

ATTACHMENT A

Application Package

APPLICATION DATE: 5/14/2025

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

**CLICK HERE FOR
FORMS, CHECKLISTS &
FEES/DATES**

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 6013 Rodman St, Hollywood, FL 33023

Lot(s): 8 Block(s): 4 Subdivision: Beverly Park

Folio Number(s): 514124140731

Zoning Classification: S-MU Land Use Classification: 28-01

Existing Property Use: VACANT Sq Ft/Number of Units: NA

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: WAREHOUSE FOR TEXTILE MATERIAL

STORE TEXTIL MATERIAL FOR ONLINE SELL

Phased Project: Yes ☐ No ☒ Number of Phases:

| Project | Proposal |
|-------------------------------|---|
| Units/rooms (# of units) | # UNITS: <input type="text"/> #Rooms <input type="text"/> |
| Proposed Non-Residential Uses | <input type="text"/> 2,040 S.F.) |
| Open Space (% and SQ.FT.) | Required %: <input type="text"/> 5% (Area: <input type="text"/> 265 S.F.) |
| Parking (# of spaces) | PARK. SPACES: (# <input type="text"/> 3) |
| Height (# of stories) | (# STORIES) <input type="text"/> 1 (<input type="text"/> 22 FT.) |
| Gross Floor Area (SQ. FT) | Lot(s) Gross Area (<input type="text"/> 5,300 FT.) |

Name of Current Property Owner: GRACE HARRISON

Address of Property Owner: 5250 NW 75TH AVE, LAUDEHILL, FL 33319

Telephone: 561-281-8116 Email Address: hnthony18@gmail.com

Applicant Anthony Harrison Consultant ☐ Representative ☒ Tenant ☐

Address: 5250 NW 75TH AVE, LAUDEHILL, FL 33319 Telephone: 561-281-8176

Email Address: hnthony18@gmail.com

Email Address #2: anthony11317@gmail.com

Date of Purchase: 7/30/2002 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:

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: Grace Harrison Date: 5/15/2025

PRINT NAME: GRACE HARRISON Date: 5/15/2025

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

Sworn to and subscribed before me
this 15th day of MAY, 2025

Melissa Pagan
Notary Public

State of Florida

My Commission Expires: 09/24/2027



Melissa Pagan
Comm.: HH 447393
Expires: Sep. 24, 2027
Notary Public - State of Florida

Grace Harrison

Signature of Current Owner

GRACE HARRISON

Print Name

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☒ Produced Identification FL Driver's License

WAREHOUSE METAL BUILDING

6013 RODMAN STREET

HOLLYWOOD , FL 33023



SHEET INDEX

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| ST-1 | COLOR PHOTOGRAPHS OF SUBJECT SITE AND ADJACENT PROPERTIES |

VARIANCE REQUESTED

EXPANDING THE CURB CUT.
MAXIMUM CURB CUT 30% OF THE PROPERTY.
(50'X0.30=15 FEET WIDE).
MINIMUM WIDTH FOR 2 WAYS TRAFFIC = 22'.
PROPOSED- OWNER IS REQUESTING AN OPENING OF 22 FEET WHEN THE SITE REQUIRES AN OPENING OF 15 FEET, A DIFFERENCE OF 7 FEET.

TAC MEETING DATES

| | | |
|------------------------------|----------|----------------|
| PROJECT #: | 24-DP-24 | |
| PACO | | OCT. 02 / 2023 |
| PRELIMINARY TAC | | APR. 15 / 2024 |
| FINAL TAC | | OCT. 7 2024 |
| PLANNING & DEVELOPMENT BOARD | | |

PROJECT TEAM

ARCHITECT:

DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVE FL 33317
(954) 473-5252
FLORIDA REGISTRATION
AR NO. 101706

CIVIL ENGINEER:

GATOR ENGINEERING ASSOCIATES, INC.
11300 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

LANDSCAPE ARCHITECT:

Peter DeWick & Associates
4165 SW 23 Street
Ft. Lauderdale, Florida 33317
www.land-planning.org
Tel: (954) 792-4023

STRUCTURAL ENGINEER:

VASQUEZ STRUCTURAL ENGINEERS
6635 W. Commercial Blvd.
Suite 215
Tamarac, FL 33319
Ph: (954) 726-7500 Fax: (954) 726-7501
Email: alvaro@vasquezstructural.com
Alvaro Vasquez, P.E.
FL, PE # 60843
FL, CA # 30130

MEP ENGINEER:

LEONARDO NAVEIRAS, INC.
"CONSULTING ENGINEERS"
Leonardo Naveiras P.E. CA# 29830
Julio C. Vidal P.E. PE# 52792
1918 Harrison St. # 207 Hollywood, FL 33020
Phone: 954-270-8822 Fax: 954-241-6850
E-mail: lnav@lnc.com

CONSULTING ENGINEERS:

ALLIED STEEL BUILDINGS
PH: 888-864-8666
Fax: 866-783-3521
alliedbuildings.com

| REVISION | BY: |
|----------|-----|
| 8/1/24 | |
| 2/26/25 | |
| | |
| | |
| | |

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DAISY ACEVEDO ARCHITECT

WAREHOUSE METAL BUILDING

6013 RODMAN STREET

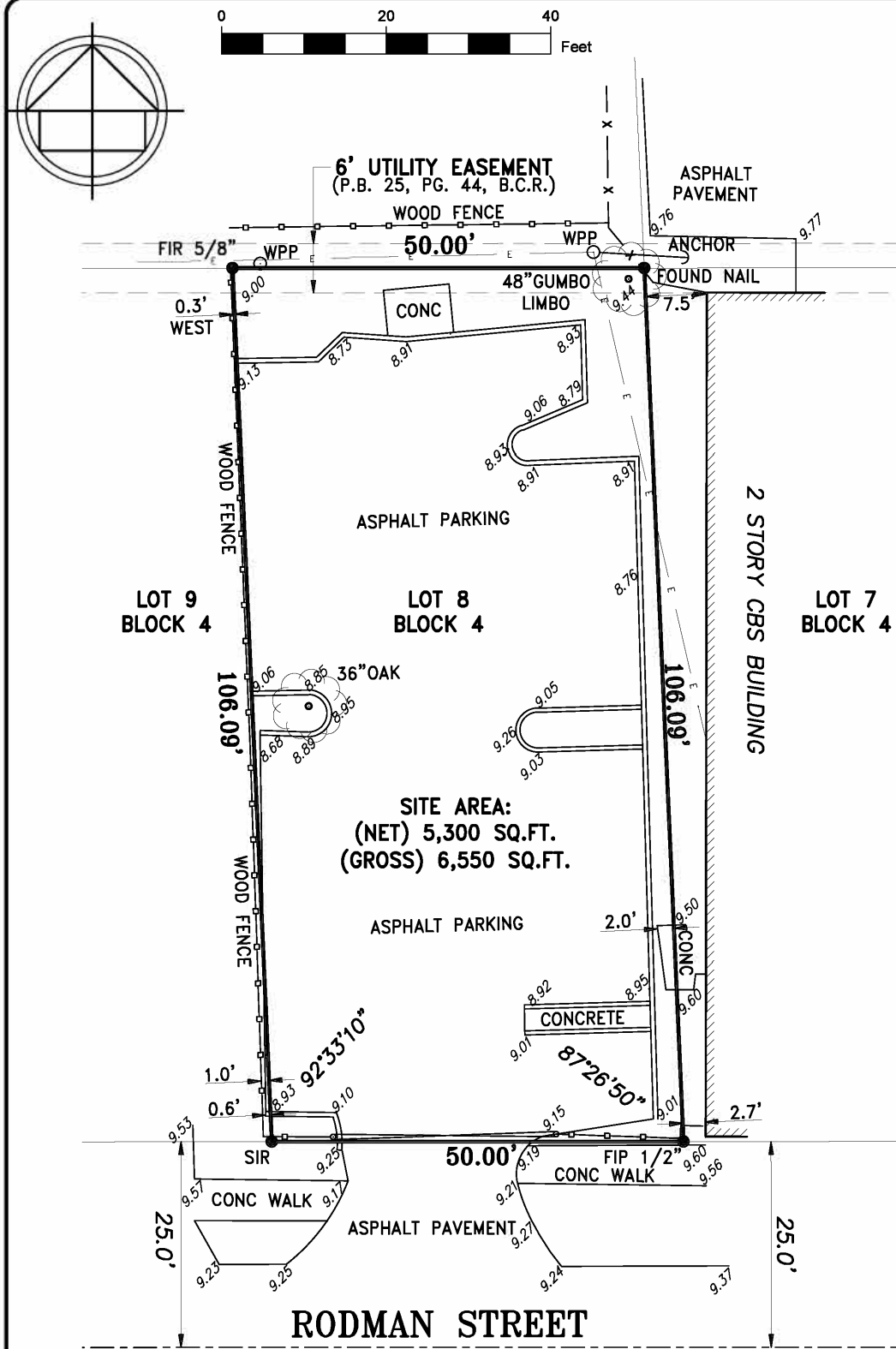
HOLLYWOOD , FL 33023

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Deisy Acevedo
Date: 2025.05.16
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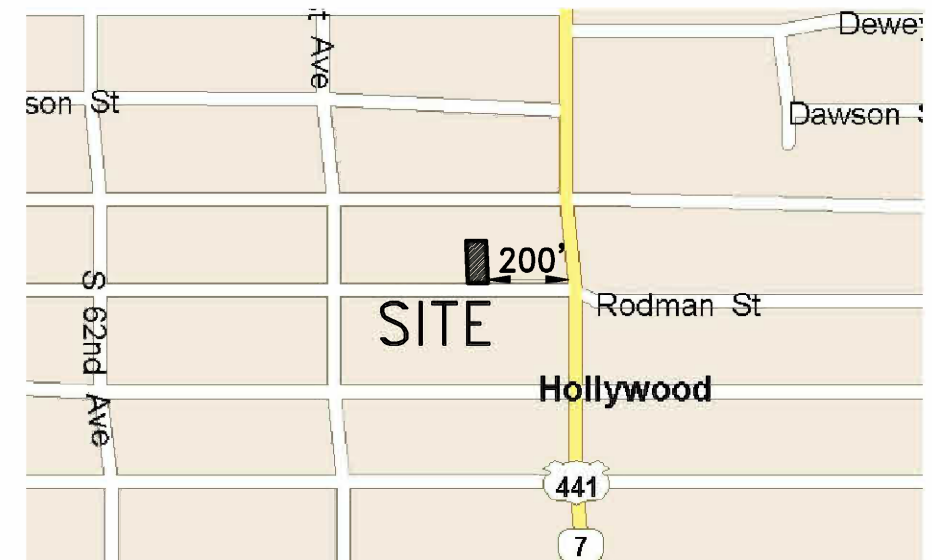
DAISY J. ACEVEDO
AR101706
REGISTERED ARCHITECT

| | |
|----------|------------|
| DRAWN | M.J.G. |
| CHECKED | D.J.A. |
| DATE | JULY, 2022 |
| SCALE | AS NOTED |
| JOB. NO. | 22-005 |

A-0
OF SHEETS



ALTA/NSPS LAND TITLE SURVEY



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
 - WPP WOOD POWER POLE
 - MLP METAL LIGHT POLE
 - CLP CONCRETE LIGHT POLE
 - 0.00 ELEVATIONS
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - ORB OFFICIAL RECORDS BOOK
 - SQ.FT. SQUARE FEET
 - NTS NOT TO SCALE

RESTRICTIONS/EASEMENTS:

- ALL MATTERS CONTAINED ON THE PLAT OF BEVERLY PARK, AS RECORDED IN PLAT BOOK 25, PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
- LIABILITY FOR POSSIBLE CONTINUING VIOLATION ACCORDING TO ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN RECORDED IN INSTRUMENT NUMBER 114190646; INSTRUMENT NUMBER 114818320, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

NOTES:

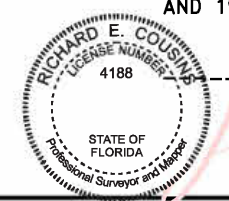
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: FDOT BENCHMARK 'BM8', ELEVATION=9.78' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE SEARCH REPORT ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC. AGENT'S FILE REFERENCE: 23-013-HARRISON WITH A EFFECTIVE DATE OF APPROVED BASE TITLE INFORMATION: AUGUST 8, 2002 AND AN EFFECTIVE DATE OF SEARCH: NOVEMBER 3, 2023 AT 11:00 PM 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.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY OTHER THAN (THE SW CORNER OF THE PARKING LOT ENCLOSES ON THE LOT TO THE WEST BY 0.6'), AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO RODMAN STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 25, PAGE 44, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LAND DESCRIPTION:

LOT 8, BLOCK 4 OF "BEVERLY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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, 14, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 21ST, 2024.



Digitally signed by
Richard E Cousins
Date: 2025.01.22
16:04:35 -05'00'

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 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10135-24

CLIENT :
TONY DHU

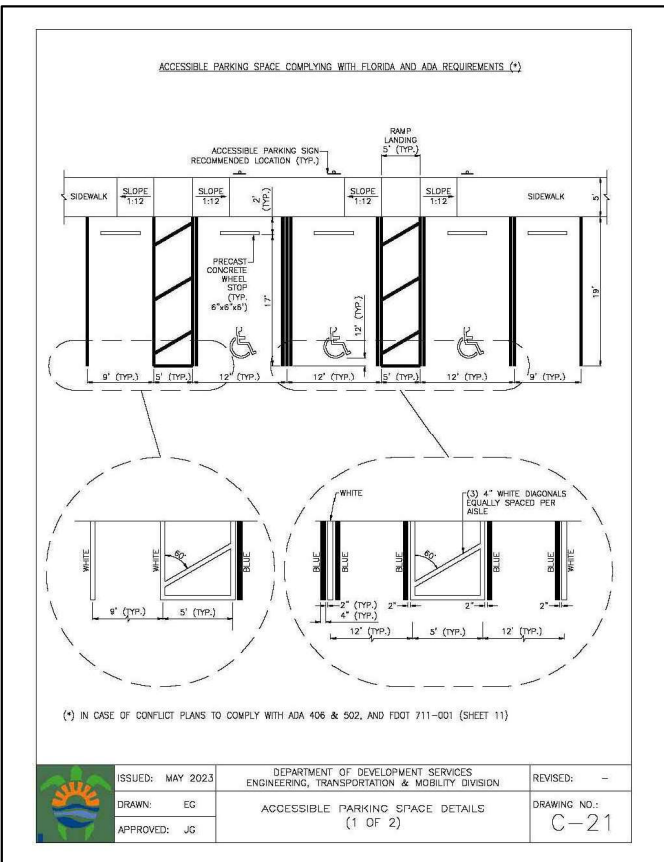
| REVISIONS | DATE | FB/PG | DWN | CKD |
|------------------------------|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY | 01/18/24 | SKETCH | JD | REC |
| UPDATE SURVEY | 08/21/24 | SKETCH | REC | REC |
| REVIEWED TITLE SEARCH REPORT | 12/23/24 | SKETCH | AM | REC |
| | | | | |
| | | | | |

| FLOOD ZONE INFORMATION | |
|------------------------|----------|
| COMMUNITY NUMBER | 125113 |
| PANEL NUMBER | 0727H |
| ZONE | X |
| BASE FLOOD ELEVATION | N/A |
| EFFECTIVE DATE | 08/18/14 |

PROPERTY ADDRESS :
6013 RODMAN STREET

SCALE: 1"= 20'

SHEET 1 OF 1



| SETBACK DATA | | | | |
|-----------------------|----------------------------|----------------------------|---------------------------|---------------------------|
| | LANDSCAPE SETBACK REQUIRED | LANDSCAPE SETBACK PROVIDED | BUILDING SETBACK REQUIRED | BUILDING SETBACK PROVIDED |
| NORTH (REAR) SETBACK | 5'-0" | 5'-2" | 5'-0" | 5'-1 1/2" |
| SOUTH (FRONT) SETBACK | 10'-0" | 10'-0" | 10'-0" | 55'-9 1/4" |
| EAST (SIDE) SETBACK | - | - | 0'-0" | 11 1/4" |
| WEST (SIDE) SETBACK | - | - | 0'-0" | 1'-0" |

LAND DESCRIPTION :
LOTS 8, BOOK 4, BEVERLY PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT DESCRIPTION:- MAIN SITE DATA TABLE

NEW WAREHOUSE METAL BUILDING

PROPERTY ADDRESS: 8013 RODMAN STREET, HOLLYWOOD FL 33023

ZONING DESIGNATION: S-MU

WATER / WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD

NON RESIDENTIAL DEVELOPMENT:

PROPOSED USE: WAREHOUSE FOR TEXTILE MATERIAL

TOTAL SITE AREA:

SITE AREA: 5,300.00 SQ.FT. 0.12 AC.

BUILDING HEIGHT ALLOWED: 65'-0"

BUILDING HEIGHT PROVIDED: 24'-0" A.F.F. (TOP OF RIDGE)

NUMBER OF STORIES: (1) STORY BUILDING

PERVIOUS / IMPERVIOUS AREAS:

BUILDING FOOTPRINT: 2,040.00 SQ. FT.

VEHICULAR USE AREA: 1,739.00 SQ. FT.

CONC. WALKWAY AREA: 482.00 SQ. FT.

LANDSCAPE AREA: 1,039.00 SQ. FT.

OPEN SPACE REQUIRED: 5% MIN. OF TOTAL SITE AREA

OPEN SPACE PROVIDED: 4265.00 SQ. FT.

OPEN SPACE PROVIDED: 3,280.00 SQ. FT. = 62% OF TOTAL SITE AREA

LANDSCAPE WITHIN VEHICULAR USE AREA (15% REQUIRED):

VEHICULAR USE AREA: 15% OF 1,739.00 = 260.85 SQ. FT.

GREEN AREA ADJACENT TO VUA: 703.00 SQ. FT. OR 40% OF VUA

BUILDING DATA

TYPE OF CONSTRUCTION: FBC TYPE II-B / NFPA TYPE II(222)

(NOT SPRAVLEARED)

OCCUPANCY GROUP: GROUP "S1"

PARKING DATA:

AS REQUESTED BY THE CITY OF HOLLYWOOD:

TOTAL PARKING REQUIRED (WAREHOUSE) = 1' PER 1000

2,040 / 1000 = 2 SPACES

TOTAL PARKING PROVIDED = 3 SPACES

(INCLUDING 1 HANDICAPPED SPACES)

LOADING ZONE:

LOADING ZONE: NOT REQUIRED

TOTAL PARKING PROVIDED = 3 SPACES

VARIANCE REQUESTED

EXPANDING THE CURB CUT.
MAXIMUM CURB CUT 30% OF THE PROPERTY.
(50X0.30=15 FEET WIDE).
MINIMUM WIDTH FOR 2 WAYS TRAFFIC = 22'.

