

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: May 11, 2017

FILE: 15-DPV-72a

TO: Planning and Development Board

VIA: Alexandra Carcamo, Principal Planner



FROM: Deandrea Moise, Associate Planner



SUBJECT: Sol Van Buren, LLC requests Design and Site Plan to amend a previously approved residential development (Sol Van Buren) located at 2000 Van Buren Street.

REQUEST:

Variance, Design and Site Plan to amend a previously approved residential development (Sol Van Buren).

RECOMMENDATION:

Variance: Approval.

Design: Approval, if Variance is granted.

Site Plan: Approval, if the Variance and Design are granted and with the following condition:

- a. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

BACKGROUND

In April of 2016, file 15-DPV-72 went before the Planning and Development Board, whereas the Board approved Variances, Design, and Site Plan for a 42 unit residential development at this location. As of October 19, 2016, the Regional Activity Center (RAC) was rezoned, thus changing the zoning from Multiple Family District (RMCRA-76) to Parkside High Intensity Mixed-Use District (PS-3) and Dixie Highway High Intensity Mixed-Use District (DH-3). The rezoning prompted several changes to the development regulations such as density, height, setbacks, and open space requirements. As a result, the Applicant wishes to amend the previous approval in order to maximize the use of the property while remaining in line with the vision for the Regional Activity Center and PS-3 Zoning District. All variances approved previously such as setback reductions, required parking space reduction, encroachment increases, pervious requirement reduction, and height increase, are no longer variances to the code, as the rezoning brought the previous variances into compliance. If the project had gone through the process following the adoption of the RAC rezoning, these variances would not have been necessary.

REQUEST

The subject property is comprised of five lots approximately 0.6 acres in size. The Applicant wishes to amend the previous approval of a 42 unit residential development to increase the number of units to allow a 62 unit residential development. Essentially the design has remained the same, but there are a few major changes to the site plan. The major changes include:

- Increase from 42 units to 62 units
- West setback reduced from 15 feet to 10 feet
- Height increase from six stories approximately 62 feet in height to eight stories approximately 81 feet
- Parking facility entrance has been relocated from the alley onto 20th Avenue

Changes requested are in compliance with the PS-3 zoning regulations recently adopted. The residential development maintains the seven two-story walk-up loft units on the ground floor, with remaining units distributed throughout the remaining six floors. As encouraged by the Master Plan, the building fronts Van Buren Street and 20th Avenue; the ground floor lobby and walk-up loft units provide direct pedestrian access and give definition to the urban form; the design is contemporary, proposing a series of contrasting volumes, creating dynamic and visually appealing façades. The varying colors and materials, such as smooth and scored stucco, composite wood siding, and aluminum railing, are used to further emphasize the geometric language. Additionally, the proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape was designed with both beautification and function in mind. Parking is located at grade under the building and screened from view using aluminum tube screen and slotted aluminum screen on all street sides accessible from 20th Avenue; ten on-street parking spaces are also available, however not calculated in the parking count.

A loading space was not required in the initial request, however due to the increase in number of units the Applicant has provided a loading space accessible from the alley. In order to maximize the use of the property and give definition to the urban form, the Applicant requests a Variance to reduce the minimum dimension size of a loading space from 10 feet by 25 feet to 10 feet by 20 feet. The reduction in loading space dimension still allows the use of loading, avoiding loading from the main streets. Furthermore, as these are smaller units, ranging from one to two bedrooms, large trucks will not be heavily utilized. The proposed residential development still proves to be an example for future development within the Regional Activity Center and consistent with the vision and intent of the Regional Activity Center.

SITE INFORMATION

| | |
|------------------------------|--|
| Owner/Applicant: | MMVB Group LLC |
| Address/Location: | 2000 Van Buren Street |
| Net Size of Property: | 26,497 sq. ft. (0.6083 Acres) |
| Land Use: | Regional Activity Center (RAC) |
| Zoning: | Parkside High Intensity Mixed-Use District (PS-3) and Dixie Highway High Intensity Mixed-Use District (DH-3) |
| Existing Use of Land: | Three one story multi-family buildings |

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: | Parkside High Intensity Mixed-Use District (PS-3) |
| South: | Parkside High Intensity Mixed-Use District (PS-3) |
| East: | Parkside High Intensity Mixed-Use District (PS-3) |
| West: | Dixie Highway High Intensity Mixed-Use District (DH-3) |

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

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

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 2, defined by Dixie Highway to the west, Hollywood Boulevard to the north, Pembroke Road to the south, and Federal Highway to the east. This area includes the residential neighborhoods of Parkside, Royal Poinciana and Hollywood Lakes. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

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

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

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

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

APPLICABLE CRITERIA

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

VARIANCE: To reduce the minimum dimension size of a loading space from 10 feet by 25 feet to 10 feet by 20 feet.

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

ANALYSIS: The proposed development will enhance the property's appearance and that of surrounding areas; as well as improve the community. The proposed Variance is to achieve an urban type of development in a way that will enhance the community while providing compliance to the Master Plan's recommendation; as such the Variance maintains the basic intent of the subject regulations particularly as it affects the stability and appearance of the City.

| | |
|--------------------|--|
| FINDING: | Consistent. |
| CRITERIA 2: | That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community. |
| ANALYSIS: | Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The site will serve as a model for denser development within the Regional Activity Center. The reduction in loading space dimension still allows the use of the loading space, avoiding loading from the main streets. Furthermore, as these are smaller units, ranging from one to two bedrooms, large trucks will not be heavily utilized. |
| FINDING: | Consistent. |
| CRITERIA 3: | That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City. |
| ANALYSIS: | Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity land use designation. In order to maximize the use of the property and give definition to urban form, the Applicant requests to reduce the size of the loading space dimension. The Applicant has worked with Planning and Engineering staff to provide appropriate screening and bring the space as close to compliance as the site would allow still serving the intent of a loading space. |
| FINDING: | Consistent. |
| CRITERIA 4: | That the need for requested Variance is not economically based or self-imposed. |
| ANALYSIS: | This variance is to accommodate the required loading space so that the project may be developed as an example for future development in line with the intent of the rezoning of the Regional Activity Center, therefore the request is not economically based or self-imposed. |
| FINDING: | Consistent. |
| CRITERIA 5: | That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law. |
| FINDING: | Not applicable. |

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

| | |
|--------------------|--|
| CRITERIA 1: | <i>Architectural and Design components.</i> Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. |
| ANALYSIS: | The proposed development offers a design that can be seen as a model for the vision for the Regional Activity Center. The residential development boasts seven |

two-story walk-up loft units on the ground floor, with remaining units distributed throughout the remaining six floors. As encouraged by the Master Plan, the building fronts Van Buren Street and 20th Avenue; the ground floor lobby and walk-up loft units provide direct pedestrian access and give definition to the urban form. The design is contemporary, proposing a series of contrasting volumes, creating dynamic and visually appealing façades. The varying colors and materials, such as smooth and scored stucco, composite wood siding, and aluminum railing, are used to further emphasize the geometric language. The design promotes a positive relationship between pedestrians and the subject property.

FINDING: Consistent.

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

ANALYSIS: As stated in Criteria 1, the architectural styles and elements of the proposed development do not exhibit architectural features that are insensitive and incompatible to the surrounding neighborhood. The proposed development introduces architectural styles and elements, and can be viewed as a model for future development in this area; for example the ground level units that include walk-up gardens. Furthermore, the site was designed to provide frontages on both Van Buren and 20th Avenue.

FINDING: Consistent.

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

ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to density, height, setbacks, and landscape requirements. The development does not exceed height limitations as set forth in the Zoning and Land Development regulations and is compatible with surrounding sites such as the parking garage, and residential development to the northwest, east and another multifamily development to the south. The overall proposal for the subject property is a model for denser development as encouraged for the Regional Activity Center. As stated by the Applicant, "The overall scale of the building is broken up at the pedestrian level by the use of large windows and wood panels at the base of the building and façade movement by use of stucco panels and treatments at the upper levels". As the site is made up of several lots, staff recommends **a condition for a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

FINDING: Consistent, with the aforementioned conditions.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings

and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS:

The Applicant has worked with the City Landscape Architect to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. As stated by the Applicant, "The proposed planting also create variation of color and texture and are integrated in the front yards of the ground units and along public sidewalks".

FINDING:

Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 5 of the Hollywood Zoning and Land Development Regulations on March 23, 2017. Therefore, staff recommends approval, if the Variance and Design are granted **and with the aforementioned conditions.**

ATTACHMENTS

- ATTACHMENT I: Application Package
- ATTACHMENT II: Previous Staff Report and Resolution
- ATTACHMENT III: Land Use and Zoning Map

ATTACHMENT I

Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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: _____

Location Address: 2000 Van Buren Street, Hollywood, FL 33020

Lot(s): 18,19,20,21 & 22 Block(s): 6 Subdivision: Hollywood

Folio Number(s): 514215011090, 51421501110, 514215011120

Zoning Classification: PS-3 Land Use Classification: Mixed-Use

Existing Property Use: Vacant / Residential Sq Ft/Number of Units: 4078 SF/ 8-UNITS

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): YES - 15-DPV-72a

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

Explanation of Request: _____

Planning & Development Board Submittal for 62-Unit Residential Building

Number of units/rooms: 62 UNITS Sq Ft: 74934.9

Value of Improvement: \$10,500,000 Estimated Date of Completion: September 2019

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

Name of Current Property Owner: SOL VAN BUREN, LLC

Address of Property Owner: 1130 E. Hallandale Beach Blvd. C5, Hallandale Beach, FL 33009

Telephone: 305.454.4734 Fax: 305.359.9222 Email Address: ricardo@bedecoconstruction.com

Name of Consultant/Representative/Tenant (circle one): Joseph B Kaller & Associates, PA

Address: 2417 Hollywood Blvd, Hollywood, FL 33020 Telephone: 954.920.5746

Fax: 954.926.2841 Email Address: Joseph@kallerarchitects.com

Date of Purchase: 02/23/2015 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 2-16-17

PRINT NAME: _____

Date: _____

Signature of Consultant/Representative: _____

Date: 2-16-17

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 16th day of February

Notary Public
State of Florida



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

Signature of Current Owner

Print Name

SOL VAN BUREN

2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

PROJECT DESCRIPTION

NEW 62 UNIT, 8-STORY RESIDENTIAL DEVELOPMENT.

LEGAL DESCRIPTION

LOTS 18 THROUGH 22, BLOCK 6 OF "TOWN OF HOLLYWOOD" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



CITY of HOLLYWOOD, FLORIDA

Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

Thomas Barnett
Director

TECHNICAL ADVISORY COMMITTEE REPORT

January 17, 2017

Sol Van Buren, LLC
1130 E. Commercial Blvd, C5
Hallandale Beach, FL 33009

FILE NUMBER: 15-DPV-72a

SUBJECT: Site Plan to Review to amend a previously approved residential development located at 2000 Van Buren Street.

SITE DATA

| | |
|-------------------------------|---|
| Owner/Applicant: | Sol Van Buren, LLC |
| Address/Location: | 2000 Van Buren Street |
| Net Area of Property: | 26,497 sq. ft. (0.6083 acres) |
| Gross Area of Property | 36,983 sq. ft. (0.8490 acres) |
| Land Use: | Regional Activity Center (RAC) |
| Zoning: | Parkside High Intensity Mixed-Use District (PS-3) |
| Existing Use of Land: | Vacant/Residential |

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: | Parkside High Intensity Mixed-Use District (PS-3) |
| South: | Dixie Highway High Intensity Mixed-Use District (DH-3) and Parkside High Intensity Mixed-Use District (PS-3) |
| East: | Parkside High Intensity Mixed-Use District (PS-3) |
| West: | Dixie Highway High Intensity Mixed-Use District (DH-3) |

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).

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

RECEIVED

MAR 15 2017

**CITY OF HOLLYWOOD
OFFICE OF PLANNING**

A. APPLICATION SUBMITTALS

Deandrea Moise, Assistant Planner 954-921-3471

1. ALTA survey shall be based on O&E (and vice versa) with a note indicating as such.
2. Revise "Existing Zoning" to include zoning of all lots.
3. Review notes throughout plans to ensure accuracy and applicability of information provided.
4. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:
http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpactApplication.pdf
5. Staff encourages Applicant to meet with surrounding civic associations prior to submitting for any Board. Provide update with next submittal.
6. Provide written responses to all comments with next submittal.

B. ZONING

Deandrea Moise, Assistant Planner 954-921-3471

1. Indicate location, number, and dimensions of loading spaces. If none, a note shall be provided on plans. Per section 7.2.C.2. in the City of Hollywood Zoning and Land development regulations Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.
2. Provide breakdown of all areas included to calculate F.A.R. Floor Area, as defined in Article 4.6.A of the City of Hollywood Zoning and Land Development Regulations (O-2016-022), is the sum of the horizontal areas of the floors of a building or buildings, measured from the outside face of exterior walls or from the centerline of walls separating two attached buildings. The calculation of floor area for unit sizes is measured from the centerline of a party wall to the interior face of an exterior wall. The floor area shall include all areas except for any floor area associated with accessory off street parking; any floor area associated with service and loading; and unenclosed porches, and balconies.
3. Ensure that tabular data is consistent throughout (i.e. "Floor Area", "Building Areas", etc...)
4. Provide dimension of all projections.
5. Project is required to install electric vehicle charging station infrastructure, see Ordinance O-2016-02.
6. Paint colors selected are not consistent with approved paint colors on the color chart. Per section 3.22 of the City of Hollywood Zoning and Land Development regulations color intensities greater than those represented on the color chart may be utilized only for purposes of emphasizing trim and accenting architectural features of a building or structure and shall not exceed 30% of each wall area. If such is true, provide note on plans indicating such.

C. ARCHITECTURE AND URBAN DESIGN

Deandrea Moise, Assistant Planner 954-921-3471

1. Consider adding vines or other foliage to screening of the parking structure.

Terrence Comiskey, Architect, 954-921-3930

1. Application is substantially compliant.

D. LANDSCAPING

Dale Bryant, Landscape Architect 954-921-3997

1. No comments received.

E. SIGNAGE

Deandrea Moise, Assistant Planner 954-921-3471

1. Application is substantially compliant.

F. LIGHTING

Deandrea Moise, Assistant Planner 954-921-3471

1. Application is substantially compliant.

G. GREEN BUILDING

Deandrea Moise, Assistant Planner 954-921-3471

1. Application is substantially compliant.

H. ENVIRONMENTAL SUSTAINABILITY

Lindsey Nieratka, Environmental Sustainability Coordinator 954-921-3201

LRN 3/15/17

1. Indicate the green building practices selected for certification with the NGBS and its comparability with LEED certification credit requirements. Make sure the following elements are included for your NGBS certification:

- a. Energy efficiency improved at least 5% over Florida Building Code;
- b. Energy Star certified cool roof;
- c. Reduction of light pollution;
- d. Installation of car charging infrastructure; and/or
- e. Use of materials with recycled or ethically sourced content.

I. UTILITIES

James Rusnak, Engineer 954-921-3302

Wilford Zephyr, Engineer 954-924-2985

Drainage Comments

1. Consider proposing a valley gutter, a couple of catch basins and exfiltration trench at the bottom edge of the parallel parking spaces along Van Buren Street. Mill and resurface existing asphalt up to the centerline of Van Buren Street as required to transition grades. The existing catch basin at the NE corner of Van Buren & S 20th Ave appears to be a soakage pit.

EXFILTRATION WILL BE REQUIRED TO ADDRESS THE NEW WALK WAY

2. Provide preliminary drainage calculations.

3.) NPDES – Up to 1 Ac.: *OK AT TIME OF PERMIT*

The construction activity on this site is regulated by City Code Chapter 54. Failure to maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required. The SWPPP must be maintained at the job site at all times. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all demolition, construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:
Florida Department of Environmental Protection
2600 Blair Stone Road, MS #2500
Tallahassee, FL 32399-2400
(850) 245-7522
Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes/

Water & Sewer Comments

1. Plan sheet C-2 calls for an existing fire hydrant to be relocated. Show proposed location of the referenced fire hydrant. For onsite fire hydrants, a proposed 15' wide easement will be required.
2. Callout taps as opposed to tees for the water and fire service connections along S 20th Ave. Fire line requires a tapping sleeve & valve and gate valve.
3. Show water meters closer to property line, at back of sidewalk (on private side of property line).

J. BUILDING

Philip Sauer, Chief Building Official 954-921-3025

1. Application is substantially compliant.

K. ENGINEERING

Luis Lopez, City Engineer 954-921-3251 *LF 3/20/17*
Clarissa Ip, Engineering Support Services Manager 954-921-3915

1. Provide label for clearance between columns and vehicular travel lanes/aisles.
2. Proposed fence is within the 12'x12' alley sight triangle. Unobstructed view between 30" to 72" above ground elevation is required.
3. Sheet C-2, extend full lane width restoration on South 20th Avenue to the alley.
4. Discrepancy in parking stall depth exists between Sheet C-2, 19 feet, and Sheets SP-1 and Sheet SP-2, 18 feet.
5. On Sheet SP-0, the total number of handicapped parking spaces provided should be 4, not 3; please revise.

6. Park impact fees are required to be satisfied prior to issuance of Building Permit.
7. Unity of Title will be required prior to issuance of Building Permit.
8. All outside agency permits must be obtained prior to issuance of Building Permit.

L. FIRE

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

1. Application is substantially compliant.

M. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager 954-921-3271

1. Application is substantially compliant.

N. PARKS, RECREATION AND CULTURAL ARTS

Eric Brown, Recreation Supervisor 954-921-3404

David Vazquez, Assistant Director 954-921-3404

EV 03-15-2017

1. Application must be revised to include Park impact fee application.

O. POLICE DEPARTMENT

Tracey Thomas, Police 954-967-4549

Doreen Avitabile, Police 954-967-4371

1. Application is substantially compliant.

P. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor 954-967-4207

Karen Arndt, Assistant Director 954-967-4264

1. No comments received.

Q. ECONOMIC DEVELOPMENT

Brian Rademacher, Corridor Redevelopment Manager 954-924-2922

1. Application is substantially complaint.

R. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director 954-924-2980

Susan Goldberg, Deputy Director 954-924-2980

1. Application is substantially compliant.

S. PARKING

Tamikia Bacon, Parking Operations Manager 954-921-3548

Harold King, Parking Administrator 954-921-3549

1. No comments received.

T. ADDITIONAL COMMENTS

Deandrea Moise, Assistant Planner 954-921-3471

1. None at this time.

The Technical Advisory Committee does not find this application substantially compliant with the requirements of Final Review; therefore the Applicant must obtain the signature of any members with outstanding comments.

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,




Alexandra Carcamo
Principal Planner

C: Ricardo Bechik via email: ricardo@bedecoconstruction.com
Joseph B. Kaller via email: Joseph@kallerarchitects.com

Third TAC Comments

2000 Van Buren Street

General

- 
1. For any trees to be removed, provide mitigation requirements on tree disposition plan.
3rd submittal: Calculations provided but are inaccurate.
 2. A City of Hollywood Tree Removal/Relocation Permit will be required for any existing tree removal or relocation.
 3. West perimeter needs to provide better vertical buffering of building. Suggest to use Monocotyledons or Monocot and Dicot combination.
 4. 3rd submittal: Include low dicots such as Stopper, S. Buttonwood, Crape Myrtle std., etc. to supplement Sabal Palms along buffer.
 5. What is the curbed island between spaces 3 and 4 along Van Buren St. proposed use? If for landscape, please provide.
 6. Substitute Silver Buttonwood in curbed r.o.w. planters with another more suitable street tree species that will provide some semblance of pedestrian canopy. Contact City Landscape Architect for acceptable species.
 7. Specify 24" root barriers within curbed planters.
 8. Additional understory trees and/or palms are needed along Van Buren and 20th Ave. and possible upper strata vegetation as well contingent upon further landscape review.
 9. Irrigation plans will be required at time of Building Permit. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.
 10. Additional comments may be forthcoming.

Comments provided by Dale Bryant, Landscape Architect, Public Works Engineering and Architectural Services Division

From: Hal King [mailto:HKING@hollywoodfl.org]
Sent: Monday, January 30, 2017 2:10 PM
To: Jaime Gianoli
Cc: Deandrea Moise; Tamikia Bacon
Subject: RE: TAC comments for 2000 Van Buren 15-DPV-72a

The application is substantially compliant.

If you need a signature, I am normally in my office from 8AM to 4:30 PM. (I was out of town for the TAC meeting, thus no comments were made.)

Sincerely,
Hal King, CAPP
City of Hollywood
Office of Parking
2600 Hollywood Blvd, Annex Suite 17
Hollywood, FL 33020

From: Jaime Gianoli [mailto:jaime@kallerarchitects.com]
Sent: Monday, January 30, 2017 2:03 PM
To: Hal King; Tamikia Bacon
Cc: Deandrea Moise
Subject: TAC comments for 2000 Van Buren 15-DPV-72a

Good afternoon Mr. King,

This e-mail is to follow up on a call I made to your department earlier today regarding a Final TAC report showing "no comments received" from Parking for File #15-DPV-72a (2000 Van Buren Street). I was informed during this call that there were no comments from your department regarding the above reference submittal for TAC.

If you would be so kind as to provide me with written confirmation that our application is "substantially compliant" via e-mail, I would appreciate it.

Thank you for your time and assistance,

Jaime Gianoli
Joseph B. Kaller & Associates, P.A.
-Architecture-Interiors-Planning-

2417 Hollywood Boulevard
Hollywood, Florida
P. 954-920-5746
F. 954-926-2841
jaime@kallerarchitects.com

Please consider the environment when printing this email.

From: Karen Arndt [mailto:KARNDT@hollywoodfl.org]
Sent: Monday, January 30, 2017 2:48 PM
To: Jaime Gianoli
Cc: Deandrea Moise; Charles Lassiter
Subject: RE: TAC comments for 2000 Van Buren 15-DPV-72a

Good afternoon Jamie – This application is substantially compliant from Public Works/Environmental Services.

Karen Arndt
Assistant Director, Public Works
City of Hollywood

From: Jaime Gianoli [mailto:jaime@kallerarchitects.com]
Sent: Monday, January 30, 2017 1:58 PM
To: Karen Arndt
Cc: Deandrea Moise
Subject: RE: TAC comments for 2000 Van Buren 15-DPV-72a

Good afternoon Ms. Arndt,

I am reaching out to you regarding a Final TAC report we received for File #15-DPV-72a (2000 Van Buren Street). The report shows "No comments received" from Public Works.

So I wanted to make sure that there were no comments for this project from your department or should there be any comments you can share with me; We will try to address them in a proper and timely manner.

I have left a voicemail for yourself and Mr. Charles Lassiter regarding this issue.

Please let me know if you have any comments for this submittal.

Thank you,

Jaime Gianoli
Joseph B. Kaller & Associates, P.A.
-Architecture-Interiors-Planning-

2417 Hollywood Boulevard
Hollywood, Florida
P. 954-920-5746
F. 954-926-2841
jaime@kallerarchitects.com

Please consider the environment when printing this email.

2000 Van Buren Street



NORTHWEST CORNER OF SITE



NORTHEAST CORNER OF SITE



SOUTHEAST CORNER OF SITE



SOUTHWEST CORNER OF SITE



2001 Van Buren Street



2005 Van Buren Street



2013 Van Buren Street



2025 Van Buren Street



2020 Van Buren Street (North Façade – Along Van Buren Street)



1957 Jackson Street



2005 Jackson Street



2011 Jackson Street



2019 Jackson Street



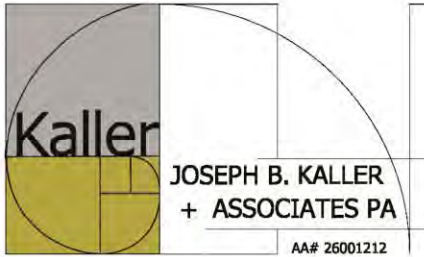
2020 Van Buren (South Façade – Along Jackson Street)



1900 Van Buren (Northeast corner from site)



1957 Jackson Street (Southeast corner from site)



architecture - interiors - planning

December 23, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Sol Van Buren
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

DESIGN REVIEW

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

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

ANALYSIS: The proposed building design breaks up the height of the building by creating a building base at the pedestrian level incorporating the use of wood panels at the base, which carry to the lower balconies to allow for communication between the base and the sidewalk. The height and massing of the building is further broken up by recessing the upper level along the street and the use of stucco treatments to create different levels along the façade.

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

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

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

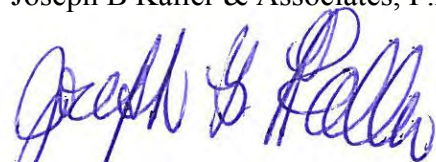
ANALYSIS: The proposed building scale is consistent with the height allowed by the Downtown Master Plan for the North Parkside Sub-District 2. The overall scale of the building is broken up at the pedestrian level by the use of large windows and wood panels at the building base and façade movement by use of stucco panels and treatments at the upper levels. The massing of the building is further broken up by recessing the upper level from the façade and the use of landscaping to further enhance the pedestrian base level.

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

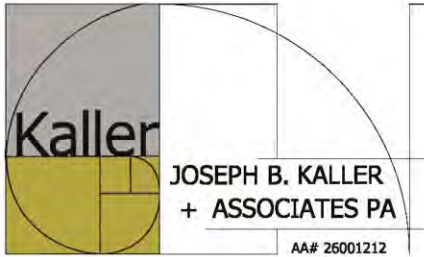
ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use at this area with careful consideration of insects and diseases common to the area. The proposed planting also create variations of color and texture and are integrated in the front yards of the ground units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

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

Sincerely,
Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President



architecture - interiors - planning

February 17, 2017

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Sol Van Buren
2000 Van Buren Street
Hollywood, Florida
Architect's Project #12093
City Project # 15-DPV-72a

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced residential building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6)(F)(1).

VARIANCE REVIEW – LOADING SPACE

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

ANALYSIS: The proposed variance maintains the intent of the scale for the North Parkside District per the Downtown Master Plan and will not affect the appearance of the city as it is internal to the site and screened from view as required by Zoning and Land Development regulations.

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

ANALYSIS: The proposed variance is compatible with the proposed land uses projected for the North Parkside Sub-District 2 and will not be detrimental to the community as it is internal to the site and screened from view as required by Zoning and Land Development regulations.

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

ANALYSIS: The proposed variance is consistent with the Neighborhood plan for the North Parkside Sub-District 2 which promotes a pedestrian environment and movement along its main thoroughfares; for this purpose, the proposed loading space is being provided at a point screen from view and away from the main pedestrian path.

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

ANALYSIS: The requested setback variance is not economically based or self-imposed. The site dimensions limit the area available for parking and drives within the site. The variance is being requested to accommodate a loading space for use by the proposed residential building, which provides a maximum 2-bedroom unit size.

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

Sincerely,

Joseph B Kaller & Associates, P.A.



Joseph B. Kaller
President

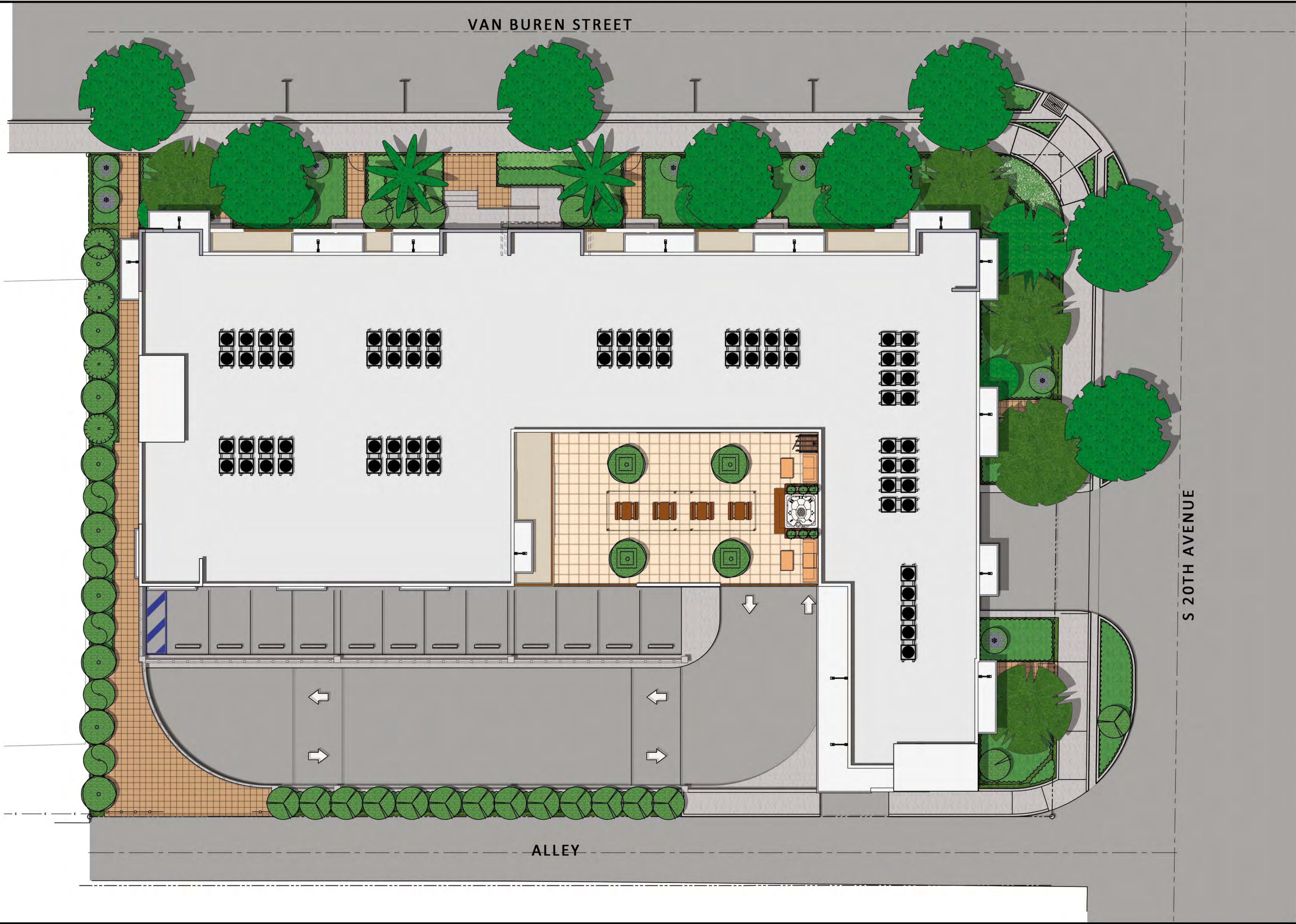






SOL VAN BUREN - COLOR SITE PLAN

APPLICAITON #15-DPV-72a



Sol Van Buren

2000 Van Buren, Hollywood



MEETING DATES

PRELIMINARY P.A.C.O. MEETING - NOVEMBER 14, 2016
P.A.C.O. MEETING - DECEMBER 12, 2016

FINAL T.A.C. MEETING - JANUARY 11, 2017
PLANNING & DEVELOPMENT BOARD MEETING - TBD

PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 2014 (5TH ED.)
FLORIDA FIRE PREVENTION CODE, 5TH ED (2014)
NFPA 101, LIFE SAFETY CODE, 5TH ED (2014)

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5146
FAX: (954) 326-1241
EMAIL: joseph@kallerarchitects.com

OWNER
SOL VAN BUREN, LLC
CONTACT: RICARDO BEBCHIK
ADDRESS: 1120 E HALLANDALE BEACH BLVD
SUITE 105
HALLANDALE BEACH, FL 33009
PHONE: (305) 454-4734
FAX: (305) 359-5146
EMAIL: ricardo@bebcoconstruction.com

SURVEYOR
COUSINS SURVEYORS & ASSOCIATES, INC.
CONTACT: JEFF DAILEY
ADDRESS: 3821 SW 4TH AVENUE, SUITE 1011
FORT LAUDERDALE, FL 33301
PHONE: (954) 699-1166
FAX: (954) 699-1199
EMAIL: RECSurvey@sol.com

