEMBER 13, 2022

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

PERIMETER
SURVEYING & MAPPING
947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182

ADAMS ROAD RESIDENTIAL
ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

SEAL

JOB NO. 22183
SCALE 1"=20'
DRAWN JSH
CHECKED AJR
SHEET 1 OF 1

810 SOUTH DIXIE HIGHWAY
HOLLYWOOD, FLORIDA

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L-100 LEVEL ONE LANDSCAPE PLAN
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L-3.00 LEVEL FOUR LANDSCAPE PLAN

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T-102 LEVEL 2 MANEUVERABILITY PLAN
T-103 LEVEL 3 MANEUVERABILITY PLAN



LOCATION MAP



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665
FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

PACO SUBMITTAL MEETING DATE DECEMBER 5, 2022
TAC 1 SUBMITTAL MEETING DATE FEBRUARY 21, 2023
TAC 2 SUBMITTAL MEETING DATE SEPTEMBER 18, 2023
PDB SUBMITTAL HEARING DATE JANUARY 24, 2024

ADAMS STREET RESIDENTIAL, LLC

OWNER - DEVELOPERS
1820 AVENUE M, SUITE 2254
BROOKLYN, NEW YORK 11250
T. 917-586-4767
F. 718-258-5098

CIVIL ENGINEER:

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT:

LLA LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE

LAURA LLERENA & ASSOCIATES
13170 S.W. 128TH STREET, #207
MIAMI, FLORIDA 33186
T. 305-256-1199
F. 305-256-115

SITE CALCULATIONS

TOTAL SITE AREA	36,750 SF =0.84 ACRES
BUILDING FOOT PRINT AREA	25,028 SF
DRIVEWAY	5,982 SF
CONCRETE SLAB	3,241 SF
TOTAL PERVIOUS AREA	2,499 SF
TOTAL IMPERVIOUS AREA	34,251 SF

FAR CALCULATION

36,750 SF X 3.0 =	110,250 SF
1st FLOOR EXCLUDING GARAGE, FPL, PUMP, GENERATOR, BIKE STORAGE, REFUSE	7,313 SF
2nd FLOOR EXCLUDING GARAGE, ME ROOM	1,698 SF
3rd FLOOR EXCLUDING GARAGE, ME ROOMS	7,735 SF
4th FLOOR EXCLUDING CHUTE & BALCONIES	14,513 SF
5th FLOOR EXCLUDING CHUTE & BALCONIES	13,887 SF
6th FLOOR EXCLUDING CHUTE & BALCONIES	13,887 SF
7th FLOOR EXCLUDING CHUTE	13,887 SF
8th FLOOR EXCLUDING CHUTE	13,887 SF
9th FLOOR EXCLUDING CHUTE	13,887 SF
ROOF PLAN	665
FAR PROVIDED	**101,359 SF**
FAR ALLOWED	**110,250 SF**

RESIDENTIAL UNIT AREAS LEVELS 4-9 (6 FLOORS)

	BALCONY	UNIT AREA
UNIT 1 (2 BRM / 2 BATHS) X 6	229 SF	1,103 SF
UNIT 2 (2 BRM / 2 BATHS) X 6	265 SF	951 SF
UNIT 3 (1 BRM / 1 BATHS) X 6	90 SF	650 SF
UNIT 4 (1 BRM / 1 BATHS) X 6	90 SF	650 SF
UNIT 5 (1 BRM / 2 BATHS) X 6	102 SF	863 SF
	332 @ L4	
UNIT 6 (1 BRM / 1 BATHS) X 6	55 SF	680 SF
UNIT 7 (1 BRM / 1 BATHS) X 6	62 SF	680 SF
UNIT 8 (1 BRM / 1 BATHS) X 6	166 SF	650 SF
UNIT 9 (1 BRM / 1 BATHS) X 6	169 SF	650 SF
UNIT 10 (1 BRM / 1 BATHS) X 6	174 SF	650 SF
UNIT 11 (1 BRM / 1 BATHS) X 6	224 SF	1,038 SF
UNIT 12 (2 BRM / 2 BATHS) X 6	319 SF	848 SF
UNIT 13 (1 BRM / 1 BATHS) X 6	160 SF	650 SF
UNIT 14 (1 BRM / 1 BATHS) X 6	160 SF	650 SF
UNIT 15 (1 BRM / 1 BATHS) X 6	145 SF	650 SF

SETBACK CALCULATIONS

	REQUIRED	PROVIDE
FRONT @ BASE - S DIXIE HIGHWAY (NON-RESIDENTIAL-COMMERCIAL)	10' MIN. 30' MAX	20'-6"
FRONT @ ADAMS STREET (RESIDENTIAL)	15'	15'
SIDE INTERIOR SOUTH	0'	12'
SIDE INTERIOR NORTH	0'	0'
SIDE INTERIOR WEST ADJACENT TO RS-3, DH-1, DH-2	10'	14'-8"
HEIGHT CALCULATION:	ALLOWED	PROVIDED
MAX HEIGHT	10 STORIES NOT EXCEED 140'	PROVIDED 9 STORIES 95'
	REQUIRED	PROVIDED
MINIMUM DWELLING UNIT AREA	300 SF	650 SF
CUMMULATIVE AVERAGE UNIT AREA	500 SF	760 SF

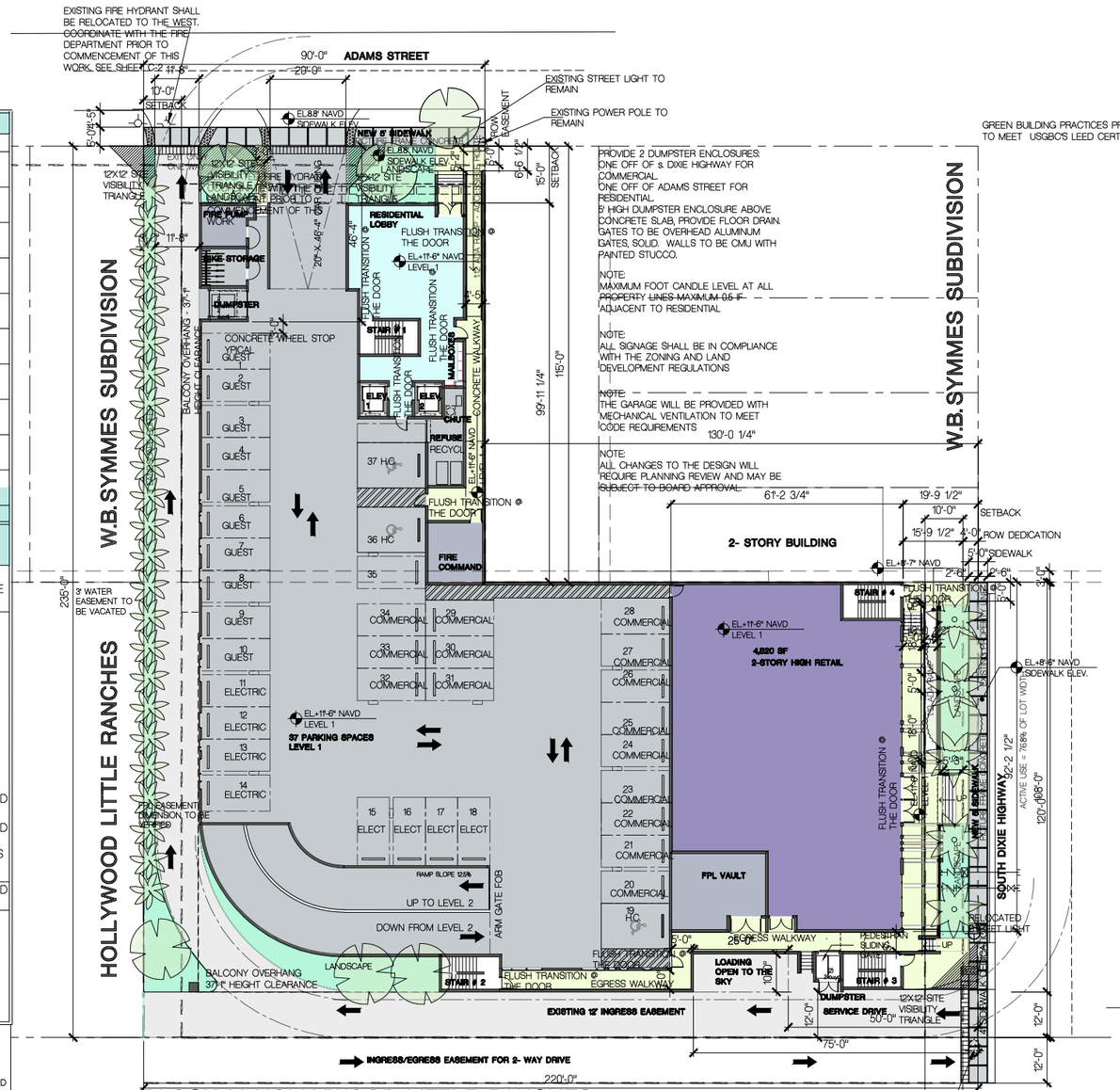
PARKING CALCULATIONS

	REQUIRED	PROVIDED	ADA REQ'D	ADA PROV'D
COMMERCIAL 4,820 SF (3 SPACES/1,000 SF)	15	15	1	1
72 (1) BEDRROM UNIT (1 SPACE / UNIT)	72	72	4	4
18 (2) BEDROOM UNITS (1.5 SPACES / UNITS)	27	27		
GUEST PARKING 1 FOR EACH 10 UNITS	9	9		
TOTAL	**123**	**123**	**5**	**5**

LAND USE & ZONING DESIGNATION RAC/DH-3

LEGAL DESCRIPTION

PARCEL 1
THE EAST 150' OF LOTS 4 & 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PARCEL 2
LOTS 6 & 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PARCEL 3
LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PARCEL 4
LOTS 4 &5, LESS THE EAST 150' THEREOF, AND LESS THE WEST 330' THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



SITE PLAN

SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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STRUCTURAL ENG.

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DAVID PLUMMER & ASSOCIATES
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Reg. no. 41831

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llhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER

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1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

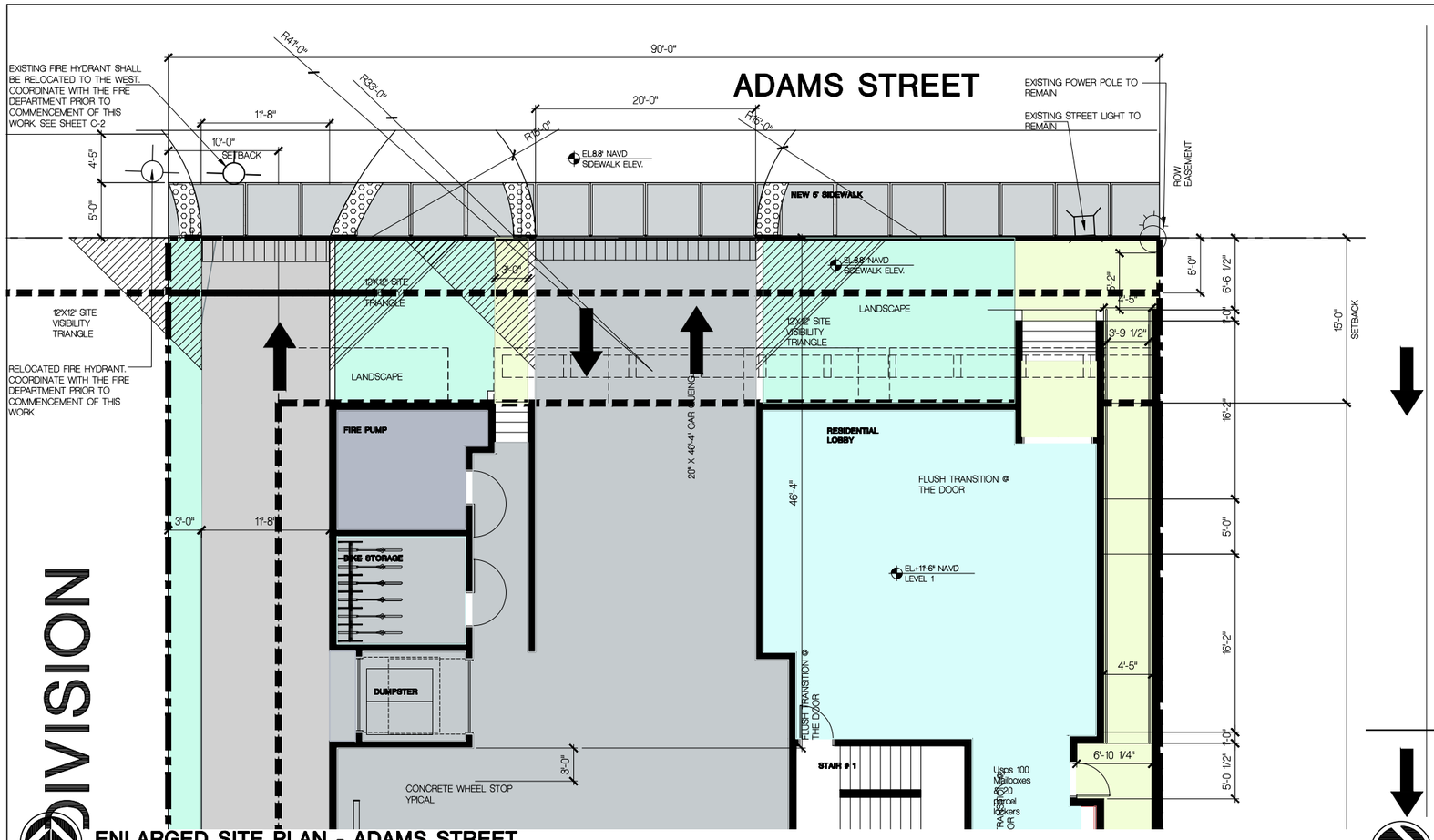
NO.	REVISION	DATE	BY

DRAWING TITLE: **SITE PLAN**

SCALE: 1/16" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER: **A-1.00**

SIGNOFF



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DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PARTIAL SITE PLAN ENLARGED

SCALE: 3/16" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-1.00A

SIGNOFF



NOTE: THE REPRESENTATION OF THE NEIGHBORING BUILDINGS IS BASED ON GOOGLE MAP

CONTEXT SITE PLAN

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
CONTEXT SITE PLAN

SCALE
DATE: DECEMBER 7, 2023
SHEET NUMBER
A-1.00B
SIGNOFF



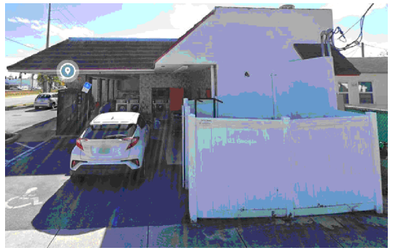
1 MISSIONARY CHURCH
814 S. DIXIE HIGHWAY



2 810 S. DIXIE HIGHWAY



3 VIOLET'S COIN LAUNDRY [SOUTH DIXIE HIGHWAY - SIDE]
808 S. DIXIE HIGHWAY



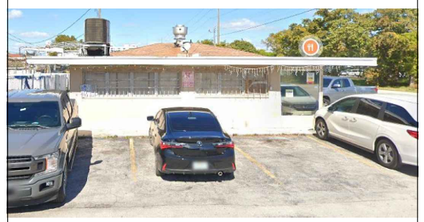
VIOLET'S COIN LAUNDRY
[ADAMS STREET - SIDE]



4 2106 ADAMS STREET



5 PINNACLE AT PEACEFIELD
2122 ADAMS STREET



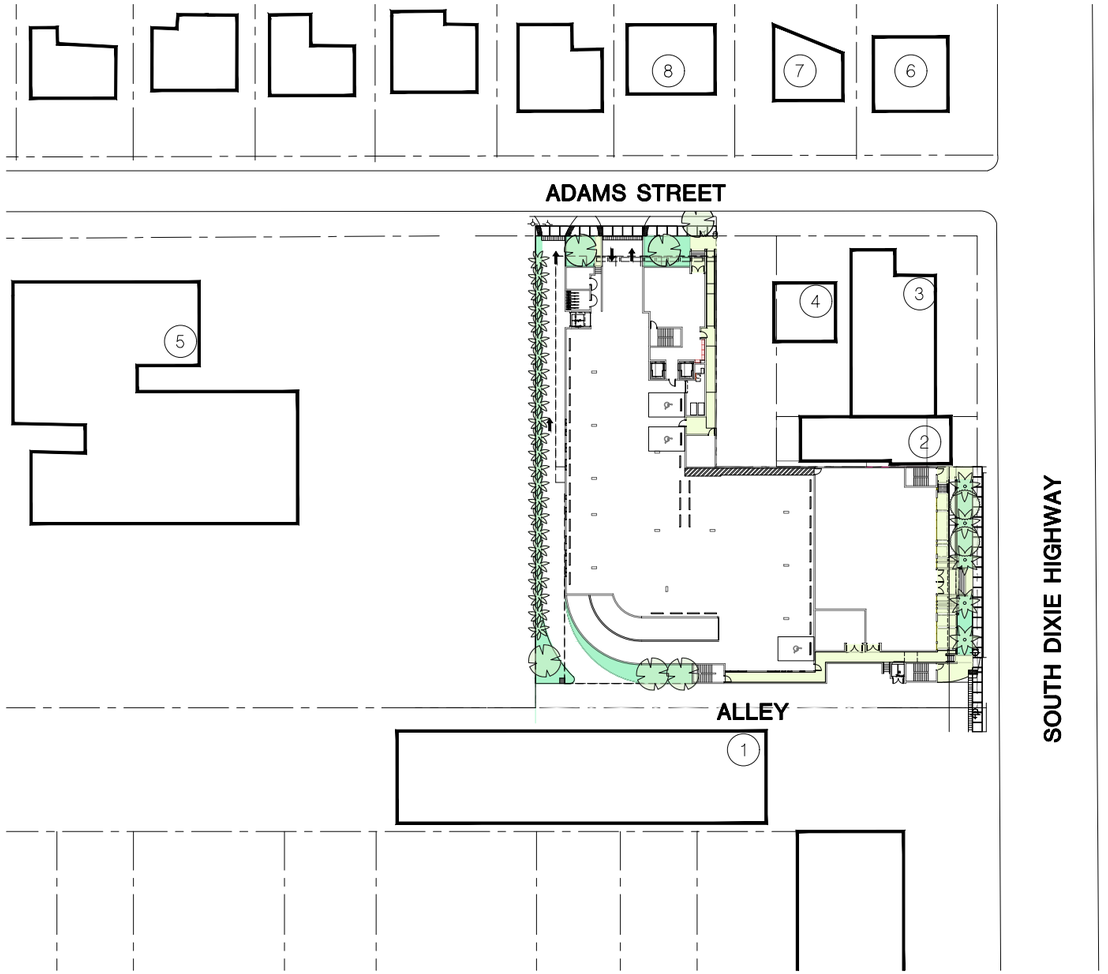
6 BARGAIN FAMILY RESTAURANT
728 S. DIXIE HIGHWAY



7 2107 ADAMS STREET



8 2111 ADAMS STREET



CONTEXT SITE PLAN

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810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

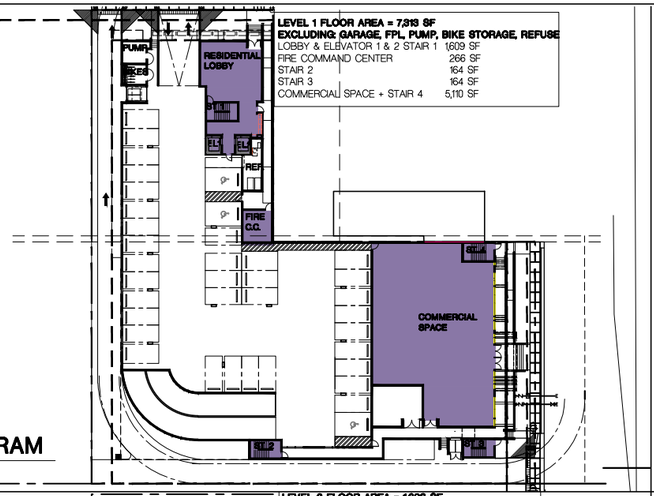
NO.	REVISION	DATE	BY

DRAWING TITLE:
CONTEXT PHOTOS

SCALE:
DATE: DECEMBER 7, 2023

SHEET NUMBER
A-1.00C

SIGNOFF

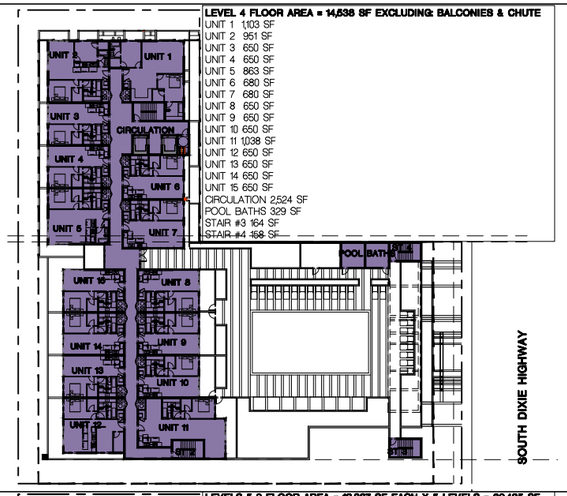


LEVEL 1 FLOOR AREA = 7,313 SF
EXCLUDING: GARAGE, FPL, PUMP, BIKE STORAGE, REFUSE

LOBBY & ELEVATOR 1 & 2 STAIR 1	1,609 SF
FIRE COMMAND CENTER	266 SF
STAIR 2	164 SF
STAIR 3	164 SF
COMMERCIAL SPACE + STAIR 4	5,110 SF

LEVEL ONE FAR DIAGRAM

SCALE: 1/32" = 1'-0"

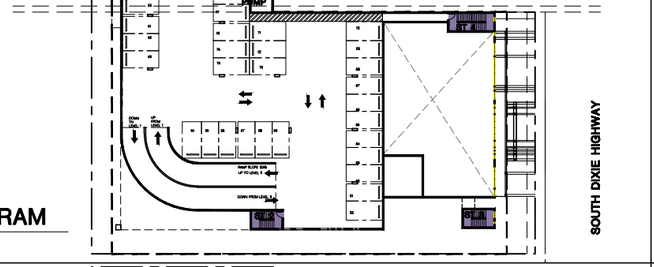


LEVEL 4 FLOOR AREA = 14,538 SF EXCLUDING: BALCONIES & CHUTE

UNIT 1	1,103 SF
UNIT 2	951 SF
UNIT 3	650 SF
UNIT 4	650 SF
UNIT 5	863 SF
UNIT 6	680 SF
UNIT 7	680 SF
UNIT 8	650 SF
UNIT 9	650 SF
UNIT 10	650 SF
UNIT 11	1,038 SF
UNIT 12	650 SF
UNIT 13	650 SF
UNIT 14	650 SF
UNIT 15	650 SF
CIRCULATION	2,524 SF
POOL BATHS	329 SF
STAIR #3	164 SF
STAIR #4	158 SF

LEVEL FOUR FAR DIAGRAM

SCALE: 1/32" = 1'-0"

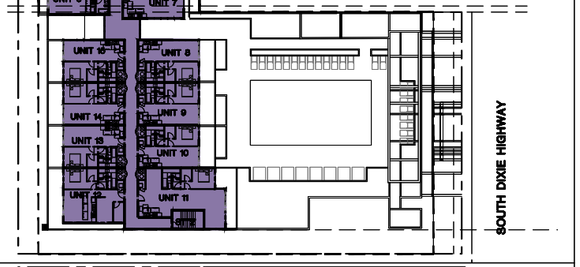


LEVEL 2 FLOOR AREA = 1,698 SF
EXCLUDING: GARAGE, CHUTE, PUMP, EL ROOM

ELEVATOR LOBBY, ELEVATORS 1 & 2 STAIR 1	1,140 SF
STAIR 2	164 SF
STAIR 3	164 SF
STAIR 4	230 SF

LEVEL TWO FAR DIAGRAM

SCALE: 1/32" = 1'-0"

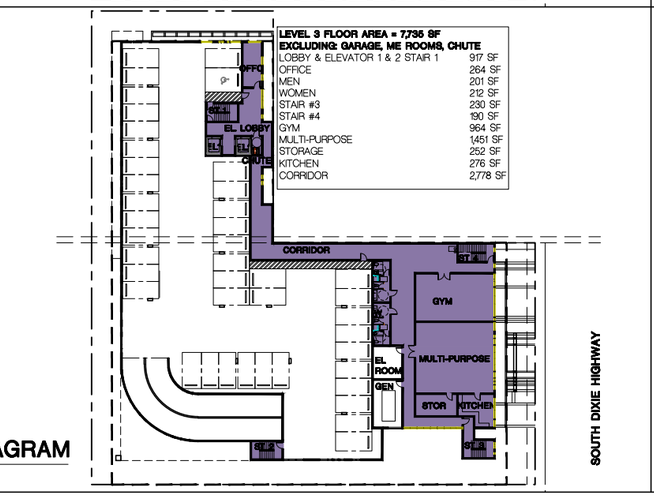


LEVELS 5-9 FLOOR AREA = 13,887 SF EACH X 5 LEVELS = 69,435 SF
EXCLUDING: BALCONIES & CHUTE

UNIT 1	1,103 SF
UNIT 2	951 SF
UNIT 3	650 SF
UNIT 4	650 SF
UNIT 5	863 SF
UNIT 6	680 SF
UNIT 7	680 SF
UNIT 8	650 SF
UNIT 9	650 SF
UNIT 10	650 SF
UNIT 11	1,038 SF
UNIT 12	650 SF
UNIT 13	650 SF
UNIT 14	650 SF
UNIT 15	650 SF
CIRCULATION	2,524 SF

LEVEL 5-9 FAR DIAGRAM

SCALE: 1/32" = 1'-0"

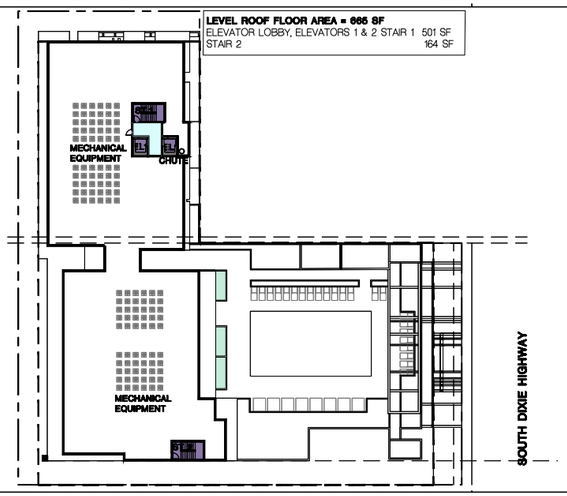


LEVEL 3 FLOOR AREA = 7,735 SF
EXCLUDING: GARAGE, ME ROOMS, CHUTE

LOBBY & ELEVATOR 1 & 2 STAIR 1	917 SF
OFFICE	264 SF
MEN	201 SF
WOMEN	212 SF
STAIR #3	230 SF
STAIR #4	190 SF
GYM	964 SF
MULTI-PURPOSE	1,451 SF
STORAGE	252 SF
KITCHEN	276 SF
CORRIDOR	2,778 SF

LEVEL THREE FAR DIAGRAM

SCALE: 1/32" = 1'-0"



LEVEL ROOF FLOOR AREA = 665 SF

ELEVATOR LOBBY, ELEVATORS 1 & 2 STAIR 1	501 SF
STAIR 2	164 SF

ROOF LEVEL FAR DIAGRAM

SCALE: 1/32" = 1'-0"

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810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
FAR DIAGRAMS

SCALE: 1/32" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER:
A-0.01

SIGNOFF

PROVIDE 2 DUMPSTER ENCLOSURES
ONE OFF OF s. DIXIE HIGHWAY FOR COMMERCIAL
ONE OFF OF ADAMS STREET FOR RESIDENTIAL
5' HIGH DUMPSTER ENCLOSURE ABOVE CONCRETE SLAB.
PROVIDE FLOOR DRAIN. GATES TO BE OVERHEAD ALUMINUM GATES, SOLID. WALLS TO BE CMU WITH PAINTED STUCCO.

