



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of 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: 2351 Thomas St. Hollywood FL

Lot(s): 10 W 7.75, 11.12 Block(s): 37 Subdivision: Hollywood Park

Folio Number(s): 514209056120

RAC- DH-1

Zoning Classification: RAC- DH-1 Land Use Classification: MULTI-FAMILY

Existing Property Use: Vacant lot 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.: 1. 2023 0417

DEVELOPMENT PROPOSAL

Explanation of Request: 7 Townhouses of an average of 2,180 SF each and 16 (2 guest parking) also pool area of 450 SF

Phased Project: Yes / No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	7 UNITS (Area: 15,263 S.F.)
Proposed Non-Residential Uses	Common areas 887 SF S.F.
Open Space (% and SQ.FT.)	64.25 % (Area: 10,800 S.F.)
Parking (# of spaces)	16 (Area: S.F.)
Height (# of stories)	(3 stories-32') + Rooftop amenity 10' FT.)
Gross Floor Area (SQ. FT)	19,115 sf (including garage)

Name of Current Property Owner: SUPER SEVEN LLC

Address of Property Owner: 2342 THOMAS ST STE 403 HOLLYWOOD FL 33020

Telephone: 305 494 1948 Email Address: hassan@speedydistributioninc.co

Applicant Ari Sklar-Sklarchitecture Consultant | Representative | Tenant (check one)

Address: 2310 Hollywood Blvd Hollywood FL Telephone: 954-925-9292

Email Address: ari@sklarchitect.com

Email Address #2: info@sklarchitect.com

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only)

E-mail Address: expecting.consueing@gmail.com

Diana Meiser

PLANNING DIVISION



File No. (internal use only): _____

2500 Hollywood Boulevard Room 315

Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: *Ali Rakine* Date: 5-8-2024

PRINT NAME: Ali Rakine Date: _____

Signature of Consultant/Representative: *Diana Moisei* Date: _____

PRINT NAME: Diana Moisei Date: 5-8-2024

Signature of Tenant: _____ Date: _____

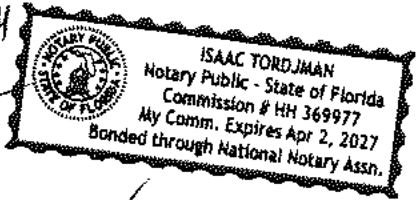
PRINT NAME: _____ Date: _____

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 Diana Moisei to be my legal representative before the TAC, Pz, Commis. (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 8 day of May 2024

Isaac Tordjman
Notary Public



State of Florida

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

Ali Rakine
Signature of Current Owner

Ali Rakine
Print Name

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

OWNERSHIP AND ENCUMBRANCE REPORT

File Number: 10929034 Revised

Reference: Super Seven LLC

Provided for: **Tripp Scott, P.A.**
Attention: Cindy Clark
110 SE 6th Street, 15th Floor
Ft. Lauderdale, Florida 33301

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Broward County, Florida through and including the date of January 19, 2023 at 11:00 p.m. on the land described:

The West 7.75 feet of Lot 10 and all of Lots 11 and 12, Block 37, of HOLLYWOOD PARK, according to the Plat thereof, recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

Address: 2351 Thomas Street, Hollywood, Florida
Folio No. 5142 09 05 6120

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Trustee's Deed filed November 15, 2021, recorded under Instrument No. 117734498, from Arthur F. Herrmann, as Trustee of the Arthur F. Herrmann Revocable Trust dated February 12, 2002, to Super Seven, LLC, a Florida Limited Liability Company.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

NONE

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS THAT ARE NOT EXAMINED OR REVIEWED.

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. PLAT	August 20, 1924	PB 4/19
2. EASEMENT	February 20, 1970	4145/972
3. ORDINANCE NO. 2005-18	July 15, 2005	40082/1783
4. ORDINANCE NO. 2005-19	July 15, 2005	40082/1789

Name Search on the Fee Simple Title Owner only:

SUPER SEVEN, LLC

and found the following:

NOTHING FOUND

**PROPERTY INFORMATION REPORT
OWNERSHIP AND ENCUMBRANCE REPORT
FILE NUMBER: 10929034 Revised**

CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code). No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 30th day of January, 2023.

CHICAGO TITLE INSURANCE COMPANY

By _____

Carol Little

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Livenotary.com Document Id: 256T-154cec-24955

Prepared by and return to:

Tania Sayegh Bartolini
Attorney at Law
Salas Law Firm, P.A.
2601 E. Oakland Park Boulevard Suite 406406
Fort Lauderdale, FL 333066
954-315-1155/1-1155
File Number: 2351 Herrmann

(Space Above This Line For Recording Data)

Trustee's Deed

This Trustee's Deed made this 12th day of November, 2021 between Arthur F. Herrmann as Trustee(s) of the Arthur F. Herrmann Revocable Trust dated February 12, 2002, whose post office address is 11261 NW 27 Court, Plantation, FL 33323, grantor, and Super Seven, LLC, a Florida Limited Liability Company whose post office address is 2342 Thomas Street, Suite 403, Hollywood, FL 33020, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The West 7.75 feet of Lot Ten (10) and all of Lots Eleven (11) and Twelve (12) in Block Thirty-seven (37) of HOLLYWOOD PARK, according to the Plat thereof, as Recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

a/k/a 2351 Thomas Street, Hollywood, FL

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

LiveNotary.com Document Id: 2561-154cc-24955

Signed, sealed and delivered in our presence:

Anthony Gonzalez

Witness Name: Anthony Gonzalez

Amy M. Garcia

Witness Name: Amy M. Garcia

Arthur Herrmann

Arthur F. Herrmann, Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this day 12th of November, 2021 by Arthur F. Herrmann, Trustee, who [] is personally known or [X] has produced a driver's license as identification.

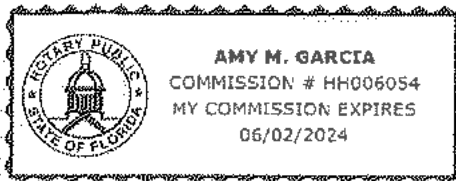
[Notary Seal]

Amy M. Garcia

Notary Public

Printed Name: Amy M. Garcia

My Commission Expires: 6/2/2024



2-20-70

2/25
WV

70-23802

EASEMENT

RWO/5197XWOL 2800
EN No. 1 Luc'n. 226
Pol: No.

Section 9
Township 51 South
Range 42 East
Feb. 18, 1970

This instrument was prepared by
FLORIDA POWER & LIGHT COMPANY
P. O. BOX 240, FT. LAUDERDALE, FLORIDA

Florida Power & Light Company
Miami, Florida

By: [Signature]

Gentlemen:

In consideration of the payment to me/us by you of \$1.00 and other good and valuable consideration which I/we have received, I/we and those holding through me/us, grant and give to you and your successors an easement for the construction, operation and maintenance of electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, change the size of or remove such facilities or any of them; to permit the attachment of conduits, wires or cables of any other Company or person; also, to cut, trim and keep clear all trees, brush and undergrowth or other obstructions that might endanger or interfere with said facilities, on, over, upon, under, and across my/our property described as follows:

A six-foot easement consisting of the north 6 feet of Lots 6, 7, 8, 9, 10 of Block 37 of Hollywood Park, a subdivision located in Section 9, Township 51 South, Range 42 East as recorded in Plat Book 4, page 19 of the Public Records of Broward County, Florida.