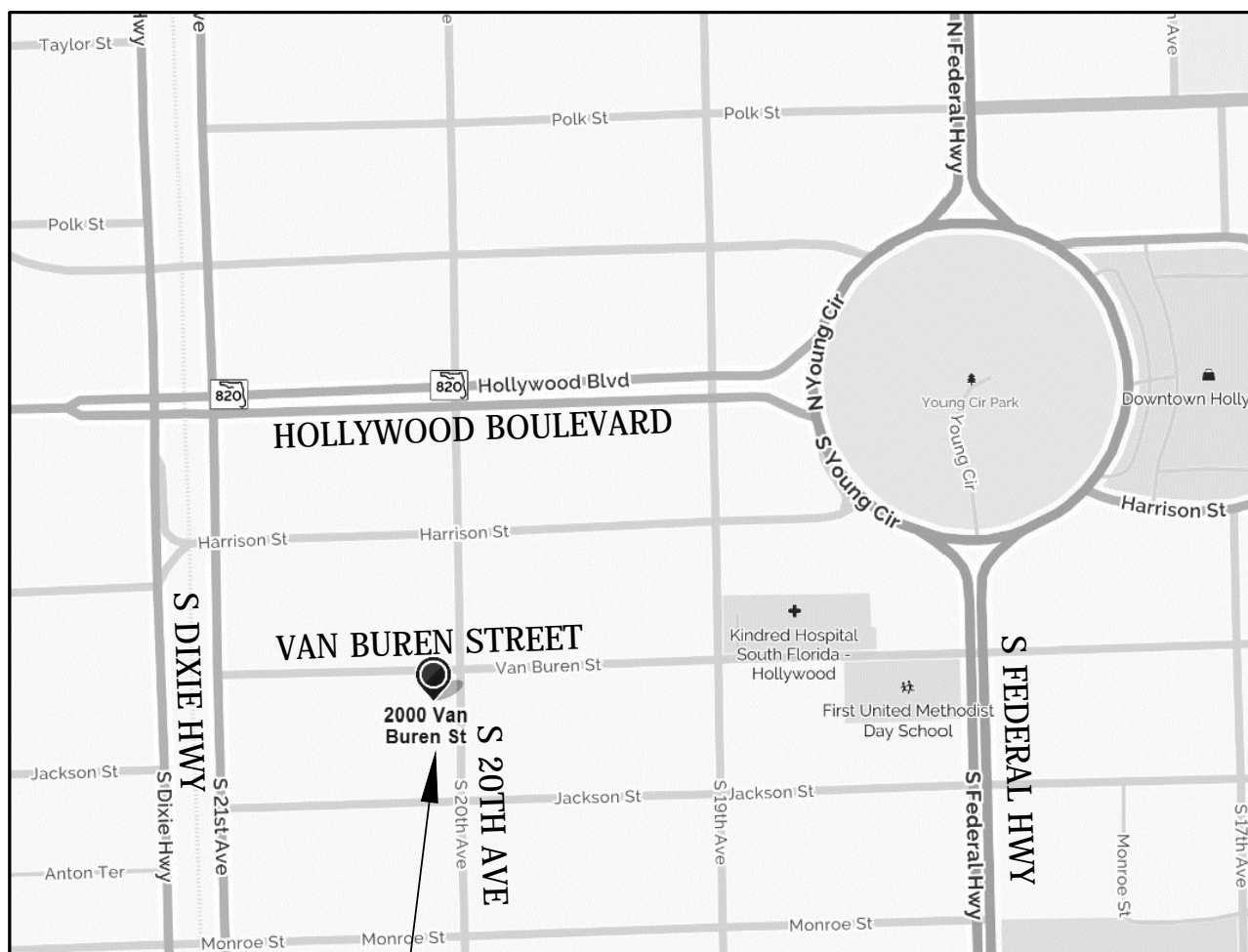
LANDSCAPE ARCHITECT
STUDIO 8PROUT
419 24TH STREET
WEST PALM BEACH, FLORIDA 33407
A-5
CONNIE ROY-FISHER, ASLA, EDAC, LEEDAP
P 561.741.3462
M 561.262.8240
CONNIE@STUDIO-8PROUT.COM

CIVIL ENGINEER
GGB ENGINEERING, INC.
CONTACT: GARY BLOOM
3109 STIRLING ROAD, SUITE 201
FORT LAUDERDALE, FLORIDA 33312
PHONE: (954) 926-9899
FAX: (954) 926-6655
EMAIL: gary@ggbeng.com

DRAWING INDEX

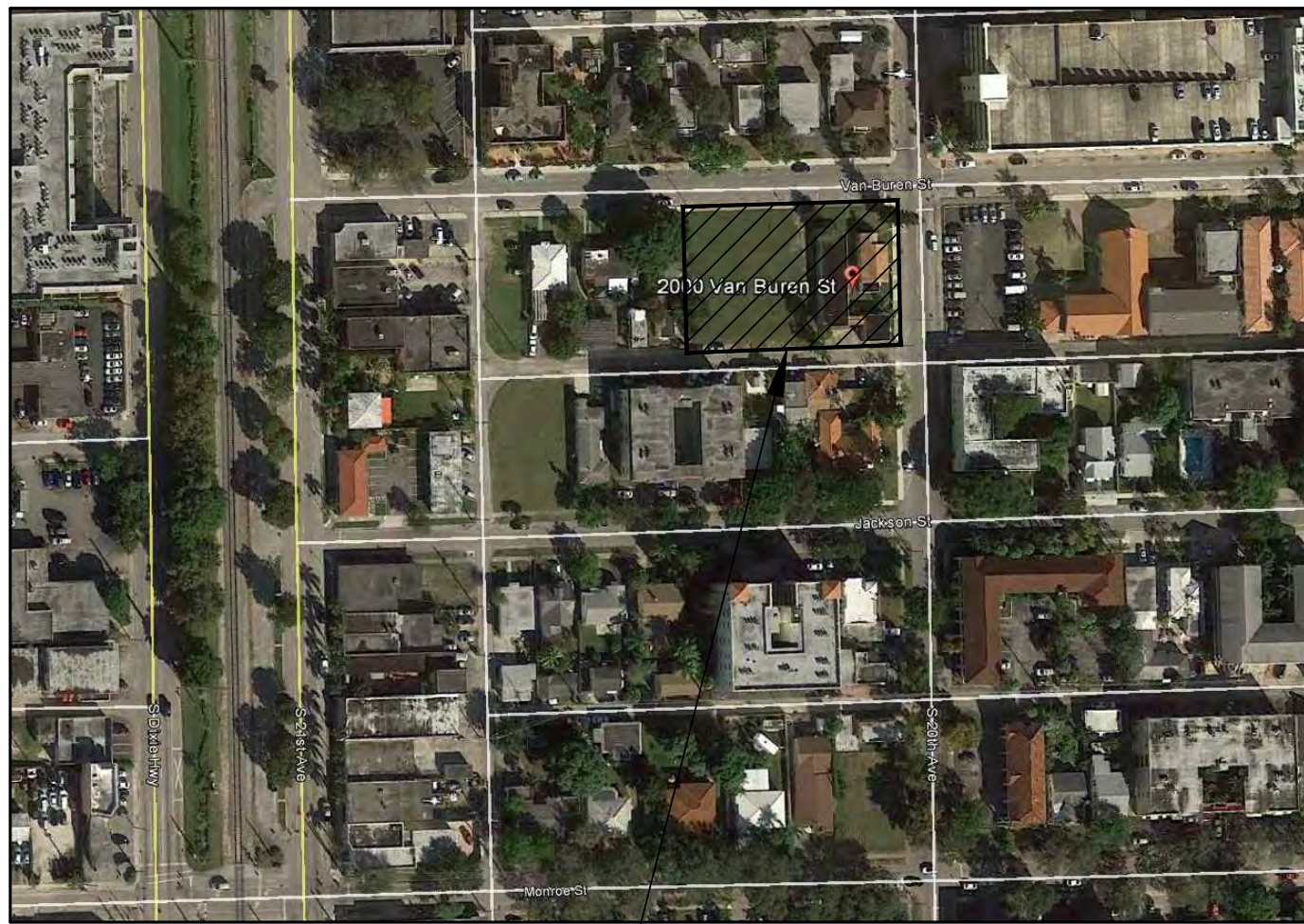
- T-1 COVER SHEET
- SURVEY**
- D-1 DEMOLITION SITE PLAN
 - SP-0 SITE & BUILDING DATA
 - SP-1 SITE PLAN
 - SP-2 SITE DETAILS
 - SP-3 SIGN DETAILS
- A-1a NORTH ELEVATION**
- A-1b SOUTH ELEVATION
 - A-1c WEST ELEVATION
 - A-1d EAST ELEVATION
- LANDSCAPE:**
- DT-1 TREE TRANSPLANT AND REMOVAL PLAN
 - LP-1 LANDSCAPE PLAN
 - LP-2 LANDSCAPE NOTES AND DETAILS
- CIVIL:**
- C-1 GRADING & DRAINAGE PLAN
 - C-2 WATER & SEWER PLAN
 - C-3 PAVEMENT MARKINGS & SIGNAGE PLAN
 - C-4 STORMWATER POLLUTION PREVENTION PLAN
 - C-5 CIVIL DETAILS
 - C-6 UTILITY DETAILS
- ARCHITECTURE:**
- A-2 SECOND FLOOR PLAN
 - A-3 THIRD FLOOR PLAN
 - A-4 FOURTH FLOOR PLAN
 - A-5 FIFTH FLOOR PLAN
 - A-6 SIXTH FLOOR PLAN
 - A-7 ROOF PLAN
 - A-8 TYPICAL UNIT
 - A-9 TYPICAL UNITS
 - A-10 CONTEXTUAL ELEVATION

LOCATION MAP

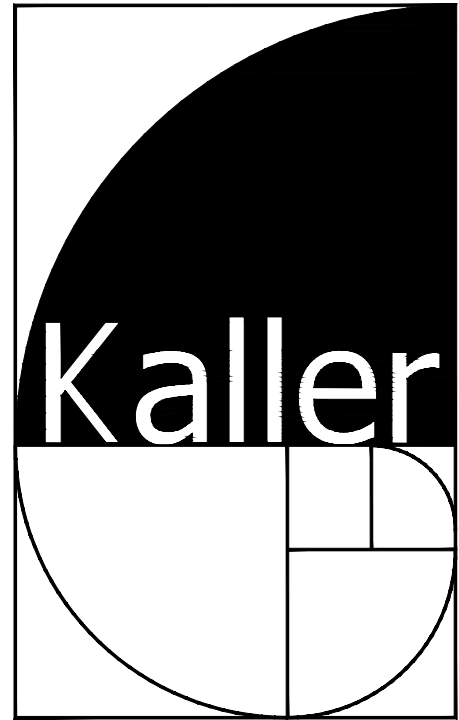


SITE

AERIAL



SITE



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
AAA# 29001212
2417 Hollywood Blvd, Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
COVER SHEET
FINAL TAC

| REVISIONS | | |
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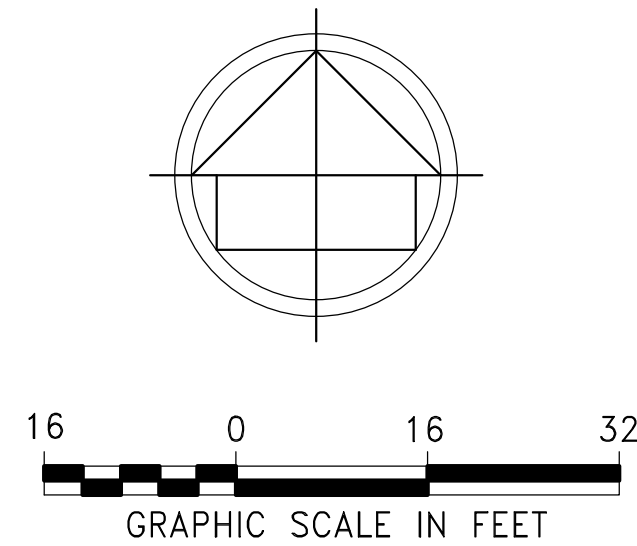
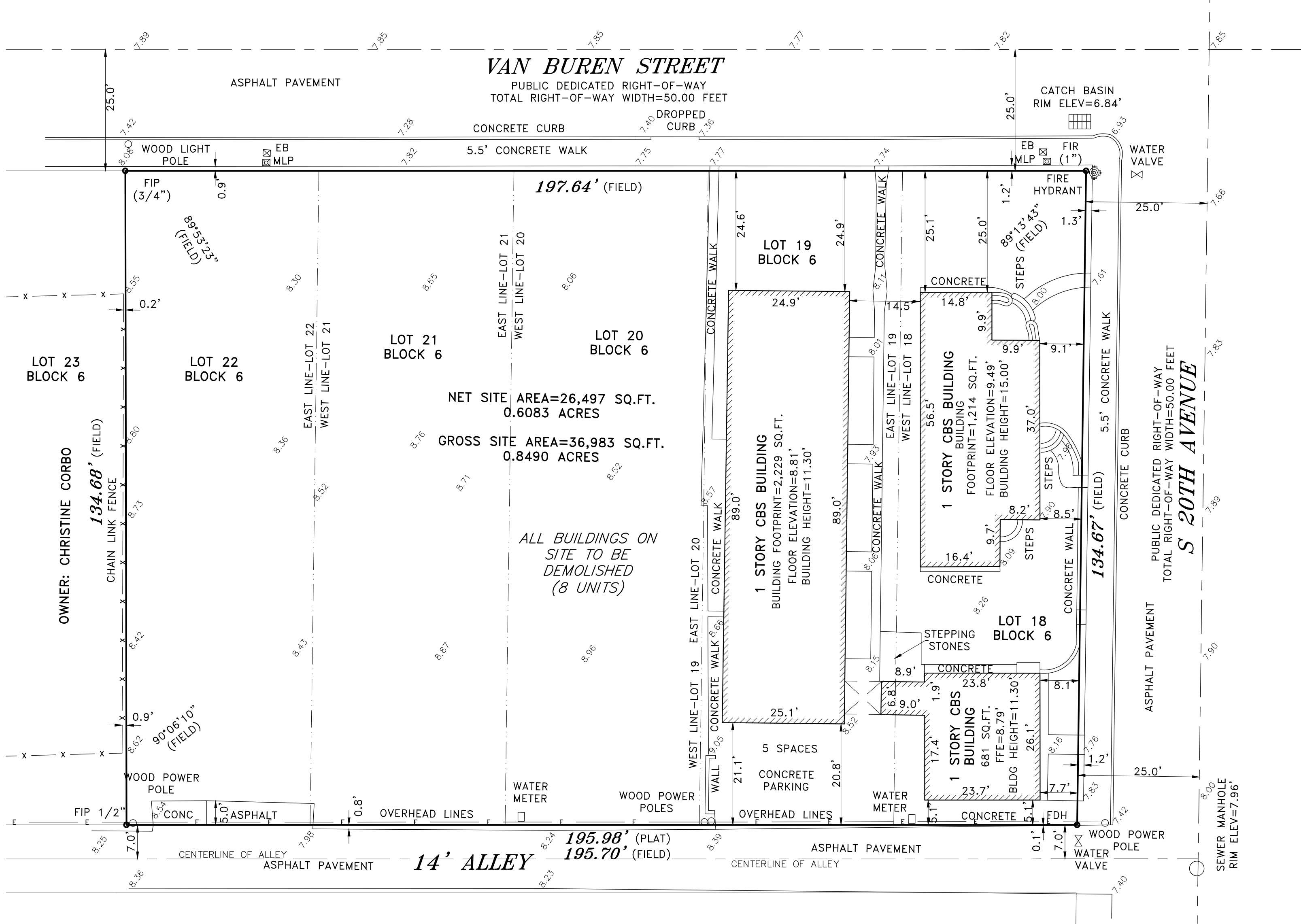
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PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

T-1

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

LAND DESCRIPTION:

LOTS 18 THROUGH 22, BLOCK 6, "TOWN OF HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE 'B' REVIEW:

ITEM # 1 - CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION NO. 15-DPV-72, RECORDED ON JUNE 21, 2016, UNDER INSTRUMENT NUMBER 113766977, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

ITEM # 2 - ALL MATTERS CONTAINED ON THE PLAT OF "HOLLYWOOD", AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY ROSENTHAL ROSENTHAL RASCO KAPLAN, LLC, (EFFECTIVE DATE: DECEMBER 19, 2016)
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19' NAVD88

LEGEND:

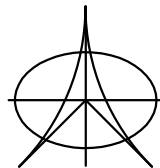
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| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| -X- | CHAIN LINK/ WOOD FENCE |
| -E- | OVERHEAD UTILITY LINE |
| EB | ELECTRIC BOX |
| MLP | METAL LIGHT POLE |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| ACSM | AMERICAN CONGRESS ON SURVEYING & MAPPING |
| ORB | OFFICIAL RECORDS BOOK |
| PRM | PERMANENT REFERENCE MONUMENT |
| FDH | FOUND DRILL HOLE |
| FFE | FINISHED FLOOR ELEVATION |
| O&E | OWNERSHIP & ENCUMBRANCE |
| SQ.FT. | SQUARE FEET |
| ALTA | AMERICAN LAND TITLE ASSOCIATION |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 (NONE DISCLOSED) AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2016.

FOR THE FIRM BY: Richard E. Cousins
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

SOL VAN BUREN, LLC

2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

| REVISIONS | DATE | FB/PG | DWN | CKD |
|-----------------------------|----------|--------|-----|-----|
| ALTA/ACSM LAND TITLE SURVEY | 08/12/15 | SKETCH | AM | REC |
| ADJUSTED SW CORNER | 08/27/15 | SKETCH | JD | REC |
| ADDED O&E REPORT | 09/16/15 | SKETCH | JD | REC |
| UPDATED TO ALTA/NSPS | 12/27/16 | SKETCH | JD | REC |

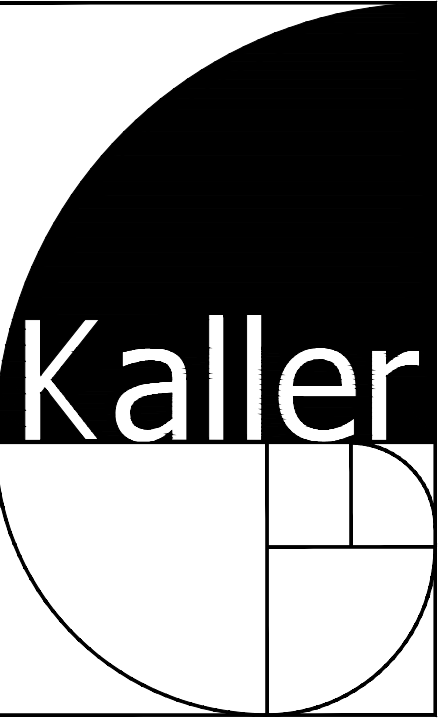
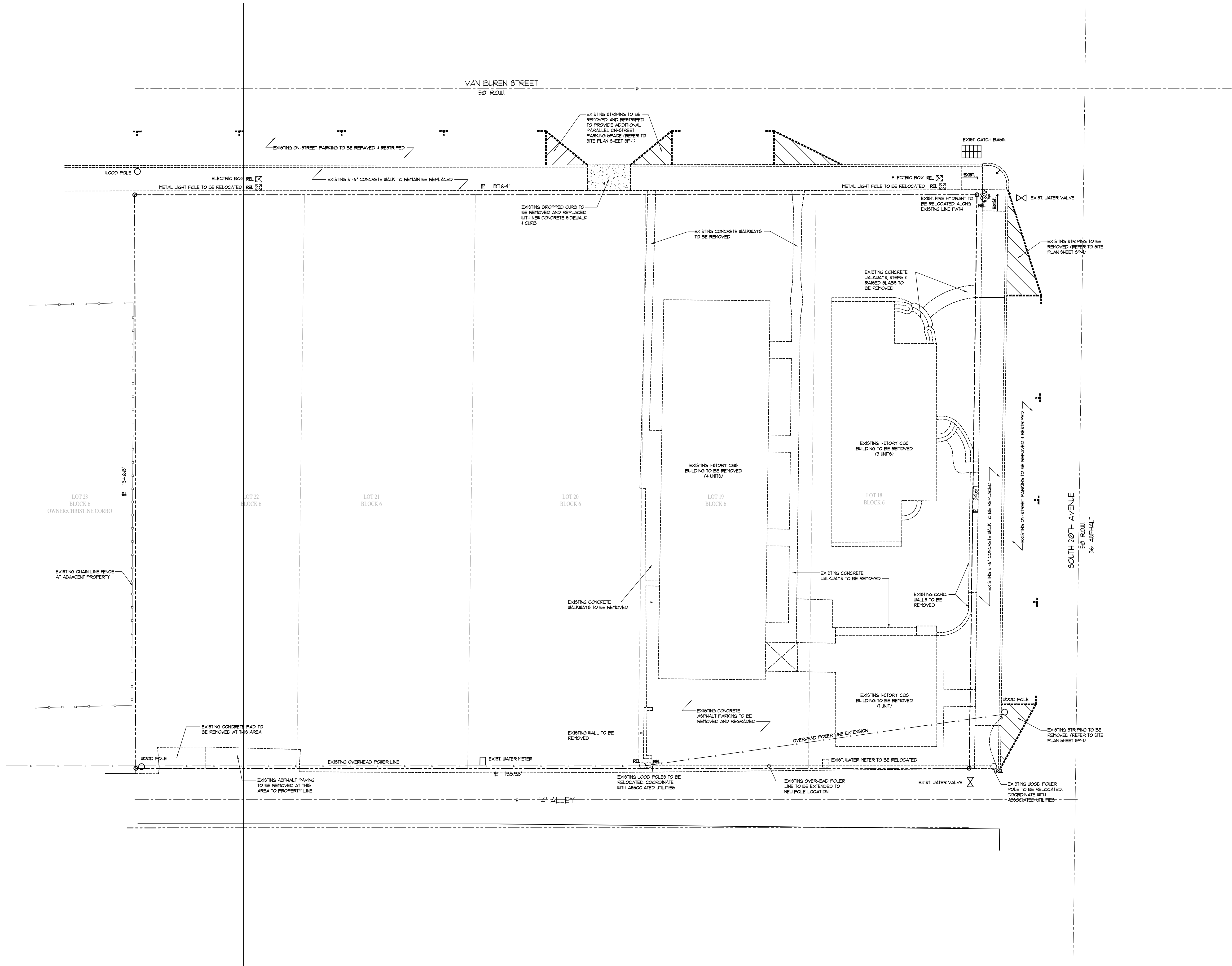
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PROJECT NUMBER : 7714-15

SCALE : 1" = 16'

SHEET
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SHEET

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2014



JOSEPH B. KALLER
&
ASSOCIATES, P.A.
AA# 28801212
2417 Hollywood Blvd. Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
DEMOLITION SITE PLAN

| REVISIONS | | |
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PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET



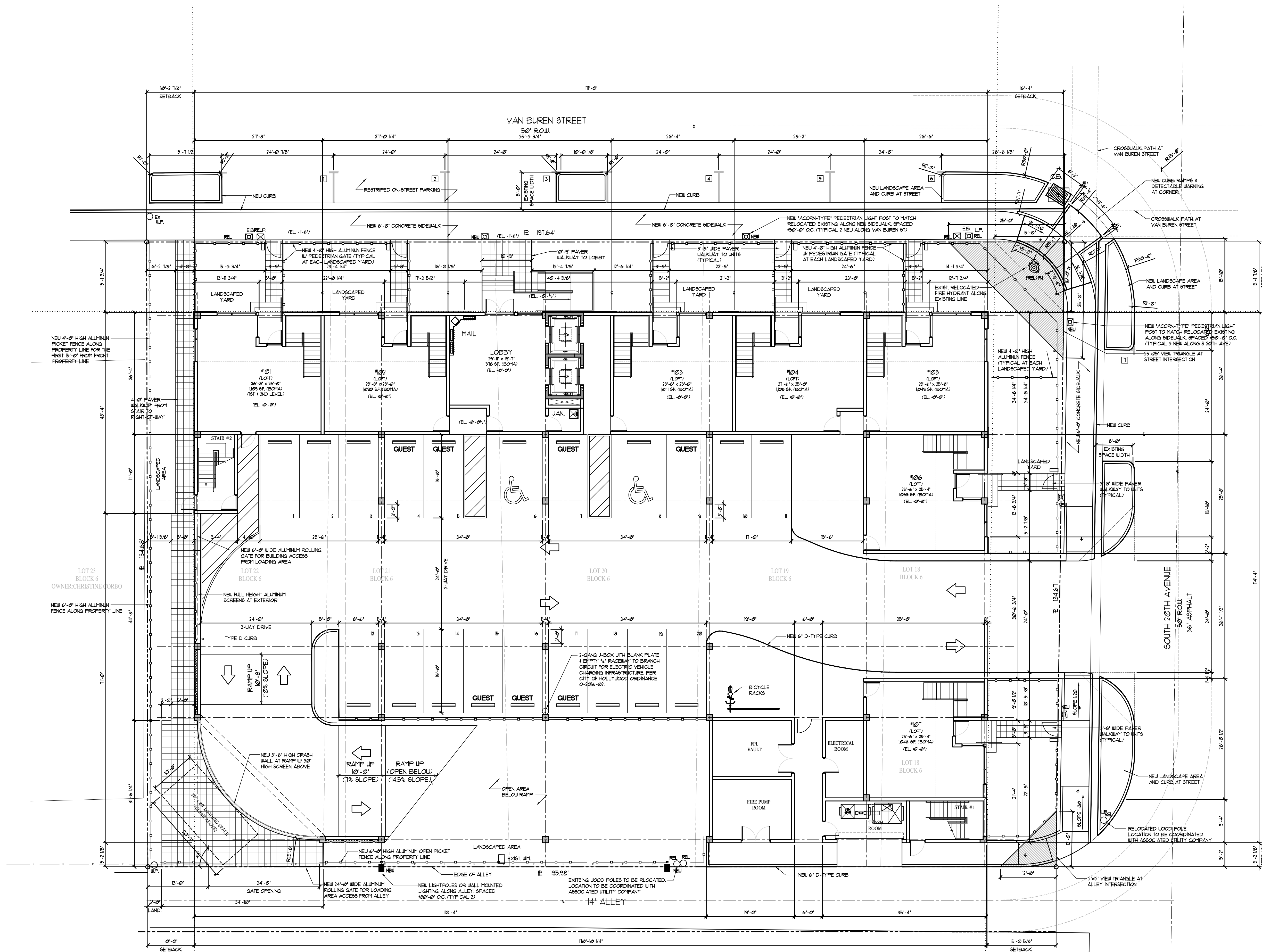
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SITE PLAN

SCALE: 3/32"=1'-0"

SHEET

SP-1

**ELECTRIC VEHICLE NOTE:**
CITY OF HOLLYWOOD ORDINANCE
0-2016-02**§ 151.154 INSTALLATION OF ELECTRIC
VEHICLE-CHARGING INFRASTRUCTURE
REQUIRED.**

The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

(Ord. 0-2011-06, passed 2-16-11; Am. Ord. 01016-02, passed 1-20-16)

POINTS OF IMPACT NOTE:
ALL VEHICLE BARRIERS & WALLS AT END
OF PARKING STALLS SHALL BE DESIGNED
TO RESIST A CONCENTRATED LOAD OF
6,000 LBS (26.70kN) IN ACCORDANCE WITH
SECTION 4.5.3 OF ASCE 7 (PER FBC 5TH
ED. 1607.2.3 - VEHICLE BARRIERS)**ACCENT COLOR NOTE:**
ACCENT COLORS SHALL NOT EXCEED 30%
OF EACH WALL AREA.**CITY OF HOLLYWOOD ZONING AND LAND
DEVELOPMENT CODE REGULATIONS -****SECTION 3.22****G. REVIEW CRITERIA**

2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENTING ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED 30% OF EACH WALL AREA.

PROJECT TITLE

2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE

SITE PLAN

REVISIONS

| No. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 02/14/17 | TAC COMMENTS |

PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

JOSEPH B. KALLER
&
ASSOCIATES, P.A.

2417 Hollywood Blvd, Hollywood, Florida 33020
P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER

FLORIDA R.A. # 0009239

PROJECT TITLE

2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE

SITE PLAN

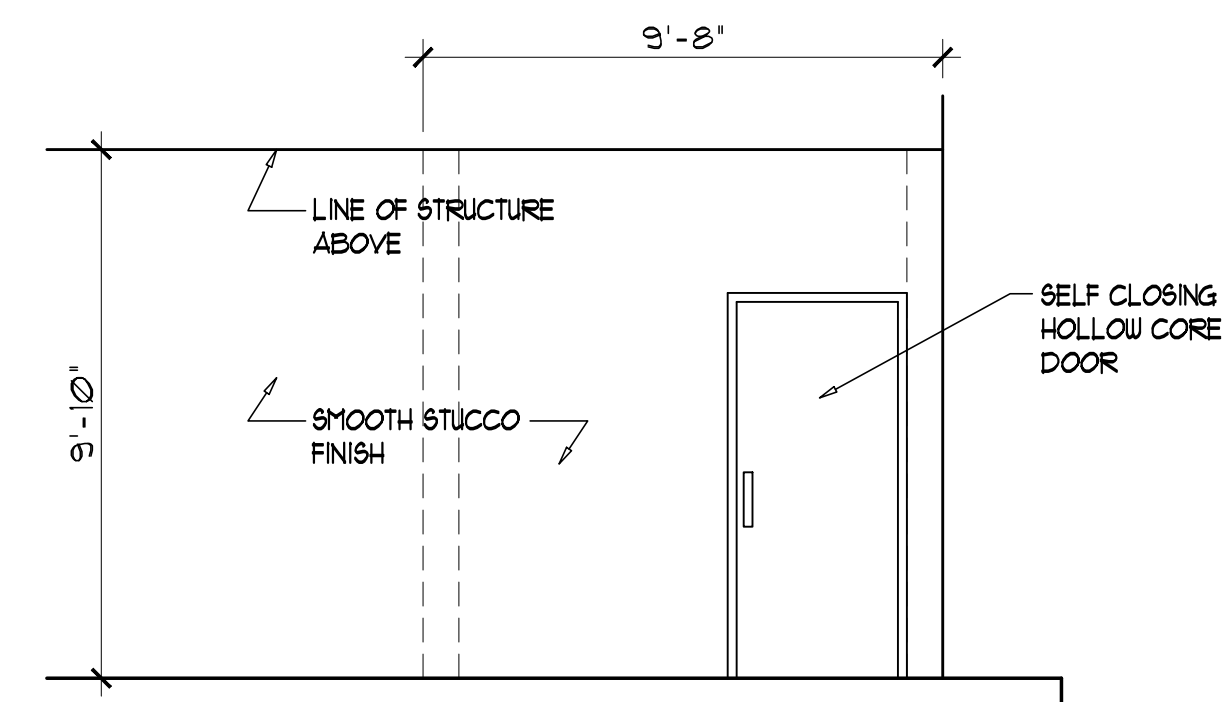
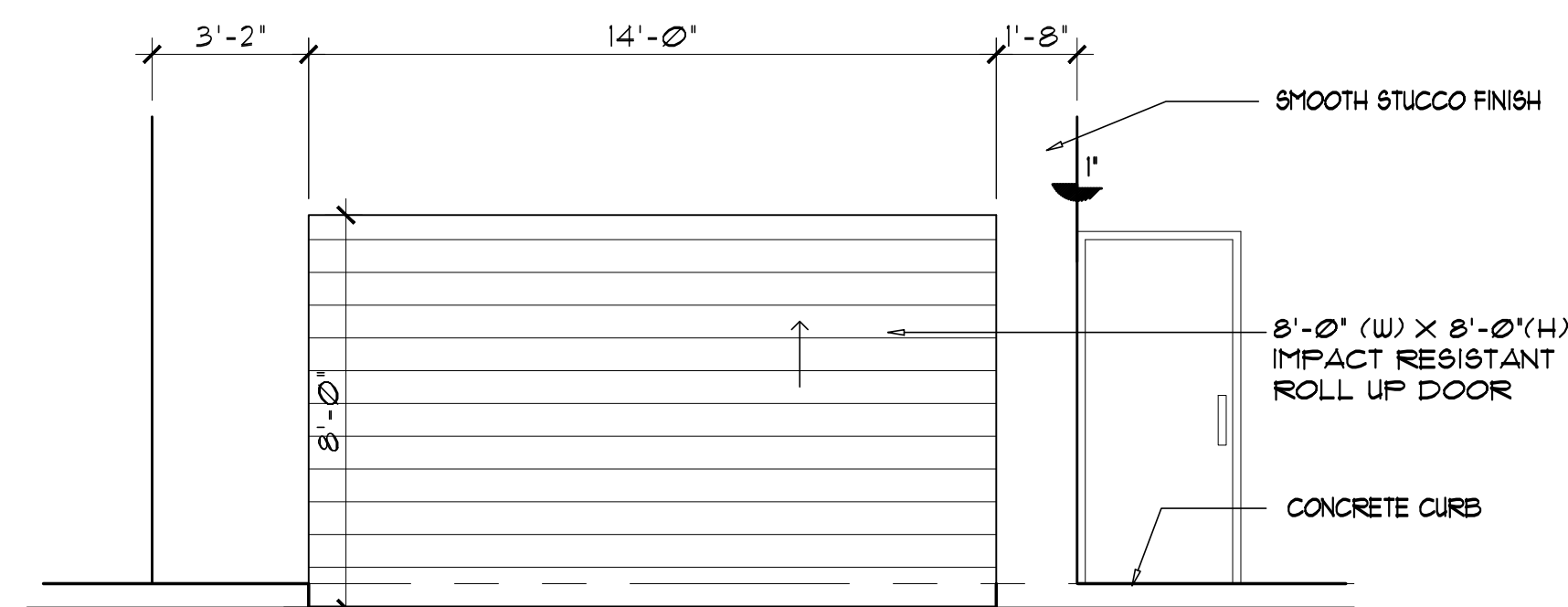
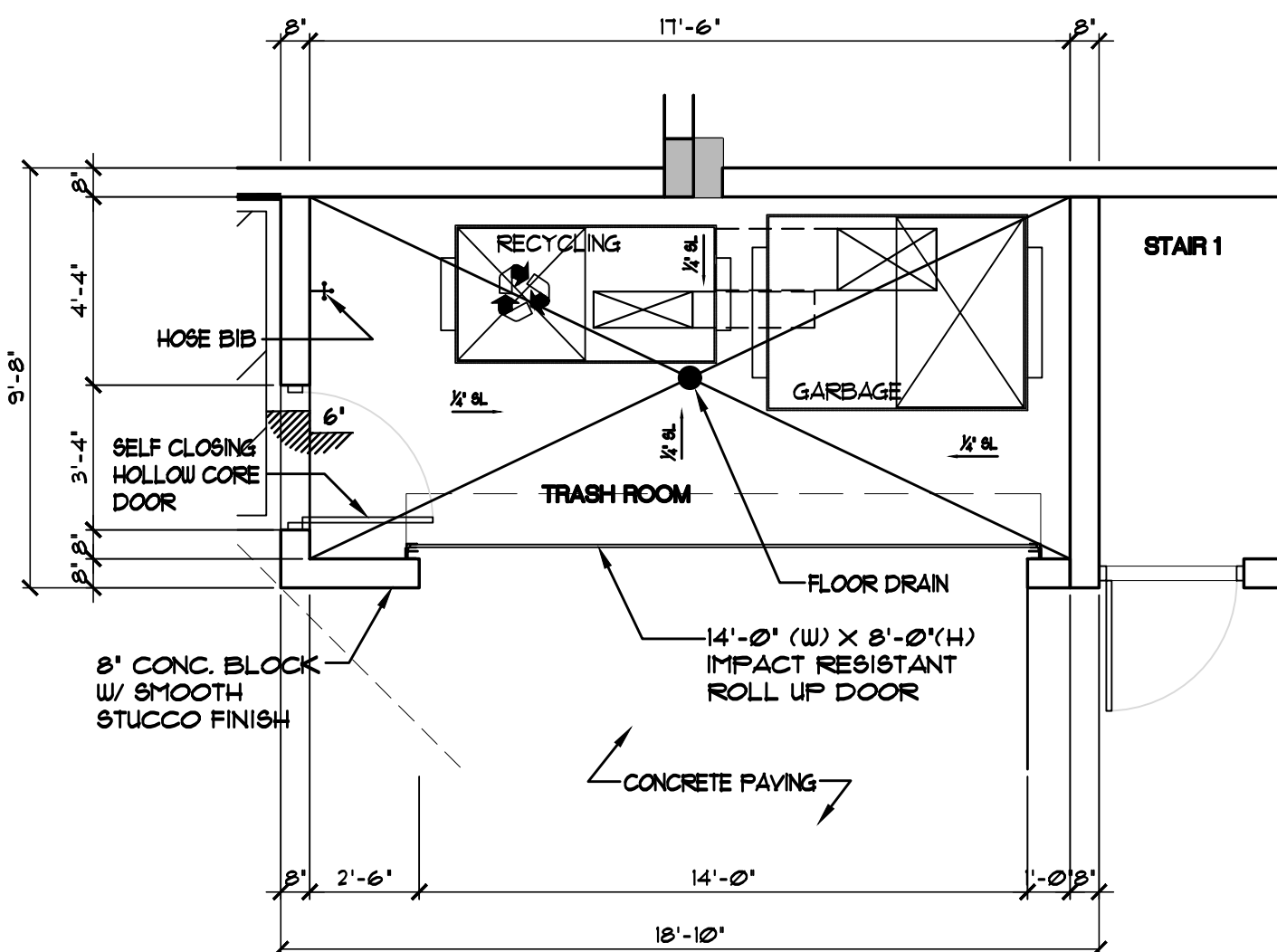
REVISIONS

| No. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 02/14/17 | TAC COMMENTS |

PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

SHEET

SP-1



FLOOR PLAN

ELEVATIONS

| | |
|---|-------------------------|
| 1 | REFUSE ENCLOSURE DETAIL |
|---|-------------------------|

(NTS)

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE -

1. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH -

1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.

2. RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

LANDINGS

RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

2. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES.

3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH ACCESSIBILITY 204.

HANDRAILS -

IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 426 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:

1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS, THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.

2. HANDRAILS ON RAMPS MUST NOT BE CONTINUOUS AND SHALL EXTEND NOT LESS THAN 6" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.

3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2 INCH.

4. GRIFFING SURFACES SHALL BE CONTINUOUS.

5. HANDRAILS AT EXIST. GROUND SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 36 IN ABOVE RAMP SURFACES.

6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST

7. HANDRAILS SHALL NOT ROTATE WITH THEIR FITTINGS.

CROSS SLOPED SURFACES

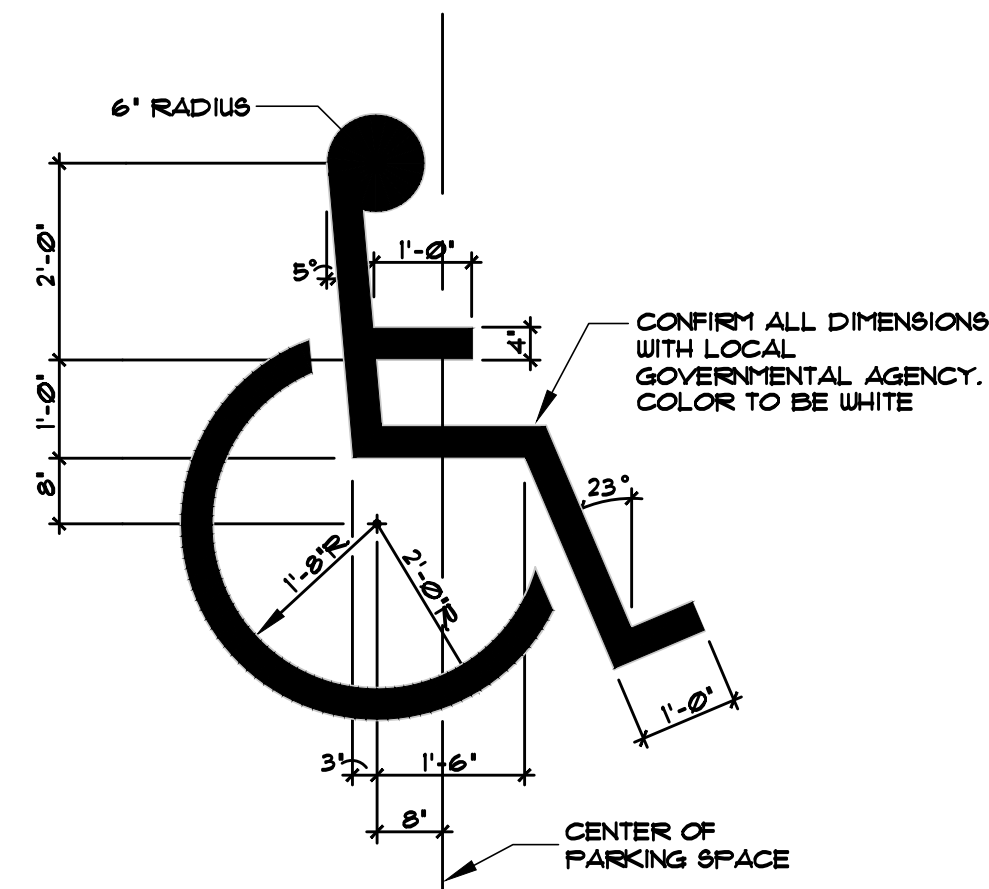
THE CROSS SLOPE OF RAMP SURFACES SHALL BE NOT GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF FPG 200 ACCESSIBILITY CODE.

EDGE PROTECTION -

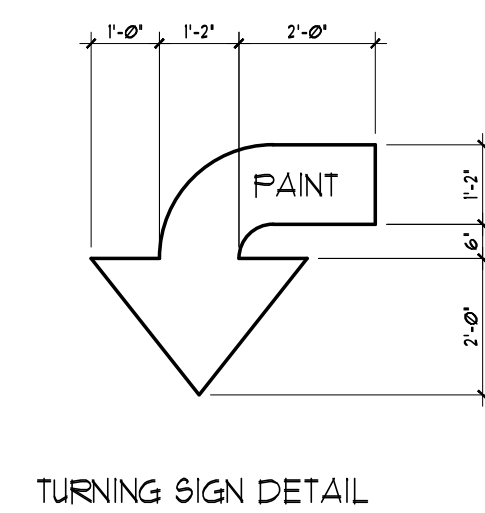
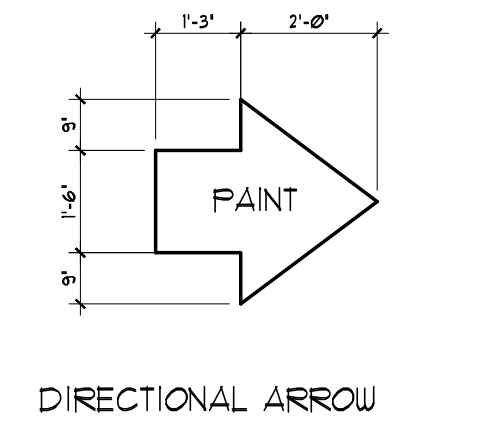
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH.

OUTDOOR CONDITIONS

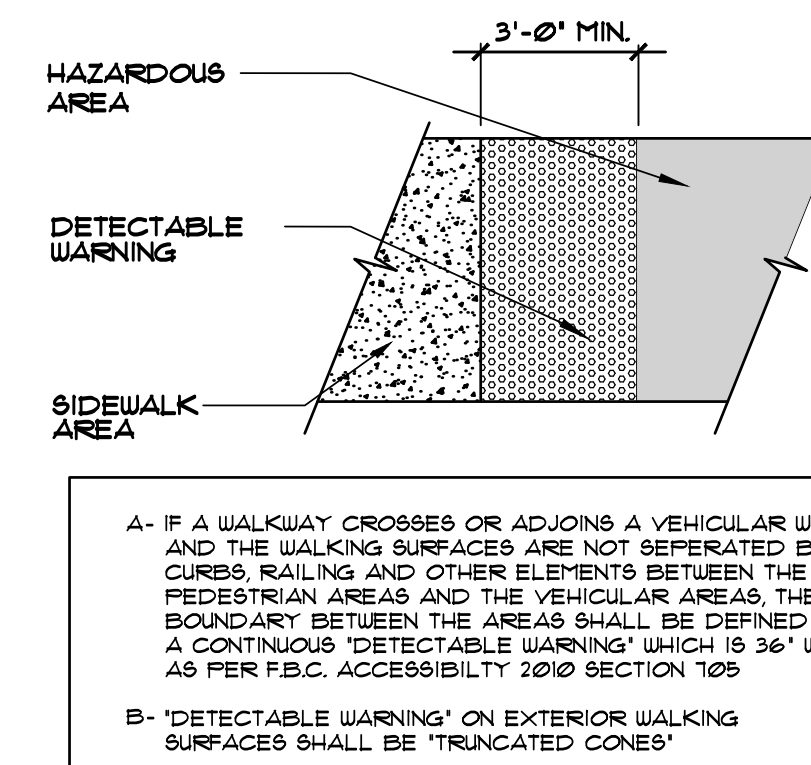
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



(NTS)

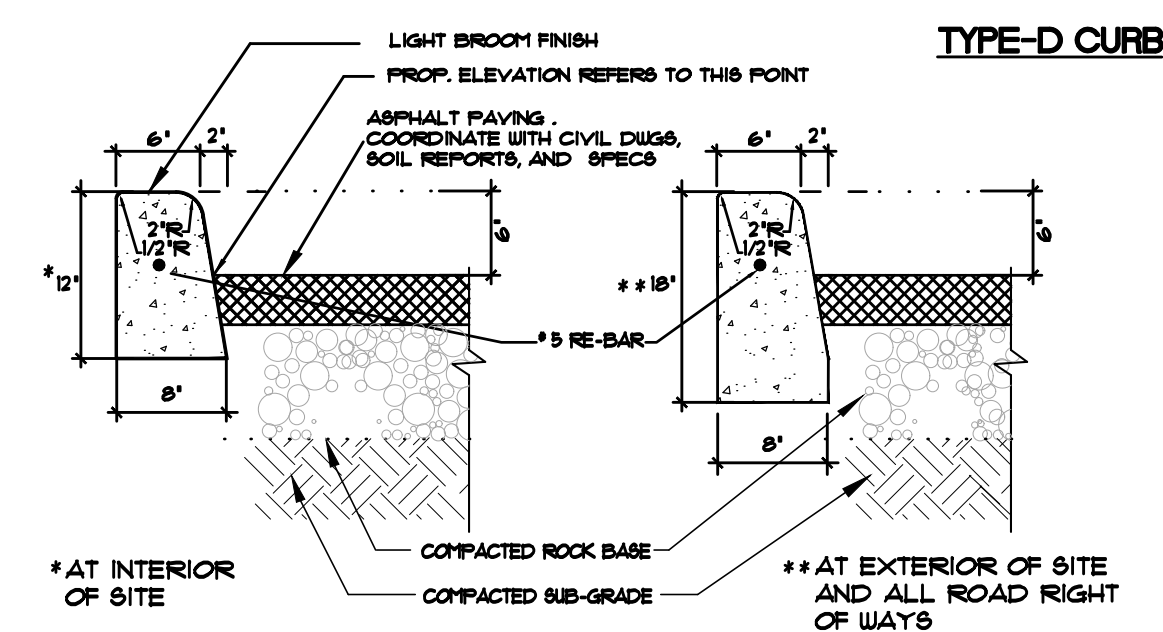
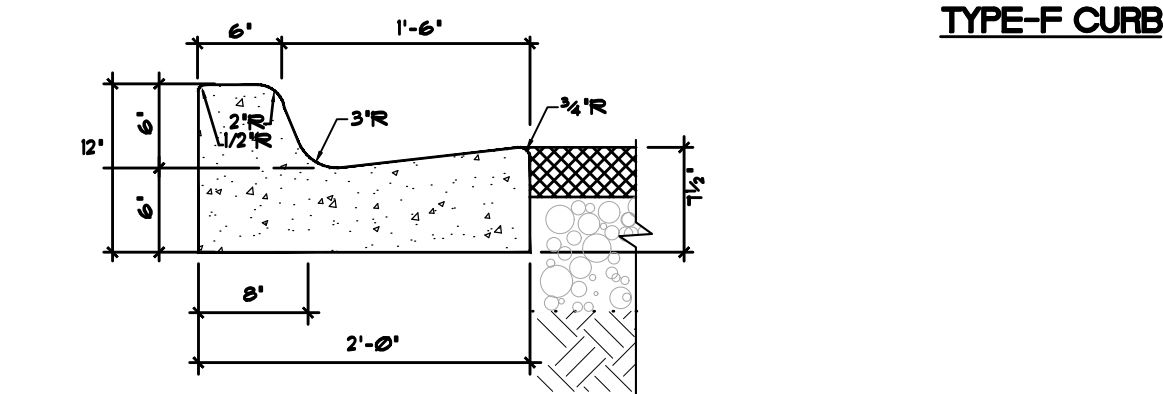


NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL 'DIRECTIONAL' DRIVEWAY PAVING DETAILS.



A- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS 'DETECTABLE WARNING' WHICH IS 36" WIDE AS PER F.C.C. ACCESSIBILITY 2010 SECTION 705

B- 'DETECTABLE WARNING' ON EXTERIOR WALKING SURFACES SHALL BE 'TRUNCATED CONES'



2 SITE ACCESSIBILITY NOTES

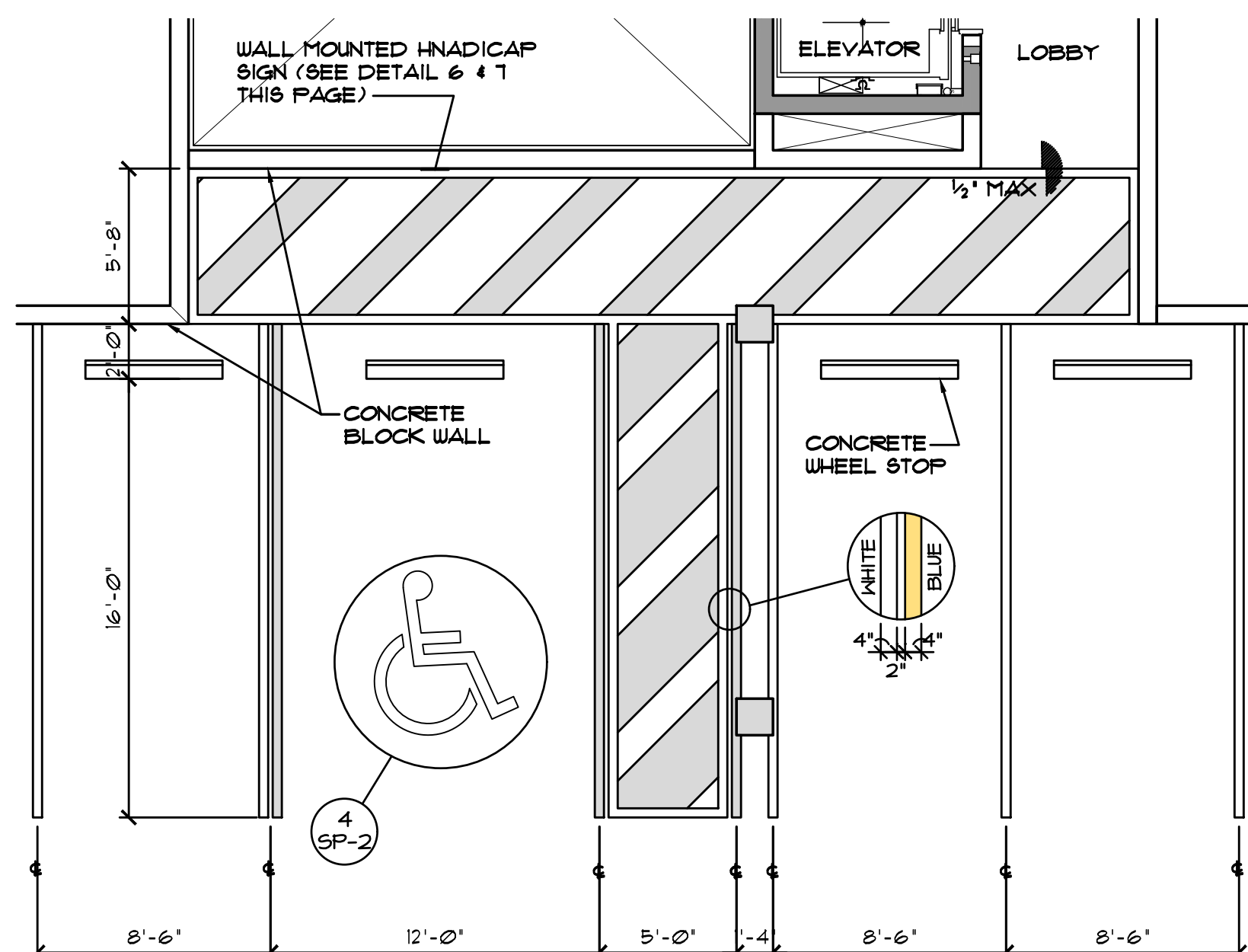
4 PAINTED H.C. SPACE SYMBOL

5 PAVEMENT MARKING

(NTS)

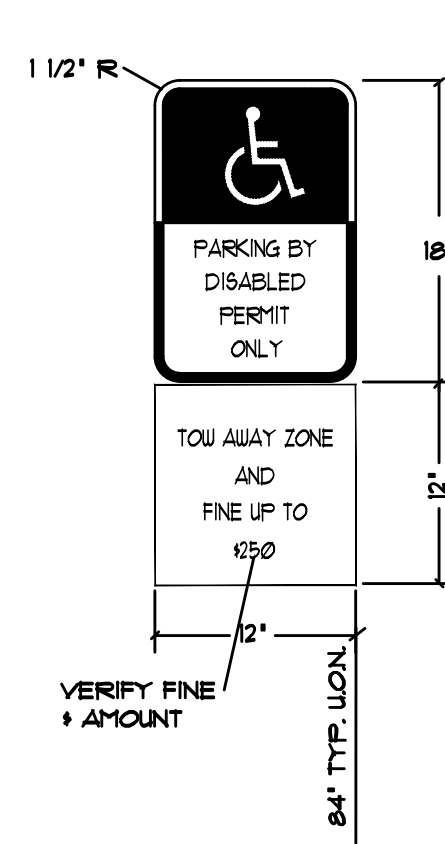
6 DETECTABLE WARNING

7 TYPE F & D CONCRETE CURB



3 TYP. PARKING SPACE DETAILS (NTS)

(NTS)

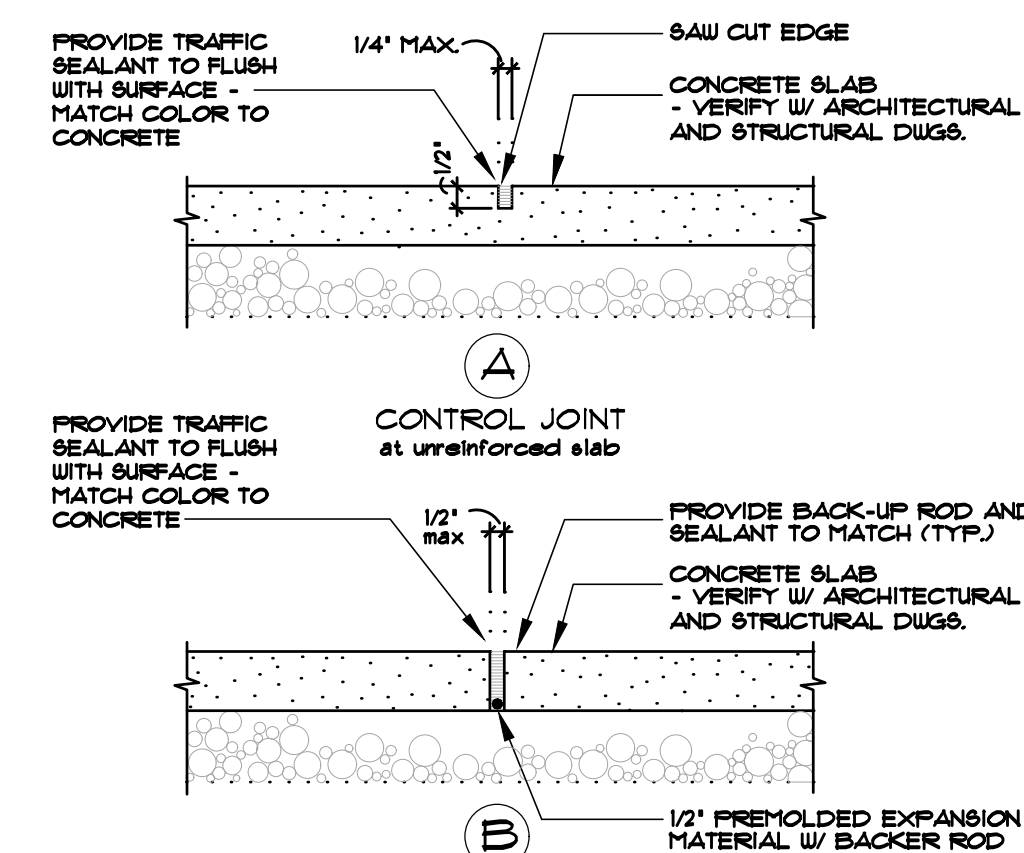


NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6" FROM THE FRONT CURB OF PARKING SPACE FACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG. SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION PARKING BY DISABLED PERMIT ONLY. BEARING BOTH SYMBOLS AND CAPTION, SUCH SYMBOL SHALL NOT BE OCCUPIED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

(NTS)



(NTS)

8 HANDICAPPED SIGNAGE DETAIL

9 | TYP. CONC. SLAB JOINTS

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SEAL

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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
SITE DETAILS

| REVISIONS | | |
|-----------|-------------------|-------------|
| No. | DATE | DESCRIPTION |
| 1 | TAC COMMENTS 4/17 | |

PROJECT No.: 12093
DATE: 09/15/15
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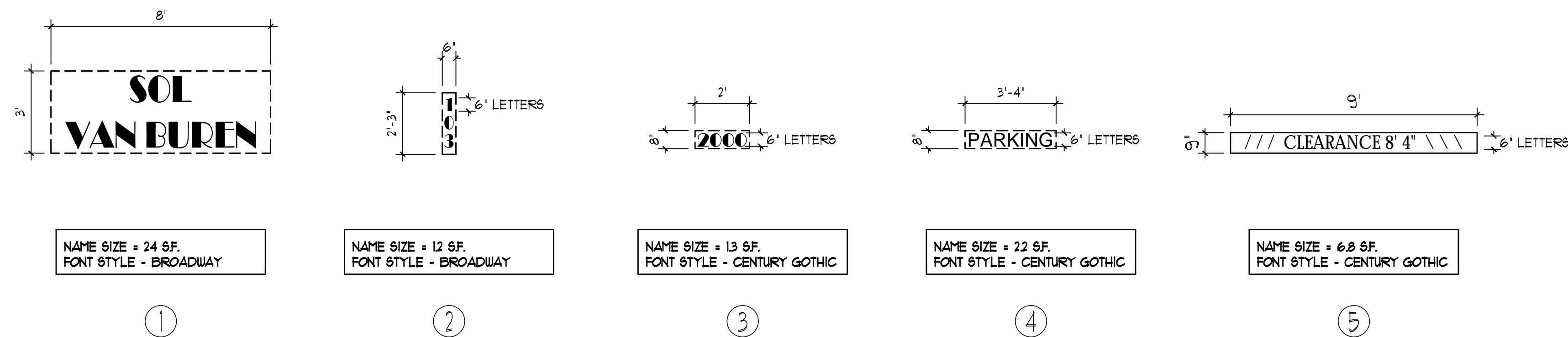
SHEET

SP-2



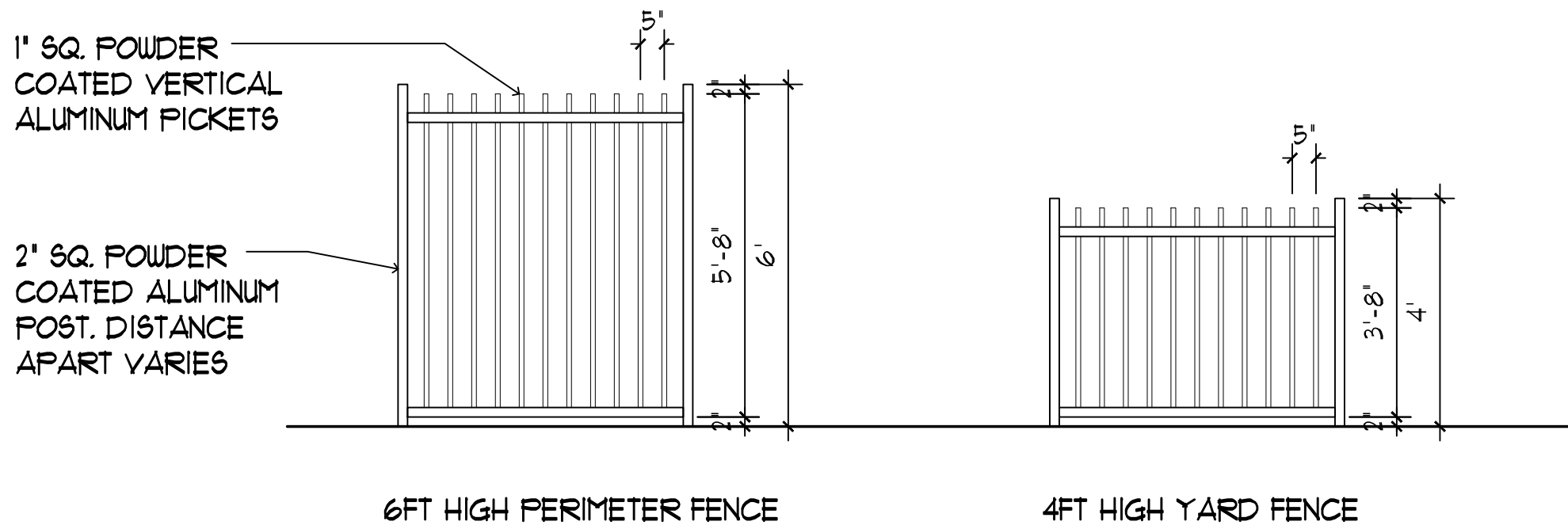
2 SIGN LOCATION

SCALE: NTS



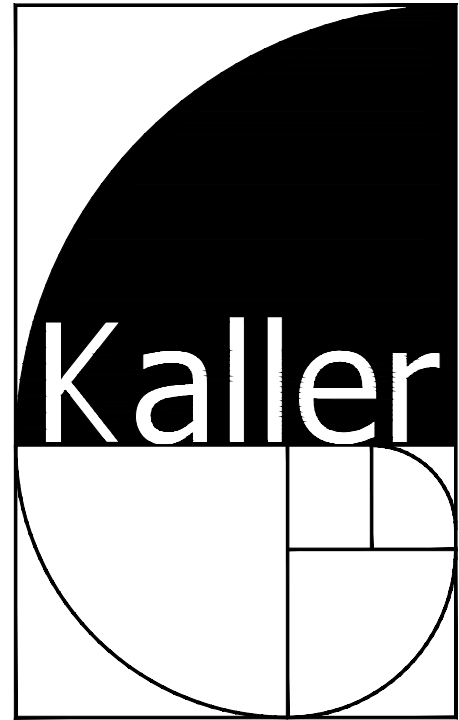
1 SIGN DETAILS

SCALE: NTS



3 FENCE DETAILS

SCALE: 3/16" = 1'-0"



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SEAL

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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
SIGN DETAILS

| REVISIONS | | |
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| No. | DATE | DESCRIPTION |
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SHEET

SP-3

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| REVISIONS | | |
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| No. | DATE | DESCRIPTION |
| 1 | 02-14-17 | TAC COMMENTS |
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SHEET TITLE
NORTH ELEVATION

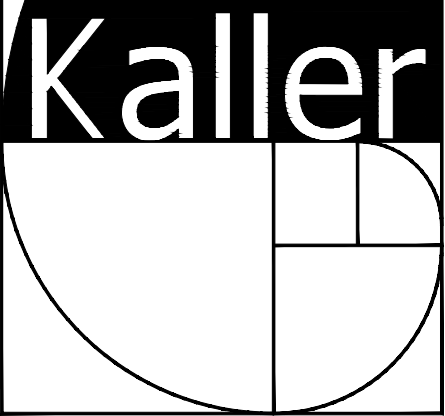
PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

SEAL

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JOSEPH B. KALLER



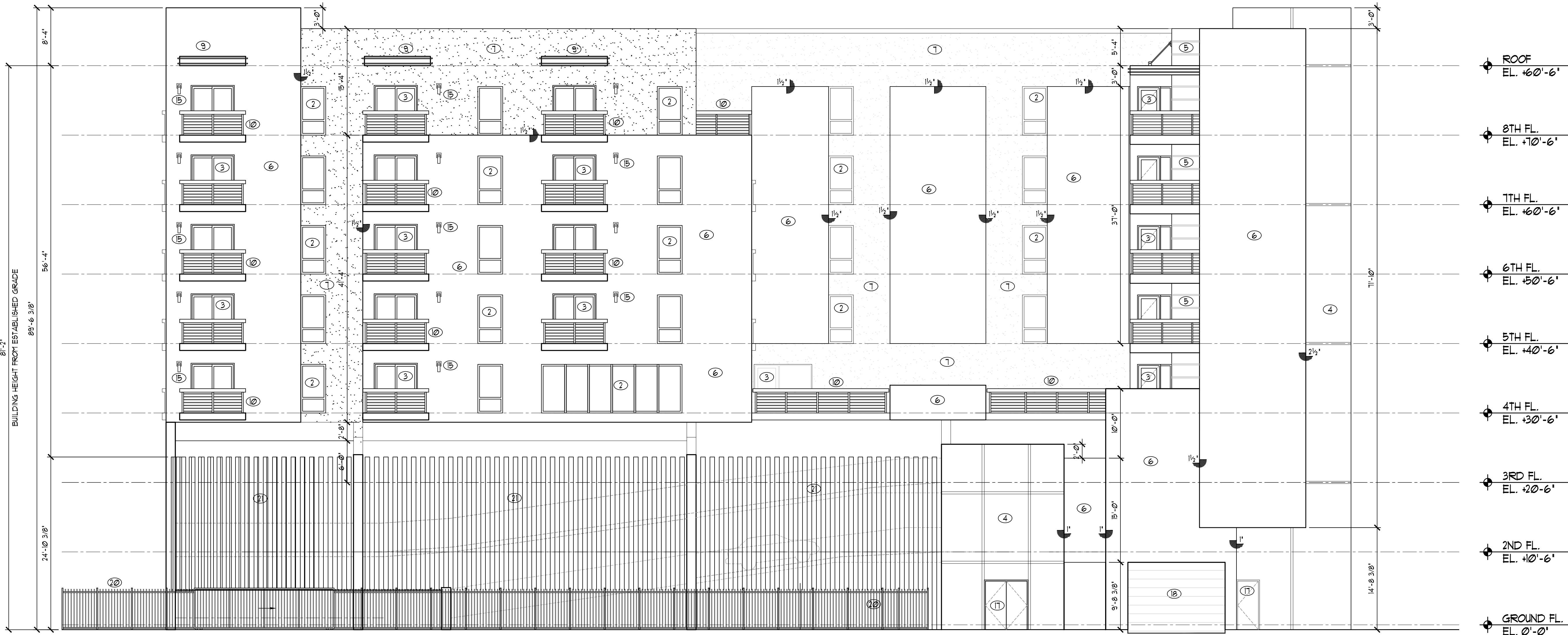
ELEVATION LEGEND

1. LOWE IMPACT RESISTANT STOREFRONT
2. LOWE IMPACT RESISTANT WINDOWS
3. PAINTED SMOOTH STUCCO PANELS WITH SCORING
4. PAINTED TEXTURED STUCCO PANELS WITH HORIZONTAL SCORING
5. PAINTED SMOOTH STUCCO FINISH
6. PAINTED TEXTURED STUCCO FINISH
7. SMOOTH STUCCO PARAPET CAP
8. CONCRETE EYEBROW WITH POWDER COATED ALUMINUM ACCENTS
9. 42" HIGH ALUMINUM RAILING WITH DARK BROWN POWDER COATED TOP RAIL
10. 42" HIGH COMPOSITE WOOD PANEL RAILING
11. COMPOSITE WOOD PANELS
12. POWDER COATED ALUMINUM ACCENTS
13. HANGING PARKING CLEARANCE BAR SIGN
14. WALL MOUNTED LIGHT FIXTURES
15. FIN MOUNTED POWDER COATED ALUMINUM LETTER SIGNAGE
16. IMPACT RESISTANT METAL DOOR
17. IMPACT RESISTANT ROLLUP DOOR
18. 48" HIGH ALUMINUM FENCE WITH PEDESTRIAN GATE
19. 72" HIGH ALUMINUM FENCE
20. VERTICAL TUBE ALUMINUM SCREEN

ACCENT COLOR NOTE:
ACCENT COLORS SHALL NOT EXCEED 30% OF EACH WALL AREA.
CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS -
SECTION 3.22
G. REVIEW CRITERIA
2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENTING ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED 30% OF EACH WALL AREA.



