PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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

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

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

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

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

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4/19/2023

Location Address: 2306 Fillmore St Hollywood FL 33020

Lot(s): 16 Block(s): 9 Subdivision: Hollywood Little ranches 1-26 B

Folio Number(s): 5142 16 01 3930

Zoning Classification: DH-2 Land Use Classification: Medium intensity Multi-Family

Existing Property Use: Multi-Family Sq Ft/Number of Units: 20,69/5 units

Is the request the result of a violation notice? ( ) Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): PACO meeting 09/7/2022

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

Explanation of Request: Construction of a new multi-family project on address.

Number of units/rooms: 39 units/ 39 beds Sq Ft: 35,105 total SF

Value of Improvement: 7,500,000 Estimated Date of Completion: April 2024

Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: 2306 FILLMORE ST LLC

Address of Property Owner: 2306 FILLMORE ST HOLLYWOOD FL 33020

Telephone: 213-254-8604 Fax: _____ Email Address: dekel@h-18.com

Name of Consultant/Representative/Tenant (circle one): Agustina Maria Sklar

Address: 1421 NE 17th Street Fort Lauderdale FL Telephone: 954-608-9577

Fax: _____ Email Address: agustina.sklar@gmail.com

Date of Purchase: 2021 Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

_____ Address: _____

_____ Email Address: _____

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Dekel Emuna , _____ Date: 01/23/2023

PRINT NAME: Dekel Emuna , Lior Emuna Date: 01/23/2023

Signature of Consultant/Representative: _____ Date: 01/23/2023

PRINT NAME: AGUSTINA SKLAR Date: _____

Signature of Tenant: N/A 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 Dekel Emuna Lior Emuna to my property, which is hereby made by me or I am hereby authorizing Agustina Sklar to be my legal representative before the _____(Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 23rd day of January 2023

_____
Notary Public
State of Florida
My Commission Expires: 2/20/24 (Check One) X Personally known to me; OR ___ Produced Identification _____

MARIA BRINGAS
Notary Public - State of Florida
Commission # GG 960644
My Comm. Expires Feb 20, 2024
Bonded through National Notary Assn.

Dekel Emuna
Signature of Current Owner

DEKEL EMUNA / LIOR EMUNA
Print Name

PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:
2306 FILLMORE STREET
HOLLYWOOD, FLORIDA 33020

CERTIFY TO:
1. 2306 FILLMORE ST LLC

FLOOD ZONE & ELEVATIONS:
FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO.: 125113-0569-H
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK:
BROWARD COUNTY ENGINEERING B.M. #1944
ELEVATION = 15.039' (NGVD 1929)
ELEVATION = 13.441' (NAVD 1988)

POTENTIAL ENCROACHMENTS:
1. 6 FOOT WOOD FENCE CROSSES OVER THE EASTERLY AND WESTERLY PROPERTY LINES.
2. 4 FOOT CHAIN LINK FENCE CROSSES OVER THE SOUTHERLY PROPERTY LINE.
3. ASPHALT PARKWAY CROSSES OVER THE NORTHERLY PROPERTY LINE.
4. 5 FOOT CONCRETE WALK CROSSES OVER THE EASTERLY AND WESTERLY PROPERTY LINES.
5. 6 FOOT WOOD FENCE AND 4 FOOT CHAIN LINK FENCE ENCROACH INTO UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:
LOT 16, BLOCK 9, OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	℄	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	8.7	= ELEVATION

GENERAL NOTES:
1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. PROPERTY INFORMATION REPORT (OWNERSHIP AND ENCUMBRANCE REPORT) PREPARED BY STEWART TITLE, FILE NO. 22-FL-1180-A, DATED JANUARY 20, 2023 AT 8:00AM WAS REVIEWED BY PINNELL SURVEY, INC. AND ALL PLOTTABLE MATTERS OF SURVEY CONTAINED IN SAID REPORT ARE SHOWN HEREON.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

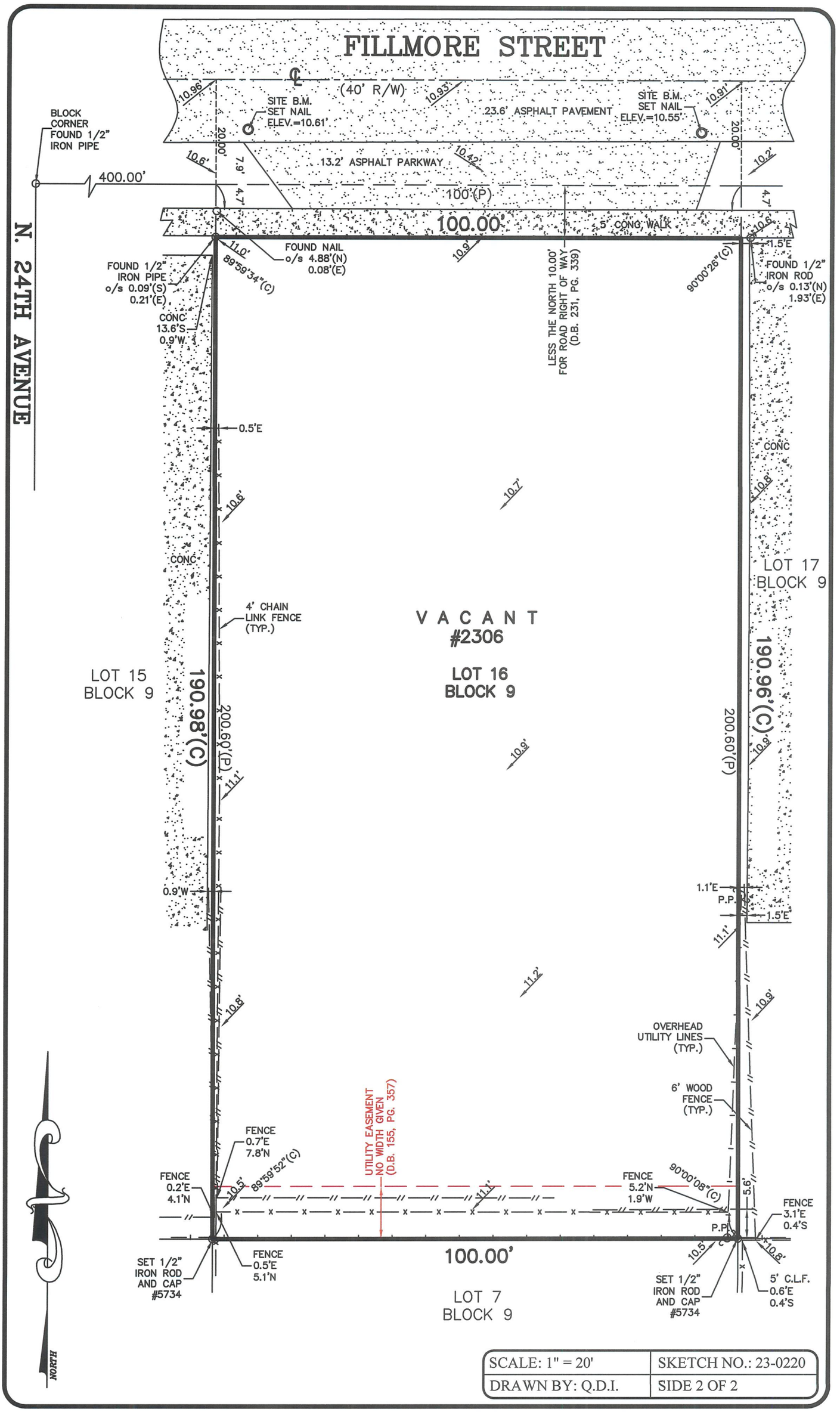
CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4/20/23

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY
REVIEW AND REFLECT O&E REPORT (23-0695)	04/20/23	J.P.

SKETCH NO.: 23-0220
DATE OF SURVEY: 02/14/23
CHECKED BY: S.A.
FIELD BOOK/PAGE: 655/56
SIDE 1 OF 2



SCALE: 1" = 20'	SKETCH NO.: 23-0220
DRAWN BY: Q.D.I.	SIDE 2 OF 2

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

TECHNICAL ADVISORY COMMITTEE REPORT

February 6, 2023

2306 Fillmore ST LLC/Agustina Maria Sklar
1421 NE 17 Street
Fort Lauderdale, FL 33305

FILE NUMBER: 23-DP-07

SUBJECT: Preliminary Site Plan and Design review for 40 Residential Units 2306 Fillmore Street.

SITE DATA

Owner/Applicant:	2306 Fillmore ST LLC
Address/Location:	2306 Fillmore Street, Hollywood, FL 33020
Net Size of Property:	20,060 sq. ft. (0.46 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	DH-2
Present Use of Land:	Multifamily (5 units)
Year Built:	Not Applicable (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

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

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

   Response: See attached Plat Determination Letter from the County

2. Ownership & Encumbrance Report (O&E):

   a. O&E Report does not indicate time of platting. Need to indicate it was searched from 1953 or time of platting (earliest of the two). O&E Report provided shows effective date of 1986.
   Response: noted. This has been fixed. New O and E report has been presented.

   b. Must be dated within 30 days of submittal packet.
   Noted

   c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
   noted

3. Alta Survey:

   a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced
   .**Noted**

   b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
   Noted

4. Site Plan:

   a. Indicate property lines on site plan.
   Response:See A-101 noting property lines

   b. Driveway shall be a minimum of 11' for one-way traffic, site plan shows 9'10".
   Response:See A-101 noting driveway is now 11'

   c. Provide dimensions for both curb cuts.
   Response:See A-101 noting absence of curb cuts (driveway is flush with the road) All driveway dimensions have been shown.

   d. Provide bicycle racks or storage shall. 1 per 20 spaces required.
   Response Modifications were made to A-101. there is a parking stall there now.

   e. Egress path shall have a minimum setback of 3ft, site plan shows 2ft.
   Response:See egress path setbacks on A-101. This setback is now 3'

   f. Show length dimension of driveways.
   Response:See A-101 noting driveway length; both are 15'

g. Ensure that all plumbing, mechanical and electrical fixtures, and equipment are indicated on Site Plan and Elevations.
Response: Mechanical equipment is on the roof. We haven't yet coordinated with electrical and plumbing engineers.

h. Show setbacks on site plan and provide dimensions for all balcony encroachments.
Response:See A-101 noting setbacks and balcony lines above as well as the balcony setback line (encroachment) All balconies end at parking setbacks: 5' Side setbacks and 10' setbacks in the front.

i. Show height dimensions for balcony railings.
Response: see elevations noting railing heights as well as materials. All railings and parapets at balconies to be 42" A.F.F.

j. Provide color material legend on elevation sheet.
Response: See elevations noting materials and colors.

k. Indicate fence height and material on site plan.
Response: See Site Plan noting a 6' PVC fence and fire access gate.

l. Indicate curbing type in the parking area.
Response: No curbs proposed in parking area.

m. Indicate the garage door opening on site plan.
Response: Garage door has been eliminated since our last submission, the garage is now opened. See updated Elevations and Renderings.

n. Need to provide Vehicle Use Area (VUA) calculation on site plan. 25% of paved vehicular use required.
Response: Please seeA-003 noting this calculation

o. Indicate car lift specifications in notes on site plan.
Response: Car Lifts have been abandoned.

5. Site Data:

   a. Open space requirement shall meet 20%, site plan shows 17.2%.
   Response: Please seeA-003 noting this calculation has changed. We've increased the previous surfaces in the driveway and have increased opened space on the roof as well.

6. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:
https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf
Response: Noted. This will be filled prior to Board Approval

7. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
Response: Noted. See A-000 noting meeting dates.

8. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

   The following Civic Association are located within 500 feet project site.

   a. Highland Gardens
   b. United Neighbors
   c. Downtown Parkside Royal Poinciana

   Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information.

   Response: Noted. It's my understanding that these Civic Associations aren't correct. Please provide the name of Associations so we can begin scheduling this meeting.

9. Additional comments may be forthcoming.
   Response: noted.

10. Provide written responses to all comments with next submittal.
    Response: responses have been provided.

B. ZONING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Work with the City's Landscape Architect to ensure that all landscape requirements are met.
   Response: Noted. Landscape Architect has coordinated and updated all their drawings.

2. Dumpster enclosure required. Show dimensioned enclosure on site plan.
   Response: Please see A-101 noting dimensions of trash enclosure. Also please see A-501 noting a detail of the dumpster enclosure.

C. ARCHITECTURE AND URBAN DESIGN

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.
   Response: Renderings have been updated.

2. Consider different color option for garage doors as the proposed color creates strong contrast.
   Response: Renderings have been updated.

D. SIGNAGE

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided.
   Response: Noted. Full Signage will be provided.

E. LIGHTING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Substantially compliant.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.
   Response: Please see A-101 future electric vehicle charging stations.

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.
   Response: Please see A-003 for this note.

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251
Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

Revision Procedure:
-Any revisions applied to the plans shall be numbered and bubbled/clouded.
-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

1. Provide and show on plans for a 10' wide right-of-way dedication along Fillmore Street as confirmation cannot be made by the survey and the title search. Identify the current property line and the property line after the dedication on plans. All features of the proposed development shall begin from the proposed property line after the right-of-way dedication.
   Response:10' dedication has been provided. See modification made to all plans including Site Plan, First Floor, Second Floor, Third Floor, and Roof.

2. Provide easements, agreements and lease that were identified under Items 13-17 in the O & E report. Add and indicate in the survey accordingly.
   Noted

3. Provide plat determination letter from the Broward County Planning Council.
   Response: See attached Plat Determination Letter from the County

4. Please identify the angle of the parking stalls as per City's Parking Lot Geometrics. Please include curb distance/depth.
   Response: Angle of parking stalls have been provided. See A-101. Please see detail 02 on A-101 for curb distance and depth.

5. All plans shall have a North arrow to identify the orientation of the property.
   Response: North Arrow has been added to all pages

6. Please identify all curbing on the plan and provide the typical standard detail.
   Response: No proposed curbs in ROW or within property lines.

7. Please clearly identify the property line along all sides of the site on plans.
   Response: See A-101 all property lines have been labeled.

8. Please provide sidewalk connectivity to existing sidewalks on the neighboring properties. Indicate and provide for a new sidewalk on Fillmore Street to connect to existing sidewalks. Please identify and dimensions the new sidewalk proposed on the site plan, 5' minimum. All sidewalks shall be ADA compliant. Please provide detectable warning at drive entrances and provide detail.
   Response: Please See A-101 showing new 5' sidewalk and the ADA warning and drive entrances as well as detail.

9. No walkway shall be permitted to extend beyond the sidewalk. Walkways shall terminate at the sidewalk. Please provide on plans.
   Response: This has been fixed. See A-101

10. On Site Plan, dimension and label all features of the rights-of-way.
    a. Dimension existing right-of-way width and show limits of the rights-of-way on both sides of Fillmore Street.
    b. Include and show all surrounding elements of the site on plans, including adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.

    Response: This has been provided. See A-101

11. On Site Plan please identify all material types proposed (i.e apron, parking lot, sidewalk, and walkways, etc.)
    Response: See A-101 noting materials

12. Please identify the vertical height clearance of the garage throughout and especially at the entrance and exit. Provide dimension on the elevation as well.

    Response: Please see A-201 and A-202. Garage floor clearance is 14' and garage door clearance is 10'

13. Sheet A-101, a perimeter wall or fence is being shown on plan at the property lines. Please label and indicate height and material of wall/fence. Provide details such a cross-section to ensure wall/fence and its footer does not encroach to adjacent properties.

    Response: What is being shown is a 6' fence. A-101 is showing this detail noting the footer does not encroach adjacent properties. See detail #06 on A-101.

14. Indicate if there will be any security gate at the driveway openings. If so, please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be with in private property. If entry is not gated, minimum of one vehicle queueing space is required (8.5'x19' minimum).

    Response: Garage doors have been abandoned, garage is now opened. See A-101 to see queuing space is being shown within the property line.

15. Label the elevators on plans.
    Response:labeled.

16. Applicant is required to provide a minimum of (2) ADA parking stalls. Please identify on plans with the proper pavement markings and signage per code. In addition, ADA accessible routes are required between accessibility parking and building's Lobby access as well as an accessible route to the sidewalk in the public rights-of-way. For the accessible route, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush. Please add a note on the site plan stating any lip from 1/4" but not greater than ½" will be beveled to meet ADA requirements.Consider relocating the door near parking stall 22 to avoid having a pedestrian walking in the drive aisle. (i.e., move door to south wall).

    Response: 2% of the required 43 spaces is 1 We are required to provide one ADA spot. This is being shown closest to the entrance to the lobby to minimize the egress path distance. Notes have been added in an accessible route that change in elevation is ½" max.

17. Please identify the access to the Transformer Room/Meters.
    Response:added,

18. No doors shall open into the vehicular drive aisle (i.e., maintenance storage).
    Response: fixed.

19. Please identify what is being proposed next to Parking Stall 33. Please call out all unidentified structures.
    Response: This has been abandoned. Bike storage is now in the SE corner.

20. On Site Plan, dimension the total distance between the proposed driveways, from edge to edge.
    Response: Shown.

21. Sheet A-101, in the ADA and standard parking stall details, overhang should be 2', not 2'-6".
    Response:noted. This has been fixed.

22. Applicant is showing a walkway within the required side setback. All walkways must be setback a minimum of 3 feet from the side property lines. Please revise.
    Response:Revised.

23. Please show trash chute on Sheet A-101.
    Response:There is no trash chute on the garage floor. Trash Chute is on the floors above and trash falls into the trash & dumpster enclosure which can be found south of the lobby.

24. Provide AutoTurn analysis to show how trash trucks maneuverability through the site for pick up can be achieved. Be sure to have sufficient vertical clearance for dump truck operation to empty out dumpsters.

    Response:Truck Routing Analysis (Autoturn) has been provided. Refer to sheet C-100. Dumpsters will be rolled out onto the street for pick up. Trucks are not expected to enter the parking garage.
    Average vehicle turn analysis in the parking garage was also provided.

25. Two one-way driveways are being proposed for the proposed development, the opening varies in widths. Also, typically the right driveway (when facing the property) is the Entrance a site while the left is the Exit a site.
    Response:This has been revised.

26. The driveway aprons do not meet the minimum requirements for one way aisle spaces. The minimum required aisle space for a one way is 11 feet. Please adjust the aprons accordingly. Please keep in mind that this property is only allowed to have a maximum total curb cut width of 30 feet. (i.e. Driveway A + Driveway B = max. 30 feet).
    Response:This has been revised.

27. Please identify the length of the columns proposed near stalls 26/27 and 22/23.
    Response:This has been revised.

28. Parking stalls 31/32 do not have the appropriate back out to be 90-degree stalls. Please provide a minimum clear back out of 22 feet.
    Response:This has been revised.

29. Visibility triangles shall be provided as per Chapter 155.12 of the City Code. View triangles are within the property lines of the site and run along the edge of the driveway and front property line.
    Response:This has been revised. See A-101 showing view triangles.

30. Parking lifts specifications will be required for review and approval. Demonstrate how lifts will fit and function within the parking stalls.
    Response:This has been abandoned.

31. Sheet A-003, in the Parking Calculations Table, the total number of parking provided adds up to 54, 48 is shown as the Total. The number of parking shown on plan view is 48.
    Response:This has been revised. 43 parking stalls are required. 39 one bedroom units=39 parking stalls and 4 guests=43 stalls.