It is understood and intended that the described and shown easement shall terminate at a point which will connect to the building constructed and it is agreed that this easement shall extend at said terminal end thereof in such manner as will enable same to connect with such building. It being understood that the Florida Power & Light Company shall have the right of extending its facilities from the point of connection at the building into and through the Grantor's transformer vault. It is understood that the power and electrical easement above described herein may intersect with certain other easements given by the Grantor herein for drainage, storm sewer or other purposes, and that to the extent that any such easements do intersect, the area of intersection shall be used in common by all interested parties, and Florida Power & Light Company, by acceptance hereof, consents to such condition existing.

In the presence of:

[Signature]
[Signature]

[Signature]
Arthur C. Boggs

(Seal)
FEB 23 1970
REC-415
MAR 9 1970

PLEASE RETURN TO
A. F. CROWLEY
P. O. BOX 240 (FF&L CO.)
FT. LAUDERDALE, FLA.

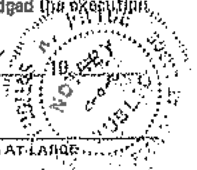
FORM 1732 REV. 5/69

STATE OF FLORIDA AND COUNTY OF Broward

I, a Notary Public in and for the County and State aforesaid, do hereby certify that Arthur C. Briggs
and _____ known to me, personally appeared before me and acknowledged the execution
of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 10 day of Feb 1972

My Commission Expires: Feb 15 1972 Arthur C. Briggs
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



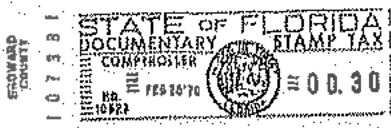
STATE OF FLORIDA AND COUNTY OF _____

I Hereby Certify that before me, personally appeared _____
respectively, _____ President and _____ Secretary of _____

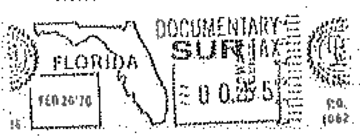
a Corporation organized under the Laws of the State of _____, to me known to be the persons described
in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free
act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the
official seal of said corporation and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in said County and State this _____ day of _____ 19 _____

My Commission Expires: _____ 19 _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT



REC 4145 MAR 978

ORDINANCE NO. 2005-18

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN TEXT ADDRESSING THE HOLLYWOOD DOWNTOWN REGIONAL ACTIVITY CENTER (RAC); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections,

Approved BCC 6/28/05 A-110-29
Submitted By Planning Council
RETURN TO DOCUMENT CONTROL

v/c @

1 recommendations and comments of the Department of Community Affairs were
2 considered; and

3 WHEREAS, the Board of County Commissioners after due consideration of all
4 matters hereby finds that the following amendment to the 1989 Broward County
5 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
6 County Comprehensive Plan; complies with the requirements of the Local Government
7 Comprehensive Planning and Land Development Regulation Act; and is in the best
8 interests of the health, safety and welfare of the residents of Broward County; and

9 WHEREAS, the proposed amendment constitutes an amendment as part of
10 Broward County's permitted first annual amendments to the Plan for 2005;

11 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
12 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

13 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
14 Amendment PCT 05-1, which is an amendment to the 1989 Broward County Land Use
15 Plan addressing the Hollywood Downtown Regional Activity Center (RAC) Text
16 Amendment, as set forth in Exhibit A, attached hereto and incorporated herein.

17 Section 2. SEVERABILITY.

18 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
19 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
20 way affect the validity of the remaining portions of this ordinance.

21 Section 3. EFFECTIVE DATE.

22 1. The effective date of the plan amendment set forth in this ordinance shall
23 be:
24

1 (a) The date a final order is issued by the Department of Community Affairs
2 finding the amendment to be in compliance in accordance with Section 163.3184.

3 (b) The date a final order is issued by the Administration Commission finding
4 the amendment to be in compliance in accordance with Section 163.3184. The
5 Department's notice of intent to find a plan amendment in compliance shall be deemed
6 to be a final order if no timely petition is filed challenging the amendment.

7 2. This Ordinance shall become effective as provided by law.

8 ENACTED June 28, 2005

9 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

10 EFFECTIVE July 7, 2005

11
12
13
14
15
16
17
18
19
20
21
22 SLC/t
23 5/17/05
24 #05-401.10
g:\div2\sic\sic05\comp\pct05-1ord.doc

EXHIBIT A

**BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT
PCT 05-1**

BROWARD COUNTY LAND USE PLAN

The following areas have been designated Regional Activity Centers within the Broward County Land Use Plan:

Downtown Hollywood Regional Activity Center

Acreage: Approximately 384 acres-1,486 acres

General Location: Bound on the west by 22 Avenue extended, on the north by Johnson Street, on the east by 17 Avenue and on the south by Washington Street. Generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.

Density and Intensity of Land Uses:

~~Residential Land Uses~~ ~~4,500 dwelling units~~
~~Retail Land Uses~~ ~~530,000 square feet~~
~~Office Land Uses~~ ~~1,200,000 square feet~~

Residential Land Uses 15,100 dwelling units
Commercial Land Uses 3,280,000 square feet
Office Land Uses 1,500,000 square feet
Community Facilities 390,000 square feet
Open Space/Recreation 47.3 acres

(The referenced Open Space/Recreation uses shall preserve those open spaces and recreation land uses existing within the RAC designated area at the time of the effective date of Broward County Land Use Plan amendment PC 05-1/PCT 05-1)

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) will not exceed 8,026 peak hour trips.

NOTE: Underlined line words are proposed additions; ~~strike through~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

**PCT 05-1 Broward County Land Use Plan
Attachment I (continued)**

The City shall within one year adopt land development regulations that shall protect residential areas. These land development regulations will require City Commission approval of any development proposals on residentially zoned lands located inside the RAC area which seeks either:

- (i) To increase residential density above that permitted under the applicable property's zoned density; or
- (ii) To introduce a non-residential use into a residentially zoned area.

The purpose and intent of these land development regulations shall be to protect established residential neighborhood adjacent to the RAC area, while allowing appropriate redevelopment to take place.

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1, and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

NOTE: Underlined line words are proposed additions; ~~strikethrough~~ words represent deletions.

Double underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

STATE OF FLORIDA)

)SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-18 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Shirley Atong
Deputy Clerk

(SEAL)

2

ORDINANCE NO. 2005-19

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN MAP IN THE CITY OF HOLLYWOOD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

Approved BCC 6/28/05 #11B
Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

W/c ⑦

1 WHEREAS, the Board of County Commissioners after due consideration of all
2 matters hereby finds that the following amendment to the 1989 Broward County
3 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
4 County Comprehensive Plan; complies with the requirements of the Local Government
5 Comprehensive Planning and Land Development Regulation Act; and is in the best
6 interests of the health, safety and welfare of the residents of Broward County; and

7 WHEREAS, the proposed amendment constitutes an amendment as part of
8 Broward County's permitted first annual amendments to the Plan for 2005;

9 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
10 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

11 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
12 Amendment PC 05-1, which is an amendment to the 1989 Broward County Land Use
13 Plan Map located in the City of Hollywood, as set forth in Exhibit A, attached hereto and
14 incorporated herein.