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CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS -

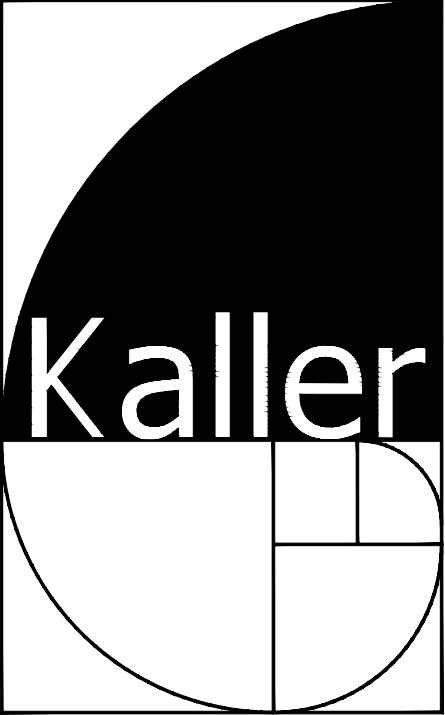
SECTION 322

G. REVIEW CRITERIA

2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENTING ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED 30% OF EACH WALL AREA.

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 3. LOWE IMPACT RESISTANT DOORS
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 19. 48" HIGH ALUMINUM FENCE WITH PEDESTRIAN GATE
 20. 72" HIGH ALUMINUM FENCE
 21. VERTICAL TUBE ALUMINUM SCREEN

ELEVATION LEGEND



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SEAL

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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
SOUTH ELEVATION

| REVISIONS | | |
|-----------|----------|--------------|
| No. | DATE | DESCRIPTION |
| 1 | 02/14/17 | TAC COMMENTS |
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SHEET

A-1b

[illegible]

PROJECT No.: 12093
DATE: 09/15/15
DRAWN BY: JAIME
CHECKED BY: JBK

1. LOWE IMPACT RESISTANT STOREFRONT
2. LOWE IMPACT RESISTANT WINDOW
3. LOWE IMPACT RESISTANT DOORS
4. PAINTED SMOOTH STUCCO PANELS WITH SCORING
5. PAINTED TEXTURED STUCCO PANELS WITH HORIZONTAL SCORING
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16. FIN MOUNTED POWDER COATED ALUMINUM LETTER SIGNAGE
17. IMPACT RESISTANT METAL DOOR
18. IMPACT RESISTANT ROLLUP DOOR
19. 48" HIGH ALUMINUM FENCE WITH FEDERSTRAN GATE
20. 12" HIGH ALUMINUM FENCE
21. VERTICAL TUBE ALUMINUM SCREEN

[illegible]

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ACCENT COLOR NOTE:
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SECTION 322
G. REVIEW CRITERIA
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- 1. LOWE IMPACT RESISTANT STOREFRONT
- 2. LOWE IMPACT RESISTANT WINDOWS
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- 21. VERTICAL TUBE ALUMINUM SCREEN

ELEVATION LEGEND



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SEAL

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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
EAST ELEVATION

| REVISIONS | | |
|-----------|----------|--------------|
| No. | DATE | DESCRIPTION |
| 1 | 02/14/17 | TAC COMMENTS |
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SHEET

A-1d

EXISTING TREES CHART

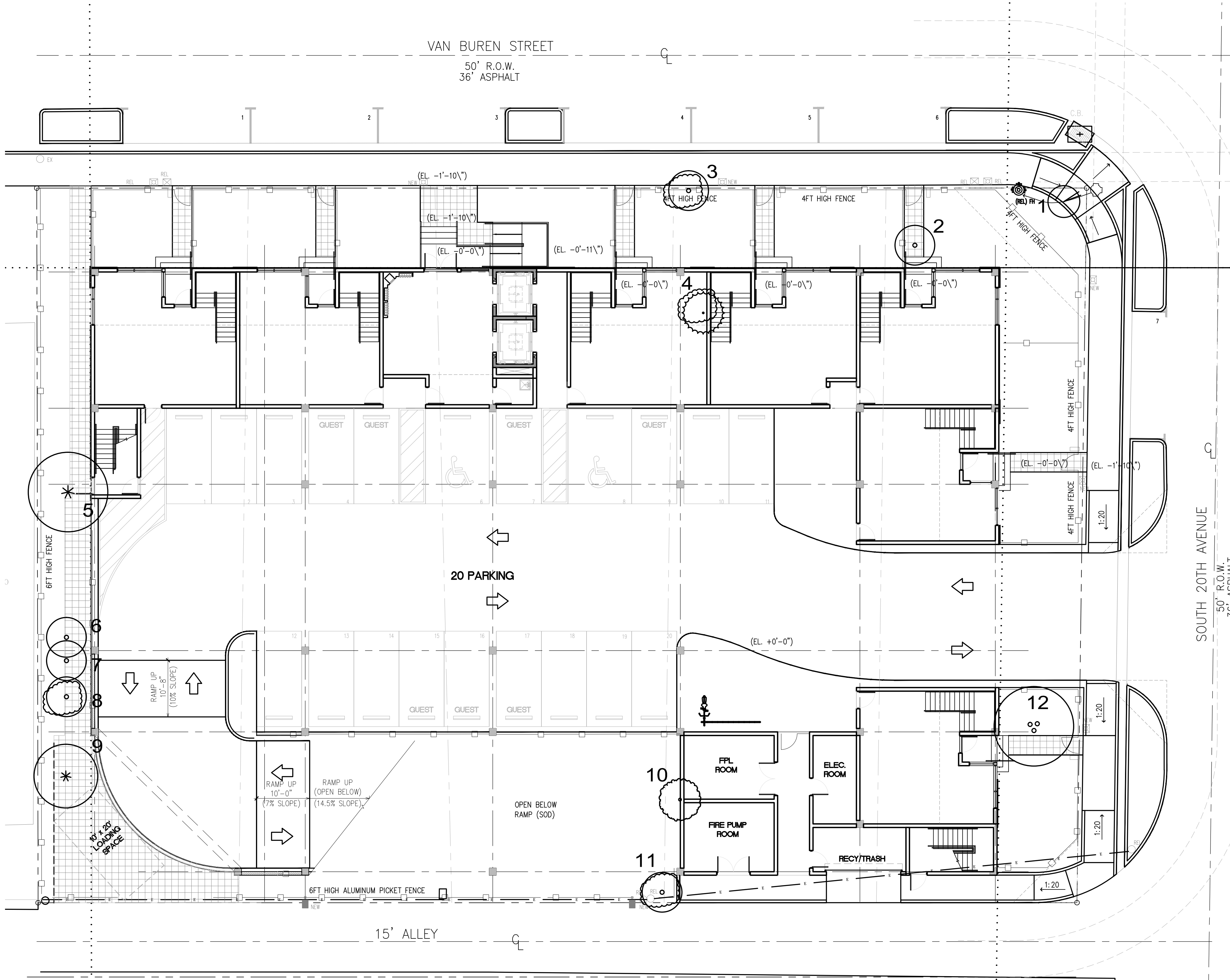
| KEY | BOTANICAL NAME | COMMON NAME | DIM | CONDITION | ACTION | NOTES | MITIGATION RQD |
|-----|--|--------------------------------------|----------------|-----------|--------|----------------|----------------|
| 1 | ARAUCARIA SPP. | NORFOLK ISLAND PINE | 23" CAL | 80% | REMOVE | | NO |
| 2 | BURSERA SIMARUBA | GUMBO LIMBO | 2" CAL, 8' OA | POOR 30% | REMOVE | | NO |
| 3 | CLUSTER FICUS/BURSERA | CLUSTER FICUS/GUBMO LIMBO | 4" CAL | POOR 30% | REMOVE | | NO |
| 4 | CLUSTER FICUS/SABAL PALMETO | CLUSTER FICUS/SABAL PALM | 18" CAL, 6' CT | POOR 30% | REMOVE | | NO |
| 5 | VOLUNTEER QUERCUS VIRGINIANA | VOLUNTEER LIVE OAK | 10" CAL | POOR, 40% | REMOVE | IN POWER LINES | NO |
| 6 | VOLUNTEER BURSERA SIMARUBA | VOLUNTEER GUMBO LIMBO | 4" CAL | POOR, 40% | REMOVE | IN POWER LINES | NO |
| 7 | VOLUNTEER BURSERA SIMARUBA | VOLUNTEER GUMBO LIMBO | 9" CAL | FAIR 60% | REMOVE | IN POWER LINES | YES |
| 8 | CLUSTER BURSERA SIMARUBA/QUESRCUS SPP | CLUSTER GUMBO LIMBO/LIVE OAK | 4"/6" CAL | POOR 30% | REMOVE | IN POWER LINES | NO |
| 9 | VOLUNTEER QUERCUS VIRGINIANA | LIVE OAK | 6" CAL | FAIR 60% | REMOVE | IN POWER LINES | YES |
| 10 | SVIETENIA MAHAGONI | MAHOGANY | 16" CAL | POOR 40% | REMOVE | | NO |
| 11 | CLUSTER BURSERA SIMARUBA/SCHINUS TEREBINTHIFOLIA | CLUSTER GUMBO LIMBO/BRAZILIAN PEPPER | 12" CAL | POOR 30% | REMOVE | IN POWER LINES | NO |
| 12 | PERSEA AMERICANA | AVOCADO | 16" CAL | POOR 20% | REMOVE | | NO |

15" CAL MITIGATION RQD. - 57" CAL SUPPLIED ON PLANTING PLAN
TREE CONDITIONS DETERMINED BY GERALD WENTA ISA CERTIFIED ARBORIST



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SUNSHINE STATE ONECALLING
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IT'S THE LAW

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OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



1



2



3



4



5



6,7,8,9



10



11



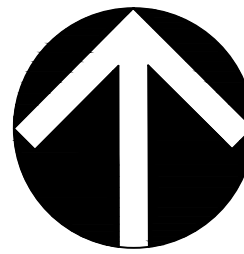
12

A TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO ANY TREE
REMOVALS OR RELOCATIONS

521 25th Street
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213



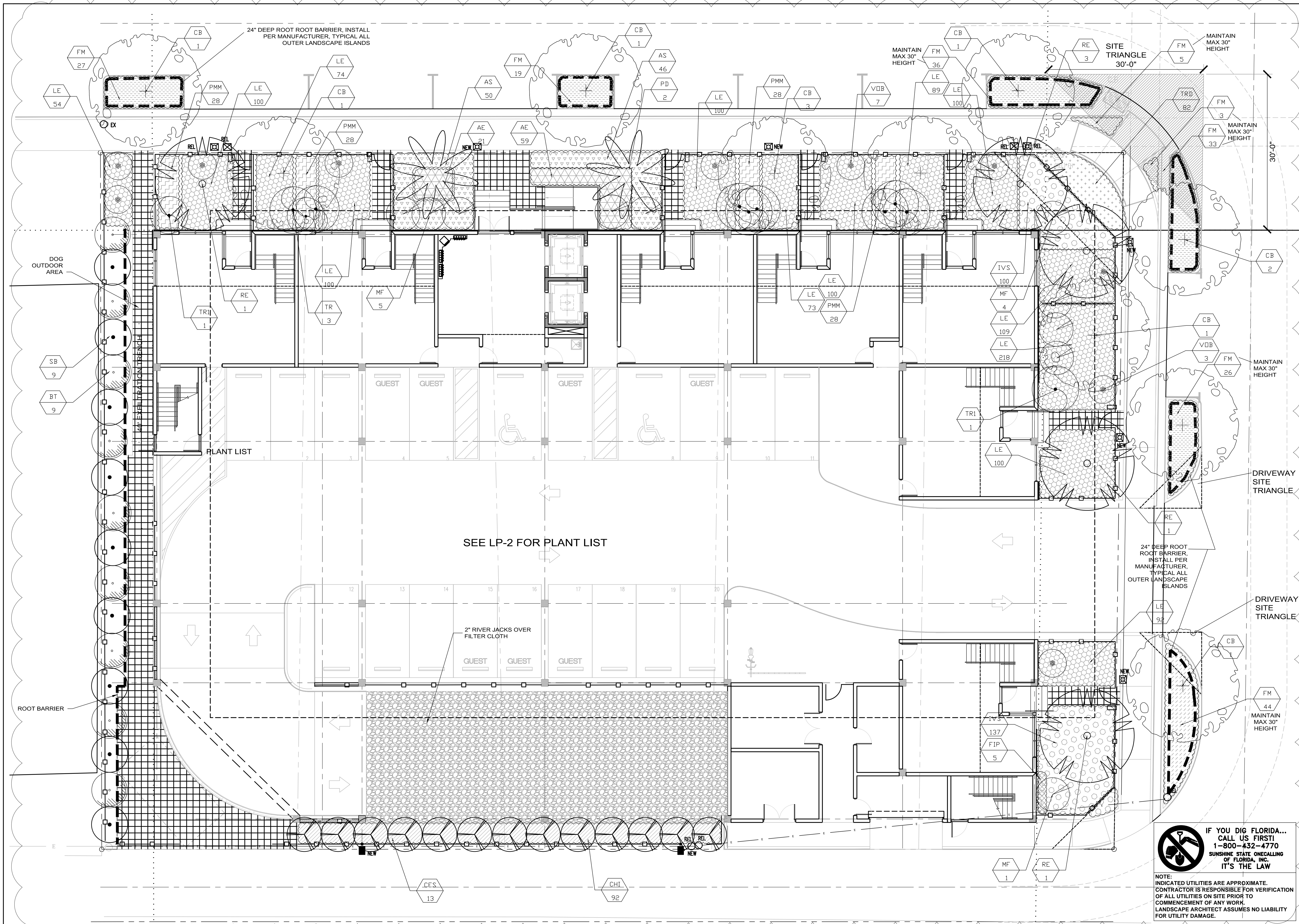
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|-------------|---------------|
| SCALE | 3/32" = 1'-0" |
| DESIGNED BY | CRF, GW |
| DRAWN BY | GF |
| CHECKED BY | CRF, GW |
| CAD DWG. | |
| DATE | 12.04.15 |
| REVISIONS | |
| COMMENTS | 02.02.16 |
| P & D Board | 04.14.16 |
| | 12.22.16 |
| COMMENTS | 03.01.17 |

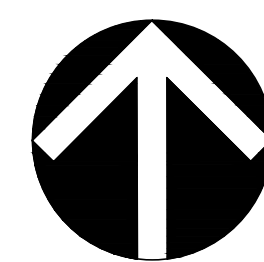
2000 VAN BUREN STREET
HOLLYWOOD, FL

TREE TRANSPLANT AND REMOVAL PLAN



521 25th Street
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|-------------|------------|
| SCALE | 1/8"=1'-0" |
| DESIGNED BY | CRF, GW |
| DRAWN BY | GF |
| CHECKED BY | CRF, GW |
| CAD DWG. | |
| DATE | 12.04.15 |
| REVISIONS | |
| COMMENTS | 02.02.16 |
| P & D Board | 04.14.16 |
| | 12.22.16 |
| COMMENTS | 03.01.17 |

2000 VAN BUREN STREET
HOLLYWOOD, FL

LANDSCAPE PLAN

JOB CONDITIONS:

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

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

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

PLANT MATERIAL:

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

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

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

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

TREES:

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

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

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

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

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

MULTIPLE TRUNK TREES:

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

RELOCATED TREES:

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

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

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

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

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

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

GUARANTEE:

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

MULCH:

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

SOD:

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

STAKING:

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

FERTILIZER:

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

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

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

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

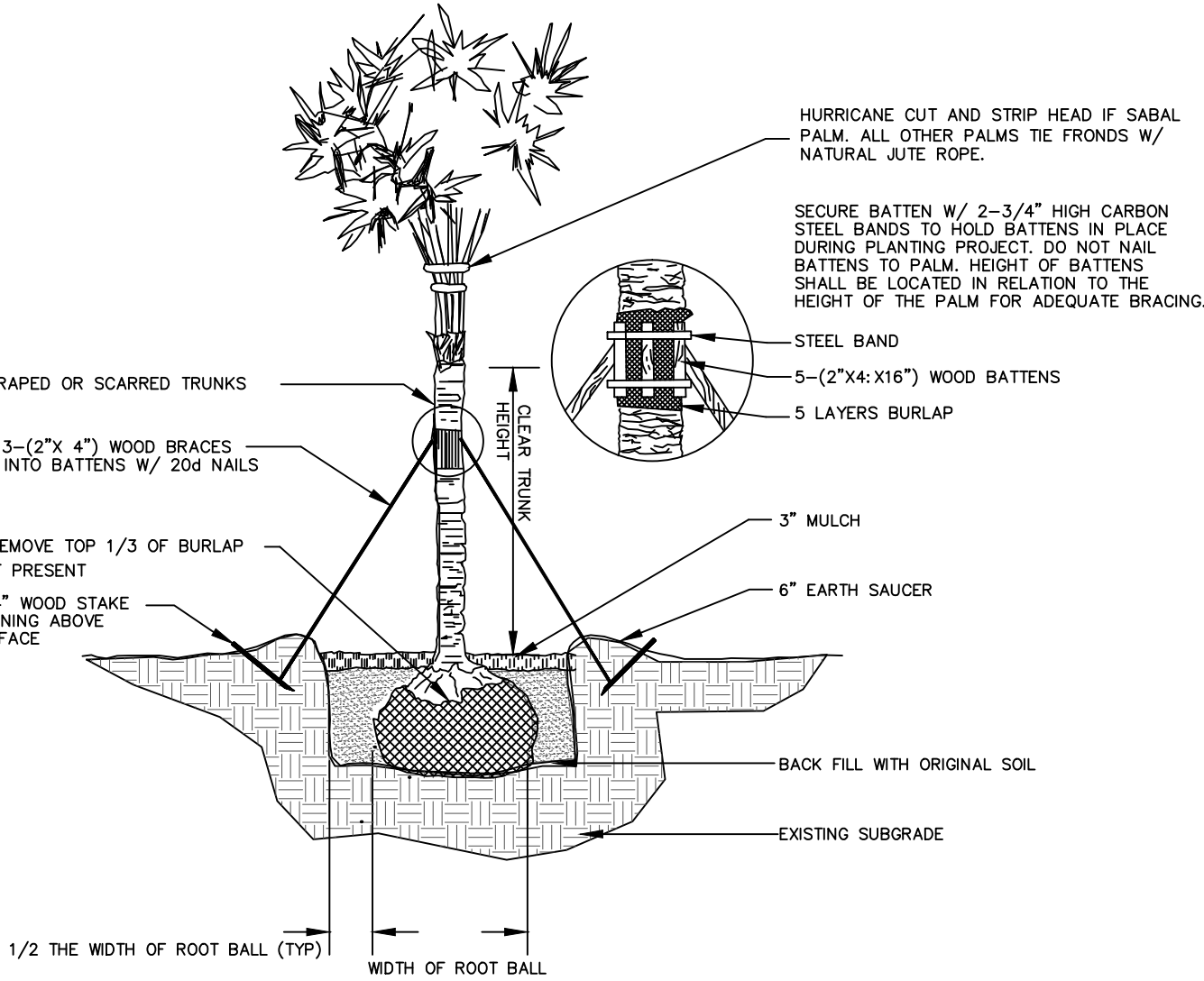
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

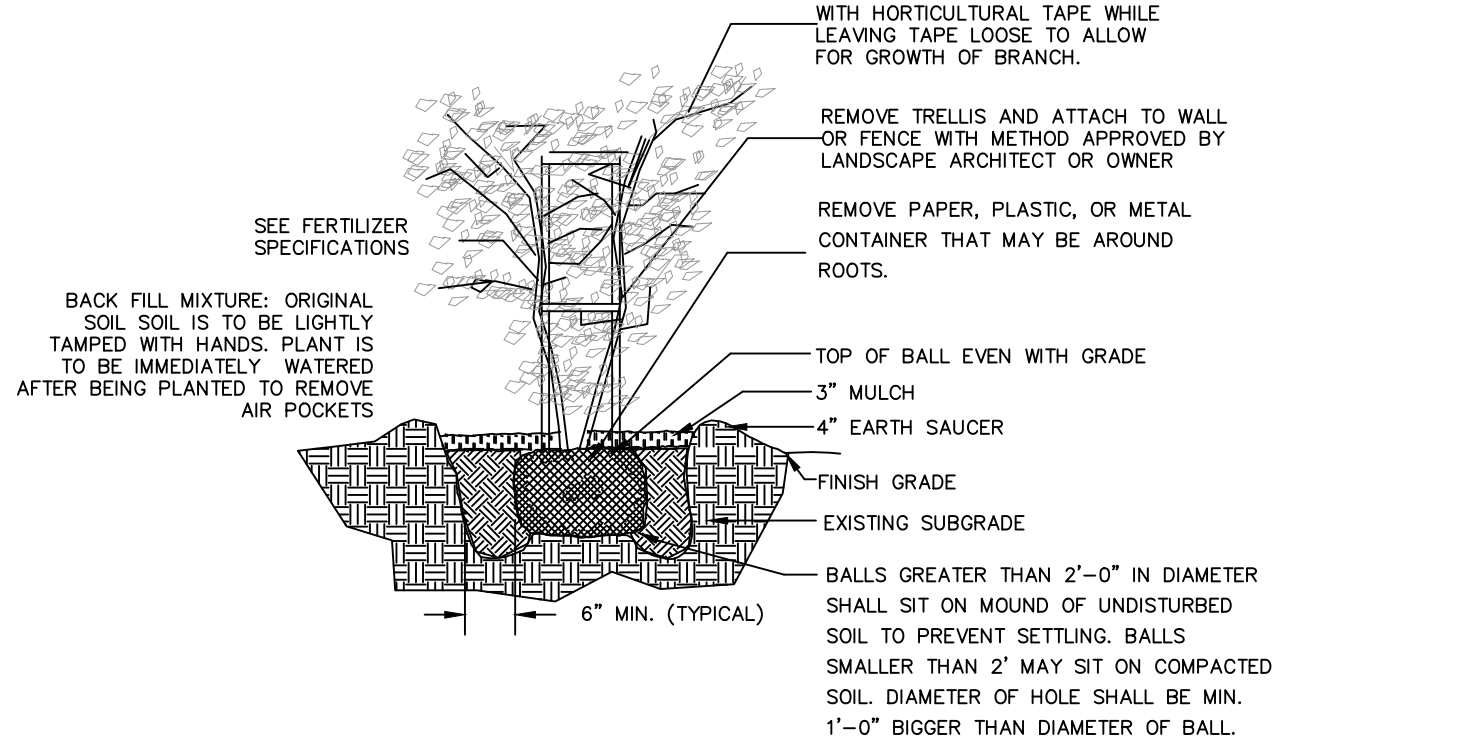
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

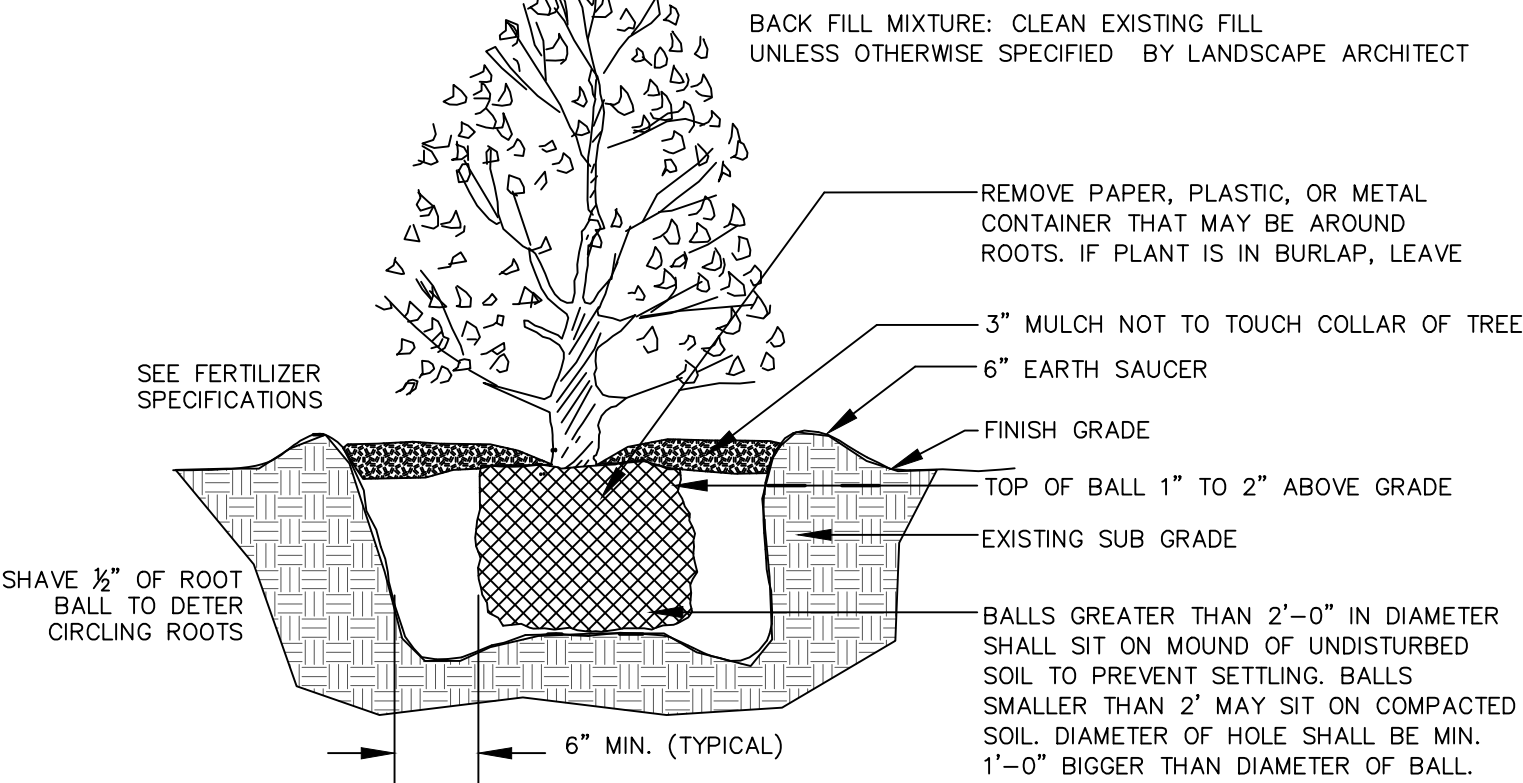
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



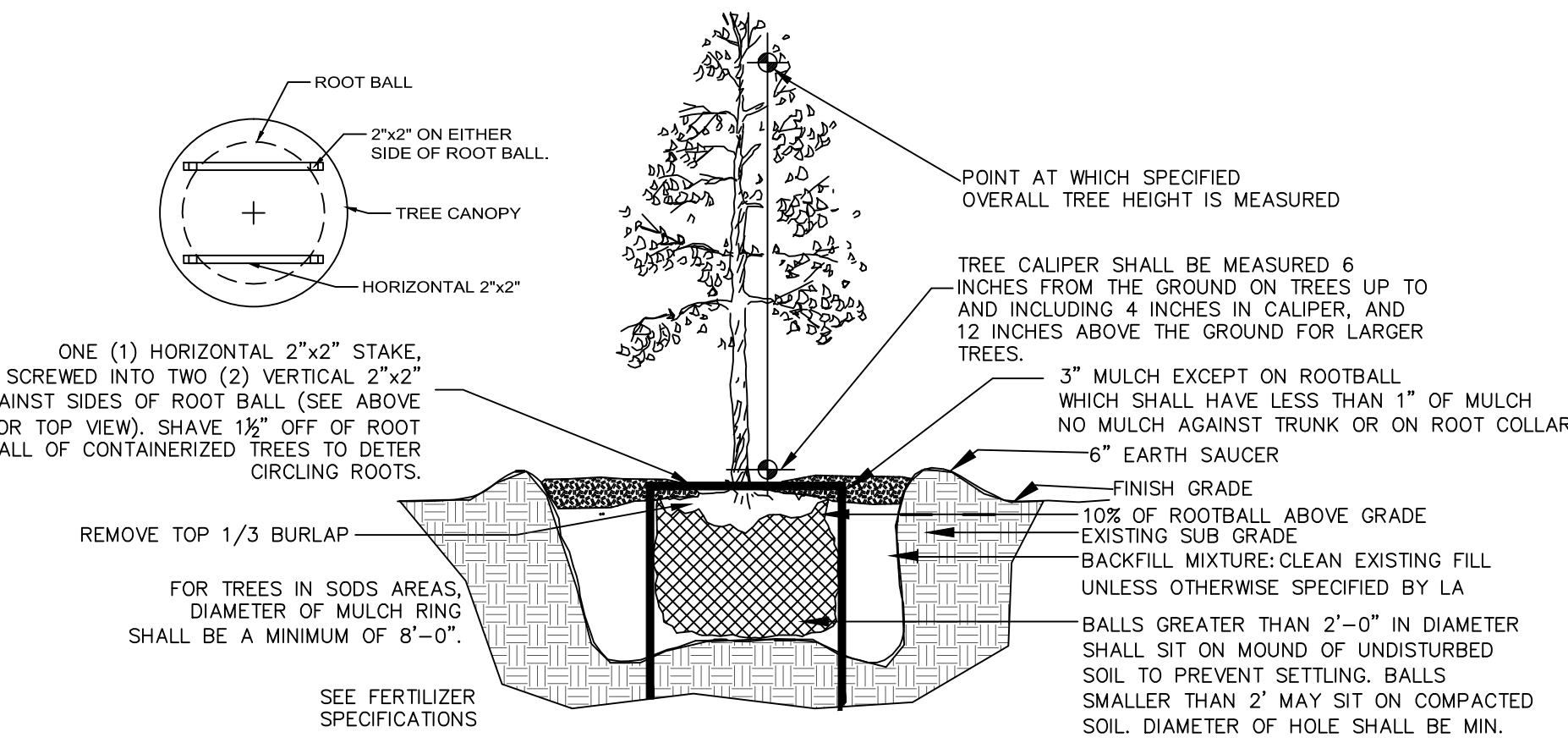
PALM PLANTING DETAIL



VINE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL


PLANT LIST

| SYM | QTY | BOTANICAL | COMMON | SIZE | SPACING |
|-----|------|-------------------------------------|----------------------------------|---|----------|
| AE | 80 | ASPIDISTRA ELATIOR | CASTIRON PLANT | #3 | 18" O.C. |
| AS | 96 | ASPARAGUS DENSIFLORUS "MYERS" | MYERS FERN | #3 | 24" O.C. |
| BT | 9 | BAMBUSA TEXTILIS | WEAVER'S BAMBOO | #10 | AS SHOWN |
| CB | 11 | CALOPHYLLUM BRASILIENSE | BRAZILIAN BEAUTYLEAF | 14-16" X 8' 3-1/2" CAL | AS SHOWN |
| CHI | 92 | CHRYSOBALANUS ICACO | COCOPLUM | #3 FULL 15" X 18" | 24" O.C. |
| CES | 13 | CONOCARPUS ERECTUS SERICEUS | SILVER BUTTONWOOD | 12' x 6' 2" CAL | AS SHOWN |
| FIP | 5 | FICUS PUMILA | CREEPING FIG | #1 FULL | 2' O.C. |
| FM | 193 | FICUS MICROCARPA 'GREEN ISLAND' | GREEN ISLAND FICUS | #3 | 24" O.C. |
| IVS | 237 | ILEX VOMITORIA 'SCHILLINGS DWARF' | DWARF YAU PON HOLLY | #3 | 18" O.C. |
| MF | 10 | MYRCIANTHES FRAGRANS | SIMPSON'S STOPPER | 9'-10' OA MIN 3 STEMS 1" CAL EACH | AS SHOWN |
| LE | 1309 | LIRIOPE MUSCARI 'EVERGREEN GIANT' | EVERGREEN GIANT LIRIOPE/LILYTURF | #1 FULL | 15" O.C. |
| PD | 2 | PHOENIX DACTYLIFERA 'MEDJOOL' | MEDJOOL DATE PALM | 16' CT MATCHED | AS SHOWN |
| PMM | 112 | PODOCARPUS MACROPHYLLUS 'MAKI' | UPRIGHT PODOCARPUS | #3 FULL, CLIP NTO MASS INTO EVEN HEIGHT | 18" O.C. |
| PO | 192 | PEPEROMIA OBTUSIFOLIA | GREEN PEPEROMIA | #1 FULL | 18" O.C. |
| RE | 6 | ROYSTONEA ELATA | FLORIDA ROYAL PALM | 16' GW MATCHED | AS SHOWN |
| SB | 9 | SABAL PALMETTO | SABAL PALM | 16' O.A... FULL-BOOTED TRUNK MATCHED | AS SHOWN |
| TR | 3 | THRINAX RADIATA | FLORIDA THATCH PALM- TRIPLE | 12' O.A. STAGGERED MATCHED | AS SHOWN |
| TR1 | 2 | THRINAX RADIATA | FLORIDA THATCH PALM- SINGLE | 12' O.A. | |
| TRD | 82 | TRACHELOSPERMUM JASMINOIDES 'DWARF' | DWARF CONFEDERATE JASMINE | #1 FULL | 15" O.C. |
| VOB | 10 | VIBURNUM OBOVATUM | WALTERS VIBURNUM | 9'-10' OA MIN 3 STEMS 1" CAL EACH TREE TRIM | AS SHOWN |
| | | MULCH ALL BEDS AS ON DETAIL | | | |
| | | 2" RIVER JACKS ON FILTER CLOTH | | | |