NOTE:
MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL

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

NOTE:
THE GARAGE WILL BE PROVIDED WITH MECHANICAL VENTILATION TO MEET CODE REQUIREMENTS

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

LEVEL ONE FLOOR PLAN
SCALE: 3/32" = 1'-0"

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ARCHITECTS PLANNERS INTERIOR DESIGN
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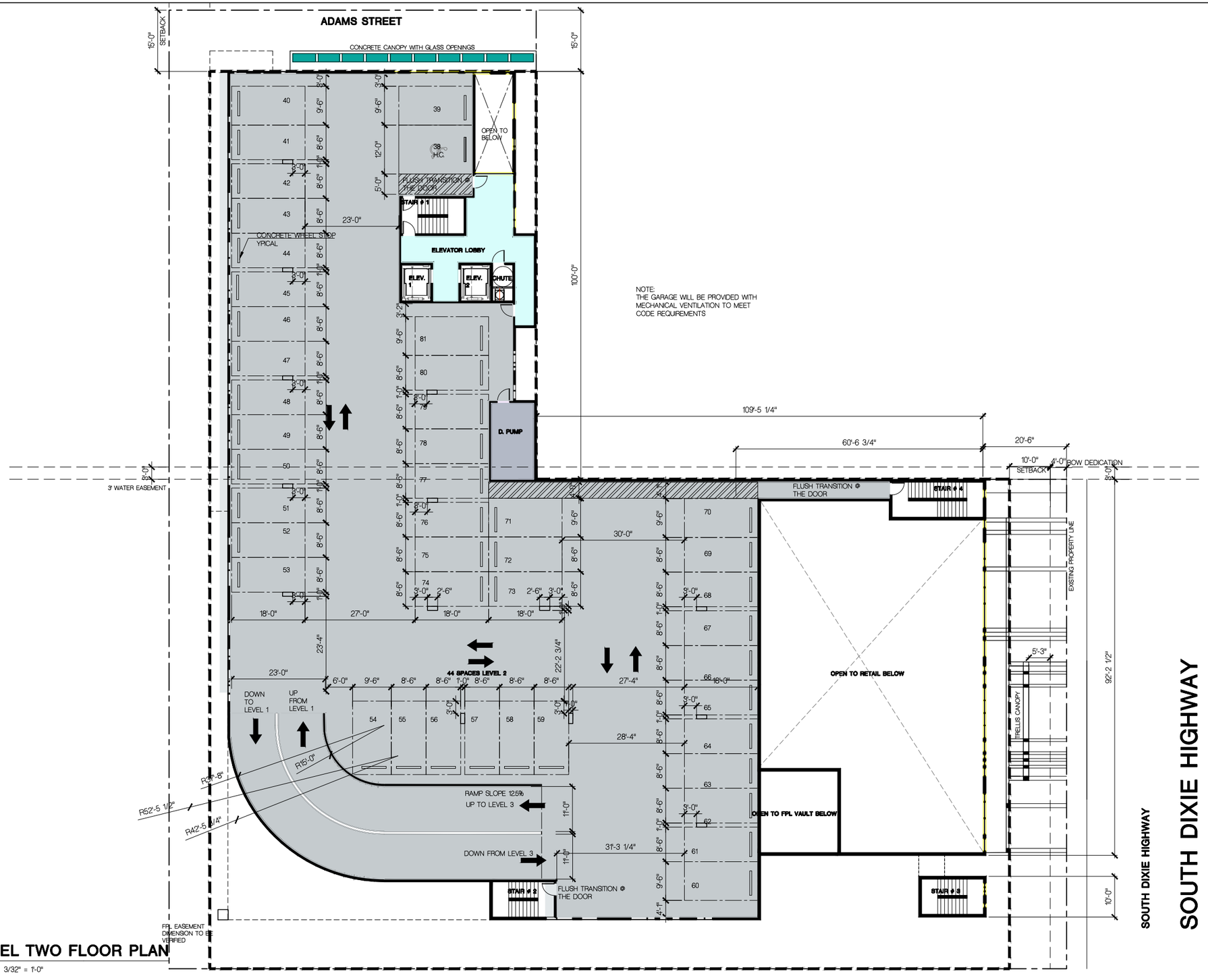
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 7, 2023
SHEET NUMBER
A-1.01
SIGNOFF



LEVEL TWO FLOOR PLAN

SCALE: 3/32" = 1'-0"

SOUTH DIXIE HIGHWAY

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

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DAVID PLUMMER & ASSOCIATES
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305-447-0900
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civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
DESIGNING BEAUTIFUL PLACES
LLA LAURA LLERENA & ASSOCIATES LANDSCAPE ARCHITECTURE
13170 SW 128 STREET STE. 207 MIAMI, FL 33160
lhernandez @ llerena-associates.com
(305)256-1199 FL# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

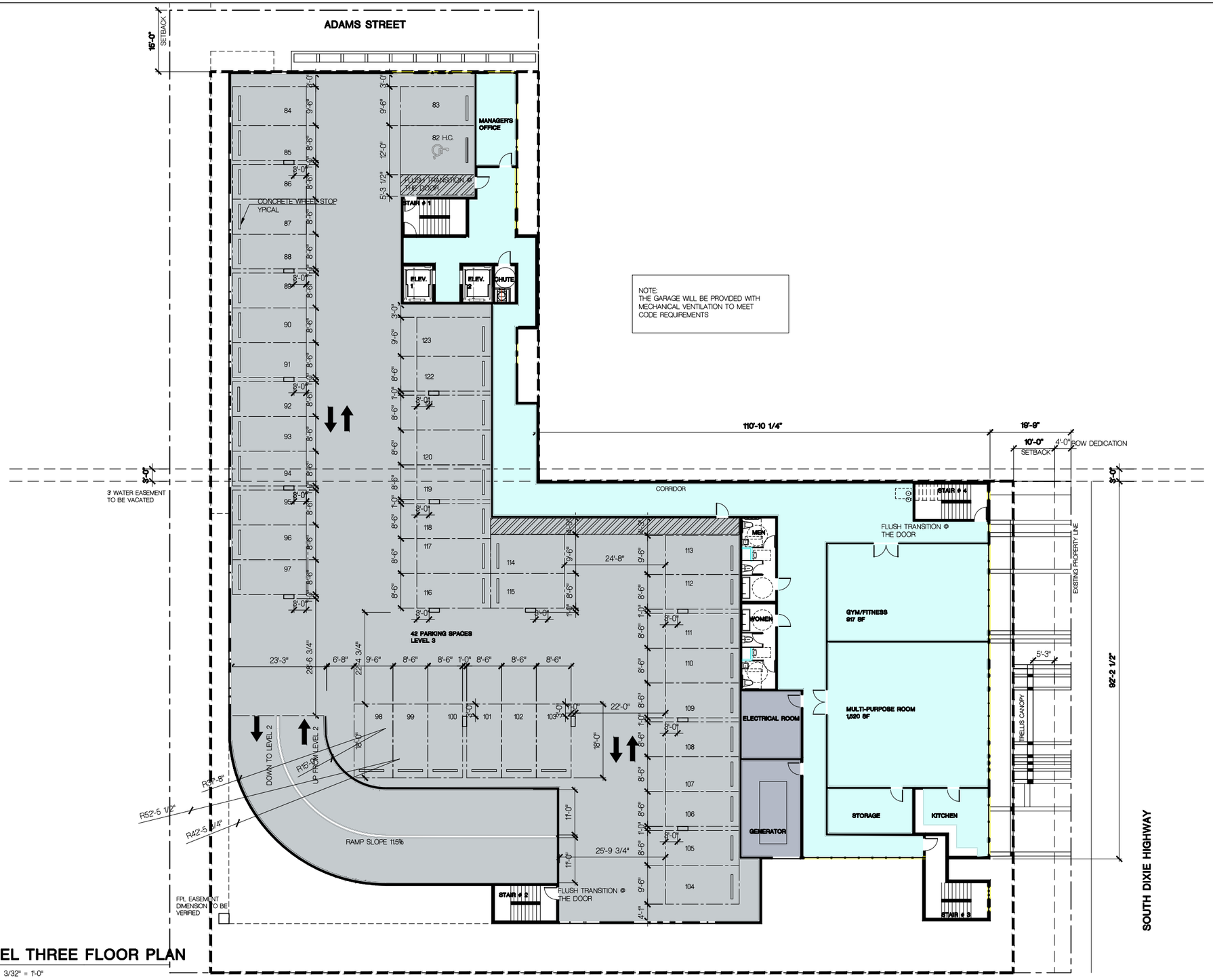
NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-1.02

SIGNOFF



LEVEL THREE FLOOR PLAN

SCALE: 3/32" = 1'-0"

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IPHAT BENAYOUN FISHMAN,
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917-586-4767

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DH-3
HOLLYWOOD, FLORIDA

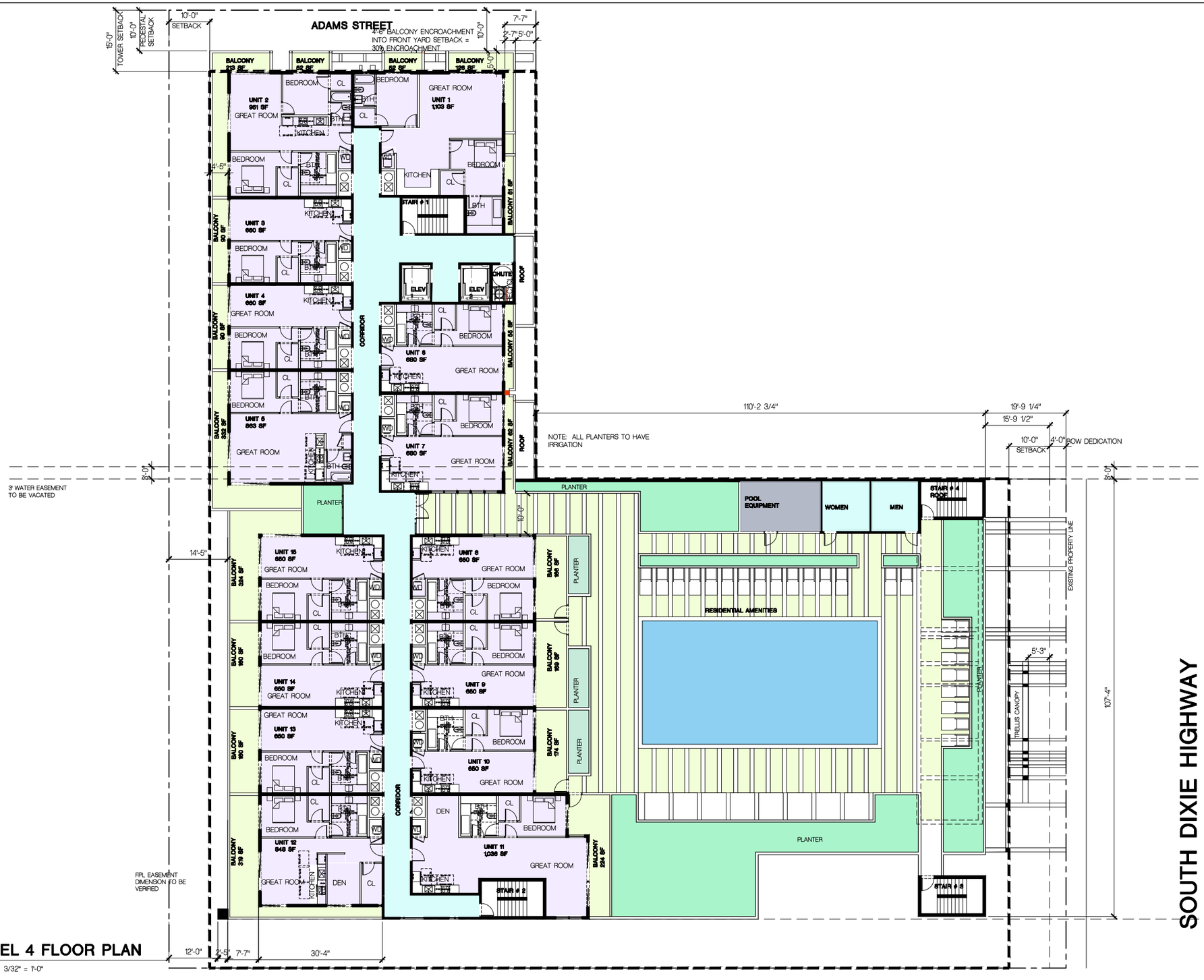
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-1.03
SIGNOFF



LEVEL 4 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 4 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-1.04

SIGNOFF



TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

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HOLLYWOOD, FLORIDA

SIGNATURE DATE

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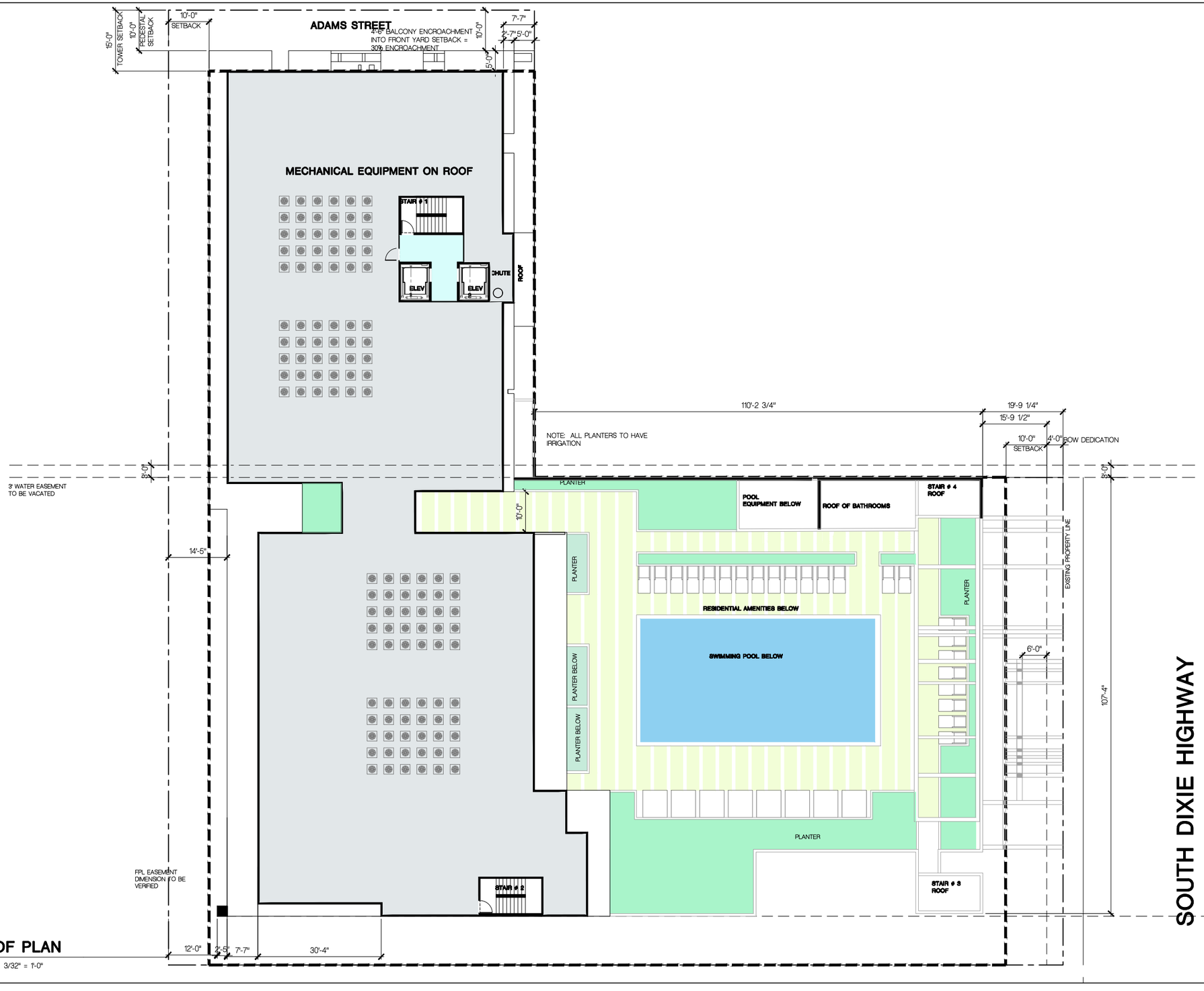
DRAWING TITLE:
TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-1.05

SIGNOFF



ROOF PLAN

SCALE: 3/32" = 1'-0"

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DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

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DRAWING TITLE:
ROOF PLAN

SCALE: 3/32" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER:
A-1.06

SIGNOFF

ELEVATIONS LEGEND

1 PAINTED STUCCO SILVERPOINTE SW 7663	6 ½" STUCCO REVEALS	11 CONCRETE EYEBROW ABOVE BALCONIES
2 PAINTED STUCCO RAINWASHED SW 6211	7 GLASS RAIL WITHIN CONCRETE FRAME	12 VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION. KYNAR GRAY FINISH
3 VERTICAL ALUMINUM LOUVERS/SLATS KYNAR GRAY FINISH	8 ENTRY FEATURE: CONCRETE COLUMNS AND BEAMS	13 ALUMINUM / GLASS RAILING SYSTEM
4 ALL GLASS TO BE LIGHT GRAY TINT. ALL FRAMES TO BE CLEAR ANODYZED ALUMINUM FINISH	9 ALUMINUM RAILING SYSTEM WITH PERFORATED METAL PANELS	14 CONCRETE BEAM ABOVE BALCONY
5 DECORATIVE ALUMINUM PANELS AT STAIRS	10 CONCRETE PRIVACY BALCONY DIVIDERS	


ELEV +136'-6" NAVD
ROOF PARAPET
ELEV +127'-6" NAVD
ROOF
ELEV +106'-6" NAVD
LEVEL 10
ELEV +96'-6" NAVD
LEVEL 9
ELEV +86'-6" NAVD
LEVEL 8
ELEV +76'-6" NAVD
LEVEL 7
ELEV +66'-6" NAVD
LEVEL 6
ELEV +56'-6" NAVD
LEVEL 5
ELEV +41'-6" NAVD
LEVEL 4
ELEV +31'-6" NAVD
LEVEL 3
ELEV +21'-6" NAVD
LEVEL 2
ELEV +11'-6" NAVD
LEVEL 1
ELEV +8.5' NAVD
GRADE LEVEL
5'-0"
10'-0"
10'-0"
10

ELEVATIONS LEGEND

1 PAINTED STUCCO SILVERPOINTE SW 7653	6 ¾" STUCCO REVEALS	11 CONCRETE EYEBROW ABOVE BALCONIES
2 PAINTED STUCCO RAINWASHED SW 6211	7 GLASS RAIL WITHIN CONCRETE FRAME	12 VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION. KYNAR GRAY FINISH
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NORTH ELEVATION

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

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ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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LICENSE NO. AR0017273

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lhernandez @ llerena-associates.com
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OWNER / DEVELOPER
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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
NORTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER:
A-2.02

SIGNOFF

ELEVATIONS LEGEND

1 PAINTED STUCCO SILVERPOINTE SW 7653	6 ¾" STUCCO REVEALS	11 CONCRETE EYEBROW ABOVE BALCONIES
2 PAINTED STUCCO RAINWASHED SW 6211	7 GLASS RAIL WITHIN CONCRETE FRAME	12 VERTICAL ALUMINUM LOUVERS AT GARAGE FOR VENTILATION. KYNAR GRAY FINISH
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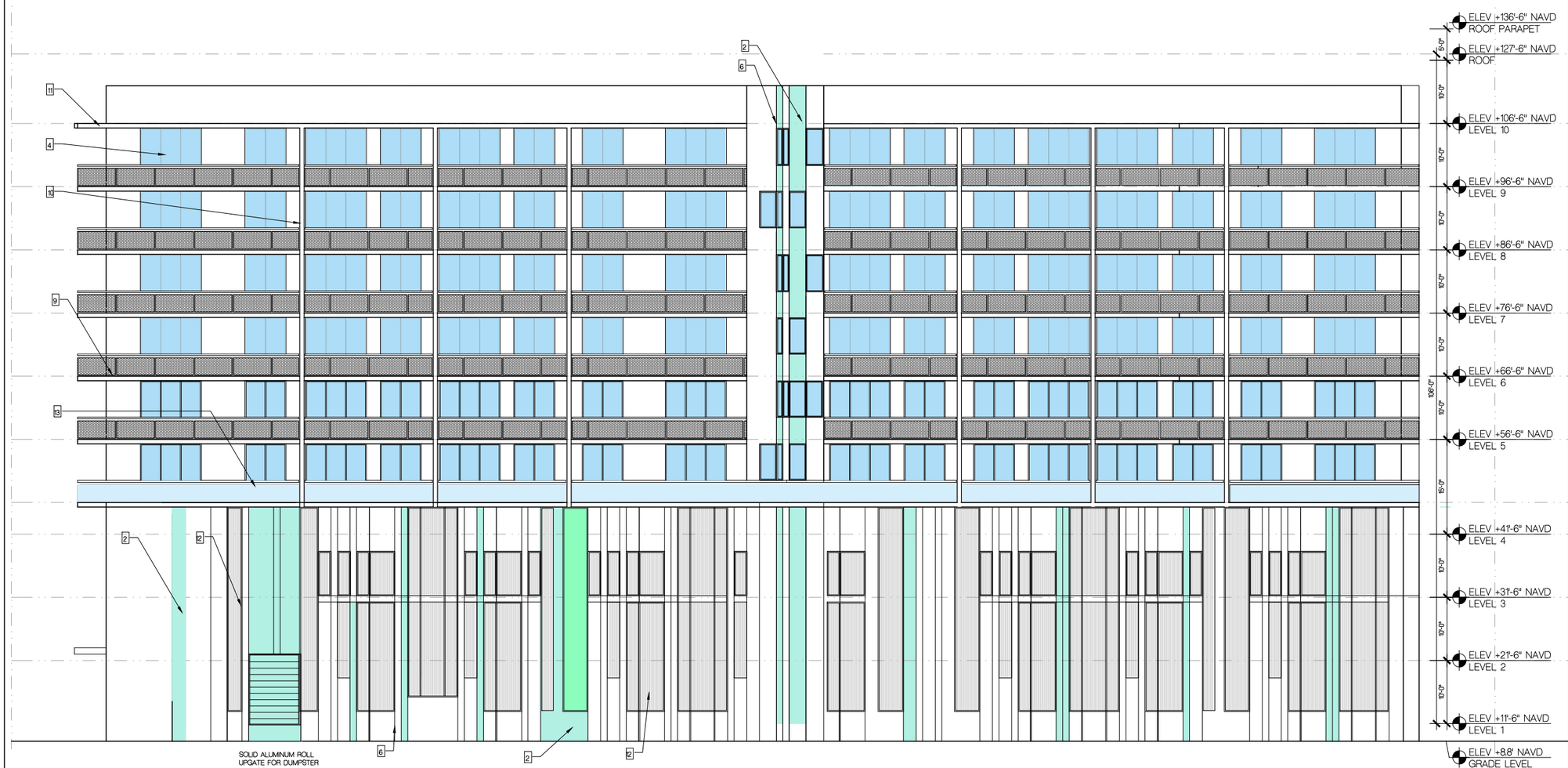

WEST ELEVATION

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

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ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0017273

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DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-2.03

SIGNOFF

ELEVATIONS LEGEND

1 PAINTED STUCCO SILVERPOINTE SW 7653	6 ½" STUCCO REVEALS	11 CONCRETE EYEBROW ABOVE BALCONIES
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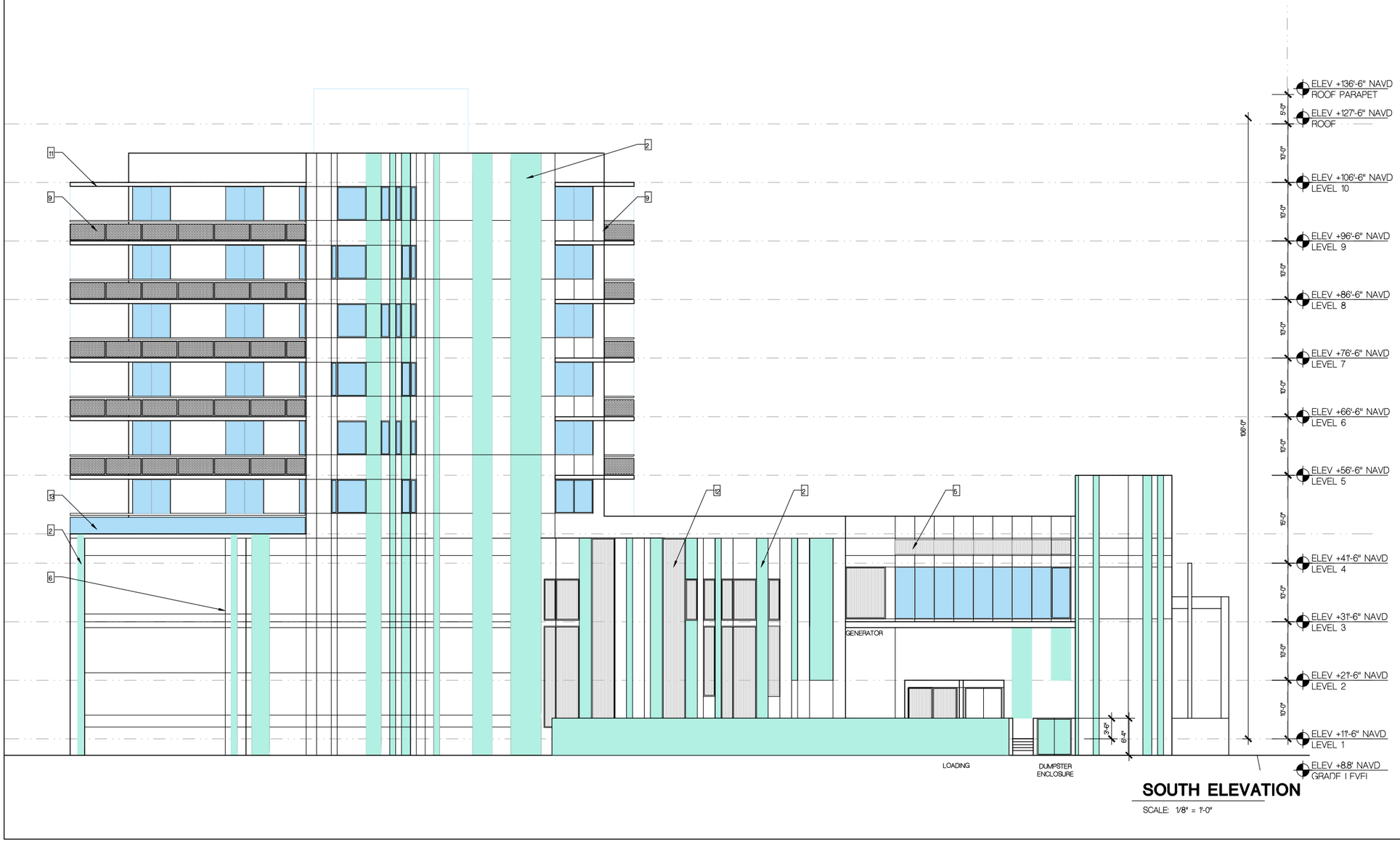