15 Section 2. SEVERABILITY.

16 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
17 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
18 way effect the validity of the remaining portions of this ordinance.

19 Section 3. EFFECTIVE DATE.

20 1. The effective date of the plan amendment set forth in this ordinance shall
21 be:

22 (a) The date a final order is issued by the Department of Community Affairs
23 finding the amendment to be in compliance in accordance with Section 163.3184.
24

1 (b) The date a final order is issued by the Administration Commission finding
2 the amendment to be in compliance in accordance with Section 163.3184. The
3 Department's notice of intent to find a plan amendment in compliance shall be deemed
4 to be a final order if no timely petition is filed challenging the amendment.

5 2. This Ordinance shall become effective as provided by law.

6 ENACTED June 28, 2005

7 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

8 EFFECTIVE July 7, 2005

9
10
11
12
13
14
15
16
17
18
19
20
21

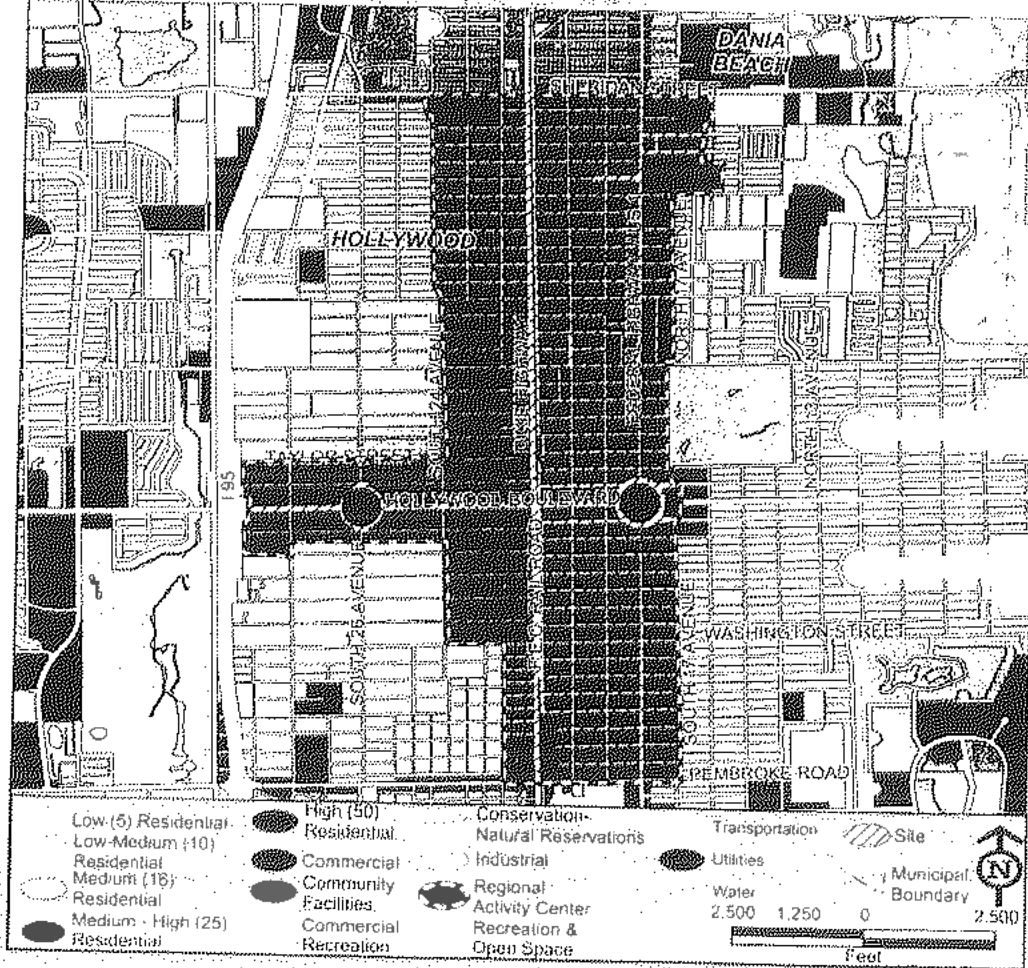
22
23 SLC/it
5/24/05
#05-401.01
24 g:\div2\slc\slc04\comp\pc05-1ord.doc

EXHIBIT A
BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
 Amendment PC 05-1

Current Land Use: 819.81 ACRES MEDIUM (10) RESIDENTIAL, 391.22 ACRES RAC, 289.02 ACRES COMMERCIAL, 47.32 ACRES RECREATION & OPEN SPACE, 47.18 ACRES COMMUNITY FACILITIES, 38.88 ACRES OFFICE PARK, 24.32 MEDIUM-HIGH (25) RESIDENTIAL, 18.09 ACRES LOW (5) RESIDENTIAL, 9.96 ACRES LOW-MEDIUM (10) RESIDENTIAL.

Proposed Land Use: REGIONAL ACTIVITY CENTER

Acreage: Approximately 1486.0 acres



BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 05-1
(CORRESPONDING TO TEXT AMENDMENT PCT 05-1)

INTRODUCTORY INFORMATION

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
 - A. Size: Approximately 1,486 acres
 - B. Location: In Sections 9, 10, 15, 16 and 22, Township 51, Range 42; generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.
 - C. Existing Uses: Retail, office, mini-warehouses, hotel/motel, multi-family residential and single-family residential
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: Approximately:
 - 639.81 acres Medium (16) Residential
 - 391.22 acres Regional Activity Center permitting:
 - 1,200,000 square feet office use
 - 530,000 square feet commercial use
 - 4,500 dwelling units
 - 289.02 acres Commercial
 - 47.32 acres Recreation & Open Space
 - 47.18 acres Community Facilities
 - 38.88 acres Office Park
 - 24.52 acres Medium-High (25) Residential
 - 18.09 acres Low (5) Residential
 - 9.96 acres Low-Medium (10) Residential
 - B. Proposed Designation: Regional Activity Center:
 - Residential: maximum 15,100 dwelling units
 - Commercial: 3,280,000 square Feet*

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

INTRODUCTORY INFORMATION (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

Office: 1,500,000 square feet*
Community Facilities: 390,000 square feet
Recreation & Open Space: 47.3 acres

C. Net Effect:

Reduction of 118 dwelling units (15,218 dwelling units currently permitted by the BCLUP within the subject area)
Commercial and Office uses are proposed to be permitted to be exchanged with the restriction that traffic impacts do not exceed those projected for a combination of 3,280,000 square feet of commercial uses and 1,500,000 square feet of office uses
Reduction of 81,800 square feet of community facilities use

V. Applicant/Petitioner

- A. Applicant: City of Hollywood
- B. Agent: City of Hollywood
- C. Property Owners: There are numerous property owners in the subject area.