2" RIVERJACK, FILTERCLOTH AND 24" DEEP ROOT ROOT BARRIER AS SHOWN ON PLAN

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES. LANDSCAPE REQUIREMENTS

| Conditions | Requirement | Provided | Additional Provided | Mitigation Credit |
|--|----------------|---|---------------------|-------------------|
| PERIMETER LANDSCAPE One tree per 50' of portion of street frontage: North/East sides 332LF/50LF or portion thereof | 7 | 17 | 10 | 35" |
| 5 Foot landscae buffer within setback with 1 tree/20LF of required buffer area: West Side 135/20 LF | 7 | 4+14/3 palms = 8 | 1 | 2" |
| Buffer area within setback with 1 tree/20 LF of buffer when abutting or across an alley from residential: South side 197/20 LF | 10 | 12 | 2 | 4" |
| Tree mitigation | 15" | | | 41" |
| VEHICULAR USE AREA Each terminal island to have one tree | NOT APPLICABLE | | | |
| 25% of total paved areas shall be landscaped | YES | YES | | |
| OPEN SPACE All pervious areas must be landscaped with grass, groundcover, and/or shrubbery | YES | YES | | |
| One tree per 1000 SF of the total pervious area 5850 SF/1000SF or portion thereof: Minimum open space required | 6 | 13 (13 additional trees beyond buffer requirements) | | |
| VIEW TRIANGLE Corner lots, sight triangle must be provided | YES | YES | | |
| IRRIGATION Provide 100% coverage by and automatic sprinkler system in accordance with the City of Hollywood code and 5FWMD | YES | YES | | |



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

2000 VAN BUREN STREET
HOLLYWOOD, FL

PLANT LIST, DETAILS AND NOTES

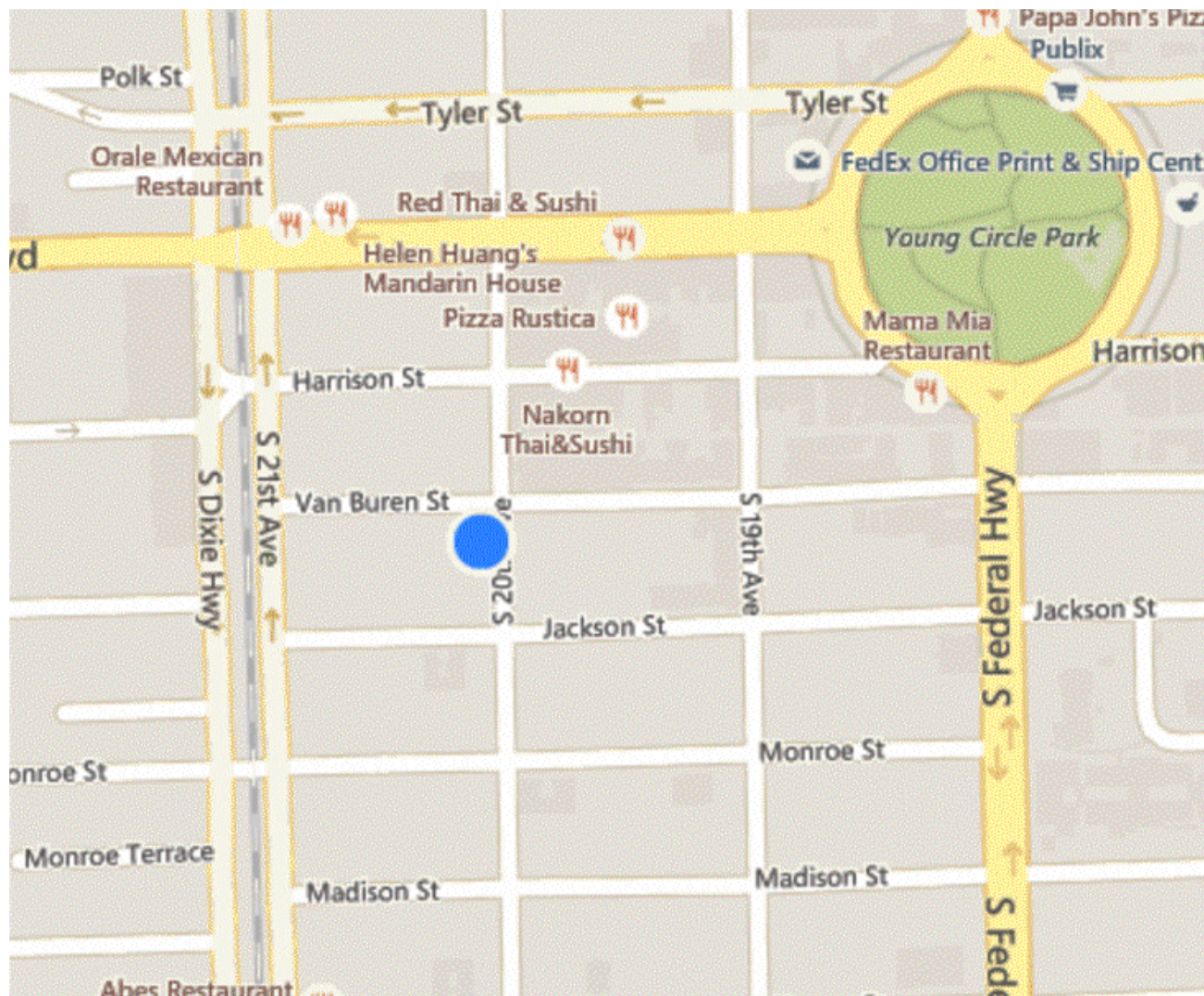
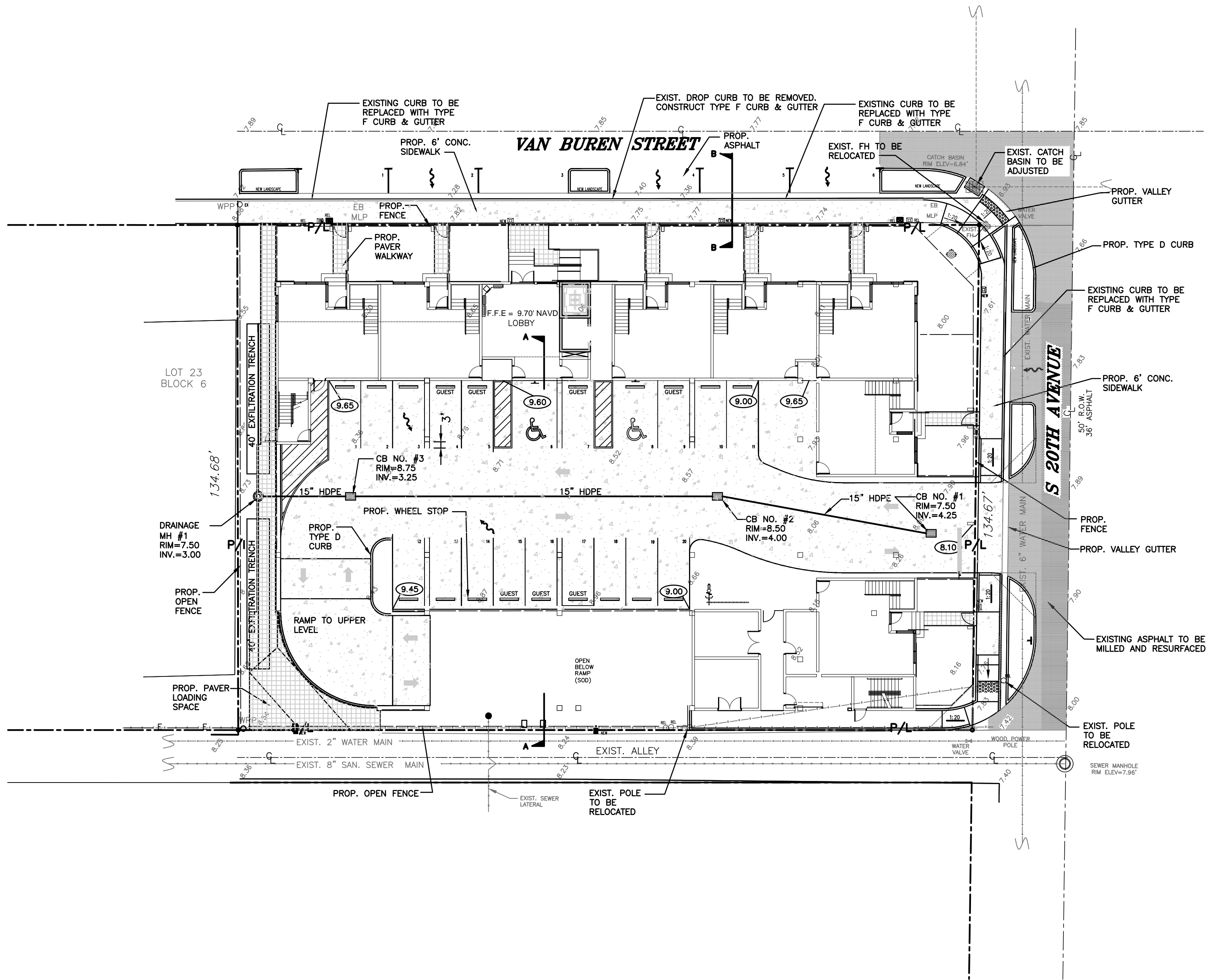


521 25th Street
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 000907
LCC 000213



| | |
|-------------|----------------------|
| SCALE | AS NOTED |
| DESIGNED BY | CRF, GW |
| DRAWN BY | GF |
| CHECKED BY | CRF, GW |
| CAD DWG. | |
| DATE | 12.04.15 |
| REVISIONS | |
| | COMMENTS 02.02.16 |
| | P & D Board 04.14.16 |
| | 12.22.16 |
| | COMMENTS 03.01.17 |

ELEVATIONS ARE REFERENCED TO NAVD 1988



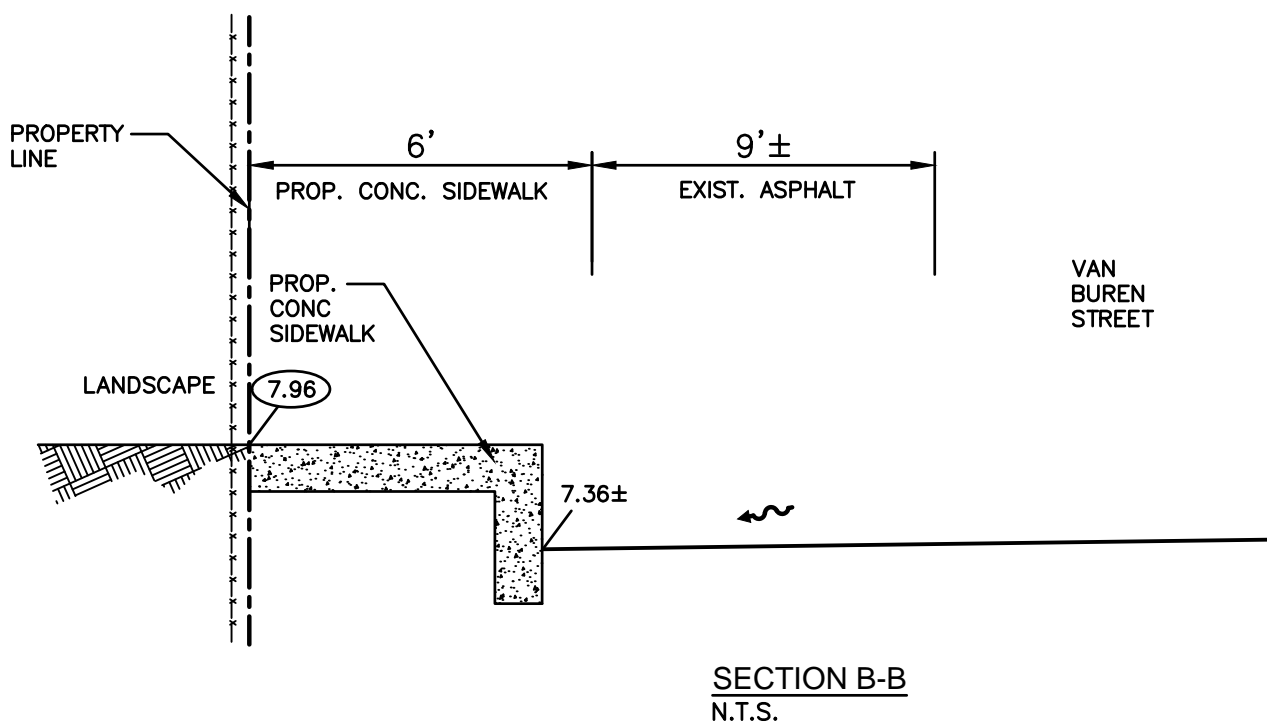
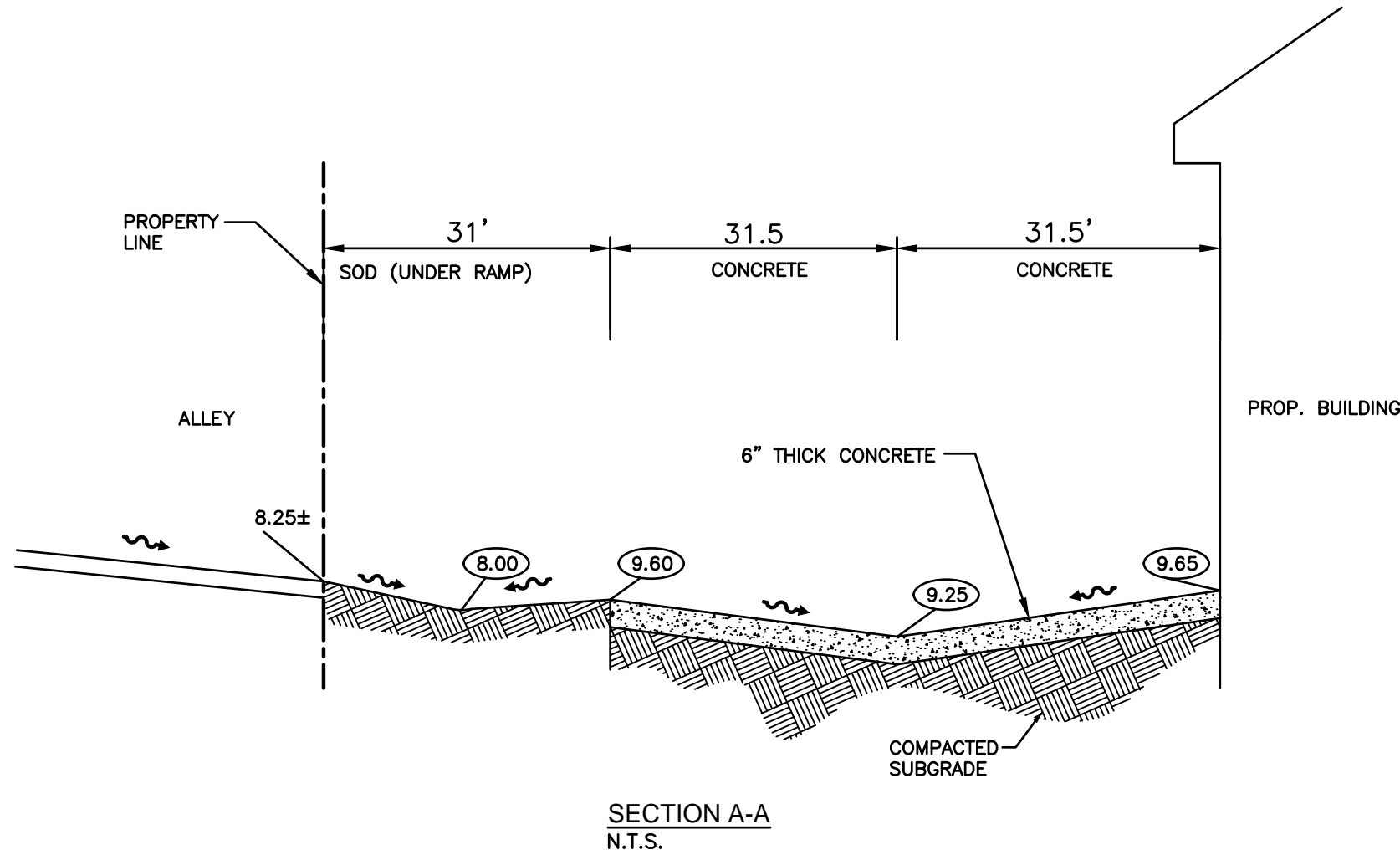
LOCATION MAP
NOT TO SCALE

LAND DESCRIPTION:

LOTS 18, 19, 20, 21 AND 22, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

- | | | | |
|--|----------------------|--|-----------------------------------|
| | PROPOSED ASPHALT | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED PAVERS | | EXISTING BACKFLOW PREVENTOR |
| | PROPOSED CONCRETE | | EXISTING CATCH BASIN |
| | PROPOSED CATCH BASIN | | EXISTING CLEANOUT |
| | PROPOSED PIPING | | EXISTING ELEVATION |
| | PROPOSED ELEVATION | | EXISTING GAS METER |
| | | | EXISTING GREASE TRAP |
| | | | EXISTING CONCRETE LIGHT POLE |
| | | | EXISTING MANHOLE (AS DESIGNATED) |
| | | | EXISTING MONITORING WELL |
| | | | EXISTING SIGN (AS INDICATED) |
| | | | EXISTING VALVE BOX |
| | | | EXISTING WATER METER |
| | | | EXISTING WOOD POWER POLE |
| | | | EXISTING FENCE |



GRADING AND DRAINAGE PLAN

SCALE: 1"=20'



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civil engineers

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SUSAN C. HOLLAND, PE
Lic. no. 41831

CA 7325

Kaller

JOSEPH B. KALLER
&
ASSOCIATES, P.A.
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P 954.920.5746 F 954.926.2841
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

GRADING AND DRAINAGE PLAN 2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE

REVISIONS
No. DATE DESCRIPTION

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
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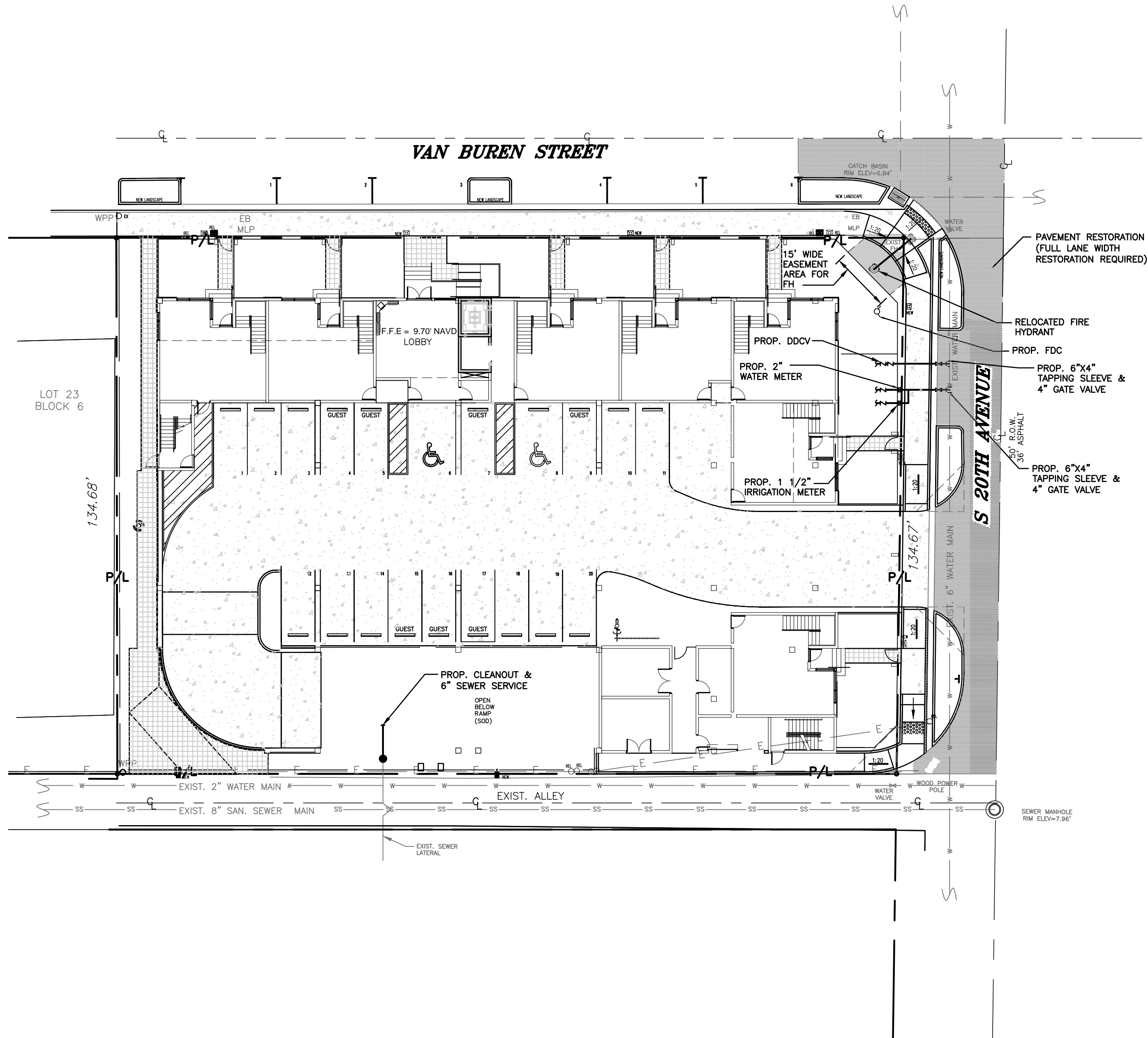
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DATE: 1/3/17
DRAWN BY: NKW
CHECKED BY: SCH

SHEET

C-1

ELEVATIONS ARE REFERENCED TO NAVD 1988



NOTE:

CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING SEWER LATERAL. IF LATERAL IS LESS THAN 6", IT IS TO BE REPLACED WITH A NEW 6" LATERAL

WATER AND SEWER DEMAND

62 APARTMENTS X 250 GPD/APT=15,500 GPD

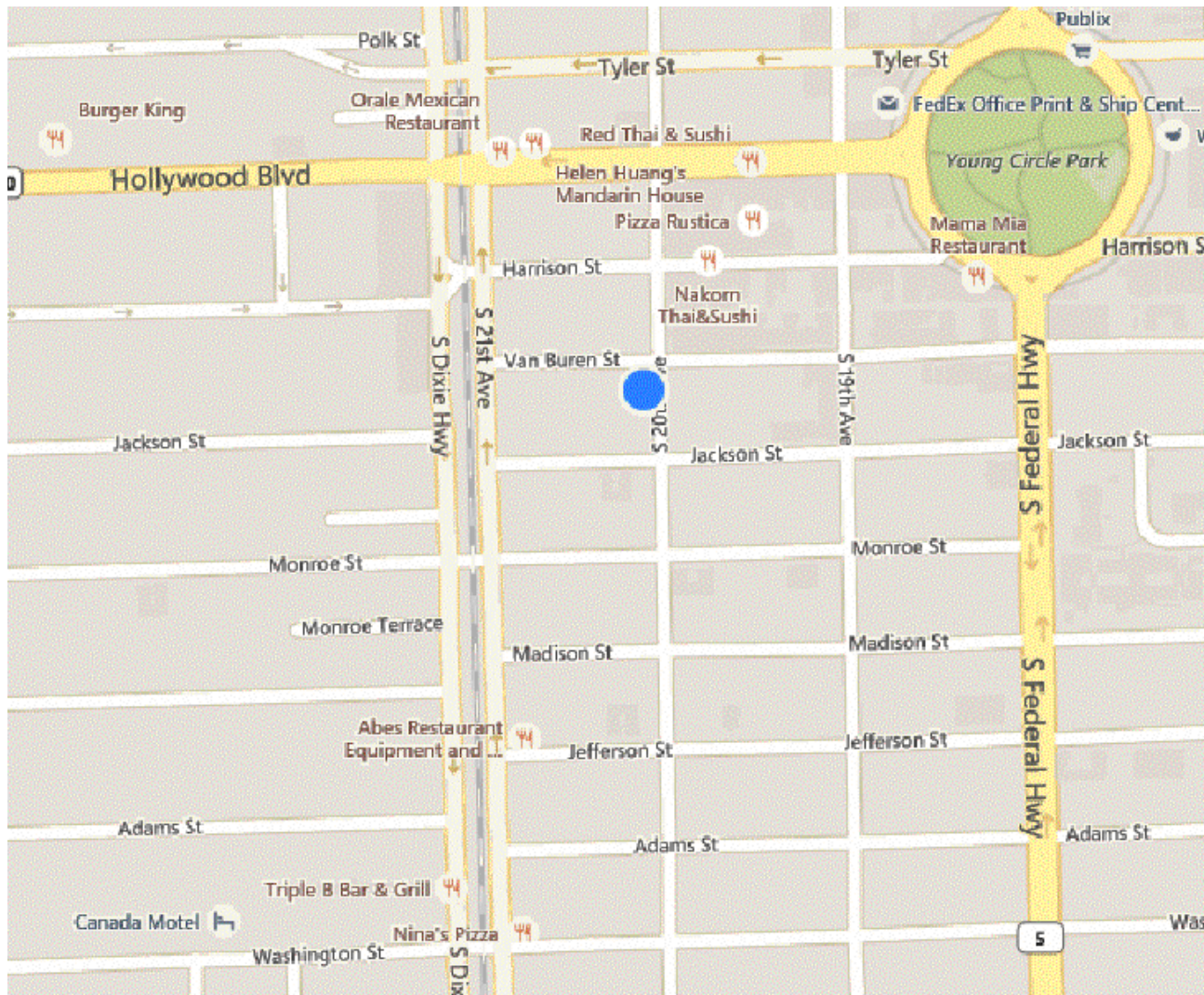
PAVEMENT RESTORATION FOR S. 20TH AVENUE WILL BE REQUIRED

NOTE:

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE.

NOTE:

FROM POINT OF SERVICE UP TO DDCV, UNDERGROUND WORK MUST BE COMPLETED BY A FP CONTRACTOR I, II, OR V PER FS 633.102 INCLUDING WITNESSING ALL WET TAPS, FLUSH TEST, AND PRESSURE TESTS.



LOCATION MAP
NOT TO SCALE

LAND DESCRIPTION:

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LEGEND

- | | | | |
|--|----------------------|--|-----------------------------------|
| | PROPOSED ASPHALT | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED PAVERS | | EXISTING BACKFLOW PREVENTOR |
| | PROPOSED CONCRETE | | EXISTING CATCH BASIN |
| | PROPOSED CATCH BASIN | | EXISTING CLEANOUT |
| | PROPOSED PIPING | | EXISTING ELEVATION |
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| | | | EXISTING GREASE TRAP |
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CA 7325

WATER AND SEWER PLAN

SCALE: 1"=20'

Kaller

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SEAL

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FLORIDA R.A. # 0009239

PROJECT TITLE

2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE

WATER AND SEWER PLAN

REVISIONS

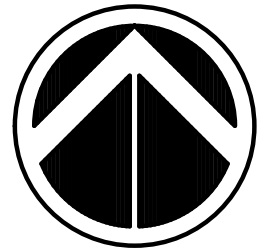
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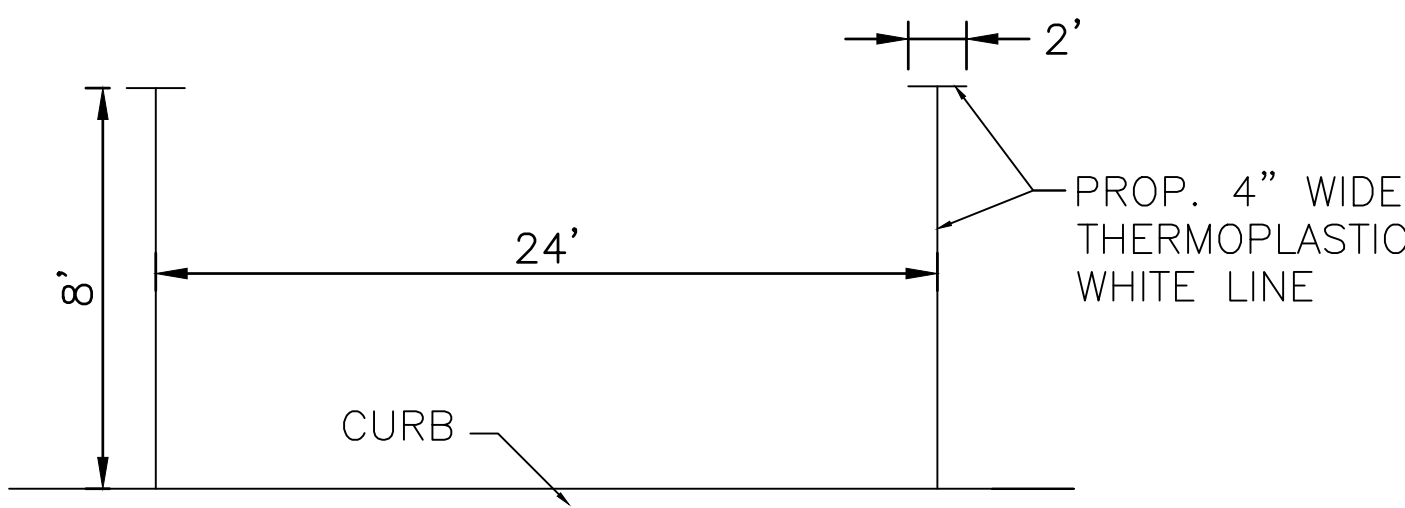
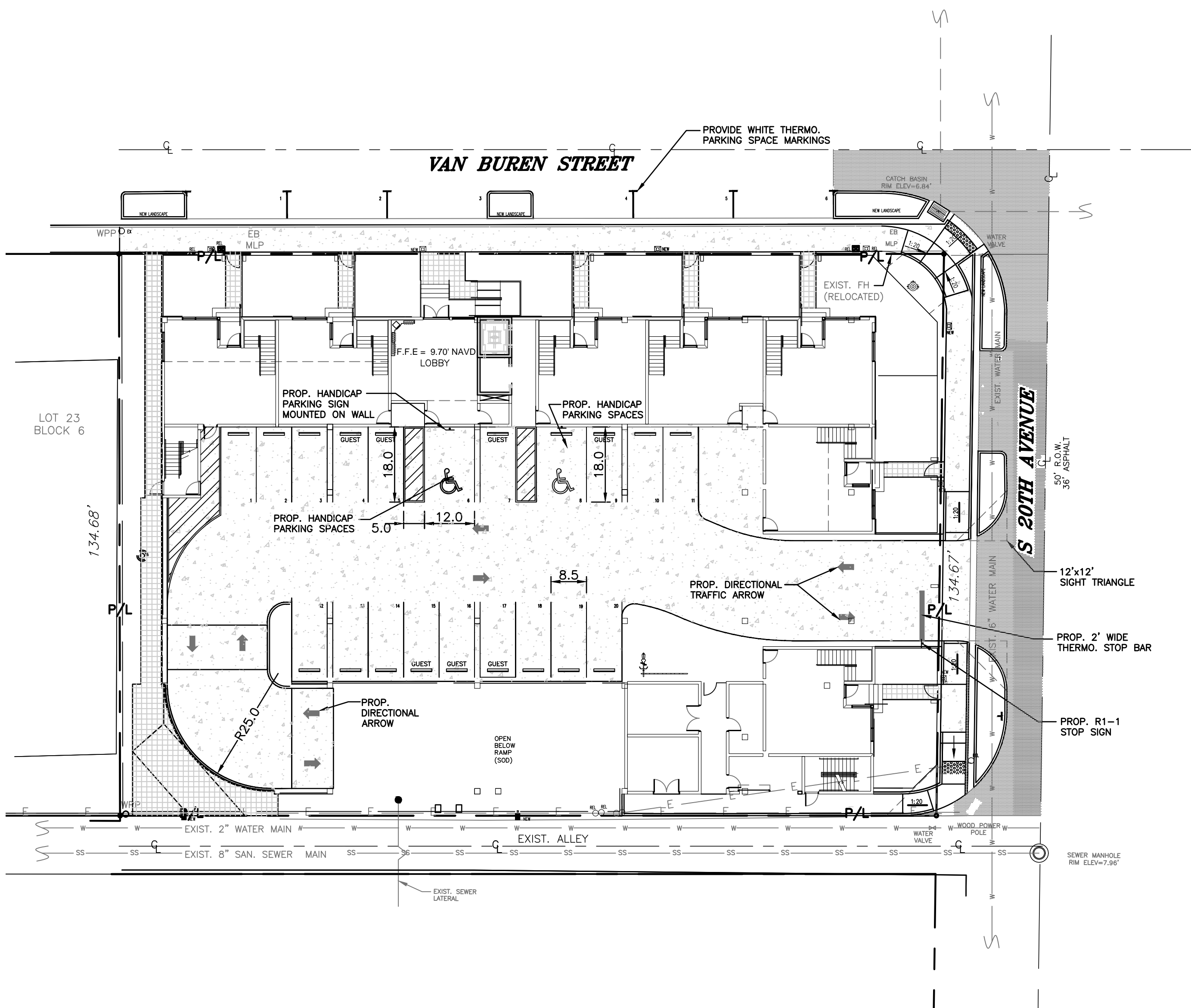
SHEET

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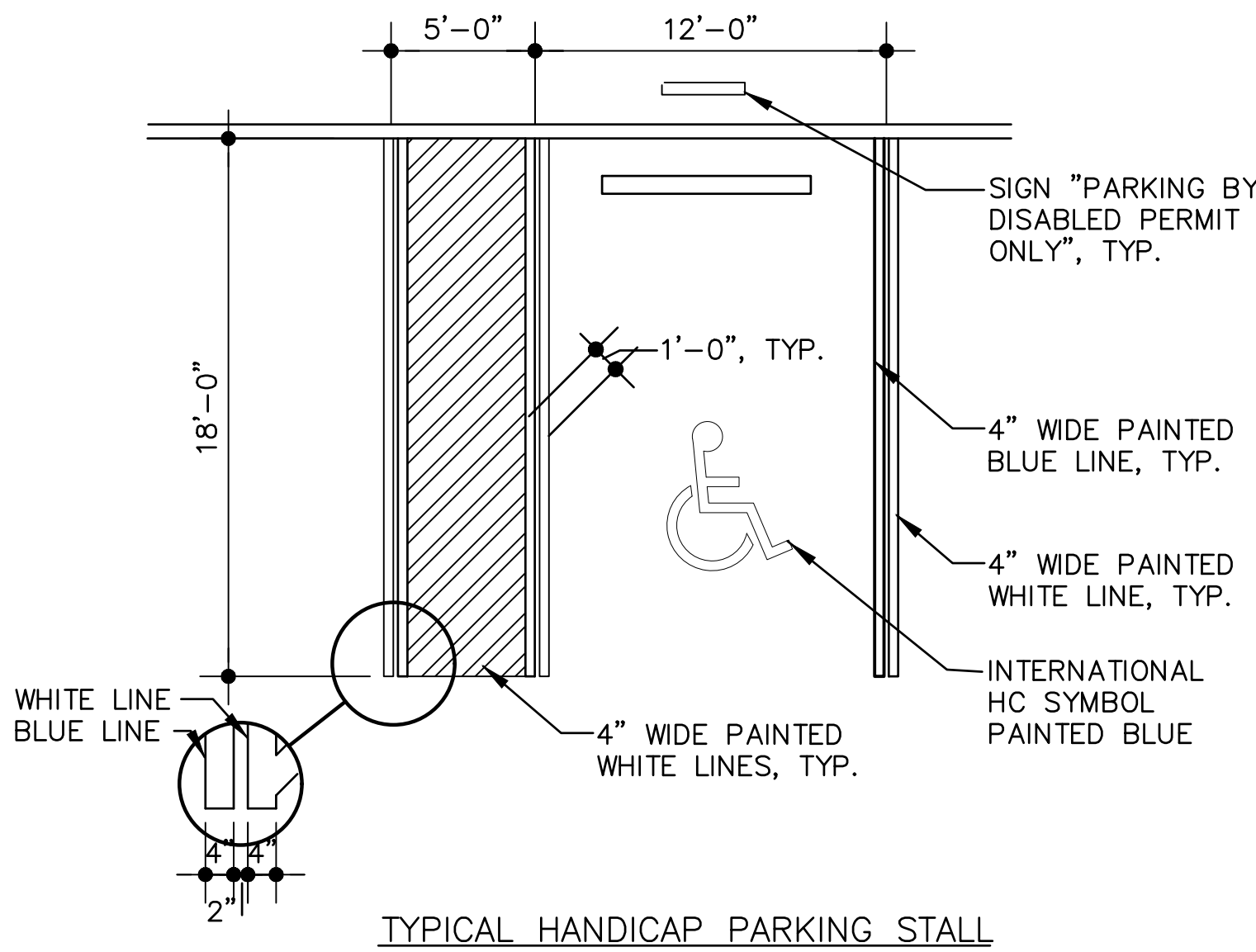


NORTH

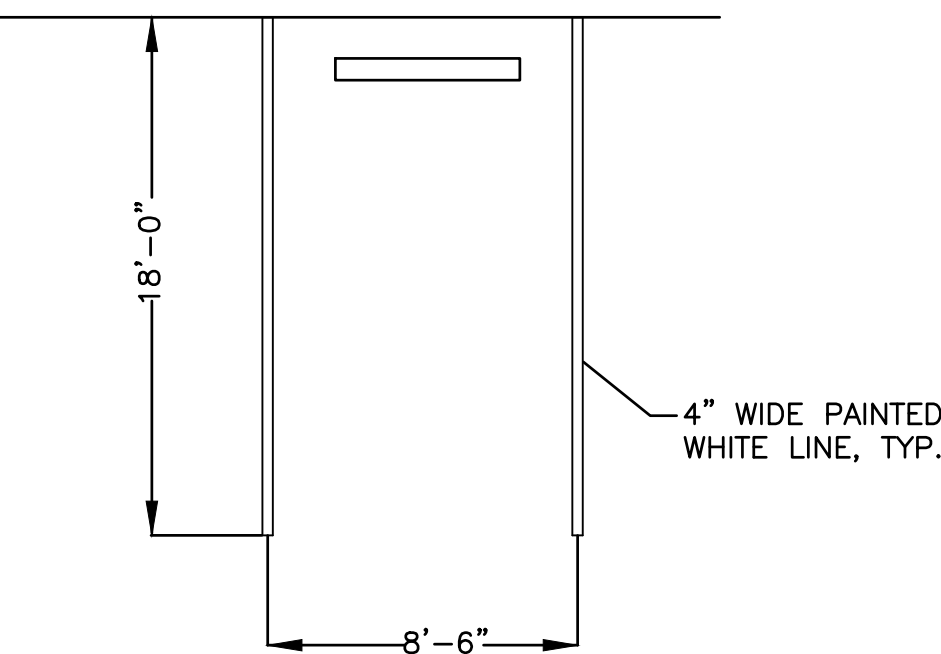
ELEVATIONS ARE REFERENCED TO NAVD 1988



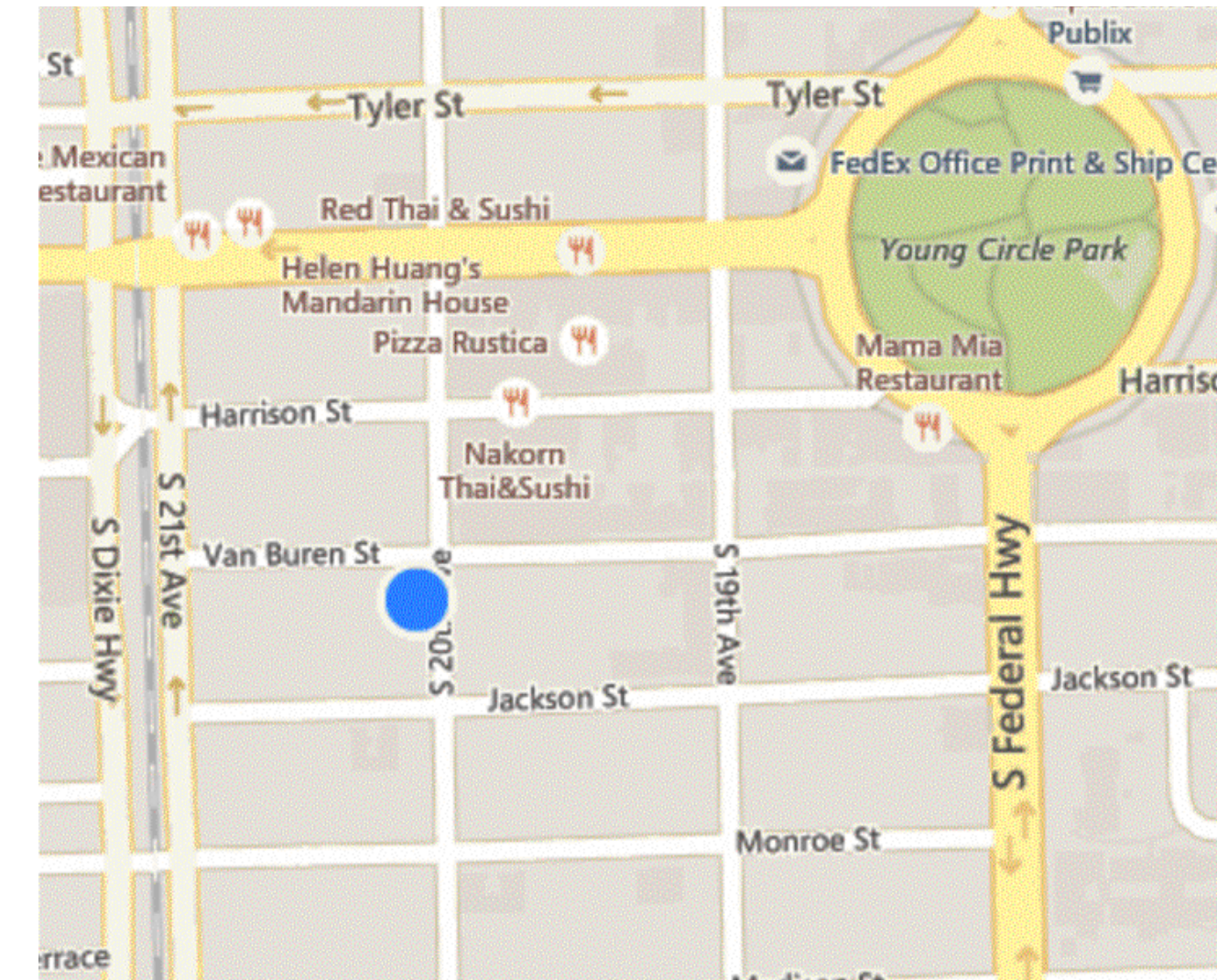
PLAN VIEW OF
TYPICAL ON-STREET PARKING
NTS



TYPICAL HANDICAP PARKING STALL
NTS



TYPICAL REGULAR PARKING STALL
NTS



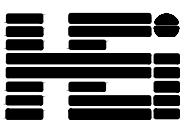
LOCATION MAP
NOT TO SCALE

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LEGEND

- | | | | |
|--|----------------------|--|-----------------------------------|
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| | PROPOSED PAVERS | | EXISTING BACKFLOW PREVENTOR |
| | PROPOSED CONCRETE | | EXISTING CATCH BASIN |
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| | | | EXISTING VALVE BOX |
| | | | EXISTING WATER METER |
| | | | EXISTING WOOD POWER POLE |
| | | | EXISTING FENCE |



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Lic. no. 41831

CA 7325

PAVEMENT MARKING AND SIGNAGE PLAN

SCALE: 1"=20'



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&
ASSOCIATES, P.A.
AA# 28001212
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P 954.920.5746 F 954.926.2841
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA
SHEET TITLE
PAVEMENT MARKING & SIGNAGE PLAN

| REVISIONS | | |
|-----------|------|-------------|
| No. | DATE | DESCRIPTION |
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PROJECT No.: 15-66
DATE: 1/3/17
DRAWN BY: NKW
CHECKED BY: SCH

SHEET

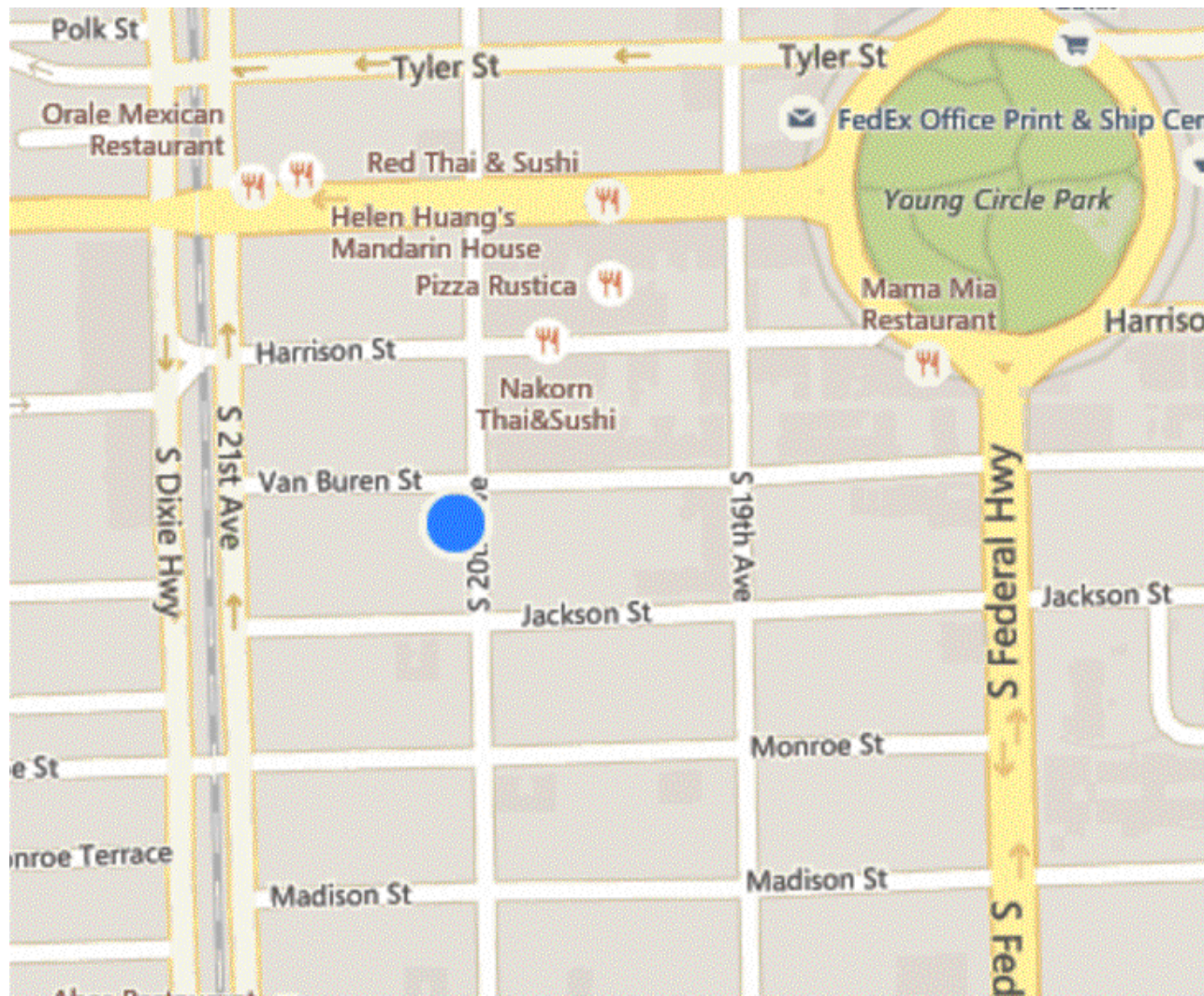
C-3

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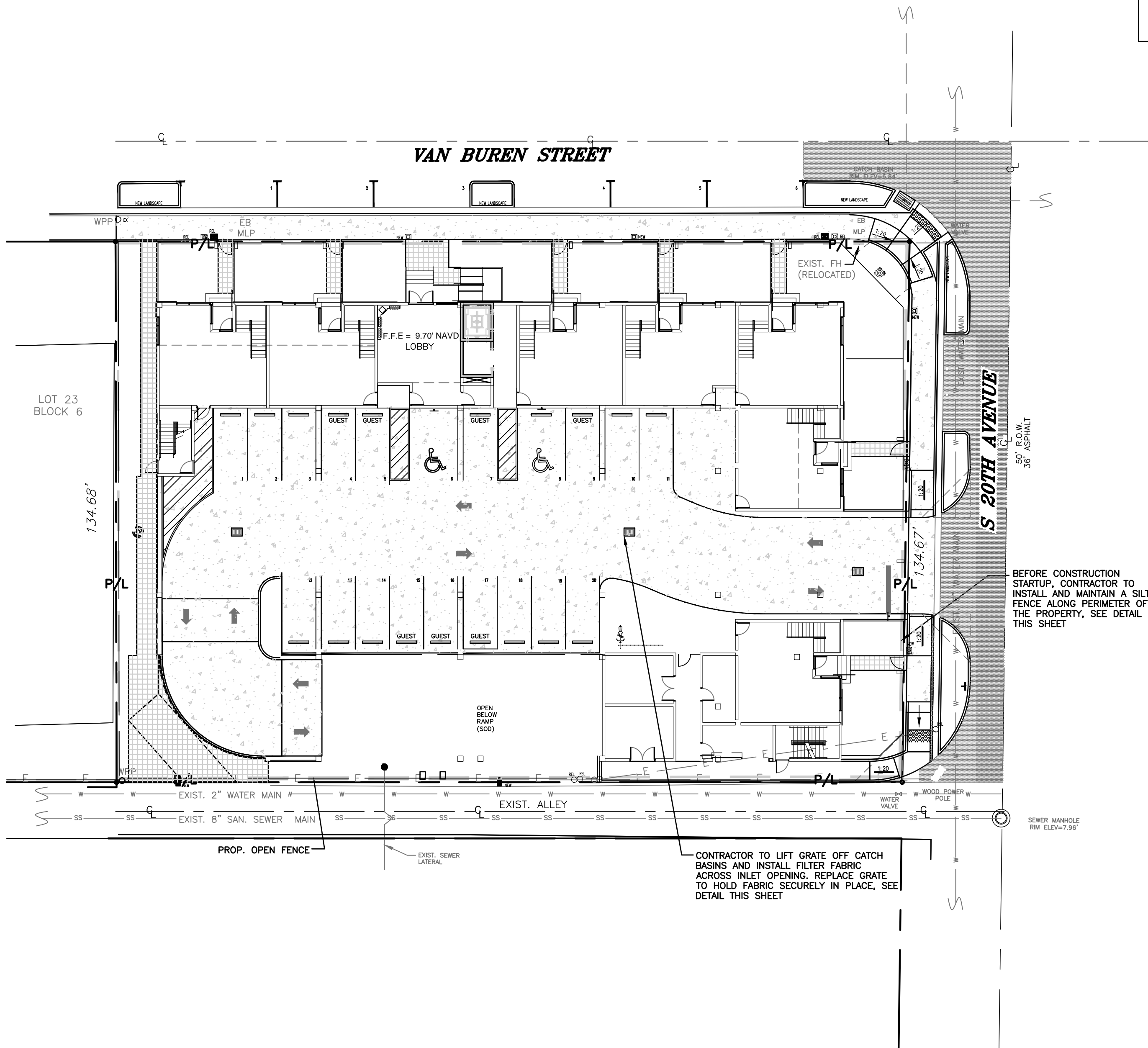


LAND DESCRIPTION:

LOTS 18, 19, 20, 21 AND 22, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE

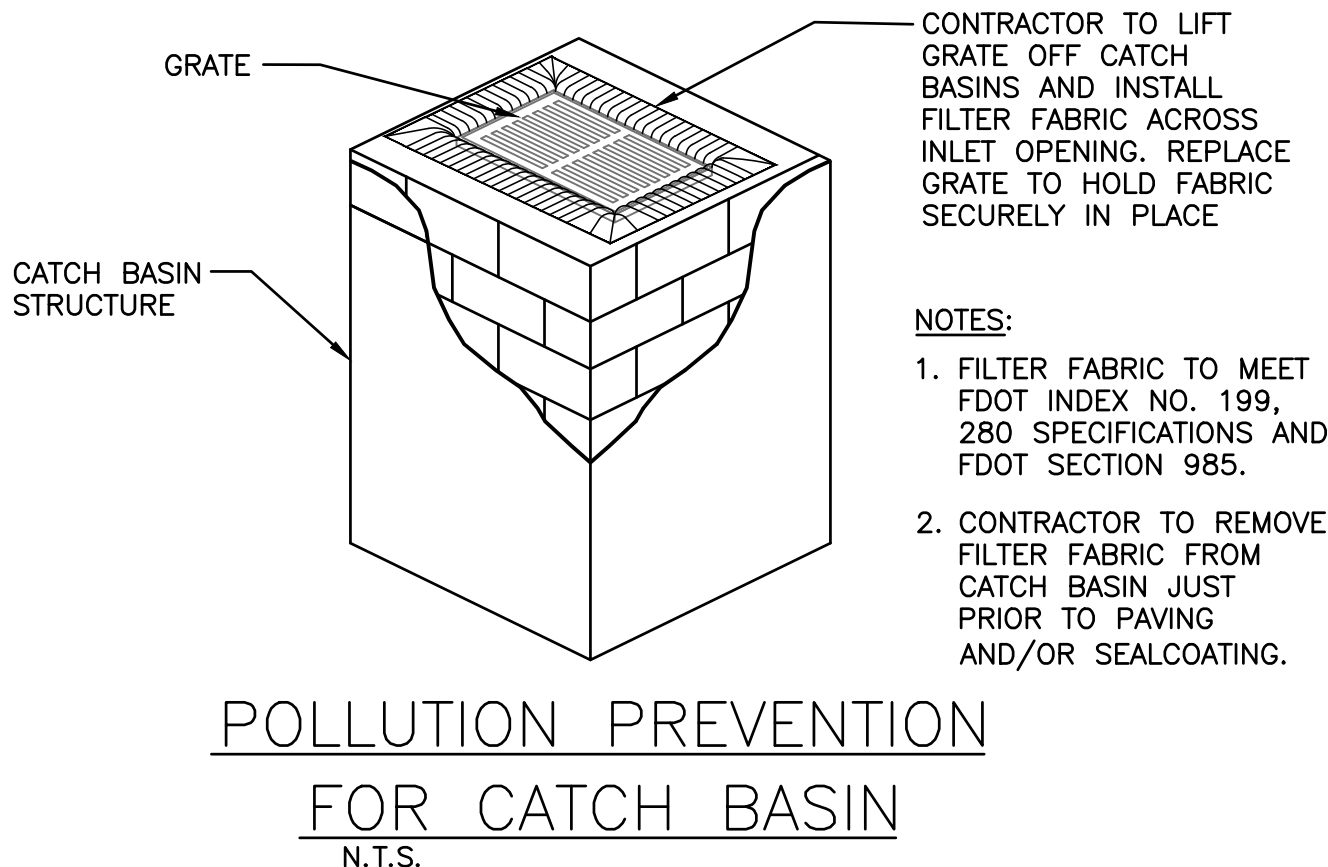
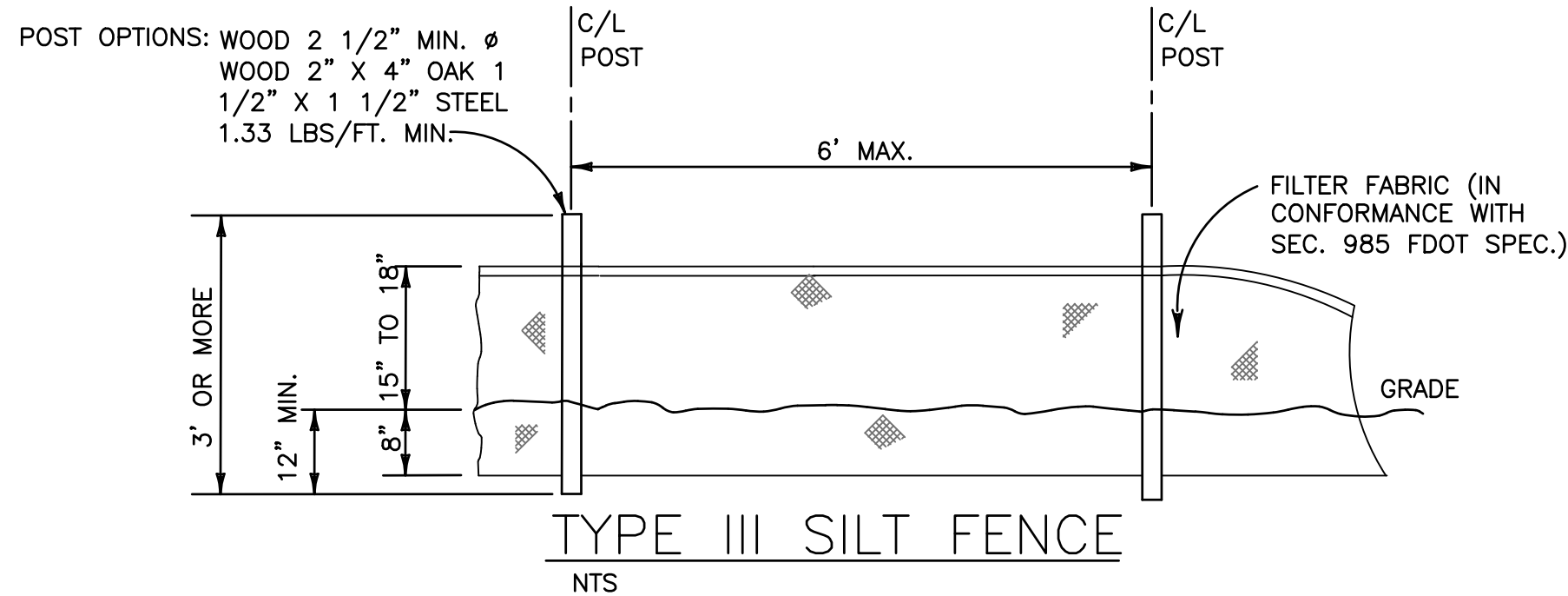


BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE, TO MEET LEED REQUIREMENTS.
12. PROVIDE SILT FENCE AROUND WORK AREA DURING INSTALLATION OF NEW 8\"/>

LEGEND

| | | | |
|--|----------------------|--|-----------------------------------|
| | PROPOSED ASPHALT | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED PAVERS | | EXISTING BACKFLOW PREVENTOR |
| | PROPOSED CONCRETE | | EXISTING CATCH BASIN |
| | PROPOSED CATCH BASIN | | EXISTING CLEANOUT |
| | PROPOSED PIPING | | EXISTING ELEVATION |
| | PROPOSED ELEVATION | | EXISTING GAS METER |
| | | | EXISTING GREASE TRAP |
| | | | EXISTING CONCRETE LIGHT POLE |
| | | | EXISTING MANHOLE (AS DESIGNATED) |
| | | | EXISTING MONITORING WELL |
| | | | EXISTING SIGN (AS INDICATED) |
| | | | EXISTING VALVE BOX |
| | | | EXISTING WATER METER |
| | | | EXISTING WOOD POWER POLE |
| | | | EXISTING FENCE |



SCALE: 1"=10'

STORMWATER POLLUTION PREVENTION PLAN

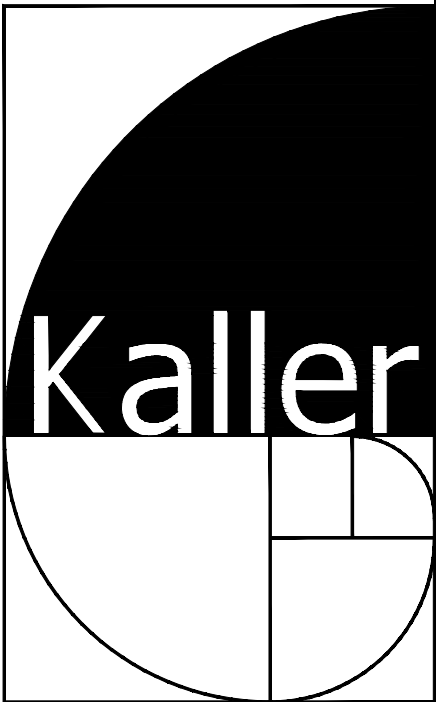
SCALE: 1"=20'



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SEAL

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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA
SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

REVISIONS

No. DATE DESCRIPTION

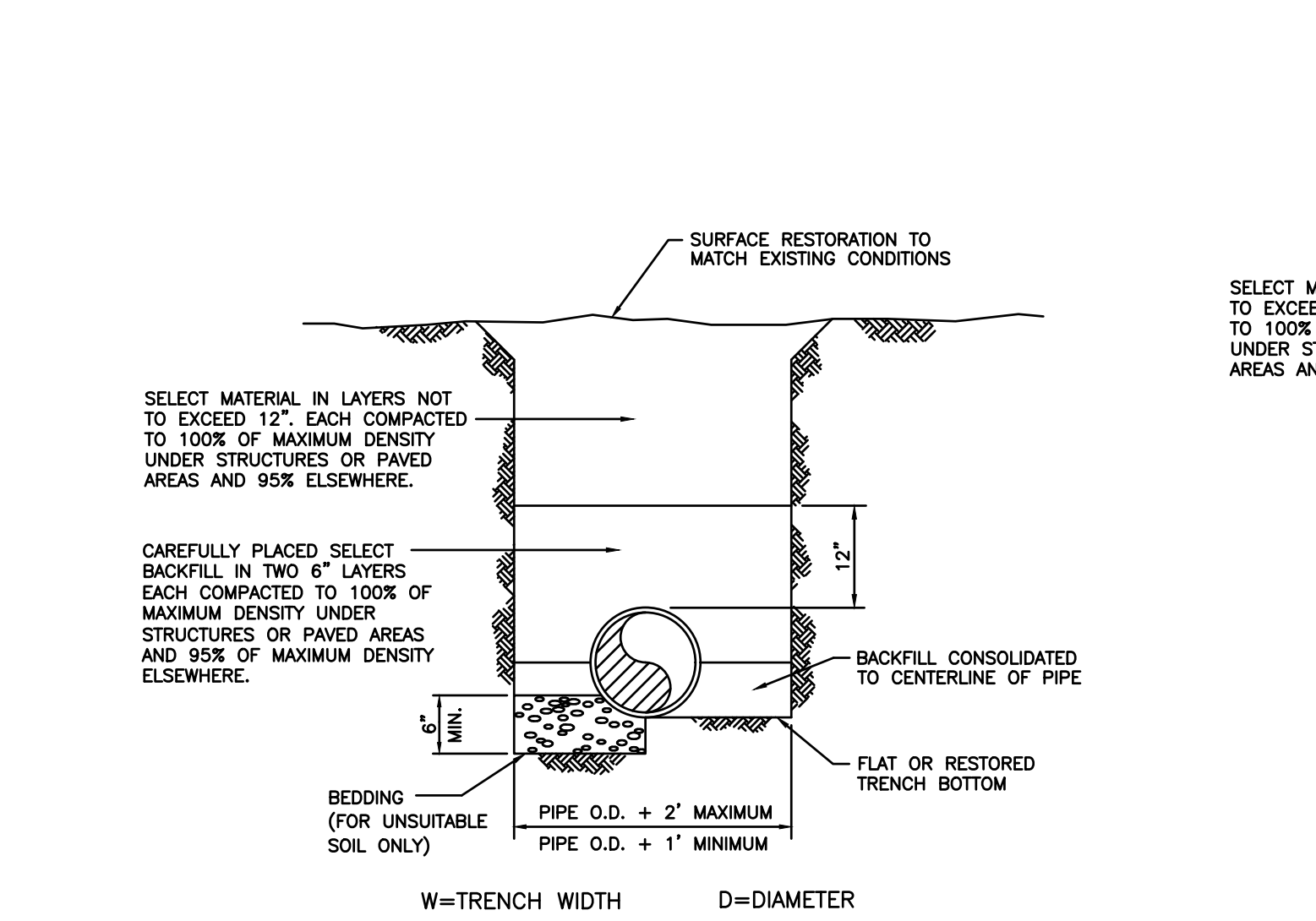
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| 2 | 1/3/17 | |
| 3 | NKW | |
| 4 | SCH | |

PROJECT No.: 15-66
DATE: 1/3/17
DRAWN BY: NKW
CHECKED BY: SCH

SHEET

C-4

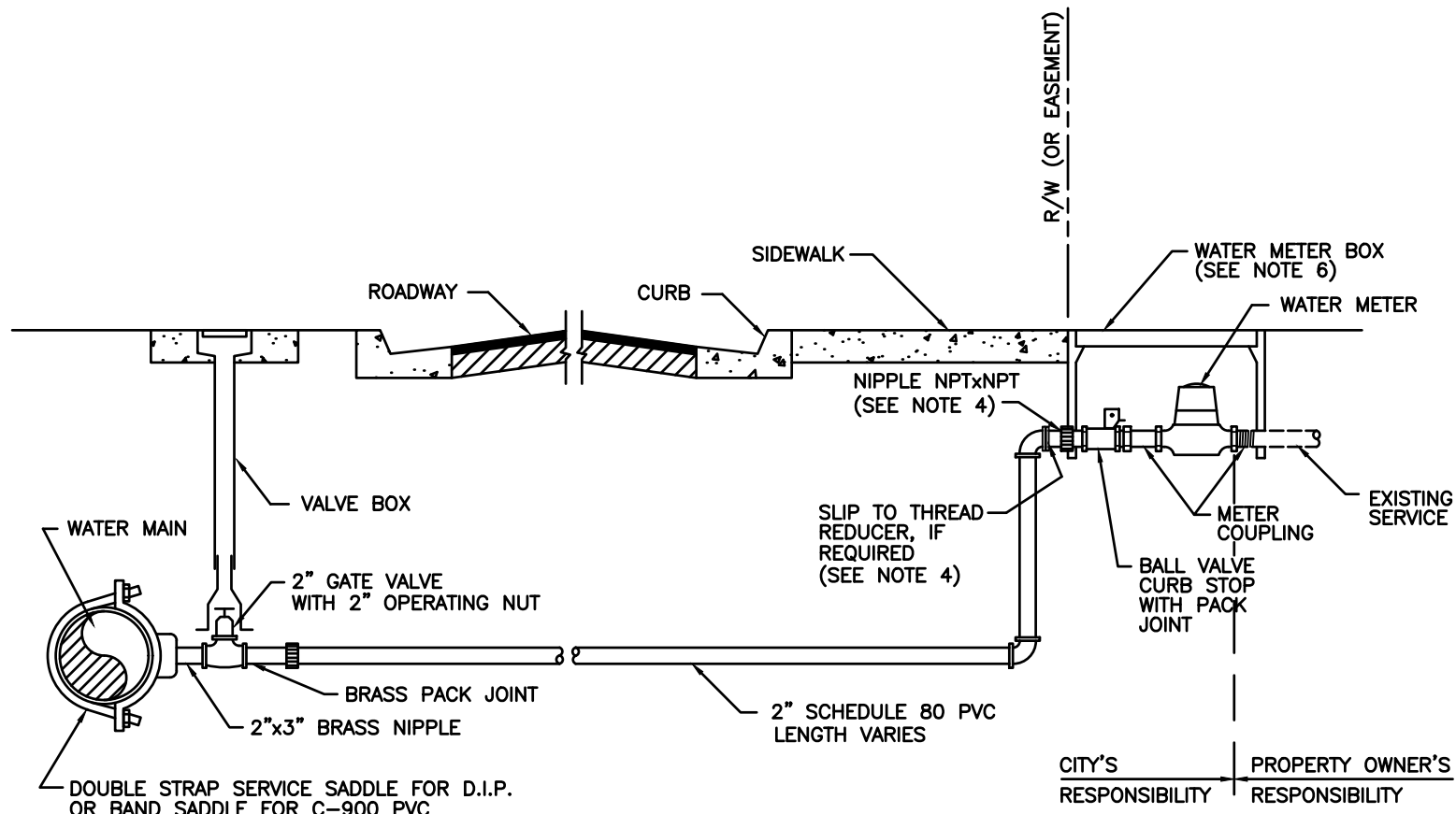
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PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)

NOTES:

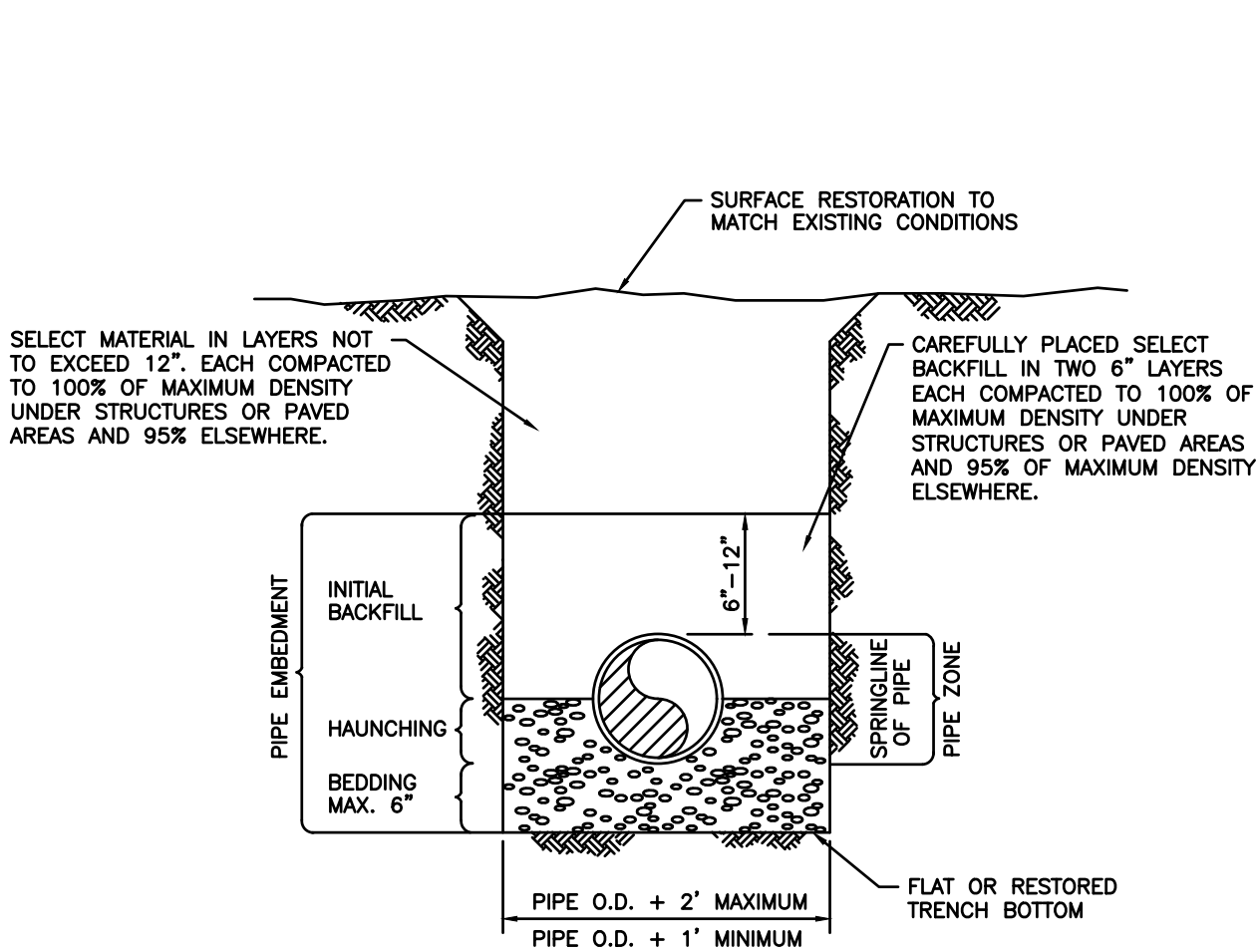
1. BEDDING MATERIAL WHEN NECESSARY, SHALL BE CLEAN SANDY SOIL WHENEVER AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED 3/4" MAX. SIZED CRUSHED LIMESTONE. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID.
2. DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASHTO T-180 AND ASTM D-3017.



TYPICAL SERVICE CONNECTION (FOR P.V.C. ONLY)

NOTES:

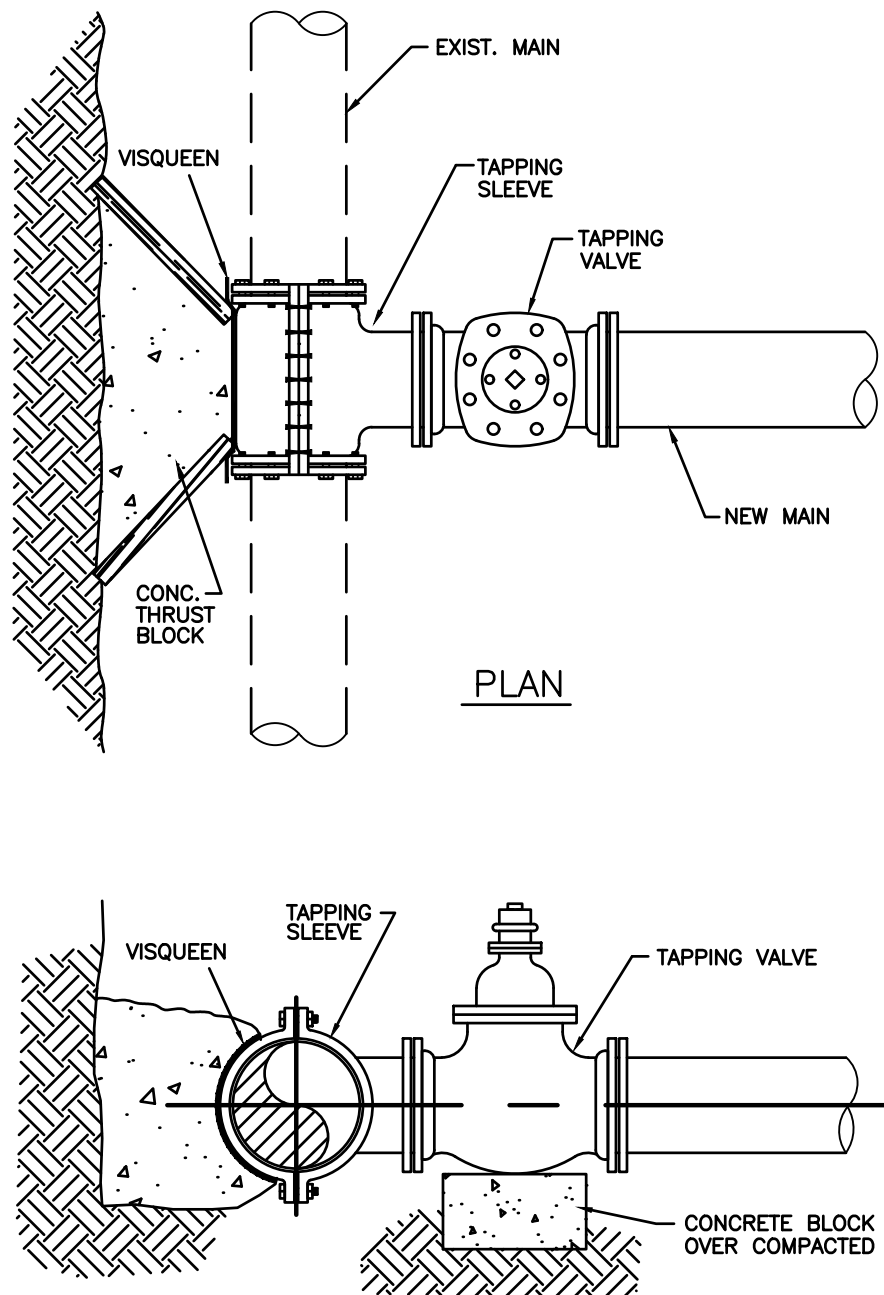
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. SERVICE CONNECTIONS RUN FROM THE WATER MAIN TO THE METER AND INCLUDE THE SERVICE CLAMP, THE CORPORATION STOP OR GATE VALVE (DEPENDING ON METER SIZE), PIPING, THE CURB STOP AND ALL NECESSARY FITTINGS.
3. SERVICE CONNECTION PIPES AND FITTINGS CROSSING UNDER PAVEMENT SHALL BE A MINIMUM OF 2" IN DIAMETER.
4. FOR 1", 1-1/2" AND 2" METERS, THE NIPPLE AND ACCESSORIES BETWEEN THE 2" 90° BEND OR 2" TEE AND THE METER SHALL BE THE SAME SIZE AS THE METER.
5. THE WATER METER, METER BOX AND COVER BY THE CITY OF HOLLYWOOD.
6. ELEVATION OF TOP OF WATER METER BOX SHALL BE SET AT THE SAME ELEVATION AS PROPOSED GRADE AT BACK OF SIDEWALK AND THE METER DIAL SHALL BE MAX. 6" BELOW METER COVER.
7. EXISTING SERVICE CONNECTIONS TO BE DISCONNECTED SHALL BE REMOVED AND PLUGGED AS REQUIRED.
8. DETAIL SHALL BE SAME FOR 1 1/2" SERVICE AND METER



PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)

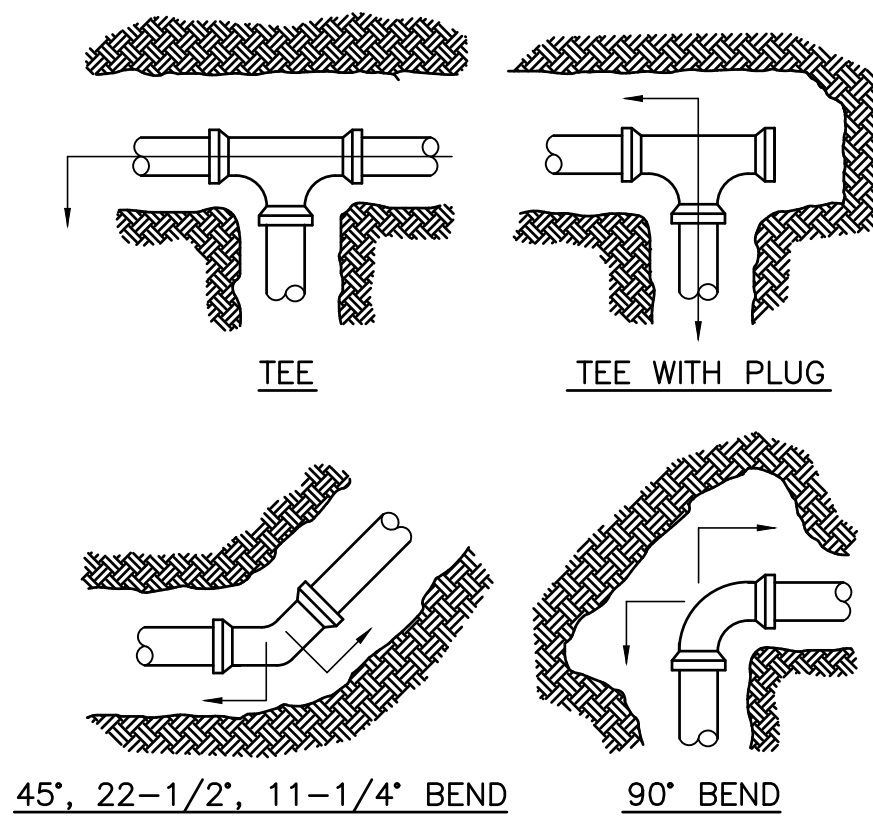
NOTES:

1. BEDDING AND HAUNCHING SHALL BE WELL GRADED 3/4" MAX. SIZE CRUSHED LIMESTONE
2. DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASHTO T-180 AND ASTM D-3017.



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.

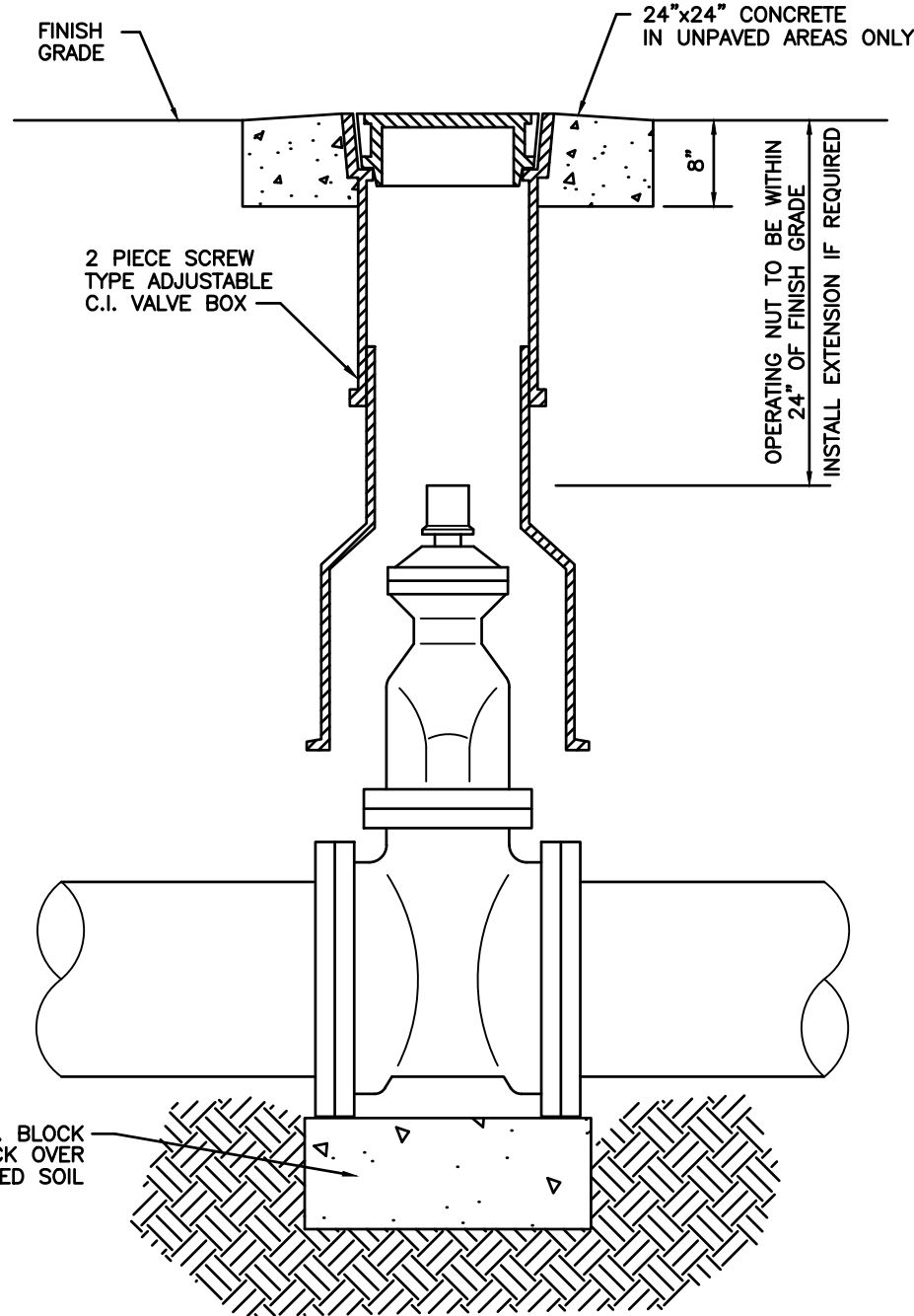


RESTRAINED JOINTS

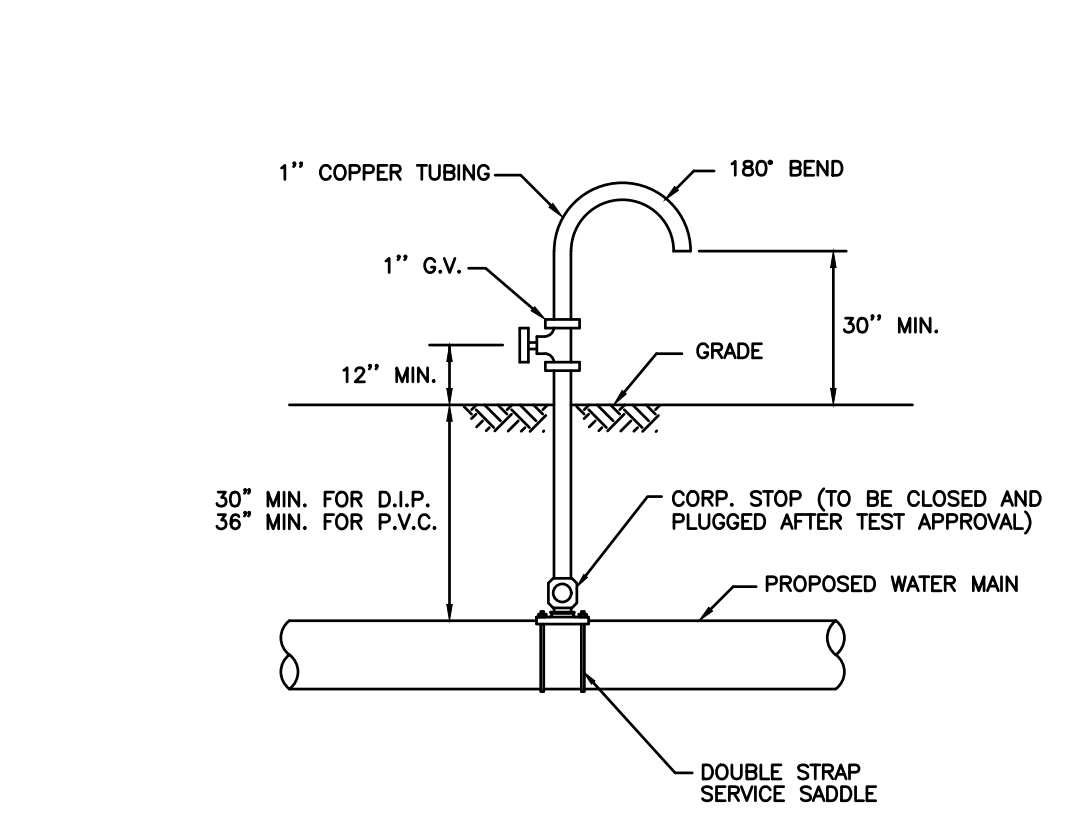
| | PIPE SIZE | | | | |
|----------|-----------|----|-----|-----|-----|
| FITTING | 4" | 6" | 8" | 10" | 12" |
| TEE | 51 | 72 | 91 | 110 | 135 |
| 11-1/4° | 4 | 5 | 6 | 7 | 8 |
| 22-1/2° | 8 | 10 | 13 | 14 | 17 |
| 45° BEND | 17 | 22 | 26 | 30 | 35 |
| 90° BEND | 42 | 53 | 63 | 72 | 85 |
| DEAD END | 76 | 97 | 117 | 136 | 162 |

NOTES:

1. LENGTH SHOWN IN THE TABLE TO BE RESTRAINED IN THE DIRECTION OF THE ARROWS, FROM CENTER OF FITTINGS.
2. RESTRAINED LENGTHS TABULATED ARE BASED ON THE FOLLOWING CONDITIONS:
A. LAYING CONDITION: TYPE 3
B. SOIL DESIGNATION: SAND/SILT
C. DEPTH OF COVER: 3 FEET
D. DESIGN PRESSURE: 150 PSI
E. SAFETY FACTOR: 1.5
F. 18' SPAN BETWEEN THE FIRST TWO UNRESTRAINED JOINTS ON EITHER SIDE OF THE TEE, (9' EACH WAY).
3. USE RESTRAINED JOINTS FOR FITTINGS AND MECHANICAL JOINT PIPE.



TYPICAL GATE VALVE AND VALVE BOX



SAMPLING POINT

NOTE:

SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM BROWARD COUNTY PUBLIC HEALTH UNIT (B.C.P.H.U.)

PIPE SEPARATION REQUIREMENTS

62-555.314 F.A.C AUGUST 28, 2003

1) VERTICAL CROSSINGS:

SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.

2) HORIZONTAL SEPARATIONS:

WHEREVER IT IS PHYSICALLY POSSIBLE:

SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.

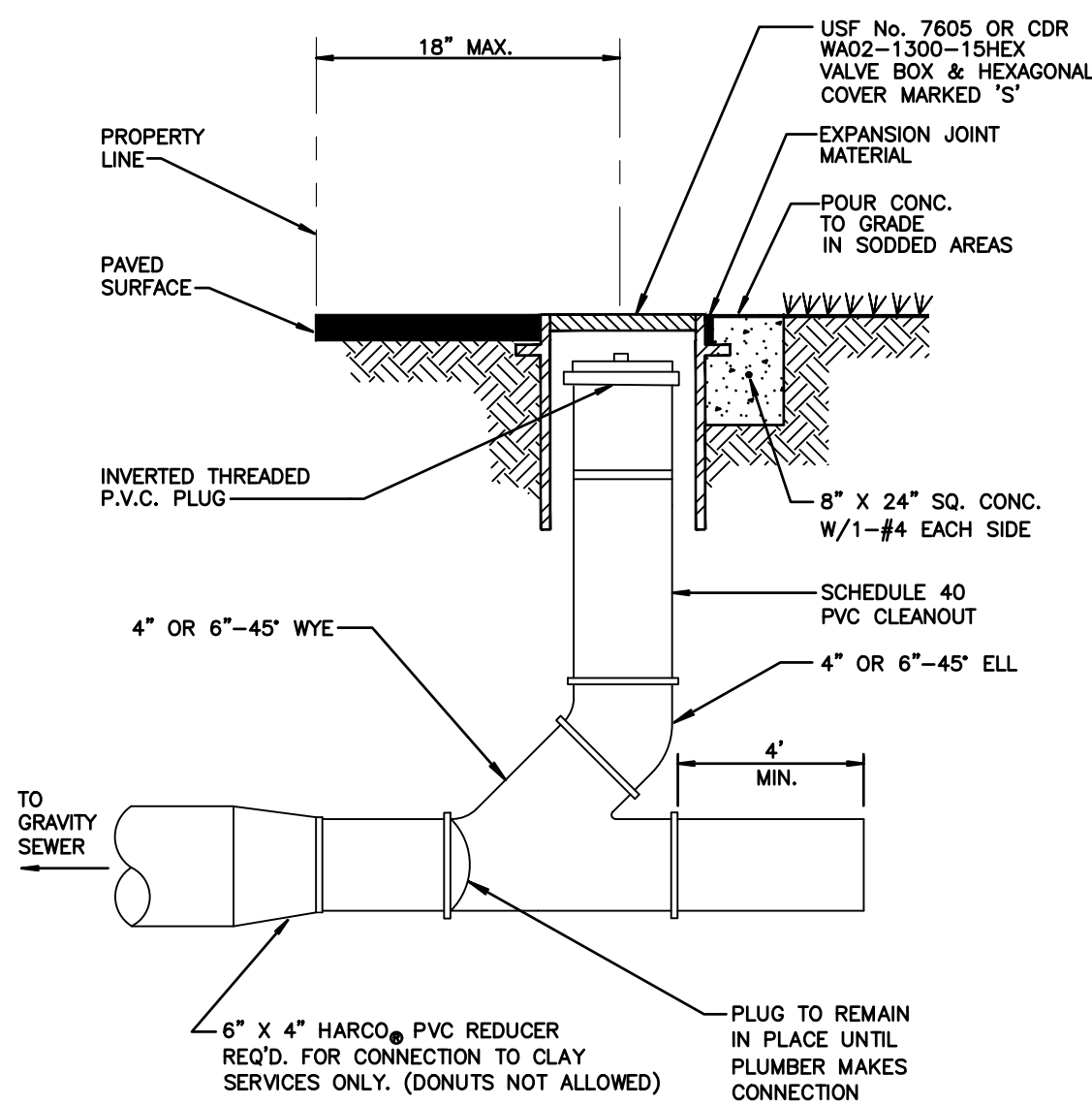
WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID OUT AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:

- A) IN A SEPARATE TRENCH;
- B) ON AN UNDISTURBED EARTH SHELF;

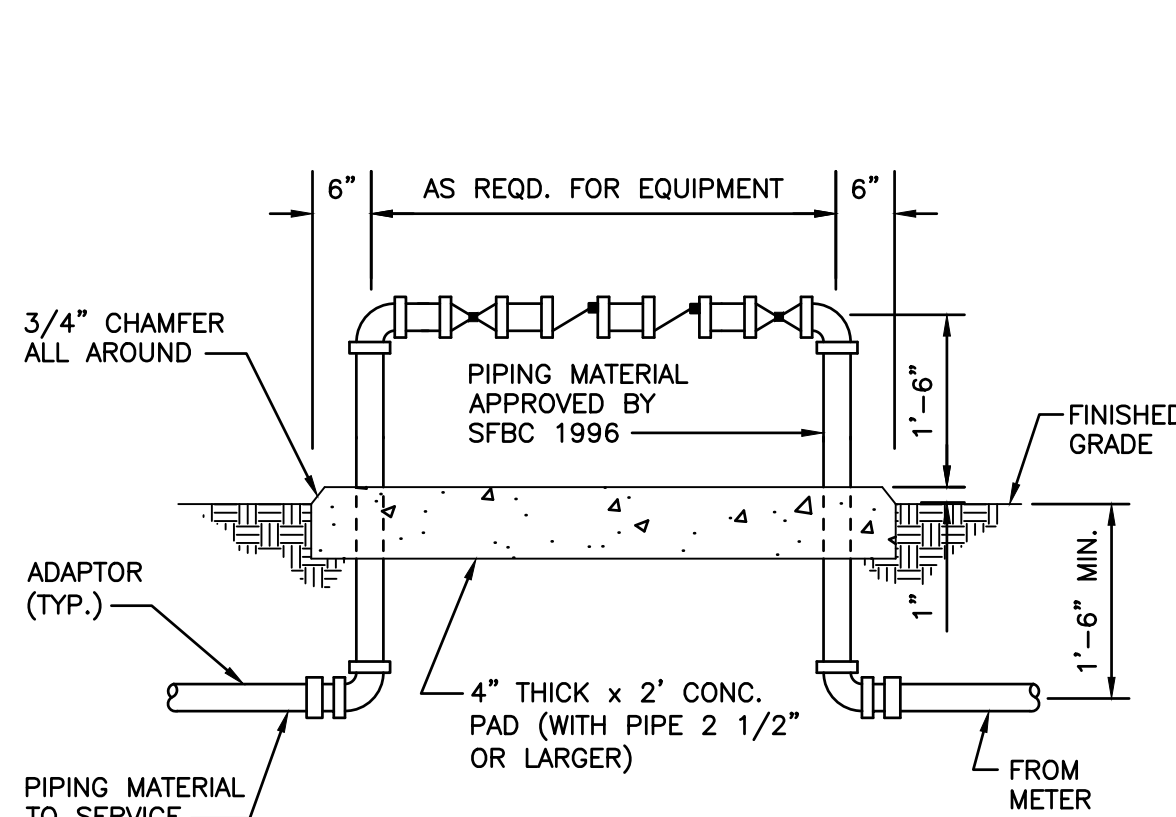
AND CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1).

3) CONFLICTS:

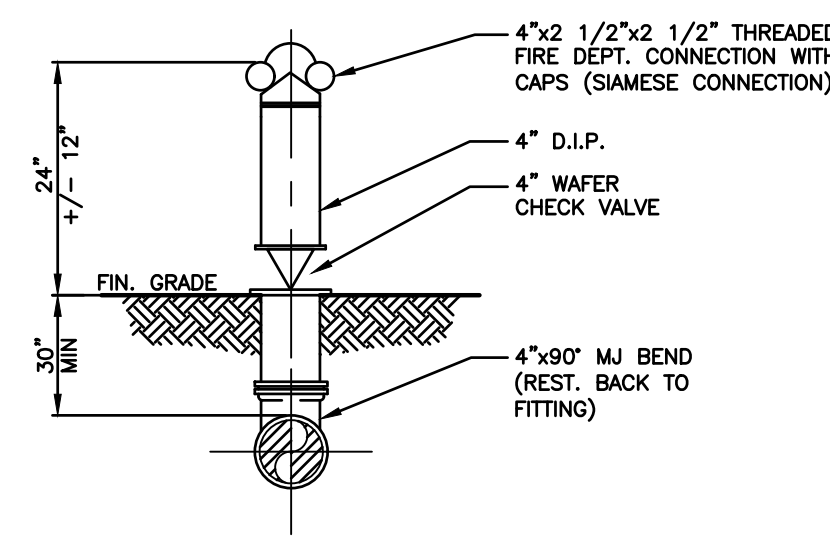
WHENEVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1) AND 2), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL BE A FULL JOINT CENTERED ON THE CONFLICT AND BE MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND CROWN OF THE LOWER PIPE.



TYPICAL CLEANOUT DETAIL NTS



BACKFLOW PREVENTER NTS



FIRE DEPARTMENT CONNECTION NTS

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2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

PROJECT TITLE

SHEET TITLE
UTILITY DETAILS

REVISIONS

| No. | DATE | DESCRIPTION |
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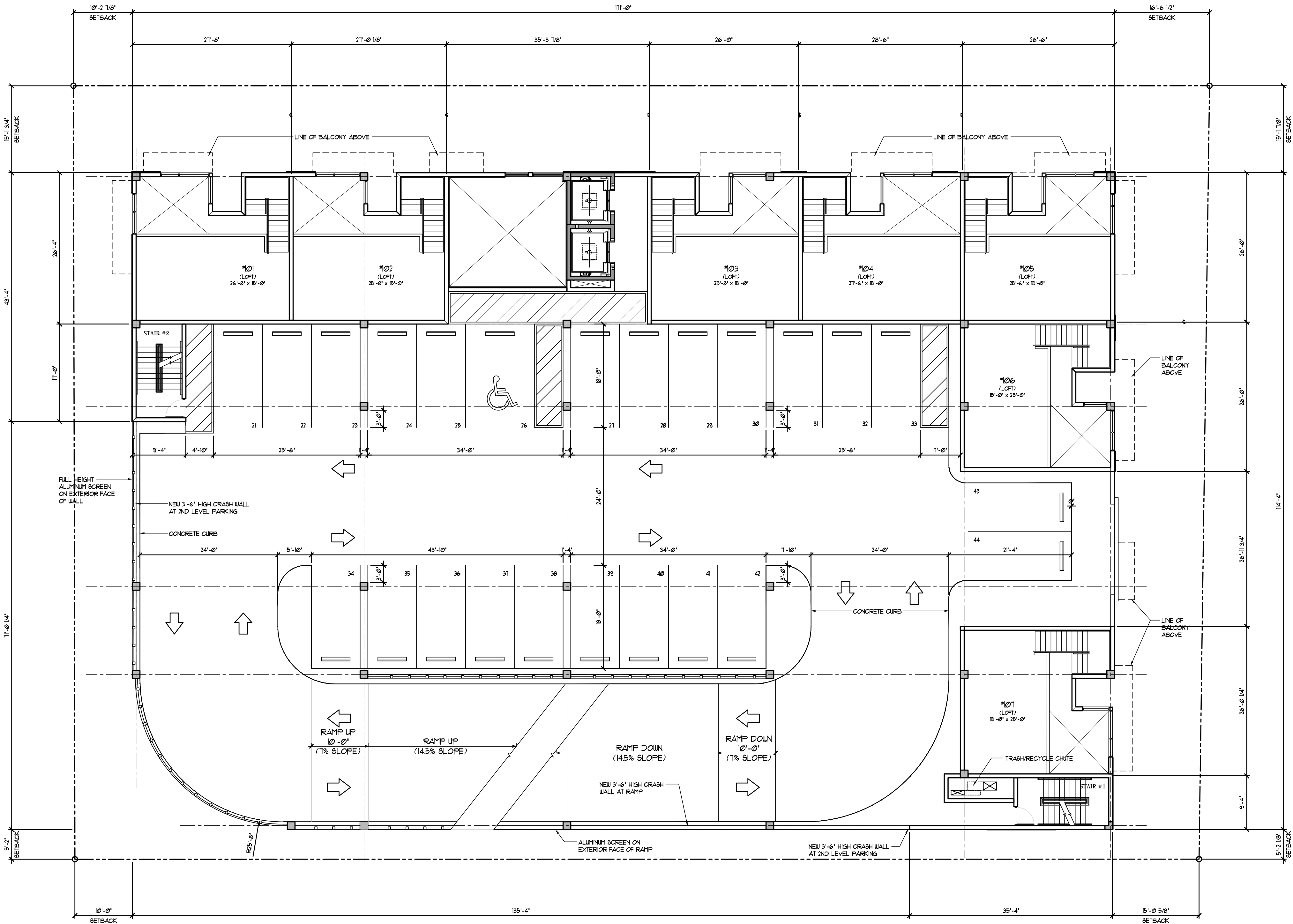
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UTILITY DETAILS

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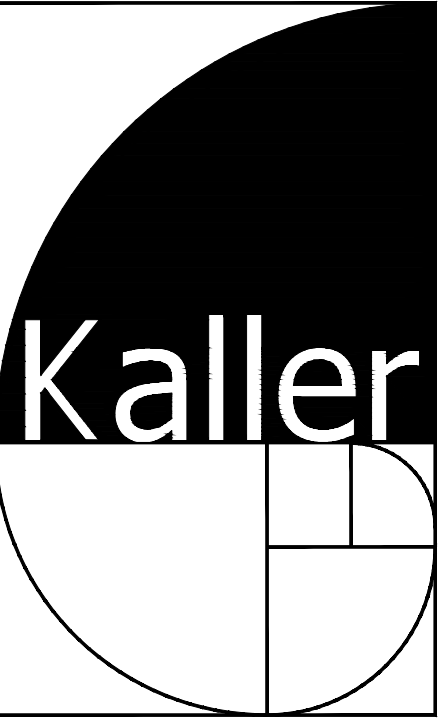


POINTS OF IMPACT NOTE:
ALL VEHICLE BARRIERS & WALLS AT END
OF PARKING STALLS SHALL BE DESIGNED
TO RESIST A CONCENTRATED LOAD FT
6,000 LBS (26,700N) IN ACCORDANCE WITH
SECTION 4.5.3 OF ASCE 7 (PER FBC 5TH
ED. 1607.0.3 - VEHICLE BARRIERS

ACCENT COLOR NOTE:
ACCENT COLORS SHALL NOT EXCEED 30%
OF EACH WALL AREA.

CITY OF HOLLYWOOD ZONING AND LAND
DEVELOPMENT CODE REGULATIONS -

SECTION 3.22
2. REVIEW CRITERIA
2. COLOR INTENSITIES GREATER
THAN THOSE REPRESENTED ON
THE COLOR CHART MAY BE
UTILIZED ONLY FOR PURPOSES
OF EMPHASIZING TRIM AND
ACCENTING ARCHITECTURAL
FEATURES OF A BUILDING OR
STRUCTURE AND SHALL NOT
EXCEED 30% OF EACH WALL
AREA.



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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

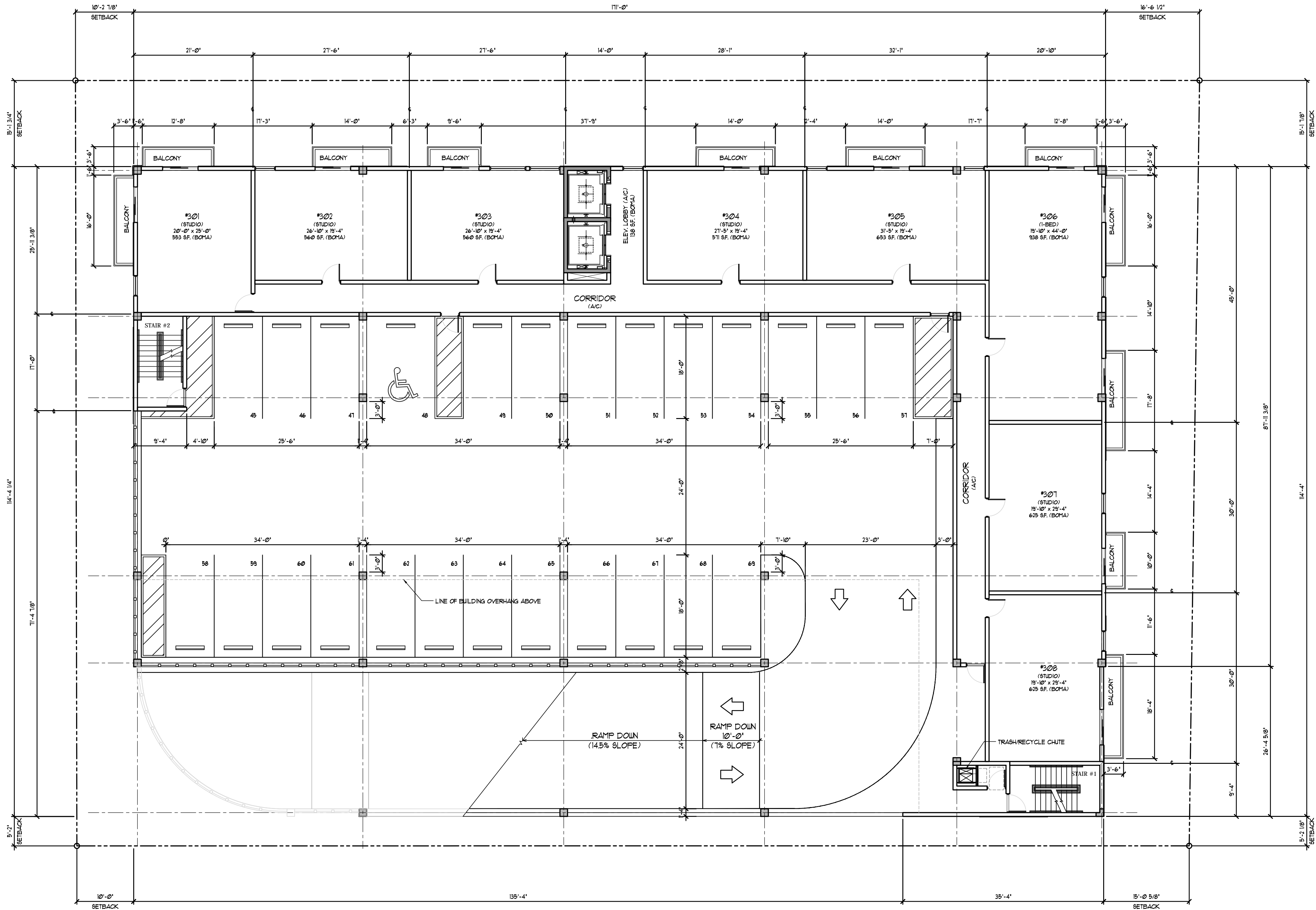
SHEET TITLE
SECOND FLOOR PLAN

| REVISIONS | | |
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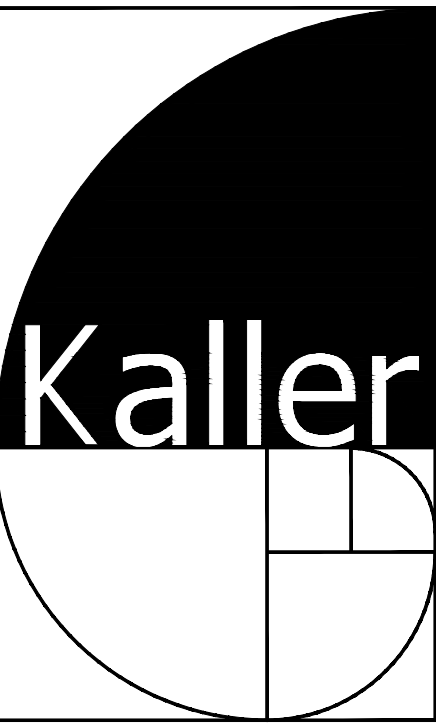


POINTS OF IMPACT NOTE:
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CITY OF HOLLYWOOD ZONING AND LAND
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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
THIRD FLOOR PLAN

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SHEET

A-3



SCALE: $3/32"=1'-0"$

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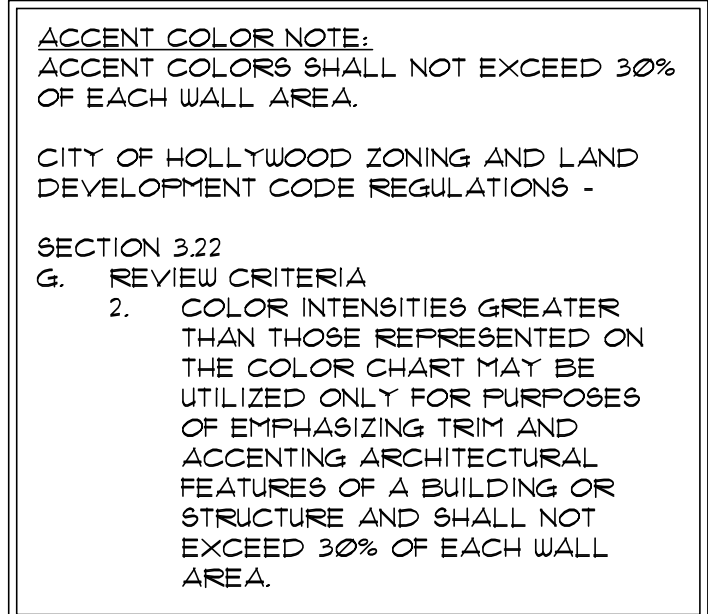
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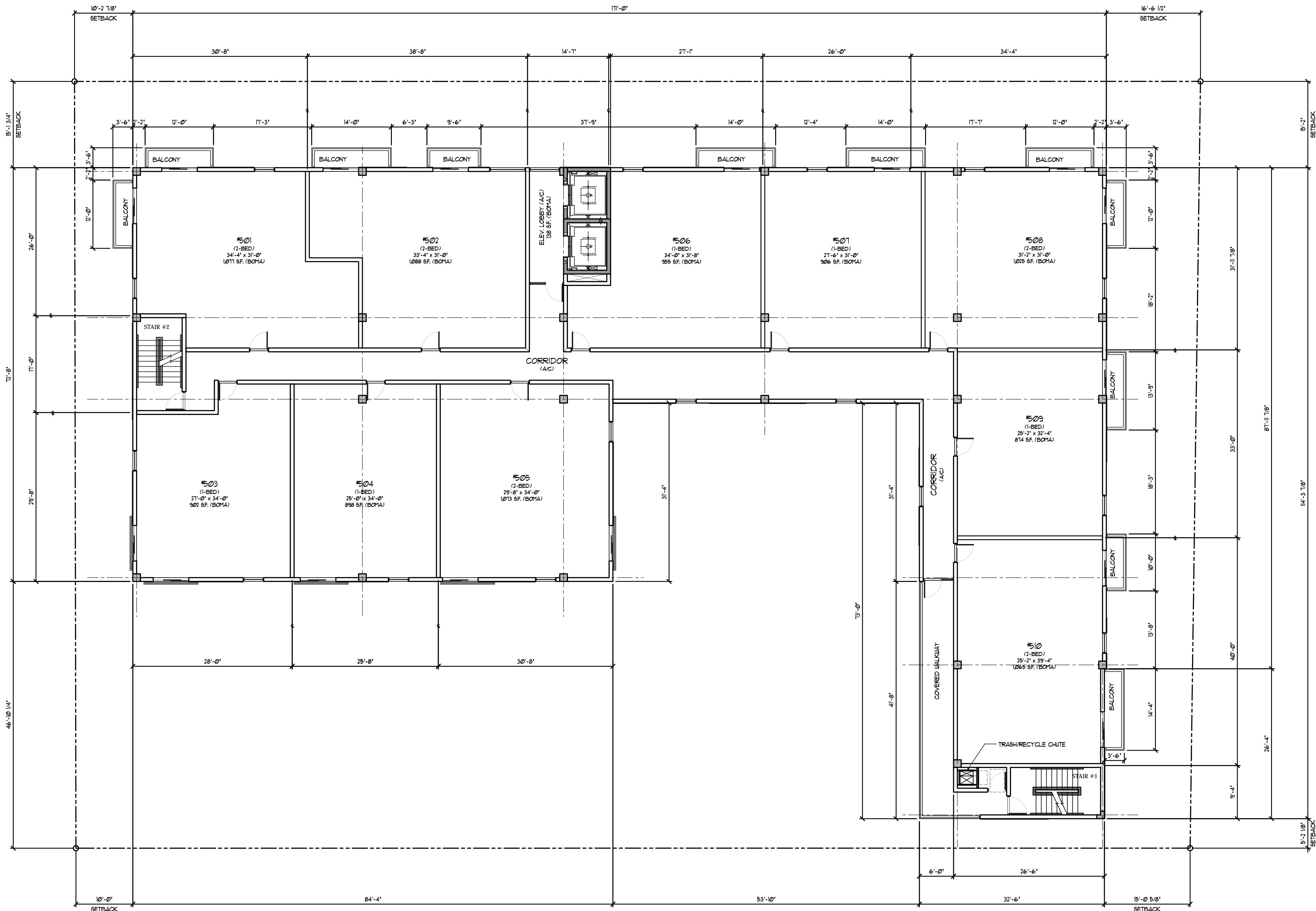
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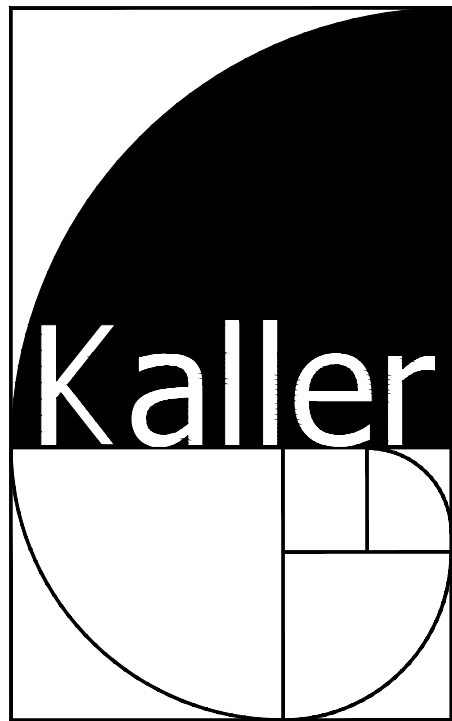




ACCENT COLOR NOTE:
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CITY OF HOLLYWOOD ZONING AND LAND
DEVELOPMENT CODE REGULATIONS -

SECTION 3.22
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SEAL

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PROJECT TITLE

2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE

FIFTH-THRU-SEVENTH
FLOOR PLAN

| REVISIONS | | |
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| No. | DATE | DESCRIPTION |
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PROJECT No.: 12093
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SHEET

A-5



SCALE: 3/32"=1'-0"

A-6

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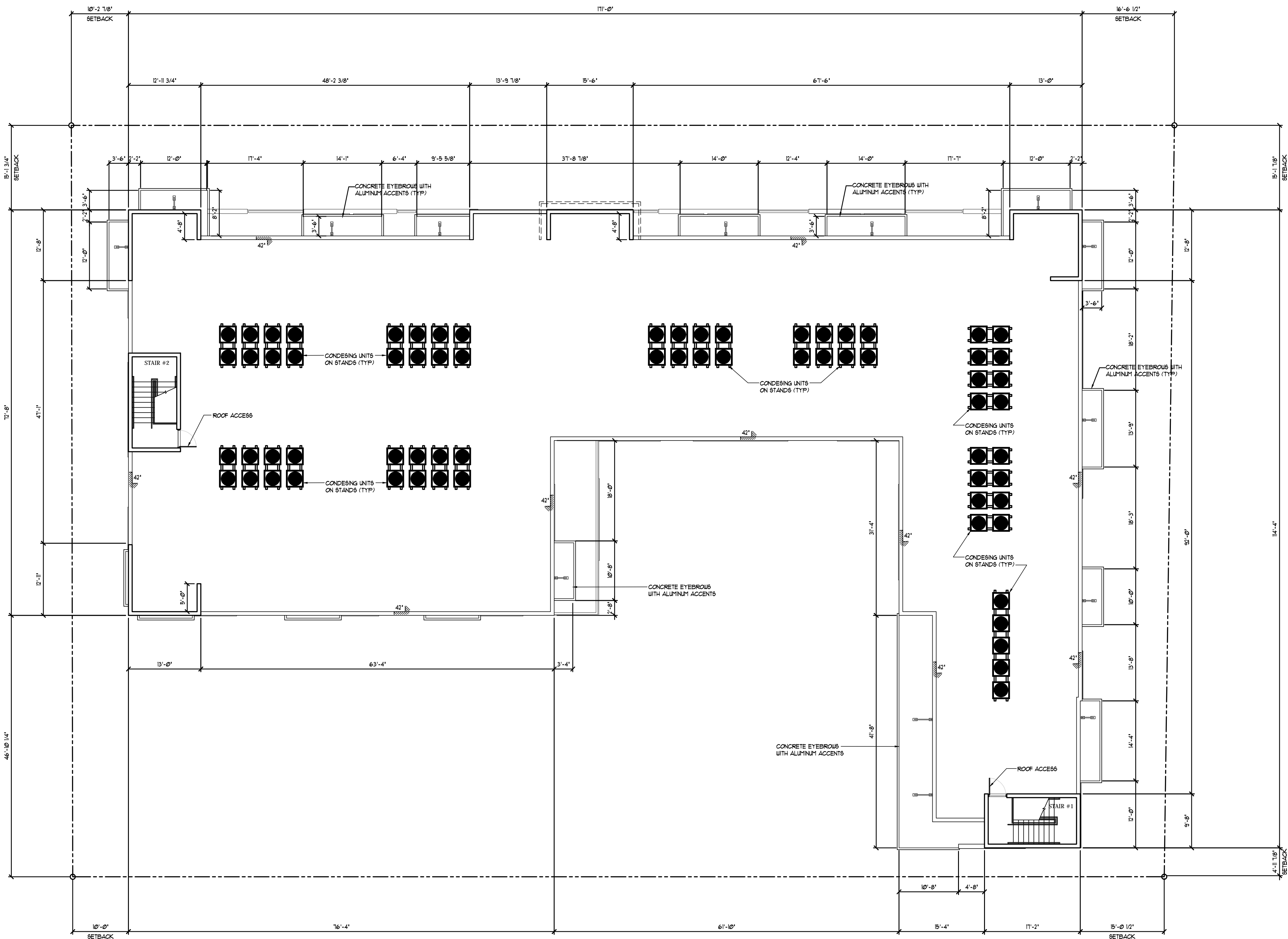
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1

ROOF PLAN

SCALE: 3/32"=1'-0"



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PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
ROOF PLAN

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SHEET

A-7

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

SHEET TITLE

TYPICAL LOFT UNIT

FLOOR PLANS

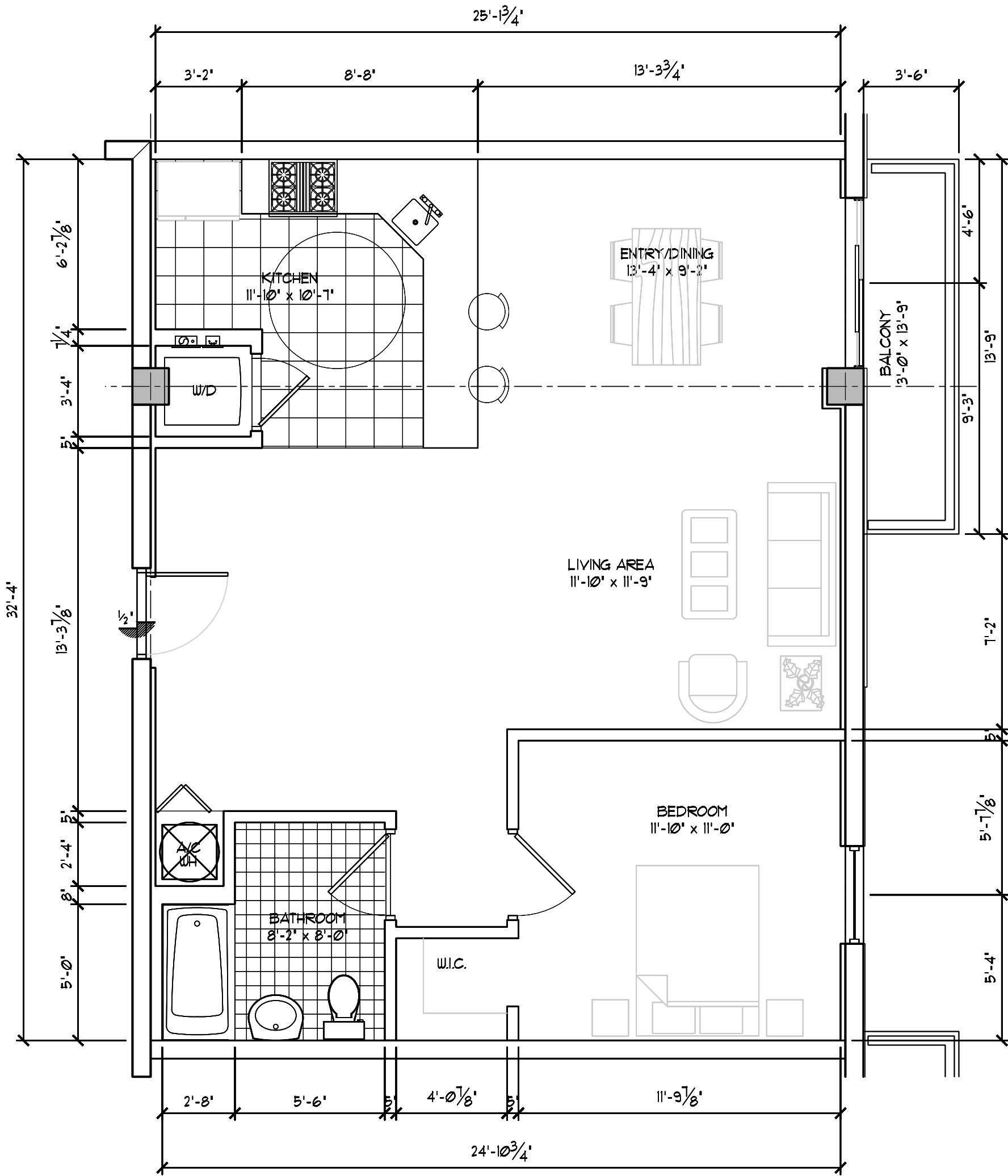
[illegible]

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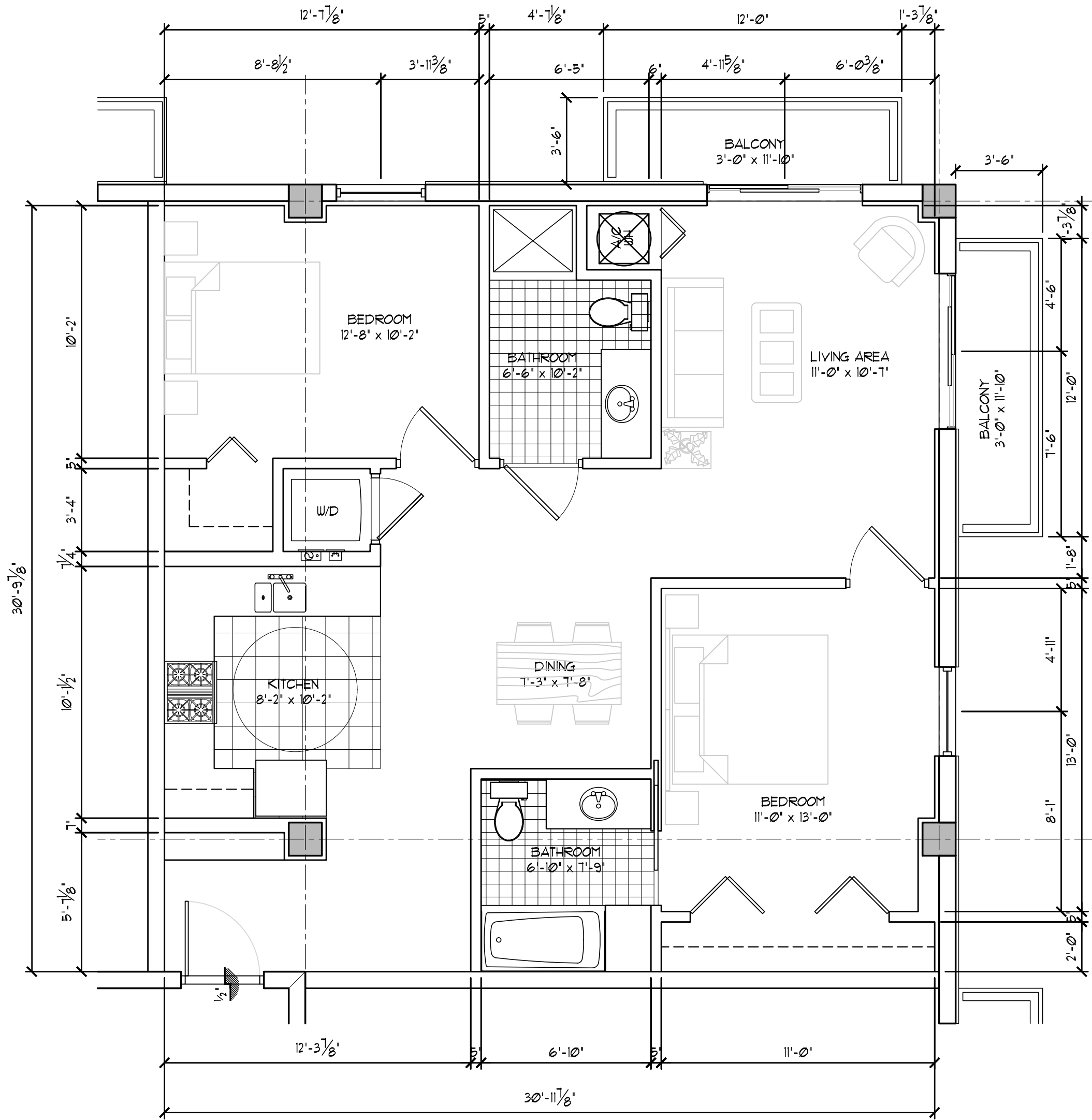
A-8



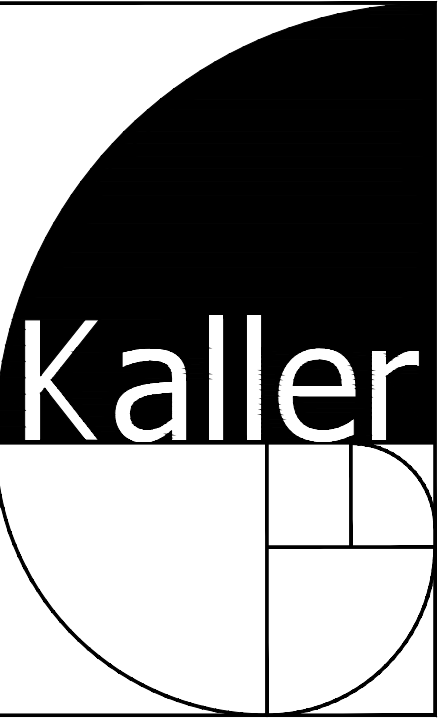
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TYPICAL 1 BEDROOM UNIT
(ALONG 20TH AVENUE)
±814 SF. (BOMA)



TYPICAL 2 BEDROOM UNIT
±1,025 SF. (BOMA)



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
2000 VAN BUREN STREET
HOLLYWOOD, FLORIDA

SHEET TITLE
TYPICAL UNIT
FLOOR PLANS

| REVISIONS | | |
|-----------|------|-------------|
| No. | DATE | DESCRIPTION |
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CONTEXTUAL ELEVATIONS

[illegible]

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