32. Please provide a pavement marking plan that is compliant with Broward County Traffic Engineering and City of Hollywood Standards. Provide any and all applicable standard sheets in the plan. (i.e. stop bars, do not enter signs, directional arrows, wrong way signs, parking stall stripping, ADA pavement markings etc.).
    Response:Refer to sheet C-101 for Pavement marking & signage sheet.

33. For water and sanitary sewer connection in the rights-of-way, Show the full roadway restoration for Fillmore Street, from the tap in of the water main to the connection made on the site. provide full road width pavement resurfacing and indicate on civil plans. Include construction details.
    Response:Full roadway restoration is proposed for the lot frontage after utilities installations.

34. Please add the following notes to the plans: Full road width pavement mill and resurface is required for adjacent road.
    Response:Note has been added to PGD sheet.

35. Please provide a pavement marking plan for the restoration of the pavement markings in the ROW and within the site if applicable.
    Response: ROW striping will be restored per BCTED & MUTCD standards. Note has been added to sheet C-400.

36. Applicant will need to restore the swale area of the ROW. Please provide a plan showing the removal of the existing apron and restoration of the swale from property line to edge of pavement in the ROW. The proposed aprons will need to extend to the edge of pavement in the ROW on Fillmore and the areas adjacent to them are to be restored with sod.
    Response: Concrete apron and roadside swale to be restored. Refer to sheet C-200.

37. Provide plans for the sewer line extension shown on Sheet C-101. Plans should show continuation of the entire extension and tie in location. Indicate the path of the main and any restoration required, i.e. swale, curbing, pavement restoration, pavement mill and resurfacing, pavement markings, etc. Full road or lane width pavement mill and resurfacing is required.
Response:Plans show sewer lateral connection to a new proposed sanitary sewer main from 2306 Fillmore, east to an existing sewer manhole. Proposed sewer main plans are provided on sheet C-400

38. Add street name to civil plans.
Response: Fillmore Street is shown on all Civil Plans

39. Show all vehicular turning radii on site and civil plans.
Response: Vehicle routing plan is provided on sheet C-100

40. Elements within the rights-of-way are inconsistent between Landscape, Civil and Architectural plans.
Response:All drawings have been coordinated.

41. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Rights-of-way improvements are to be determined and will be required. Continued coordination will be necessary.
Response: Noted.

42. MOT plans required at the time of City Building Permit review.
Response: Noted.

43. All outside agency permits must be obtained prior to issuance of City building permit.
Response: Noted.

44. Impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022, to be paid prior to building permit issuance.
Response: Noted.

45. More comments may follow upon review of the requested information.
Response: Noted.

H. **LANDSCAPING**

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3997
Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

1. Tree survey shows 24 trees/palms on site. Landscape plan shows 8 total.
Response: Trees shown by arborist are the only trees currently on site.

2. Revise tree disposition, Norfolk island pine is a nuisance tree and exempted from mitigation.
Response: Norfolk Island Pine has been removed from mitigation. See TD-1 with revision cloud.

3. Show city approved protection detail with orange mesh.
   Response: Orange mesh tree protection has been added. See TD-1 with revision cloud.

4. North arrow points to wrong direction on plans.
   Response: North arrow is correct. See plans with revision cloud.

5. Most of the sheets on the landscape plan are name L-1. Revise sheet numbering.
   Response: Landscape sheets are labeled L-1,L-2,L-3 see revision clouds on each set.

6. Provide 24x36 PDF sheets on next submittal as the ones submitted are smaller than the rest of the project set.
   Response: All sheets are 24" x 36" .

7. Landscape data chart says: Single-Family requirements. Revise as per project zoning.
   Response: Single family has been removed from site calculations chart. SEE L-1 with revision cloud.

8. Revise mitigation calculations as needed and add details of which trees/palms are being used to satisfy the mitigation.
   Response: See corrections

9. Street trees required 1 per 30 lf. Provide additional tree in center swale area.
   Response: ROW has been removed no landscape area for street trees.

10. West perimeter has a 2' landscape area. Provide alternative landscape buffer plants that provide a vertical coverage and move the proposed trees to another location. Proposed trees will grown into walkway and neighboring property.
    Response: Trees have been replaced to palms and shrub has been changed to green buttonwood shrub to produce vertical coverage.

11. Label sod areas.
    Response: Sod area labeled.

I. UTILITIES

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. Include plan view of proposed sewer extension to point of connection 750 LF east along Fillmore to stub out across 2129 Fillmore.
   Response: Refer to sheet C-400 for construction of the new Sewer main installation on Fillmore Street.

2. Show Water and Sewer demand calculations on proposed utilities plans.
   Response: Refer to water and sewer demand calcs on sheet C-300.

3. Sewer cleanout shall be proposed at property line within the private side of the property.
   Response: Sewer cleanout is added within the property line. Refer to sheet C-300.

4. This site resides currently within FEMA Flood Zone X. The proposed FFE = 12.50' NAVD88 is acceptable.
   Response:Min Lobby FFE has been revised to 11.75' NAVD. No apartment on the 1 st floor.

5. Indicate FFE for all enclosed areas on the ground floor.
   Response: Min Garage Elevation is 11.00' NAVD88. Office lobby will be set at 11.75' NAVD88

6. Provide perimeter cross sections across all property limits including dimension, transition areas with 6" swales, slopes 4:1 (3:1 max) and meeting adjacent property grades.

Response:Perimeter cross-sections are provided.

7. Provide details for proposed dual chamber injection wells and catch basins including rim and invert elevations.

Response: Catch basin and injection well details are provided.

8. Ensure all stormwater is retained onsite.

Response: All stormwater will be retained on site. The proposed pipe system will collect runoff form the site, driveway, and roof and convey it to the proposed injection well system.

9. Provide preliminary drainage calculations.

Response: Drainage Calculations are provided with this submittal.

10. Permit approval from outside agencies will be required.

Response: Permits from Broward County EPD, Department of Health, and FDEP will be provided for drainage, sewer and water system.

11. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

Response: All drawings have been coordinated.

12. Additional comments may follow upon further review of requested items.

J. BUILDING

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490
Daniel Quintana, Electrical Plans Examiner/Inspector (dquintana@hollywoodfl.org) 954-921-3335

1. No comments received.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Division Chief (jcastano@hollywoodfl.org) 954-967-4404

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. At time of submittal, water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.

Response: There is no existing fire hydrant. A new fire hydrant is proposed to serve the new building. Fire demand calculations are provided in utility plan sheet C-300.

2. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response: Note has been added to the utility sheet C-300.

3. At time of submittal civil drawings must be provided for the underground fire main. Providing location of fire department connection, fire hydrants, DDCV, and size of fire line from water supply, etc. Check with our water department engineer for city requirements in addition to fire. Ensure plans show that there is a fire hydrant within 100 feet of fire department connections.

Response: Fire Hydrant, DDCV, FDC are all provided on the plans. Refer to sheet C-300

4. Be advised that NFPA 1 (2018 edition) Chapter 11.10.1 requires that minimum radio signal strength for fire department communications be maintained at a level determined by the AHJ for all new and existing buildings including complying with NFPA 72 (2016 edition). BDA system may be required.
Response:Note will be added to the plans. MEP to confirm at a later date.

5. Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.
Response:Note has been added to the plan.

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

2. Park Impact Fee application required.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. Refer to Planning comments to ensure compliance with Public Participation requirements.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922
Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. Substantially compliant.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. Substantially compliant.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

R. PARKING

Jovan Douglas, Parking Operations Manager (jdouglas@hollywoodfl.org) 954-921-3548

1. No comments received.

S. ADDITIONAL COMMENTS

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee does not find this application substantially compliant with all applicable regulations, therefore the Applicant must resubmit for TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Tasheema Lewis
Associate Planner

C: 2306 Fillmore Street via email dekel@h-18.com
Agustina Sklar via email agustina.sklar@gmail.com

PROPOSED 39-UNITS MULTI FAMILY DEVELOPMENT FOR:
H-18 DEVELOPMENT, LLC AT
2306 FILLMORE STREET, HOLLYWOOD FL 33020

DRAWING INDEX

ARCHITECTURE

A-000	COVER SHEET & LOCATION
A-001	DESIGN INTENT
A-002	CONTEXT VIEWS
A-003	OVERALL SITE PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-105	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-501	SCHEDULES AND DETAILS

CIVIL ENGINEERING

C-50	DEMOLITION, SWPPP & EROSION CONTROL PLAN
C-100	TRUCK ROUTING ANALYSIS
C-101	PAVING MARKING & SIGNAGE PLAN
C-200	PAVING, GRADING, DRAINAGE PLANS.
C-300	WATER & SEWER UTILITY PLAN
C-400	SEWER MAIN CONSTRUCTION PLAN
C-500	WATER UTILITY DETAILS
C-501	WATER UTILITY DETAILS

LANDSCAPE ARCHITECTURE

TD	TREE DISPOSITION
L-1	FIRST FLOOR LANDSCAPE PLAN AND NOTES
L-2	ROOFTOP LANDSCAPE PLAN AND NOTES
L-3	LANDSCAPE DETAILS AND SPECIFICATIONS
I-1	IRRIGATION PLAN
I-2	IRRIGATION DETAILS AND SPECIFIATIONS

LOCATION MAP

3D PERSPECTIVE OF PROPOSED PROJECT

CITY MEETING SCHEDULE

PACO	09/07/2022
PRE-TAC	02/06/2023
PRE-TAC	05/08/2023

ABBREVIATIONS

ABV	ABOVE	FLR	FLOOR	PTD	PAINTED
A/C	AIR CONDITIONER	FURN	FURNITURE	QTY	QUANTITY
ADJ	ADJACENT	GA	GAUGE	R	RADIUS
ADMIN	ADMINISTRATION	GALV	GALVANIZED	REF	REFRIGERATOR
AFF	ABOVE FINISH FLOOR	GWB	GYPSUM WALL BOARD	REQ	REQUIRED
ALT	ALTERNATE	GL	GLASS	REV	REVISION/REVISED
ALUM	ALUMINUM	GN	GENERAL NOTE	RM	ROOM
APPROX	APPROXIMATE	GYP BRD	GYPSUM BOARD	RO	ROUGH OPENING
ARCH	ARCHITECTURAL	H.P.	HIGH POINT	SAN	SANITARY
AVG	AVERAGE	HDW	HARDWARE	SCHED	SCHEDULE
AHU	AIR HANDLING UNIT	INT	INTERIOR	SF	SQUARE FOOT
BLDG	BUILDING	JAN	JANITOR	SIM	SIMILAR
B.O	BOTTOM OF	JT	JOINT	SPECS	SPECIFICATIONS
CPT	CARPET	JUNC	JUNCTION	SQFT	SQUARE FOOT
CAB	CABINET	KP	KEY PAD	SS	STAINLESS STEEL
CL	CENTERLINE	LAB	LABORATORY	STD	STANDARD
CLNG	CEILING	LAM	LAMINATED	STK	STACK
CLR	CLEAR	LAV	LAVATORY	STOR	STORAGE
CMU	CONCRETE MASONRY UNIT	L.P.	LOW POINT	SW	SWITCH
CONF	CONFERENCE	MAT	MATERIAL	T.O.	TOP OF
CONT	CONTINUOUS	MAX	MAXIMUM	T.O.S.	TOP OF SLAB
CORR	CORRIDOR	MECH	MECHANICAL	TV	TELEVISION
COOR	COORDINATE	MEZZ	MEZZANINE	TYP	TYPICAL
CONC	CONCRETE	MFR	MANUFACTURER	UON	UNLESS OTHERWISE NOTED
DIA	DIAMETER	MGR	MANAGER	USS	UNDER SIDE OF SLAB
DIM	DIMENSION	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITION TILE
DN	DOWN	MIN	MINIMUM	VENT	VENTILATION
DR	DOOR	MTL	METAL	VERT	VERTICAL
DTL	DETAIL	NIC	NOT IN CONTRACT	VWC	VINYL WALLCOVERING
DWG	DRAWING	NTS	NOT TO SCALE	VEST	VESTIBULE
E.O.	EDGE OF	NOM	NOMINAL	VIF	VERIFY IN FIELD
EL/ELEV	ELEVATION	OC	ON CENTER	W/	WITH
EQ	EQUAL	OPNG	OPENING	WC	WALLCOVERING
EQUIP	EQUIPMENT	OPP	OPPOSITE	WD	WOOD
EXST	EXISTING	PL	PLASTIC LAMINATE	WKS	WORKSTATION
F.O.	FACE OF	PLAM	PLASTIC LAMINATE	W/O	WITHOUT
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD	WP	WALL PANEL

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD-STE.1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDADEE
4132 SW 51ST STREET
Dania Beach FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS
MULTI -FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

N

SCALE: N.T.S
DATE: 2/01/2021

DRAWING TITLE:
COVER SHEET

SHEET NO. A-000

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
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CIVIL ENGINEER

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AA 101065

PROPOSED 39 UNITS MULTI-FAMILY DEVELOPMENT FOR:

2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

N

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
RENDERINGS

SHEET NO: A-000.1

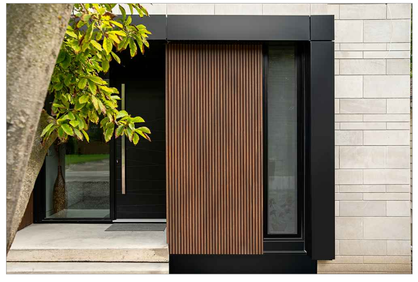
01 FILLMORE STREET FACADE
SCALE: 1/8"=1'-0"

DESIGN INSPIRATION

OLD HOLLYWOOD & ART DECO STYLE OF THE TIME

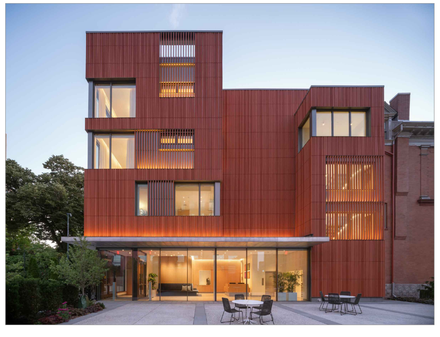
EXTERIOR WOOD PANELING

WARM TONES AND NATURAL FINISHES



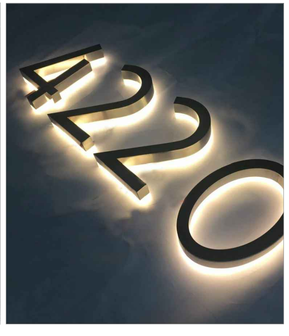
FRONT DOOR AESTHETIC

STORE FRONT VS CLASSING TEXTURE



ART DECO-INSPIRED SIGNAGE

EASILY RECOGNIZABLE FRONT DOOR & WAYFINDING



OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BL VD-STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
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Dania Beach FL, 33314

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PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

N

SCALE: N.T.S
DATE: 2/01/2021

DRAWING TITLE:
DESIGN INTENT

SHEET NO. A-001

02 FILLMORE STREET PROFILE
SCALE: 1/8"=1'-0"

01 FILLMORE STREET CONTEXT
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
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PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

N

SCALE:N.T.S
DATE: 2/01/2021

DRAWING TITLE:
STREET PROFILE
AND CONTEXT
VIEW

SHEET NO: A-002

PROJECT DATA

PROJECT NAME AND ADDRESS

2306 FILLMORE STREET HOLLYWOOD FL 33020

ZONING

ZONING :	DH-2 Dixie Highway Medium Intensity Multi-Family District	
LOT SIZE:	20,069 SF (.461 ACRES)	
MAX FAR :	1.75 X 20,069 SF= 35,120 SF	
MAX HEIGHT:	4 STORIES NOT TO EXCEED 45'	
OPEN SPACE:	20% OF TOTAL SITE AREA	
SETBACKS	ALLOWABLE	PROPOSED
FRONT	15'	15'
REAR	20'	20'
SIDES (INT)	10'	10'
PARKING SETBACKS:	ALLOWABLE	PROPOSED
FRONT	10'	10'
INTERIOR	5'	5'
ALLEY	5'	N/A'

LEGAL DESCRIPTION

LOT 16, IN BLOCK 9, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION ACCORDING TO PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

HEIGHT CALCULATIONS

MAX HEIGHT ALLOWED: 4 STORIES NOT TO EXCEED 45'

HEIGHT PROVIDED: 45' TOP OF STRUCTURAL ROOF SLAB

SCOPE OF WORK

1. NEW CONSTRUCTION OF 4 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFF STREET PARKING.
2. ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND FIRE SAFETY FEATURES.
3. BUILDING AMENITIES: RECREATIONAL POOL & ROOF RESERVABLE BBQ AREA, LOUNGE SPACE.

NOTE:

1.1.1. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5 ADJACENT TO RESIDENTIAL.
1.1.2. SIGNAGE PROPOSED SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
1.1.3. BUILDING WOULD BE IN COMPLIANCE WITH NFPA 1, 11.10" Two-Way Radio Communication Systems.
1.1.4. THE FIRE SPRINKLER SYSTEM TO BE DESIGNED AS EXTRA HAZARD, GROUP II
1.1.5. GREEN BUILDING PRACTICE: THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATION THROUGH THE GREEN BUILDING COUNCIL. .

FLOOR AREA RATIO

FAR:	1.75
LOT SIZE:	20,069 S.F (.461 ACRES)
MAX BUILDABLE AREA:	35,120 S.F
GROUND FLOOR - (NOT DUMPSTER & ELECTRICAL ROOM)	1,010 S.F
FIRST FLOOR:	10,600 S.F
SECOND FLOOR:	10,600 S.F
THIRD FLOOR:	10,600 S.F
ROOF FLOOR:	987 S.F
FAR PROVIDED:	32,810 S.F

PARKING CALCULATIONS

PARKING	REQUIRED	PROVIDED
39 ONE BEDROOMS: 39 X 1= 39 PARKING SPACES REQUIRED	39	39
ACCESSIBLE 2% OF TOTAL REQUIRED:	1	1(INC IN TOTAL)
GUESTS 1 GUESTS PER 10 UNITS	4	4
TOTAL REQUIRED ON SITE PARKING:	43	43

UNIT CALCULATION/COUNT

MIN UNIT SIZE ALLOWED:

UNIT TYPE	DESCRIPTION	INTERIOR SF.	TOT # UNITS
UNIT TYPE A	ONE BEDROOM 1 BATH	728 SF	30 UNITS
UNIT TYPE B	ONE BEDROOM 1 BATH	710 SF	3 UNITS
UNIT TYPE C	ONE BEDROOM 1 BATH	677SF	3 UNITS
UNIT TYPE D	ONE BEDROOM 1 BATH	776 SF	3 UNITS
TOTAL:			39 UNITS

AVERAGE UNITE SIZE: 726.38 SF

FEMA FLOOD ZONE ELEVATION

BASED ON F.E.M.A FIRM 0557H. FIRM DATE IS 8/18/2014.

FLOOD ZONE:	X
PANEL #:	12011C0569
BASE FLOOD ELEVATION:	N/A
LOWEST FLOOR ELEVATION:	10.72' NAVD 88 CROWN OF ROAD
FINISHED FLOOR ELEVATION:	13.5" NAVD 88 GROUND FLOOR
GRADE LEVEL:	10.72' NAVD 88 CROWN OF ROAD

IF THIS PROPERTY IS LOCATED WITHIN THE FEMA FLOODPLAIN AND REQUIRES TWO (2) APPROVED ELEVATION CERTIFICATES (EC) BEFORE THE STRUCTURE CAN BE OCCUPIED, PLEASE BE INFORMED THAT TWO (2) ELEVATION CERTIFICATES ARE REQUIRED DURING THE DEVELOPMENT PROCESS:

-FOUNDATION ELEVATION CERTIFICATE (EC)
-FINAL (AS-BUILT) ELEVATION CERTIFICATE (EC)

FINAL INSPECTION IS REQUIRED BEFORE THE STRUCTURE CAN BE OCCUPIED.