PROPOSED- OWNER IS REQUESTING AN OPENING OF 22 FEET WHEN THE SITE REQUIRES AN OPENING OF 15 FEET, A DIFFERENCE OF 7 FEET.

| REVISION | BY: |
|----------|-----|
| 8/1/24 | |
| 2/26/25 | |
| 5/12/25 | |

DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVE FL 33317
(954) 270-4352
FLORIDA REGISTRATION
ART. NO. 107166



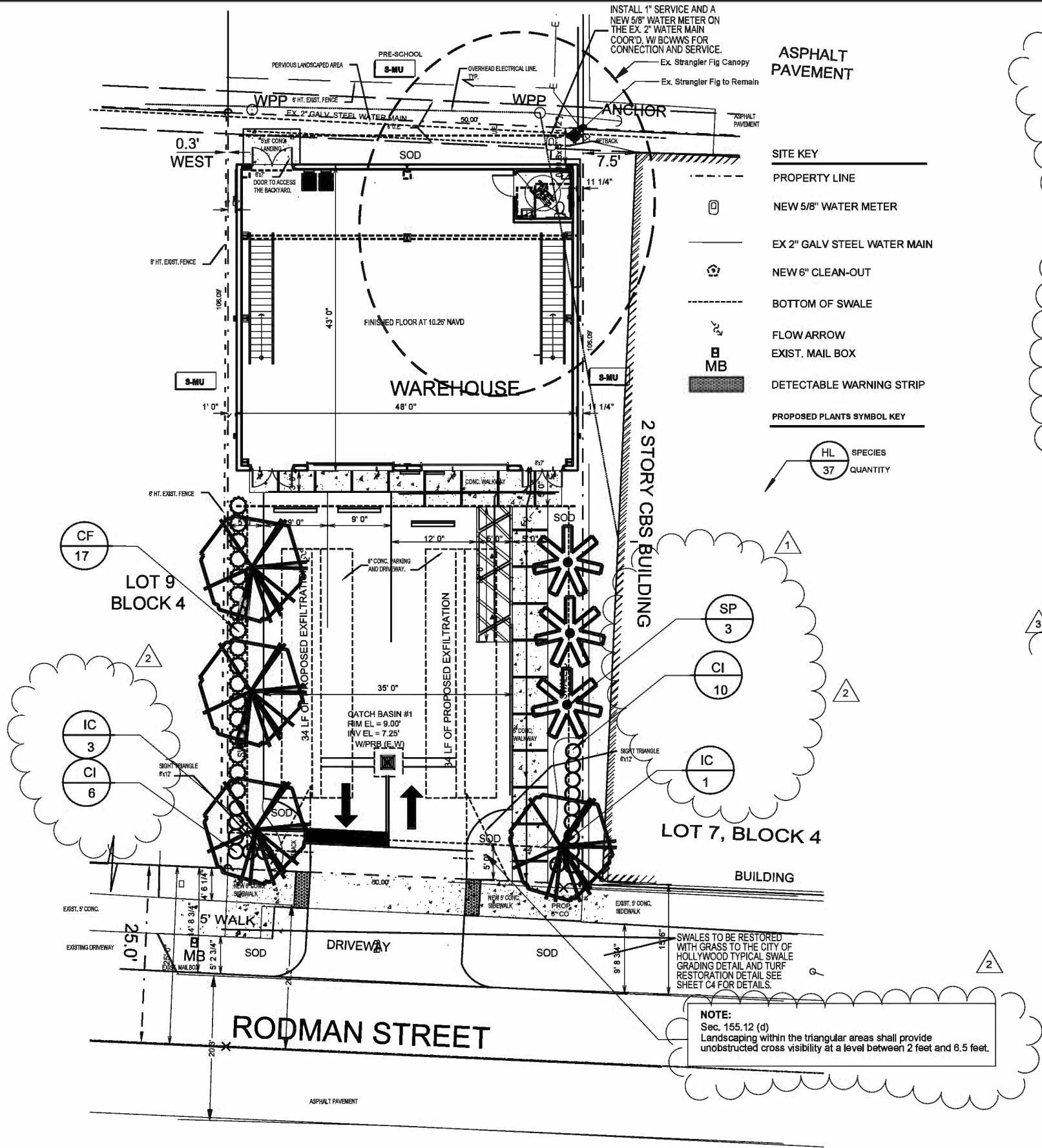
WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FL 33023

Digitally signed by
Deisy Acevedo
Date: 2025.05.16
11:01:49 -04'00'

STATE OF FLORIDA
DAISY J. ACEVEDO
REGISTERED ARCHITECT
AR101706

DRAWN D.J.A.
CHECKED D.J.A.
DATE JULY, 2022
SCALE AS NOTED
JOB. NO. 22-005

SP-1
OF SHEETS



Landscape Tabulations

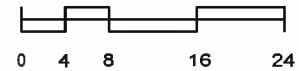
| | | |
|--|--------|------------------------------|
| Landscape buffer frontage less entry drive | 34 | |
| Buffer trees required (1 tree per 30 lf of buffer) | 1 | |
| Buffer trees provided | 1 | Ilex cassine |
| Paved VUA | 1678 | |
| Pervious area required 15% of paved VUA | 252 | |
| Pervious area provided | 980 | |
| Pervious area trees required (1/1000) | 1 | |
| Pervious area trees Provided | 1 | Ilex cassine |
| Street Perimeter | 49.3 | |
| Street Perimeter Trees Required (1/50lf) | 1 | |
| Street Perimeter of VUA Trees Provided | 1 | Ilex cassine |
| Terminal Parking Island Trees Required (1 Tree/190 sf of parking island) | 2 | |
| Area of Terminal Parking Islands | 270.75 | |
| Terminal Parking Island Trees Required | 2 | |
| Terminal Parking Island Trees Provided | 2 | Sabal palmetto, Ilex cassine |
| Total Number of Trees Required | 5 | |
| Total Number of Trees Provided | 5 | Ilex cassine, Sabal palmetto |
| Required Native Trees at 60% of Required Trees | 3 | |
| Native Trees Provided | 5 | Ilex cassine, Sabal palmetto |
| Total Number of buffer shrubs Required | 17 | |
| Total Number of Native Shrubs Provided | 33 | Cocoplum, Small Leaf Clusia |

Plant List

| Quantity | Key | Botanical Name | Common Name | Size and Specification |
|-----------|-----|------------------------------------|------------------------|--|
| 4 | IC | Ilex cassine | Dahoon Holly | 14" ht, 3-4" dbh, 5' CT, dense canopy, Florida #1 |
| 3 | SP | Sabal palmetto | Sabal Palm | Min. 10' CT, Balled, unscarred trunk, Florida #1, see sheet L-2 palm detail 13.2 |
| 16 | CI | Chrysobalanus icaco 'Redtip' | Redtip Cocoplum | 24" x 24", full to base, 24" OC, Florida #1. |
| 17 | CF | Clusia flava | Clusia guttifera | 42" x 30", full to base, 30" OC, Florida #1. |
| as needed | SOD | Stenotaphrum secundatum 'Floratum' | St. Augustine Floratam | see sheet L-2 |

City of Hollywood Planting Notes:

- All plant material shall be Florida No. 1 or better according to Grades and Standards for Nursery Plants. All trees that are designated as single-trunk trees shall have a single, dominant leader, proper structural branching and even distribution of their branches and a relatively straight trunk. Trees with bark inclusion, trees that have been topped, and co-dominant trunks at any heights will not be accepted. Trees with girdling, staining and/or plunging roots will be considered culls and therefore rejected.
-
- All trees and palms must be planted so the top of the root ball, root flare, and first order roots are at the same level or slightly above the final grade. (Adventitious roots are not considered first order roots.)
- All synthetic burlap, synthetic string or cords shall be removed from the rootballs before any trees are planted. The top portion of burlap must be removed from the top of the rootballs. The top 1/3rd of wire baskets shall be removed, the bottom 2/3rds shall be cut before the trees are installed.
- All synthetic tape (i.e., tagging tape, nursery tape) shall be removed from trunks, branched, etc. before inspection. Remove all bamboo and metal stakes from the trees.
- Trees shall have a mulch ring of a minimum of 4' diameter. Mulch should have a minimum depth of 2" and a maximum depth of 3". All planting beds must be mulched. Mulch should be kept 3" from the base of all plant material. Cypress mulch, Eucalyptus, red, gold and green mulch is prohibited. Other clean hardwood species or clean recycled mulch may be used. Establish clean planting bed lines, leave > 1' on either side of the plant material for maintenance.
- All trees and palms shall be guyed with proper horticultural and arboricultural techniques. Do not use wire, black strapping, or other synthetic material for the staking of trees. Use biodegradable material for staking. Nailing into trees and palms for any reason is prohibited. All staking material shall be removed once trees are established.
- Shrubs at the time of installation shall not be less than the specified height.
- Ground cover areas at the time of installation shall be planted with a minimum of the on center spacing specified.
- All landscape areas shall be provided with an automatically-operating underground irrigation system; with a minimum of 100% coverage, with 50% minimum overlap in groundcover and shrub areas. The rain sensor must be installed and operational as well as the rust inhibitor if applicable.
- In compliance with the City's landscape code of ordinances all planting bed areas must have a minimum of 6" of planting soil, and all sodded areas shall have 2" of planting soil. This soil shall be tilled into existing soil on site. All soil shall be free of weeds and other noxious materials. Recycled compost is encouraged as a soil amendment.
- All utility equipment, such as FPL boxes, cable TV boxes, back flow preventers, irrigation equipment, and air conditioner units shall be screened with appropriate plant material.
- Tree protection barriers must be in place prior to the commencement of ANY work on the property.
- Tree removal and/or tree relocation permits must be obtained through the City prior to any work being done on the property.
- Contractor shall follow approved landscape plans for species, sizes, locations, quantities, quality, etc. If Contractor is unable to locate plant material at required specifications please contact the City staff prior to any changes being made.
- All grass areas shall be sodded with a species of grass that will survive as a permanent lawn in Broward County provided with appropriate and adequate watering and fertilization. Sod provided must be true to type, viable, reasonably free of weeds, insects, and disease, and capable of growth and development. Sod shall be aligned with tightly fitted joints and no overlap of butts or sides. Sod pieces shall have adequate soil backing for continuous root growth and irrigation retention. Subgrade of lawn areas shall be reasonably free of all stones, sticks, rocks, roots and other matter prior to the placement of sod. The subgrade must be covered with a suitable soil composite that permits viable sod growth.
- Top soils shall be required as specified. All planting holes for trees shall be two (2) times the width of the root ball of the plant material. A maximum of three (3) inches of clean mulch shall be installed around each tree planting and throughout planting beds. Mulched areas around trees shall have a minimum of a two-foot radius. Mulch shall be kept three (3) inches away from the trunks and stems of plants.
- Contractor shall check existing irrigation system prior to planting to ensure that the system provides 100% coverage with approximately 50% overlap. Deficiencies shall be brought to the attention of the owner's representative for correction as needed.
- Root barrier systems shall be installed in situations where a tree or palm is planted within ten (10) feet of a paved surface or infrastructure. Root barrier system shall consist of BioBarrier Root Control System or approved equal.



1" = 8'

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
U.N.C.L.E. UNDERGROUND UTILITIES
NOTIFICATION CENTER

ELECTRICAL HAZARD
All work in the vicinity of overhead power lines
shall comply with ANSI Z 133.1.
Contact FPL before beginning work.

SEAL AND SIGNATURE FOR
SHEETS:
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
L-1 IRRIGATION PLAN
L-2 IRRIGATION DETAILS
T-1 TREE DISPOSITION

seal #LA 0001111

Peter DeWick
DeWick & Associates

signature
revision/date

1. Revised site plan 4-2-24
2. Revised site plan 6-12-24
3. City staff comments 10-4-24
4. site plan revision 4-10-25

LANDSCAPE PLAN

Peter DeWick & Associates

comm. no 11623 date: 5/11/23

drawn by: jd checked by: phd

WAREHOUSE METAL BUILDING
6013 RODMAN STREET
Hollywood, Florida
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sheet no.

L-1

of
project no.

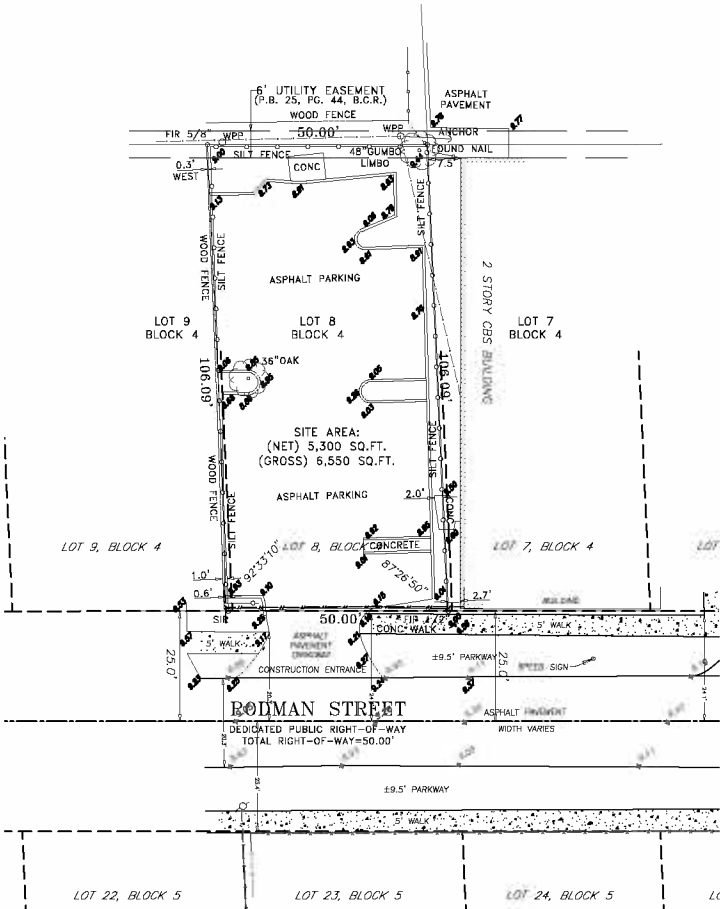
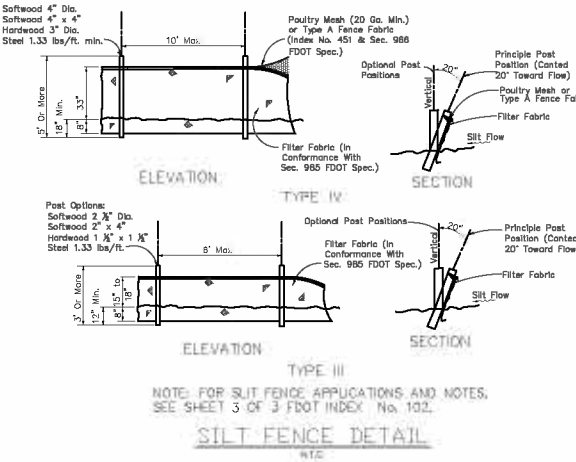
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).
3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.
8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITIGATION.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
11. FILTER FABRIC SHALL BE INSTALLED UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.
12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.
13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.

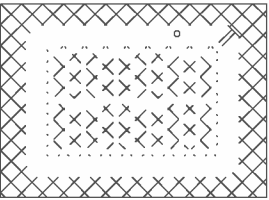
Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal.

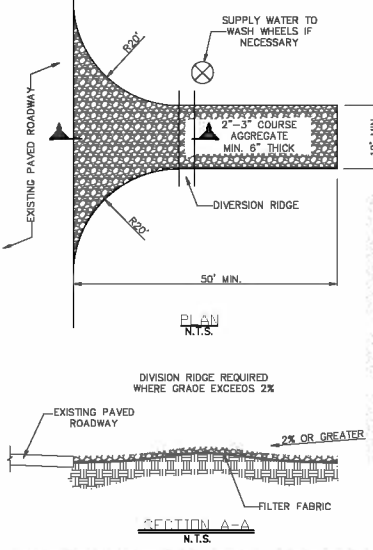
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EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=20'



INLET PROTECTION
N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (854) 434-5905 FAX: (854) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

Regina Bobo-Jackson
Digitally signed by Regina Bobo-Jackson
Date: 2025.05.06 14:51:23 -0400
Professional Engineer
No. 38550
FL P.E. NO.: 38550

WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
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SEA PROJECT NO.: 23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN
C1 of 5

LEGAL DESCRIPTION

LOT 8, BOOK 4 OF BEVERLY PARK, AS RECORDED IN PLAT BOOK 25, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

1. BASE SURVEY WAS PROVIDED BY JOHNSTON & JOHNSTON LAND SURVEYING SERVICES, INC.
2. ELEVATIONS ARE NOT PROVIDED ON THIS SURVEY.
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR, IF REQUIRED. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ANY DISTURBED EXISTING MANHOLES, VALVE BOXES, BLOW-OFF RISERS OR ANY OTHER POINT OF ACCESSIBILITY TO UTILITIES, AND TO MATCH ASPHALT GRADES, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.

SPECIFIC NOTES:

1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS OR STORM WATER FACILITIES. FILTER FABRIC SHALL BE INSTALLED IN INLETS PRIOR TO THE START OF CONSTRUCTION. BEST MANAGEMENT PRACTICES MUST BE USED FOR EROSION AND SEDIMENT CONTROL.
2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.
3. DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.
4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.
5. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY SHALL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) SHALL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY SHALL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
6. A NEW WATER SERVICES CONNECTIONS SHALL BE INSTALLED, COORDINATE WITH BROWARD COUNTY WATER AND WASTEWATER SERVICES (BCWWS). THE NEW SERVICE AND METER SHALL BE IN ACCORDANCE WITH BCWWS STANDARDS.
7. FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS FOR ADA ACCESSIBLE ROUTES BETWEEN THE ADA ACCESSIBLE PARKING AND BUILDING ACCESS AND ACCESSIBLE ROUTE TO THE PUBLIC RIGHTS-OF-WAY ANY LIP.
8. ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.