VI. Recommendation of Local Governing Body

The city of Hollywood recommends approval. The City is anticipating adoption of the corresponding local amendment in July 2005.

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

STATE OF FLORIDA)

)SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-19 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Gerinda Gray
Deputy Clerk

(S E A L)



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, August 22, 2022

Ms. Ali Rakine, SEVEN SEAS, LLC.
c/o EXPEDITING & CONSULTING, LLC.
2351 Thomas Street
Hollywood, FL 33020

Re: Proposed 4-Story Building @
2351 Thomas Street
Hollywood, FL 33020

Dear Ms. Rakine:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Percolation Test on August 22, 2022 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test results will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-6" below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.

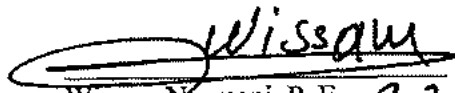
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations. The drainage system installation depth and dimension must be verified in the field during construction.

Re: 2351 Thomas Street, Hollywood, FL

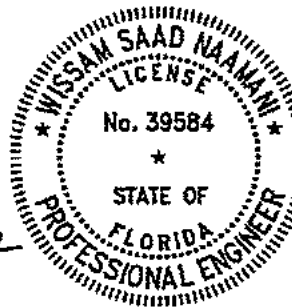
This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

Sincerely yours,



Wissam Naamani, P. E. 8-25-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WISSAM SAAD NAAMANI, P.E. 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.

PERCOLATION TESTS



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : August 19, 2022
 CLIENT : SEVEN SEAS, LLC. c/o EXPEDITING & CONSULTING
 PROJECT : Proposed 3 to 4 Story Building @
 PROJECT LOCATION : 2351 Thomas Street, Hollywood, FL
 LOCATION OF TEST : SAS
 DIAMETER OF HOLE : 7"
 TEST NO. : P-1

TEST DEPTH (feet)	0-10'
AVERAGE FLOW (GPM)	4.6
AVERAGE K (CFS/Sq. Ft-Ft Head)	2.10x10 ⁻⁴

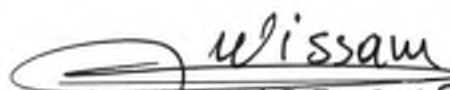
* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 4'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-1"	Asphalt
0'-1" to 0'-6"	Tan medium sand with rock fragments
0'-6" to 1'-0"	Dark brown sand with organic stain
1'-0" to 2'-0"	Brownish tan medium sand
2'-0" to 5'-0"	Brown sand with organic stain
5'-0" to 7'-0"	Muck
7'-0" to 10'-0"	Tan medium sand

Sincerely yours,


 Wissam Naamani, P. E. 8-25-2022
 DYNATECH ENGINEERING CORP.
 Florida Reg. No. 39584
 Special Inspector No. 757
 Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED
 BY WISSAM SAAD NAMANI, P.E. 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.

* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : August 19, 2022
 CLIENT : SEVEN SEAS, LLC. c/o EXPEDITING & CONSULTING
 PROJECT : Proposed 3 to 4 Story Building @
 PROJECT LOCATION : 2351 Thomas Street, Hollywood, FL
 LOCATION OF TEST : SAS
 DIAMETER OF HOLE : 7"
 TEST NO. : P-2

TEST DEPTH (feet)	0-10'
AVERAGE FLOW (GPM)	5.2
AVERAGE K (CFS/Sq. Ft-Ft Head)	2.38x10 ⁻⁴

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 4'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-4"	Concrete
0'-4" to 3'-0"	Dark brown sand with rock fragments & some organic stain
3'-0" to 4'-0"	Muck
4'-0" to 5'-0"	Brown slightly silty sand with organic stain
5'-0" to 6'-0"	Dark brown natural sand
6'-0" to 10'-0"	Tan medium sand

Sincerely yours,

Wissam Naamani, P. E. *8-25-2022*
 DYNATECH ENGINEERING CORP.
 Florida Reg. No. 39584
 Special Inspector No. 757
 Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WISSAM SAAD NAMANI, P.E. 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.

* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.

SITE PLAN

○ P-# : Percolation Test Location

N



DYNATECH ENGINEERING CORP.

Client: Seven Seas, LLC.

Scale: N.T.S.

Project: 2351 Thomas Street, Hollywood, FL 33020

Date: August 22, 2022



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, August 22, 2022

Ms. Ali Rakine, SEVEN SEAS, LLC.
c/o EXPEDITING & CONSULTING, LLC.
2351 Thomas Street
Hollywood, FL 33020

Re: Proposed 4-Story Building @
2351 Thomas Street
Hollywood, FL 33020

Dear Ms. Rakine:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Subsoil Investigation on August 22, 2022 at the above referenced project. The purpose of our investigation was to help determine subsoil conditions relative to foundation design of the proposed structure.

A total of (3) standard penetration boring tests were performed according to ASTM-D 1586 down to an average depth of 45' below existing ground surface at the locations shown on the attached sketch.

The following graph was developed as a general condition below existing ground surface at the time of drilling for the subject site (Subsoil conditions are non-homogenous, refer to field boring logs for exact locations and soil description. Average depths are approximate and will vary in the field):

Average Depth

<u>From</u>	<u>To</u>	<u>Description</u>
0'-0"	1'-0"	Topsoil
1'-0"	3'-0"	Brown sand with organic stain
3'-0"	7'-0"	Muck
7'-0"	36'-0"	Tan medium sand
36'-0"	44'-0"	Tan sandy limerock
44'-0"	45'-0"	Tan medium sand

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-6" below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.



Re: 2351 Thomas Street, Hollywood, FL

Based on our understanding of the proposed structure; the client's request and our field boring logs; deep foundation systems are needed to support the proposed **structures and slabs** without detrimental settlement.

Alternatives Pile Foundation	Minimum Pile length or refusal B.E.S.L (3)	Size	Pile Capacity in Tons Compression	Pile Capacity in Tons Tension	Allowable Lateral Capacity in Tons
Pin Piles / push piers, (1), (2)	40' BESL	3"Ø sch.80	5 Tons	1 Ton	N/A
Helical Piles (1), (2)	40' BESL	3"Ø sch.80	12 Tons	6 Tons	N/A
Auger Cast Piles	40' BESL	12" Ø	25 Tons	12 Tons	1 Ton
Auger Cast Piles	40' BESL	14" Ø	40 Tons	17 Tons	2 Tons

(1): Minimum depth or until torque is achieved.

(2): Used for underpinning and light structures.

(3): B.E.S.L.: Below Existing Street Level.

Pile lengths will vary (increase or decrease) depending on actual subsurface conditions. Existing land elevation was not provided to us at this time; the estimated pile length will depend on proposed surface elevations and grades. Pile length will need to be adjusted accordingly once final designs are complete. Predrilling, pre punch may be required due to hard rock. It is common to encounter soft, sand /silt pockets in rock formations. Any encountered soft sand pockets during pile installation must be drilled deeper to achieve capacity as directed on site by our geotechnical engineer.