DOCUMENTATION FOR THE ENGINEERED REQUIRED FLOOD OPENINGS SHALL BE REQUIRED WITH THE SUBMISSION OF THE FINISHED ELEVATION CERTIFICATE.

NEW ELECTRICAL OR MECHANICAL EQUIPMENT IS REQUIRED TO BE ELEVATED AT A MINIMUM ONE (1) FOOT ABOVE THE FEMA BASE FLOOD ELEVATION.

SOIL EROSION & SEDIMENT CONTROL

1. EXISTING PROPERTY DOES NOT PRESENT SIGNIFICANT SLOPES OR ADJACENT WATER BODIES; NEVERTHELESS THE CONTRACTOR SHALL CONDUCT OPERATIONS AS TO AVOID ANY WATER RUN-OFF OUTSIDE OF PROPERTY.
2. PROVIDE SILT FENCE AROUND THE PROPERTY DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL STOCK PILE EXISTING TOP SOIL FOR FENCE.
4. CONTRACTOR SHALL KEEP LAND CLEARANCE TO A MINIMUM, NO MORE THAN 10 FEET AWAY FROM BUILDING.

TERMITE PROTECTION NOTES

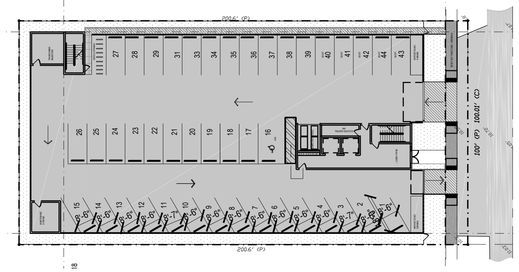
"BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". A" CERTIFICATE OF COMPLIANCE" SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT.

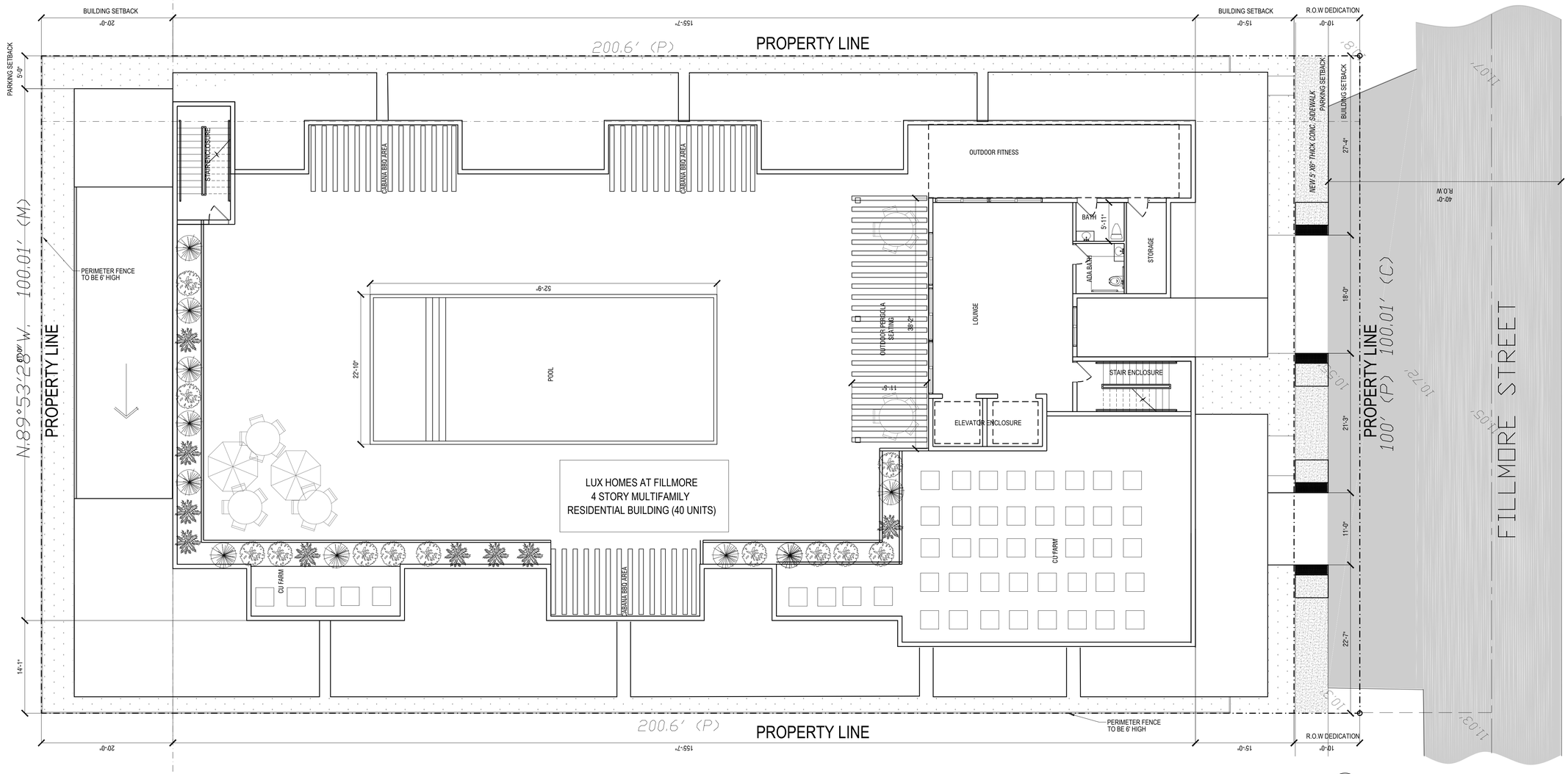
OPEN SPACE & LOT COVERAGE CALCULATIONS

LOT SIZE:	20,069 S.F (.461 ACRES)
LOT COVERAGE:	15,596 S.F (82% OF LOT)
PERVIOUS SURFACE:	890 SF PERMEABLE PAVEMENT
VEHICLE USE AREA:	13,800 S.F (68% OF LOT)
LANDSCAPED AREAS:	2,575 SF
IMPERVIOUS AREAS:	130 SF
TOTAL OPEN AREA:	4,023 SF 20% SITE AREA

LEGEND

- LOT COVERAGE
- LANDSCAPE AREA
- PERVIOUS AREA (PERMEABLE PAVEMENT)
- IMPERVIOUS SURFACE





01 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 91ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO: AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

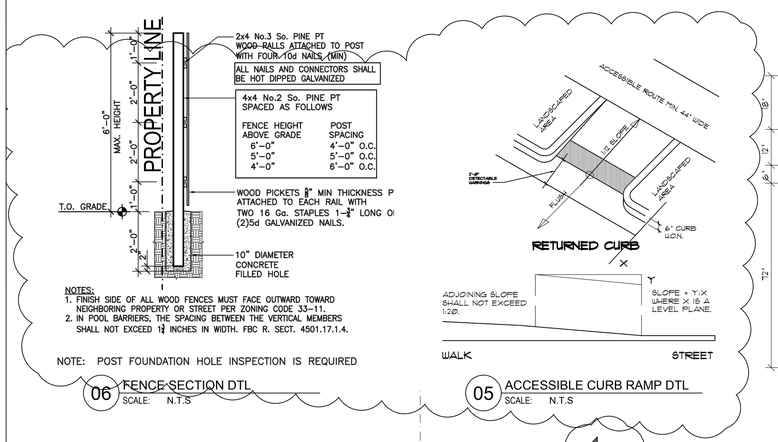
REVISIONS

1 03/20/2023 PRE TAC COMMENTS

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

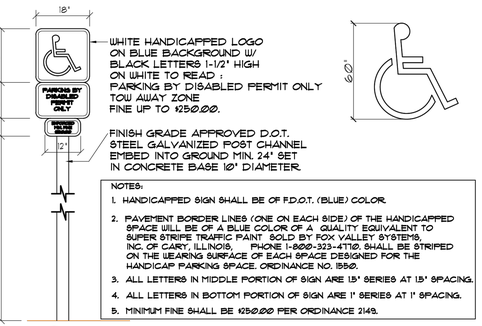
DRAWING TITLE:
OVERALL SITE PLAN

SHEET NO. A-003



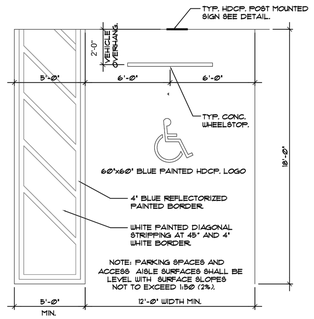
06 FENCE SECTION DTL
SCALE: N.T.S

05 ACCESSIBLE CURB RAMP DTL
SCALE: N.T.S

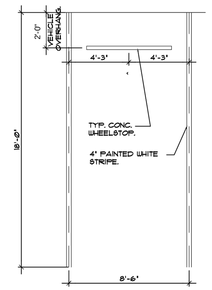


04 HANDICAP PARKING SIGN DTL
SCALE: N.T.S

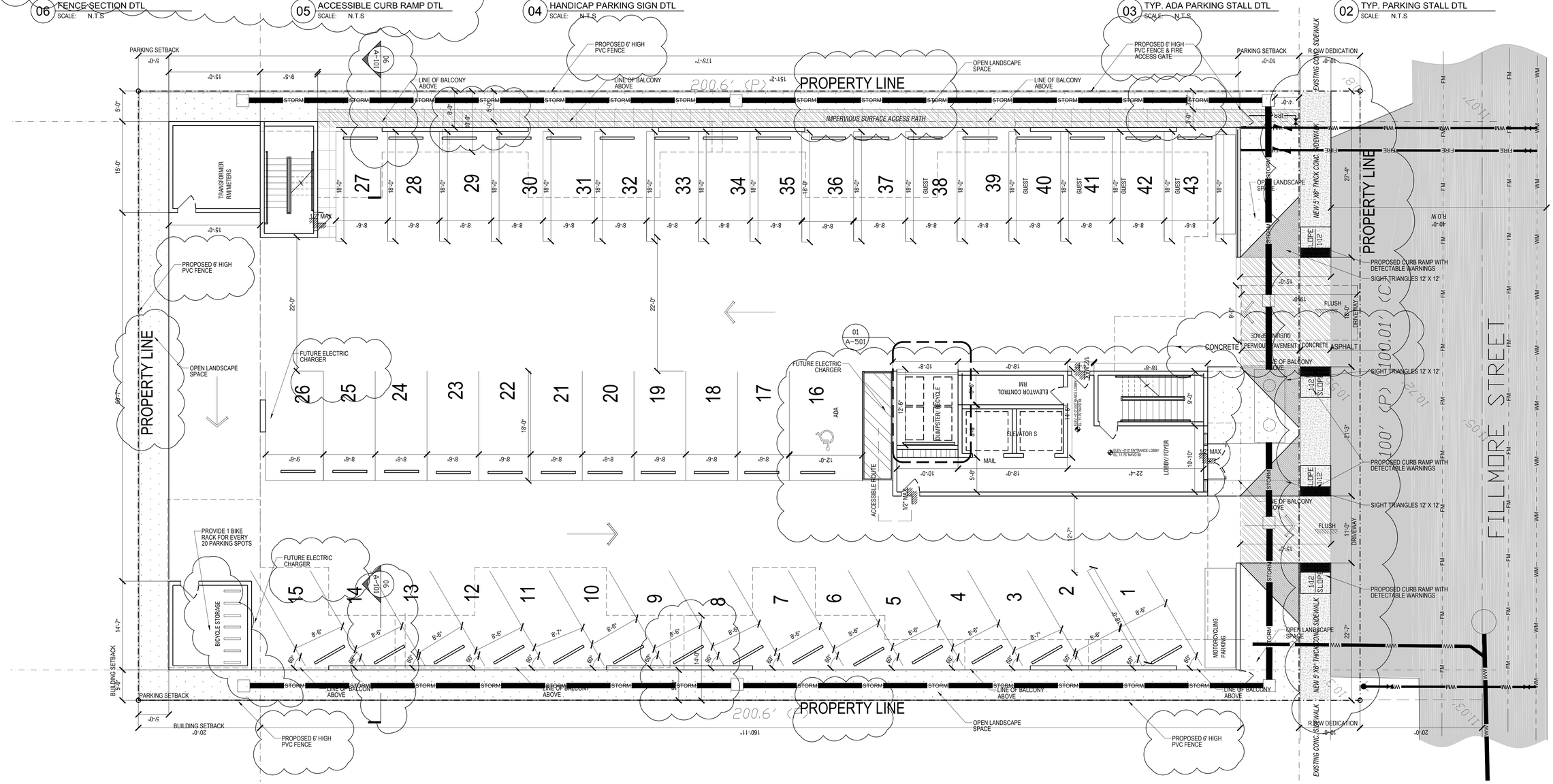
EACH ACCESSIBLE PARKING SPACE MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT AND REPAINTED AS NECESSARY TO BE CLEARLY DISTINGUISHABLE AND MUST BE POSTED WITH A PERMANENT ABOVE GRADE SIGN BEARING INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING COLORS AND DESIGNS APPROVED BY THE DEPARTMENT OF TRANSPORTATION CAPTIONED "PARKING BY DISABLED PERMIT ONLY" AND COMPLYING WITH THE CITY OF PLANTATION ENGINEERING DEPARTMENT HANDICAPPED MARKINGS AND DETAILS.



03 TYP. ADA PARKING STALL DTL
SCALE: N.T.S



02 TYP. PARKING STALL DTL
SCALE: N.T.S



01 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 51ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO: AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

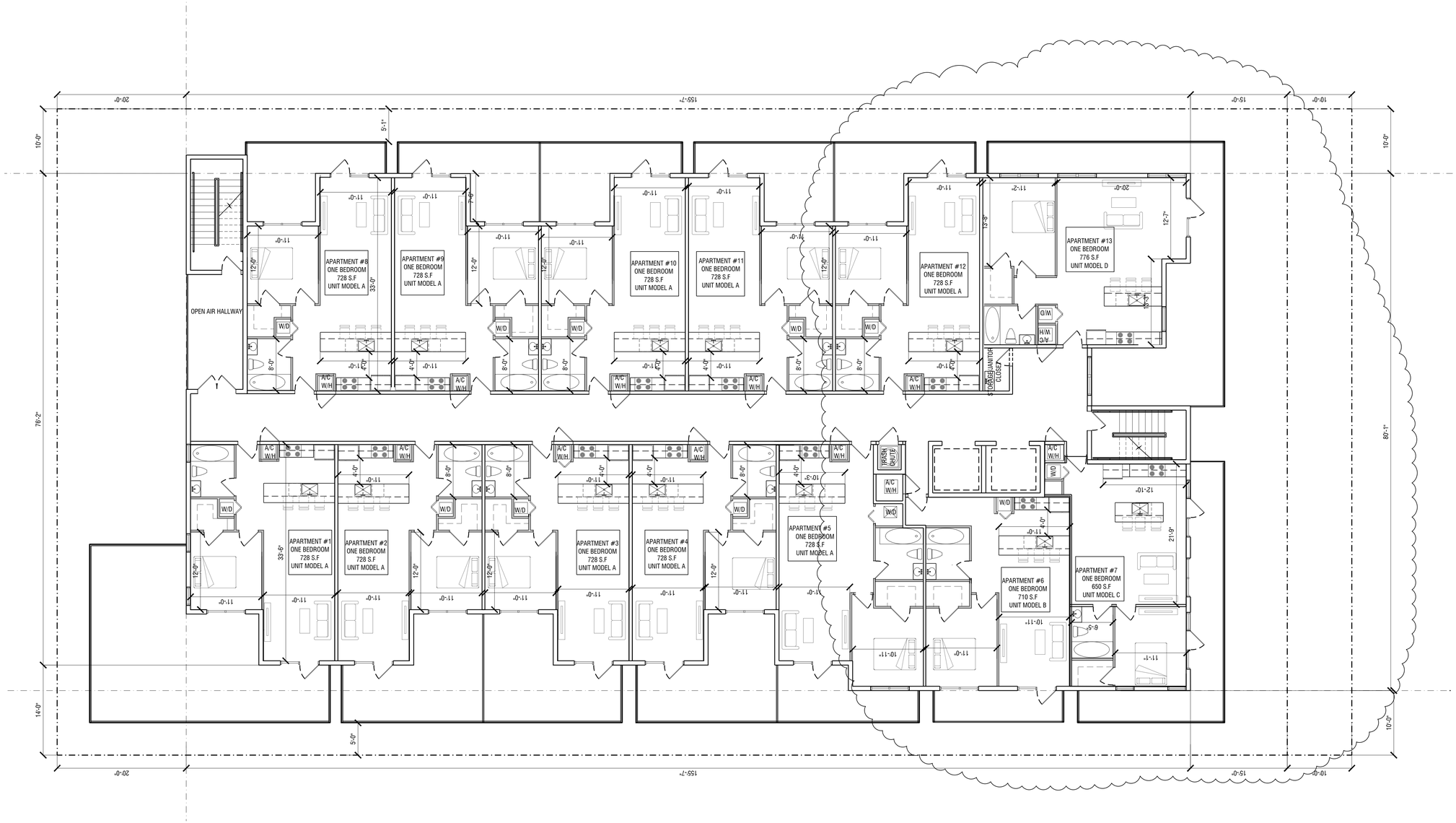
REVISIONS

1 03/20/2023 PRE TAC COMMENTS

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
GROUND FLOOR PLAN

SHEET NO. A-101



01 SECOND FLOOR
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 91ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