SITE CALCULATIONS:

| | EXISTING | PROPOSED |
|-----------------------|-------------|-------------|
| BUILDING FOOTPRINT | 0 SQ FT | 2,040 SQ FT |
| DRIVEWAY & WALKWAYS | 4,375 SQ FT | 2,145 SQ FT |
| LANDSCAPE AREA | 925 SQ FT | 1,115 SQ FT |
| TOTAL AREA | 5,300 SQ FT | 5,300 SQ FT |
| TOTAL PERVIOUS AREA | 925 SQ FT | 1,115 SQ FT |
| TOTAL IMPERVIOUS AREA | 4,375 SQ FT | 4,185 SQ FT |

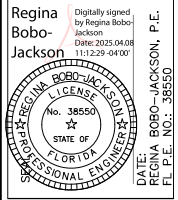
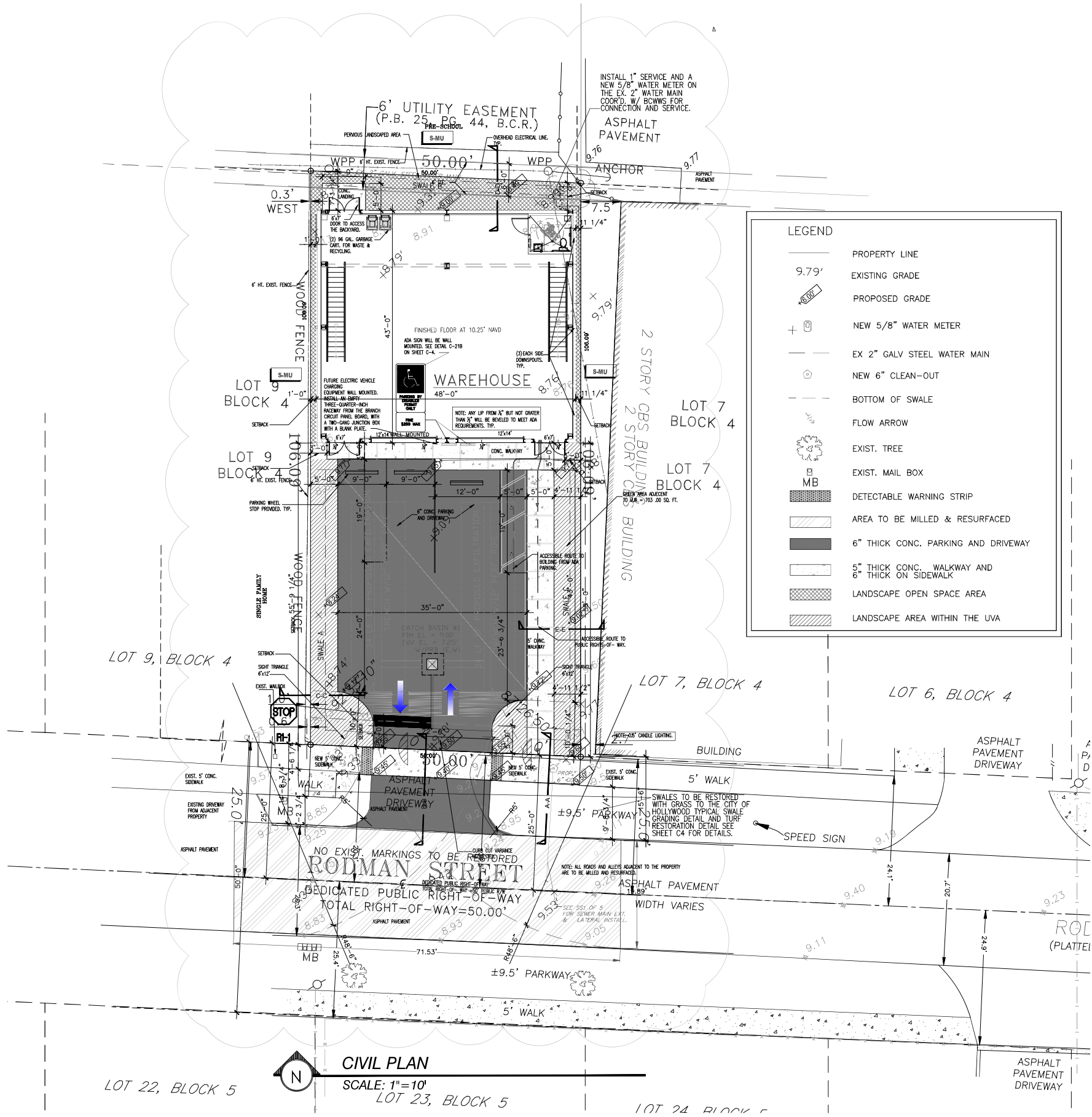
DEMAND TABLE

| Type Demand | Type Unit | Demand /Unit | Unit | No. of Units | Demand |
|----------------------------|-------------|--------------|------|--------------|-----------|
| Prior Water Demand | Parking Lot | 0 | ea. | 1 | 0 gpd |
| Prior Wastewater Demand | Parking Lot | 0 | ea. | 1 | 0 gpd |
| Proposed Water Demand | Warehouse | 26 gpd/unit | ea. | 2,040 sf/1 | 53.04 gpd |
| Proposed Wastewater Demand | Warehouse | 26 gpd/unit | ea. | 2,040 sf/1 | 53.04 gpd |

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550

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WAREHOUSE MEDIAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

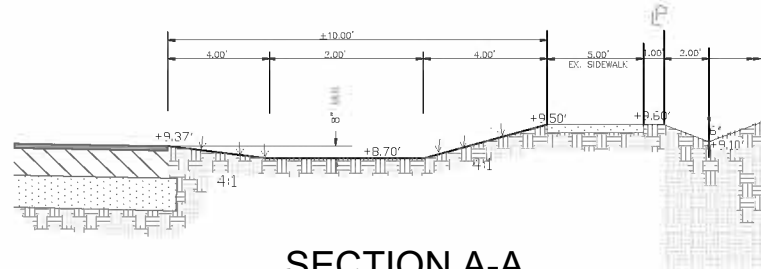
| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| 1 | 02-02-2023 | ISSUED FOR CONSTRUCTION |

GEA PROJECT NO.: 23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

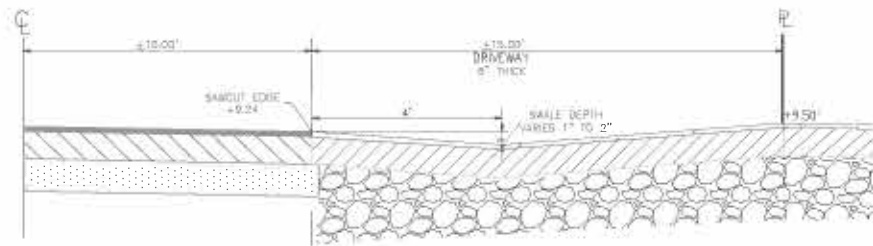
SHEET TITLE

CIVIL PLAN

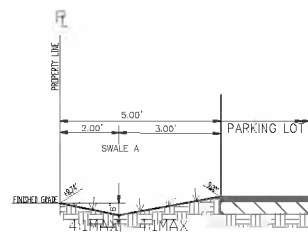
C2 of 5



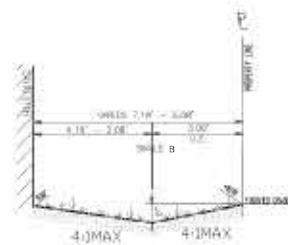
SECTION A-A
NTS



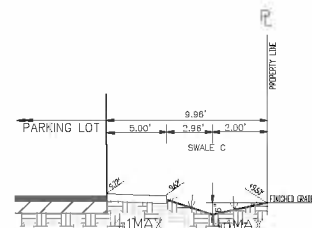
SECTION B-B
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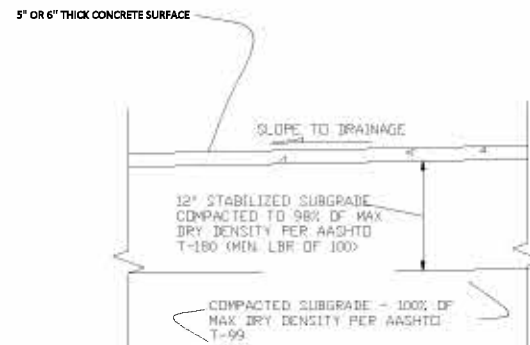
SECTION C-C
NTS



SECTION D-D
NTS

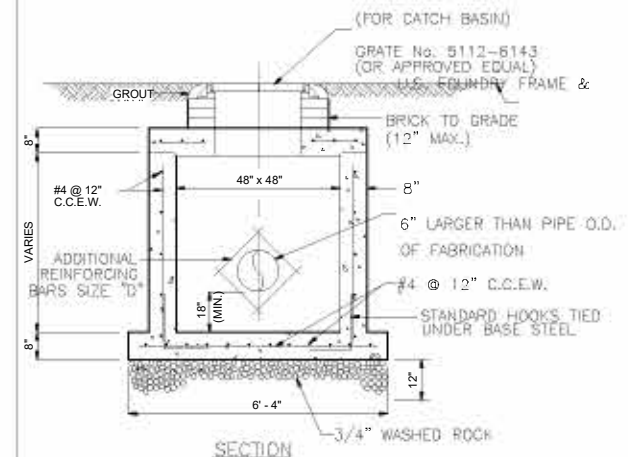


SECTION E-E
NTS

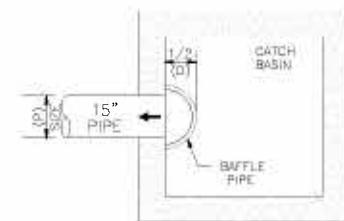


- NOTES:
1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LINEROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF THE CONCRETE SURFACE.
 2. CONCRETE PARKING AND DRIVEWAY ON PRIVATE PROPERTY SHALL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) SHALL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI WITH NO METAL OR FIBER MESH AND SHALL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK.
 3. THE ENTIRE PARKING AREA AND DRIVEWAY SHALL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT.
 4. THE EXISTING ASPHALT IN THE CITY ROW SHALL BE SAWCUT FOR A CLEAN STRAIGHT EDGE CONNECTION.

CONCRETE PAVEMENT DETAIL
N.T.S.

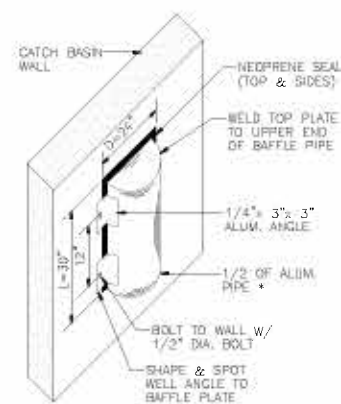


PRECAST DRAINAGE CATCH BASIN
N.T.S.

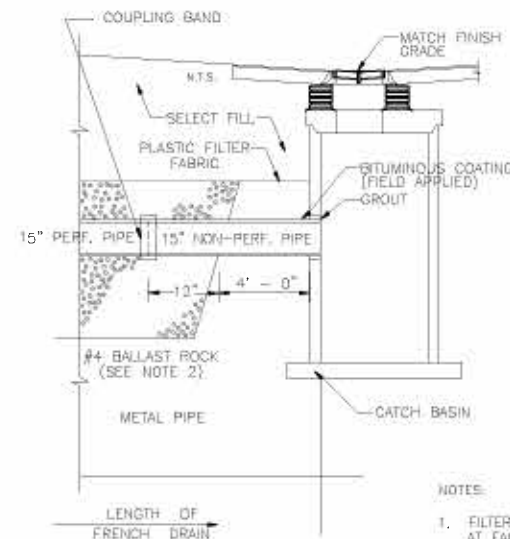


PLAN VIEW

NOTE:
INSTALL BAFFLE WITH TOP PLATE 3\"/>

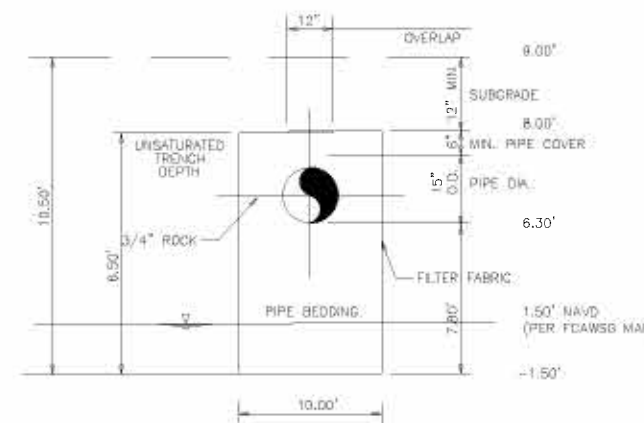


POLLUTION RETARDENT BAFFLE (PRB)
N.T.S.



LONGITUDE SECTION

Regina Bobo-Jackson, State of Florida, Professional Engineer, License No. 38550
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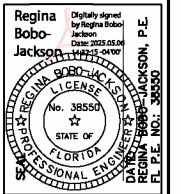
TRANSVERSE SECTION

- NOTES:
1. FILTER FABRIC PER F.D.O.T. STD. INDEX #199 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
 2. THE DEPTH OF THE EXFILTRATION TRENCH SHALL BE 9.50 FEET.
 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 TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

TYPICAL DETAIL — EXFILTRATION TRENCH
N.T.S.



GATOR ENGINEERING ASSOCIATES, INC.
1180 TEMPLE STREET
CORTEZ, FLORIDA 32920
TEL: (850) 424-5905 FAX: (850) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

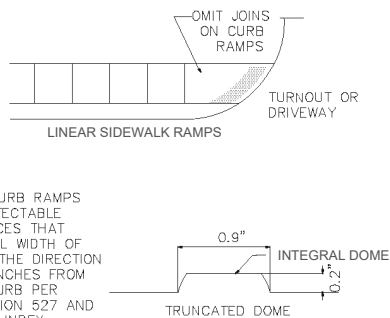


WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023

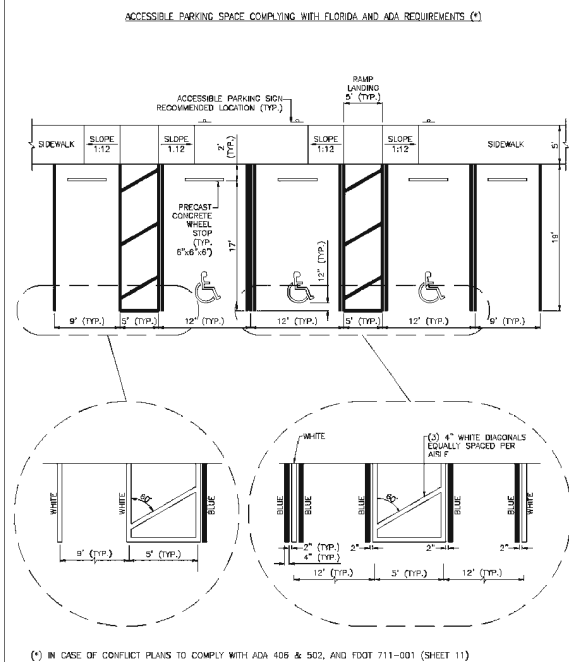
| NO. | DATE | REVISIONS |
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SEA PROJECT NO. 1-23004
DATE: 02-02-2023
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.


SHEET TITLE
SECTIONS & DETAILS
C3 of 5

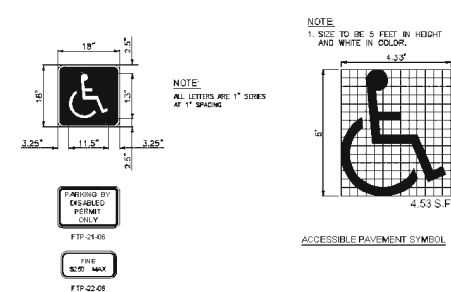


CURB RAMP DETECTABLE WARNING
NOT TO SCALE




(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

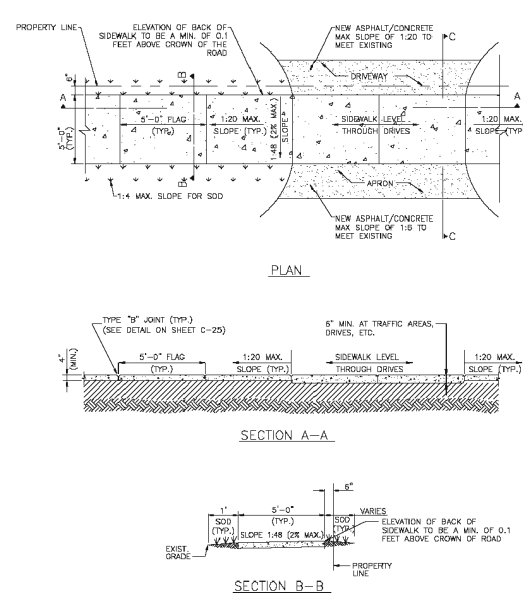
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|---|------------------|---|-----------------------|
|  | ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: — |
| | DRAWN: EG | ACCESSIBLE PARKING SPACE DETAILS (1 OF 2) | DRAWING NO.: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




1. FTP-21-08 & FTP-22-08 SIGN SHALL BE IN ACCORDANCE WITH FOOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

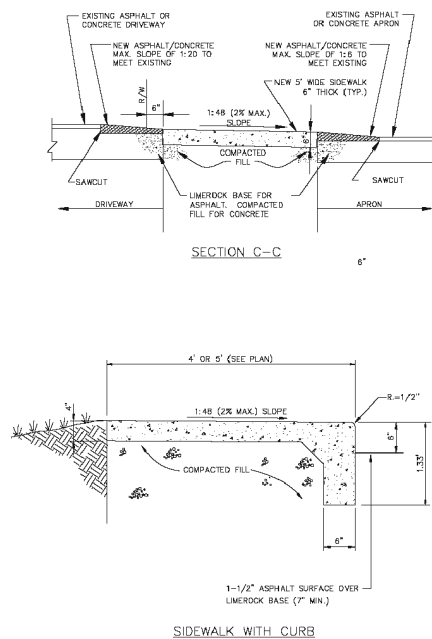
1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SPACED:
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR ALL ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESSIBLE.
4. CURB CUTS, CURB RAMP, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESSIBLE AREAS SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESSIBLE AREAS ARE ADJACENT TO A SIDEWALK, THE MEASUREMENT SHALL BE TAKEN WITH THE CENTERLINE OF THE SIDEWALK.
6. WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
7. ALL ELEMENTS SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
8. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" RELECTORIZED PANT METER FOLD/WHITE STANDARDS.
9. ALL ACCESSIBLE PARKING SPACES SHALL BE 80' ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF DRIVE.


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

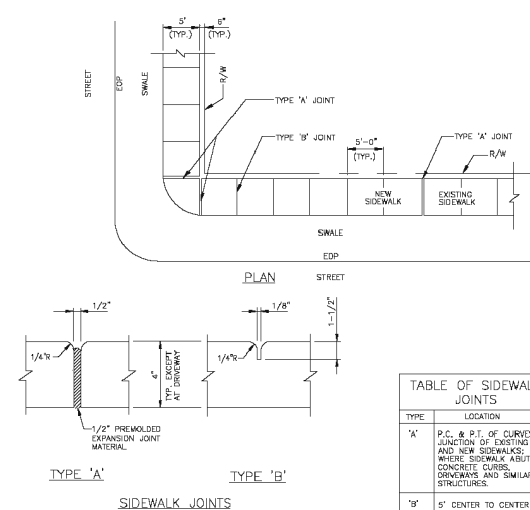


1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX


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

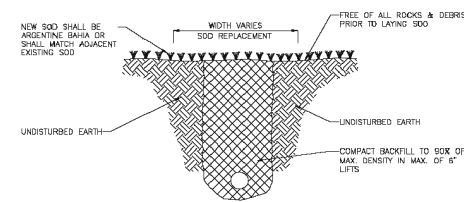



| | | | |
|---|------------------|---|----------------------|
|  | ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: - |
| | DRAWN: EG | SIDEWALK CONSTRUCTION DETAILS (2 OF 3) | DRAWING NO.: C-24 |
| | APPROVED: JG | | |

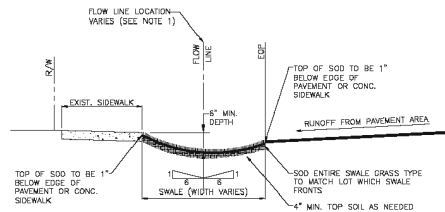


1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMP SLOPES SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS 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 1/4" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. A 4" THICK MINIMUM (TYP.) 8" BLOCK 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 | | |



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



1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 8:1 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 | | |

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

[illegible]

DETAILS

C4 of 5



ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30320

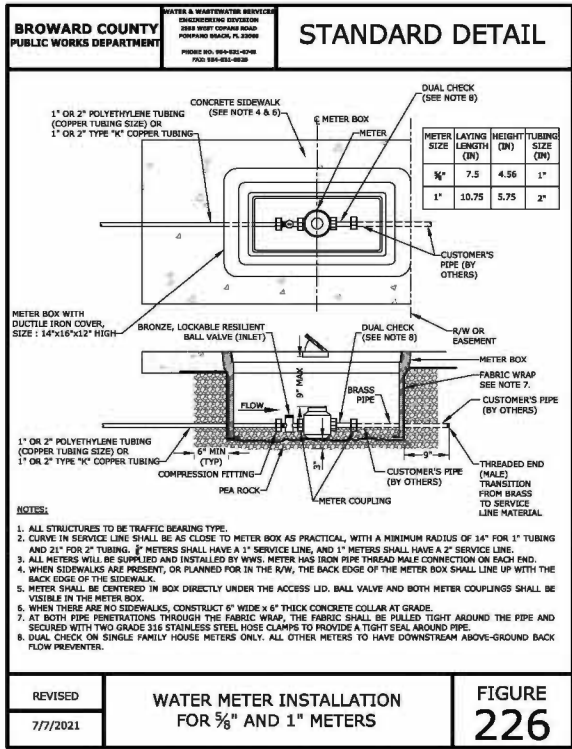
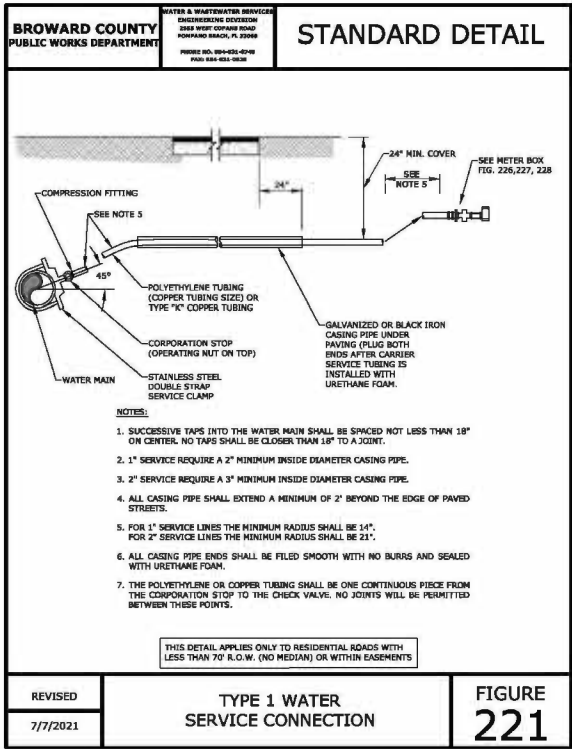
Regina Bobo-Jackson

Digitally signed by Regina Bobo-Jackson
Date: 2025.05.06 14:58:57 -0700

REGINA BOBO-JACKSON, P.E.
DATE: MAY 06, 2025
ELE 5 NOV 1980

REGINA BOBO-JACKSON, P.E.
LICENSE No. 38550
STATE OF FLORIDA
PROFESSIONAL ENGINEER

**WAREHOUSE MEDAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA 33023**



Fire Flow Calculations
6013 Rodman Street

Based on Type II (222) construction.