SOUTH ELEVATION

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

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DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

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DRAWING TITLE: **SOUTH ELEVATION**

SCALE 1/8" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER **A-2.04**

SIGNOFF

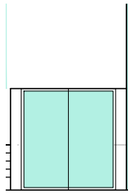






SOLID ALUMINUM ROLL UPGATE FOR DUMPSTER ENCLOSURE

DUMPSTER ENCLOSURE WITHIN GARAGE/BUILDING FOOTPRINT, ABOVE CONCRETE SLAB, PROVIDE FLOOR DRAIN. GATES TO BE OVERHEAD ALUMINUM GATES, SOLID. WALLS TO BE CMU WITH PAINTED STUCCO. ENCLOSURE ACCOMMODATES (2) 2-YARD



DUMPSTER ENCLOSURE, ABOVE CONCRETE SLAB, PROVIDE FLOOR DRAIN. GATES TO BE SWINGING ALUMINUM GATES, SOLID. WALLS TO BE CMU WITH PAINTED STUCCO. ENCLOSURE ACCOMMODATES (2) 2-YARD DUMPSTERS 34"X72"X45"H

ELEVATIONS LEGEND

1 PAINTED STUCCO SILVERPOINTE SW 7653	6 1" STUCCO REVEALS	11 CONCRETE EYEBROW ABOVE BALCONIES
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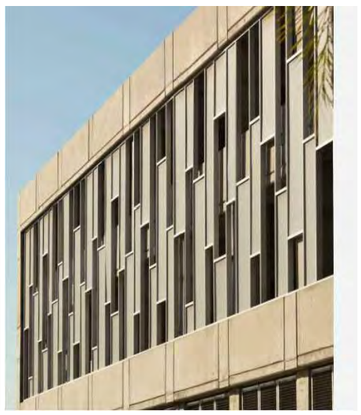
DUMPSTER ENCLOSURE RESIDENTIAL





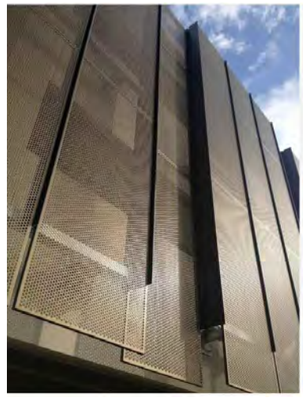
GARAGE SCREENING

DUMPSTER ENCLOSURE COMMERCIAL



BALCONY RAILING SYSTEM

FINISHES



DECORATIVE ALUMINUM SCREENS

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lhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
ELEVATION DETAILS

SCALE: 1/4" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-2.05

SIGNOFF



DIXIE HIGHWAY ELEVATION

SCALE: 1/16" = 1'-0"



ADAMS ELEVATION

SCALE: 1/16" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
ELEVATIONS
STREET PROFILE

SCALE: 1/8" = 1'-0" DATE: DECEMBER 7, 2023

SHEET NUMBER
A-2.06

SIGNOFF



RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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DH-3

HOLLYWOOD, FLORIDA

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RENDERING

SCALE DATE: DECEMBER 7, 2023

SHEET NUMBER
A-4.01

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RENDERING

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

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DRAWING TITLE:
RENDERING

SCALE: DATE: DECEMBER 7, 2023

SHEET NUMBER:
A-4.02

SIGNOFF



RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
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IFHAT BENAYOUN FISHMAN.
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810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

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DRAWING TITLE:
RENDERING

SCALE:
DATE: DECEMBER 7, 2023

SHEET NUMBER:
A-4.03

SIGNOFF



EAST ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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MARKUS A. FRANKEL,
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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
EAST ELEVATION

SCALE
DATE: DECEMBER 7, 2023

SHEET NUMBER
A-4.04

SIGNOFF



NORTH ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

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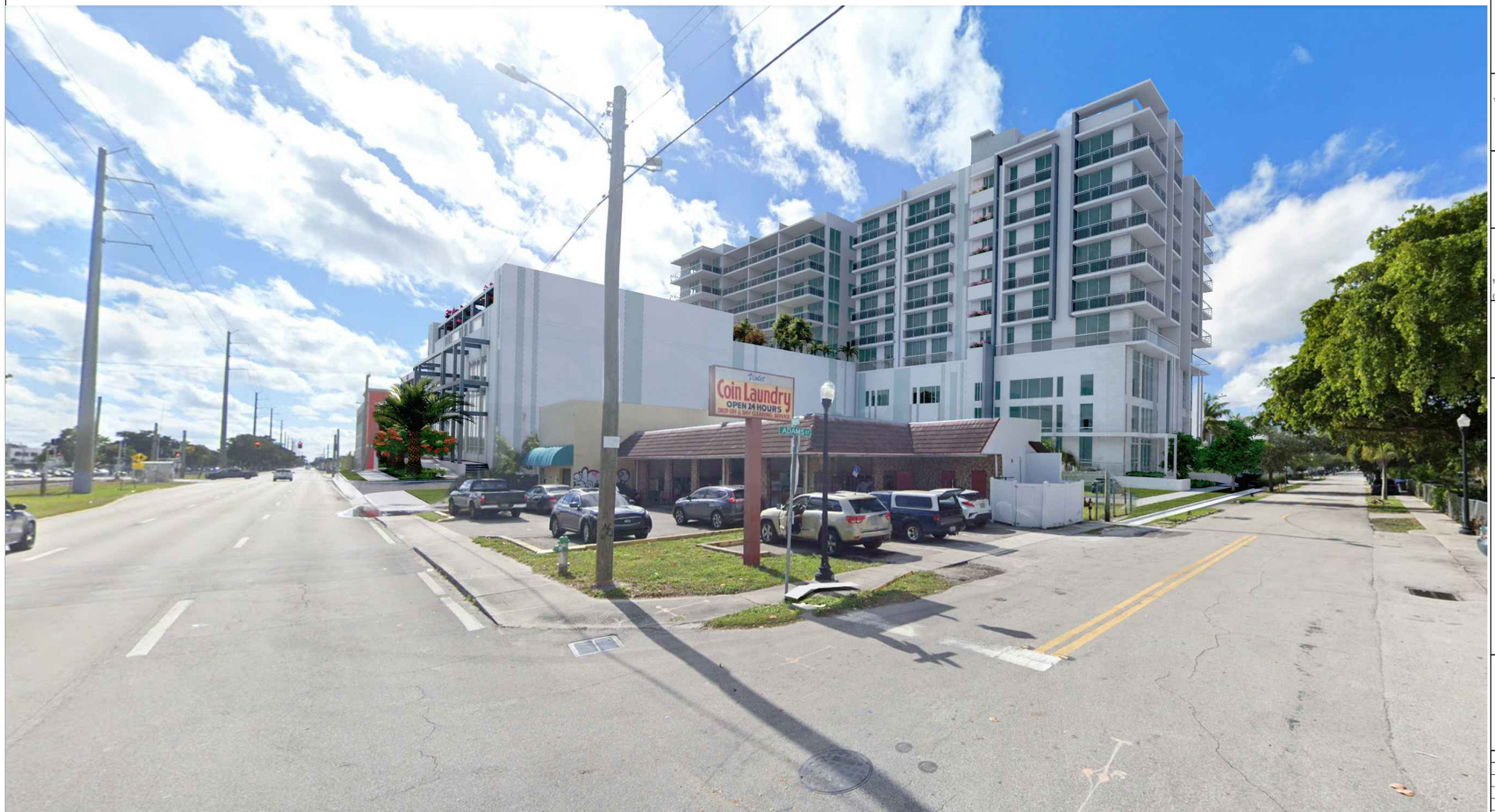
NO.	REVISION	DATE	BY

DRAWING TITLE:
NORTH ELEVATION

SCALE: DATE: DECEMBER 7, 2023

SHEET NUMBER
A-4.05
SIGNOFF



NORTH ELEVATION

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ARCHITECTS PLANNERS INTERIOR DESIGN

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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
CONTEXT AT NE

SCALE
DATE: DECEMBER 7, 2023

SHEET NUMBER
A-4.06

SIGNOFF



CONTEXT AT S. DIXIE HIGHWAY

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

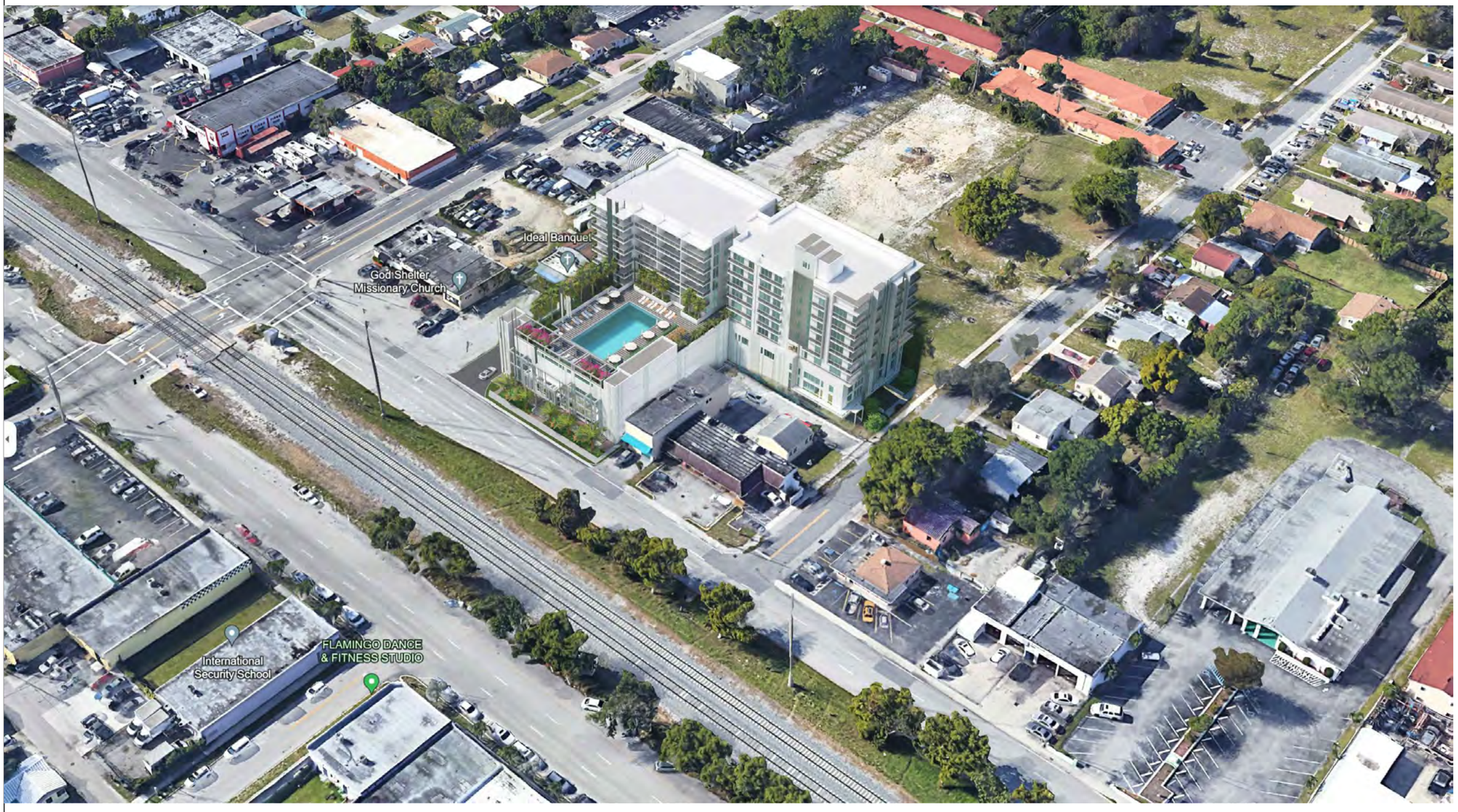
NO.	REVISION	DATE	BY

DRAWING TITLE:
CONTEXT AT S. DIXIE

SCALE
DATE: DECEMBER 7, 2023

SHEET NUMBER
A-4.07

SIGNOFF



AERIAL RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN,
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810 SOUTH DIXIE HIGHWAY
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HOLLYWOOD, FLORIDA

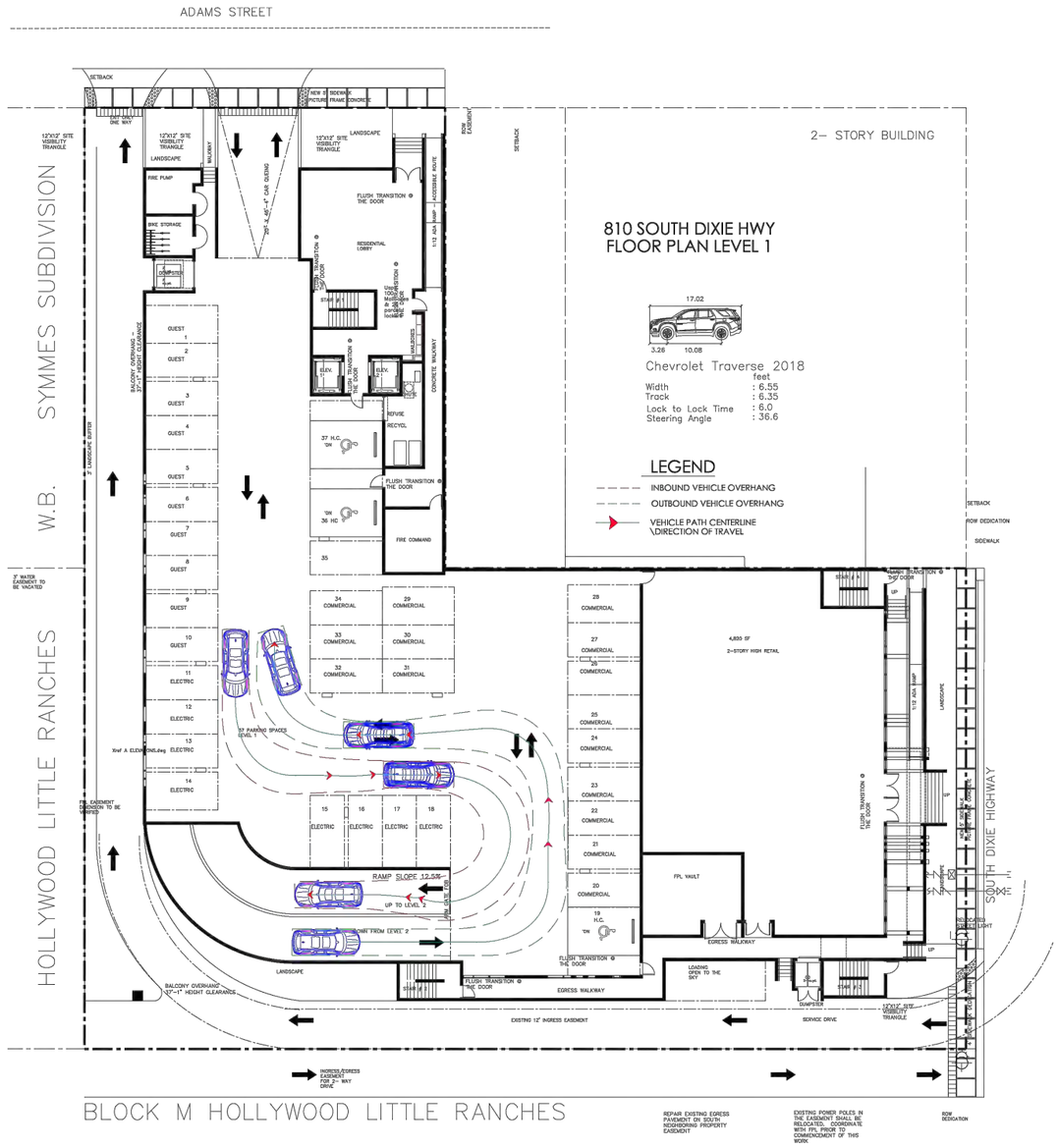
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
AERIAL RENDERING

SCALE: DATE: DECEMBER 7, 2023

SHEET NUMBER
A-4.08
SIGNOFF



LEVEL ONE MANEUVERABILITY PLAN

SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA–C001494
MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
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810 SOUTH DIXIE HIGHWAY
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DRAWING TITLE
LEVEL 1 MANEUVERABILITY PLAN

SCALE: DATE: DECEMBER 7, 2023

SHEET NUMBER
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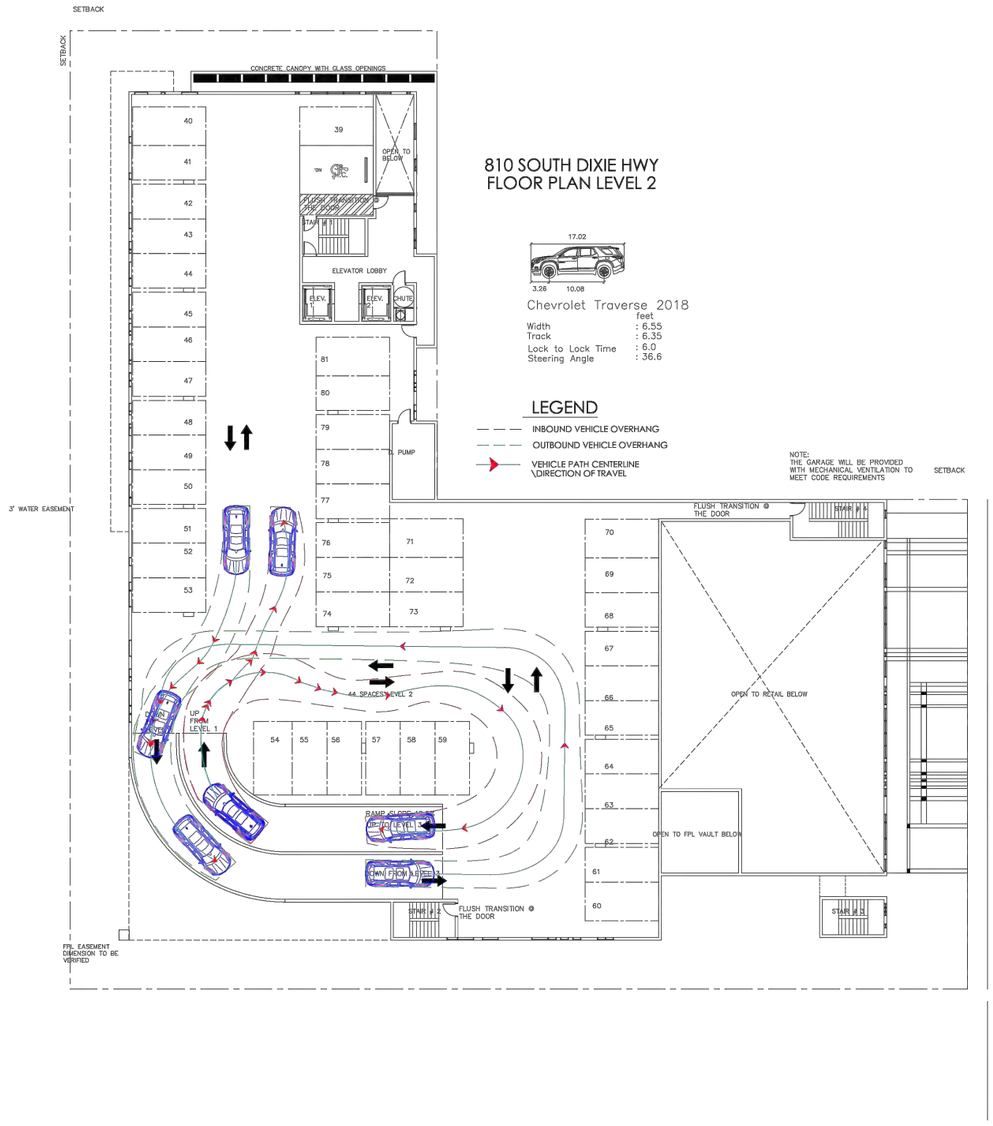

LEVEL TWO MANEUVERABILITY PLAN

SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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DH-3
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LEVEL 2 MANEUVERABILITY PLAN

SCALE: DATE: DECEMBER 7, 2023

SHEET NUMBER:
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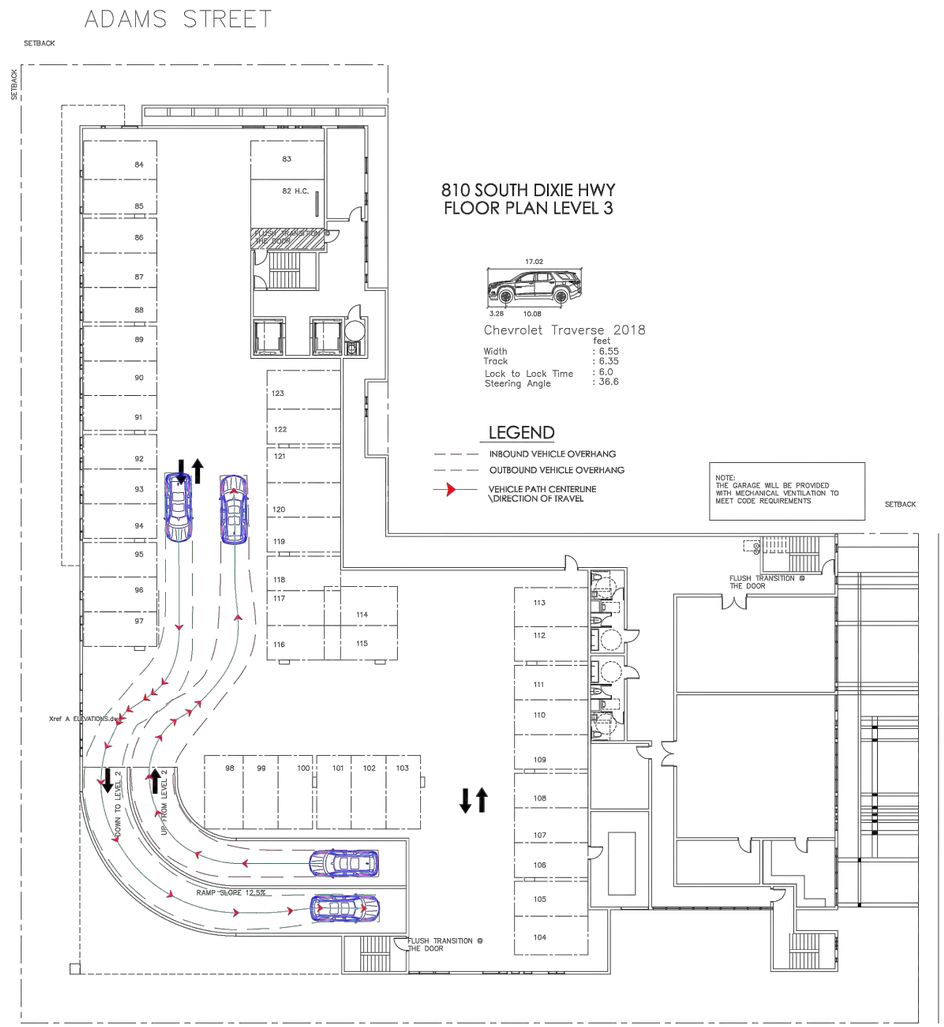

LEVEL THREE MANEUVERABILITY PLAN

SCALE: 3/32" = 1'-0"

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NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

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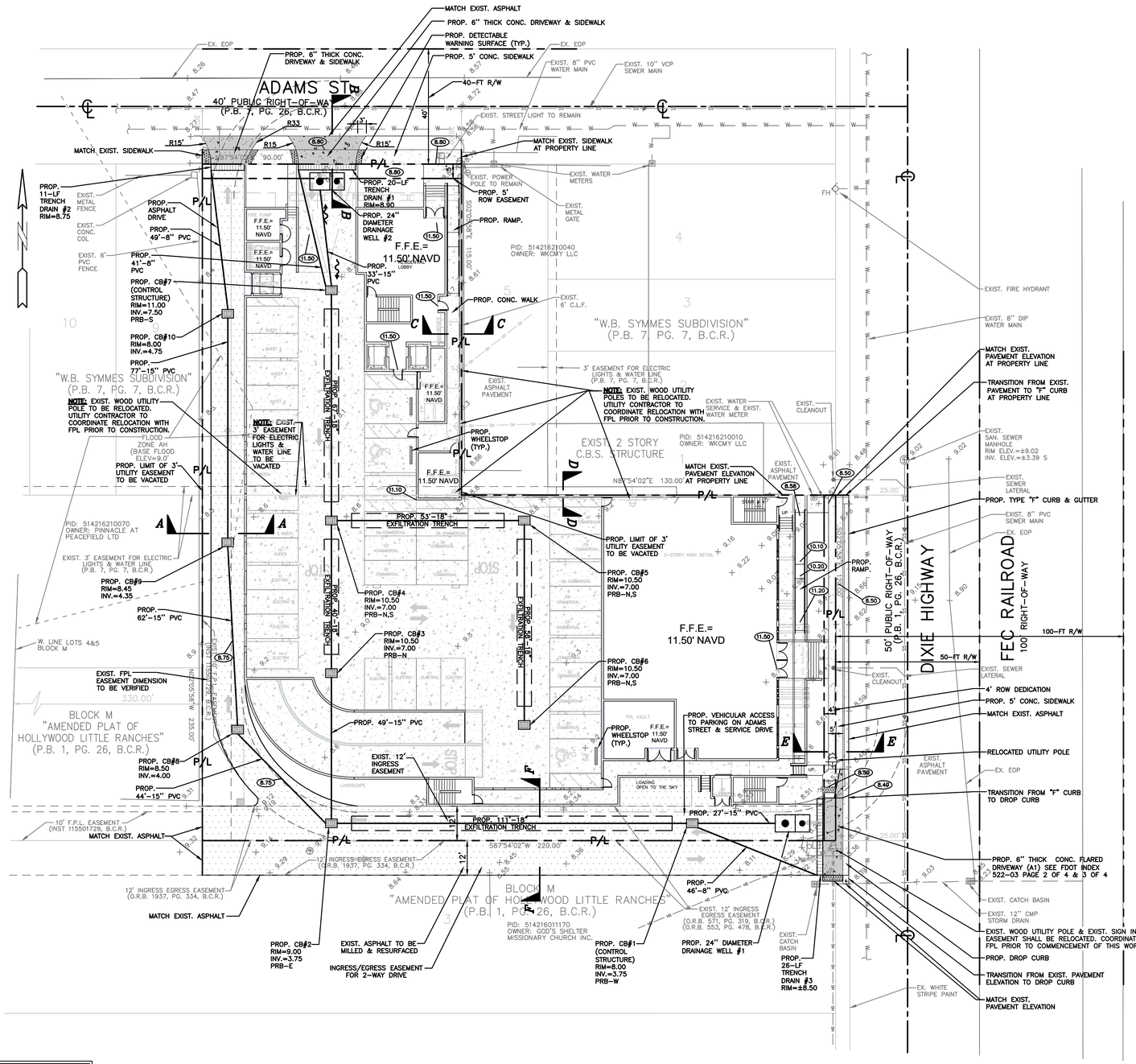
DRAWING TITLE:
LEVEL 3 MANEUVERABILITY PLAN