For computer structural modeling of the building foundation system initial vertical spring constants of 450 Kpi for compression, 250 Kpi for tension and 100 Kpi for lateral may be used. The vertical spring constant values is the work pile load divided by estimated pile settlement and is based on our experience and review of available pile load tests data and settlement estimates in similar subsurface conditions and shall be refined as the structural model is developed. Point of fixity for moment design shall be taken at 22 feet below existing ground surface.

Helical piles bearing capacity for underpinning and light structures is a proprietary product dependent on manufacturer shaft type, size, and steel strength as well as helix size, numbers, spacing, depth, soil profile and installation torque. Therefore, the helical pile specialty foundation contractors and his engineer shall submit signed and sealed shop drawings of the proposed helical piles to the building department. The above depths are minimum depth required or until torque design is achieved unless authorized by the geotechnical engineer. As the limestone surface is non-homogenous in composition and strength with varying sand pockets; variations in installed depths of helical and pin piles should be expected. Therefore, significantly longer piles may be needed to achieve torque capacity due to piles penetrating solution holes in the limestone formation. Predrilling or specialty cutting heads may be required to achieve design depths. All helical piles manufacturers and installers must be in compliance with acceptance criteria AC 358 to establish system capacities.

Lateral Load for a pile Top Deflection of ¼ inch. Lateral load capacities may be increased using battered piles. Batter angles can be used for the pile installation of up to 4 inches per foot (Horizontal, Vertical). However, care should be taken not to overlap adjacent piles. Lateral capacities of battered piles are based on batter angle used and vector sum analysis.

Lateral capacity of pin / helical piles are negligible. The small diameter of pin / helical piles (3" Ø to 8" Ø) are too small to develop any real beading moments. Pin / helical manufacturers recommend installing the piles at a batter of up to 4 inches per foot (horizontal to vertical) to achieve any significant lateral capacity.



Re: 2351 Thomas Street, Hollywood, FL

In case of existing structures in the vicinity of the pile driving operation, care shall be taken not to create excessive vibration. Vibration levels shall be monitored to verify compliance with county regulations. Steps must be taken by the contractor to prevent excessive vibrations in the event excessive vibrations are experienced during construction, alternative driving methods shall be implemented (ie: predrilling, jetting, hydraulic push, etc...).

The minimum center to center of piles or adjacent piles shall be not less than two and a half the average diameter for round piles, but in no case less than 36 inches to avoid load capacity reduction caused by group effect. Piles shall be driven with a variation of not more than 1/4" per foot from vertical, and within 3 inches of the specified plan location.

The installation of adjacent auger cast piles (located within 6 pile diameters o.c. of each other) on the same working day is not recommended. We recommend that adjacent auger cast piles not be installed until the initial grouted pile has set overnight, but no less than 12 hours.

The grout used in the pile installation shall develop a minimum compressive strength of 5000 PSI at 28 days. Large grout volumes, possibly twice (or more) of the theoretical pile volume, are expected for proper auger cast pile installation due to subsoil conditions. More so where former structures have been demolished and former piles removed causing additional underground cavities.

All pile reinforcing must be designed by the structural engineer to resist all axial, bending, & shear stresses, & shall be placed under the supervision of our Geotechnical Engineer to verify compliance with our recommendations. If the pile is not reinforced over the entire length, we recommend a minimum of a single #7 bar be placed the full length of the pile to verify pile continuity.

All work shall be performed in accordance with the applicable building code.

The following soil parameters shall be used for retaining wall designs:

- Soil unit weight moist: 115 pcf. Submerged: 53 pcf.
- Angle of internal friction: 30°
- Earth pressure coefficient Ka: 0.33; Kp: 3.0
- Angle of wall friction: 30° for steel piles, 20° for concrete or brick walls; 15° uncoated steel.

Any underground structures such as grease traps; septic systems, etc... must be supported on pile foundations, unless the deleterious material (ie: silt, muck, peat, etc...) is excavated in its entirety and replaced with compacted washed gravel such as pea rock or # 57 stone. Fasten utility lines to underside of structural slabs to limit settlements.

Excavations shall not extend within 1 foot of the angle of repose next to existing footings or structures, unless underpinned. All excavation shoring must be designed and inspected by a Florida licensed professional engineer. Excavation contractor must make provisions for hard excavation conditions.

All trenching work shall be in compliance with Florida Building Code, OSHA, & Trench Safety Act.

Provisions shall be made by the architect, engineer of record and contractor to address vibration / dynamic loading; differential settlements when tying in new to existing structures. Mixing of different foundations shall not be used unless provided with expansion joints to address differential settlements and vibration transfer.



Re: 2351 Thomas Street, Hollywood, FL

Also note that as a common engineering practice for existing and new construction; outside ground surfaces must be sloped away from the structure as to avoid water accumulation and ponding. Rain gutters shall be installed and all rain water shall be discharged over splash guards a minimum of 5 feet away from building foundations. Verify all water, sewer, plumbing, sprinkler and drainage lines are properly functioning with no leaks in the vicinity of the foundations.

An arborist must be consulted prior to any land clearing to verify compliance with local codes.

Detailed settlement analysis was beyond the scope of this report. However, we have compared the field test data obtained in this exploration with our experience with structures similar to those proposed for this report. The estimated magnitude of these settlements is less than ½ inch differential and less than 1-inch total settlements. Due to the granular nature of the subsurface materials, the foundation settlements should occur as the loads are applied and should be virtually negligible by the end of the building shell completion.

If dynamic loading is proposed (ie: parking garage, etc...) this condition MUST be brought to our attention to re-evaluate the applicability of our recommendations.

For ancillary nonstructural elements such as sidewalks, driveway, short landscaping walls <3' etc... a shallow foundation system with soil bearing pressure of 1500 psf may be used. Please note however that these elements will settle with time. Therefore; it is a business decision for the property owner to choose whether to place these elements on piles or shallow foundations.

Additional fill material where needed to achieve proposed elevation shall consist of clean granular non deleterious soil placed in lifts not to exceed 12" in thickness and compacted to a minimum of 95% of ASTM D-1557. Fill material below the water table shall consist of washed free draining compacted gravel to about 12 inches above the water table (ie: Ballast rock, FDOT No. 57 stone or equivalent).

All cavities developed around the piles shafts during pile installation operations MUST be filled with lean concrete to provide for constant supported length design of pile shaft.

Please note the site was a former gas station. Former underground storage tanks and excavations and backfill is not known to us. Large cavities may be encountered during drilling and must be addressed by the foundation contractor.



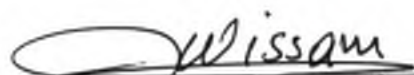
Re: 2351 Thomas Street, Hollywood, FL

This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,



Wissam Naamani, P. E. 8-26-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY WISSAM SAAD NAAMANI, P.E. 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.



TEST BORING FIELD LOGS

TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING
PROJECT : Proposed 4-Story Building @
ADDRESS : 2351 Thomas Street, Hollywood, FL
LOCATION : See attached sketch

DATE: 8-19-22
HOLE NO.: B-1
DRILLER: M.G.