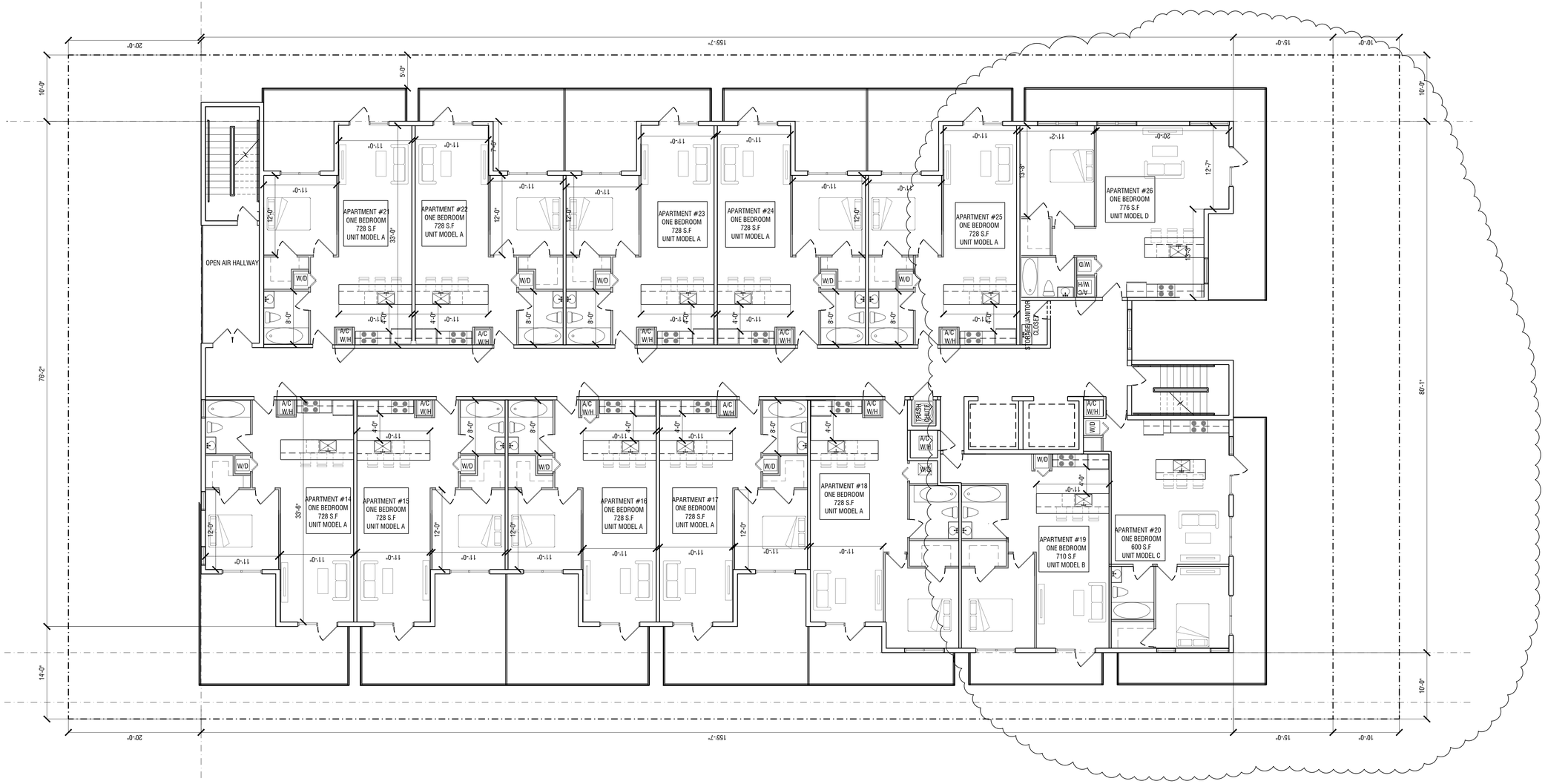
1 03/20/2023 PRE TAC COMMENTS

N

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
SECOND FLOOR PLAN

SHEET NO. A-102



01 THIRD FLOOR
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 91ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS MULTI -FAMILY DEVELOPMENT FOR:

2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

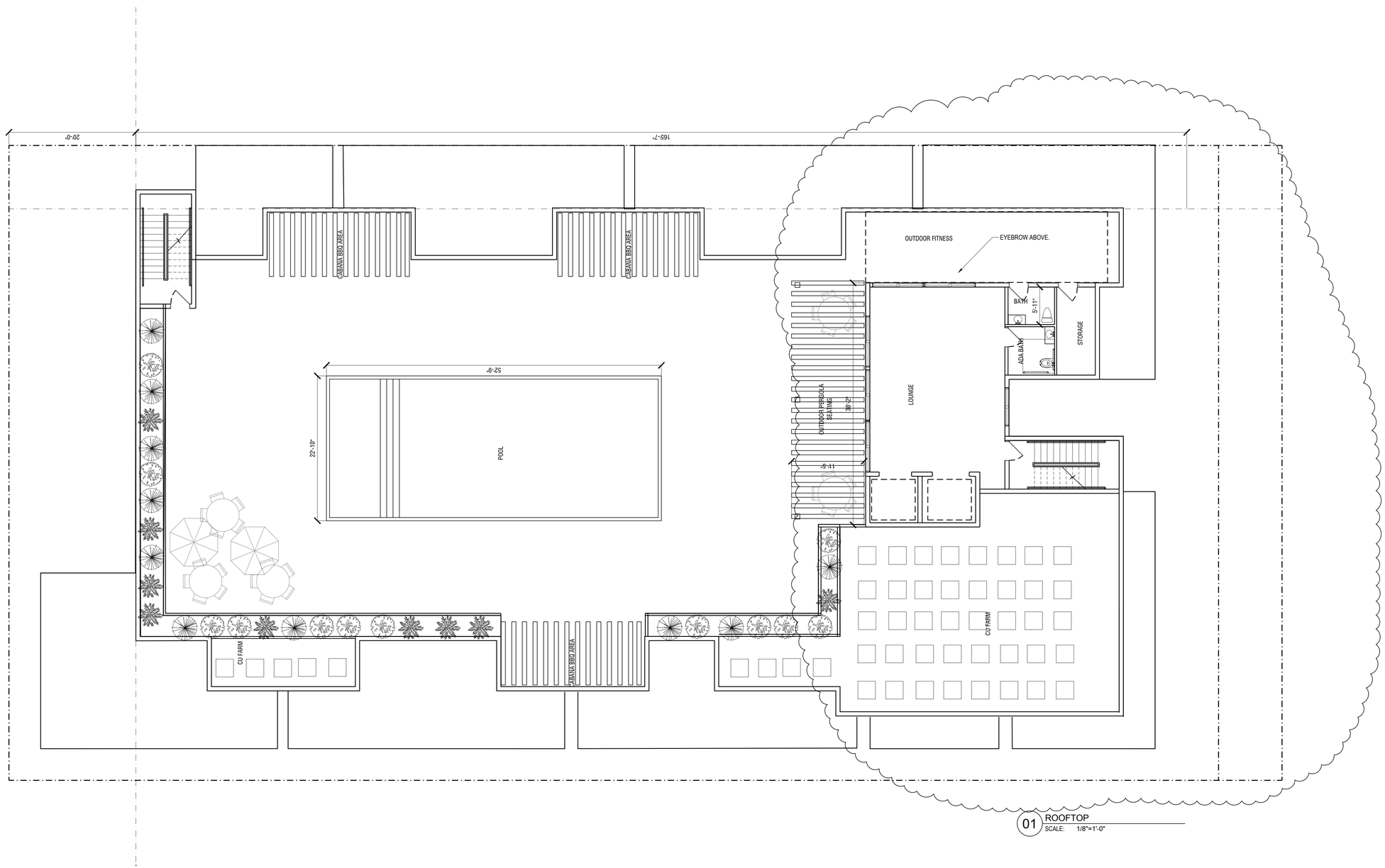
1 03/20/2023 PRE TAC COMMENTS

N

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
THIRD & FOURTH FLOOR PLAN

SHEET NO.
A-103



01 ROOFTOP
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 91ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS MULTI-FAMILY DEVELOPMENT FOR:

2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

1 03/20/2023 PRE TAC COMMENTS

N

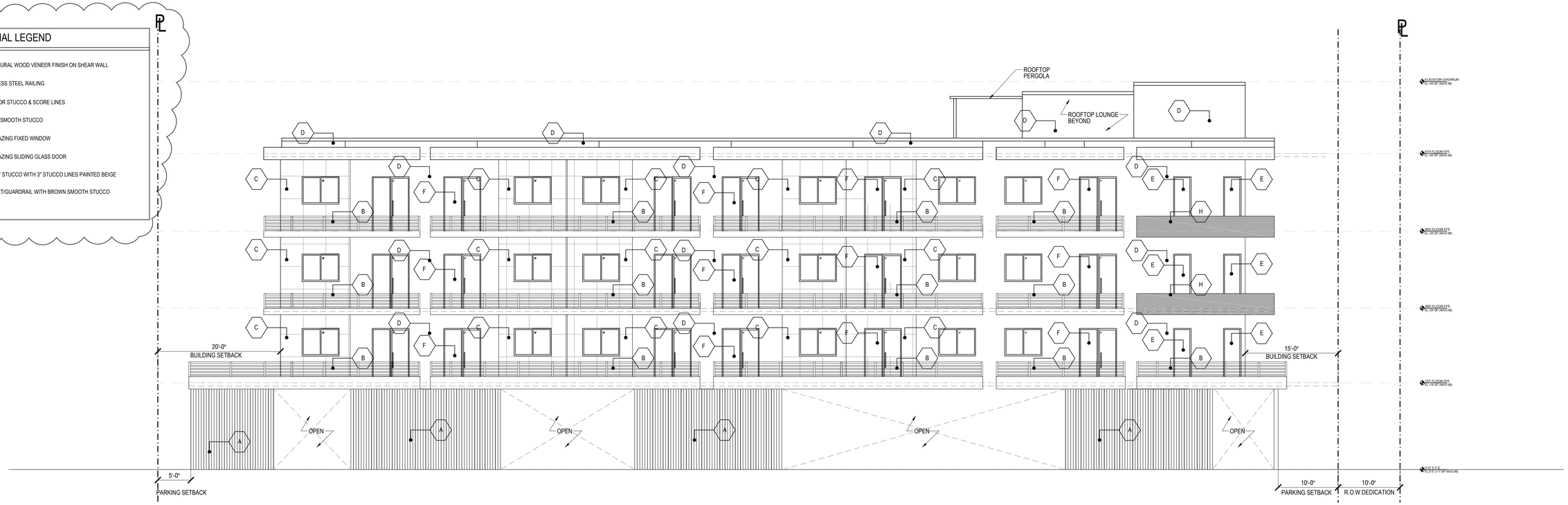
SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
ROOFTOP PLAN

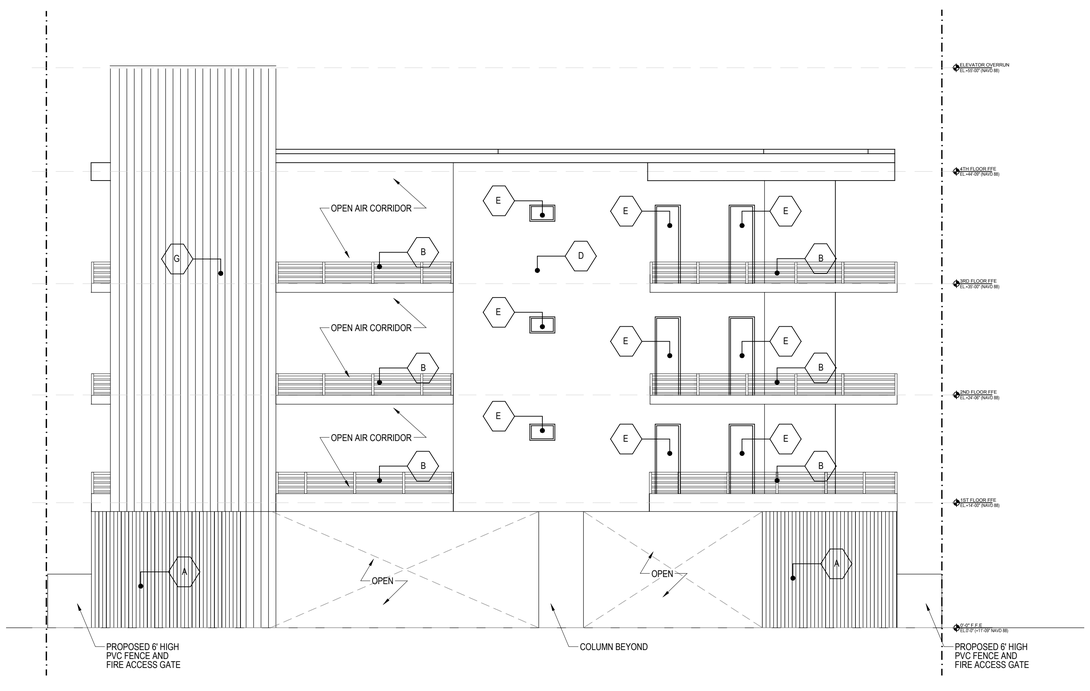
SHEET NO. A-105

MATERIAL LEGEND

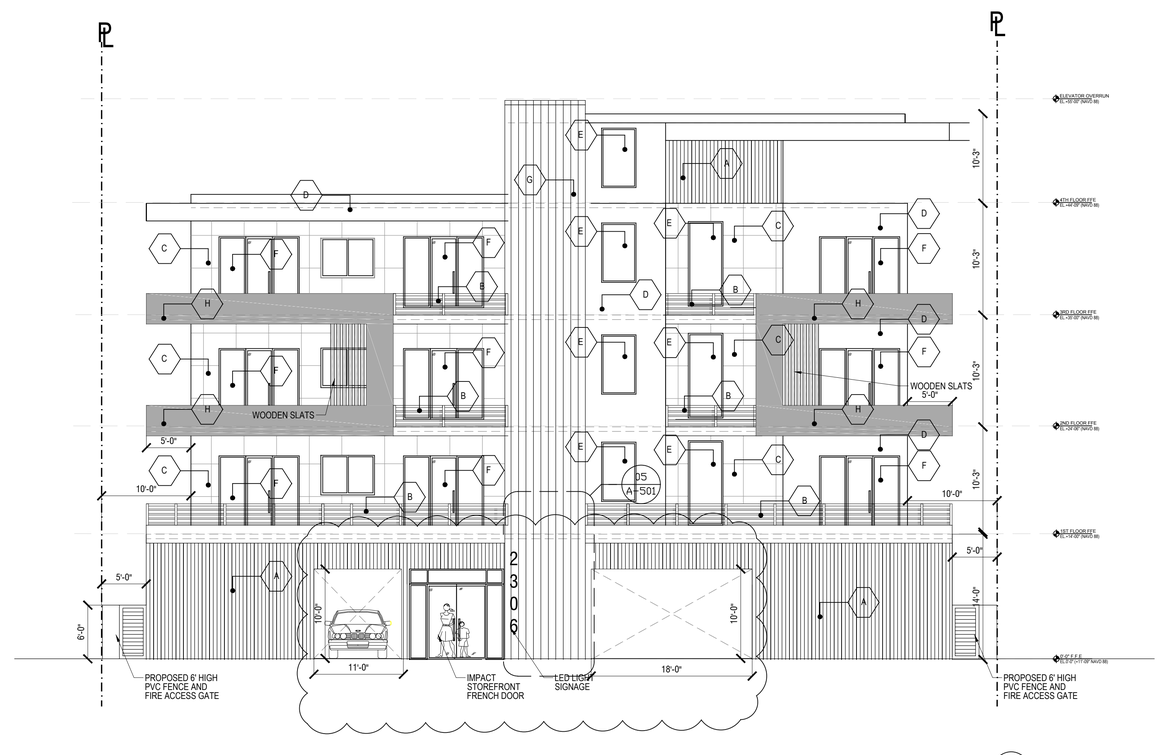
- A — ARCHITECTURAL WOOD VENEER FINISH ON SHEAR WALL
- B — 42" STAINLESS STEEL RAILING
- C — BEIGE COLOR STUCCO & SCORE LINES
- D — OFF WHITE SMOOTH STUCCO
- E — IMPACT GLAZING FIXED WINDOW
- F — IMPACT GLAZING SLIDING GLASS DOOR
- G — DARK GRAY STUCCO WITH 3" STUCCO LINES PAINTED BEIGE
- H — 42" PARAPET/GUARDRAIL WITH BROWN SMOOTH STUCCO



03 SIDE SETBACK ELEVATION
SCALE: 1/8"=1'-0"



02 REAR FACADE
SCALE: 1/8"=1'-0"



01 FILLMORE STREET FACADE
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 91ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

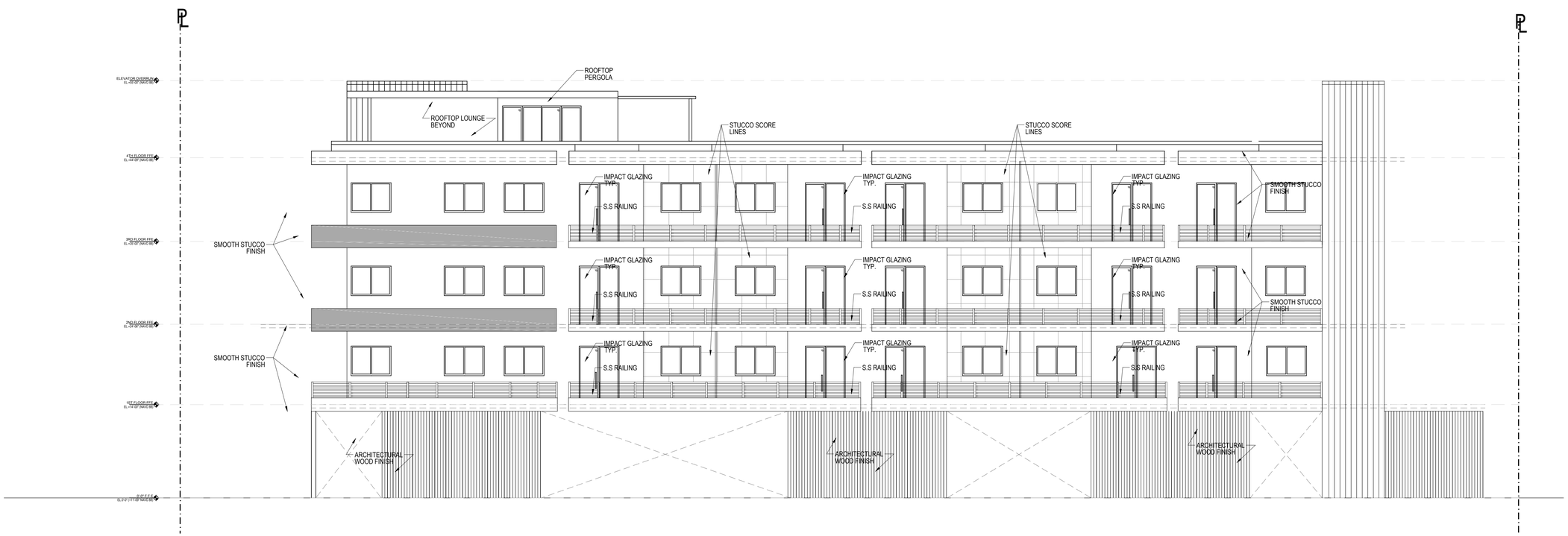
PROPOSED 39 UNITS MULTI -FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
ELEVATION

SHEET NO: A-201



01 SIDE SETBACK ELEVATION
SCALE: 1/8"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 91ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

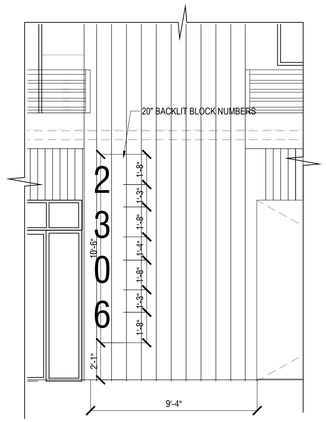
REVISIONS

N

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
ELEVATION

SHEET NO: A-202

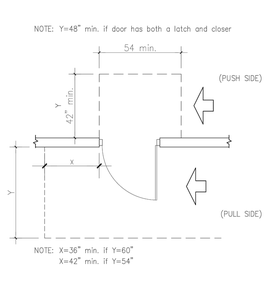


NOTE:

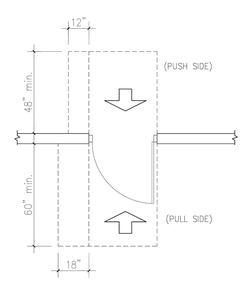
1)SINAGE SHOP DRAWING PACKAGE SHOULD BE SUBMITTED FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO MANUFACTURE