As per NFPA 1 (2018 Ed.) Section 18.4.4.2 — "The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors."

The total area of the three largest successive floors is 2,040 square feet, and as per NFPA 1 (2023 Ed.) table 18.4.5.2.1, the fire flow required is 1,500 gpm for a duration of 2 hours.

As per NFPA 1 (2023 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.

1,500 gpm x 75% = 1,125 gpm (Fire Flow Credit)

1,500 gpm - 1,125 gpm = 375 gpm

414 gpm is provided by hydrant #2, see attached Hydrant Flow and Pressure Test Results

As per NFPA 1 (2023 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm.

Fire Flow Required = 1,000 gpm

1.000 FIRE FLOW

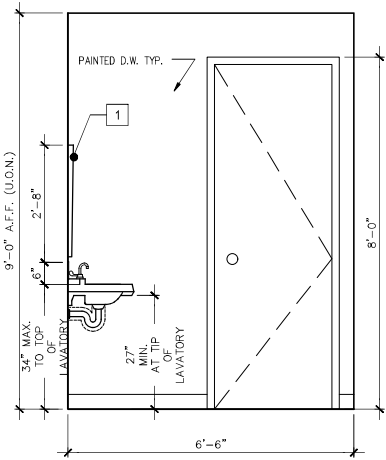
Table 18.4.5.2.1 Minimum Required Fire Flow and Fire Duration for Buildings

| Fire Flow Area A ¹ (x 0.0001 ac ft ²) | | Fire Flow (GPM) (x 1,000) | | Fire Duration (Hours) | |
|--|-----------------|---------------------------|----------------|-----------------------|----------------|
| AREA (SQ. FT.) | AREA (SQ. FT.) | AREA (SQ. FT.) | AREA (SQ. FT.) | AREA (SQ. FT.) | AREA (SQ. FT.) |
| 0-48,750 | 0-15,750 | 0-1000 | 0-1000 | 0-1000 | 0-1000 |
| 48,750-97,500 | 15,750-23,625 | 1000-1200 | 1000-1200 | 1000-1200 | 1000-1200 |
| 97,500-146,250 | 23,625-31,500 | 1200-1400 | 1200-1400 | 1200-1400 | 1200-1400 |
| 146,250-195,000 | 31,500-39,375 | 1400-1600 | 1400-1600 | 1400-1600 | 1400-1600 |
| 195,000-243,750 | 39,375-47,250 | 1600-1800 | 1600-1800 | 1600-1800 | 1600-1800 |
| 243,750-292,500 | 47,250-55,125 | 1800-2000 | 1800-2000 | 1800-2000 | 1800-2000 |
| 292,500-341,250 | 55,125-63,000 | 2000-2200 | 2000-2200 | 2000-2200 | 2000-2200 |
| 341,250-390,000 | 63,000-70,875 | 2200-2400 | 2200-2400 | 2200-2400 | 2200-2400 |
| 390,000-438,750 | 70,875-78,750 | 2400-2600 | 2400-2600 | 2400-2600 | 2400-2600 |
| 438,750-487,500 | 78,750-86,625 | 2600-2800 | 2600-2800 | 2600-2800 | 2600-2800 |
| 487,500-536,250 | 86,625-94,500 | 2800-3000 | 2800-3000 | 2800-3000 | 2800-3000 |
| 536,250-585,000 | 94,500-102,375 | 3000-3200 | 3000-3200 | 3000-3200 | 3000-3200 |
| 585,000-633,750 | 102,375-110,250 | 3200-3400 | 3200-3400 | 3200-3400 | 3200-3400 |
| 633,750-682,500 | 110,250-118,125 | 3400-3600 | 3400-3600 | 3400-3600 | 3400-3600 |
| 682,500-731,250 | 118,125-126,000 | 3600-3800 | 3600-3800 | 3600-3800 | 3600-3800 |
| 731,250-780,000 | 126,000-133,875 | 3800-4000 | 3800-4000 | 3800-4000 | 3800-4000 |
| 780,000-828,750 | 133,875-141,750 | 4000-4200 | 4000-4200 | 4000-4200 | 4000-4200 |
| 828,750-877,500 | 141,750-149,625 | 4200-4400 | 4200-4400 | 4200-4400 | 4200-4400 |
| 877,500-926,250 | 149,625-157,500 | 4400-4600 | 4400-4600 | 4400-4600 | 4400-4600 |
| 926,250-975,000 | 157,500-165,375 | 4600-4800 | 4600-4800 | 4600-4800 | 4600-4800 |
| 975,000-1,023,750 | 165,375-173,250 | 4800-5000 | 4800-5000 | 4800-5000 | 4800-5000 |
| 1,023,750-1,072,500 | 173,250-181,125 | 5000-5200 | 5000-5200 | 5000-5200 | 5000-5200 |
| 1,072,500-1,121,250 | 181,125-189,000 | 5200-5400 | 5200-5400 | 5200-5400 | 5200-5400 |
| 1,121,250-1,170,000 | 189,000-196,875 | 5400-5600 | 5400-5600 | 5400-5600 | 5400-5600 |
| 1,170,000-1,218,750 | 196,875-204,750 | 5600-5800 | 5600-5800 | 5600-5800 | 5600-5800 |
| 1,218,750-1,267,500 | 204,750-212,625 | 5800-6000 | 5800-6000 | 5800-6000 | 5800-6000 |
| 1,267,500-1,316,250 | 212,625-220,500 | 6000-6200 | 6000-6200 | 6000-6200 | 6000-6200 |
| 1,316,250-1,365,000 | 220,500-228,375 | 6200-6400 | 6200-6400 | 6200-6400 | 6200-6400 |
| 1,365,000-1,413,750 | 228,375-236,250 | 6400-6600 | 6400-6600 | 6400-6600 | 6400-6600 |
| 1,413,750-1,462,500 | 236,250-244,125 | 6600-6800 | 6600-6800 | 6600-6800 | 6600-6800 |
| 1,462,500-1,511,250 | 244,125-252,000 | 6800-7000 | 6800-7000 | 6800-7000 | 6800-7000 |
| 1,511,250-1,560,000 | 252,000-259,875 | 7000-7200 | 7000-7200 | 7000-7200 | 7000-7200 |
| 1,560,000-1,608,750 | 259,875-267,750 | 7200-7400 | 7200-7400 | 7200-7400 | 7200-7400 |
| 1,608,750-1,657,500 | 267,750-275,625 | 7400-7600 | 7400-7600 | 7400-7600 | 7400-7600 |
| 1,657,500-1,706,250 | 275,625-283,500 | 7600-7800 | 7600-7800 | 7600-7800 | 7600-7800 |
| 1,706,250-1,755,000 | 283,500-291,375 | 7800-8000 | 7800-8000 | 7800-8000 | 7800-8000 |
| 1,755,000-1,803,750 | 291,375-299,250 | 8000-8200 | 8000-8200 | 8000-8200 | 8000-8200 |
| 1,803,750-1,852,500 | 299,250-307,125 | 8200-8400 | 8200-8400 | 8200-8400 | 8200-8400 |
| 1,852,500-1,901,250 | 307,125-315,000 | 8400-8600 | 8400-8600 | 8400-8600 | 8400-8600 |
| 1,901,250-1,950,000 | 315,000-322,875 | 8600-8800 | 8600-8800 | 8600-8800 | 8600-8800 |
| 1,950,000-2,000,000 | 322,875-330,750 | 8800-9000 | 8800-9000 | 8800-9000 | 8800-9000 |
| 2,000,000-2,050,000 | 330,750-338,625 | 9000-9200 | 9000-9200 | 9000-9200 | 9000-9200 |
| 2,050,000-2,100,000 | 338,625-346,500 | 9200-9400 | 9200-9400 | 9200-9400 | 9200-9400 |
| 2,100,000-2,150,000 | 346,500-354,375 | 9400-9600 | 9400-9600 | 9400-9600 | 9400-9600 |
| 2,150,000-2,200,000 | 354,375-362,250 | 9600-9800 | 9600-9800 | 9600-9800 | 9600-9800 |
| 2,200,000-2,250,000 | 362,250-370,125 | 9800-10000 | 9800-10000 | 9800-10000 | 9800-10000 |
| 2,250,000-2,300,000 | 370,125-378,000 | 10000-10200 | 10000-10200 | 10000-10200 | 10000-10200 |
| 2,300,000-2,350,000 | 378,000-385,875 | 10200-10400 | 10200-10400 | 10200-10400 | 10200-10400 |
| 2,350,000-2,400,000 | 385,875-393,750 | 10400-10600 | 10400-10600 | 10400-10600 | 10400-10600 |
| 2,400,000-2,450,000 | 393,750-401,625 | 10600-10800 | 10600-10800 | 10600-10800 | 10600-10800 |
| 2,450,000-2,500,000 | 401,625-409,500 | 10800-11000 | 10800-11000 | 10800-11000 | 10800-11000 |
| 2,500,000-2,550,000 | 409,500-417,375 | 11000-11200 | 11000-11200 | 11000-11200 | 11000-11200 |
| 2,550,000-2,600,000 | 417,375-425,250 | 11200-11400 | 11200-11400 | 11200-11400 | 11200-11400 |
| 2,600,000-2,650,000 | 425,250-433,125 | 11400-11600 | 11400-11600 | 11400-11600 | 11400-11600 |
| 2,650,000-2,700,000 | 433,125-441,000 | 11600-11800 | 11600-11800 | 11600-11800 | 11600-11800 |
| 2,700,000-2,750,000 | 441,000-448,875 | 11800-12000 | 11800-12000 | 11800-12000 | 11800-12000 |
| 2,750,000-2,800,000 | 448,875-456,750 | 12000-12200 | 12000-12200 | 12000-12200 | 12000-12200 |
| 2,800,000-2,850,000 | 456,750-464,625 | 12200-12400 | 12200-12400 | 12200-12400 | 12200-12400 |
| 2,850,000-2,900,000 | 464,625-472,500 | 12400-12600 | 12400-12600 | 12400-12600 | 12400-12600 |
| 2,900,000-2,950,000 | 472,500-480,375 | 12600-12800 | 12600-12800 | 12600-12800 | 12600-12800 |
| 2,950,000-3,000,000 | 480,375-488,250 | 12800-13000 | 12800-13000 | 12800-13000 | 12800-13000 |
| 3,000,000-3,050,000 | 488,250-496,125 | 13000-13200 | 13000-13200 | 13000-13200 | 13000-13200 |
| 3,050,000-3,100,000 | 496,125-504,000 | 13200-13400 | 13200-13400 | 13200-13400 | 13200-13400 |
| 3,100,000-3,150,000 | 504,000-511,875 | 13400-13600 | 13400-13600 | 13400-13600 | 13400-13600 |
| 3,150,000-3,200,000 | 511,875-519,750 | 13600-13800 | 13600-13800 | 13600-13800 | 13600-13800 |
| 3,200,000-3,250,000 | 519,750-527,625 | 13800-14000 | 13800-14000 | 13800-14000 | 13800-14000 |
| 3,250,000-3,300,000 | 527,625-535,500 | 14000-14200 | 14000-14200 | 14000-14200 | 14000-14200 |
| 3,300,000-3,350,000 | 535,500-543,375 | 14200-14400 | 14200-14400 | 14200-14400 | 14200-14400 |
| 3,350,000-3,400,000 | 543,375-551,250 | 14400-14600 | 14400-14600 | 14400-14600 | 14400-14600 |
| 3,400,000-3,450,000 | 551,250-559,125 | 14600-14800 | 14600-14800 | 14600-14800 | 14600-14800 |
| 3,450,000-3,500,000 | 559,125-567,000 | 14800-15000 | 14800-15000 | 14800-15000 | 14800-15000 |
| 3,500,000-3,550,000 | 567,000-574,875 | 15000-15200 | 15000-15200 | 15000-15200 | 15000-15200 |
| 3,550,000-3,600,000 | 574,875-582,750 | 15200-15400 | 15200-15400 | 15200-15400 | 15200-15400 |
| 3,600,000-3,650,000 | 582,750-590,625 | 15400-15600 | 15400-15600 | 15400-15600 | 15400-15600 |
| 3,650,000-3,700,000 | 590,625-598,500 | 15600-15800 | 15600-15800 | 15600-15800 | 15600-15800 |
| 3,700,000-3,750,000 | 598,500-606,375 | 15800-16000 | 15800-16000 | 15800-16000 | 15800-16000 |
| 3,750,000-3,800,000 | 606,375-614,250 | 16000-16200 | 16000-16200 | 16000-16200 | 16000-16200 |
| 3,800,000-3,850,000 | 614,250-622,125 | 16200-16400 | 16200-16400 | 16200-16400 | 16200-16400 |
| 3,850,000-3,900,000 | 622,125-630,000 | 16400-16600 | 16400-16600 | 16400-16600 | 16400-16600 |
| 3,900,000-3,950,000 | 630,000-637,875 | 16600-16800 | 16600-16800 | 16600-16800 | 16600-16800 |
| 3,950,000-4,000,000 | 637,875-645,750 | 16800-17000 | 16800-17000 | 16800-17000 | 16800-17000 |
| 4,000,000-4,050,000 | 645,750-653,625 | 17000-17200 | 17000-17200 | 17000-17200 | 17000-17200 |
| 4,050,000-4,100,000 | 653,625-661,500 | 17200-17400 | 17200-17400 | 17200-17400 | 17200-17400 |
| 4,100,000-4,150,000 | 661,500-669,375 | 17400-17600 | 17400-17600 | 17400-17600 | 17400-17600 |
| 4,150,000-4,200,000 | 669,375-677,250 | 17600-17800 | 17600-17800 | 17600-17800 | 17600-17800 |
| 4,200,000-4,250,000 | 677,250-685,125 | 17800-18000 | 17800-18000 | 17800-18000 | 17800-18000 |
| 4,250,000-4,300,000 | 685,125-693,000 | 18000-18200 | 18000-18200 | 18000-18200 | 18000-18200 |
| 4,300,000-4,350,000 | 693,000-700,875 | 18200-18400 | 18200-18400 | 18200-18400 | 18200-18400 |
| 4,350,000-4,400,000 | 700,875-708,750 | 18400-18600 | 18400-18600 | 18400-18600 | 18400-18600 |
| 4,400,000-4,450,000 | 708,750-716,625 | 18600-18800 | 18600-18800 | 18600-18800 | 18600-18800 |
| 4,450,000-4,500,000 | 716,625-724,500 | 18800-19000 | 18800-19000 | 18800-19000 | 18800-19000 |
| 4,500,000-4,550,000 | 724,500-732,375 | 19000-19200 | 19000-19200 | 19000-19200 | 19000-19200 |
| 4,550,000-4,600,000 | 732,375-740,250 | 19200-19400 | 19200-19400 | 19200-19400 | 19200-19400 |
| 4,600,000-4,650,000 | 740,250-748,125 | 19400-19600 | 19400-19600 | 19400-19600 | 19400-19600 |
| 4,650,000-4,700,000 | 748,125-756,000 | 19600-19800 | 19600-19800 | 19600-19800 | 19600-19800 |
| 4,700,000-4,750,000 | 756,000-763,875 | 19800-20000 | 19800-20000 | 19800-20000 | 19800-20000 |
| 4,750,000-4,800,000 | 763,875-771,750 | 20000-20200 | 20000-20200 | 20000-20200 | 20000-2020 |

- TOILET ROOMS TO RECEIVE:**
- 16" x 30" MIRROR.
 - SURFACE MOUNTED SOAP DISPENSER.
 - GRAB BAR 36"L x 1 1/2" DIA.
 - GRAB BAR 42" L x 1 1/2" DIA.
 - SINGLE TOILET PAPER DISPENSER.
 - RECESSED MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE

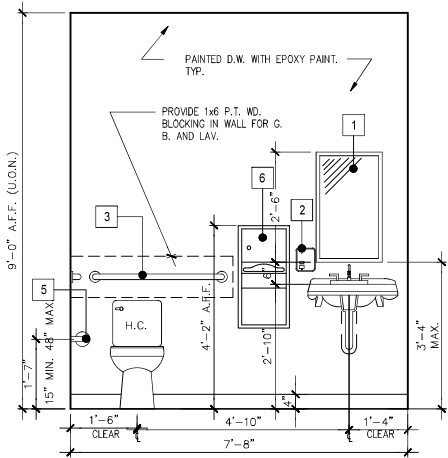
NOTE:

- WALLS IN ALL TOILET ROOMS MUST BE IMPERVIOUS TO A HEIGHT OF AT LEAST 4' ABOVE THE FLOOR PER 443.3.5.5, F.B.C.
- FLOOR BASE IN TOILET ROOMS MUST BE SMOOTH, HARD AND NON-ABSORBENT PER 1210.1, F.B.C.
- ALL BATHROOM ACCESSORIES SUPPLIED AND INSTALLED BY CONTRACTOR, SELECTED BY OWNER, TYP.