DESCRIPTION OF MATERIALS		Depth	HAMMER BLOWS ON SAMPLER		"N"
		2	Hand		H
0'-0" to 0'-1"	ASPHALT	4	3 2	2 3	4
0'-1" to 0'-6"	TAN MEDIUM SAND W/ROCK FRAGMENTS	6	2 1	1 1	2
0'-6" to 1'-0"	DARK BROWN SAND WITH ORGANIC STAIN	8	1 5	- 8	5
1'-0" to 2'-0"	BROWNISH TAN MEDIUM SAND	10	A		A
2'-0" to 5'-0"	BROWN SAND WITH ORGANIC STAIN	12	A		A
5'-0" to 7'-0"	MUCK	14	A		A
7'-0" to 36'-6"	TAN MEDIUM SAND	16	8 8	7 6	15
36'-6" to 40'-0"	TAN SANDY LIMEROCK	18	A		A
		20	A		A
		22	A		A
		24	7 8	9 7	17
		26	A		A
		28	A		A
		30	A		A
		32	7 9	8 8	17
		34	A		A
		36	A		A
		38	A		A

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: HAND AUGER, A.: HOLLOW STEM AUGER, R.: REFUSAL.



TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING DATE: 8-19-22
PROJECT : Proposed 4-Story Building @ HOLE NO.: B-1
ADDRESS : 2351 Thomas Street, Hollywood, FL DRILLER: M.G.
LOCATION : See attached sketch

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
40'-0" to 44'-0"	TAN SANDY LIMEROCK	38-40	22 20 23 24	43
		40-42	A	A
44'-0" to 45'-0"	TAN MEDIUM SAND	42-44	A	A
		44-46	A	A
		46-48		
		48-50		
		50-52		
		52-54		
		54-56		
		56-58		
		58-60		
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
70-72				
72-74				
74-76				

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.



TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING
PROJECT : Proposed 4-Story Building @
ADDRESS : 2351 Thomas Street, Hollywood, FL
LOCATION : See attached sketch

DATE: 8-19-22
HOLE NO.: B-2
DRILLER: M.G.

DESCRIPTION OF MATERIALS		Depth	HAMMER BLOWS ON SAMPLER	"N"
		2	Hand	H
0'-0" to 0'-6"	TOPSOIL AND VEGETATION	4	2 3 2 3	5
0'-6" to 2'-6"	DARK BROWN SAND WITH ORGANIC STAIN	6	2 3 1 1	4
2'-6" to 5'-0"	BROWNISH GRAY MEDIUM SAND WITH SOME ROCK FRAGMENTS AND ORGANIC STAIN	8	6 7 6 8	13
		10	A	A
5'-0" to 6'-0"	BROWN SAND WITH ORGANIC STAIN	12	A	A
6'-0" to 36'-0"	TAN MEDIUM SAND	14	A	A
36'-0" to 40'-0"	TAN SANDY LIMEROCK	16	8 7 8 9	15
		18	A	A
		20	A	A
		22	A	A
		24	7 9 9 8	18
		26	A	A
		28	A	A
		30	A	A
		32	8 9 8 12	17
		34	A	A
		36	A	A
		38	A	A

Water Level: 4'-6" Below Existing Land Surface at time of drilling. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: HAND AUGER; A.: HOLLOW STEM AUGER; R.: REFUSAL.



TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING DATE: 8-19-22
PROJECT : Proposed 4-Story Building @ HOLE NO.: B-2
ADDRESS : 2351 Thomas Street, Hollywood, FL DRILLER: M.G.
LOCATION : See attached sketch

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
40'-0" to 44'-0"	TAN SANDY LIMEROCK	38-40	20 20 23 27	45
		40-42	A	A
44'-0" to 45'-0"	TAN MEDIUM SAND	42-44	A	A
		44-46	A	A
		46-48		
		48-50		
		50-52		
		52-54		
		54-56		
		56-58		
		58-60		
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
70-72				
72-74				
74-76				

Water Level: 4'-6" Below Existing Land Surface at time of drilling. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.



TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING DATE: 8-19-22
PROJECT : Proposed 4-Story Building @ HOLE NO.: B-3
ADDRESS : 2351 Thomas Street, Hollywood, FL DRILLER: M.G.
LOCATION : See attached sketch

DESCRIPTION OF MATERIALS		Depth	HAMMER BLOWS ON SAMPLER	"N"
		2	Hand	H
0'-0" to 0'-4"	CONCRETE	4	2 1 1 1	2
0'-4" to 3'-0"	DARK BROWN SAND WITH ROCK FRAGMENTS AND SOME ORGANIC STAIN	6	3 2 2 3	4
		8	6 5 6 8	11
3'-0" to 4'-0"	MUCK	10	A	A
4'-0" to 5'-0"	BROWNISH SLIGHTLY SILTY SAND WITH ORGANIC STAIN	12	A	A
5'-0" to 6'-0"	DARK BROWN NATURAL SAND	14	A	A
6'-0" to 36'-0"	TAN MEDIUM SAND	16	8 7 8 6	15
36'-0" to 40'-0"	TAN SANDY LIMEROCK	18	A	A
		20	A	A
		22	A	A
		24	9 8 9 7	17
		26	A	A
		28	A	A
		30	A	A
		32	8 10 8 14	18
		34	A	A
		36	A	A
		38	A	A

Water Level: 4'-6" Below Existing Land Surface at time of drilling. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: HAND AUGER, A.: HOLLOW STEM AUGER, R.: REFUSAL.



TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDING & CONSULTING DATE: 8-19-22
PROJECT : Proposed 4-Story Building @ HOLE NO.: B-3
ADDRESS : 2351 Thomas Street, Hollywood, FL DRILLER: M.G.
LOCATION : See attached sketch

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
40'-0" to 45'-0"	TAN SANDY LIMEROCK	38-40	24 23 26 26	49
		40-42	A	A
		42-44	A	A
		44-46	A	A
		46-48		
		48-50		
		50-52		
		52-54		
		54-56		
		56-58		
		58-60		
		60-62		
		62-64		
		64-66		
		66-68		
68-70				
70-72				
72-74				
74-76				

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hard, R: Refusal, V.H.: Very Hard.



SITE PLAN



B# : Boring Test Location

N



DYNATECH ENGINEERING CORP.

Client: Seven Seas, LLC.

Scale: N.T.S.

Project: 2351 Thomas Street, Hollywood, FL 33020

Date: August 22, 2022

GENERAL NOTES

Soil borings on unmarked vacant property should be considered preliminary with further boring (s) to be drilled after building pad(s) are staked out.

Soil borings on existing structures that are to be demolished should be considered preliminary and additional borings would need to be performed after the structure(s) has been demolished and proposed new building staked out.

As mutual protection to clients, the public and ourselves, all reports are submitted as confidential property of clients. Authorization for publication of statements, conclusions, extracts from or regarding our reports is reserved pending our written approval.

KEY CLASSIFICATION & SYMBOLS

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	CONE PENETRATION TESTS (Kg./Cm ²)	STANDARD PENETRATION (BLOWS/Ft.)	RELATIVE DENSITY
SANDS	0-15	0-4	VERY LOOSE
	17-40	5-10	LOOSE
	41-80	11-20	FIRM
	81-120	21-30	VERY FIRM
	OVER 120	31-50	DENSE
SILTS & CLAY	0-3	0-2	VERY LOOSE
	4-9	3-4	SOFT
	10-17	5-8	FIRM
	18-31	9-15	STIFF
	32-60	16-30	VERY STIFF
	OVER 60	31-50	HARD

	PARTICLE SIZE
BOULDERS	>12 in.
COBBLE	3 in. to 1 in.
GRAVEL	4.76 mm to 3 in.
SAND	0.07 mm to 4.67 mm
SILT	0.005 mm to 0.074 mm
CLAY	<0.005 mm

	MODIFIERS
5%-10%	Slightly Silty or Clayey
10%-30%	Silty or Clayey
30%-50%	Very Silty or Very Clayey
0% - 5%	Slight Trace
6%-10%	Trace
11%-20%	Little
21%-35%	Some
>35%	And

	ROCK HARDNESS DESCRIPTION
Soft	Rock core. Crumbles when handled
Medium	Can break with your hands.
Moderate Hard	Thin edges or rock core. Can be broken with fingers.
Hard	Thin edges or rock core. Can be broken with fingers.
Very Hard	Rock core. Rings when struck with hammer (cherts).



Date: Apr 17, 2024

Genesis Lighting
14101 NW 8th street
Sunrise FL 33325
Phone: (954) 306-3931
Fax:

Job Name
NEW 7 TOWNHOUSES DEVELOPMENT
GENLIGHT24-59640
HOLLYWOOD FL

Bid Date
Apr 16, 2024

Submittal Date
Apr 17, 2024

Architect:
SKLAR ARCHITECTURE
2310 HOLLYWOOD BLVD.
HOLLYWOOD FL 33020



Transmittal

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

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

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

- | | | |
|-----------------------------------|--|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications | Other: |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Information | |
| <input type="checkbox"/> Plans | <input checked="" type="checkbox"/> Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Prior Approval | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input type="checkbox"/> Approval | <input type="checkbox"/> Corrections | Bids due on: |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use | Other: |
| <input type="checkbox"/> Approval as Noted | <input checked="" type="checkbox"/> Review and Comment | |

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



Job Name:
NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE
(HOLLYWOOD)

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

Notes:

Type:

A

GENLIGHT24-59640

RECESSED

commercial

LED 4" lens

1100, 1500, 2000 or 3000 lumens



frame-in kit

- This fixture is universal 120-277V when using the standard 0-10V dimming driver. Voltage must be specified when using optional drivers. A (3) designated fixture will have a 347V driver with 0-10V DC dimming (1%-100%).
- Prewired and grounded junction box with galvanized snap-on covers. Listed for through branch circuit wiring.
- Universal mounting brackets provide tool-less adjustability and will accept the supplied hanger bars or optional #517 and #520 Caddy bars. Also accepts C channel.
- Electro galvanized plated steel hanger bars are included as factory standard. Bars extend to 24" and offer self-nailing and additional mounting features.
- 5-year LED component warranty details at atlantic-lighting.com/main/support.

OSRAM Sylvania LED Module

- 80+ CRI
- 90 CRI option offered.
Lower lumen output and reduced lumens per watt will be experienced with this option.
- Rated Life: 50,000 hours at 70% lumen maintenance (L70) when maintained in a 45°C ambient environment with open air flow. Ambient temperatures lower than 45°C may extend life of module.



OSRAM Sylvania Electronic LED Driver

- Dimmable, instant 100% light, (1%-100%) via: 0-10V protocol. Contact factory for optional dim-to-off and soft-start programming. See driver spec.

Passive Heat Sink

- Black anodized aluminum

This LED fixture is intended for non-IC applications, insulation must be kept 3" away from fixture on all sides. Not for use within enclosures.

Listed for Wet Location under covered ceiling. Listed to UL 1598 and Canadian standards. ENERGY STAR® qualified (120V/277V and with standard driver only). Air Tight certified to ASTM E283-04 with -AT trim option. Photometrics at atlantic-lighting.com.

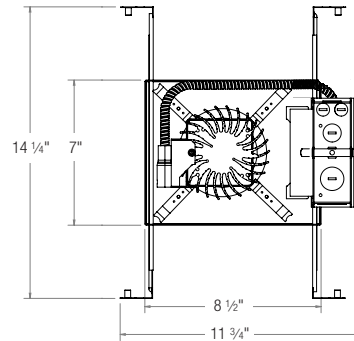
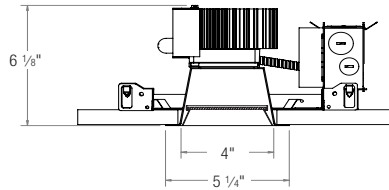
Specifications and dimensions subject to change without notice.



T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com

030921 NP17-028

R.O. Ø 4 3/4"
Maximum ceiling thickness 1"



TRIM KIT

lensed reflector

- 4CMPR** Prismatic lens
60° beam angle
- 4CMFR** Frosted lens
70° beam angle



Precision spun .052 aluminum self-flanged reflector offered in specular clear, semi-specular clear, haze clear and in white. Flange is white as factory standard, optional polished flange will match reflector finish. Contact factory for optional reflector colors.



*Listed lumens and wattages are component measurements. See photometrics for fixture values.

ordering data

FRAME-IN KIT

SERIES **COM4**

COM4 Commercial 4" LED

LUMENS*

- SYL11** 1100 lumen module
- SYL15** 1500 lumen module
- SYL20** 2000 lumen module
- SYL30** 3000 lumen module

COLOR TEMPERATURE

- 27K** 2700K
- 3K** 3000K
- 35K** 3500K
- 4K** 4000K
- 5K** 5000K

VOLTAGE

- U** Universal 120V-277V
- 1** 120V
- 2** 277V
- 3** 347V

DIMMING

0-10V DC standard, leave box blank

- LDE** Lutron® EcoSystem® (100%-1%, Fade-to-Black™)
- LTE** Lutron® 2-wire forward-phase (100%-1%) (120V only)
- DAL** DALI (Type 6, IEC62386) Driver; Dimming to 0.1%
- DMX** DMX Driver with RDM capability; Dimming to 0.1%
- 2WR** 2-wire. TRIAC forward-phase or ELV reverse-phase (100%-1%) (120V only)

Must specify voltage with optional dimming.

ADVANCED DIMMING

- VO10** Lutron Vive enabled for use with standard 0-10V driver.
- VECO** Lutron Vive enabled for use with optional LDE driver.

Contact factory for zone and other control options.

OPTIONS

- 9CR** 90 CRI, effects lumens per watt. Not offered in 5K.
- LEM** Emergency Pack, IOTA #ILB-CP07 or equivalent

TRIM KIT

Refer to left for part numbers. Specify finish & other below.