2)SIGNAGE PACKAGE MUST BE SUBMITTED UNDER SEPARATE PERMIT

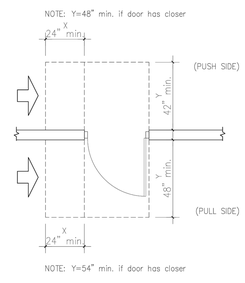
05 SIGNAGE DETAIL
SCALE: 1/4"=1'-0"



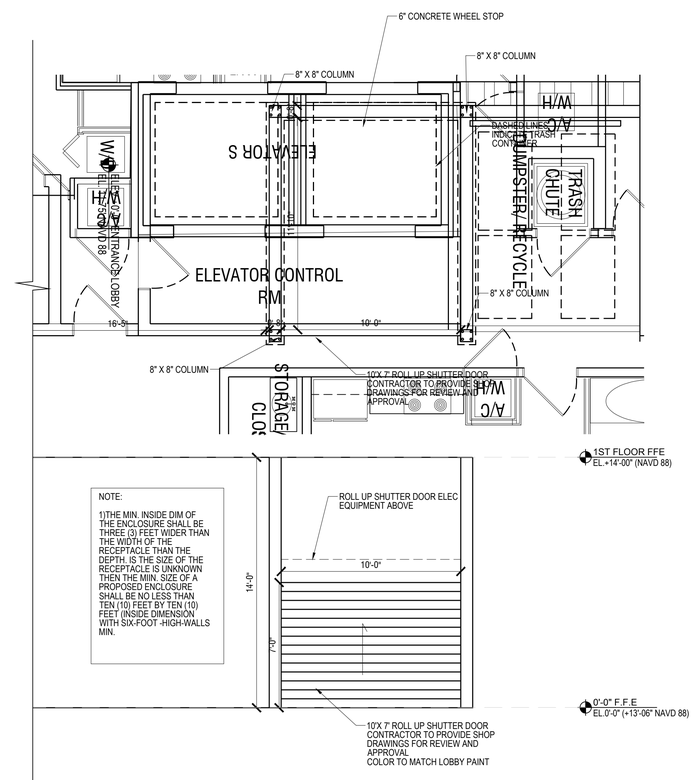
04 HINGE SIDE APPROACH
SCALE: N.T.S



03 FRONT APPROACH
SCALE: N.T.S



02 LATCH SIDE APPROACH
SCALE: N.T.S



01 DUMPSTER ENCLOSURE DTL
SCALE: 1/4"=1'-0"

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 91ST STREET
Dania Beach FL, 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS MULTI -FAMILY DEVELOPMENT FOR:

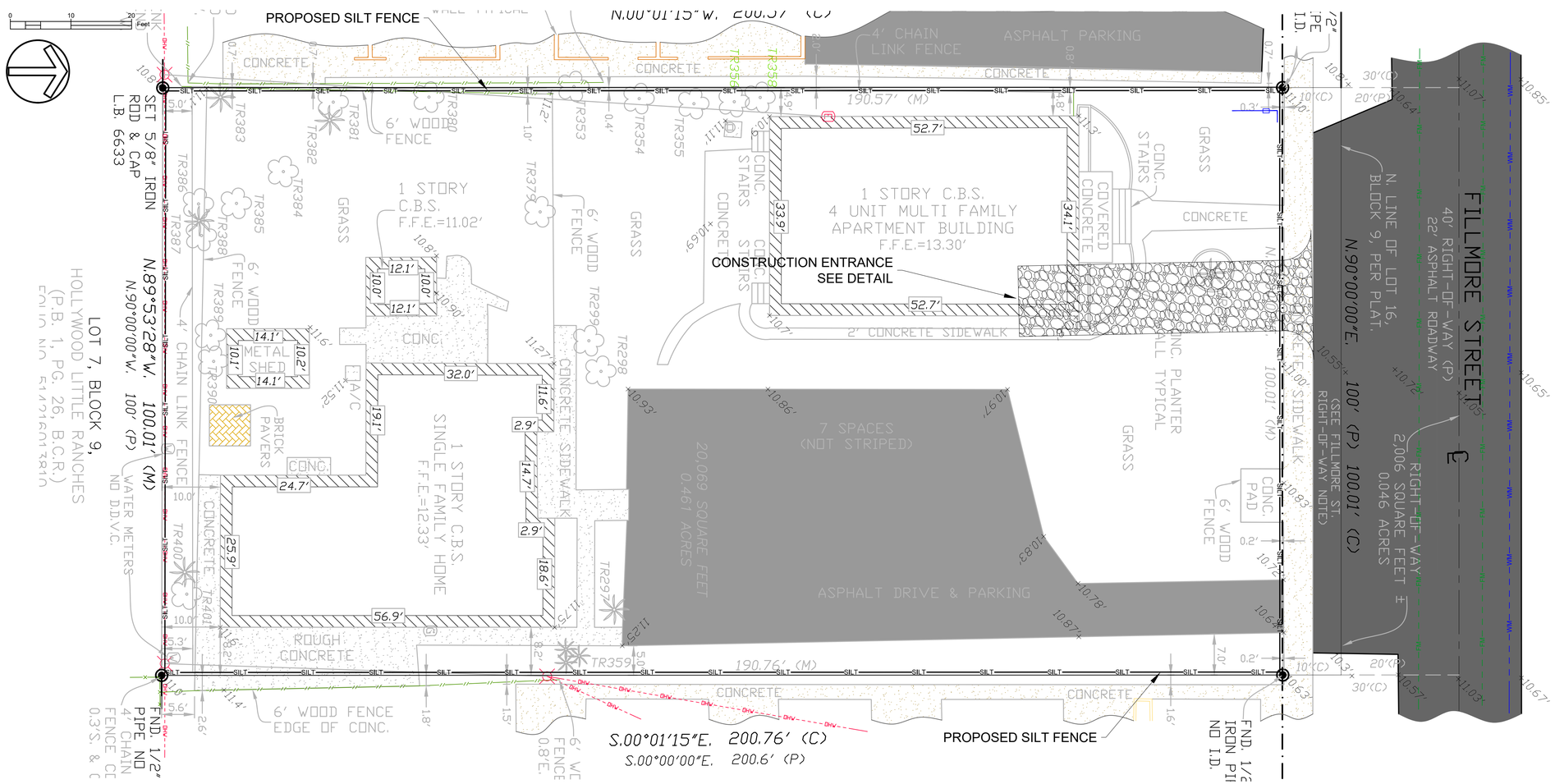
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

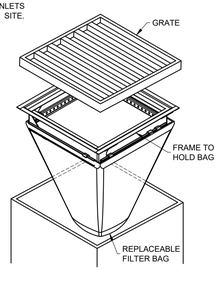
SCALE:
DATE: 02/01/2021

DRAWING TITLE:
DETAILS

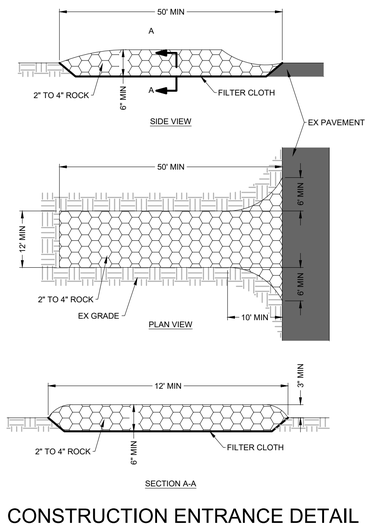
SHEET NO. A-501



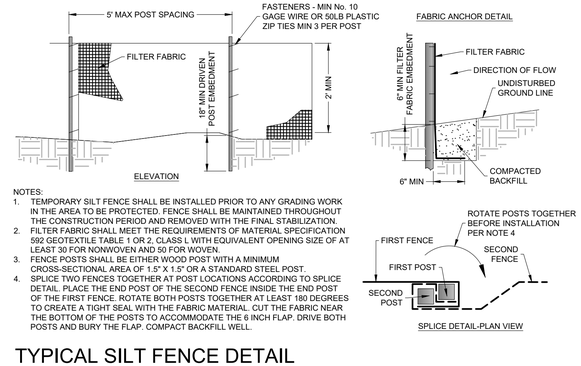
NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
2. CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
3. CONTRACTOR TO REFER TO ARCHITECT AND LANDSCAPE PLANS FOR SITE AND TREE DEMO.
4. INLET PROTECTION REQUIRED FOR ANY INLETS LOCATED WITHIN 100FT OF THE PROJECT SITE.



TYPICAL INLET PROTECTION DETAIL
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED WITH THE FINAL STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5" X 1.5" OR A STANDARD STEEL POST.
4. SPLICE TWO FENCES TOGETHER AT POST LOCATIONS ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.

TYPICAL SILT FENCE DETAIL
NOT TO SCALE

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2023-04-19 12:05:18 AM | PLOT SCALE : 1:1| PLOTTED: 2023-04-19 12:08:31 AM | USER: Marckley Etienne

OWNER
H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT
RAHIM VEDAEE
4132 SW 51ST STREET
Dania Beach FL 33314

CIVIL ENGINEER
M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

M ENGINEERING DESIGN

This documents has been digitally signed and sealed by Marckley Etienne, PE on 01-23-23. Printed copies of this documents are not considered signed and sealed and electronic copies should be verified.

MARCKLEY E. ETIENNE LICENSE No. 83266 STATE OF FLORIDA PROFESSIONAL ENGINEER

ENGINEER OF RECORD :
MARCKLEY E. ETIENNE
FL PE # 83266
2023-04-19

AMS
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

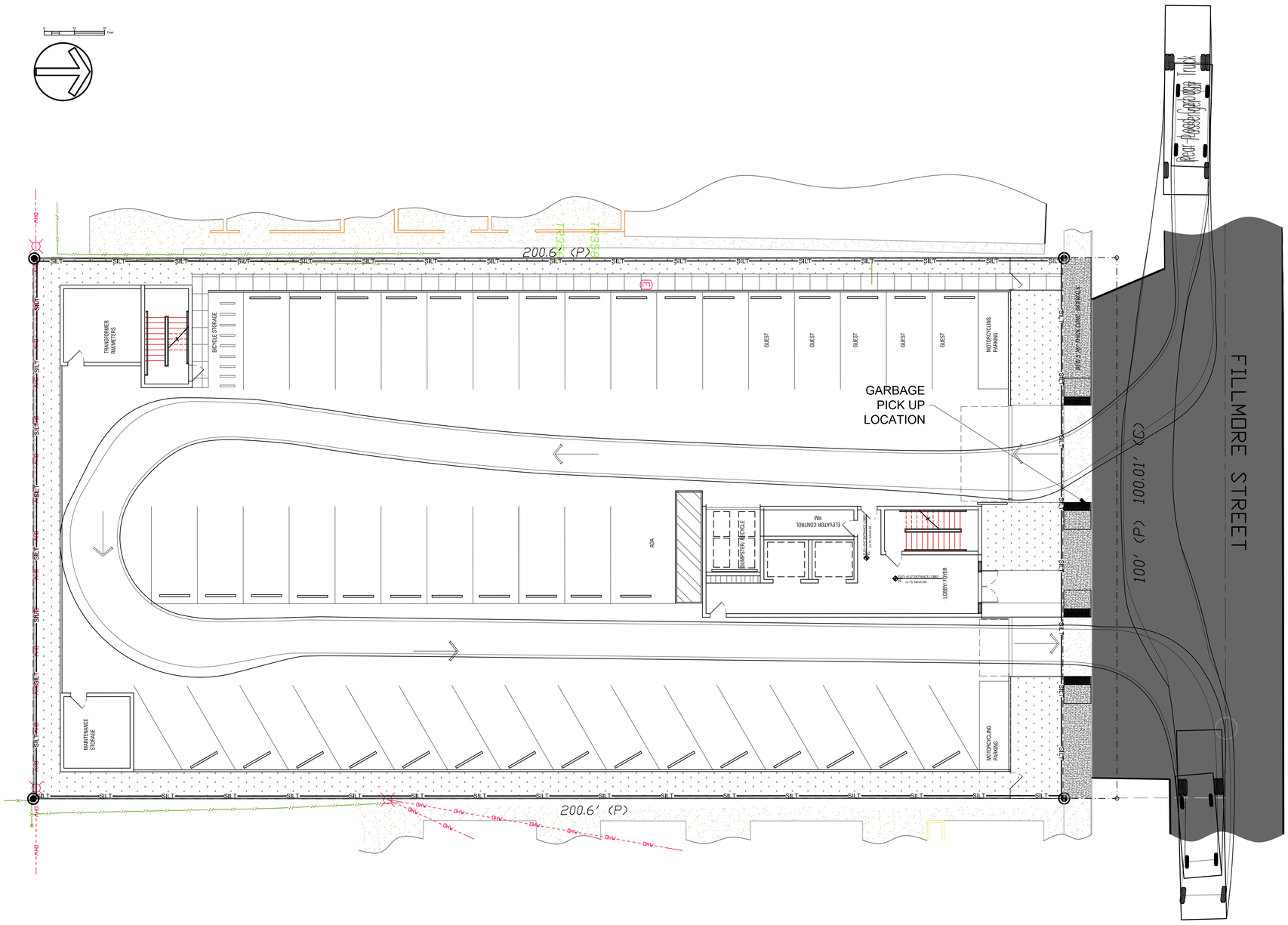
PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

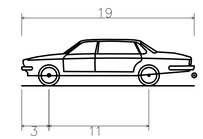
REVISIONS

SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:
DEMOLITION, SWPPP, & EROSION CONTROL PLAN

SHEET NO.
C-050

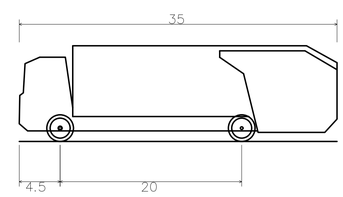




P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.000ft

SMALL VEHICLE PROFILE



Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

GARBAGE TRUCK PROFILE

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2023-04-19 12:05:18 AM | PLOT SCALE: 1:1| PLOTTED: 2023-04-19 12:08:37 AM | USER: Marckley Etienne

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 51ST STREET
Dania Beach FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

M ENGINEERING DESIGN

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MARCKLEY E. ETIENNE
LICENSE
No. 83266
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ENGINEER OF RECORD :
MARCKLEY E. ETIENNE
FL PE # 83266
2023-04-19

AMS
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

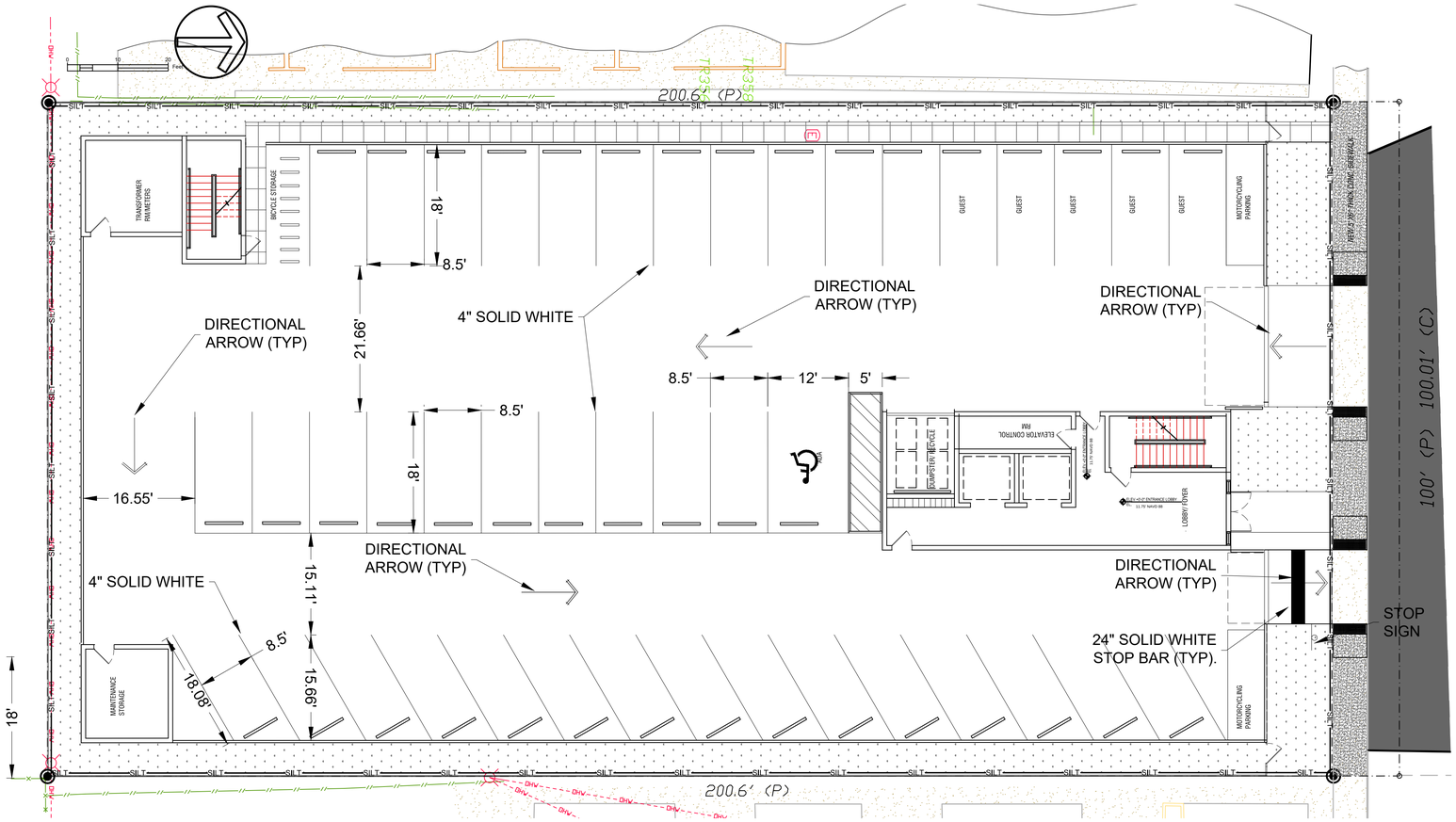
REVISIONS

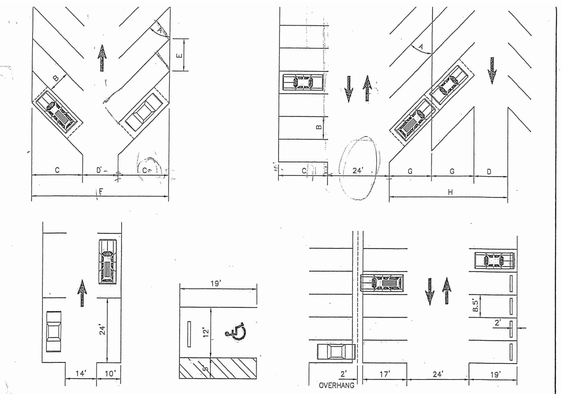
SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:

TRUCK ROUTING ANALYSIS

SHEET NO.
C-100





A	B	C	D	E	F	G	H
PARKING ANGLE	STALL WIDTH	STALL LENGTH	AISLE WIDTH	CURB DEPTH	OVERALL LENGTH	BACK TO BACK STALL LENGTH	OVERALL BACK TO BACK LENGTH
30°	8.5'	16.9'	11'	17'	44.8'	13.2'	38.4'
30°	9'	17.3'	11'	18'	45.6'	13.4'	38.8'
45°	8.5'	19.4'	13.5'	12'	52.3'	16.4'	46.4'
45°	9'	19.8'	13.0'	12.7'	52.6'	16.6'	46.7'
60°	8.5'	20.7'	18.5'	9.8'	59.9'	18.6'	55.7'
60°	9'	21'	18.0'	10.4'	60.0'	18.7'	55.9'
90°	8.5'	19'	24'	8.5'	63'	19'	62'
90°	9'	19'	24'	9'	63'	19'	62'