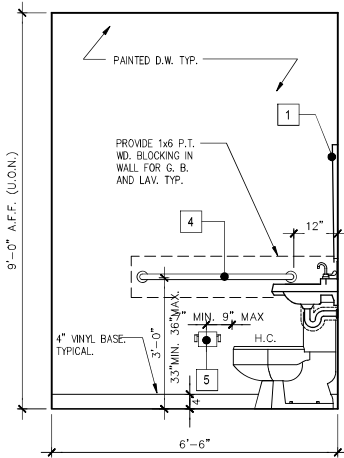
ELEVATION "C"

NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



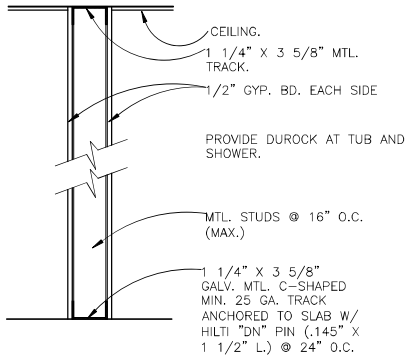
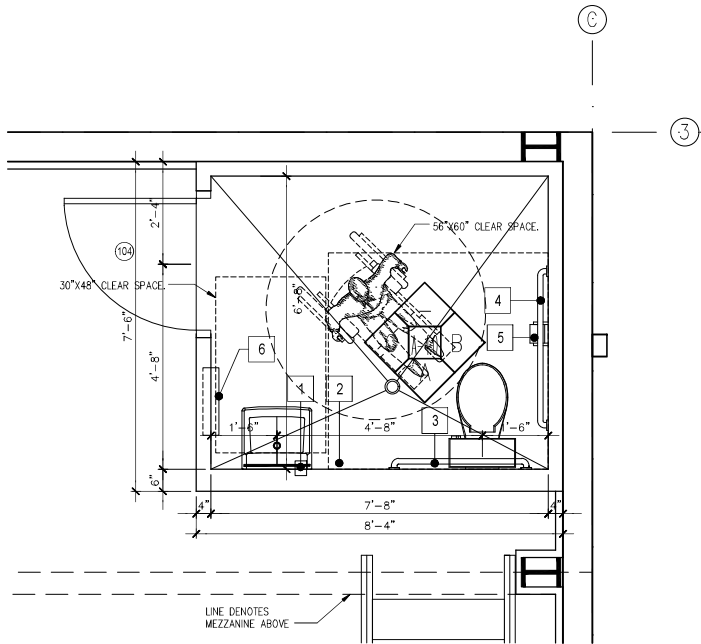
ELEVATION "A"

NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



ELEVATION "B"

NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



TYPICAL INTERIOR PARTITION

NON-LOAD BEARING,
NON-FIRE RATED

WALL TYPE SCHEDULE

GRAPHIC DESCRIPTION:

- PRE-MANUFACTURE STEEL BLDG. SYSTEM TYP. REFER TO SHEET A-4.0 & A-4.1 FOR FIRE RATING DETAILS.
- PAINTED 1/2" INCH GYPSUM WALLBOARD, FLOOR TO CEILING, REFER INTERIOR PARTITION DETAIL 3 SHEET A-1.0.

DOORS (IMPACT RESIST.)

- ALL EXTERIOR DOORS TO BE IMPACT RESISTANT PROTECTED BY PRODUCT APPROVED STORM SHUTTERS, TYPICAL.
- SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS PRIOR TO INSTALLATION.
- INSTALL ALL EXTERIOR DOORS IN ACCORDANCE WITH PRODUCT APPROVAL SPECIFICATIONS.
- ATTACH DOOR BUCKS WITH FASTENERS, STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C., STAGGERED, APPLY CAULKING BETWEEN BUCK AND MASONRY, BOTH SIDES.

PRODUCT APPROVALS

- SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOFING, DOORS AND WINDOWS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ROOF PERMIT

- SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TYPE OF CONSTRUCTION: FBC TYPE II-B / NFPA TYPE II(222)

(NOT SPRINKLERED)

OCCUPANCY: "S1"

DESIGN PER F.B.C. 8TH EDITION (2023) - BUILDING AND ASCE

7-16 WIND DESIGN 170MPH ASCE 7-16(3 SEC GUST)

EXPOSURE C.

BATHROOMS NOTES:

- ALL WATER CLOSET HAS BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL, SHOWER, TUB, CABINET OR OTHER OBSTRUCTION AND PLACED NOT CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR. VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

GENERAL NOTES:

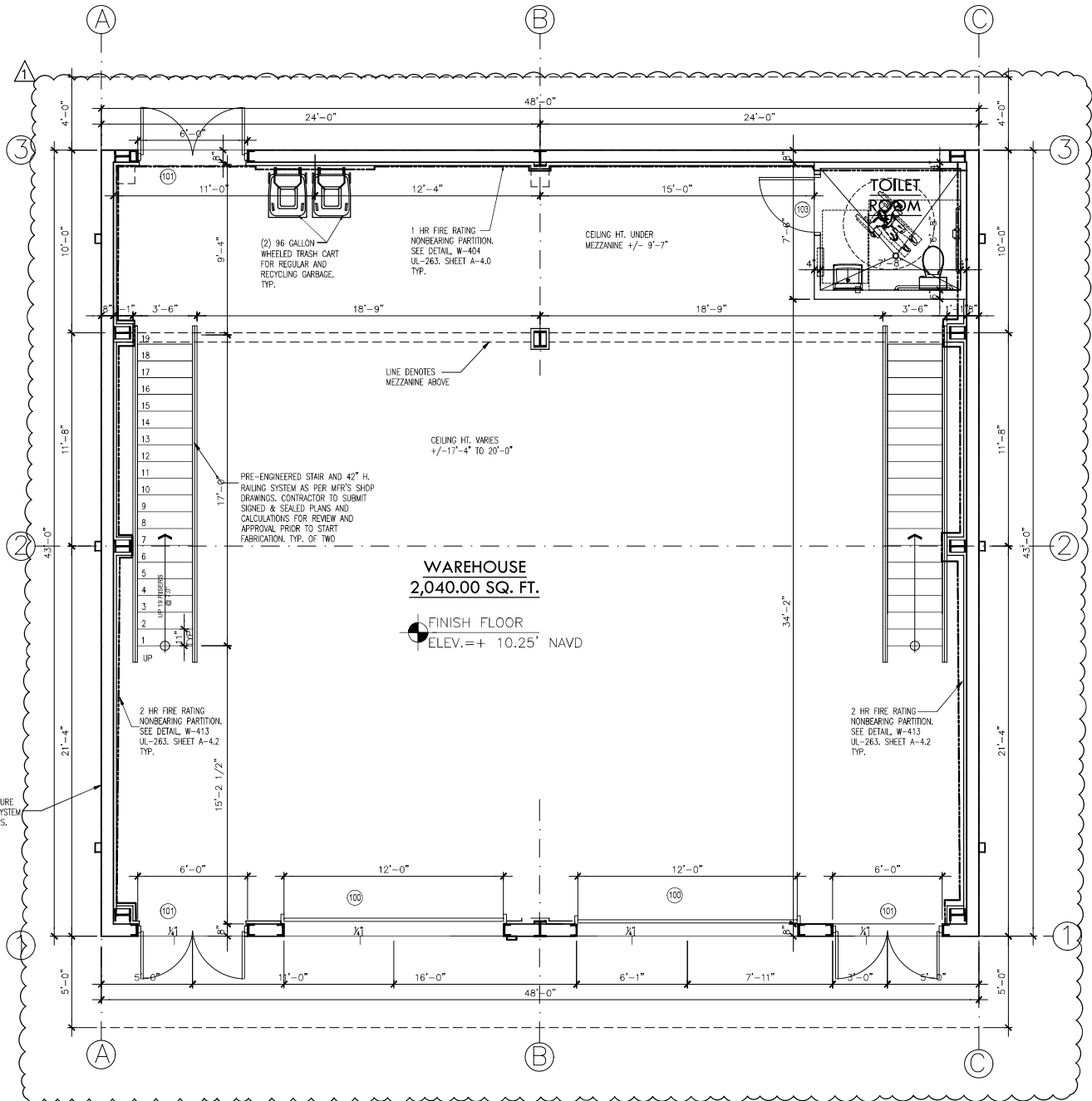
- DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION, SPECIALLY THOSE MARK AS "V.I.F." (VERIFY IN FIELD).

3 TYPICAL INTERIOR PARTITION

SCALE: NTS

2 WALL TYPE AND NOTES

SCALE: NTS



1 PROPOSED GROUND FLOOR

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

NORTH

| REVISION | BY: |
|----------|-----|
| 8/1/24 | |
| 2/26/25 | |
| 5/12/25 | |

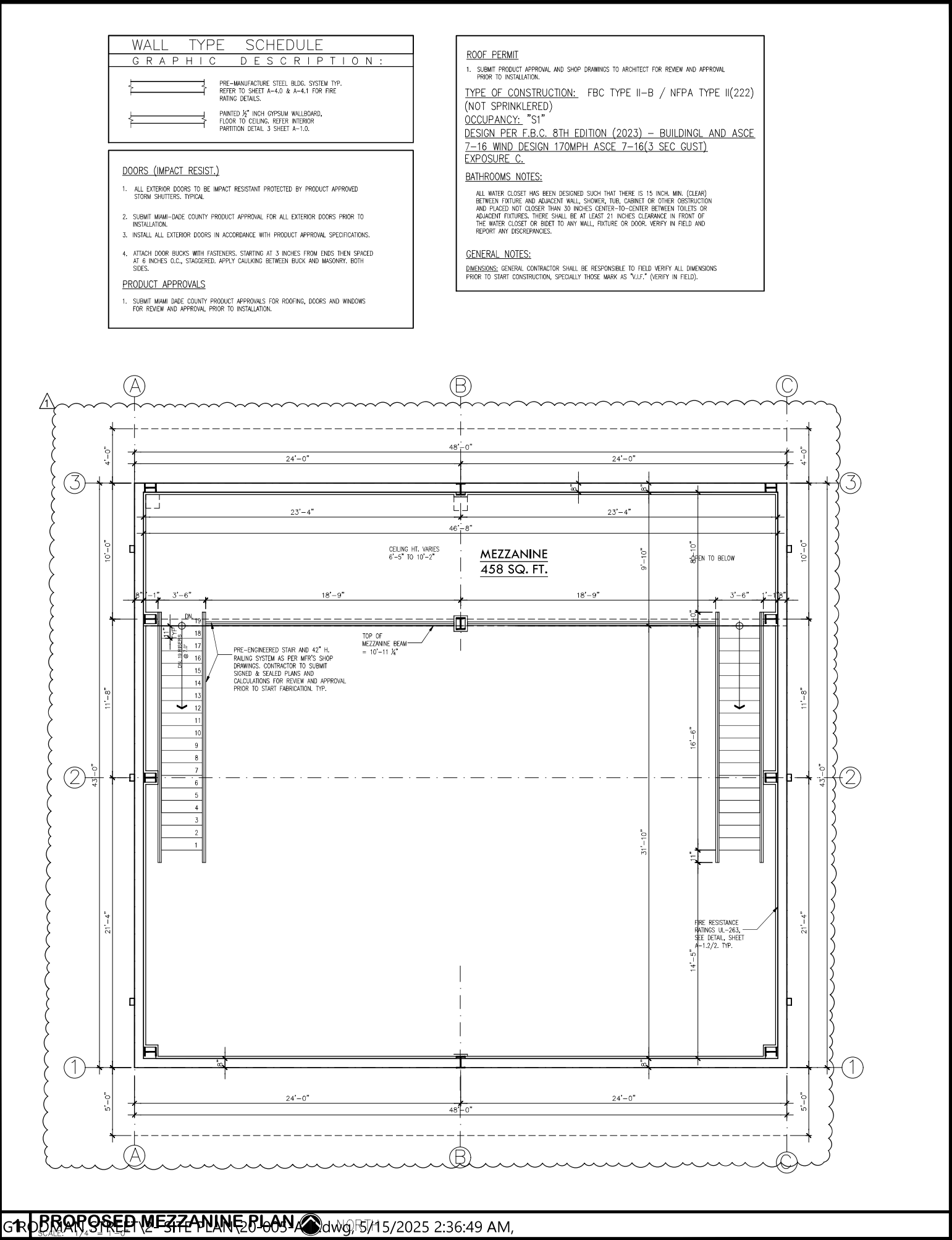
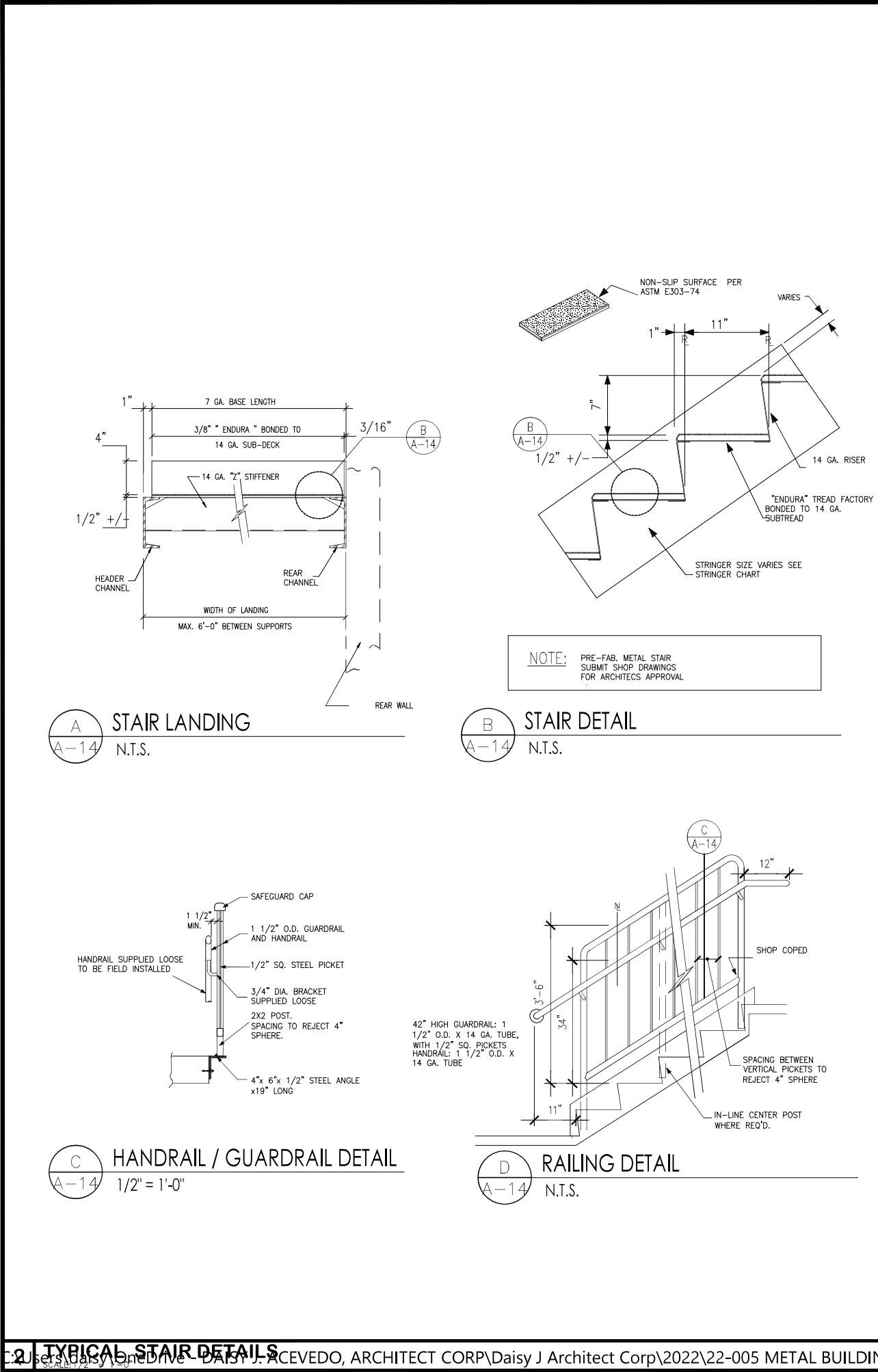
DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVE FL 33317
(954) 270-4352
FLORIDA REGISTRATION
ART. NO. 107106

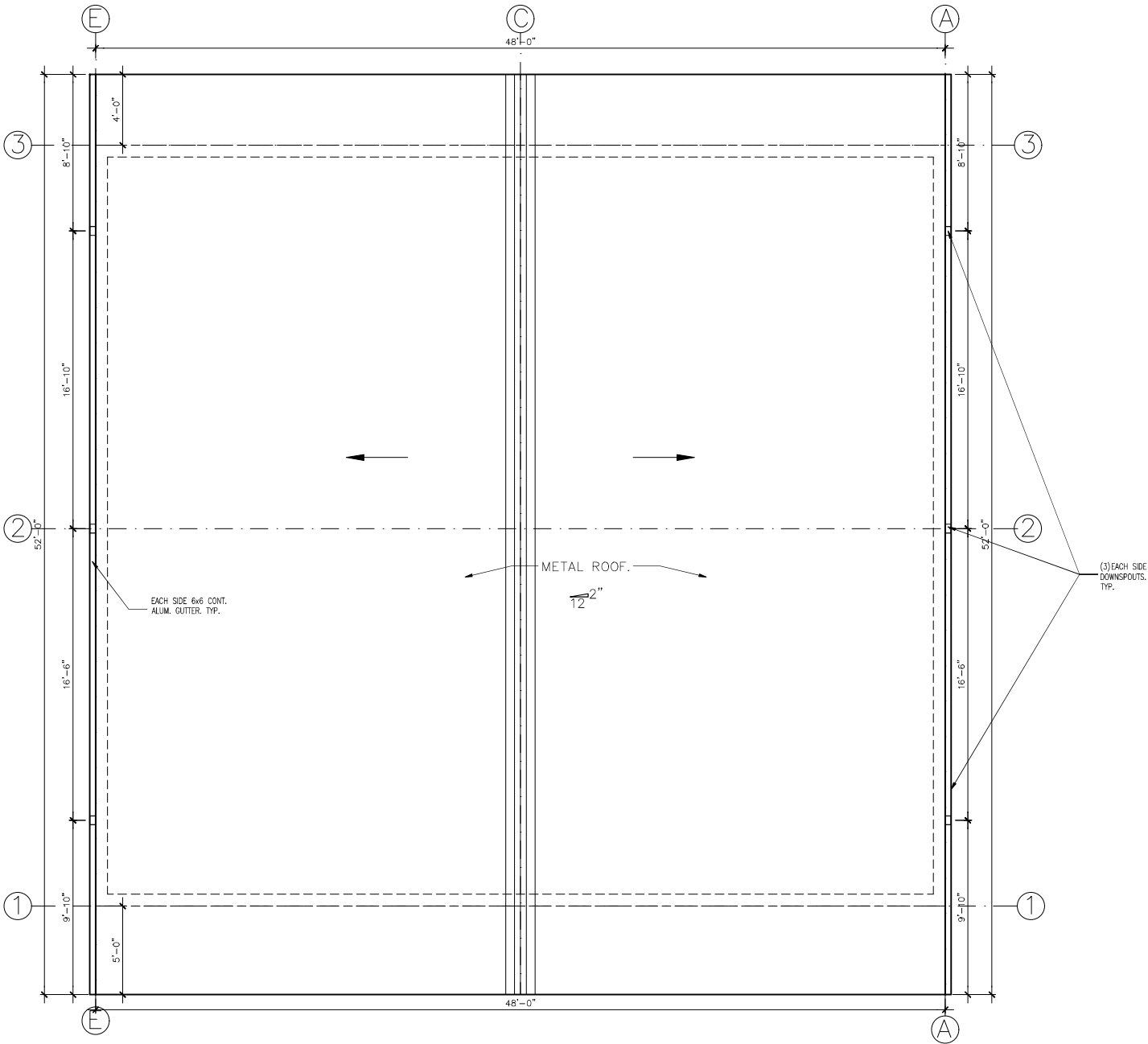
WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FL 33023

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| DRAWN | M.J.G. |
| CHECKED | D.J.A. |
| DATE | JULY, 2022 |
| SCALE | AS NOTED |
| JOB. NO. | 22-005 |

A-1.0
OF SHEETS





| WALL TYPE SCHEDULE | |
|----------------------|--|
| GRAPHIC DESCRIPTION: | |
| | PRE-MANUFACTURE STEEL BLDG. SYSTEM TYP. REFER TO SHEET A-4.0 & A-4.1 FOR FIRE RATING DETAILS. |
| | PAINTED 1/2" INCH GYPSUM WALLBOARD, FLOOR TO CEILING, REFER INTERIOR PARTITION DETAIL 3 SHEET A-1.0. |

DOORS (IMPACT RESIST.)