Finishes

- CL** Specular clear
- SS** Semi-specular clear
- HZ** Haze clear (etched)
- WH** Matte white

Other

- PF** Polished flange
- GS** Gasket under flange
- DBGS** Double-gasket (under flange and with a silicone sealed lens)
- AT** Air tight (not offered with LEM)

P/N Example: COM4-SYL15-27K-U / 4CMPR-SS

COM4-SYL15-27K-U / 4CMPR-SS

series lumens voltage advanced dimming other
temp options trim kit finish

Job Name:

NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE
(HOLLYWOOD)

Catalog Number:

EOS 3.0-S-WET-LAM-375-4-40K-8-
UNV-S1-W-XX

Notes:

Type:**B**

GENLIGHT24-59640

EOS 3.0 SURFACE DIRECT WET**LUX ILLUMINAIRE****LIGHT SOURCE**

Long life name brand LED chips and boards to ensure the highest of quality while providing even and smooth illumination throughout our luminaires.

Our luminaires are available in 2700K, 3000K, 3500K and 4000K color temperature as well as White Color Tuning (2700-6500K).

Optional 80CRI or 90CRI available in all CCT options.

LUMEN MAINTENANCE

The projected lumen maintenance of the name brand mid-powered LED's are projected to maintain 80% (L80) of their initial output for +80,000 hours.

CONSTRUCTION

The housings are constructed of (6063T5) extruded aluminum. Our internal joiner system is designed to the highest of standards to ensure our precision cut housings align and fit tightly without light leak. Our precision fitting end caps are constructed out of die cast aluminum and our steel reflectors are painted white.

FINISH

Polyester powder, low gloss textured paint finish applied after a multi-stage pretreatment. Standard luminaire finishes include white, silver, and black. Custom color options are available. (Consult Factory).

OPTICS

Snap in extruded frosted acrylic lens

DRIVERS

All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10v constant current protocol. 120v/277v is standard with the option of 347v. Driver ambient operating temperature -30°C to +50°C.

EMERGENCY

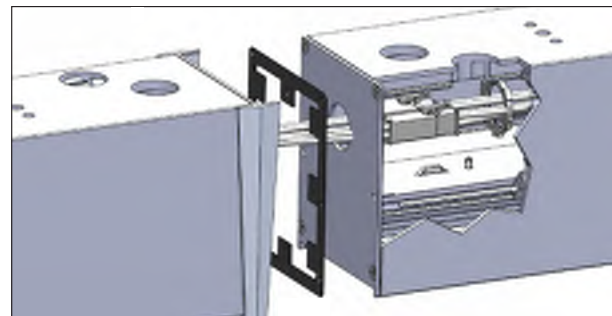
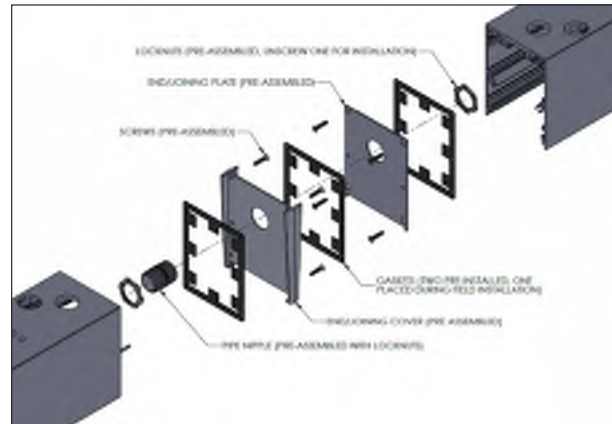
An integral factory installed 10 watt emergency battery pack. Emergency circuit and Night Light circuit options are available.

LUMINAIRE LENGTH

Our EOS 3.0 Surface Direct WET luminaire series are available in 2', 3', 4', 5', 6', 7' and 8' individual lengths or continuous row configurations. Continuous row configurations are joined together on-site utilizing the joiner kits provided.

JOINER CONNECTION FOR CONTINUOUS RUNS

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





SHIELD+ 1



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

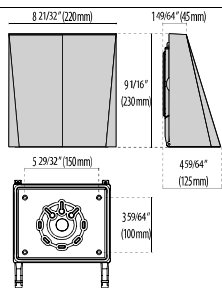
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 1-10 V dimming driver.

- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- RB-10 / Iron rust / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured



SHIELD+ 1

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

Scan here for installation instructions



Job Name:NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE
(HOLLYWOOD)**Catalog Number:**

SH1-27-80-4K-XX-UNV-NA

Notes:

Type:**WA**

GENLIGHT24-59640

SHIELD+1PERFORMANCE
IN LIGHTINGpowered by
GEWISS

Order Guide –

Order code example: SH1-10-80-3K-IG-UNV-NA-EMPK

SH1-			ADVISE				
	Wattage	CRI	CCT	Finish	Voltage	Controls	Accessories
	8 8 watt	80 80 CRI*	27K 2700K	AM Aluminum Metallic*	UNV 120-277V*	NA Non-Dim	EMPK Integral 28W Battery pack**
	10 10 watt	90 90 CRI	3K 3000K	IG Iron Gray*		0-10V 0-10V Dim*	OCC Field programmable occupancy sensor hi/lo & on/off
	13.5 13.5 watt*		35K 3500K	WH Textured White*		ELV 120V-Line Voltage DIM	REM Remote Battery pack
	14.5 14.5 watt		4K 4000K*	IR Iron Rust*			PHC-B Button Photocell
	18 18.5 watt*		5K 5000K	BK Textured Black			PHC-S Swivel Photocell
	27 27 watt*		65K 6500K	CC Custom Color			FRST Frosted Glass
	28 28 watt* (EMPK max)		RED Static Red				BOL 40" Bollard
			GRN Static Green				**EMPK RATED FOR 90 MIN RUN TIME AT 4W
			BLU Static Blue				590lm Output in EM Mode
			AMB Static Amber				Ambient Temp Range Min= 5° Max= 35°
			RGBW Consult Factory for details				

STANDARD OPTION, SHORTER LEAD TIME, NO MOQ

PERFORMANCE IN LIGHTING reserves the right to make all necessary changes without prior notice

PERFORMANCE IN LIGHTING USA, Inc.
2621 Keys Pointe Conyers GA 30013 - United States
Tel: 770 822 2115info.usa@pil.lighting
www.performanceinlighting.com/usREVISION 09
10/23

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.

Super Seven LLC

Date:	6/21/23	Time:	11:30am	Static Pressure -		58psi
Residual/Static Hydrant		Address/Location		Residual Pressures		
P - Hydrant FH002198	2401 Thomas St	F-1 Only	F-2 Only	53psi	58psi	
		F-1 & F-2		52psi		
Flow Hydrants		Address/Location		Flow Rate		
F-1 Hydrant (Individual) FH002202	2502 Sherman St				GPM	
					920	
F-2 Hydrant (Individual) FH002197	2403 Liberty St				GPM	
					1040	
F-1 Hydrant (Both Flowing)					GPM	
					900	
F-2 Hydrant (Both Flowing)					GPM	
					950	