STANDARD STALL IS 8.5' x 19', PREFERRED IS 9' x 19'.
HANDICAPPED SPACE IS 12' x 19', WITH 5' WALK, CLEARLY MARKED.
PARALLEL PARKING IS 10' x 24'.
LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

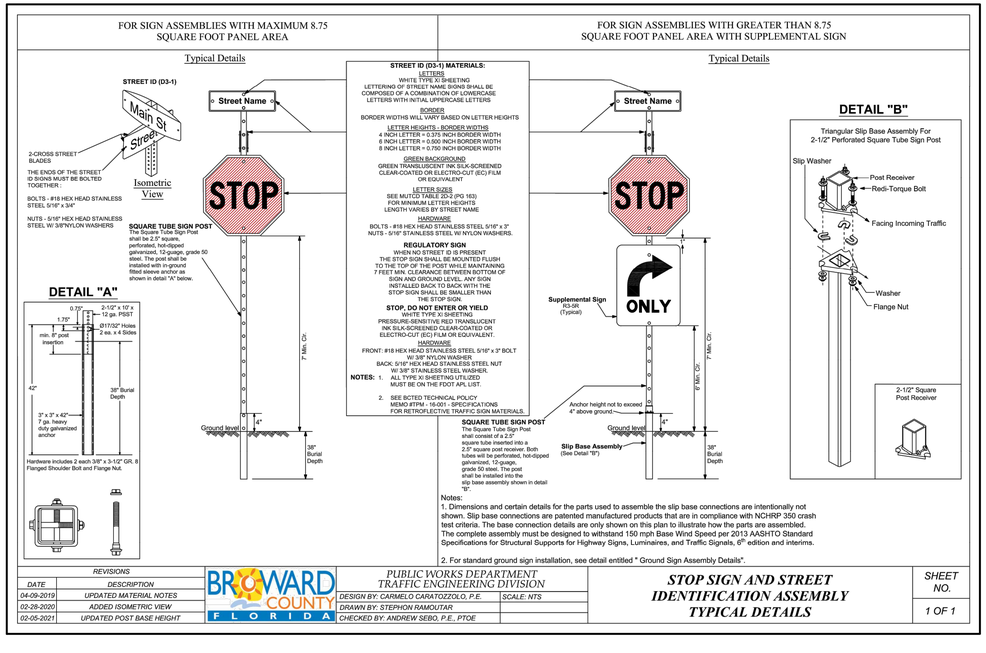
Department of Public Works
Engineering and Architectural Services
CITY OF HOLLYWOOD, FLORIDA

Parking Lot Geometrics
Details

DESIGNED ___ DRAWN BAO
DADD No. ___
SCALE: N.T.S.
SHEET 1 OF 1

CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MTUCD) STANDARDS.
- ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR 'STANDARD PAINT'.
- PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 'STANDARDS PLANS', INDEX NOS. 711-001 AND 700-102 AND LATEST CITY STANDARD DETAIL R-32, 'ACCESSIBLE PARKING SPACE DETAILS'.
- WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.
- ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, SIXTH EDITION, 'ACCESSIBILITY'.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS, INCLUDING SLOPING. NON-CONFORMING ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, ACCESSIBLE ROUTES AND RAMPS WILL BE REQUIRED TO BE CORRECTED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
- ALL VEHICULAR TRAFFIC/PEDESTRIAN PAVEMENT MARKINGS AND SIGNAGE WITHIN THE PROJECT LIMITS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH BCTED STANDARDS/REQUIREMENTS. ALL NON-CONFORMING PAVEMENT MARKINGS AND SIGNAGE WILL BE REQUIRED TO BE REPLACED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
- A FINAL INSPECTION OF THE COMPLETED SITE ENGINEERING IMPROVEMENTS/WORK MUST BE SCHEDULED THROUGH THE CITY ENVIRONMENTAL SERVICES/ENGINEERING DIVISION FOR ACCEPTANCE OF THE WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.



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

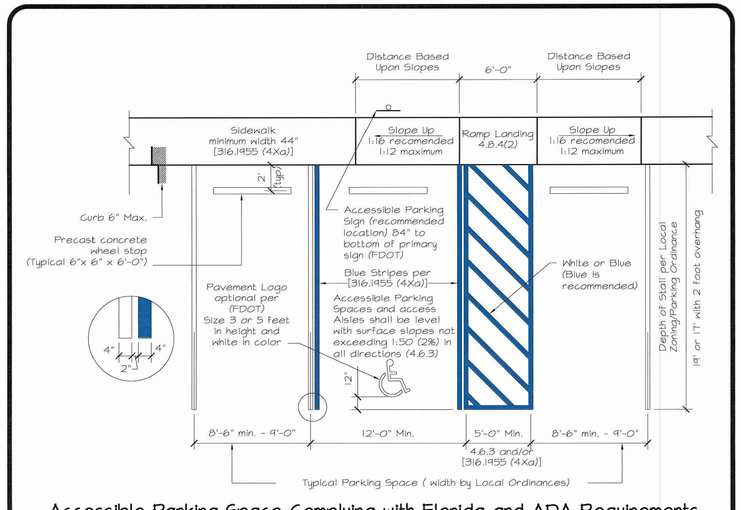
REVISIONS	
DATE	DESCRIPTION
04-09-2019	UPDATED MATERIAL NOTES
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO CARATOZZOLO, P.E. SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1



Accessible Parking Space Complying with Florida and ADA Requirements

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

OWNER
H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT
RAHIM VEDAEE
4132 SW 51ST STREET
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ENGINEER OF RECORD :
MARCKLEY E. ETIENNE
FL PE # 83266
2023-04-19

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WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

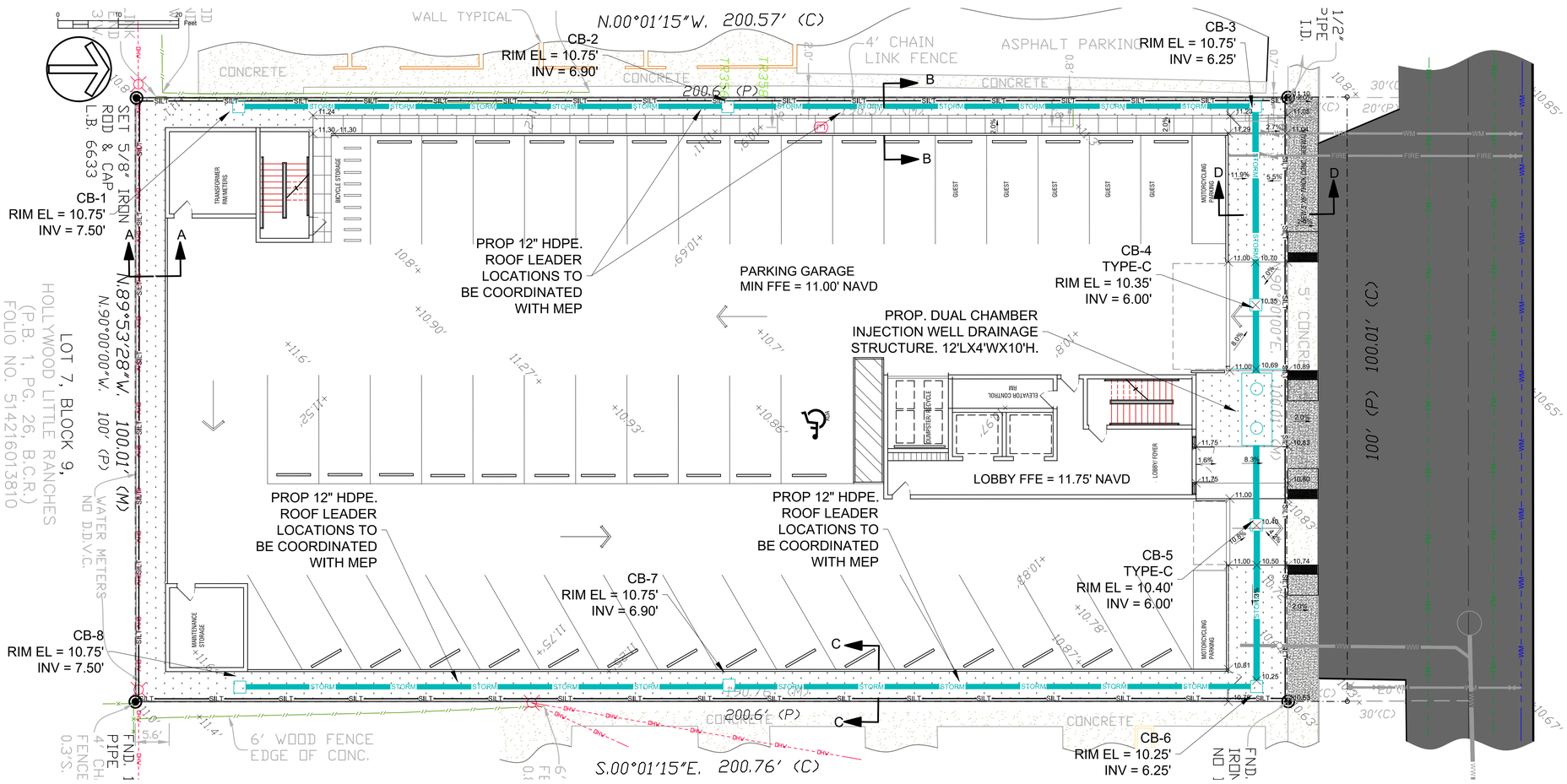
REVISIONS

SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SHEET NO.
C-101

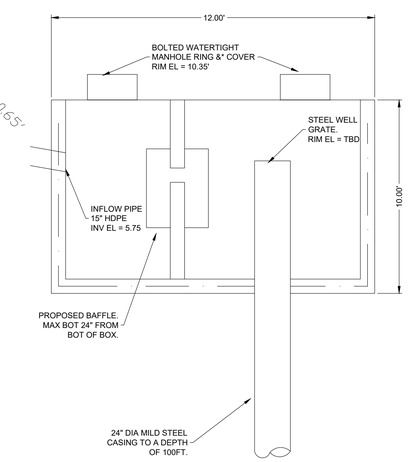
FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2023-04-19 12:05:19 AM | PLOT SCALE : 1:1| PLOTTED: 2023-04-19 12:08:40 AM | USER: Marckley Etienne



NOTES:

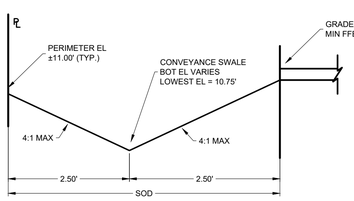
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
2. CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
3. ALL CONSTRUCTION MATERIAL SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLYWOOD, BROWARD COUNTY ENGINEERING DIVISIONS' "MINIMUM STANDARDS", WHERE APPLICABLE.
4. LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
5. CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.
6. ANY PORTION OF THE ROW DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR BEFORE COMPLETION OF PROJECT
7. CONTRACTOR TO RESTORE FULL WIDTH OF PAVEMENT ADJACENT STREET.

FEMA FLOOD ZONE	X
MIN LOBBY FFE	11.75 'NAVD88



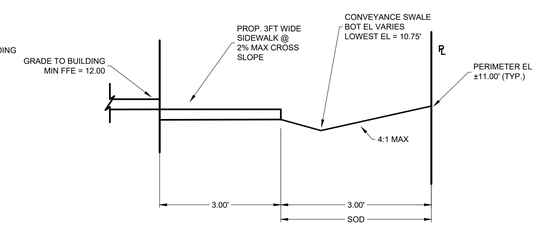
DUAL CHAMBER INJECTION WELL

NOT TO SCALE



SECTION A-A

NOT TO SCALE



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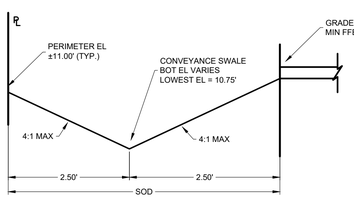
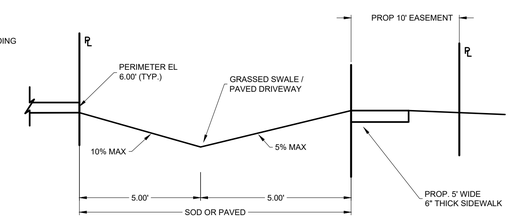


SECTION C-C

NOT TO SCALE

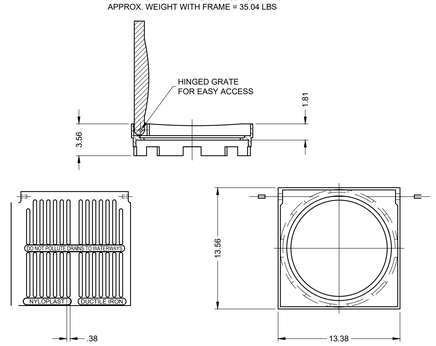


SECTION D-D

NOT TO SCALE

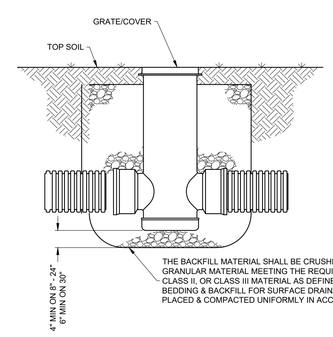
1299CGP

APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS

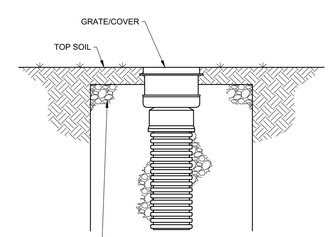


NON TRAFFIC INSTALLATION

DRAIN BASIN



INLINE DRAIN



Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

NYLOPLAST YARD DRAIN DETAILS

NOT TO SCALE

48 HOURS BEFORE DIGGING
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SUNSHINE STATE ONE CALL CENTER

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ENGINEER OF RECORD : MARCKLEY E. ETIENNE
FL PE # 83266
2023-04-19

AMS
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

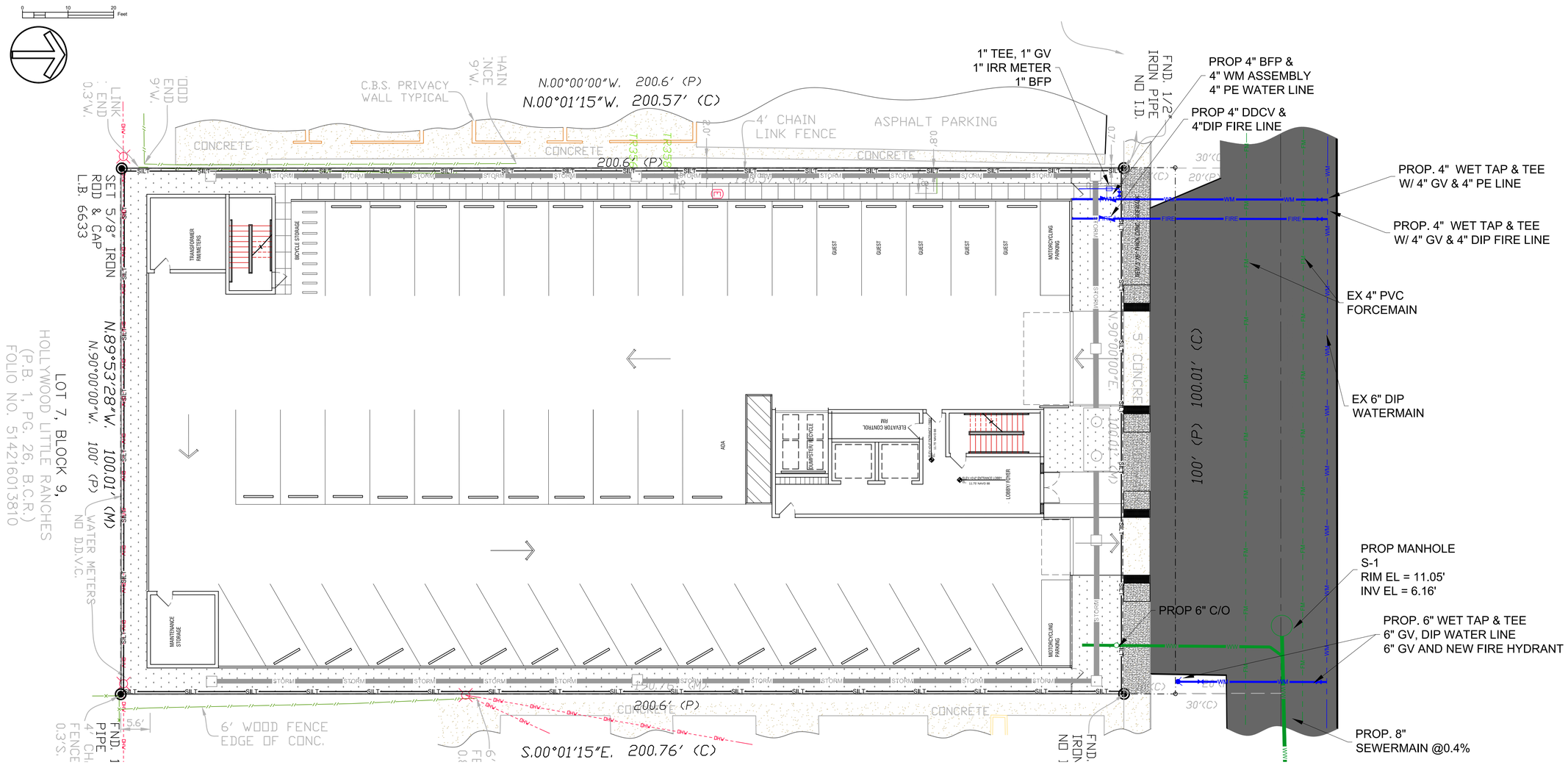
SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:

PAVING, GRADING, DRAINAGE PLANS

SHEET NO.
C-200

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2023-04-19 12:05:18 AM | PLOT SCALE: 1:1| PLOTTED: 2023-04-19 12:08:50 AM | USER: Marckley Etienne



SANITARY SEWER CALCULATIONS:

Flow rates per Table 709.1 2020 FBC - Plumbing.

FIXTURE	QTY	DFU(ea)	TOTAL DFU
Bathrooms (Private)	45	5	225
Lavatories (Public)	3	1	3
Sinks, Kitchen	40	2	80
Sinks, Service	5	2	10
Dishwasher	40	2	80
Clothes Washer	40	2	80
		TOTAL =	478

CONVERT DFU TO GPM : 478 / 2 = 239 GPM
CONVERT GPM TO CFS: 239 GPM X 0.0022 = 0.53CFS

PROPOSED 6" SANITARY LATERAL @ MIN 1% SLOPE = 0.60 CFS @ 75%
0.60 CFS > 0.53 CFS - 6" PVC LATERAL OK.

POTABLE WATER SIZING (GPM):

Flow rates per Table 604.3 2020 FBC - Plumbing.