- ALL EXTERIOR DOORS TO BE IMPACT RESISTANT PROTECTED BY PRODUCT APPROVED STORM SHUTTERS, TYPICAL.
- SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS PRIOR TO INSTALLATION.
- INSTALL ALL EXTERIOR DOORS IN ACCORDANCE WITH PRODUCT APPROVAL SPECIFICATIONS.
- ATTACH DOOR BUCKS WITH FASTENERS, STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C., STAGGERED, APPLY CAULKING BETWEEN BUCK AND MASONRY, BOTH SIDES.

PRODUCT APPROVALS

- SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVALS FOR ROOFING, DOORS AND WINDOWS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ROOF PERMIT

- SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TYPE OF CONSTRUCTION: FBC TYPE II-B / NFPA TYPE II(222)
(NOT SPRINKLERED)

OCCUPANCY: "S1"

DESIGN PER F.B.C. 8TH EDITION (2023) - BUILDING AND ASCE
7-16 WIND DESIGN 170MPH ASCE 7-16(3 SEC GUST)
EXPOSURE C.

BATHROOMS NOTES:

ALL WATER CLOSET HAS BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL, SHOWER, TUB, CABINET OR OTHER OBSTRUCTION AND PLACED NOT CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR. VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

GENERAL NOTES:

DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION, SPECIALLY THOSE MARK AS "V.I.F." (VERIFY IN FIELD).

| REVISION | BY: |
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DAISY J. ACEVEDO, CORP

Architect

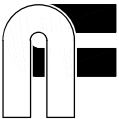
2072 SW 72ND AVE

DAVE FL 33317

(954) 270-4352

FLORIDA REGISTRATION

ART. NO. 101706



WAREHOUSE METAL BUILDING

6013 RODMAN STREET

HOLLYWOOD, FL 33023

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DRAWN M.J.G.

CHECKED D.J.A.

DATE JULY, 2022

SCALE AS NOTED

JOB. NO. 22-005

A-1.2

OF SHEETS

| REVISION | BY: |
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| 8/1/24 | |
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DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVE FL 33317
(954) 270-4352
FLORIDA REGISTRATION
AR NO. 10706



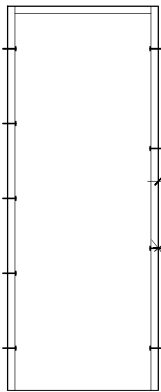
WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FL 33023

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ead226e9226b
Date: 2025.05.15 11:09:38
-04'00'

STATE OF FLORIDA
DAISY J. ACEVEDO
REGISTERED ARCHITECT
AR101706

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| DRAWN | M.J.G. |
| CHECKED | D.J.A. |
| DATE | JULY, 2022 |
| SCALE | AS NOTED |
| JOB. NO. | 22-005 |

A-2.0
OF SHEETS

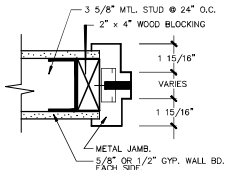


NOTE: FASTENING SPECIFICATION ARE
DIAGRAMMATIC AND IS INTENDED AS A
GUIDE. INSTALLATION SHALL BE IN
ACCORDANCE TO MIAMI-DADE PRODUCT
APPROVAL AND SHALL SUPERSEDE
ARCHITECTS DETAIL. PROVIDE MIAMI
DADE PRODUCT APPROVAL TO A & E
FOR REVIEW PRIOR TO INSTALLATION.

METAL FRAME BY DOOR MANUF.

(4) PER JAMB FLAT HEAD SLEEVE
ANCHORS 5/8" x 5 INCH.

NOTE:
METAL DOOR TO BE ATTACHED
DIRECTLY TO METAL BUILDING AS PER
MFR'S PRODUCT APPROVAL.



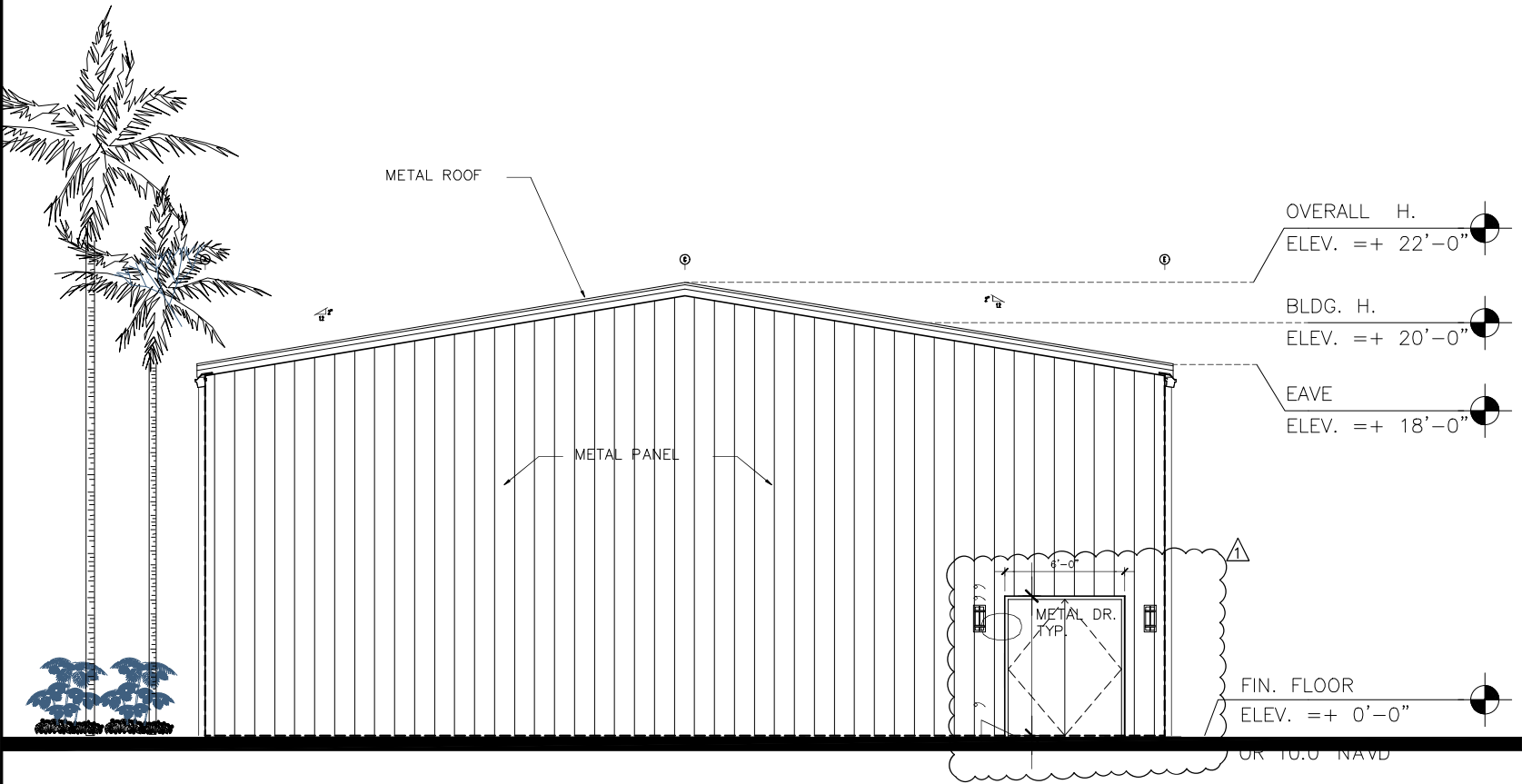
1 TYP. INT. DOOR JAMB
SCALE: N.T.S.

DOOR SCHEDULE

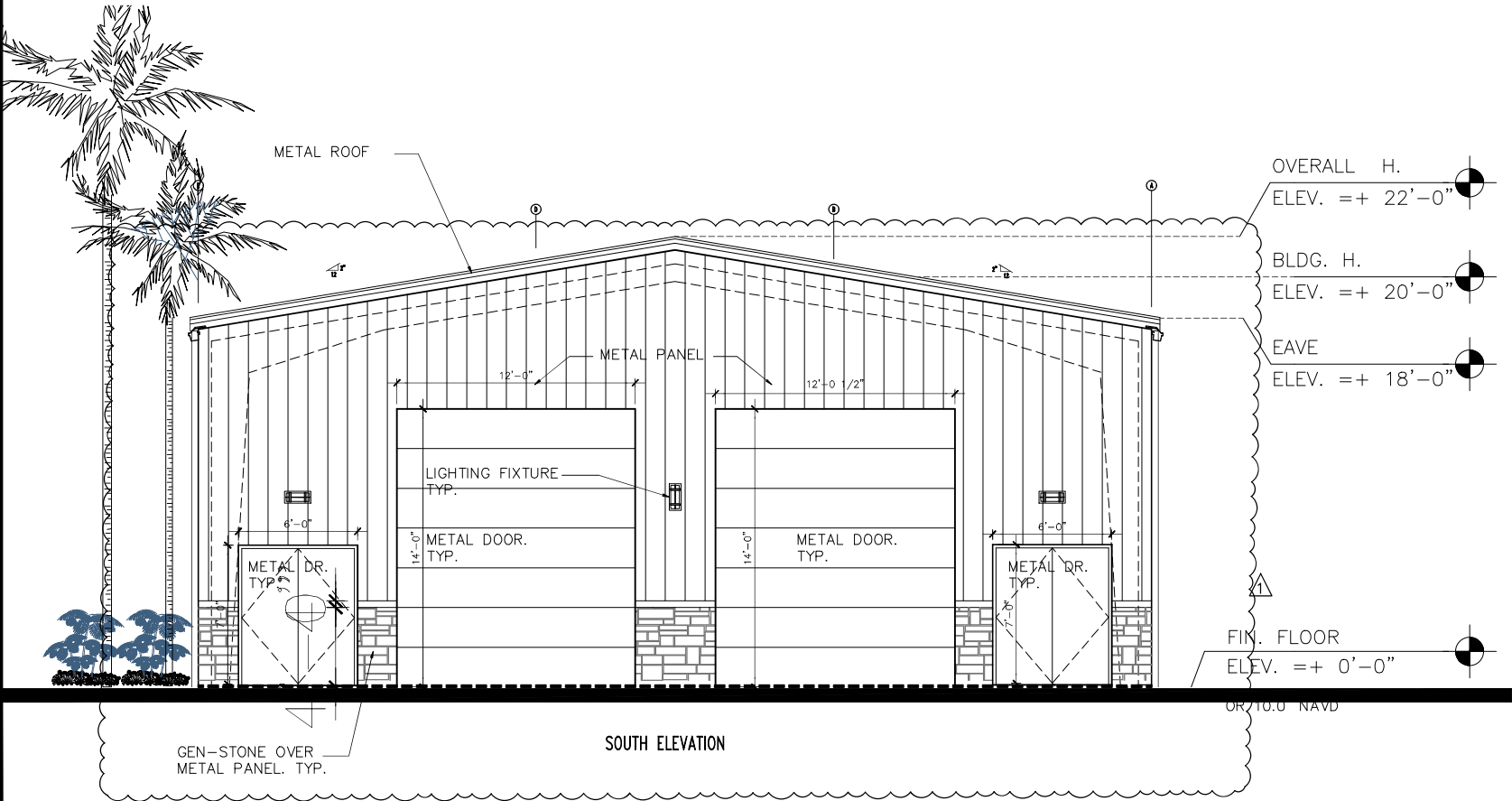
| MARK | QTY. | SIZE | MODEL | ROUGH OPENING DIMENSION | | MATERIAL | FRAME | | WIND PRESSURE | | FIRE RATE | HQR. | EGRESS/ ESCAPE | SHUTTER | PRODUCT ACCEPTANCE |
|------|------|---------------|---------------|----------------------------|--------------------|-----------|----------|--------|---------------------------|---------------------------|-----------|--------------|-------------------|---------|-----------------------|
| | | | | WIDTH (INCHES) | HEIGHT (INCHES) | | MATERIAL | FINISH | MIN. DESIGN PRESS. (-) | MIN. DESIGN PRESS. (+) | | | | | |
| 100 | 2 | 12'-0"x14'-0" | ROLL UP DR. | 12'-0" | 14'-0" | METAL | METAL | PAINT | SEE STRUCTURAL PLANS | | — | EXT. LOCKSET | NO | NO | DADE CO. |
| 101 | 3 | 6'-0"x7'-0" | DBL SWING DR. | 6'-4" | 7'-0" | METAL | METAL | PAINT | SEE STRUCTURAL PLANS | | 45 MIN. | EXT. LOCKSET | NO | NO | DADE CO. |
| 102 | 1 | 3'-0"x6'-8" | SWING DR. | — | — | WOOD H.C. | METAL | PAINT | SEE STRUCTURAL PLANS | | — | INT. LOCKSET | — | — | — |
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GENERAL NOTES:

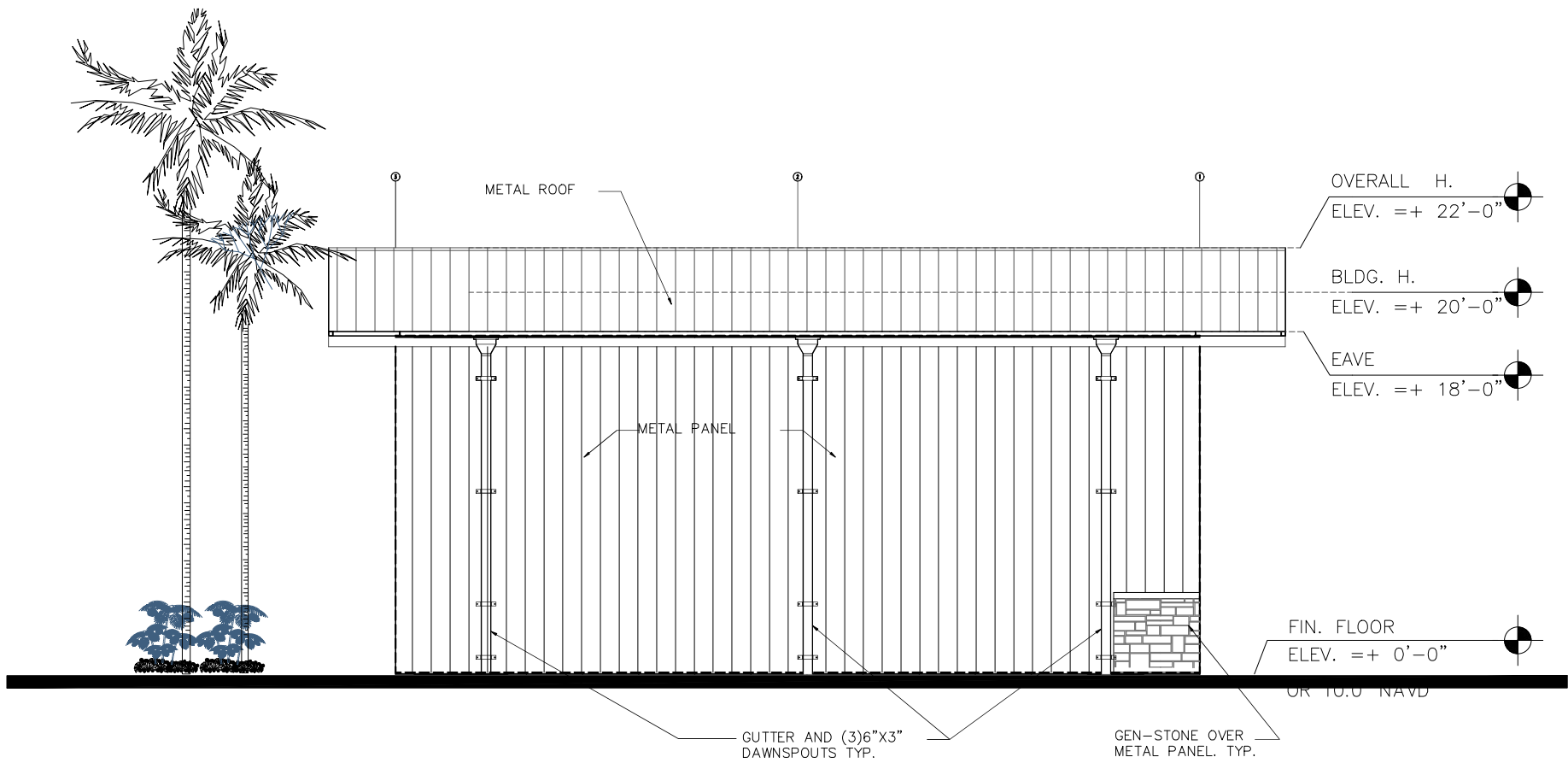
- GENERAL CONTRACTOR SHALL VERIFY WITH MANUFACTURER ALL ROUGH OPENINGS PRIOR TO START THE CONSTRUCTION.
- SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS, PRIOR TO INSTALLATION.
- DOOR HARDWARE TO COMPLY WITH A.D.A. LEVER TYPE. TYPICAL.
- ALL THRESHOLDS TO BE A.D.A. APPROVED.
- INCLUDE 1-1/2" PR. HINGES, LOCKSET.
- INCLUDE 1-1/2" PR. HINGES, LOCKSET, THRESHOLD AND WEATHER-STRIPPING.
- CONTRACTOR TO PROVIDE HARDWARE SCHEDULE FOR REVIEW PRIOR TO INSTALLATION. TYPICAL.
- ALL HOLLOW METAL DOOR IN THE REAR OF THE BUILDING SHOULD INCLUDE A DRIP GUARD AND A PICK-GUARD.