SCALE:
DATE: DECEMBER 7, 2023

SHEET NUMBER:
T-1.03

SIGNOFF

ELEVATIONS ARE REFERENCED TO NAVD 1988



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LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

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PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

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FLOOD INFORMATION:

Community name and number:
City of Hollywood, Broward County, Florida 125113
Map and panel number: 12011C0569H
Effective on 08/18/2014
Zone: "x" (0.2%), AH
Base Flood Elevation: 9.0' for AH
Broward County 100 Year Flood Elevation is 11.50' NAVD

NOTES:

1. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
2. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIALS FROM THE SITE.
3. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%
4. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
5. CONNECT ALL ROOF DRAINS AND CONDENSATE LINES TO DRAINAGE CATCH BASINS.
6. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
7. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
8. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
9. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION
10. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
11. ALL EXISTING SIDEWALKS ALONG THE SITE TO BE REPLACED, MINIMUM 5-FOOT WIDTH.
12. ROOF DRAINAGE TO BE COLLECTED AND CONNECTED TO THE ON-SITE DRAINAGE SYSTEM

LEGEND

- PROPOSED ASPHALT
- PROPOSED PAVEMENT RESTORATION
- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- (9.50) PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PIPE
- PROPOSED DRAINAGE PIPE
- PROPOSED MANHOLE
- PROPOSED AREA DRAIN
- x 9.45 EXISTING ELEVATION
- EXISTING PIPE
- WM EXISTING WATER METER
- WPP EXISTING WOOD POWER POLE
- X EXISTING FENCE
- MH EXISTING MANHOLE (AS DESIGNATED)
- SIGN EXISTING SIGN (AS INDICATED)
- CB EXISTING CATCH BASIN
- EXISTING PIPING AND APPURTENANCES

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IFHAT BENAYOUN FISHMAN
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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20' DATE: SEPTEMBER 5, 2023

SHEET NUMBER:
C-1

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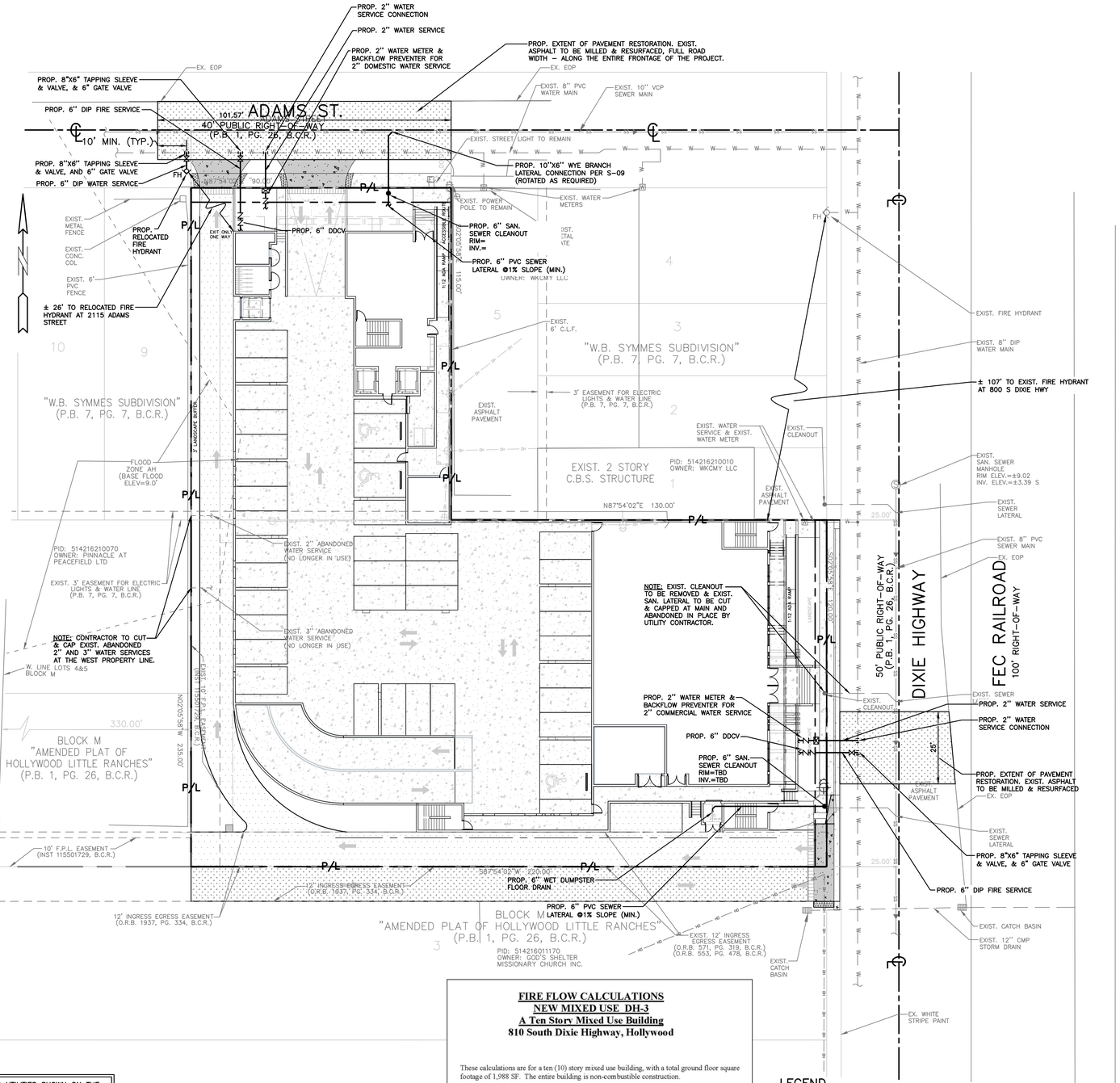

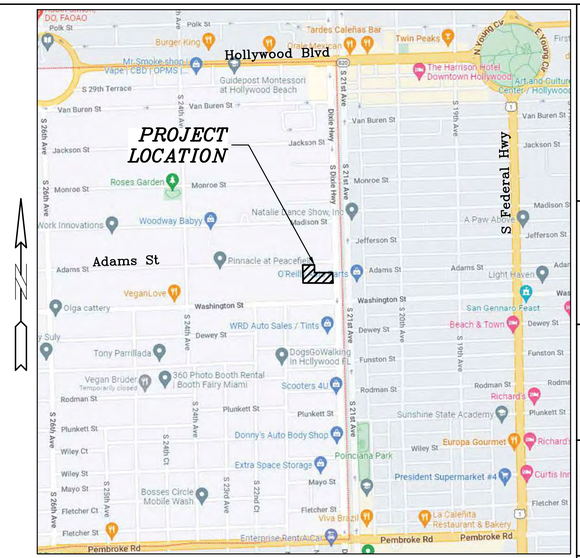

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
4. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102
5. ALL ROADS/ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED & RESURFACED, FULL ROAD WIDTH.

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WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16,4.3.1.1.

WATER AND SEWER DEMAND

RETAIL SPACE: 5,450 SF X 10 GPD/100 SF = 545 GPD
RESIDENTIAL: 96 UNITS X 250 GPD/UNIT = 24,000 GPD
TOTAL = 24,545 GPD

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

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

Fire Flow Area = 24,228 SF

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

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

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

1,750 gpm X 75% = 1,312.50 gpm (fire flow credit)

1,750 gpm – 1,312.50 gpm = 437.50 gpm

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

Fire flow required = 1,000 gpm

LEGEND

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DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
WATER & SEWER PLAN

SCALE: 1"=20'
DATE: SEPTEMBER 5, 2023
SHEET NUMBER: C-2

TAC 1 SUBMITTAL

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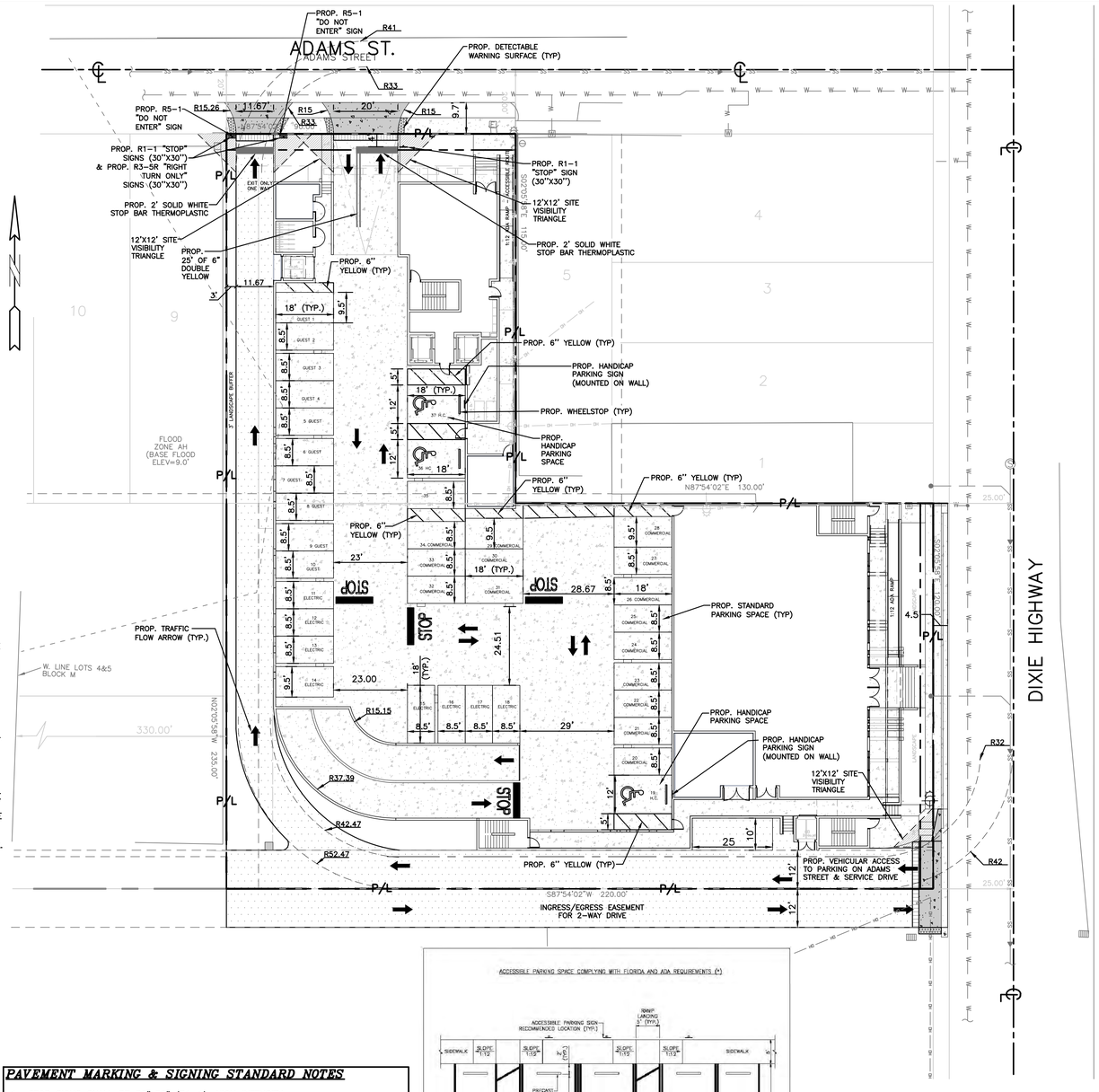

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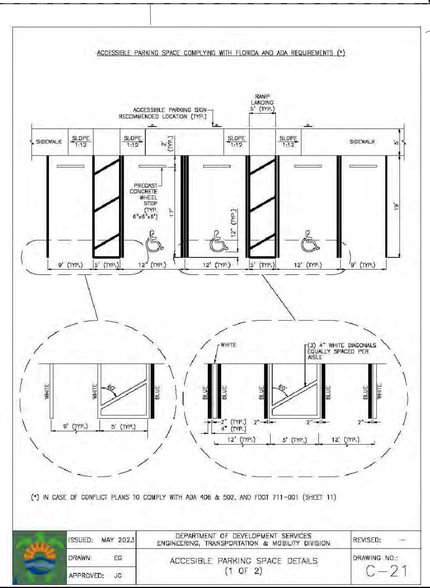
PAVEMENT MARKING & SIGNING STANDARD NOTES

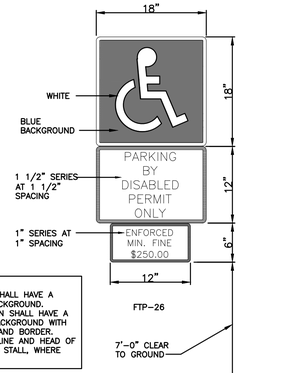
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS NOTED OTHERWISE.
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND BROWARD COUNTY.
6. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



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



LOCATION MAP
NOT TO SCALE

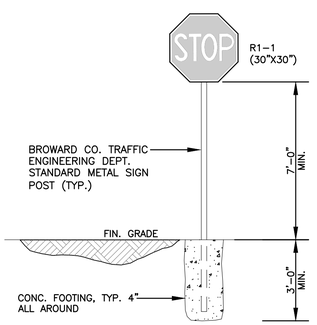


NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

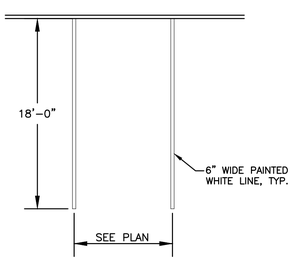
FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

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

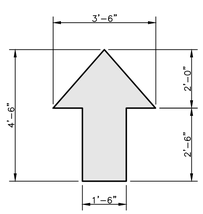
HANDICAP SIGN-WALL MOUNTED DETAIL
NTS



TYPICAL SIGN INSTALLATION
NTS



TYPICAL REGULAR PARKING STALL
NTS



TRAFFIC CONTROL ARROW
N.T.S.

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DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
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SCALE: 1"=20' DATE: SEPTEMBER 5, 2023
SHEET NUMBER: C-3

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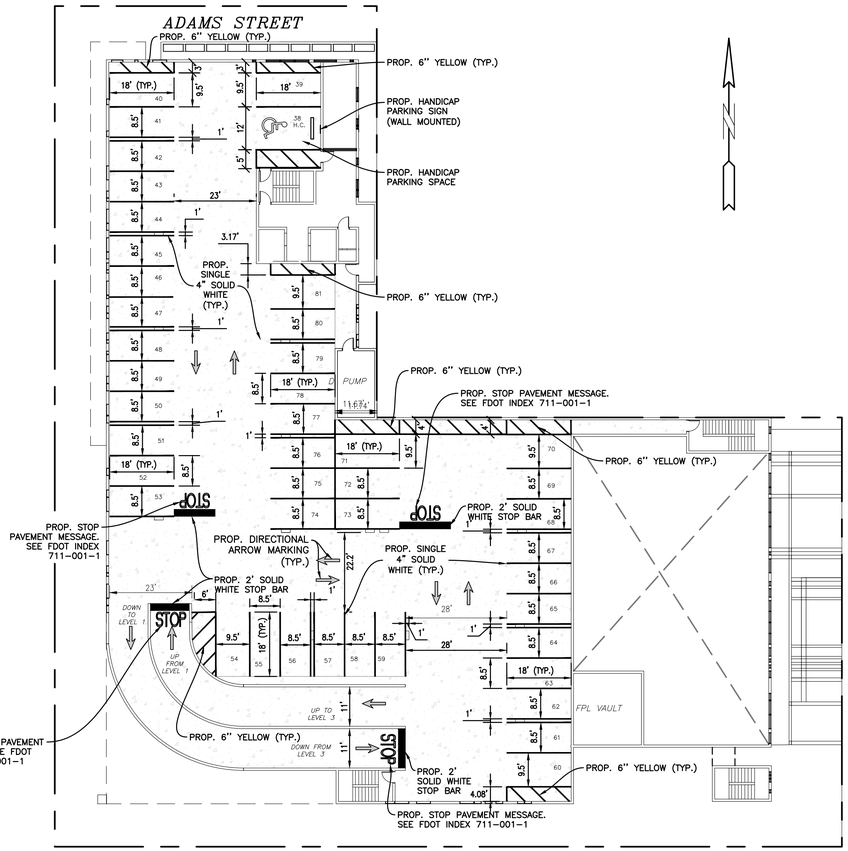
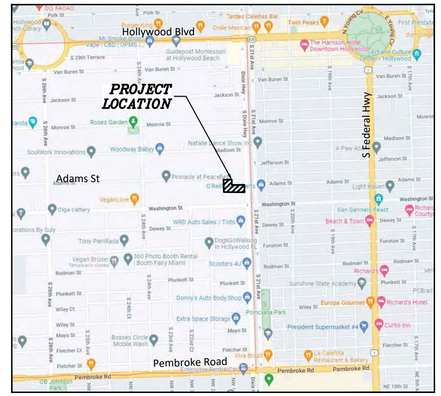


Second Level



LOCATION MAP
N.T.S.

LEGEND:

- PROPOSED ASPHALT
- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PROPOSED ASPHALT RESTORATION
- PROPOSED GRADE ELEVATION (3.44)
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED YARD DRAIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SURFACE FLOW
- PROPOSED SILT FENCE
- PROPOSED PAVERS
- PROPOSED LANDSCAPE
- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- EXISTING CATCH BASIN
- EXISTING CLEANOUT
- EXISTING ELEVATION (12')
- EXISTING GAS METER (GM)
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING MONITORING WELL (MW)
- EXISTING SIGN (AS INDICATED)
- EXISTING VALVE BOX (VB)
- EXISTING WATER METER
- EXISTING CONCRETE POLE
- EXISTING FENCE (X)
- EXISTING FIRE HYDRANT
- EXISTING ELEVATIONS (+5.40)

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PAVEMENT MARKING & SIGNING STANDARD NOTES

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2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS NOTED OTHERWISE.
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND BROWARD COUNTY.
6. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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Phone: 954.397.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
DESIGNING BEAUTIFUL PLACES
LLA LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 SW 128 STREET STE. 207 MIAMI, FL 33160
lhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

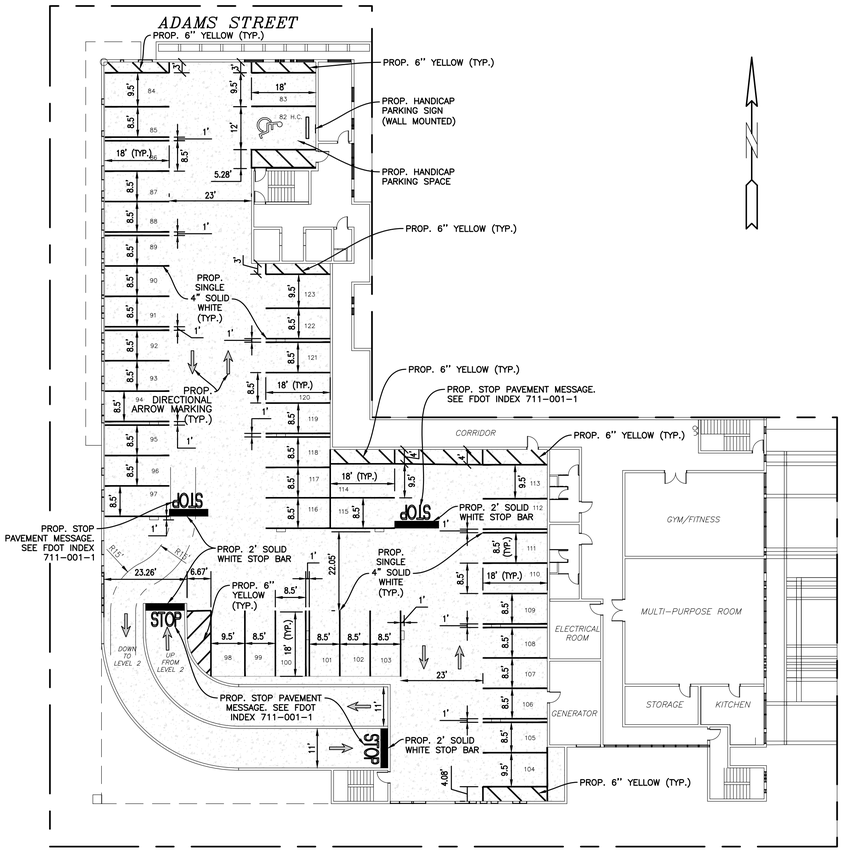
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

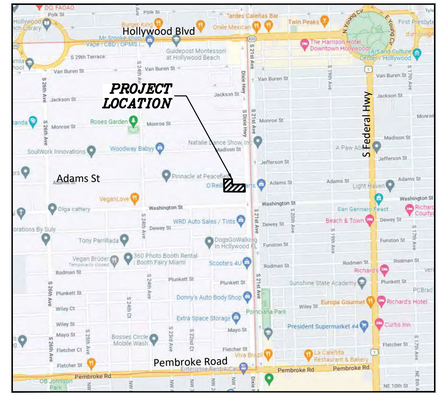
SCALE: 1"=20' DATE: NOVEMBER 8, 2023
SHEET NUMBER: C-3A

J:\CAD\22-54\22-54 PMS Plan C-3A C-3B.dwg — 1/24/2024 1:37 PM



Third Level

SOUTH DIXIE HIGHWAY



LOCATION MAP
N.T.S.

LEGEND:

- PROPOSED ASPHALT
- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PROPOSED ASPHALT RESTORATION
- 3.44 PROPOSED GRADE ELEVATION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED YARD DRAIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SURFACE FLOW
- PROPOSED SILT FENCE
- PROPOSED PAVERS
- PROPOSED LANDSCAPE
- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- EXISTING CATCH BASIN
- EXISTING CLEANOUT
- EXISTING ELEVATION
- GM EXISTING GAS METER
- EXISTING MANHOLE (AS DESIGNATED)
- MW EXISTING MONITORING WELL
- EXISTING SIGN (AS INDICATED)
- VB EXISTING VALVE BOX
- EXISTING WATER METER
- EXISTING CONCRETE POLE
- X EXISTING FENCE
- EXISTING FIRE HYDRANT
- +5.45' EXISTING ELEVATIONS

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SIGNATURE DATE

NO.	REVISION	DATE	BY

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PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=20' DATE: NOVEMBER 8, 2023

SHEET NUMBER:
C-3B

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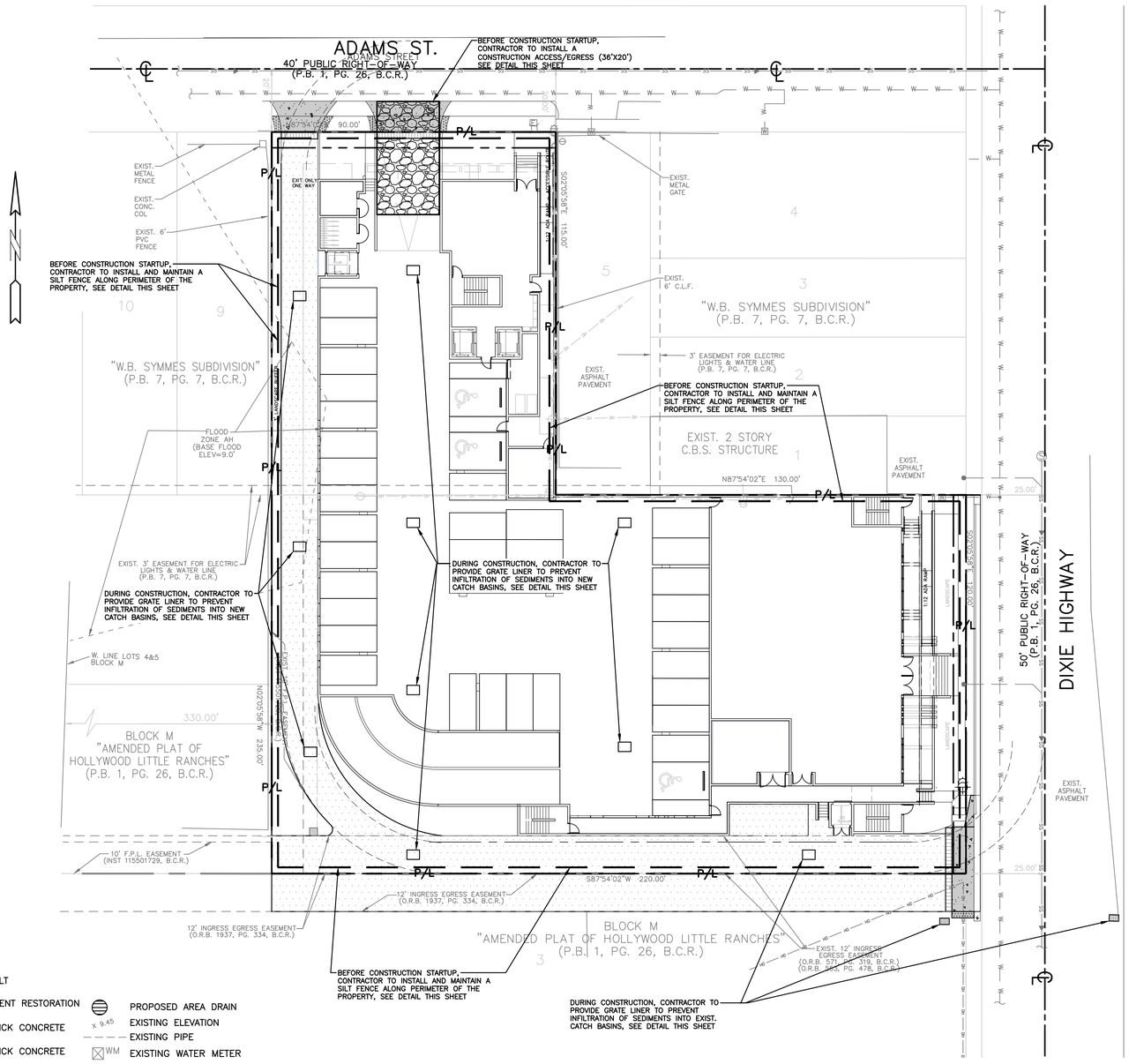

LEGEND

- PROPOSED ASPHALT
- PROPOSED PAVEMENT RESTORATION
- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PIPE
- PROPOSED DRAINAGE PIPE
- PROPOSED MANHOLE
- PROPOSED AREA DRAIN
- EXISTING ELEVATION
- EXISTING PIPE
- EXISTING WATER METER
- EXISTING WOOD POWER POLE
- EXISTING FENCE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING SIGN (AS INDICATED)
- EXISTING CATCH BASIN
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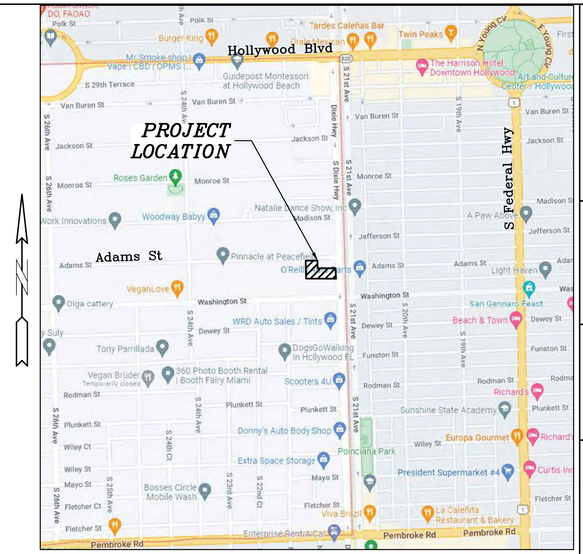
BMP NOTES:

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



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

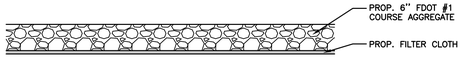
LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

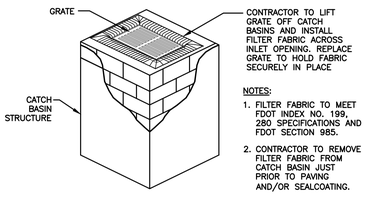
LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

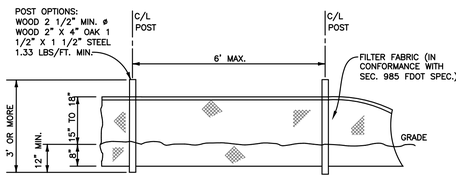
LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GRAVEL ENTRANCE/EXIT – DURING CONSTRUCTION
DETAIL
N.T.S.



POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.



TYPE III SILT FENCE
N.T.S.

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810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=20' DATE: SEPTEMBER 5, 2023

SHEET NUMBER:
C-4

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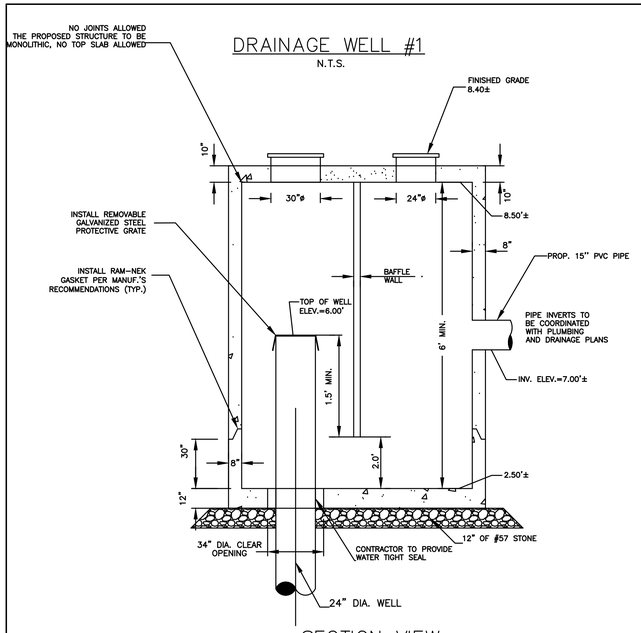
DRAINAGE WELL #1
N.T.S.

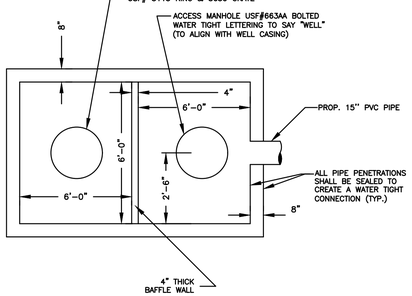


SECTION VIEW
N.T.S.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

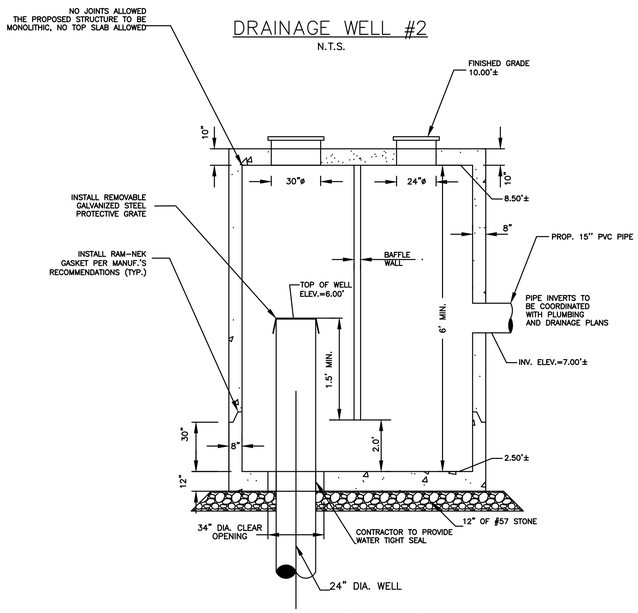
WELL #1 LOCATION	
LATITUDE:	26°0'18.27"N
LONGITUDE:	80°08'58.73"W

DRAINAGE WELL #1
N.T.S.



TOP VIEW
N.T.S.

DRAINAGE WELL #2
N.T.S.

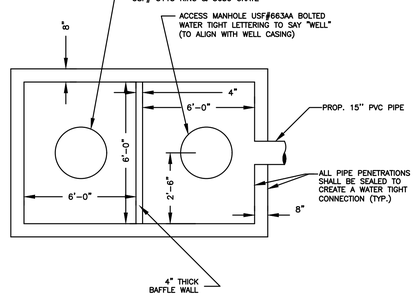


SECTION VIEW
N.T.S.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL #1 LOCATION	
LATITUDE:	26°0'16.25"N
LONGITUDE:	80°8'57.02"W

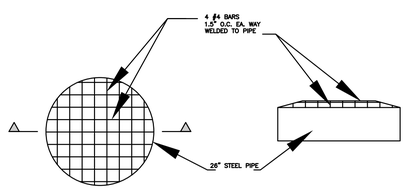
DRAINAGE WELL #2
N.T.S.



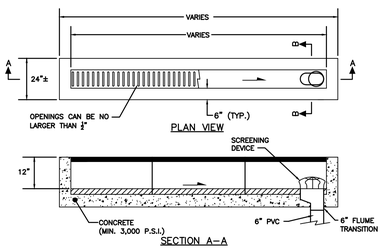
TOP VIEW
N.T.S.

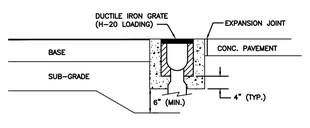
NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



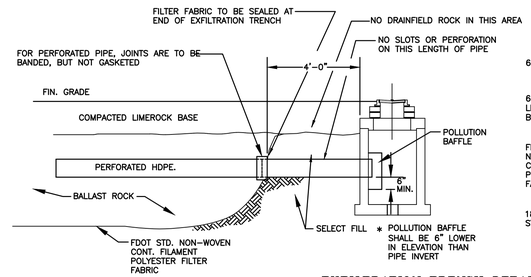
WELL SCREEN DETAIL
N.T.S.





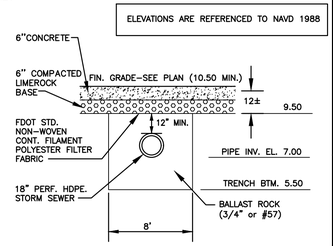
SECTION B-B

TRENCH DRAIN
N.T.S.

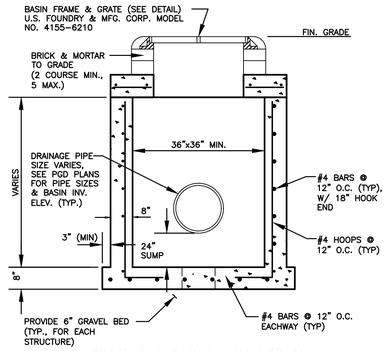


EXFILTRATION TRENCH DETAIL
N.T.S.

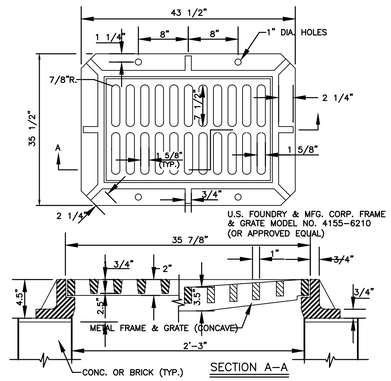
ELEVATIONS ARE REFERENCED TO NAVD 1988



NOTE:
SURFACE WATER MANAGEMENT SYSTEM SHALL BE CLEANED/MAINTAINED AS NEEDED AND AT LEAST ONCE PER YEAR.



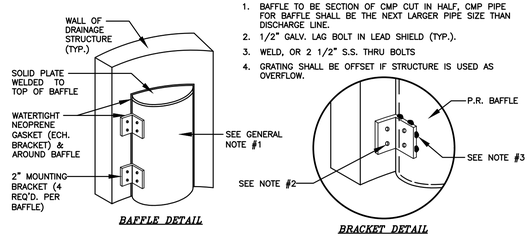
TYPICAL CATCH BASIN DETAIL
N.T.S.



FRAME & GRATE DETAIL
N.T.S.

GENERAL NOTES :

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



POLLUTION RETARDANT BAFFLE DETAIL
N.T.S.

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
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BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
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CIVIL ENGINEERING SOLUTIONS
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Fort Lauderdale, Florida 33315
Phone: 954.357.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
DESIGNING BEAUTIFUL PLACES
LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
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llhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

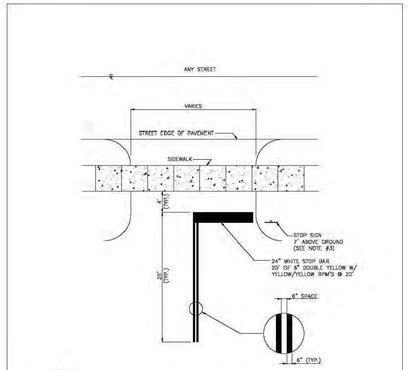
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
DRAINAGE DETAILS

SCALE: N.T.S. DATE: SEPTEMBER 5, 2023
SHEET NUMBER: C-5

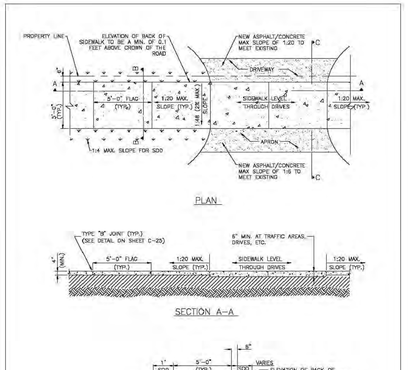
J:\CAD\22-54\22-54 C-5.dwg - 1/24/2024 1:38 PM



NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

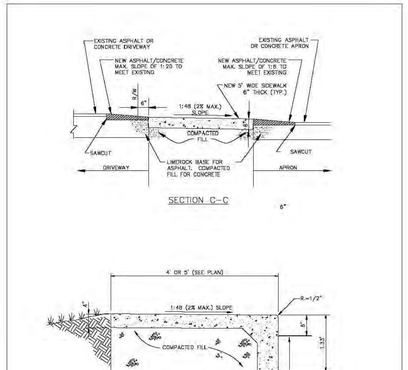
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	PARKING LOT EXIT-ENTRANCE DETAIL	DRAWING NO.: C-20
APPROVED: JC		



NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.) AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
APPROVED: JC		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C-24
APPROVED: JC		

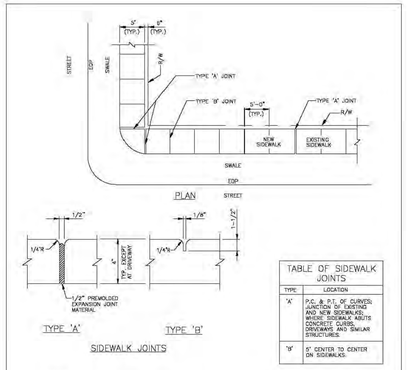
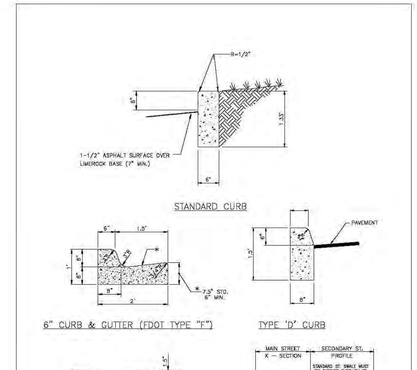


TABLE OF SIDEWALK JOINTS	
TYPE:	LOCATION
'A'	P.C. & P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS, WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

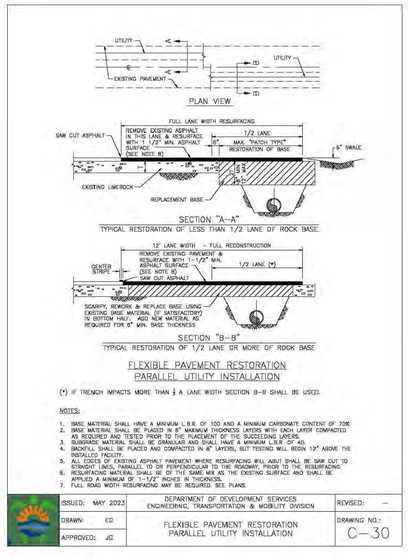
1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE CONSTRUCTED OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A 3/8" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.) 5" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

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



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

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

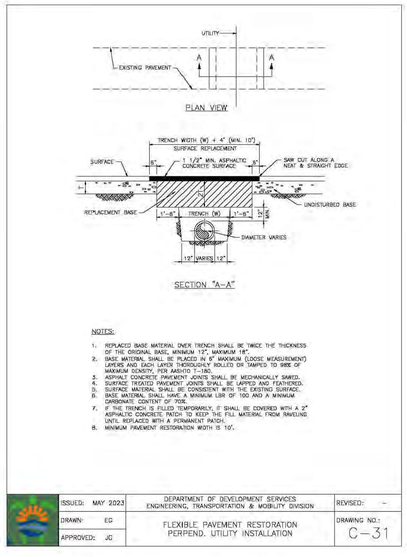


(*) IF TRENCH IMPACTS MORE THAN ½ A LANE WIDTH SECTION B-B SHALL BE USED.

NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 8" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO A NEAT AND STRAIGHT EDGE. TACK COAT SHALL BE APPLIED TO ALL EDGES PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE APPLIED A MINIMUM OF 1-1/2" INCHES IN THICKNESS.
7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED. SEE PLANS.

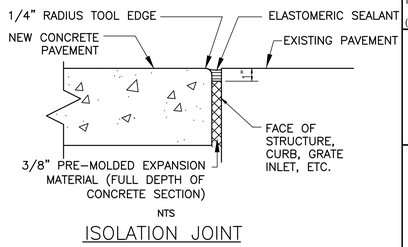
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION	DRAWING NO.: C-30
APPROVED: JC		



NOTES:

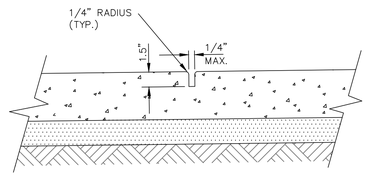
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, FOR AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. ASPHALT SURFACE SHALL BE CONSTRUCTED WITH SMOOTH AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT IN TYPE TO EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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



NTS

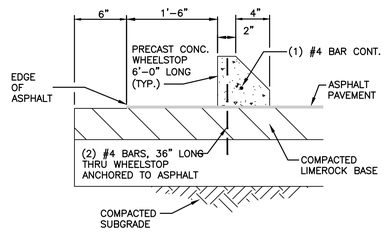
ISOLATION JOINT



NOTE:
CONSTRUCT CONTROL JOINTS EVERY TEN FEET.

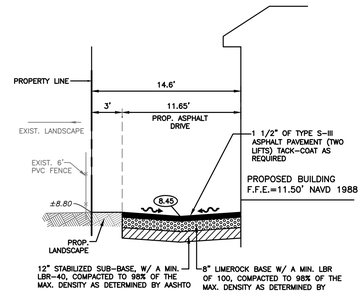
CONTROL JOINT DETAIL

NTS

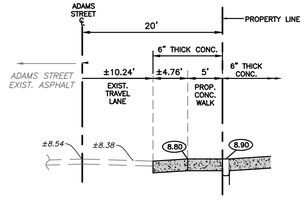


CONCRETE WHEELSTOP DETAILS

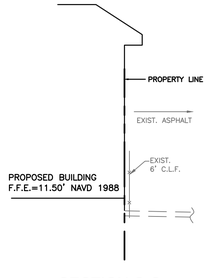
NTS



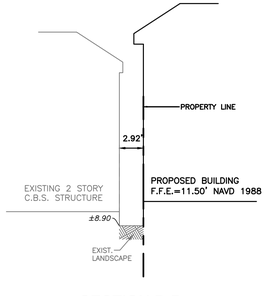
SECTION A-A
N.T.S.



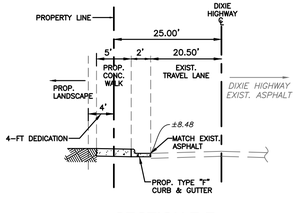
SECTION B-B
N.T.S.



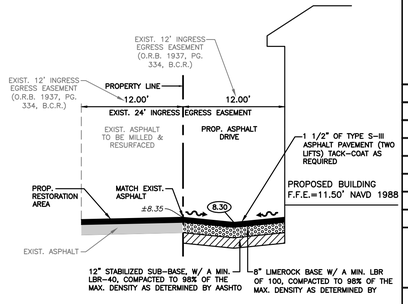
SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
N.T.S.



SECTION F-F
N.T.S.

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
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DESIGNING BEAUTIFUL PLACES
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OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE:
CIVIL DETAILS & SECTIONS

SCALE: N.T.S.
DATE: SEPTEMBER 5, 2023
SHEET NUMBER: C-6

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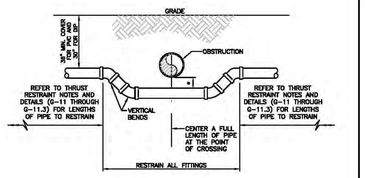
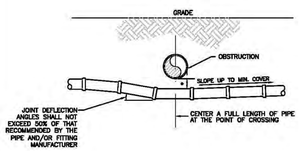


UTILITY CROSSING USING FITTINGS

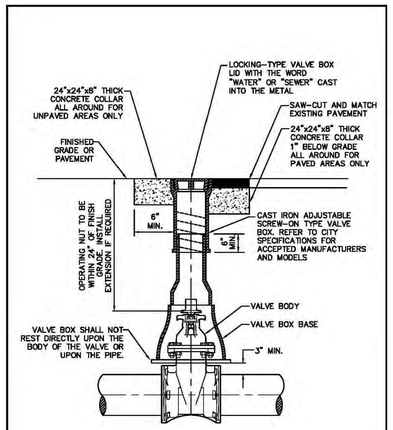
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



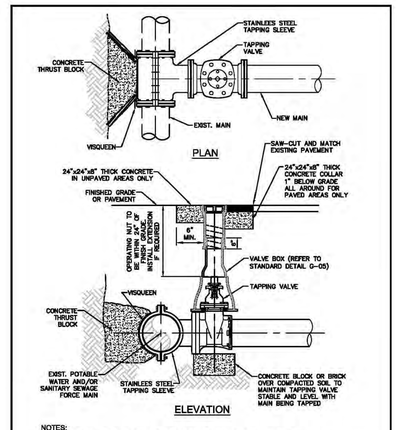
UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL		DRAWING NO. G-04
APPROVED: XXX			

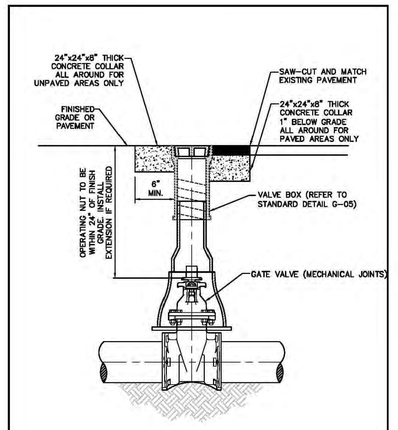


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING		DRAWING NO. G-05
APPROVED: XXX			



NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING		DRAWING NO. G-06
APPROVED: XXX			

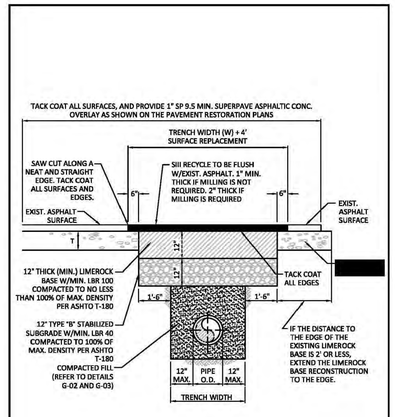


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING		DRAWING NO. G-07
APPROVED: XXX			

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES		DRAWING NO. G-12
APPROVED: XXX			



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

WATER SYSTEM NOTES:

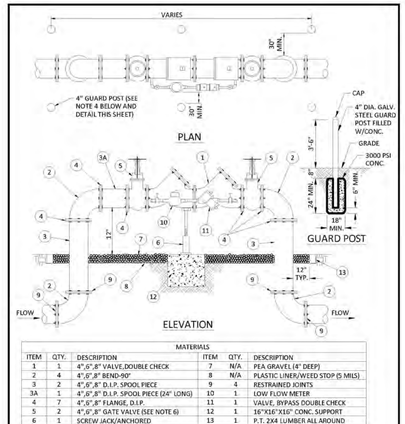
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. 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)].
3. 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)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. 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.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTERDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT 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.
7. 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.
8. 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 PATTERN, 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 BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. 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.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES		DRAWING NO. W-01
APPROVED: XXX			

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 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 LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED 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.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. 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.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. 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 EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

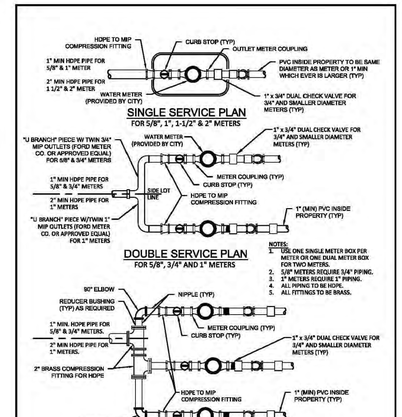
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES		DRAWING NO. W-02
APPROVED: XXX			



ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

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



NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION		DRAWING NO. W-06
APPROVED: XXX			

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
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Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
UTILITY DETAILS I

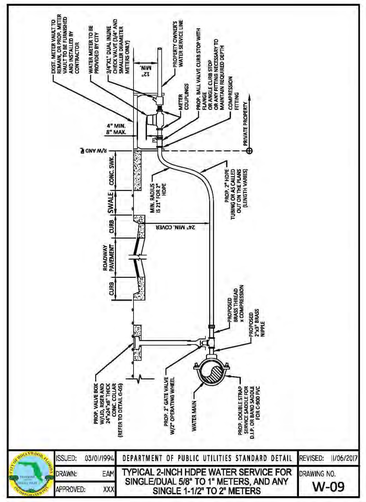
SCALE: N.T.S.
DATE: SEPTEMBER 5, 2023
SHEET NUMBER: C-7

J:\CAD\22-54\22-54 C-7.dwg — 1/24/2024 1:38 PM

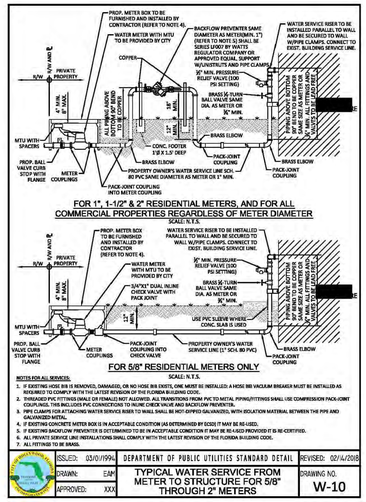
WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE TAPING INTO SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACES), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

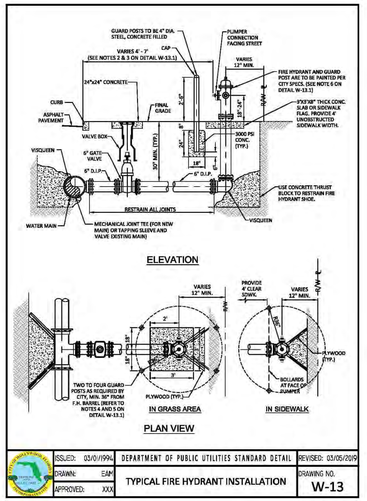
ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN:	EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED:	XXX		



ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN:	EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED:	XXX		



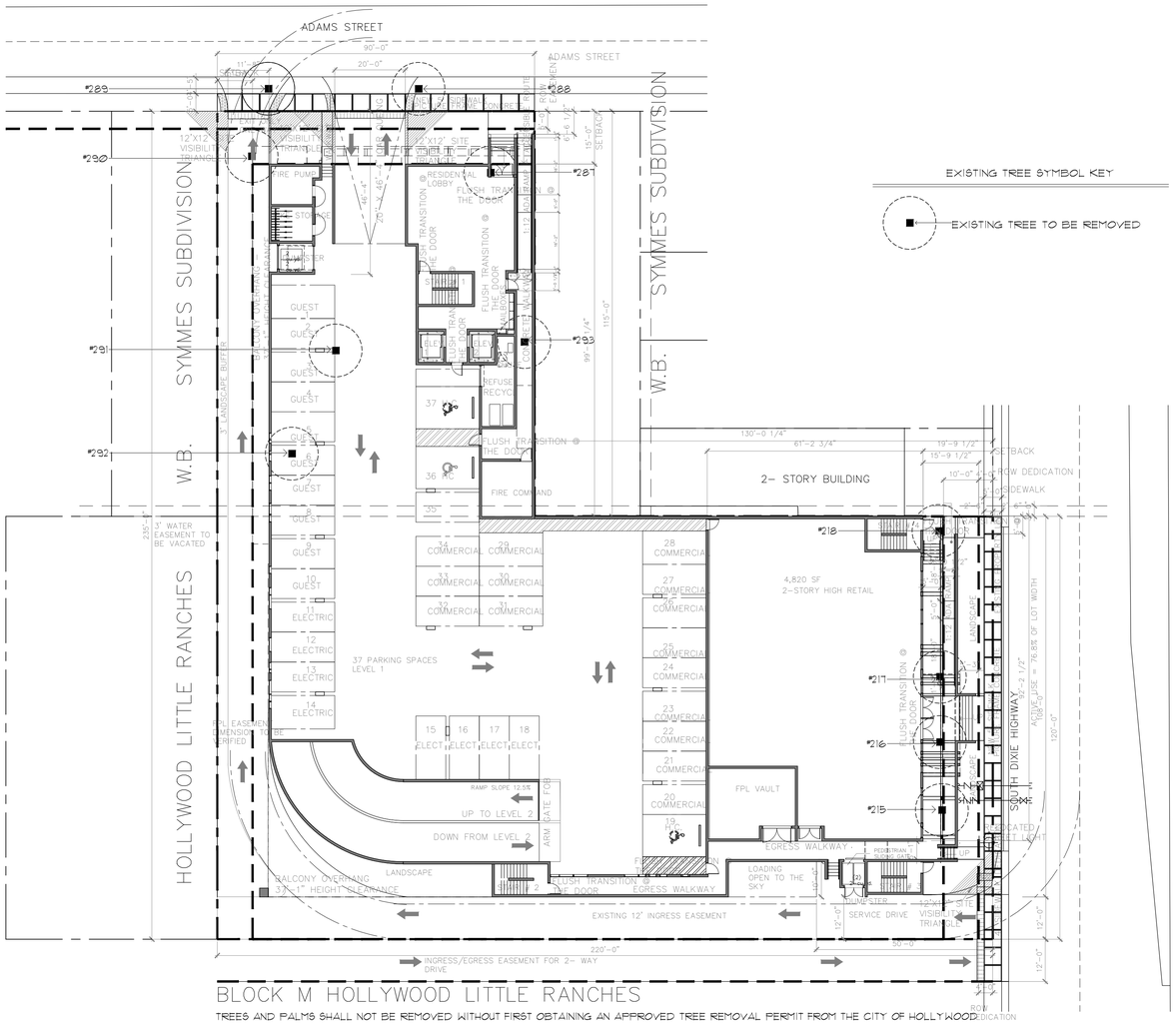
ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN:	EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED:	XXX		


GUARD POSTS TO BE 4" DIA. STEEL, CONCRETE FILLED
VARIES 4' - 7'
CAP
(SEE NOTES 2 & 3 ON DETAIL W-13.1)
PUMPER CONNECTION FACING STREET
VARIES 12" MIN.
24"x24" CONCRETE
FIRE HYDRANT AND GUARD POST ARE TO BE PAINTED PER CITY SPECS. (SEE NOTE 6 ON DETAIL W-13.1)
CURB
ASPHALT PAVEMENT
FINAL GRADE
4'-6"
3'-3"
3'-3"
3'-6"
3'-6"
3'-6

EXISTING TREE LIST

Tree #	Botanical Name	Common Name	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition	Disposition	Additional Notes	Mitigation (D.B.H.)
215	Lysiloma Latisiliqua	Wild Tamarind	10	20	20	Poor	To Be Removed	Trunk Damage	10''
216	Lysiloma Latisiliqua	Wild Tamarind	10	20	20	Poor	To Be Removed	Trunk Damage	10''
217	Lysiloma Latisiliqua	Wild Tamarind	4, 6, 3	20	20	Poor	To Be Removed	Split Trunk	13''
218	Lysiloma Latisiliqua	Wild Tamarind	12	20	20	Poor	To Be Removed	Trunk Damage	12''
287	Araucaria Heterophylla	Norfolk Island Pine	36	80	15		To Be Removed	Prohibited Tree	0 - Prohibited
288	Wodyetia Bifurcata	Foxtail Palm	10	20	10	Fair	To Be Removed		N/A
289	Quercus Virginiana	Live Oak	12	25	20	Good	To Be Removed		12''
290	Cocos Nucifera	Coconut Palm	10	35	15	Fair	To Be Removed		N/A
291	Ficus Benghalensis	Banyan Tree	48	45	45	Fair	To Be Removed	Specimen / Dying / Chopped Branches	48''
292	Persea Americana	Avocado Tree	12	30	20	Fair	To Be Removed	Leaning	12''
293	Quercus Virginiana	Live Oak	10	25	15	Fair	To Be Removed		10''

Total D.B.H. Loss	121'' + 2 Palms
Total Mitigation Provided (See L-100)	44''
Mitigation Shortfall	83'' (42 Trees)
City Trust Fund Payment	42 x $350 = $14,700
	The 2 Palms Have Been Provided, See Sheet L-100



EXISTING TREE SYMBOL KEY

EXISTING TREE TO BE REMOVED

BLOCK M HOLLYWOOD LITTLE RANCHES

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

TREE DISPOSITION PLAN

SCALE: 1'' = 20'-0''

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
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IFHAT BENAYOUN FISHMAN,
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MEP ENG.:

CIVIL ENG.:
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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

REGISTERED LANDSCAPE ARCHITECT LAURA M. LLERENA 6667125 STATE OF FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DESIGNING BEAUTIFUL SPACES
LLA LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.llerena-associates.com

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

811 Know what's below. Call before you dig.

DRAWING TITLE:
TREE DISPOSITION PLAN

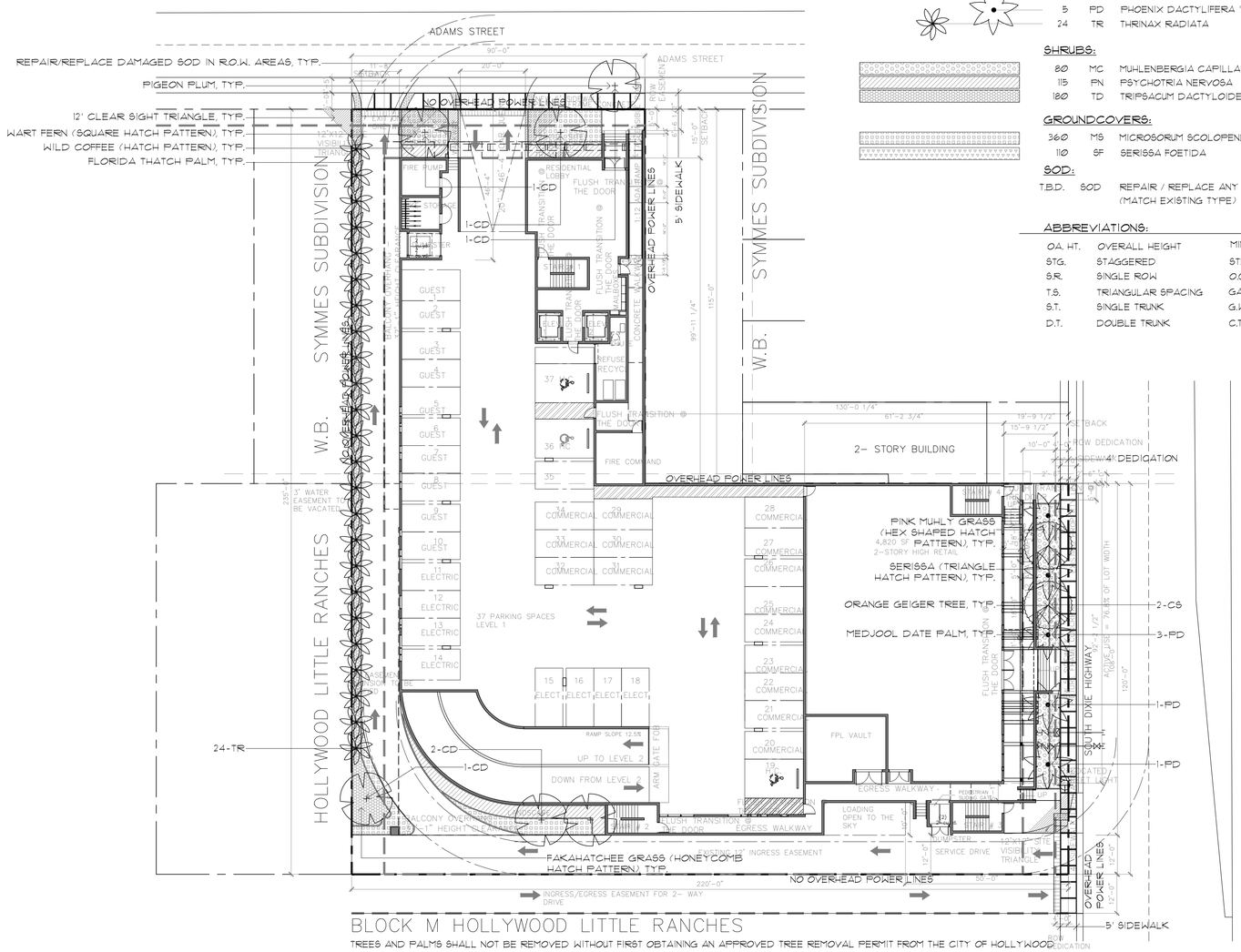
SCALE: 1'' = 20'-0'' DATE: JANUARY 30, 2023

SHEET NUMBER:
EX-1.00

TAC 1 SUBMITTAL

CITY OF HOLLYWOOD CODE

PROPERTY ZONING:	DH-3
PROPERTY SIZE:	36,750 SQ. FT. (0.84 ACRES)
REQUIRED	PROVIDED
PERIMETER LANDSCAPE / STREET TREES:	ONE (1) STREET TREE PER EVERY THIRTY (30) LINEAR FEET OF STREET FRONTAGE
7 TREES REQUIRED (120' + 90' = 210 LINEAR FEET)	2 MEDJOOL DATE PALMS (AT 1:1), 3 PIGEON PLUM, AND 2 ORANGE GEIGER = 7 TREES TO MEET THE REQUIREMENT
LOT TREES:	ONE (1) TREE PER EVERY 1,000 SQ. FT. OF PERVIOUS AREA
3 TREES REQUIRED (2,499 SQ. FT. OF PERVIOUS AREA)	3 PIGEON PLUM TO MEET THE REQUIREMENT
MITIGATION REQUIREMENT:	121" OF D.B.H. LOSS (SEE SHEET EX-100)
MITIGATION PROVIDED:	SEE "MITIGATION AMOUNT" INFORMATION ON THE RIGHT-HAND COLUMN OF THE PLANT LIST
MITIGATION CALCULATIONS:	44" OF MITIGATION PROVIDED



BLOCK M HOLLYWOOD LITTLE RANCHES

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.
100% IRRIGATION COVERAGE SHALL BE PROVIDED.

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS	MITIGATION AMOUNT
TREES:					
6	CD	COCCOLOBA DIVERSIFOLA	PIGEON PLUM	△✳✳ MIN. 14' HT., 3" D.B.H., MALE SPECIES ONLY, F.G	N/A - MEETS REQUIREMENTS
2	CS	CORDIA SEBESTENA	ORANGE GEIGER	△✳✳ MIN. 12' HT., 2" D.B.H., F.G.	N/A - MEETS REQUIREMENTS
					2 MEDJOOLS AS PALM MITIGATION
					2 MEDJOOLS TO MEET REQUIREMENTS
PALMS:					
5	PD	PHOENIX DACTYLIFERA MEDJOOL'	MEDJOOL DATE PALM	✳✳ 16'-18' C.T., S.T., F.G., MATCHED	1 (AT 1:1) x 2" = 2"
24	TR	THRINAX RADIATA	FLORIDA THATCH PALM	△✳✳ 8' C.T., MIN., 3" D.B.H., S.T., F.G., MATCHED	8 (AT 3:1) x 2" = 16" > 18"
SHRUBS:					
80	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	△✳✳ 3 GAL., 24" O.C., T.S	
115	PN	PSYCHOTRIA NERVOSA	WILD COFFEE	△✳✳ 3 GAL., 24" O.C., T.S	MITIGATION AMOUNT (FROM THE 4th LEVEL)
180	TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	△✳✳ 3 GAL., 24" O.C., T.S	
GROUNDCOVERS:					(TREES) 8 x 2" = 16"
360	MS	MICROSORUM SCOLOPENDRIA	WART FERN	✳ 1 GAL., 18" O.C., FULL, T.S.	(PALMS) 5 x 2" = 10" > 26"
110	SF	SERISSA FOETIDA	SERISSA	✳ 1 GAL., 18" O.C., FULL, T.S.	
SOD:					
T.B.D.	SOD	REPAIR / REPLACE ANY DAMAGED SOD IN THE R.O.W. (MATCH EXISTING TYPE)		△ ✳ SOLID SOD	MITIGATION AMOUNT TOTAL 16" + 26" = 44"

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK	C.T.	CLEAR TRUNK

DROUGHT TOLERANCE & ORIGIN:

- ✳ MODERATE DROUGHT TOLERANCE
- ✳✳ VERY DROUGHT TOLERANT
- △ NATIVE

LEVEL ONE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
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BAY HARBOR ISLANDS, FLORIDA 33154
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OWNER / DEVELOPER
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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

REGISTERED LANDSCAPE ARCHITECT LAURA M. LLERENA 6667125 STATE OF FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 1 LANDSCAPE PLAN

SCALE: 1" = 20'-0" DATE: JANUARY 30, 2023

SHEET NUMBER:
L-1.00

TAC 1 SUBMITTAL

NEW TREE - 1 YEAR MAINTENANCE PLAN

WATER:

ALL NEW TREES TO BE ON A AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.
1ST MONTH WATER EVERYDAY.
2ND. THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER.
IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

FERTILIZER:

USE A PALM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

MULCH:

INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED FLORIMULCH, EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.

TRIMMING & PRUNING:

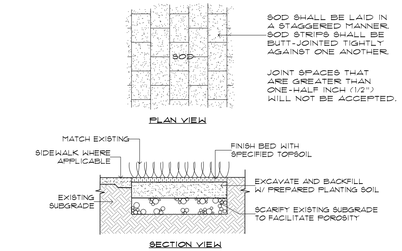
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN)

STAKING AND BRACING:

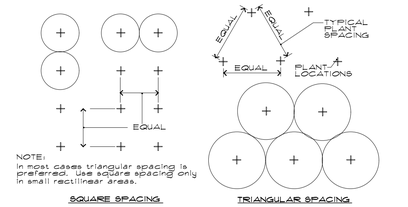
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

LANDSCAPE NOTES

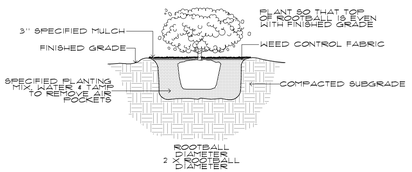
1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
3. SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
4. VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH OF SHREDDED FLORIMULCH - SEE PLAN FOR EXCEPTIONS.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF, IN CASE OF ANY DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
7. TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
8. PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 50% MUCK, 25% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO LBS. OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
9. TOPSOIL MIX SHALL CONSIST OF 80% SAND & 20% MUCK THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER. MIX SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER.
10. ALL EXISTING SOD OUTSIDE THE LIMIT OF WORK LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
11. ALL PLANTING BEDS MUST BE FREE OF SURFACE ROCK WITH A DIAMETER OF ½" PRIOR TO INSTALLATION OF WEED FABRIC.
12. ALL PLANT MATERIAL, EXCLUDING SOD, TO BE WARRANTED AS FOLLOWS: SHRUBS AND GROUNDCOVER FOR 90 DAYS, LARGE SHRUBS (OVER 10 GAL.) AND SMALL PALMS FOR 180 DAYS, and B&B MATERIAL FOR 360 DAYS PROVIDED THAT PLANT MATERIAL IS RECEIVING PROPER MAINTENANCE PRESCRIBED BY LANDSCAPE CONTRACTOR.
    Note: Acts of God (Hurricanes) and other causes beyond the control of the landscape contractor are not covered.
13. ALL WARRANTIES TO RUN CONCURRENTLY, BEGINNING UPON LANDSCAPE ARCHITECT'S FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS OWNER OR GC REQUIRES CONSTRUCTION PHASING BEYOND CONTROL OF THE INSTALLER.
14. WATERING IS THE RESPONSIBILITY OF THE INSTALLER DURING THE INSTALLATION PHASE UNTIL FINAL ACCEPTANCE.
15. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE IRRIGATION CONTRACTOR. TREES SHALL NOT BE PLANTED ON TOP OF IRRIGATION LINES.
16. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ASSURE IRRIGATION INSTALLATION IS PROPERLY PROGRESSING AND IN THE END ADEQUATE FOR GOOD GROWTH. THE OWNER OR GC MUST BE NOTIFIED IN WRITING OF ANY PROBLEMS WITH IRRIGATION PHASING OR PERFORMANCE.
17. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
18. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES DELIVERED WITH NURSERY POLES WILL NOT BE ACCEPTED AND THEREFORE REJECTED WITH THE EXCEPTION OF THE FOLLOWING TREES SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.
19. PROVIDE DEEP ROOT CONTROL BARRIER FOR ALL TREES ADJACENT TO RETAINING WALL.



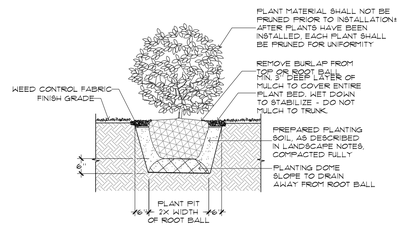
1. SOD INSTALLATION DETAIL
NOT TO SCALE



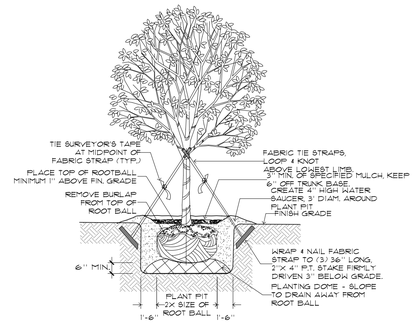
2. PLANT SPACING (FOR SHRUBS & GROUNDCOVER)
NOT TO SCALE



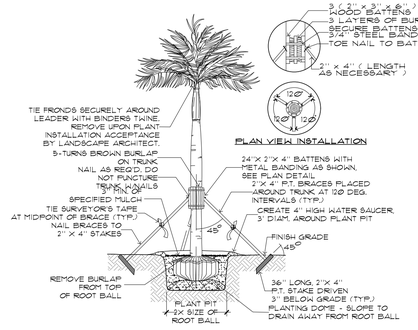
3. GROUNDCOVER INSTALLATION DETAIL
NOT TO SCALE



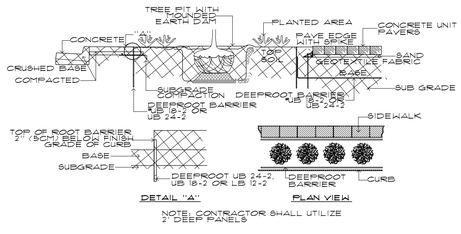
4. SHRUB INSTALLATION
NOT TO SCALE



5. TYPICAL TREE INSTALLATION
NOT TO SCALE



6. TYPICAL PALM INSTALLATION
NOT TO SCALE



7. ROOT CONTROL BARRIER DETAIL
NOT TO SCALE

LANDSCAPE NOTES AND DETAILS

SCALE: N/A

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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

REGISTERED LANDSCAPE ARCHITECT LAURA M. LLERENA 6667125 STATE OF FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

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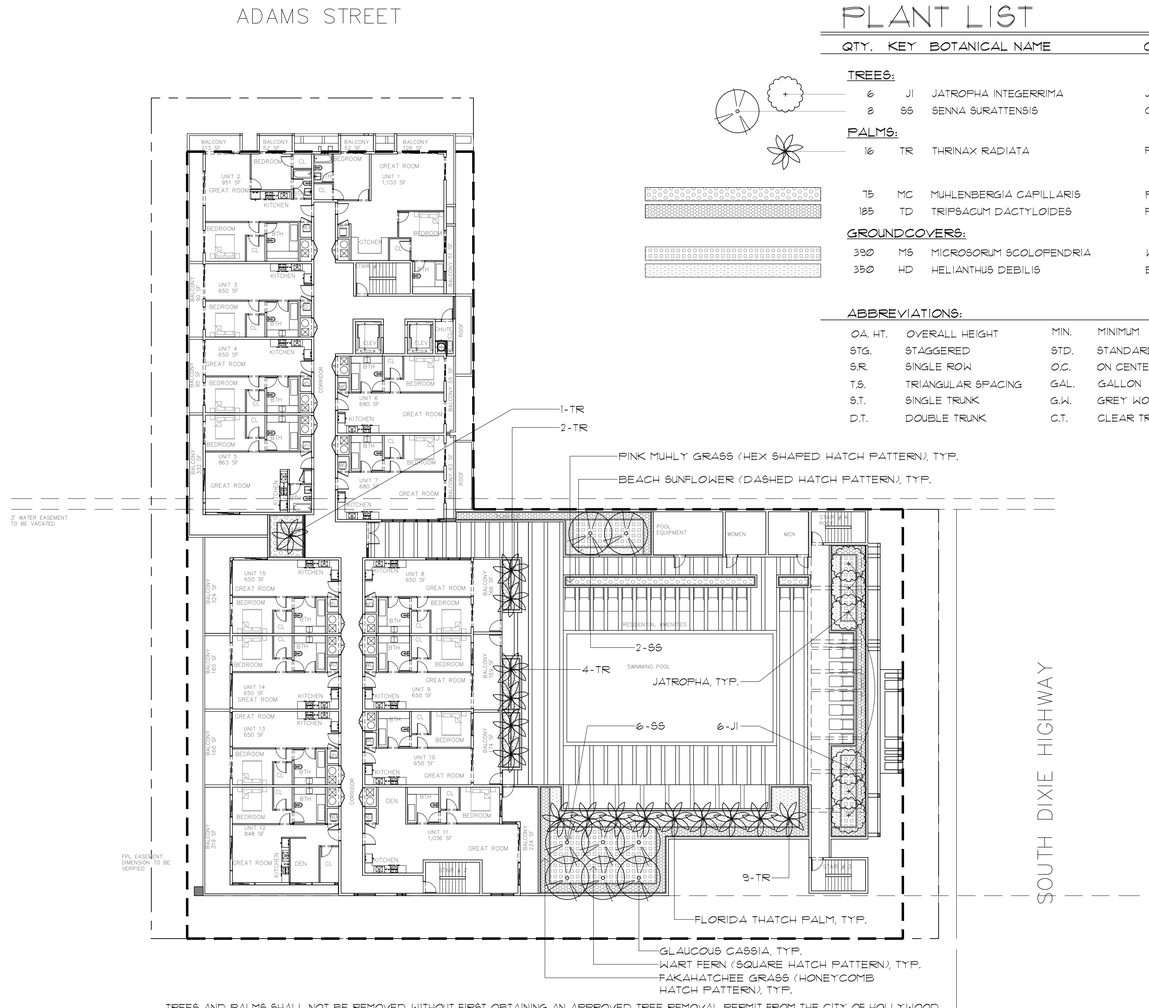
DRAWING TITLE:
LANDSCAPE NOTES AND DETAILS

SCALE: N/A DATE: JANUARY 30, 2023

SHEET NUMBER:
L-2.00

TAC 1 SUBMITTAL



TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS	MITIGATION AMOUNT
TREES:					
6	JI	JATROPHA INTEGERRIMA	JATROPHA	✳✳ 8'-10" OA HT., 1.5" D.B.H., STS., F.G.	
8	SS	SENNA SURATTENSIS	GLAUCOUS CASSIA	△✳✳ 12' OA HT., 2" D.B.H., STS., F.G.	8 TREES x 2" = 16"
PALMS:					
16	TR	THRINAX RADIATA	FLORIDA THATCH PALM	△✳✳ 8' C.T., MIN., 3" D.B.H., S.T., F.G., MATCHED	5 TREES (AT 3:1) x 2" = 10"
75	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	△✳✳ 3 GAL., 24" O.C., T.S	
185	TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	△✳✳ 3 GAL., 24" O.C., T.S	
GROUNDCOVERS:					
390	MS	MICROSORUM SCOLOPENDRIA	WART FERN	✳ 1 GAL., 18" O.C., FULL, T.S.	
350	HD	HELIANTHUS DEBILIS	BEACH SUNFLOWER	△✳✳ 1 GAL., 18" O.C., FULL, T.S.	

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK	C.T.	CLEAR TRUNK

DROUGHT TOLERANCE & ORIGIN:

✳ MODERATE DROUGHT TOLERANCE
✳✳ VERY DROUGHT TOLERANT
△ NATIVE

LEVEL FOUR LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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NEW MIXED USE
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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 4
LANDSCAPE PLAN

SCALE: 1" = 20'-0" DATE: JANUARY 30, 2023

SHEET NUMBER:
L-3.00

TAC 1 SUBMITTAL

ATTACHMENT B

Land Use and Zoning Map

2110-2114 Adams St. & 810 S. Dixie Highway
Folio No. 5142-16-21-0050, 0060 & 5142-16-01-1180, 0090



Legend

- Streets
- Subject Property
- RAC
- DH-3

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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Summary of Neighborhood Meeting
Adams Street Residential
September 7, 2023 at 6:30PM
Via Zoom

ATTENDEES
Greenberg Traurig (Attorney)
Barbara Hall
Cushla Talbut
Mary Knight

Adams Street Residential (Developer)
Joe Zagelbaum

Frankel Benayoun Architect, Inc. (Architect)
Markus Frankel

Residents
Ken Crawford – Parkside Civic Association
Christine Corvo – Parkside Civic Association
Patricia Antrican – President NCHCA
Ernesto Velazquez
Helen Chervin
Andre Brown

Hollywood Staff
Commissioner Biderman – but attended as the meeting was ending.

MEETING NOTES
Barbara welcomed the group and began the Powerpoint Presentation (attached). She explained the location of the project, the zoning, and that the site met or exceeded all of the zoning requirements. Markus then discussed the project in more detail, including the rendering, the site layout, the unit types and the various site components on each floor. After the presentation, the floor was opened for questions from the residents.

Resident Comments
Andre Brown liked the project. He thought the project was going to be taller and wanted to know if the building was going to have a good maintenance crew to take care of the building. He also wanted to know if Veterans are allowed to move in the building.

Helen Chervin asked what the rents would be. She also asked about contamination. Barbara and Markus explained that a report/study was done and stated that the level of contamination that existed was under the level that would require any remediation.

Ken Crawford and Christine Corvo said they are pleased with the project and happy to see that Dixie Highway will be cleaned up.

810 S DIXIE HIGHWAY
HOLLYWOOD, FLORIDA

ADAMS STREET RESIDENTIAL



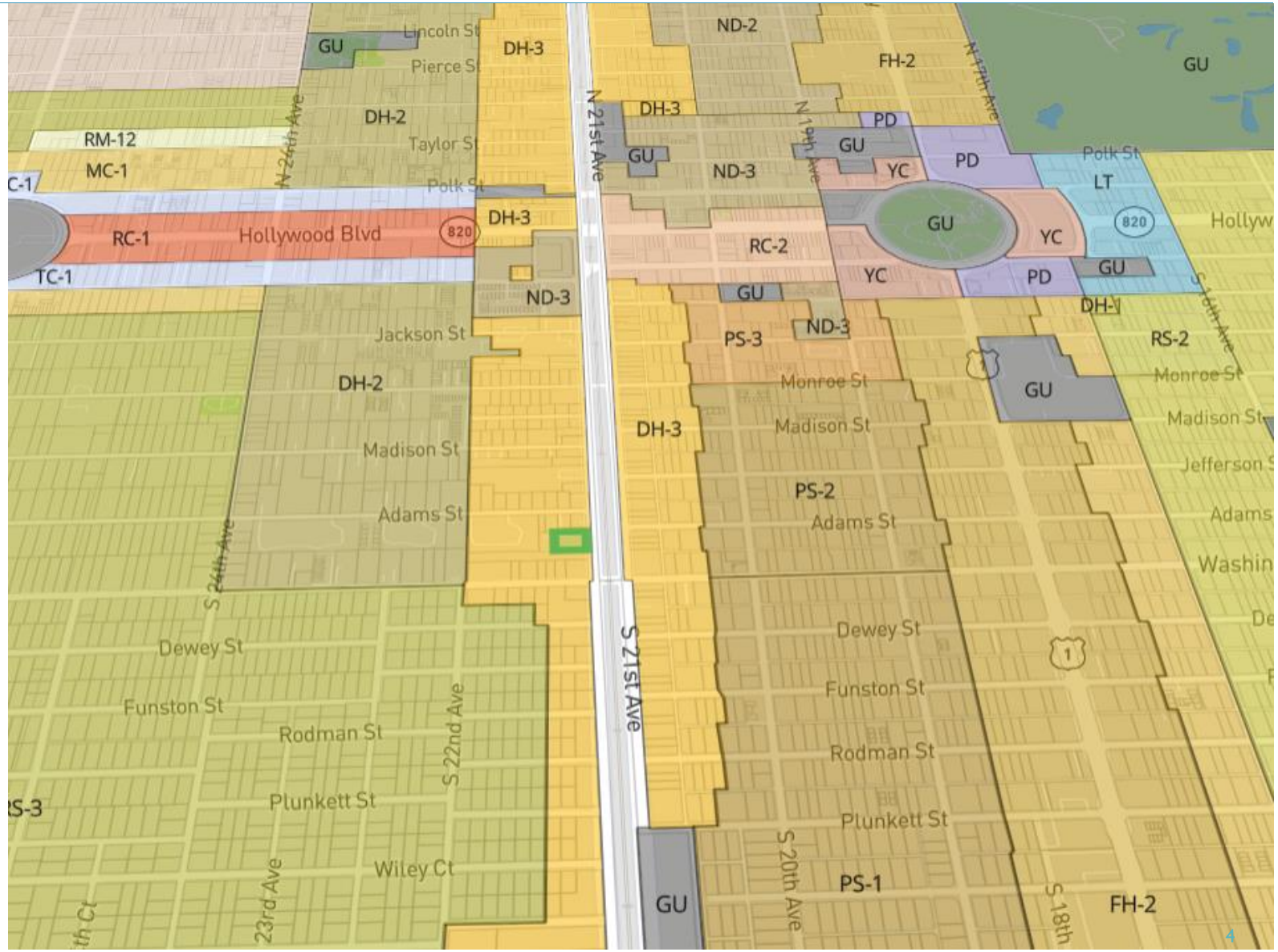
0.84 acres

Used as storage yard.


S DIXIE HWY

DH-3 ZONING

- Allows:
  - Multi-Family
  - Retail
  - Office
  - Multiple Other Uses
- Height:
  - Allows up to 10 stories
  - Not > 140 feet



DH-3 ZONING REQUIRED V. PROVIDED

- **Required under DH-3:**
  - Buildings Oriented to Dixie Highway
  - Commercial on ground floor facing Dixie Highway
  - Encourages vehicular access on East-West Street
  - Setbacks
    - Front @ Base (S Dixie) – Min 10'; Max. 30'
    - Front @ Base (Adams) – Min. 10'
    - Front @ Tower – Min. 15'
    - Side Interior South – None required
    - Side Interior North – None required
    - Side Interior West Adjacent to RS-3, DH-1, DH-2 – Min. 10'
  - Max. Height: 10 stories/140'
  - Max. Floor Area Ratio: 3.0
  - Min. Dwelling Unit Area: 300 sf
  - Cumulative Average Unit Area: 500 sf

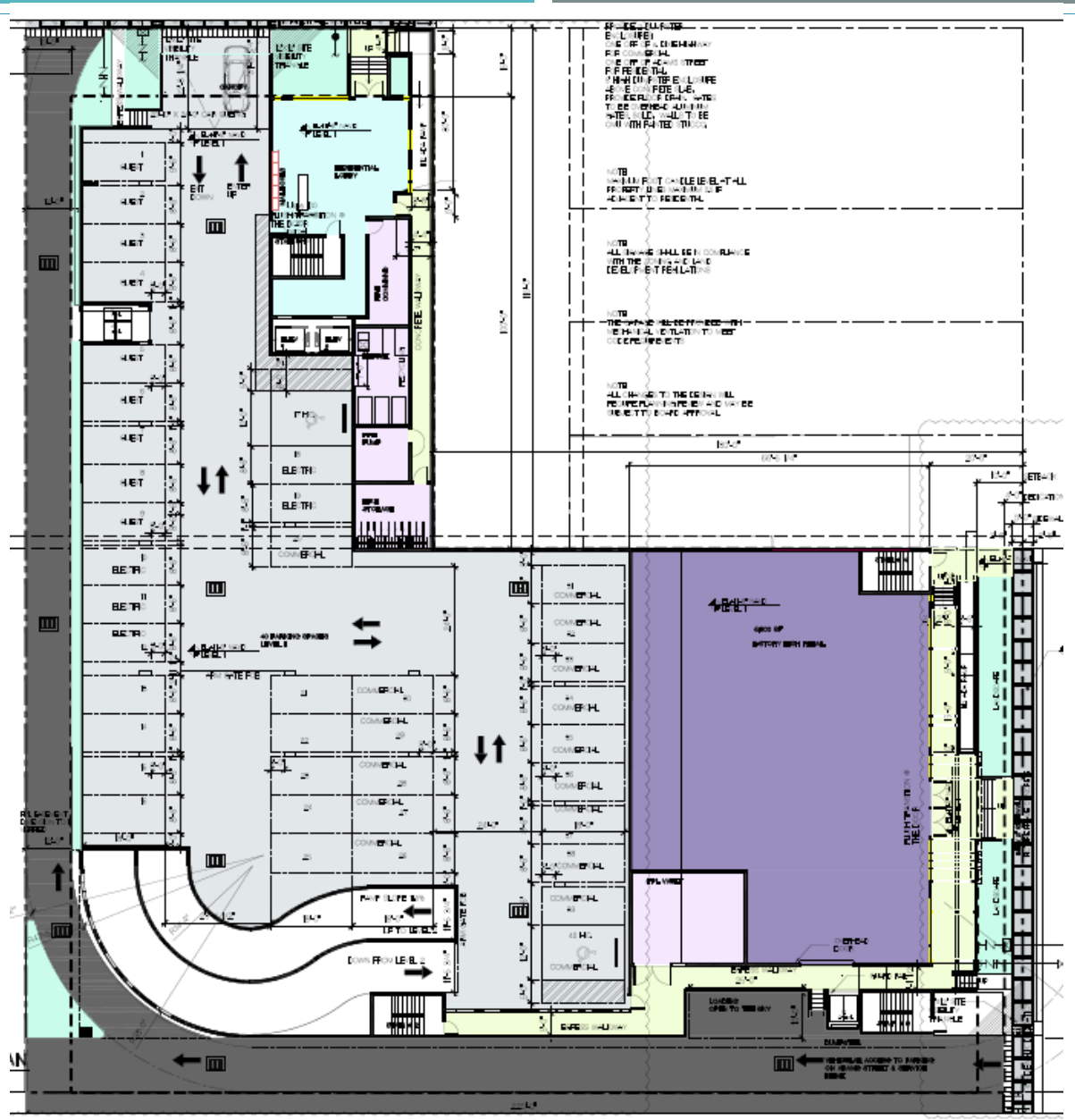
- **Provided on Property:**
  - Building is oriented to Dixie Highway
  - 5,300 sf of ground floor commercial space along Dixie Highway
  - Garage access through Adams Street
  - Setbacks
    - Front @ Base (S Dixie) – 20.5'
    - Front @ Base (Adams) – 12'-2"
    - Front @ Tower – 15'
    - Side Interior South – 12'
    - Side Interior North – 0'
    - Side Interior West Adjacent to RS-3, DH-1, DH-2 – 12'
  - Height: 9 stories/95'
  - Floor Area Ratio: 2.75
  - Dwelling Unit Area: 650 sf
  - Cumulative Average Unit Area: 760 sf





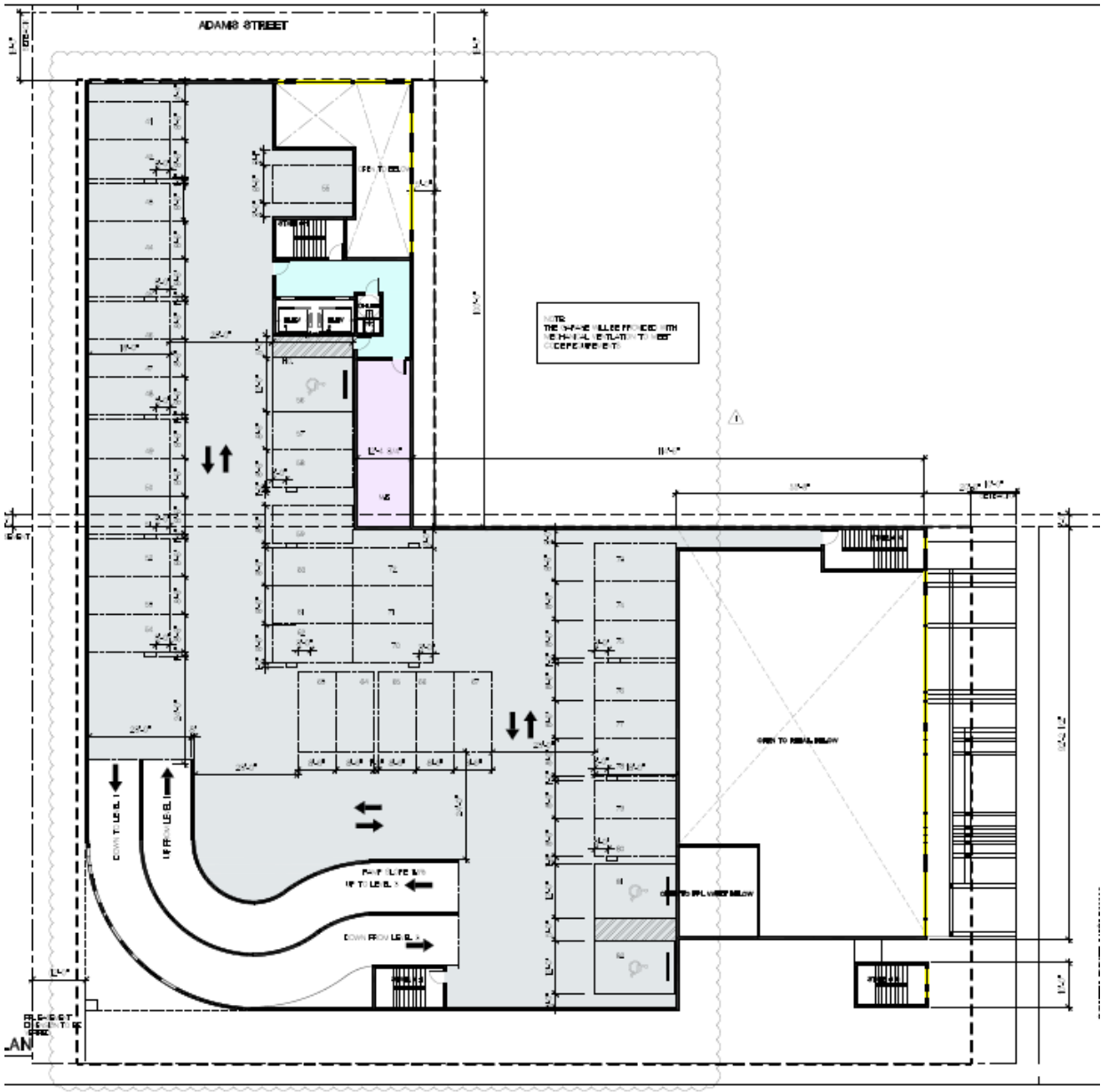
GROUND LEVEL

- Garage (Light Gray)
- Residential Lobby (Blue)
- Retail (Purple)
- Service areas (Pink)
- Landscaping (Green)
- Walkways (Yellow)



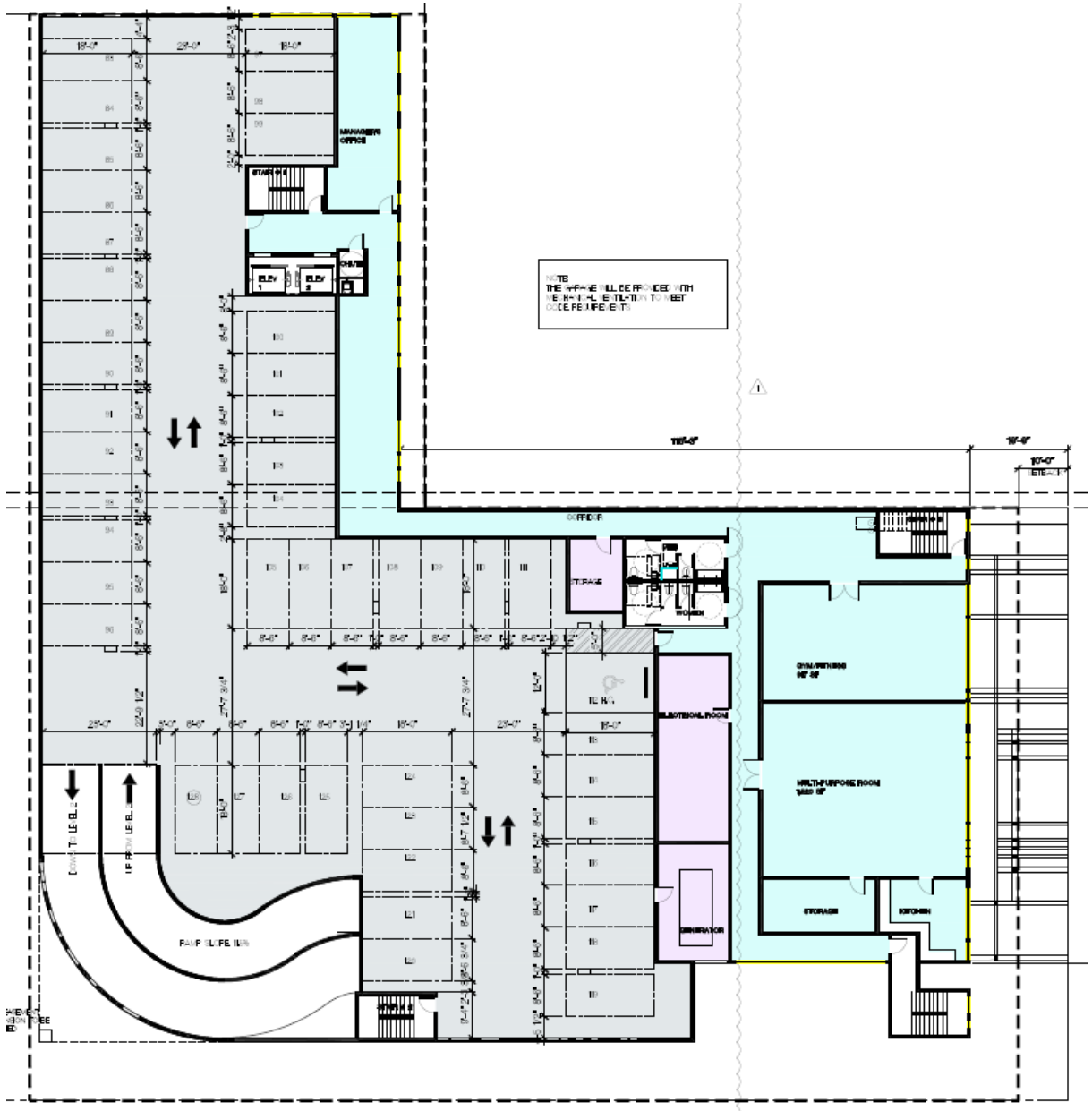
2ND FLOOR

- Parking Garage on 2nd
- Open to Retail Below



3RD FLOOR

- Parking Garage on 3rd floor
- 3rd floor amenities (blue)
  - Gym/Fitness
  - Club Room
  - Kitchen



TYPICAL FLOOR PLAN

- 90 residential units
  - 6 residential floors
  - 66 1-bedroom
  - 24 2-bedroom
- 15 units per floor
- Pool deck on 4th floor





THANK YOU

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: August 18, 2023

Applicant: Adams Street Residential, LLC

Legal Description: Lot 4 Block M of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26, and Lots 6 to 8 of W B Symmes Resub Lots 6 & 7 Blk M Hollywood Little Ranches Plat as recorded in Plat Book 7 Page 7 of the Public Records of Broward County, Florida.

Address or General Location: 810 S. Dixie Highway 2110-2114 Adams Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of August 9, 2023, and Civic Association within 500 feet, Planning Department, and the City Commission.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed August 18, 2023.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted August 18, 2023.

Thank You,

Christina Mathews

Sworn and subscribed before me this 18th day of August, 2023. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com


MADISON ST
MADISON ST
JEFFERSON ST
S 20TH AVE
S 21ST AVE
ADAMS ST
ADAMS ST
S DIXIE HWY
WASHINGTON ST
S 22ND CT
S 22ND AVE
DEWEY ST
DEWEY ST
DEWEY ST
250 125 0 250 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR BROWARD
Adams Street Residential
N


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Adams Street Residential LLC
Project Name: Adams Street Residential
FOR VIRTUAL MEETING LOGIN INFORMATION:
knightm@gtlaw.com
MEETING DATE & TIME: 9/07/2023 @ 6:30 PM
Posted: 8/18/2023 By: Cutro

NOTICE OF
PUBLIC OUTREACH MEETING

Sponsored by: Adams Street Residential LLC

Project Name: Adams Street Residential

FOR VIRTUAL MEETING LOGIN INFORMATION:

knightm@gtlaw.com

MEETING DATE & TIME: **9/07/2023 @ 6:30 PM**

Posted: **8/18/2023** *By:* **Cutro**

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
514215000020	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		15-51-42FEC RAILROAD R/W 100 FT WIDE INTHE SW1/4 AND NW1/4 OF SEC155142, LYING EAST OF DIXIE HWYWITHIN CITY OF HOLLYWOOD
514215010010	801-803 SOUTH 21 AVE LLC	3001 S OCEAN DR STE 525	HOLLYWOOD	FL	33019		HOLLYWOOD 1-21 BLOT 1 BLK 1
514215010020	HAR-BAR-HWD LLC%O'REILLY AUTO	PO BOX 9167	SPRINGFIELD	MO	65801	9167	HOLLYWOOD 1-21 BLOT 2 BLK 1
514215010030	HAR-BAR-HWD LLC%O'REILLY AUTO	PO BOX 9167	SPRINGFIELD	MO	65801	9167	HOLLYWOOD 1-21 BLOT 3 BLK 1
514215010040	E N CENTER LLC	815 S 21 AVE #835	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 4 THRU 7 BLK 1
514215010060	BFR HOLDINGS LLC	3029 NE 188 ST #704	AVENTURA	FL	33180		HOLLYWOOD 1-21 BLOT 8 & W 10 OF LOT 9 BLK 1
514215010070	2033 HOLLYWOOD LLC	14721 SW 21 ST	DAVIE	FL	33325	4930	HOLLYWOOD 1-21 BLOT 9 LESS W 10,LOT 10 BLK 1
514215010080	PPFL HOLLYWOOD 1 LLC	1801 SE 3 AVE #210	FORT LAUDERDALE	FL	33316		HOLLYWOOD 1-21 BLOT 11,12 BLK 1
514215010140	PPFL HOLLYWOOD 1 LLC	1801 SE 3 AVE #210	FORT LAUDERDALE	FL	33316		HOLLYWOOD 1-21 BLOT 21 W1/2,22,23 BLK 1
514215010160	COLANER,JOSEPH A	PO BOX 480021	FORT LAUDERDALE	FL	33348	0021	HOLLYWOOD 1-21 BLOT 24,25 BLK 1
514215010170	BEST APARTMENTS FLORIDA LLC	13499 BISCAYNE BLVD STE CU-T3	NORTH MIAMI	FL	33181		HOLLYWOOD 1-21 BLOTS 1,2 BLK 2
514215010190	CARI-GRAPH CORP	713 S 21 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 3 BLK 2
514215010200	B&M LUXE PROPERTY LLC	715 S 21 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 4,5 BLK 2
514215010210	CHASE CAPITAL GROUP INC	721 S 21 AVE	HOLLYWOOD	FL	33020	6960	HOLLYWOOD 1-21 BLOT 6 BLK 2
514215010220	MVASS REALTY LLC	5567 SW 100 TER	COOPER CITY	FL	33328	5624	HOLLYWOOD 1-21 BLOT 7 BLK 2
514215010230	JORDAN,JACQUELINE	2033 ADAMS ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 8 BLK 2
514215010240	CAMPBELL,PATRICK & NATASHA	414 FIRESTONE DR	SILVER SPRING	MD	20905		HOLLYWOOD 1-21 BLOT 9,10,11 W 27 BLK 2
514215010260	13970 DIXIE HIGHWAY LLC	2645 NE 207 ST	AVENTURA	FL	33180		HOLLYWOOD 1-21 BLOT 11 E 13,12 THRU 15 W1/2BLK 2
514215010320	GREAT PARTNERS INVESTMENTS LLC	2032 JEFFERSON ST	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 23,24 BLK 2
514215010330	NIXON,TIMOTHY BOWMAN	2034 JEFFERSON ST	HOLLYWOOD	FL	33020	6910	HOLLYWOOD 1-21 BLOT 25 BLK 2
514215010360	TARYAG LLC% V BRYN	613 S 21 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 4,5 LESS PT LOT 5 DESC AS:BEG AT SW COR, E 135,N .04, WLY135 TO PT .16 N OF SW COR,S TOPOB BLK 3
514215010380	TORRES,ANTHONY W	621 S 21 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 6 & THAT PT OF LOT 5 DESC ASBEG AT SW COR,RUN E 135 N .04,WLY 135 TO PT .16 N OF SW COR,STO POB BLK 3
514215010390	TORRES,ANTHONY W	621 S 21 AVE	HOLLYWOOD	FL	33020		HOLLYWOOD 1-21 BLOT 7 BLK 3
514216011030	2107 ADAMS STREET CORP	720 S DIXIE HWY	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 70,LOT 2 E 70 OF S 42.06BLK L
514216011040	DANIEL SIMONSON REV TRARLEEN SIMONSON REV TR ETAL	709 NW 100 TER	PLANTATION	FL	33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 W 60 OF E 130,LOT 2 W 60OF E 130 BLK L
514216011050	VAN DYKE,GREGORY M	2111 ADAMS ST	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 420 &LOT 2 E 60 OF W 420 BLK L
514216011060	HOLLYLAND LLC	490 SAWGRASS CORPORATE PKWY #20(	SUNRISE	FL	33325	6265	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 360,LOT 2 E 60OF W 360 BLK L
514216011070	SILVER,JASON	600 SW 4 AVE	FORT LAUDERDALE	FL	33315		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 300,LOT 2 E 60OF W 300 BLK L
514216011080	FURMAN,LEVZITSER,YAN	2123 ADAMS ST	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 240,LOT 2 E 60OF W 240 BLK L
514216011090	BUKTUS,ELI	11058 CHANDLER BLVD #3070	NORTH HOLLYWOOI	CA	91601		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 180,LOT 2 E 60OF W 180 BLK L
514216011100	LINTNER,MARK L	2147 ADAMS ST	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 W 60,2 W 60,3 W 60 BLK L
514216011110	BROWN,JASON RYAN	1902 SW 23 ST	FORT LAUDERDALE	FL	33315		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 E 60 OF W 120,LOT 2 E 60OF W 120,3 E 60 OF W 120 BLK L
514216011130	SIMONSON,HANS &SIMONSON,ERIKA & SIMONSON,DANIEL	720 S DIXIE HWY	HOLLYWOOD	FL	33020	5346	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 N 17.94 OF E 70,3 E 105BLK L
514216011140	ITALIAN AMERICAN CIVIC LEAGUEOF BROWARD COUNTY	700 S DIXIE HWY	HOLLYWOOD	FL	33020	5346	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 LESS W 120 & LESS E 105,4,LOT 5 BLK L
514216011150	GMJ GROUP LLC	3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E 150 BLK L
514216011160	2150 MADISON LLC	PO BOX 814894	HOLLYWOOD	FL	33081		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 LESS E 150 BLK L
514216011170	GOD'S SHELTER MISSIONARY CHURCHINC DOWNTOWN HOLLYWOOD	814 S DIXIE HWY	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 BLK M
514216011180	COMMUNITYREDEVELOPMENT AGENCY	1948 HARRISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 LESS E 150 & LESS WEST330;LOT 5 LESS E 150 & LESS WEST330,BLK M
514216011190	HOLLYWOOD COMMUNITYREDEVELOPMENT AGENCY	1848 HARRISON ST	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E 150,5 E 150 BLK M
514216011210	BENJAMIN,DOMINIQUE	1915 NW 5 PL	MIAMI	FL	33136		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 E1/2 BLK 1
514216011220	CINEAS,CHRISTINE	2215 WASHINGTON ST	HOLLYWOOD	FL	33020	5962	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 W1/2 BLK 1
514216011460	PINNACLE AT PEACEFIELD LTD	9400 S DADELAND BLVD STE 100	MIAMI	FL	33156		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 19 THROUGH 21 BLK 1
514216011470	RS 2206 ADAMS ST LLC	P.O. BOX 472	MIAMI	FL	33101		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 BLK 1
514216011490	BEJ PRIME LLC	15476 NW 77 CT STE 252	MIAMI	FL	33016		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1,2 E 33 BLK 2
514216011500	VILLASBOA,IVAN JOSE	2215 ADAMS ST #1-2	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 LESS E 33 BLK 2
514216011770	CARDONA HOLDINGS 4 LLC	900 S SOUTH LAKE DR	HOLLYWOOD	FL	33019	1935	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 BLK 2
514216011780	CONSTRUCTIONS ANTON LLC	1909 TYLER ST STE 502	HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 E 50 BLK 2
514216011790	CARDONA HOLDINGS 4 LLC	900 S SOUTH LAKE DR	HOLLYWOOD	FL	33019	1935	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 W 50 BLK 2

514216170010	MORAGA,LESTERNARVAEZ,YAJAIRA NOHEMI OSORIO	540 S DIXIE HWY	HOLLYWOOD	FL	33020		ADAMS PARK RESUB LOT 1 BLK KHOLLYWOOD LITTLE RANCHES 5-22 BLOT 1,2,3 E 20
514216170020	PACHECO,DWAYNE	2104 MONROE TER	HOLLYWOOD	FL	33020		ADAMS PARK RESUB LOT 1 BLK KHOLLYWOOD LITTLE RANCHES 5-22 BLOT 3 LESS E 20
514216170030	MORAGA,LESTERNARVAEZ,YAJAIRA NOHEMI OSORIO	540 S DIXIE HWY	HOLLYWOOD	FL	33020		ADAMS PARK RESUB LOT 1 BLK KHOLLYWOOD LITTLE RANCHES 5-22 BLOT 4 THRU 6 & HOLLYWOOD LITTLERANCHES 1-26 B LOT 2 W 70.5 OF E197.5 & LOT 2 W 70.5 OF E 268BLK K
514216170050	MORAGA,LESTEROSORIO,YAJAIRA N	1514 S DIXIE HWY	HOLLYWOOD	FL	33020	6258	ADAMS PARK RESUB LOT 1 BLK KHOLLYWOOD LITTLE RANCHES 5-22 BLOT 7,8 E 13 TOGETHER WITH A POROF HOLLYWOOD LITTLE RANCHES1-26 B LOT 2 W 60 OF E 328 BLK K
514216190010	CASUAL INTEREST INC	PO BOX 1269	BUNNELL	FL	32110	1269	ADAMS PARK FIRST ADD RESUBLOT 7 BLK LHOLLYWOOD LITTLE RANCHES 5-31 BLOT 1,2 LESS ST RD,3 LESS ST RD
514216190020	2150 MADISON LLC	PO BOX 814894	HOLLYWOOD	FL	33081		ADAMS PARK FIRST ADD RESUBLOT 7 BLK LHOLLYWOOD LITTLE RANCHES 5-31 BLOTS 4,9,10,11 & 12
514216190020	2150 MADISON LLC	PO BOX 814894	HOLLYWOOD	FL	33081		ADAMS PARK FIRST ADD RESUBLOT 7 BLK LHOLLYWOOD LITTLE RANCHES 5-31 BLOTS 4,9,10,11 & 12
514216190030	2150 MADISON LLC	PO BOX 814894	HOLLYWOOD	FL	33081		ADAMS PARK FIRST ADD RESUBLOT 7 BLK LHOLLYWOOD LITTLE RANCHES 5-31 BLOT 5,6
514216190040	2150 MADISON LLC	PO BOX 814894	HOLLYWOOD	FL	33081		ADAMS PARK FIRST ADD RESUBLOT 7 BLK LHOLLYWOOD LITTLE RANCHES 5-31 BLOT 7,8
514216200030	DNS REIT LLC	944 W PROSPECT RD	OAKLAND PARK	FL	33309		F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE RANCHES7-45 BLOTS 1 THRU 5
514216200050	MAK AUTOMOTIVE INC	5344 SW 32 AVE	FORT LAUDERDALE	FL	33312	7907	F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE RANCHES7-45 BLOT 6
514216200060	826 DIXIE LLC	130 W 25 ST #4C	NEW YORK	NY	10001		F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE RANCHES7-45 BLOT 7,8
514216200070	826 DIXIE LLC	130 W 25 ST #4C	NEW YORK	NY	10001		F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE RANCHES7-45 BLOT 9
514216200080	826 DIXIE LLC	130 W 25 ST #4C	NEW YORK	NY	10001		F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE RANCHES7-45 BLOT 12
514216200081	826 DIXIE LLC	130 W 25 ST #4C	NEW YORK	NY	10001		F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE RANCHES7-45 BLOT 10
514216200082	826 DIXIE LLC	130 W 25 ST #4C	NEW YORK	NY	10001		F D LONGMORE SUB LOTS 1 & 2BLK M HOLLYWOOD LITTLE RANCHES7-45 BLOT 11
514216210010	WKCMY LLC	16260 NE 13 AVE	NORTH MIAMI	FL	33162		W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE RANCHES7-7 BLOT 1,5 S 25
514216210030	BOUSEMAAN FAM TRBOUSEMAAN,JOSEPH TRSTEE	4500 TAYLOR ST	HOLLYWOOD	FL	33021		W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE RANCHES7-7 BLOT 2 E 70,3 E 70,4 E 70
514216210040	WKCMY LLC	16260 NE 13 AVE	NORTH MIAMI	FL	33162		W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE RANCHES7-7 BLOT 2 W 35,3 W 35,4 W 35,5 LESSS 25
514216210050	DOWNTOWN HOLLYWOOD COMMUNITYREDEVELOPMENT AGENCY	1948 HARRISON ST	HOLLYWOOD	FL	33020		W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE RANCHES7-7 BLOT 6,7
514216210060	DOWNTOWN HOLLYWOOD COMMUNITYREDEVELOPMENT DISTRICT	1948 HARRISON ST	HOLLYWOOD	FL	33020		W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE RANCHES7-7 BLOT 8
514216210070	PINNACLE AT PEACEFIELD LTD	9400 S DADELAND BLVD STE 100	MIAMI	FL	33156		W B SYMMES RESUB LOTS 6 & 7BLK M HOLLYWOOD LITTLE RANCHES7-7 BALL LOTS 9 THRU 19 ANDHOLLYWOOD LITTLE RANCHES AMENDPLAT 1-26 B THE WEST 330 OF LOTS4 AND 5,BLK M
514216NN0010	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 1
514216NN0020	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 2
514216NN0030	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 3
514216NN0040	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 4
514216NN0050	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 5
514216NN0060	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 6
514216NN0070	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 7
514216NN0080	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 8
514216NN0090	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 9
514216NN0100	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 10
514216NN0110	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 11
514216NN0120	TC GARCES II LTD	13900 SW 30 ST	MIAMI	FL	33175		WASHINGTON CO-OPUNIT 12
514221260010	SALVO,GISELVELAZQUEZ,ERNESTO R	2206 WASHINGTON ST	HOLLYWOOD	FL	33020	5963	WASHINGTON SQUARE 25-6 BLOT 1 BLK 1
514221260210	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807	WASHINGTON SQUARE 25-6 BALL STREETS DEDICATED PER PLAT25-6 B
514222010190	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		22-51-42FEC RAILROAD R/W 100 FT WIDE INNW1/4 OF SEC 225142 LYING EASTOF DIXIE HWY WITHIN THE CITY OFHOLLYWOOD
514222100520	ASSIANA LLC	2590 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	6930	HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 1 BLK 4
514222100530	ASSIANA LLC	2590 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 2 BLK 4

514222100540	HEDGEROW 10 FL LLC	3623 N ANDREWS AVE	OAKLAND PARK	FL	33309		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOTS 3,4,5 BLK 4
514222100570	RARE CAPITAL INVESTMENTS LLC	20264 NE 15 CT	MIAMI	FL	33179		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 6 BLK 4
514222100700	TSIOTSIAS,TIM G	2030 WASHINGTON ST	HOLLYWOOD	FL	33020		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 23,24 BLK 4
514222100710	CSB5 LLC	3623 N ANDREWS AVE	OAKLAND PARK	FL	33309		HOLLYWOOD SOUTH SIDE ADD NO 23-17 BLOT 25 BLK 4
514222220020	STOR-ALL SOUTH DIXIEHIGHWAY LLC	141 SE 1 ST	DEERFIELD BEACH	FL	33441		SUNNYSIDE ESTATES 19-35 BLOTS 1,2,3,15 BLK 1, LESS POR OFLOT 1 DESC AS: BEG NE COR OF LOT1 BLK 1, S 205.28, W 33.96, NE42.40, N 135.21, NW 56.62, E44.10 TO POB
514222220021	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	SUNNYSIDE ESTATES 19-35 BPOR OF LOT 1 BLK 1 DESC AS: BEGNE COR OF LOT 1 BLK 1, S 205.28,W 33.96, NE 42.40, N 135.21, NW56.62, E 44.10 TO POB
514222220040	BRACELLY,JOHN R &BRACELLY,TJANDRA	2709 WASHINGTON ST	HOLLYWOOD	FL	33020	5735	SUNNYSIDE ESTATES 19-35 BLOT 4 BLK 1
514222220050	CARPE DIEM INVESTMENT GROUP LLC	7861 NW 193 TER	MIAMI	FL	33015		SUNNYSIDE ESTATES 19-35 BLOT 5 BLK 1
514222220060	GUCCIADI,RAYMOND WILLIAMSGUCCIADI,SIMONE	2126 WASHINGTON ST	HOLLYWOOD	FL	33020	5961	SUNNYSIDE ESTATES 19-35 BLOT 6 BLK 1
514222220070	V M R PROPERTY MANAGEMENT INC	PO BOX 801206	MIAMI	FL	33280		SUNNYSIDE ESTATES 19-35 BLOT 7,8 BLK 1
514222220080	FIEDLER,RODNEY H/EVAZQUEZ,MELINDA	2135 DEWEY ST	HOLLYWOOD	FL	33020	5938	SUNNYSIDE ESTATES 19-35 BLOT 9 BLK 1
514222220090	MILUS,JOSIANNE	2131 DEWEY ST	HOLLYWOOD	FL	33020	5938	SUNNYSIDE ESTATES 19-35 BLOT 10 BLK 1
514222220100	WHYTE,GREGORY	2127 DEWEY ST	HOLLYWOOD	FL	33020		SUNNYSIDE ESTATES 19-35 BLOT 11 BLK 1
514222220110	DOWE,THOMAS L & KAREN	2123 DEWEY ST	HOLLYWOOD	FL	33020	5938	SUNNYSIDE ESTATES 19-35 BLOT 12 BLK 1
514222220120	SALOMON,SELONDIEU	2119 DEWEY ST	HOLLYWOOD	FL	33020	5938	SUNNYSIDE ESTATES 19-35 BLOT 13 BLK 1
514222220130	CLARKE,LILEITH L	2115 DEWEY ST	HOLLYWOOD	FL	33020	5938	SUNNYSIDE ESTATES 19-35 BLOT 14 BLK 1
514222220150	GILRON 4 INC	PO BOX 840205	PEMBROKE PINES	FL	33084		SUNNYSIDE ESTATES 19-35 BLOT 1 N1/2 BLK 2
514222220170	GILRON 4 INC	PO BOX 840205	PEMBROKE PINES	FL	33084		SUNNYSIDE ESTATES 19-35 BLOT 2 BLK 2
514222220180	WEIT,RICHARD C & MELANIE	2907 NW 28 ST	LAUDERDALE LAKES	FL	33311	2027	SUNNYSIDE ESTATES 19-35 BLOT 3 BLK 2
514222220190	MATTHEWS,TERRELL V & LAMEKER L	17120 NW 18 AVE	MIAMI GARDENS	FL	33056		SUNNYSIDE ESTATES 19-35 BLOT 4 BLK 2
514222220200	2122 DEWEY LLC	545 NW 10ST	HOMESTEAD	FL	33030		SUNNYSIDE ESTATES 19-35 BLOT 5 BLK 2
514222221240	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807	SUNNYSIDE ESTATES 19-35 BALL STREETS,AVENUES DEDICATEDPER PLAT 19-35 B

City of Hollywood
2600 Hollywood Boulevard
Josh Levy, Mayor Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Caryl S. Shuham, Commissioner Distrct 1 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Linda Hill Anderson, Commissioner District 2 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Traci L. Callari, Commissioner District 3 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Adam Gruber, Commissioner District 4 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Kevin D. Biederman, Commissioner District 5 Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Idelma Quintana, Commissioner District 6 Hollywood, FL 33020-4807

CITY OF HOLLYWOOD
DEPT. OF PLANNING &
DEVELOPMENT SERVICES
PO BOX 229045
HOLLYWOOD FL 33022-9045

Highland Gardens Civic Association, Inc. Attn:
Shirley Stealey
2847 Plunkett St
HOLLYWOOD FL 33020

Parkside Civic Association, Inc.
Attn: Kenneth Crawford, President
2018 Fletcher Street
Hollywood FL 33020

Downtown Parkside Royal Poinciana Civic Association, Inc.
Lynn Smith, President
PO Box 223697
Hollywood, FL 33022

United Neighbors of South Hollywood, Inc.
Attn: Helen Chervin
2470 Adams Street
HOLLYWOOD FL 33020

North Central Hollywood Civic Association
Attn: Patricia Antican
2534 Fillmore Street
Hollywood, FL 33020

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 5. 2024_0312

Agenda Date:	3/12/2024	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 24-T-04 APPLICANT: City of Hollywood LOCATION: City-Wide REQUEST: Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to provide a definition and establish performance standards for K-12 Schools.		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: March 12, 2024 **FILE:** 24-T-04

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Text Amendment to Articles 2 and 3 of the Zoning and Land Development Regulations to provide a definition of smoke shops and to establish distance separation for smoke shops.

REQUEST:

Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to provide a definition and establish performance standards for K-12 Schools.

RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward ***a recommendation of approval*** to the City Commission.

REQUEST

The proposed text amendment is intended to establish a definition for 'K-12 Schools' under Article 2, and to establish performance standards under Article 4 of the Zoning and Land Development Regulations (ZLDR). The purpose of the proposed text amendment is to provide regulations supplemental to the Special Exception criteria found in Article of 5 of the ZLDR that more objectively establishes unified performance standards for public, private, or charter schools. On February 26, 2024, the City published a Notice of Public Hearing advertisement for the Zoning In Progress to be heard on March 12, 2024 or as soon thereafter.

The request proposes to amend Article 2 by establishing a definition of K-12 Schools and to amend Article 4 by establishing performance standards for K-12 Schools in the following subsequent manner:

* * *

§ 2.2 Definitions

K-12 Schools. Public, Charter, or Private schools, educational facilities, or learning centers consisting of elementary (grades K-5), middle (grades 6-8), high school (grades 9-12), or any combination. This definition shall not include DAY NURSERY (daycares), schools/daycares ancillary to churches, trade or business schools, or ADULT EDUCATIONAL FACILITIES

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§ 4.22 Supplemental Use Regulations.

V. K-12 Schools: In addition to the Special Exception requirement outlined in Article 5.3, the following performance standards and regulations shall be satisfied prior to approval of the Special Exception:

1. Shall not be located within or immediately adjacent to industrial and manufacturing zoning districts.

2. Shall not be located on roadways classified by Broward County Functional Classifications Map as Arterial Roadways. Access to the proposed site shall be from a Collector Road.

3. Must be located in freestanding single use structure(s) and on a parcel no smaller than 1 acre. As an exception, charter schools may be permitted as an accessory use if proposed to be located within an existing library, community service facility, museum, performing arts center, theatre, cinema, religious institution, Florida College System institution, college, or university facility, in accordance with F.S. 1002.33(18)(C) as may be amended from time to time. This exception does not remove charter schools from satisfying the Special Exception criteria and the remaining performance standards under this section.

4. A traffic study must be submitted by a professional engineer licensed in the State of Florida and completed to the satisfaction of the City Engineer. K-12 Schools must provide a student drop off area for motorists that is dedicated to student drop off activities and will not interfere with onsite parking, or roadways adjacent to the school.

5. Shall not be within 1,000 linear feet of preexisting Bars, Lounges, Gun Shops, Smoke Shops, and Adult Entertainment Establishments.

6. In order to allow sufficient time to secure required development order, building permit, and local business tax receipt approval, a special exception use application and fee must be filed with the Development Services Department at least nine months before the start of the school year. This time requirement cannot be waived or reduced.

* * *

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendments are consistent with the Comprehensive Plan, based upon the following:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.*

The proposed text amendment is consistent with the City's Comprehensive Plan goal to encourage positive economic development by providing consistency among similar uses. By defining K-12 schools and imposing regulations that ensure their appropriate location, size, and operation, and by restricting school placement in industrial areas and on major roadways, requiring traffic studies and dedicated drop-off areas, and prohibiting proximity to incompatible establishments, the amendment balances community improvement with property owner rights, fostering a harmonious and efficient land use framework.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed text amendment is consistent with the City-Wide Master Plan based upon the following Guiding Principle:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: The proposed change is consistent with the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

ANALYSIS: Establishing a definition and performance standards for K-12 Schools aid in providing equitable requirements for public, private, and charter schools. This effort is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan because it reinforces the criteria established in Objective 12, Policy 12.3 that summarizes the safety of students, elimination of detrimental impacts on roads to adjacent sites, location of school sites, site access controls, and adequate size of school sites.

Based on the review of regulations and policies surrounding K-12 Schools from Florida State Statutes Chapters 1000 and 163, Broward County Land Use Plan, Hollywood's Comprehensive Plan, Broward County School Board guidelines, Broward County Road Jurisdiction and Functional Classification Map, Hollywood's Code of Ordinance and Zoning and Land Development Regulations (ZLDR), and eight Florida municipalities, six performances standards are proposed.

(1) Shall not be located within or immediately adjacent to industrial and manufacturing districts.
(2) Shall not be located on roadways classified by Broward County Functional Classifications Map as arterial roadways. Access shall be from a collector road.

These requirements directly align with the City's Comprehensive Plan and the Broward County Land Use Plan (BCLUP) which prohibit institutional uses from operating within or near industrial areas. The intent of the industrial and manufacturing districts is to promote low to high intensity industrial uses which may be objectionable to or incompatible with residential areas. Regulating the location of school sites adjacent to arterial roadways, satisfies the objective of the Comprehensive Plan to reduce the need for slow zones, promote safe egress and ingress of vehicles, and prevent adverse impacts to adjacent properties.

(3) Must be located in freestanding single use structure(s) and on a parcel no smaller than 1 acre. As an exception, charter schools may be permitted as an accessory use if proposed to be located within an existing library, community service facility, museum, performing arts center, theatre, cinema, religious institution, Florida College System institution, college, or university facility, in accordance with F.S. 1002.33(18)(C) as may be amended from time to time. This exception does not remove charter schools from satisfying the Special Exception criteria and the remaining performance standards under this section.

Objective 12 of the City's Comprehensive Plan and Article 5.3(G) Special Exception of the City's Zoning and Land Development Regulations require school sites to be "sufficient size" or "adequate in shape and size" respectively. The proposed performance standard aims to provide a minimum standard size that is possible to accommodate both small- and large-scale K-12 Schools. The approximate existing public K-12 School sites is measured at 2 acres, with South Broward High School outlying at approximately 25 acres. Proposing a minimum of 1 acre is consistent with other municipalities in the County and does not infringe on the ability for smaller schools to development.

(4) Traffic study must be submitted by a professional engineer licensed in the State of Florida and completed to the satisfaction of the City Engineer. K-12 Schools must provide a student drop off area for motorists that is dedicated to student drop off activities and will not interfere with onsite parking or roadways adjacent to the school.

The fourth regulation reinforces criterion *c.* of the Special Exception criteria that states, "there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use." This performance standard ensures effective traffic management around K-12 schools by requiring a professional assessment of traffic impacts and the provision of dedicated drop-off areas, safeguarding against congestion, and promoting safety for students and motorists. By mandating compliance with engineering standards and providing clear guidelines for safe student

transportation, the standards enhance the overall functionality and safety of school sites and manage impacts to the transportation network within the city.

(5) Shall not be within 1,000 linear feet of preexisting bars, lounges, gun shops, smoke shops, and adult entertainment establishments.

The City's Code of Ordinances (Chapter 155) The Zoning and Land Development Regulations currently prescribe distance separation requirements for a number of uses such as alcohol establishments within and the ZLDR Article 3.23 prescribes distance separations for uses such as Smoke Shops and Adult Entertainment Establishments. These regulations vary from 500 feet to 2,500 feet. Due to the varying distance separation requirements and the need to group such adult-related uses, 1,000 linear feet distance separation for these uses are deemed appropriate based on a lesser average, location and concentration of such uses, and researched municipal ordinances.

(6) In order to allow sufficient time to secure required development order, building permit, and local business tax receipt approval, a special exception use application and fee must be filed with the Development Services Department at least nine months before the start of the school year. This time requirement cannot be waived or reduced.

This proposed regulation aims to prevent impractical timelines for approval and operation of K-12 Schools. Schools require unique and technical compliance with various disciplines such as Fire, Engineering and Transportation, Utilities, Landscaping, and Zoning, and sufficient time for processing to ensure the Special Exception criteria and performances standards are substantially compliant in the best interest of the City's youths.

Staff believes the analysis provided substantially complies with the Goals, Objectives, and Policies of the Comprehensive Plan and City-Wide Master Plan. The adoption of the proposed text amendment will help to ensure the safety of school age children and neighboring properties.

FINDING: Consistent

CRITERIA 2: That conditions have substantially changed from the date the present zoning regulations were established.

ANALYSIS: According to the Broward County School Board's 5-year forecast projections, there will be a decline in public K-12 School enrollment in spite of the increasing population. Research shows that alternative educational options such as private and charter K-12 Schools negatively correlate to the decline in public school enrollments. Therefore, the increase in private and charter K-12 School options has substantially changed and supplemental use regulations are needed to accommodate the current growth and the future growth as projected over the forecasted years.

FINDING: Consistent

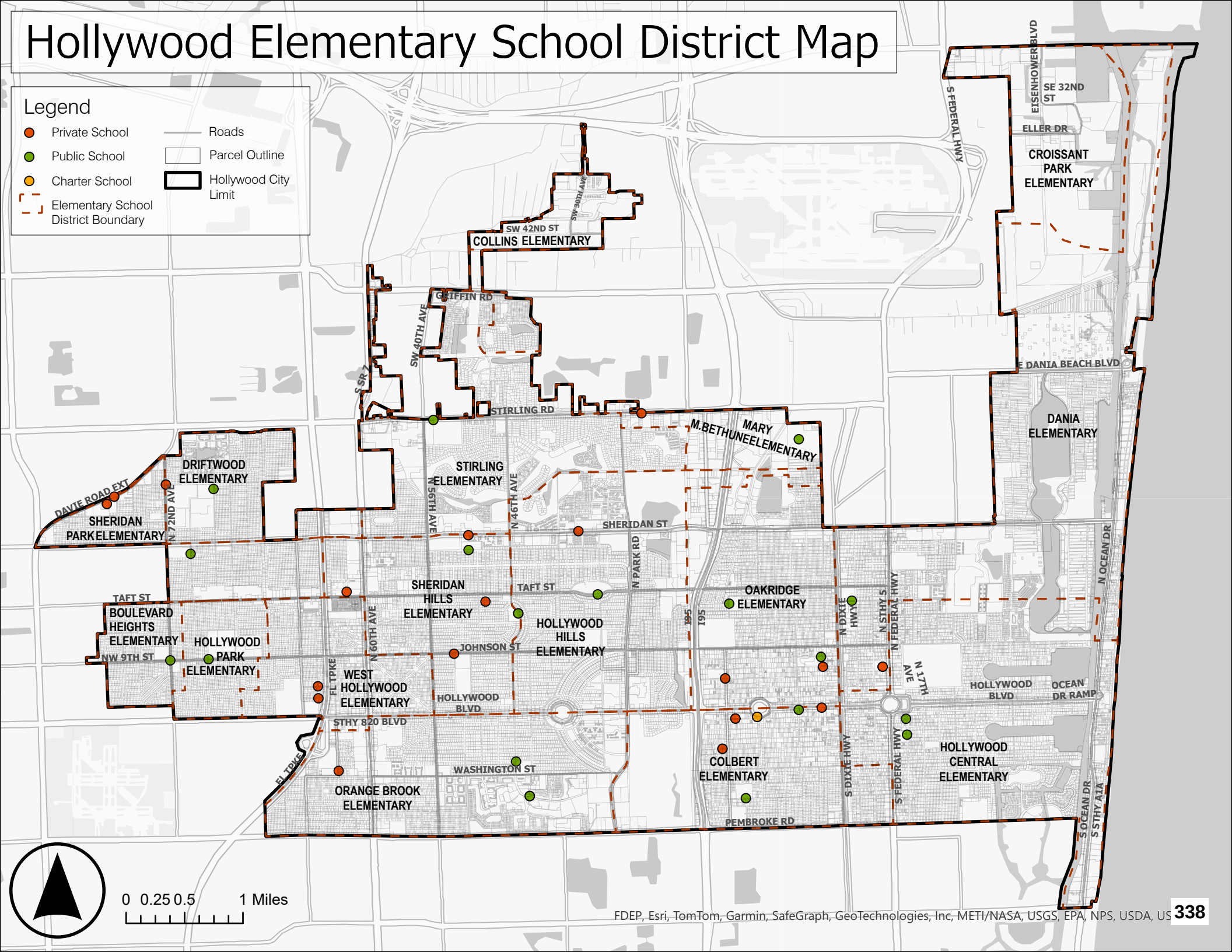
ATTACHMENT

ATTACHMENT A: Existing K-12 Schools Location Map

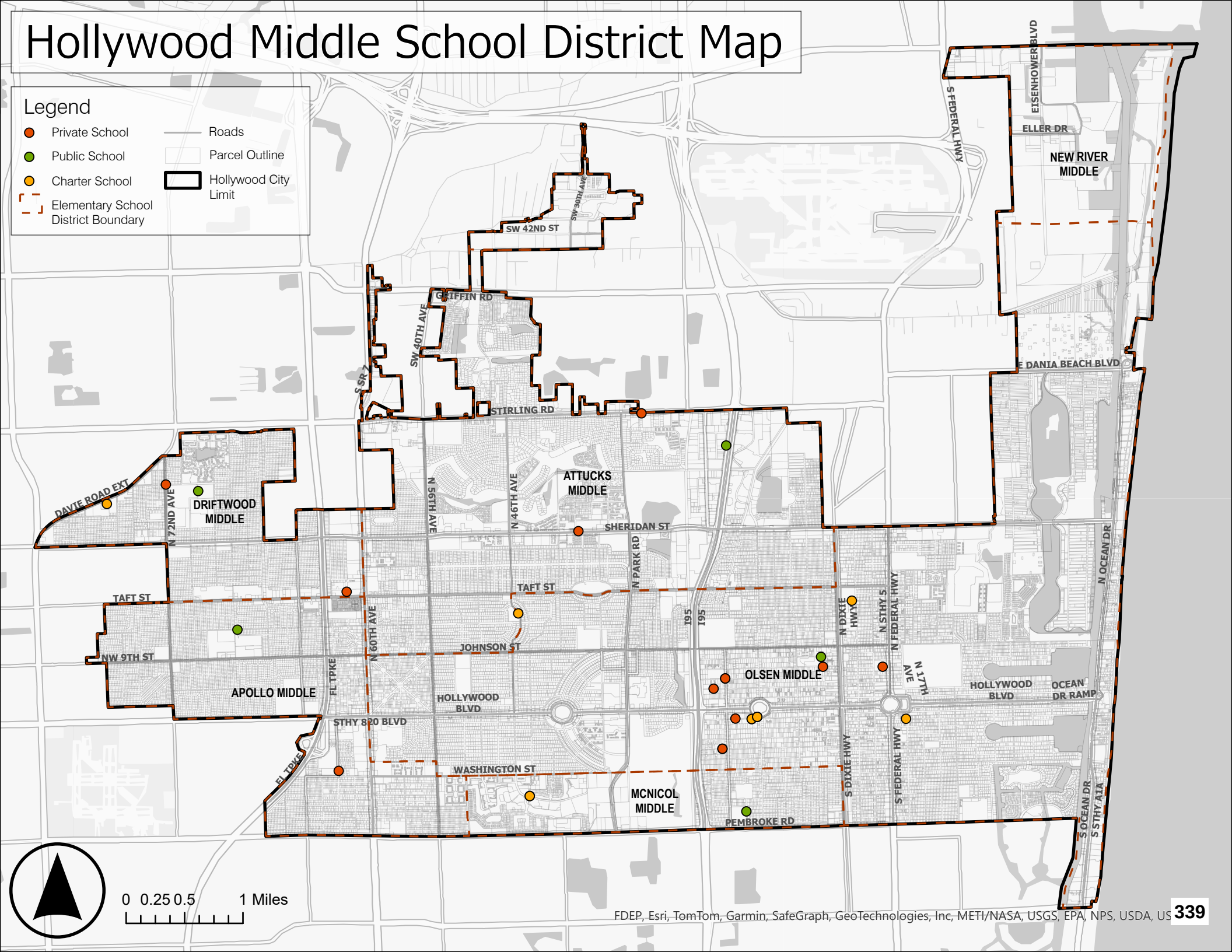
ATTACHMENT B

Existing K-12 Schools Location Maps

Hollywood Elementary School District Map



Hollywood Middle School District Map



Hollywood High School District Map