FIXTURE	QTY	WSFU(ea)	TOTAL WSFU
Bathrooms (Private)	45	3.6	162
Lavatories (Public)	3	2	6
Sinks, Kitchen	40	1.4	56
Sinks, Service	5	3	15
Dishwasher	40	1.4	56
Clothes Washer	40	1.4	56
		TOTAL =	351

CONVERT WSFU TO GPM DEMAND (TABLE E103.3(3)) = 95GPM

METER SIZE: 4 IN

FIRE DEMAND CALCULATIONS (NFPA 1 - TABLE 18.4.5.1.2):

PARKING GARAGE
CLASSIFICATION TYPE II (111)
TOTAL AREA = 11,006 SF
MIN FIRE FLOW REQUIRED = 1,750 GPM FOR 2 HOURS
AUTOMATIC SPRINKLER PROTECTION - 75% REDUCTION = 1,000 GPM FOR 2 HOURS

RESIDENTIAL APARTMENTS
CLASSIFICATION TYPE III (200)
TOTAL AREA = 22,012 SF
MIN FIRE FLOW REQUIRED = 3,250 GPM FOR 3 HOURS
AUTOMATIC SPRINKLER PROTECTION - 75% REDUCTION = 1,000 GPM FOR 2 HOURS.

PROPOSED FIRE HYDRANT TO PRODUCE A MIN OF 2,000 GPM FOR 2 HOURS.

NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
2. CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
3. CONTRACTOR TO RESTORE PAVEMENT ALONG THE STREET FRONTAGE.
4. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PORTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.203
5. MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS MUST BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION). BDA SYSTEM MAY BE REQUIRED.
6. PER NFPA 1, 12.3.2, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTION OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1. ARCHITECTURAL PLANS WILL BE REQUIRED TO SHOW THIS INFORMATION MOVING FORWARD FOR BUILDINGS THREE STORIES OR GREATER IN HEIGHT.

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2023-04-19 12:05:18 AM | PLOT SCALE: 1:1| | PLOTTED: 2023-04-19 12:08:54 AM | USER: Marckley Etienne

OWNER
H18 DEVELOPMENT LLC
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FORT LAUDERDALE FL 33301

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PROFESSIONAL ENGINEER

ENGINEER OF RECORD :
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FL PE # 83266
2023-04-19

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WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS MULTI -FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

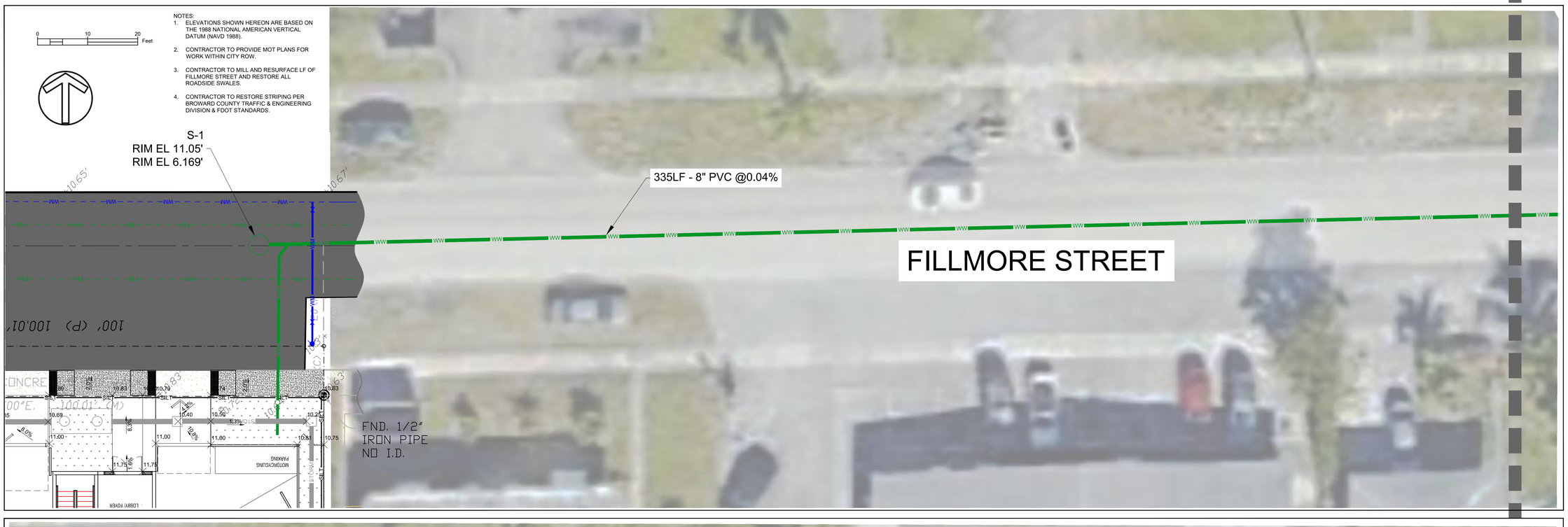
SCALE: 1" = 10'
DATE: 04/18/23

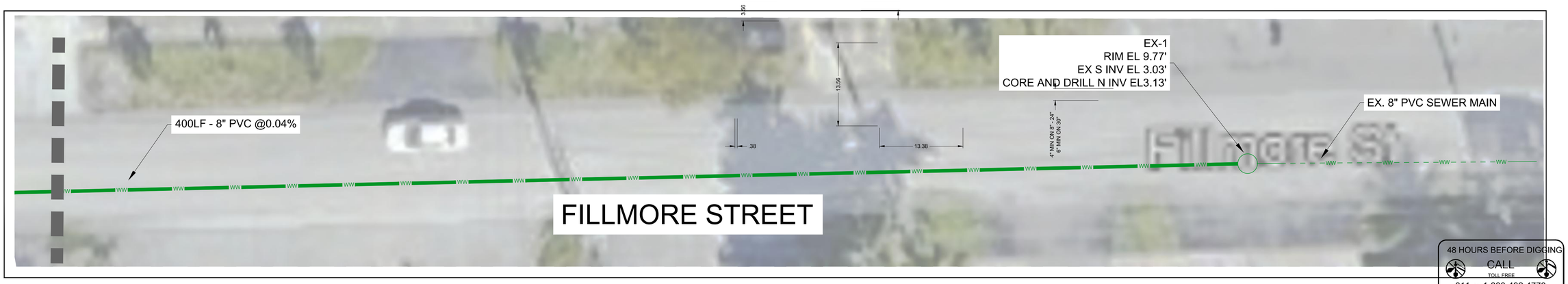
DRAWING TITLE:
WATER & SEWER UTILITY PLAN

SHEET NO.
C-300

NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
2. CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
3. CONTRACTOR TO MILL AND RESURFACE LF OF FILLMORE STREET AND RESTORE ALL ROADSIDE SWALES.
4. CONTRACTOR TO RESTORE STRIPING PER BROWARD COUNTY TRAFFIC & ENGINEERING DIVISION & FDOT STANDARDS.

0 10 20 Feet





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H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

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AMS ARCHITECTURE AND DESIGN CORP
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CIVIL ENGINEER
M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

M ENGINEERING DESIGN

This documents has been digitally signed and sealed by Marckley Etienne, PE on 01-23-23. Printed copies of this documents are not considered signed and sealed and electronic copies should be verified.

MARCKLEY E. ETIENNE
LICENSE
No. 83266
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ENGINEER OF RECORD :
MARCKLEY E. ETIENNE
FL PE # 83266
2023-04-19

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS MULTI -FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:
SEWER MAIN CONSTRUCTION PLAN

SHEET NO.
C-400

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2023-04-19 12:05:18 AM | PLOT SCALE: 1:1 | PLOTTED: 2023-04-19 12:08:59 AM | USER: Marckley Etienne

WATER SYSTEM NOTES:

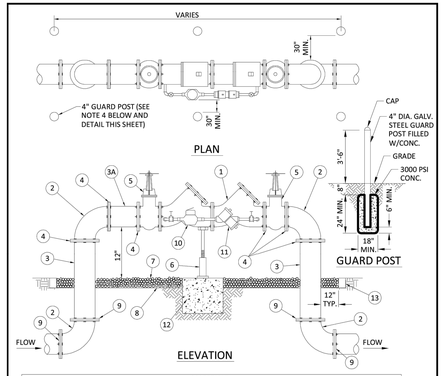
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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



ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
MATERIALS					
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:

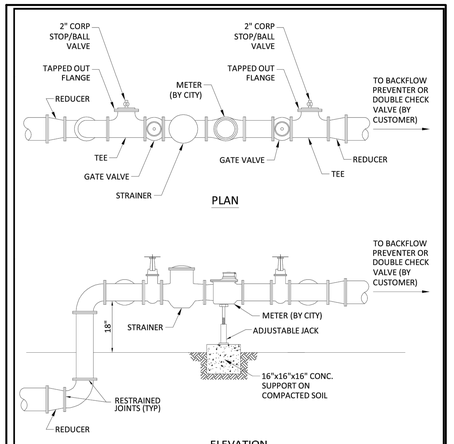
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

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

WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

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



NOTES:

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

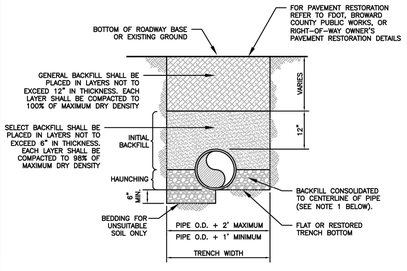
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER		DRAWING NO.
APPROVED: XXX			W-11

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN; 3 ft minimum	WATER MAIN; 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 3 ft minimum; WATER MAIN
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN; 10 ft prefered 6 ft minimum	WATER MAIN; 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft minimum; WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

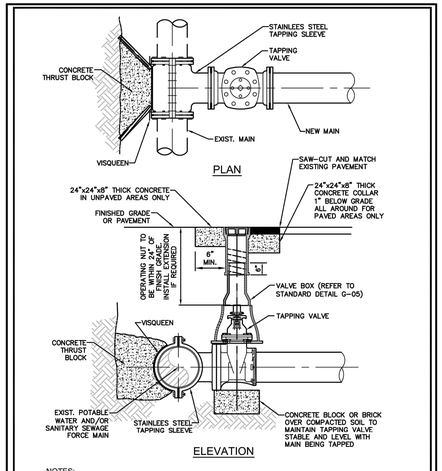
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.		DRAWING NO.
APPROVED: XXX			G-01.1



NOTES:

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

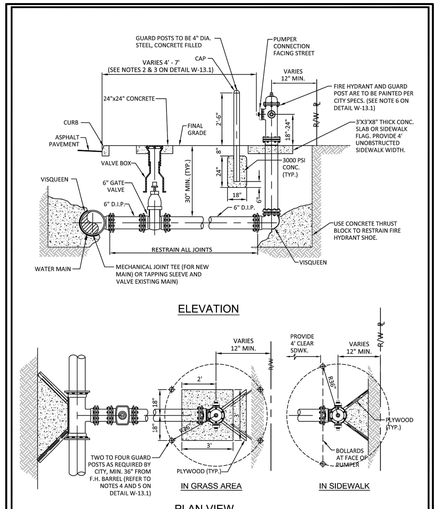
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)		DRAWING NO.
APPROVED: XXX			G-02



NOTES:

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

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



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 03/05/2019
DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION		DRAWING NO.
APPROVED: XXX			W-13

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

FILE: 22-0033-C-BASE DWG | LAST SAVED: 2023-04-19 12:05:18 AM | PLOT SCALE : 1:1| PLOTTED: 2023-04-19 12:09:00 AM | USER: Marckley Etienne

OWNER

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ARCHITECT

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CIVIL ENGINEER

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Royal Palm Beach, Fl 33411

M ENGINEERING DESIGN

This documents has been digitally signed and sealed by Marckley Etienne, PE on 01-23-23. Printed copies of this documents are not considered signed and sealed and electronic copies should be verified.

MARCKLEY E. ETIENNE
LICENSE
No. 83266
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ENGINEER OF RECORD :
MARCKLEY E. ETIENNE
FL PE # 83266
2023-04-19

AMS
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WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS MULTI -FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:

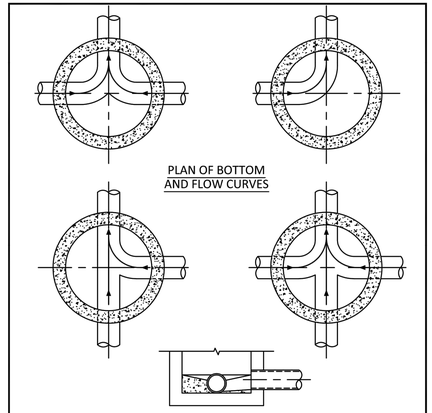
WATER UTILITY DETAILS

SHEET NO.
C-500

WATER SYSTEM NOTES:

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

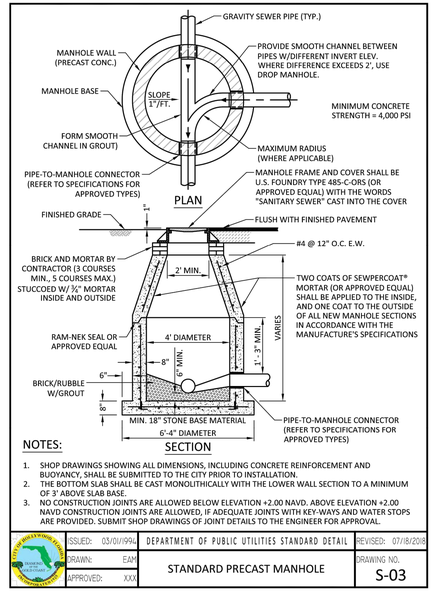
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES		DRAWING NO.
APPROVED: XXX			W-01



NOTES:

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

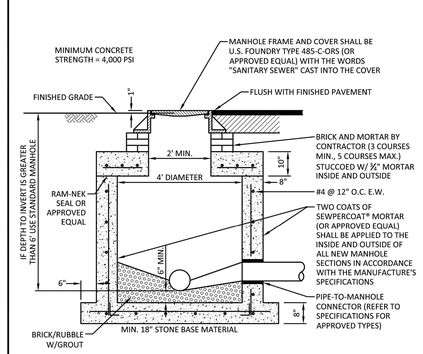
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS		DRAWING NO.
APPROVED: XXX			S-02



NOTES:

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

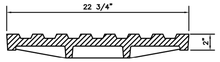
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 07/18/2018
DRAWN: EAM	STANDARD PRECAST MANHOLE		DRAWING NO.
APPROVED: XXX			S-03



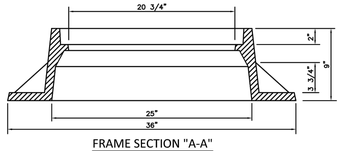
NOTES:

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 07/18/2018
DRAWN: EAM	SHALLOW MANHOLE		DRAWING NO.
APPROVED: XXX			S-05



COVER SECTION "A-A"

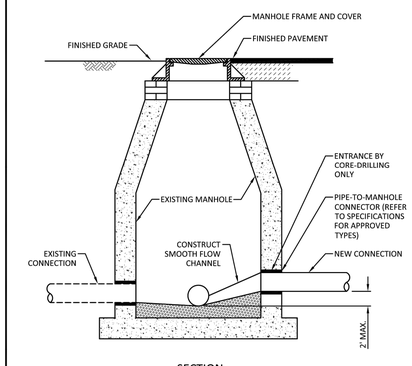


FRAME SECTION "A-A"

NOTES:

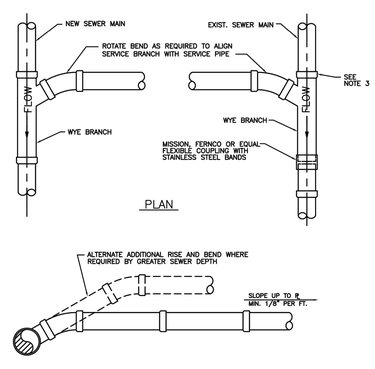
1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
2. ALL BEARING SURFACES TO BE MACHINED.
3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS TYPE EL, WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FRAME AND COVER CITY OF HOLLYWOOD		DRAWING NO.
APPROVED: XXX			S-06.1



SECTION

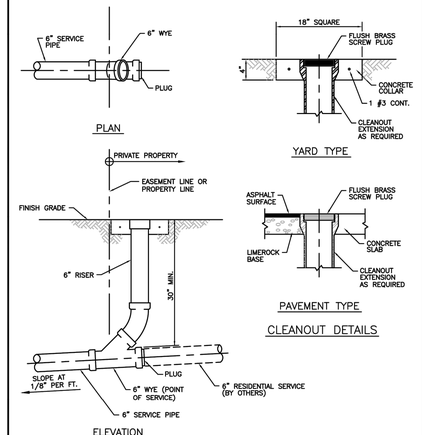
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	NEW CONNECTION TO EXISTING MANHOLE		DRAWING NO.
APPROVED: XXX			S-07



NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

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



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

OWNER

H18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEE
4132 SW 51ST STREET
Dania Beach FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, Fl 33411

M ENGINEERING DESIGN

This documents has been digitally signed and sealed by Marckley Etienne, PE on 07-25-22. Printed copies of this documents are not considered signed and sealed and electronic copies should be verified.