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

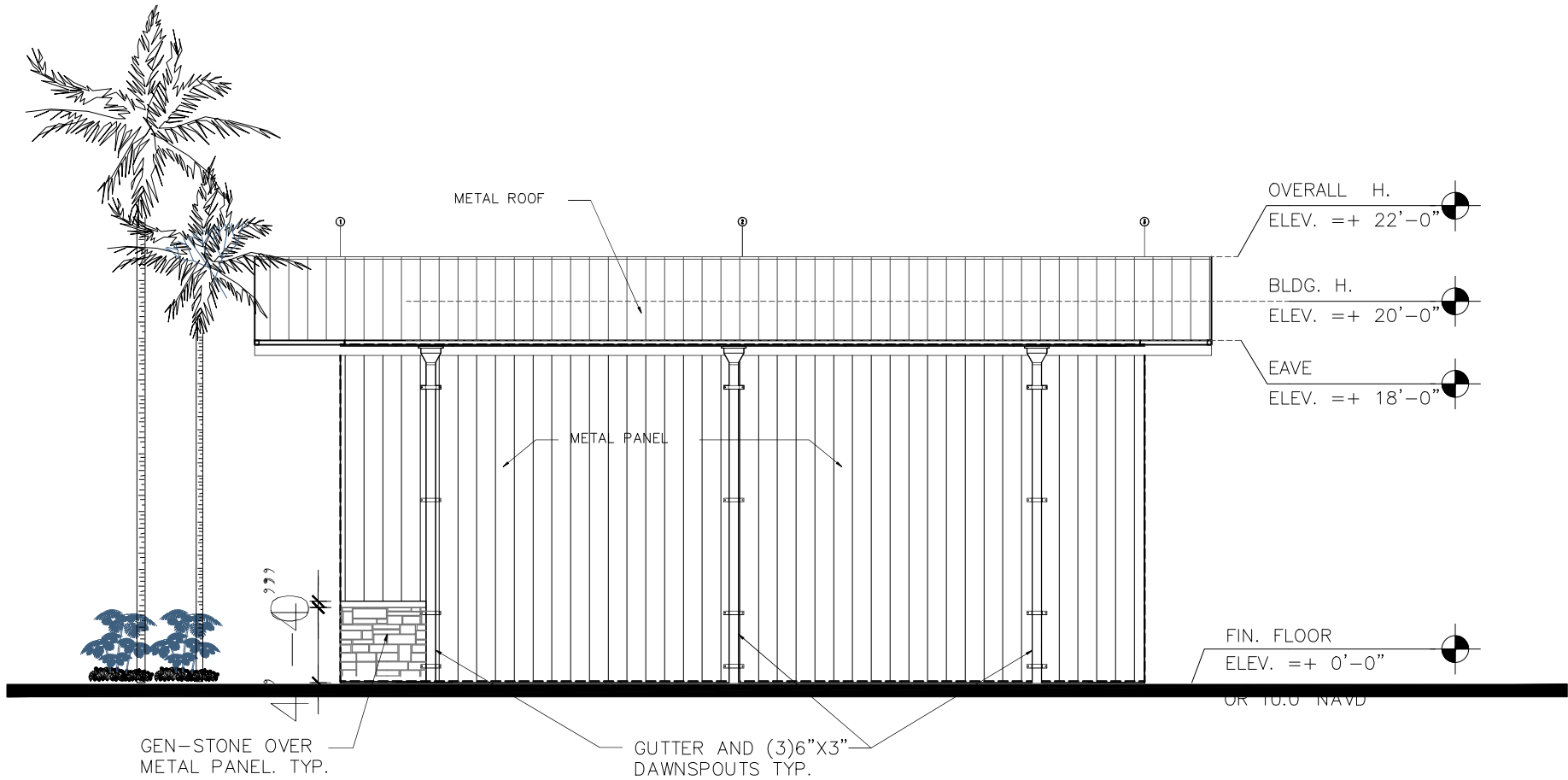


1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 | PROPOSED WEST ELEVATION

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



1 | PROPOSED EAST ELEVATION

C:\Users\DAISY\OneDrive - DAISY J. ACEVEDO, ARCHITECT CORP\DAISY J Architect Corp\2022\22-005 METAL BUILDING RODMAN STREET\2- SITE PLAN\20-005-A-2.dwg, 5/15/2025 2:36:21 AM,

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DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
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(954) 270-4352
FLORIDA REGISTRATION
AR NO. 101706

DAISY ACEVEDO
ARCHITECT

WAREHOUSE METAL BUILDING

6013 RODMAN STREET
HOLLYWOOD, FL 33023

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Date: 2025.05.15 11:10:15
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| DRAWN | M.J.G. |
| CHECKED | D.J.A. |
| DATE | JULY, 2022 |
| SCALE | AS NOTED |
| JOB. NO. | 22-005 |

A-2.1
OF SHEETS


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| REVISION | BY: |
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DAISY J. ACEVEDO, CORP
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2072 SW 72ND AVE
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AR NO. 101706

WAREHOUSE METAL BUILDING

6013 RODMAN STREET
HOLLYWOOD, FL 33023

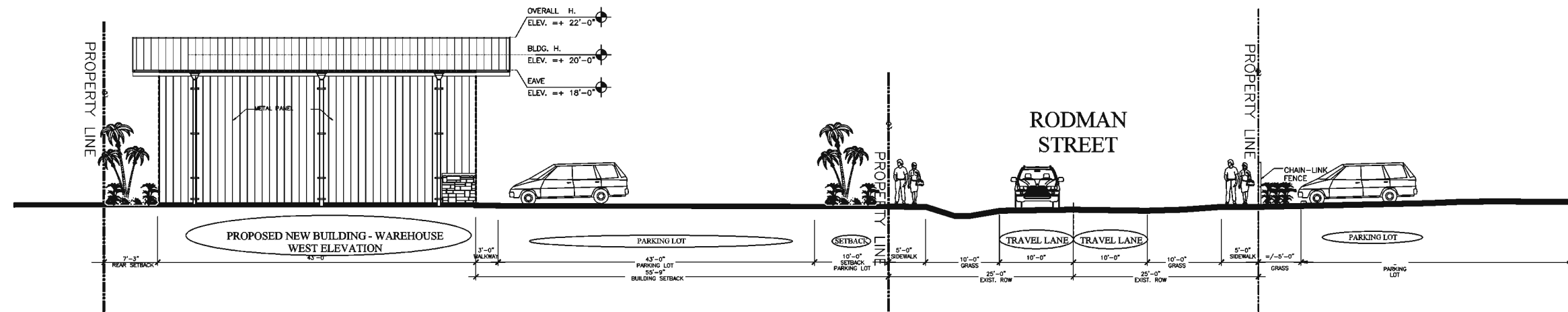
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Deisy Acevedo
Date: 2025.05.15
22:03:50 -04'00'



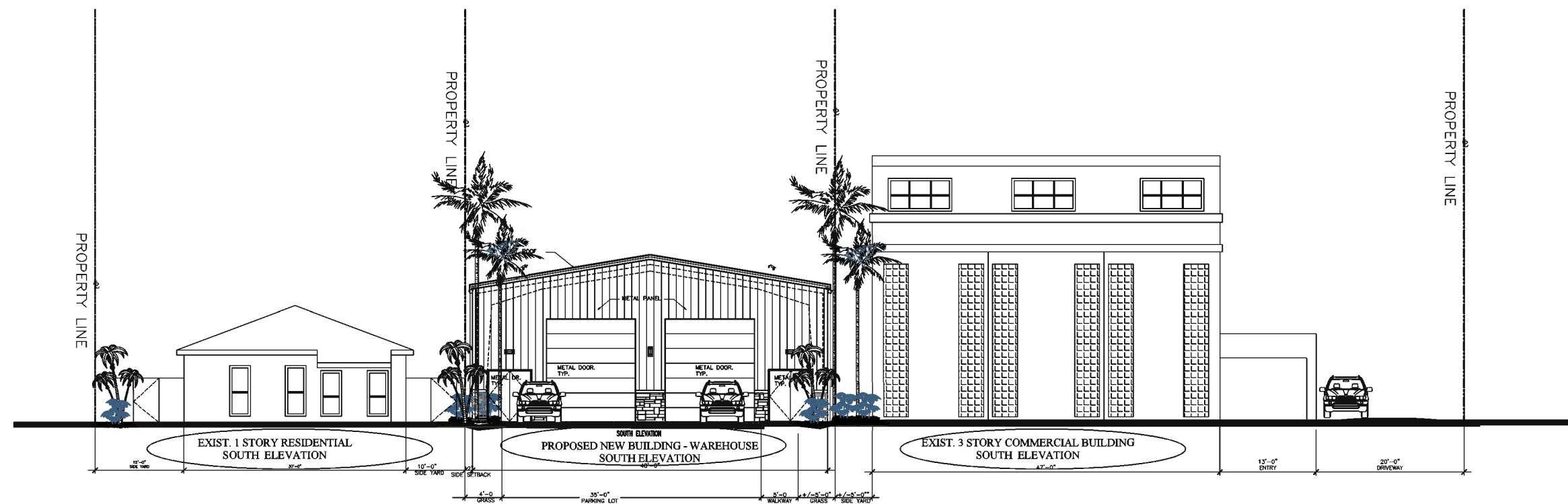
The seal is circular with a double-lined border. Inside the border, the text "STATE OF FLORIDA" is at the top and "REGISTERED ARCHITECT" is at the bottom. In the center, it reads "DEISY J. ACEVEDO" above a five-pointed star, which is above the number "AR101706".

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| DRAWN | M.J.G. |
| CHECKED | D.J.A. |
| DATE | JULY, 2022 |
| SCALE | AS NOTED |
| JOB. NO. | 22-005 |

A-3.0
OF SHEETS

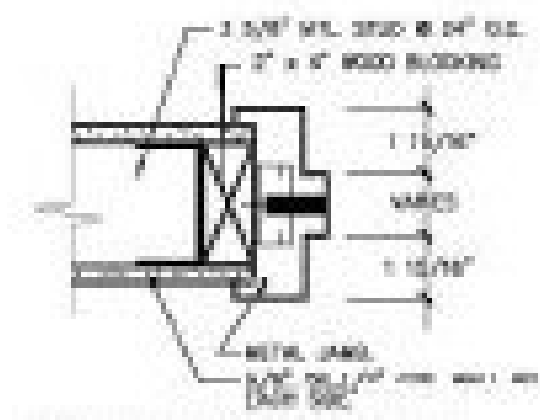


1 STREET PROFILE / WEST ELEVATION

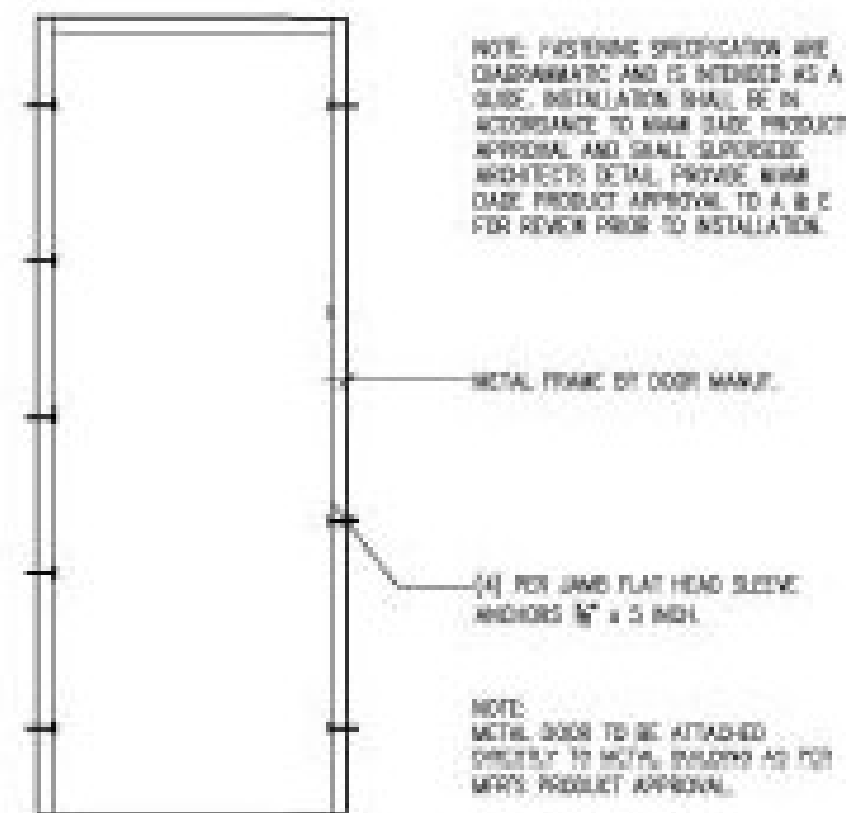


2 STREET PROFILE / SOUTH ELEVATION



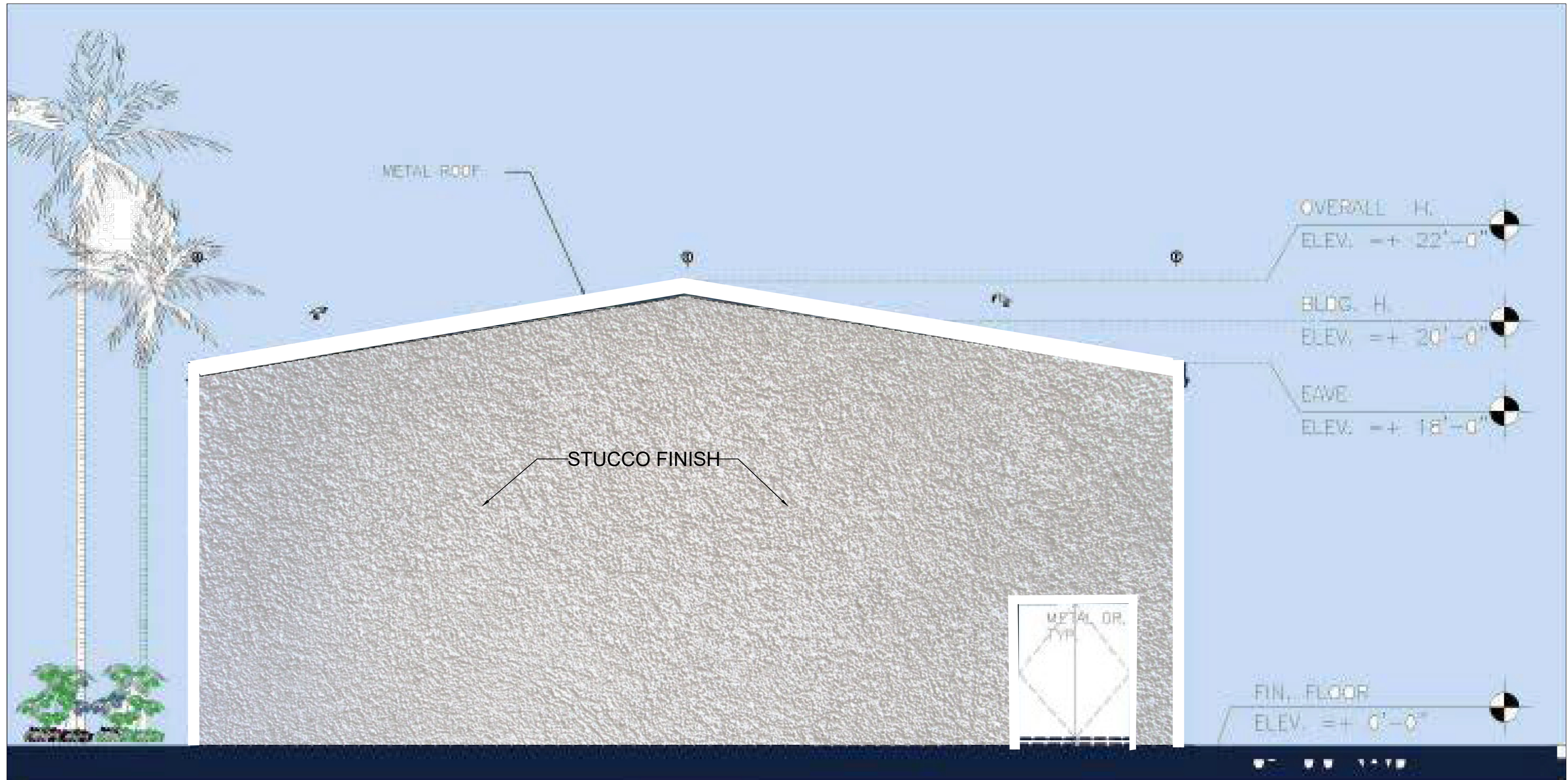


① TYP. INT. DOOR JAMB
SCALE: N.T.S.



② DOOR INSTALLATION DETAIL
SCALE: N.T.S.

① NORTH ELEVATION
1/4" = 1'-0"

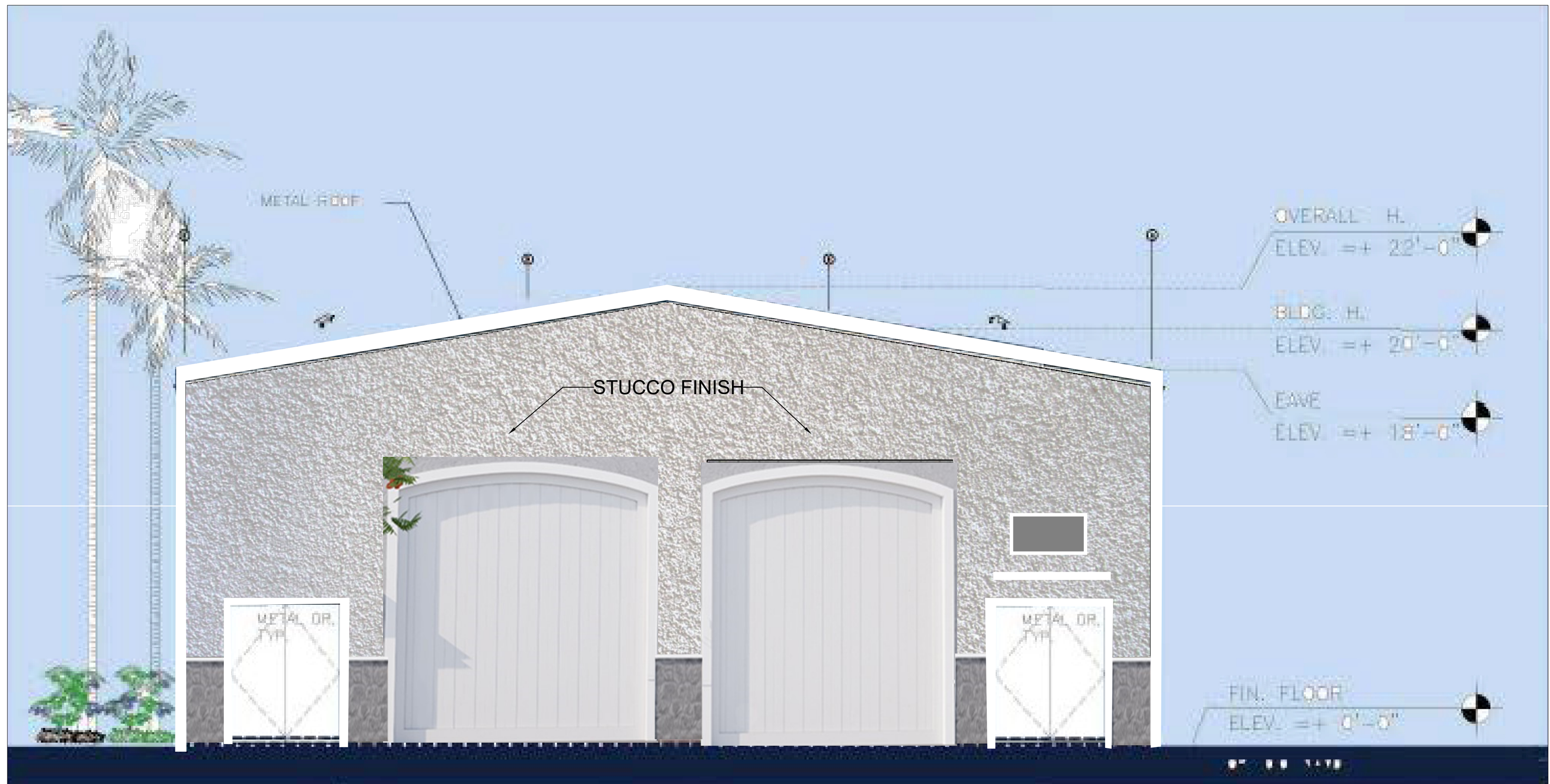


| DOOR SCHEDULE | | | | | | | | | | | | | | |
|---------------|-----|-----------------|-------------------|-------------------------|-----------------|-----------|--------|----------|---|-----------|--------------|---------------|---------|--------------------|
| MARK | QTY | SIZE | MODEL | ROUGH OPENING DIMENSION | | MATERIAL | FRAME | | WIND PRESSURE | FIRE RATE | HWM. | EGRESS ESCAPE | SHUTTER | PRODUCT ACCEPTANCE |
| | | | | WIDTH (INCHES) | HEIGHT (INCHES) | | W/DOOR | W/O DOOR | | | | | | |
| 100 | 2 | 12'-0" x 14'-0" | ROLL UP DOOR | — | — | METAL | METAL | FINISH | MAX DESIGN PRESS. (-) 15 PSF (+) 15 PSF | — | — | — | — | — |
| 105 | 3 | 6'-0" x 7'-0" | SLD. SWINGING DR. | 6'-4" | 7'-0" | METAL | METAL | PAINT | SLD. STRUCTURAL PLANS | 45 MIN. | EXT. LOCKSET | NO | NO | SLD. CO. |
| 302 | 1 | 3'-0" x 6'-8" | SLDING DR. | — | — | WOOD H.E. | METAL | PAINT | SLD. STRUCTURAL PLANS | — | INT. LOCKSET | NO | NO | UMC CO. |
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GENERAL NOTES:

- GENERAL CONTRACTOR SHALL VERIFY WITH MANUFACTURER ALL ROUGH OPENINGS PRIOR TO START THE CONSTRUCTION.
- SHOULD MANUFACTURER PRODUCT WITH/OUT FIT ALL EXTERIOR DOORS, PRIOR TO INSTALLATION.
- DOOR HARDWARE TO COMPLY WITH A.D.A. LEVER TYPE, TYPICAL.
- ALL THRESHOLDS TO BE A.D.A. APPROVED.
- INCLUDE 1-1/2\"/>
- CONTRACTOR TO PROVIDE HARDWARE SCHEDULE FOR REVIEW PRIOR TO INSTALLATION, TYPICAL.
- ALL HOLLOW METAL DOOR IN THE REAR OF THE BUILDING SHALL BE WITH A DRIP CHAIN AND A PROTECTOR.

② SOUTH ELEVATION
1/4" = 1'-0"



NEW WAREHOUSE BUILDING

6013 RODMAN STREET
HOLLYWOOD, FLORIDA, 33023

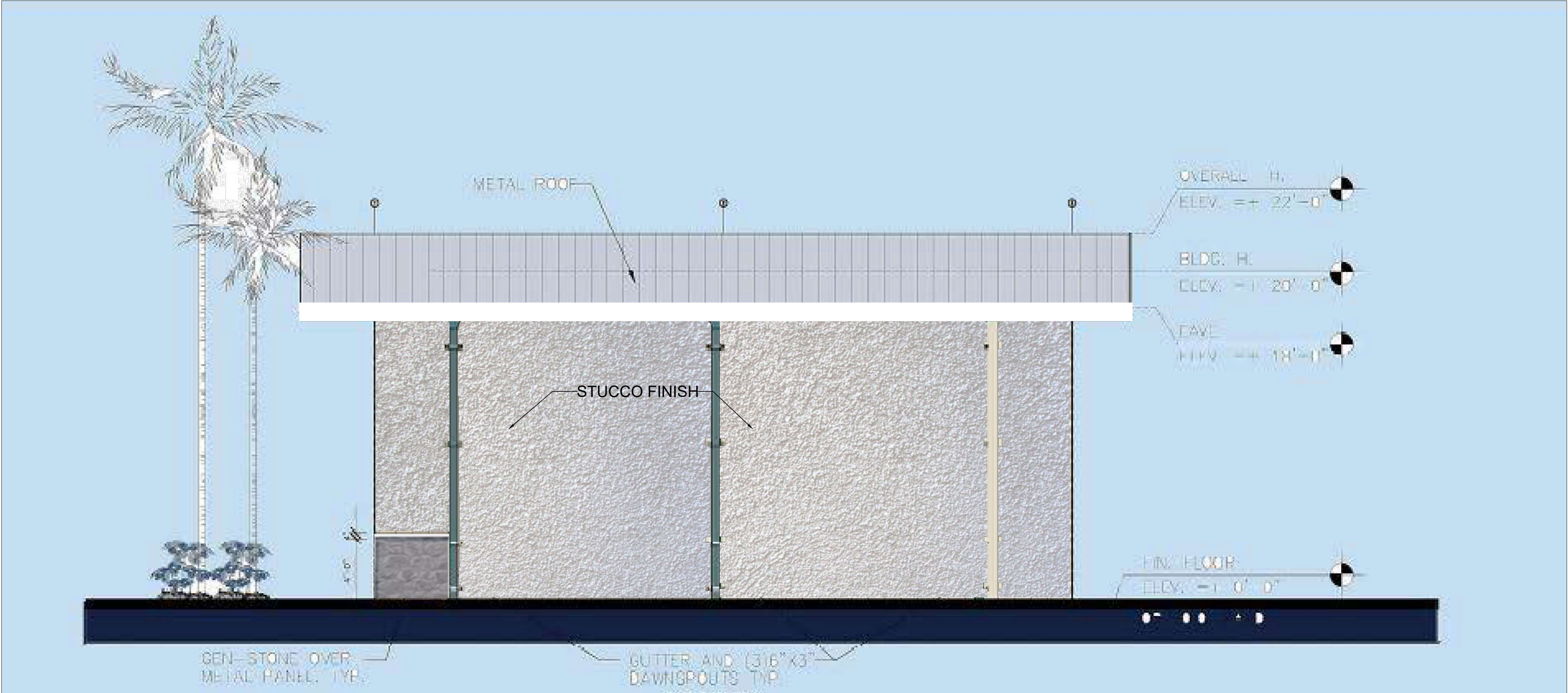
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PROPOSED BUILDING ELEVATIONS

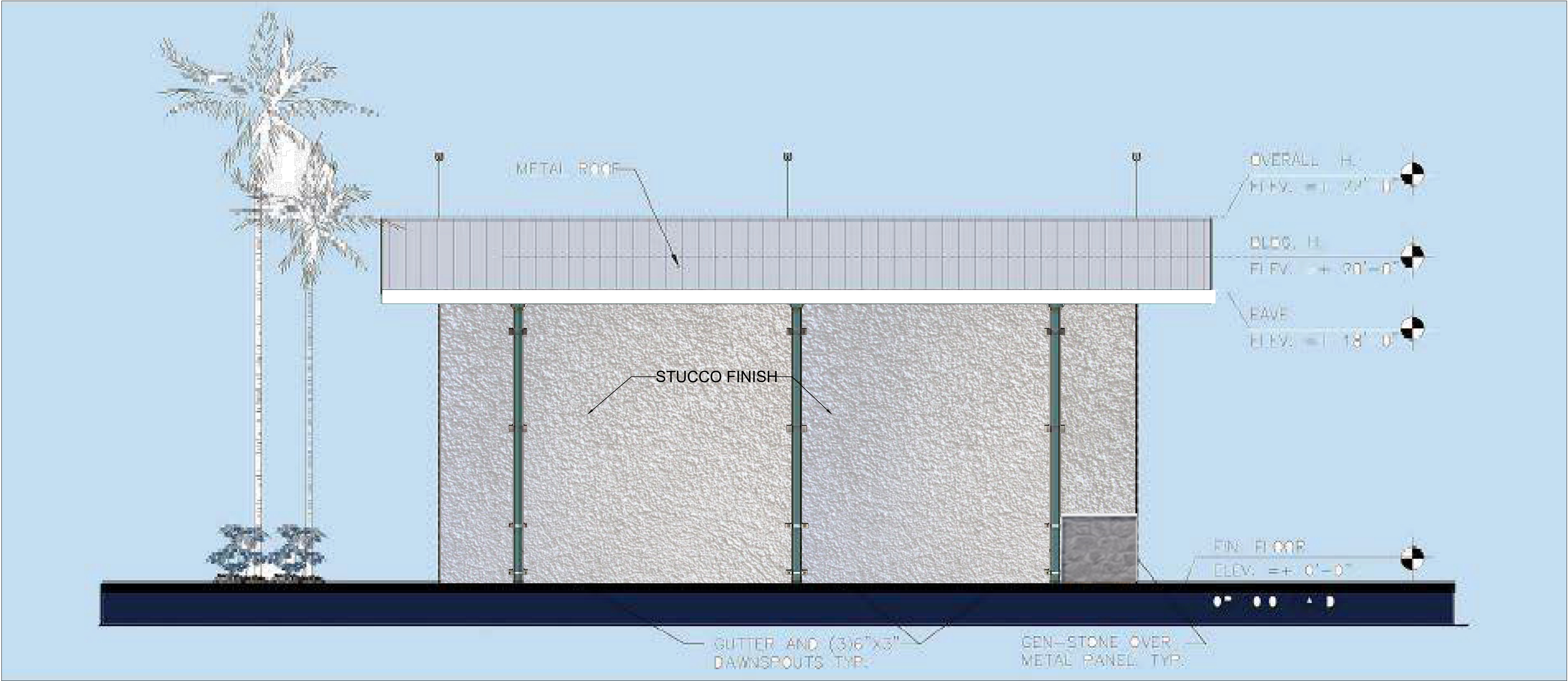
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| Project number | 25022 |
| Date | 07/15/2025 |
| Drawn by | DAC |
| Checked by | AMS |

A-2.0

Scale



① EAST ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

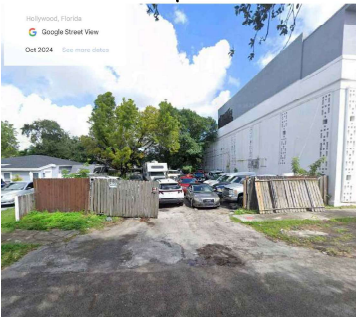
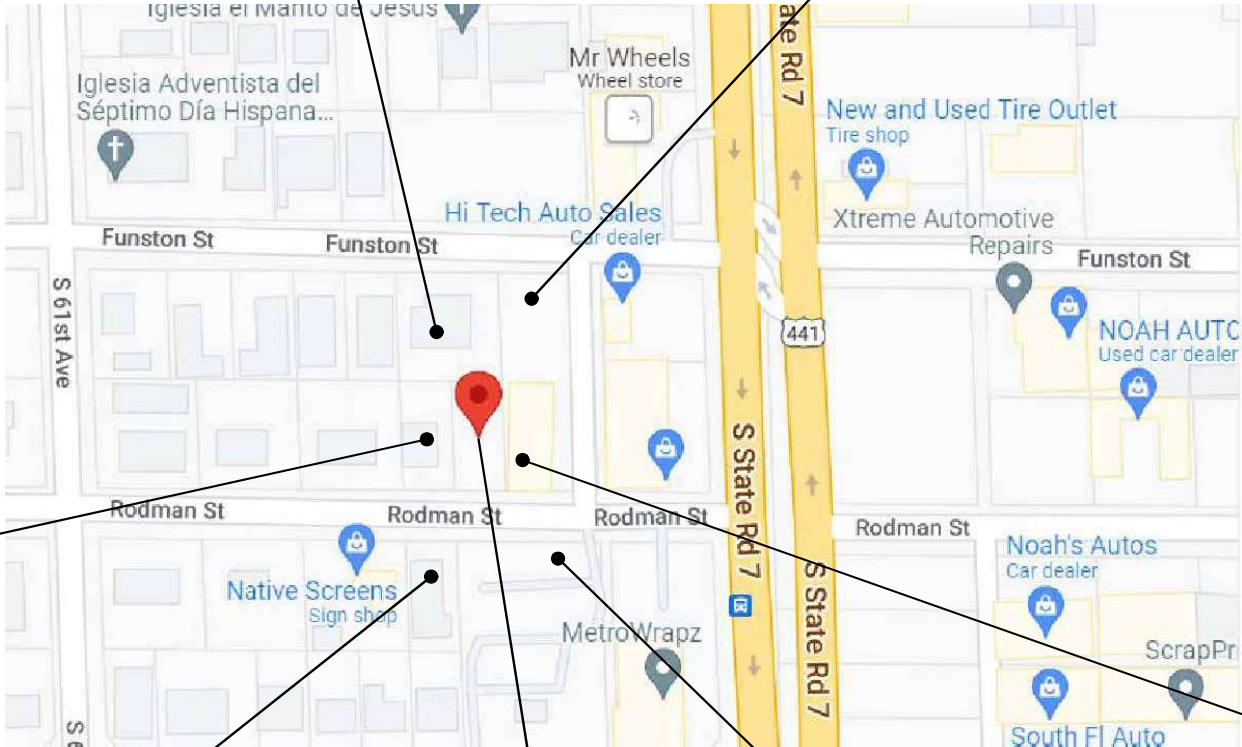
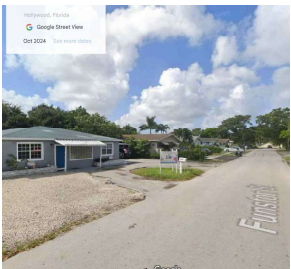


Anson M. Stuart
AR97856

NEW WAREHOUSE BUILDING
6013 RODMAN STREET
HOLLYWOOD, FLORIDA, 33023

| No. | Description | Date |
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| PROPOSED BUILDING ELEVATIONS | |
|------------------------------|------------|
| Project number | 25022 |
| Date | 07/15/2025 |
| Drawn by | DAC |
| Checked by | AMS |
| A-2.1 | |
| Scale | |

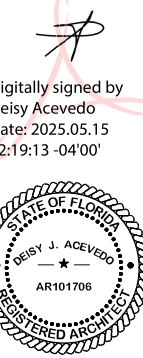


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DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVE FL 33317
(954) 270-4352
FLORIDA REGISTRATION
ART. NO. 101706



WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FL 33023



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| DRAWN | D.J.A. |
| CHECKED | D.J.A. |
| DATE | JULY, 2022 |
| SCALE | AS NOTED |
| JOB. NO. | 22-005 |

ST-1
OF SHEETS



Daisy J Acevedo, Architect Corp

2072 SW 72nd Avenue, Davie, FL 33317
Phone 954-270-4352

May 15, 2025

City of Hollywood

Division of Planning & Urban Design

Attn: Reginald White, MPA, CEP, Planning Administrator

2600 Hollywood Boulevard, Room 315

Hollywood, FL 33020

RE: Warehouse Medal Building, 6013 Rodman Street, Design Criteria Statement

Sir or Madam.

In support of our site plan application for the proposed warehouse facility on Rodman Street, approaching State Road 7, we respectfully submit this narrative to demonstrate full compliance with the architectural and design criteria outlined in Article 5.3.1.4 of the City's zoning regulations.

1. Architectural and Design Components

The proposed building is designed with an emphasis on both aesthetic appeal and practical function. Recognizing the importance of pedestrian interaction with the built environment, the façade facing the public right-of-way has been articulated using materials, and rhythmic fenestration to create visual interest and reduce the appearance of mass.

Although a metal building, the design integrates architectural metal panels and stone treatments to enhance its street-facing elevations. Roof overhangs are strategically positioned to invite and shelter pedestrians, while exterior lighting and sidewalk connections reinforce safety and walkability. These features are aligned with the surrounding architectural language, which includes a mix, of residential, light industrial and transitional commercial structures, and are scaled appropriately to enhance the Rodman Street.

2. Compatibility

Careful consideration has been given to the architectural context and continuity along Rodman Street. The structure's orientation and alignment respect the street grid, and the building height and massing are in harmony with adjacent residential, low-rise industrial and commercial buildings.

Materials, colors, and landscaping have been chosen to complement and subtly echo the established palette of the neighborhood, including neutral tones, clean lines, and minimalistic detailing. This ensures the project supports the city's vision of a cohesive and visually unified streetscape while reinforcing the area's evolving urban character.

3. Scale / Massing

The proposed building adheres to the principle of proportionate scale and massing. With a modest height and a well-balanced ratio of length to width, the structure respects both the lot dimensions and the character of nearby developments.

We have broken up the building's mass using horizontal stone at building base, to maintain visual interest and mitigate any sense of monolithic scale. These architectural gestures ensure the building sits comfortably within its context, consistent with the city's adopted design vision for the area.

4. Landscaping

Our landscape design incorporates native and compatible plant species to create a pleasant, sustainable, and low-maintenance environment. The plan includes shade trees, flowering shrubs, and native grasses that enhance the pedestrian realm, soften the building edges, and provide seasonal variation.


Wherever possible, existing mature vegetation has been preserved, and new landscaping has been integrated thoughtfully with the proposed structure and paved areas. This results in a site that contributes positively to the aesthetic and environmental quality of the neighborhood, in full alignment with the city's landscape design expectations.

Conclusion

This design reflects a thoughtful and comprehensive response to the design standards outlined in Article 5.3.1.4. Every element—from architectural articulation and site planning to scale, compatibility, and landscape integration—has been addressed to align with the City of Hollywood's planning vision, ensuring that the new facility enhances the character, safety, and visual continuity of the neighborhood.

We appreciate the city's review and welcome any feedback or suggestions to further strengthen the project's contribution to the community.

Sincerely,

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Deisy J. Acevedo, Architect

GATOR ENGINEERING ASSOCIATES, INC.

November 21, 2024

City of Hollywood
Division of Planning & Urban Design
Attn: Reginald White, MPA, CEP, Planning Administrator
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33020

RE: Warehouse Medal Building, 6013 Rodman Street, Variance Criteria Statement

Dear Mr. White:

Below please find the Variance Criteria Statement for the above captioned project:

Variance Request:

1. A driveway should not exceed the 30% maximum curb cut for a 50' wide lot. The maximum should be 15 feet. We are requesting an increase of the driveway access from 15-feet to 22-feet.

Variance request for Driveway Access

Section 5.3.F. Criteria

1. 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.
 - 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;
Response: Sec. 4.6.C. of the Zoning and Land Development Regulations establishes the intent and purpose of the Beach Community Redevelopment Districts development standards, which center around maintaining the character and 'branding' of Hollywood Beach through development that is appropriate in scale, massing and articulation with the historic character and existing stock of historic and contributing structures.
 - b. That the requested Variance is otherwise compatible with the surrounding land uses would not be detrimental to the community;
Response: The site of the variance request historically had an access of the same width as the proposed used. The proposed development will be an esthetic improvement over the existing parking facility/storage. The proposed access is compatible with the

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City of Hollywood
Division of Planning & Urban Design
August 8, 2024

the driveway of the site directly south though site is not of the same size. The site to the west is residential, it is the same size and has a driveway greater than 15 feet.

- 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 *Response: The Comprehensive Master Plan is a high-level policy document that incorporates detailed, area-specific plans by reference for matters such as site development and design, to which the subject variance request pertains. The specific area plan that is applicable to the subject site is Sub-Area 1- The US 441/SR 7 Corridor. There is no specific policy that addresses the requested variance; however, the overall goals are to encourage redevelopment.*
- d. That the need for the requested Variance is not economically based or self-imposed. *Response: The request variance is not economically based or self-imposed. The requested variance responds to a parcel width of only 50 feet to provide access of just under 50 percent of its width, thereby reducing the number of potential vehicular conflict points for ingress and egress, and improving traffic flow and safety at the site.*
- e. That the variance is necessary to comply with State and Federal Law and is the minimum variance necessary to comply with the applicable law. *Response: (Not Applicable.)*

Respectfully,

Regina Bobo-Jackson, P.E.
Engineer of Record