MARCKLEY E. ETIENNE LICENSE No. 83266 STATE OF FLORIDA PROFESSIONAL ENGINEER

ENGINEER OF RECORD :
MARCKLEY E. ETIENNE
FL PE # 83266
2023-04-19

AMS
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

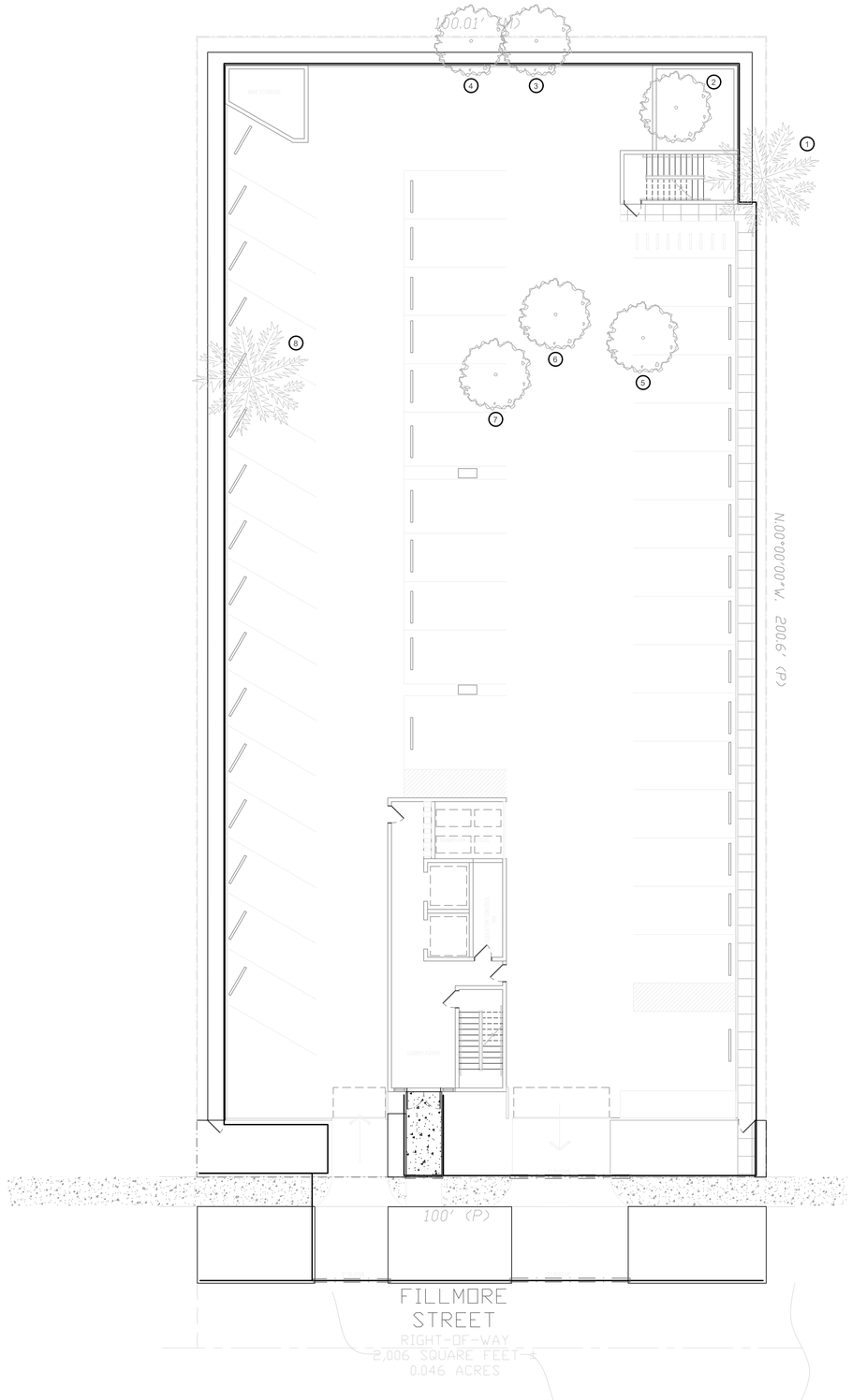
SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:

SEWER UTILITY DETAILS

SHEET NO.
C-501

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2023-04-19 12:05:18 AM | PLOT SCALE: 1:1| | PLOTTED: 2023-04-19 12:09:12 AM | USER: Marckley Etienne



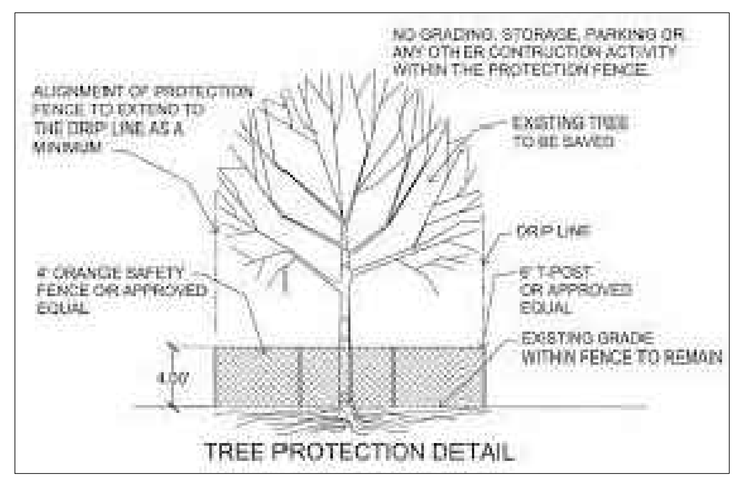
TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

SURVEY #

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
1	Sabal Palm	*Sabal palmetto*	10	12	10	78.5	4	Fair	Remove	Undersize	
2	Mango	*Mangifera indica*	7	25	16	201.0		58%	Remove		7" Caliper
3	Carrotwood	*Cupaniopsis anacardioides*							Remove	Invasive	
4	Weeping Fig	*Ficus benjamina*	24	40	25	490.6		47%	Remove		24" Caliper
5	Brazilian pepper	Schinus terebinthifolia				0.0			Remove	Invasive	
6	Womens Tongue	Albizia lebbeck							Remove	Invasive	
7	Norfolk Island Pine	Araucaria heterophylla	19	50	18	254.3		50%	Remove	Invasive	
8	Coconut Palm	*Cocos nucifera*	9	30	20	314.0	18	Good	Remove		1 Palm

Total Mitigation to be 31 Caliper inches and
1 Palm

TREE PROTECTION



TREE PROTECTION DETAIL

Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.

	REVISION / DATE
1	2/4/2023

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

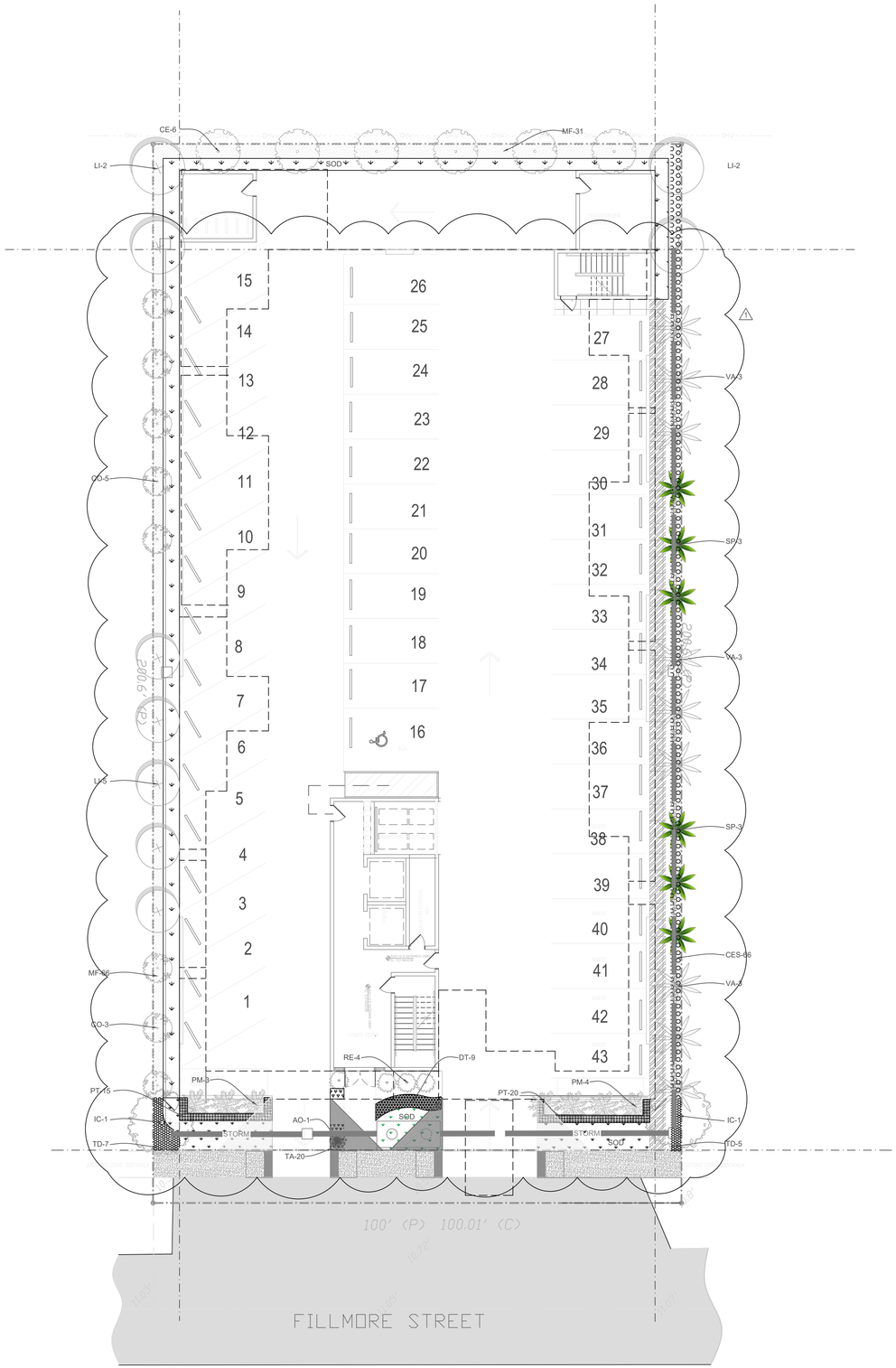
MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STEET
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306_
DATE:	4/7/2023

N
SCALE 3/32"=1'

SEAL

TD-1



City of Hollywood LANDSCAPE REQUIREMENTS

SITE CALCULATIONS

TOTAL LOT AREA	20,060 S.F.
TOTAL IMPERVIOUS AREA	17,142 S.F.
TOTAL PERVIOUS AREA	2,575 S.F.

SITE TREES: 1 Tree Per. 1,000 S.F. Total Pervious area 2,949 S.F.
(3) TREES REQUIRED / (4) TREES PROVIDED (2) Dahoon Holly, (2) Silver Buttonwood

Perimeter Landscape: 1 Tree Per. 20 L.F. Total L.F 512 S.F.
(25) TREES REQUIRED / (26) TREES PROVIDED (8) Satin Leaf, (9)Crape Myrtle
(9) Montgomery Palm 3-1 Ratio (3), (4) Silver buttonwood (6) Sable Palm 3-1 Ratio (2)

STREET TREES:
No ROW for street trees.

A minimum of 60% of required trees and 50% of required shrubs must be native species.
Total Trees Provided (30) 60% Required (18)-Trees Provided (18) 60%
Total Shrubs (252)-50% Required (126)- Provided (175) 69%

Mitigation Owed: 31 Caliper inches
2 excess trees planted 1 Silver buttonwood and 1 Satin leaf = 4" inches
Remaining mitigation owed = 27" Caliper inches and 1 palm to be paid into the tree fund,
27" / 2" = 13.5" X $350 = $4,725 + 350 palm = $5,075

TOTAL SOD ARE 25%

NUMBER / SYMBOL

PLANT MATERIAL SCHEDULE

SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CE	Conocarpus erectus	Silver Buttonwood	12' HT. 6' SPR. MIN. 2" DBH FL-1	Yes	6	Low
IC	Ilex cassine	Dahoon holly	14' HT. 8' SPR. MIN. 2" DBH FL-1	Yes	2	Low
CO	Chrysophyllum oliviforme	Stainleaf	14' HT. 8' SPR. MIN. 2" DBH FL-1	Yes	8	Low
LI	Lagerstroemia indica "muskogee"	Crepe myrtle	14' HT. 8' SPR. MIN. 2" DBH FL-1	Yes	9	Low
VA	Veitchia arecina	Montgomery palm	14' HT. Min. 6' CT. FL-1	No	9	Low
SB	Sabal palmetto	Sable palm	14' HT. Min. 6' CT. FL-1	Yes	6	Low

Shrubs and Groundcover

RE	Rhapis excelsa	Lady Palm	24" HT X 24" Sprd. 24" O.C.	No	4	Medium
MF	Myrcianthes fragrans	Simpson Stopper	36" HT. X 18" SPR., 36" O.C.	Yes	97	Low
TD	Tripsacum dactyloides	Dwarf fakahatchee grass	18" HT X 14" Sprd. 24" O.C.	Yes	12	Low
PT	Pittosporum tobira	Variegated pittosporum	15" HT. X 18" SPR., 24" O.C.	No	35	Medium
AO	Alcantarea odorata	Odorata	24" HT X 24" Sprd.	No	1	Medium
DT	Dianella tasmanica	Flax Lily	12" HT X 12" SPRD.	No	9	Medium
PM	Ptychosperma macarthurii	Macarthur palm	5' OA	No	7	Medium
TA	Trachelospermum asiaticum	Jasmine Minima	4" HT X 4" Sprd.	No	20	Medium
CES	Conocarpus erectus	Green Buttonwood	36" HT. X 18" SPR., 36" O.C.	Yes	66	Low
SOD	Palmetto	SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 2,082 S.F.

NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

	REVISION / DATE
1	2/4/2023

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STEET
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306_
DATE:	4/6/2023

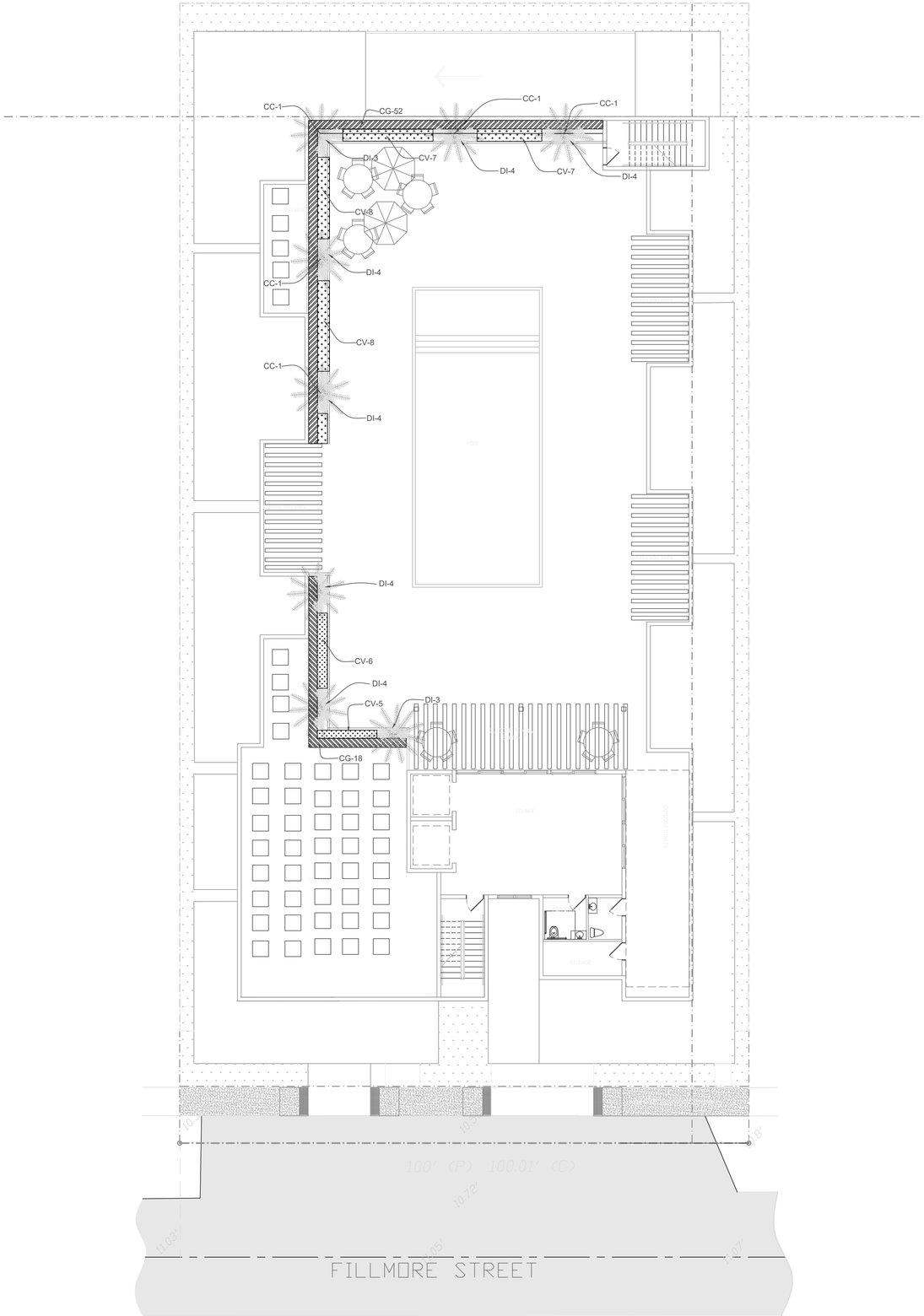
N

SCALE 3/32"=1'

REGISTERED LANDSCAPE ARCHITECT
NILDA F. JOHNSON
LA0000855
STATE OF FLORIDA

SEAL

L-1



NUMBER
SYMBOL

PLANT MATERIAL SCHEDULE

SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CC	Coccothrinax	Florida silver palm	6' OA	Yes	8	Low
Shrubs and Groundcover						
DI	Dietes iridioides	African iris	15" HT. X 18" SPR., 24" O.C.	No	30	Medium
CV	codiaeum variegatum	Magnificent Croton	18" HT X 18" Sprd. 24" O.C.	No	41	Medium
CG	Clusia guttifera	Clusia	36" HT X 20" Sprd.	No	70	Medium

REVISION / DATE

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STEET
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306_
DATE:	4/6/2023

N

SCALE 3/32"=1'

REGISTERED LANDSCAPE ARCHITECT
HUGH F. JOHNSON
LA0000855
STATE OF FLORIDA

SEAL

L-2

GENERAL PLANTING REQUIREMENTS

1-All sizes shown for plant material on the plans are to be considered Minimum.

2-All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

3-All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

4-All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

5-All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

6-All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

7-All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

8-All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.

9-Each system shall be installed with a rain sensor.

10-It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.

11-Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

12-All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

13-Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

14-All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect

15-The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

TREE RELOCATION

1) ROOT PREPARATION

A. Trees to be root pruned with clean, sharp equipment.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.

2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.

3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.

1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter

3-1/2" to 4" 28"

4" to 4-1/2" 30"

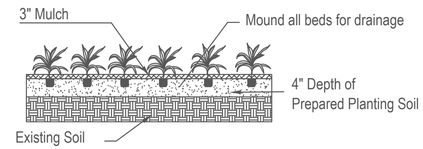
4-1/2" to 5" 32"

5" to 5-1/2" 34"

Larger sizes increase proportionally.

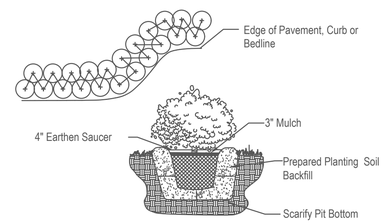
NTS

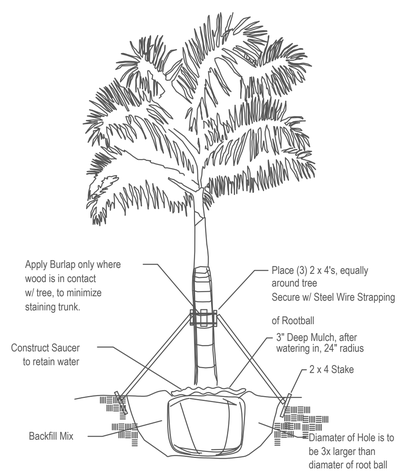
NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Shrub & Groundcover Planting Detail

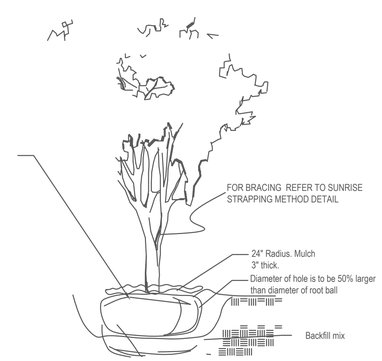
Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.





Tree Planting Detail

Tree Stakes are to be removed between 6-12 months by the Owner. NTS



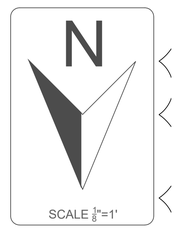
1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Hollywood, FLORIDA landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Hollywood and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

	REVISION / DATE

ENVIROSCAPE
4132 SW 51 ST
Dania Beach Fl 33314

MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STEET
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306_
DATE:	4/6/2023



SEAL

L-3

BROWARD COUNTY Planning Council

February 22, 2023

Agustina Maria Sklar
AMS Architecture and Design Corporation
6000 North Ocean Drive, Unit 3N
Hollywood, Florida 33019

Via Email Only

Dear Ms. Sklar:

Re: Platting requirements for a parcel legally described as Lot 16, Block 9, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Fillmore Street, between North 24 Avenue and Dixie Highway, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.46 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood