

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 9-24-18

Location Address: 1911-1915 Fillmore Street
Lot(s): 11, 12 & 13 Block(s): 20 Subdivision: _____
Folio Number(s): 514215013440, 514215013441
Zoning Classification: ND-2 Land Use Classification: RES. MULTI-FAMILY
Existing Property Use: RES. MULTI-FAM. Sq Ft/Number of Units: 3781 / 5
Is the request the result of a violation notice? () Yes (☒) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 18-DP-18

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

Explanation of Request: SITE PLAN APPROVAL FOR 5 STORY, 27 UNIT RESIDENTIAL BUILDING.

Number of units/rooms: 27 Sq Ft: 1200 SF
Value of Improvement: 3.8 MIL Estimated Date of Completion: DEC. 2020
Will Project be Phased? () Yes (☒) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: HARCHAVA LLC & 1915 TRUST NO. 1302013
Address of Property Owner: 400 ANSIN BLVD SUITE A HALLANDALE BEACH
Telephone: 305 735 3278 Fax: _____ Email Address: davie@harchava-capital.com
Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER
Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5746
Fax: 954 920 2841 Email Address: Joseph@kallerarchitects.com
Date of Purchase: 10-12-17 Is there an option to purchase the Property? Yes () No (☒)
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: 9-24-18

PRINT NAME: _____

YISROEL LIEBERMAN

Date: 9-24-18

Signature of Consultant/Representative: _____

Joseph B. Kaller

Date: 9-24-18

PRINT NAME: _____

JOSEPH B. KALLER

Date: 9-24-18

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 P&D REVIEW to my property, which is hereby made by me or I am hereby authorizing JOSEPH B. KALLER to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 24 day of Sept. 2018

[Signature]
Notary Public
State of Florida



My Commission Expires: _____

(Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

YISROEL LIEBERMAN
Print Name

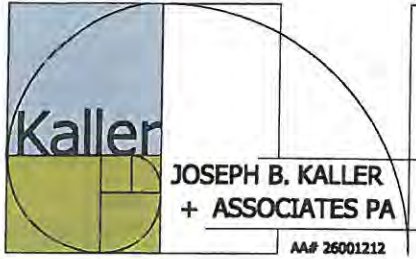


PROJECT INFO:

5 STORY MULTI- FAMILY RESIDENTIAL
BUILDING

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 20 OF HOLLYWOOD,
ACCORDING TO THE PLAT THEREOF, RECORDED
IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH LOT 13, BLOCK 20, OF
HOLLYWOOD, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 1, PAGE 21, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LYING AND BEING IN SECTION 15, TOWNSHIP 51
SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD,
BROWARD COUNTY, FLORIDA.



architecture - interiors - planning

GENERAL CRITERIA STATEMENT
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD, FL 33020
TAC# 18-DP-18
May 30, 2018

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.

The Proposed Project is a 55'-0" high, five-story Multi-Family Development located on Fillmore Street just west of 19th Avenue. The Architectural Style is Modern with warm textures and colors. The main Entry Lobby is located on the south-east corner of the first floor. It will have a secure entry leading to the elevator that accesses the upper floors where residential units are located. Parking is located on the first floor below the building. The main vehicular ingress/egress is on Fillmore Street with an egress only out to the alley to the north.

The residential units are all the same. They are two-bedroom, two-bathroom units with an open Living/Dining/Kitchen area floor plan. All of the units have large, useable balconies accessed directly from the living areas. There are also two open Courtyard areas located on the second and fifth floors that can be used by all the residents. Access to the units happens by using open air corridors that have an opening in the center of the walkway, allowing air and light to all floors.

The overall Building mass is accentuated with a stone tile mosaic on walls that frame the "open" Fire Stair, and corrugated metal with composite wood accents, on the elevator shaft and base of the building. Railings, columns, and other accents are simple and have clean lines, allowing for ease of maintenance and upkeep.

All choices of Materials and Construction Practices will be done using the Green Building Practices so as to lessen the carbon footprint in the community and region. The entire Design and Construction process will be Professionally

monitored by a Certified Green Building Expert, so as to comply with all State requirements for Certification.

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.

The Neighborhood, in which the project is located, is a mix of one and two-story buildings, as well as a mix of single family and multi-family buildings.

The Architectural styles of the surrounding community vary. There are Mediterranean Revival buildings, Ranch Style homes, Florida Vernacular and Craftsman bungalows. As does the Architectural styles vary, so does the finishes used. These finishes include wood siding, textured stucco, smooth stucco, and stone or brick veneer. In a lot of cases, there are a combination of these textures and finishes on each structure. Roofs also vary in style and finish. There are flat roofs with varying height parapets, hip roofs with concrete tile and gable roofs with asphalt shingles.

It is these variations of finishes that were introduced to the proposed project design using a modern interpretation in the application. Instead of wood siding, the siding used is corrugated metal with the lines going in the traditionally horizontal way. The traditional stone/brick veneer was represented in the use of a stone tile mosaic pattern. Other elements used that can be found in the surrounding sites are concrete eyebrows and wood trim around the openings.

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 included, but are not limited to, banding, molding and fenestration.

The new Zoning District in which this site falls, allows for a taller building than was allowed under the previous Zoning District, five stories instead of four. This project will be one of the first built under the new Zoning District standards, and will therefore stand out somewhat from its surroundings. As other sites are developed, that "standout" will become less and less the case. This new Zoning District allows for more Density and it promotes the use of Public Transportation, two characteristics that make an Urban/City Center come alive and thrive.

4. Landscaping. Landscaped area 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.

In the Landscape Design, Xeroscape, native species, the variety of color, height and texture, all play an important part in sustainability and beauty of the gardens.

The landscape will be done according to Green Building Practices and will be incorporated into the Green Building Design of the site and structure as well. Where possible, hardscapes will be pervious and reflective and methods of irrigation will employ conservation practices as much as possible.

Altogether, the landscape environment will soften the hard edges, enhance the slender architectural elements, screen the parking areas and provide a visually pleasing atmosphere.

15'-5"
CURB CUT

81'-5"

0'
CURB CUT

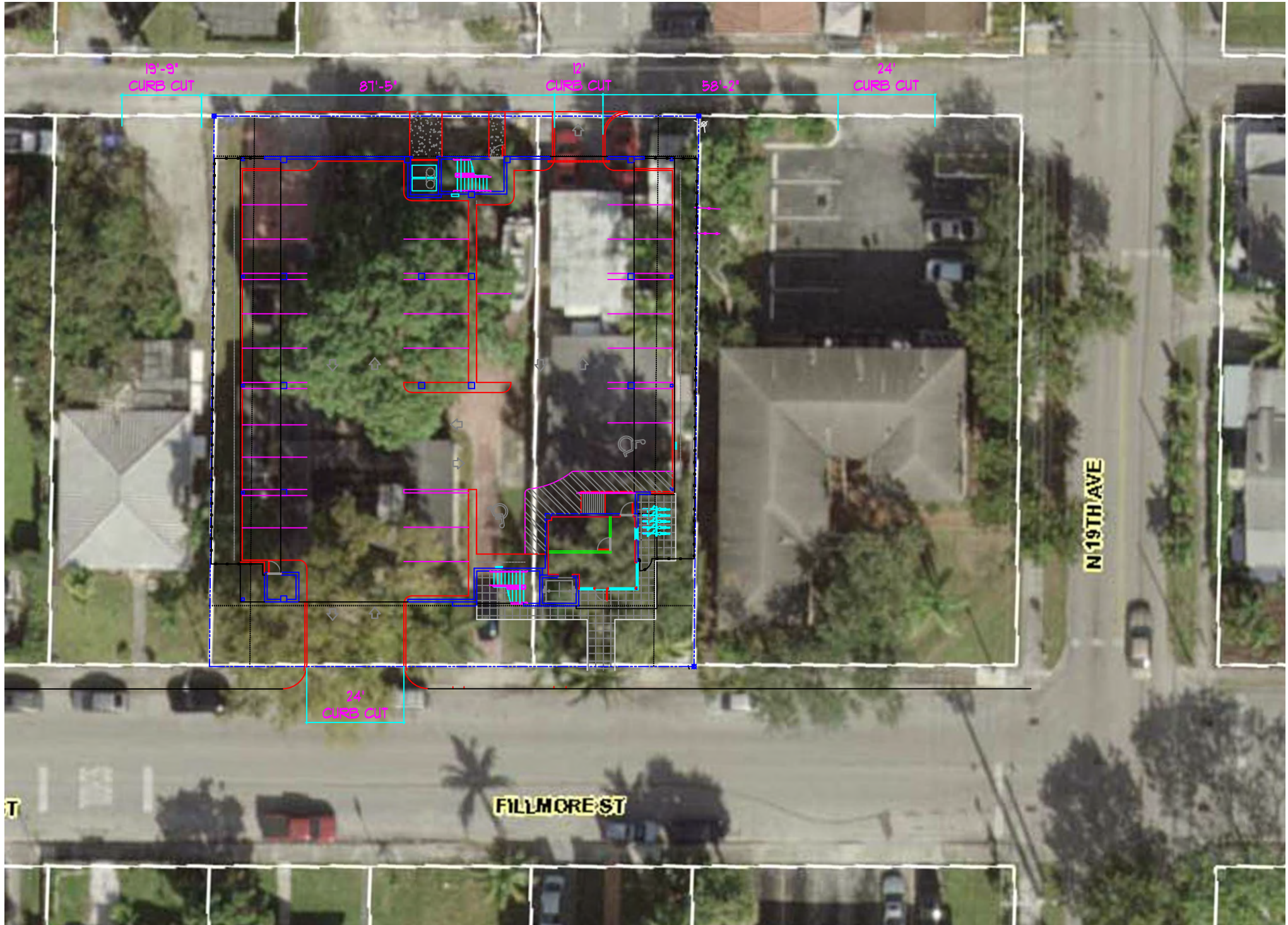
58'-2"

24'
CURB CUT

24'
CURB CUT

N 19TH AVE

FILLMORE ST





(SITE)
1915 & 1911 FILLMORE ST.



VIEW FROM ALLEY - 1915 FILLMORE ST. (SITE)



VIEW FROM ALLEY - 1911 FILLMORE ST (SITE)



432 N. 19th AVE.



1923 FILLMORE ST.



VIEW FROM ALLEY - 1901 FILLMORE ST.



1901 FILLMORE ST.



1916 FILLMORE ST.



Google

1910 FILLMORE ST.

Fillmore flats

1915 FILLMORE STREET
HOLLYWOOD FL

main building color
benjamin moore OC-130
cloud white

accent color
benjamin moore 1517
mosiac tile



corrugated metal siding



mosaic tile wall finish

Fillmore flats

1915 FILLMORE STREET
HOLLYWOOD FL



bronze storefront

railing



composite wood trim

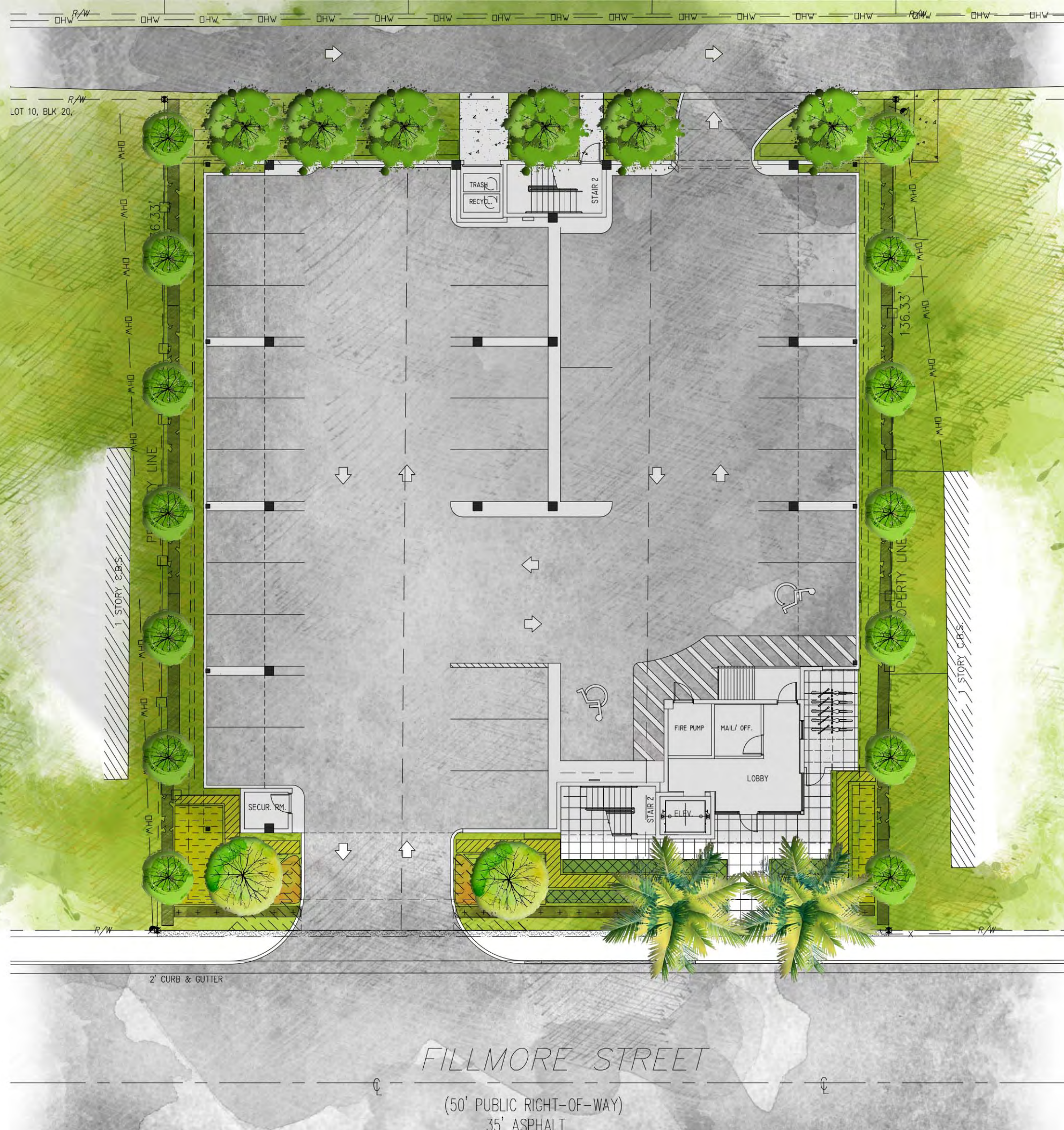
Fillmore flats

1915 FILLMORE STREET
HOLLYWOOD FL

opaque vinly fence







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

Fillmore flats

1915 FILLMORE STREET
HOLLYWOOD FL



1911 - 1915 FILLMORE ST.

P.A.C.O. - FEBRUARY 20, 2018
PRELIMINARY TAC - APRIL 16, 2018
FINAL TAC - JUNE 18, 2018

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER
HARCHAYA LLC
CONTACT: Mr. David Lieberman
ADDRESS: 400 ANSH BLVD. #A
HALLANDALE BEACH, FL 33009
CELL: (305) 135-3219
EMAIL: david@trustfieldservices.net

SURVEYOR
J. HERNANDEZ AND ASSOCIATES
CONTACT: JOSE HERNANDEZ
ADDRESS: 4805 NW 19th AVE - SUITE 9
CORAL, FL 33166
PHONE: (305) 526-0606
EMAIL: jhernandez@jhsurvey.com

LANDSCAPE ARCHITECT
TONNING AND ASSOCIATES INC.
CONTACT: WAYNE TONNING
ADDRESS: 199 JEFFREY STREET
BOCA RATON, FL 33487
PHONE: (561) 414-8269
FAX: (561) 892-5911
EMAIL: tonningr@aol.com

CIVIL ENGINEER
CHARLES O. BUCKALEW
CONTACT: CHARLES O. BUCKALEW
ADDRESS: 801 SOUTH OCEAN DR. SUITE 201
HOLLYWOOD, FL 33019
PHONE: (954) 921-0561
CELL: (954) 958-1189

PROJECT DATA

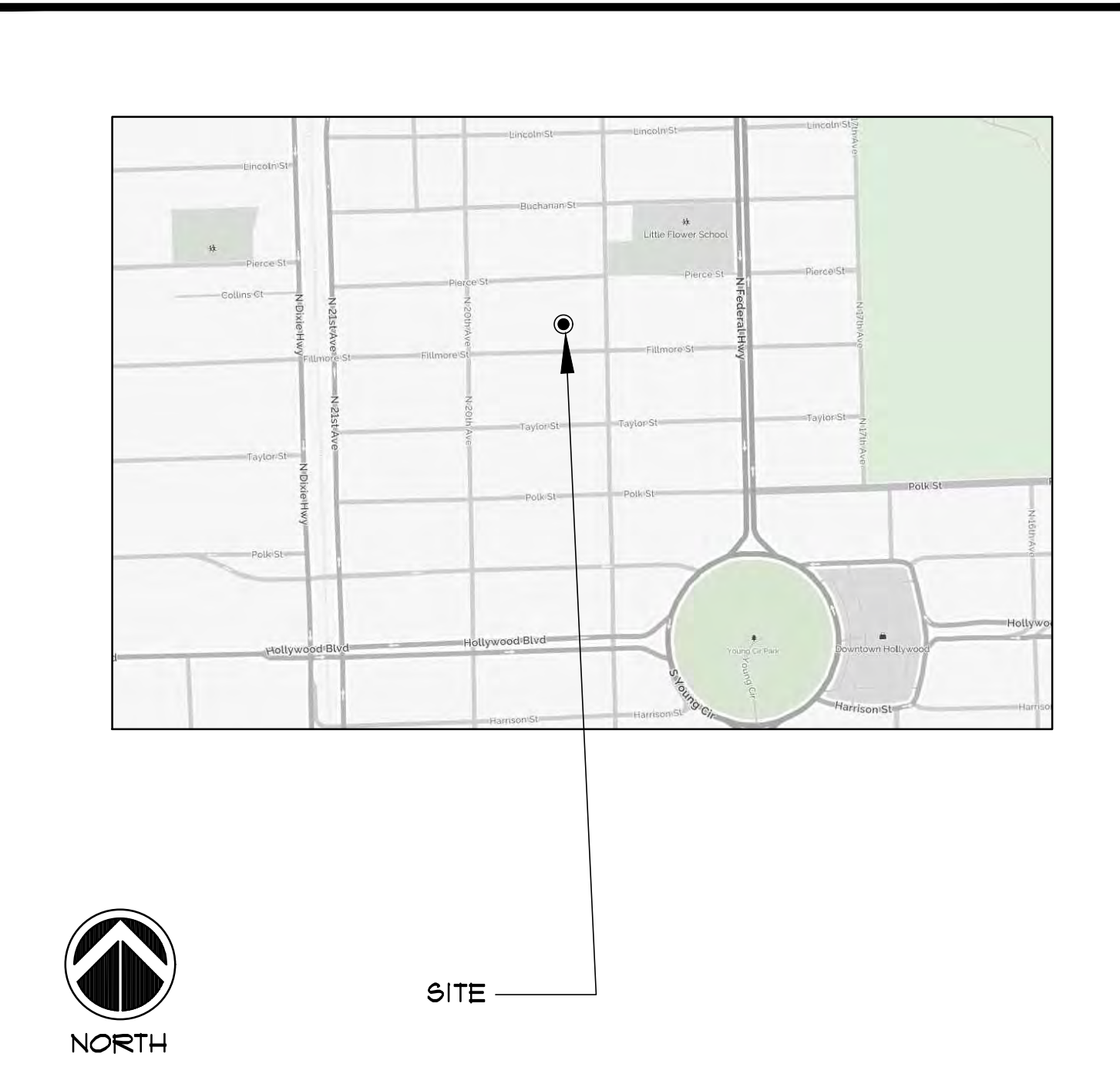
CODES:
FLORIDA BUILDING CODE, 5TH EDITION 2017
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

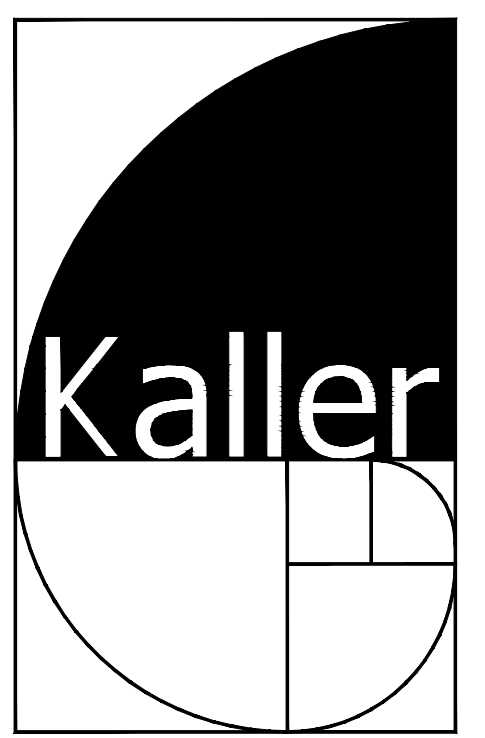
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LOCATION MAP



AERIAL



JOSEPH B. KALLER
+
ASSOCIATES PA
A.A.F. 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33019

SHEET TITLE
TITLE PAGE
PRELIM. TAC

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2	6-18-18	FINAL TAC

PROJECT No.: 17176
DATE: 3-10-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

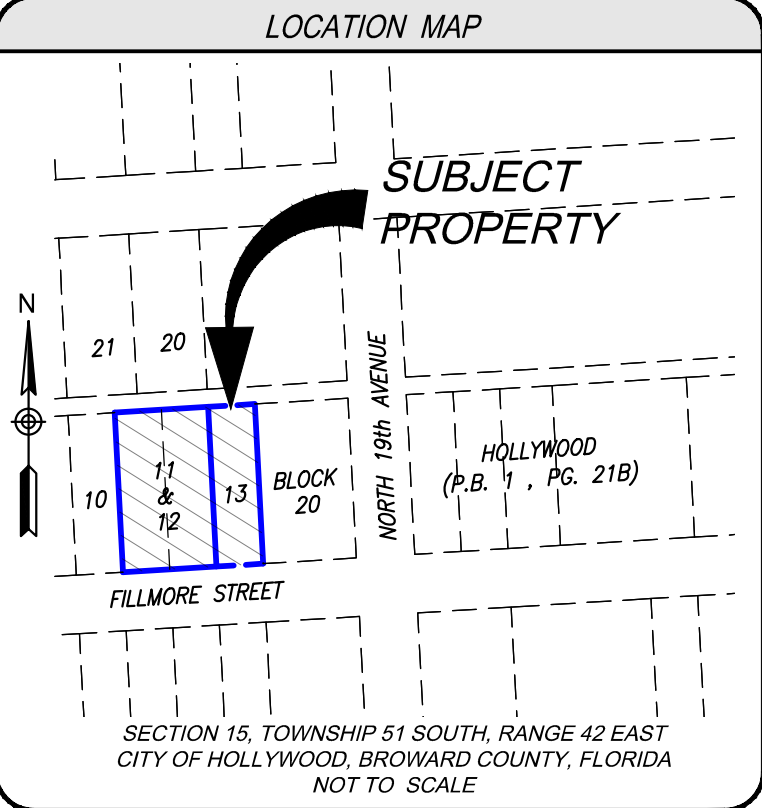
T-1

1 OF 1

LEGEND AND ABBREVIATIONS

CONCRETE POLE
CONCRETE POWER POLE
ALUMINUM POLE
WOOD POLE
WOOD POWER POLE
STREET LIGHT POLE
PHONE BOX
ELECTRIC BOX
COMMUNICATION BOX
CABLE T.V. BOX
UNKNOWN BOX
TRAFFIC CONTROL BOX
CLEANOUT
BOLLARD
ARM GATE
ANCHOR
WATER METER
IRRIGATION METER
GAS METER
ELECTRIC METER
SQUARE COLUMN
ROUND COLUMN
MAIL BOX
IRRIGATION PUMP
GUARD POST
GROUND LIGHT
FLAG POLE
DRAINAGE WELL
SQUARE DRAINAGE
PS INLET
CURB INLET
CIRCULAR DRAINAGE
CATCH BASIN
ACCESS MANHOLE
SMILE INLET
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
PEDESTRIAN CROSS SIGNAL
PAVEMENT ASPHALT
CONCRETE

HANDCAP PAINT MARK
BABY STROLLER PAINT MARK
UNKNOWN MANHOLE
WATER MANHOLE
SEWER MANHOLE
PHONE MANHOLE
GREASE TRAP MANHOLE
GAS MANHOLE
FORCED AIR MANHOLE
ELECTRICITY MANHOLE
DRAINAGE MANHOLE
COMMUNICATION MANHOLE
BELL SOUTH MANHOLE
PARKING METER
PARKING KIOSK
WATER VALVE
SEWER VALVE
IRRIGATION VALVE
GAS VALVE
FORCE MAIN VALVE
VACUUM BREAKER ASSEMBLY
SAMOSE CONNECTION
POST INDICATOR VALVE
FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTOR
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
RAVINE
DELTA ANGLE
ARC DISTANCE
PERMANENT CONTROL POINT
PERMANENT REFERENCE MONUMENT
FLAT BOUNDARY AND PAGE
OVERHEAD UTILITY WIRES
OPTICAL RECORDS BOOK
CONCRETE BLOCK STRUCTURE
CONCRETE
CHAINLINK FENCE
WOOD FENCE
FOUND IRON PIPE
FOUND NAIL & BRASS DISC
CLEAR ENCROACHMENT
DEED OR LEGAL DISTANCE
MEASURED DISTANCE
RECORD OR PLATTED DISTANCE
RECORD CALCULATED
UTILITY EASEMENT



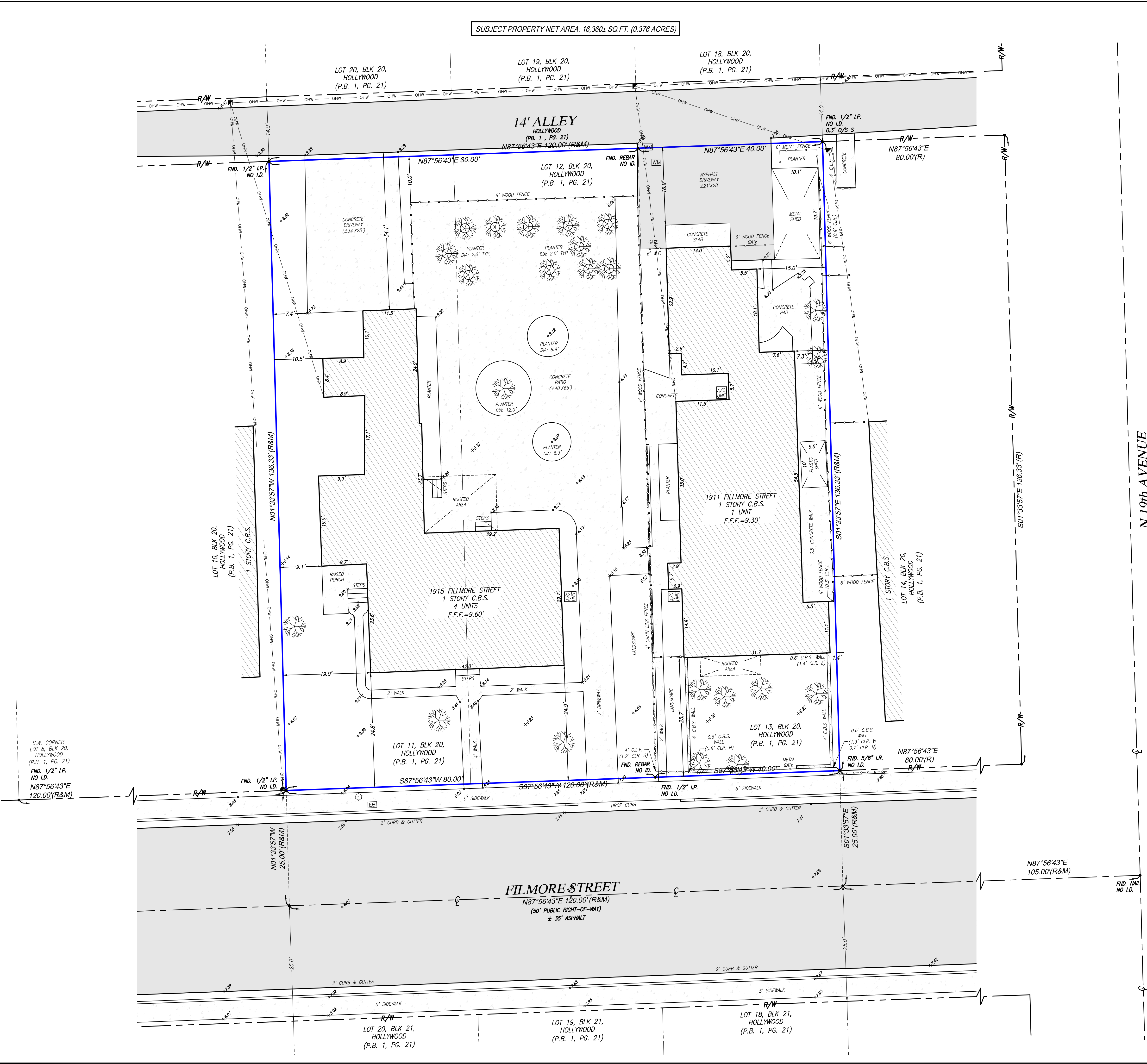
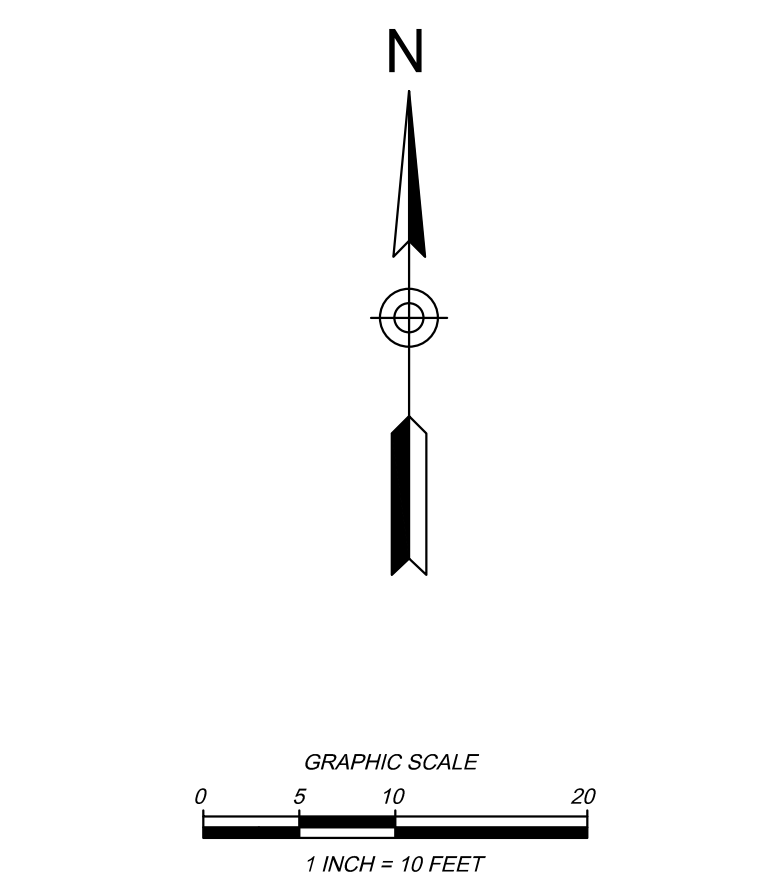
OWNERSHIP & ENCUMBRANCE REPORT

THIS BOUNDARY SURVEY REFLECTS PLOTTABLE EASEMENTS AND/OR RIGHTS-OF-WAYS AS SHOWN ON OWNERSHIP & ENCUMBRANCE REPORT, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 559489, EFFECTIVE DATES: FROM SEPTEMBER 14, 1921 AT 2:23 PM TO MARCH 6, 2018 AT 11:00 PM.

THERE ARE NO PLOTTABLE EXCEPTIONS

ENCROACHMENTS

OTHER THAN THESE SHOWN HEREON, THERE ARE NO ADDITIONAL, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
TRUST FIELD SERVICES, LLC.
LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
4805 NW 73rd AVE., SUITE #9, MIAMI, FL 33166
(P) 305-526-0808 (E) info@jhsurvey.com

DRAWN BY: S.A.M. DATE: 12/13/17
CHECKED BY: J.G.H. DATE: 12/13/17
JOB NUM.: 151180
F.B. BC-3, PG. 58

LEGAL DESCRIPTION

LOT 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LOT 13, BLOCK 20, HOLLYWOOD, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: DECEMBER 11, 2017
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
- SUBJECT PROPERTY
- NET AREA: 16,360± Sq.ft. (0.376 ACRES)
GROSS AREA: 20,200± sq.ft. (0.464 ACRES)
- BEARINGS BASED ON AN ASSUMED BEARING OF S87°56'43"W ALONG THE SOUTH BOUNDARY LINE OF SUBJECT PROPERTY.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED, UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM FILLMORE STREET AND FROM A 14 FOOT ALLEY.

PROPERTY INFORMATION

- PROPERTY ADDRESS:
1915 FILLMORE STREET #1-4, HOLLYWOOD, FLORIDA 33020.
1911 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020.
- PROPERTY FOLIO NUMBER:
5142 15 01 3440
5142 15 01 3441
- SUBJECTS PROPERTIES ARE LOCATED IN ZONE ND-2: NORTH DOWNTOWN DISTRICT 2.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0568H, DATED AUGUST 18, 2014.
- ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARK:
BENCHMARK NUMBER: A 311
ELEVATION: 7.62 FEET (N.A.V.D.)
DESCRIPTION: AT HOLLYWOOD, AT YOUNG CIRCLE, AT THE JUNCTION OF U.S. HIGHWAY 1 AND STATE HIGHWAY 820, SET ON THE TOP OF THE NORTHEAST CORNER OF THE SOUTH STEP FOR THE HOLLYWOOD WAR MEMORIAL MONUMENT.

CERTIFY TO:

- TRUST FIELD SERVICES, LLC.

REVISIONS

DATE	JOB No.	REV.	BY:
03/16/18	N/A	ADD OWNERSHIP & ENCUMBRANCE NOTE	J.G.H.
05/11/18	N/A	CITY COMMENTS	J.G.H.

SURVEYOR'S CERTIFICATION:

THIS IS 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, 5, 7(a), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2017.

I, HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-139
SHEET NUMBER: 1 OF 1

JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004

1 BUILDING DATA

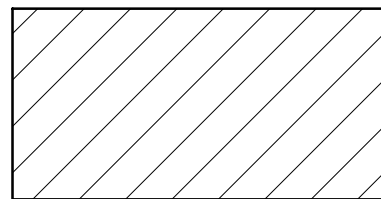
	SPACE	AREA		GROSS AREA		AREA NOT INCL.	AREA FAR
		AC	NON AC	AC	NON AC		
1ST FL	RESIDENTIAL LOBBY	251		465			477
	TRASH ROOM		78				
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		158				
	ELEVATORS		74		435	10597	
	GARAGE		10597				
	MAIL ROOM	76					
	FIRE PUMP ROOM	76					
	SECURITY ROOM	62					
2ND FL	OPEN CORR.		1060				8257
	LOWER COURTYARD		462				
	UNITS	7123		7123			
	OPEN STAIRWELL 1		125		3181		
	OPEN STAIRWELL 2		158				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		1156				
	ELEC. ROOM & ST.		105				
3RD FL	OPEN CORR.		1060				8257
	UNITS	7123		7123			
	OPEN STAIRWELL 1		125		2025		
	OPEN STAIRWELL 2		158				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		462				
	ELEC. ROOM & ST.		105				
4TH FL	OPEN CORR.		1060				8257
	UNITS	7123		7123			
	OPEN STAIRWELL 1		125		2025		
	OPEN STAIRWELL 2		158				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		462				
	ELEC. ROOM & ST.		105				
5TH FL	OPEN CORR.		1052				7226
	UPPER COURTYARD		903		6100		
	UNITS	6100					
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		158				
	ELEVATORS		74				
	TRASH CHUTE		41				
	BALCONIES		396				
	ELEC. ROOM & ST.		105				
TOTAL GROSS AREA				27934	10520		
TOTAL FAR AREA				38454 SF			32474

2 OPEN SPACE

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

LEGEND

OPEN SPACE



OPEN SPACE

LOT AREA = 16,360 SF

REQUIRED OPEN SPACE AREA = 20% OF 16,360 SF = 3,272 SF

PROVIDED OPEN SPACE AREA = 3,709 SF = 22.6% OF 16,360 SF

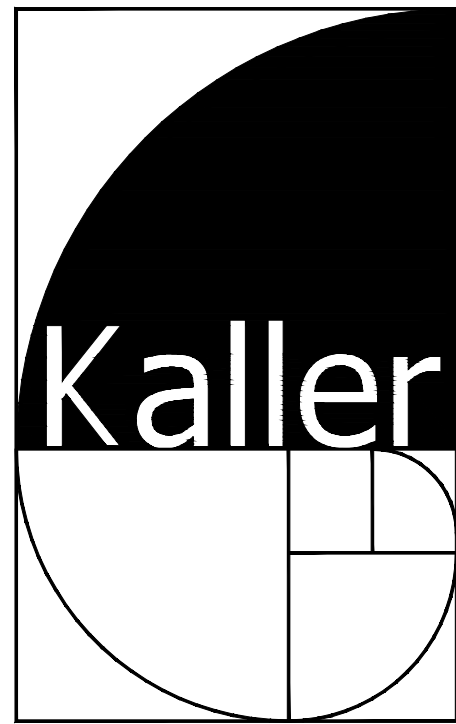
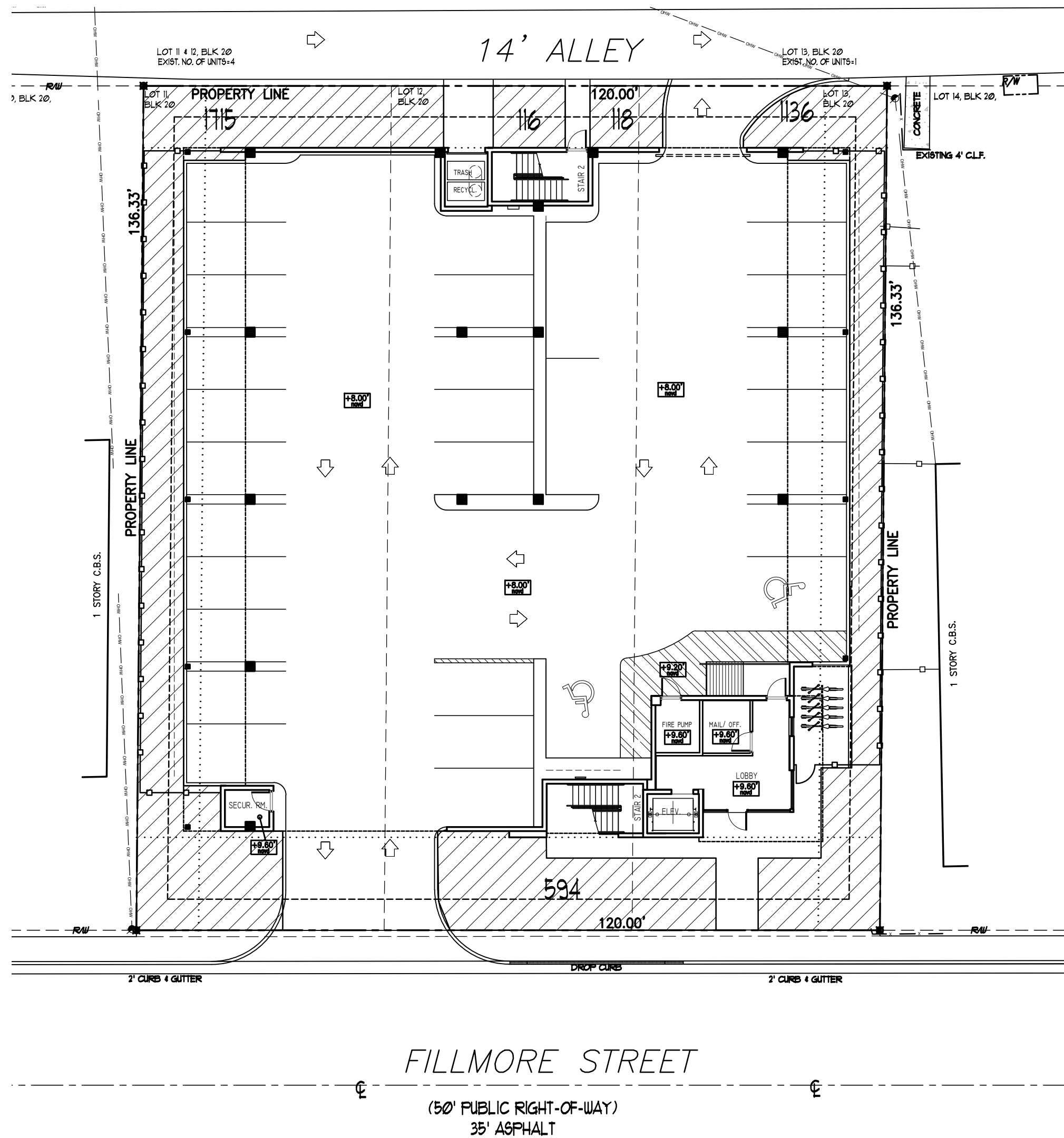
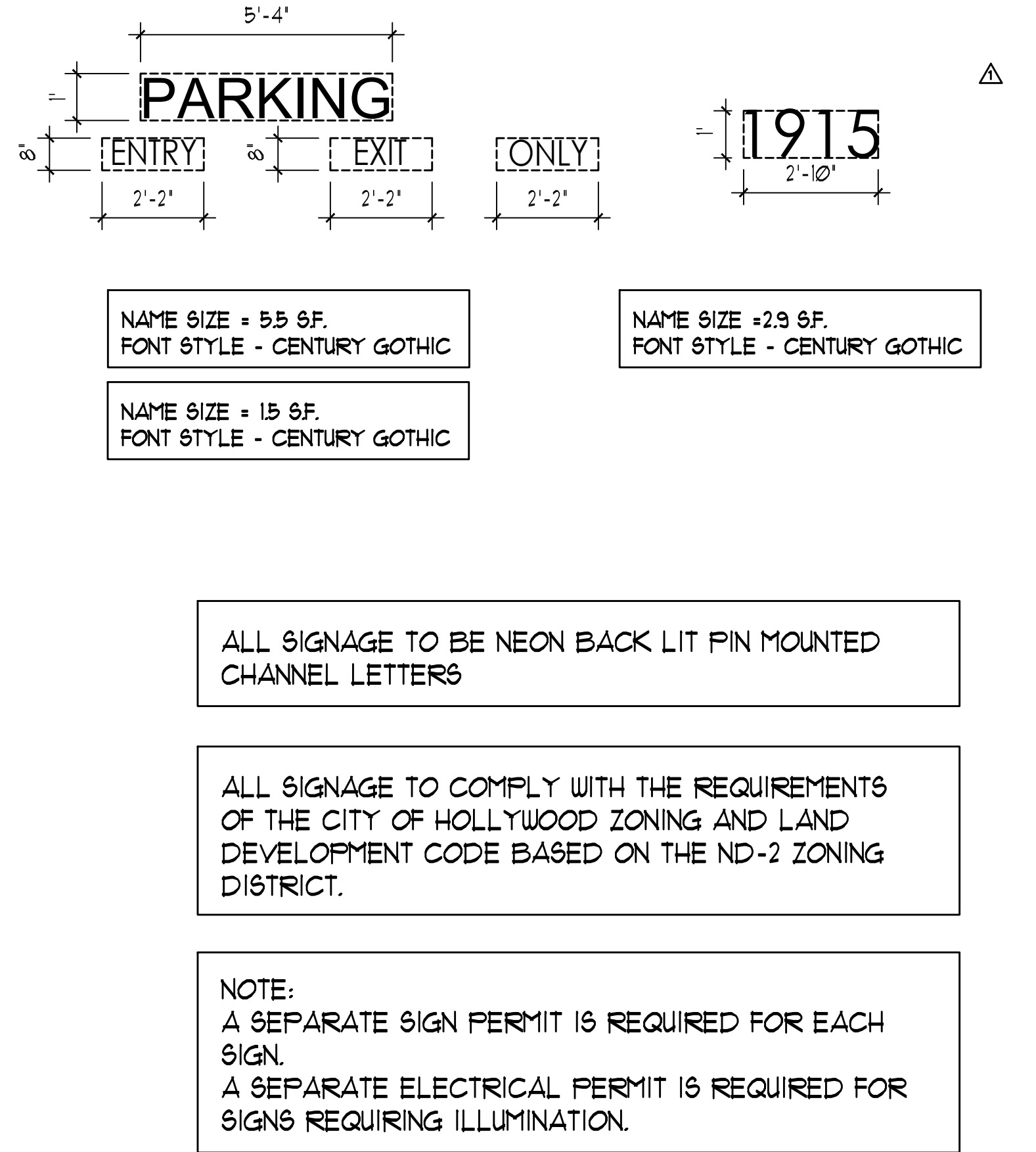


NORTH

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR	201	2/ 2	1043	286		
	202	2/ 2	1023	274		
	203	1 /1½	956	278		
	204	2/ 2	1019	278		
	205	2/ 2	1023	274	7123	1156
	206	2/ 2	1023	274		
	207	2/ 2	1036	278		
3RD FLOOR	301	2/ 2	1043	66		
	302	2/ 2	1023	66		
	303	1 /1½	956	66		
	304	2/ 2	1019	66		
	305	2/ 2	1023	66	7123	462
	306	2/ 2	1023	66		
	307	2/ 2	1036	66		
4TH FLOOR	401	2/ 2	1043	66		
	402	2/ 2	1023	66		
	403	1 /1½	956	66		
	404	2/ 2	1019	66		
	405	2/ 2	1023	66	7123	462
	406	2/ 2	1023	66		
	407	2/ 2	1036	66		
5TH FLOOR	501	2/ 2	1043	66		
	502	1 /1½	956	66		
	503	2/ 2	1019	66		
	504	2/ 2	1023	66		
	505	2/ 2	1023	66	6100	396
	506	2/ 2	1036	66		
TOTAL NET AREA					27469	2476

3 SIGNAGE DETAILS

SCALE: 3/8"= 1'-0"



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE

BUILDING DATA
SITE PERMEABLE AREAS

REVISIONS

NO.	DATE	DESCRIPTION
1	5-15-18	PRELIM TAC
2	6-18-18	FINAL TAC
3	9-24-18	PLANNING

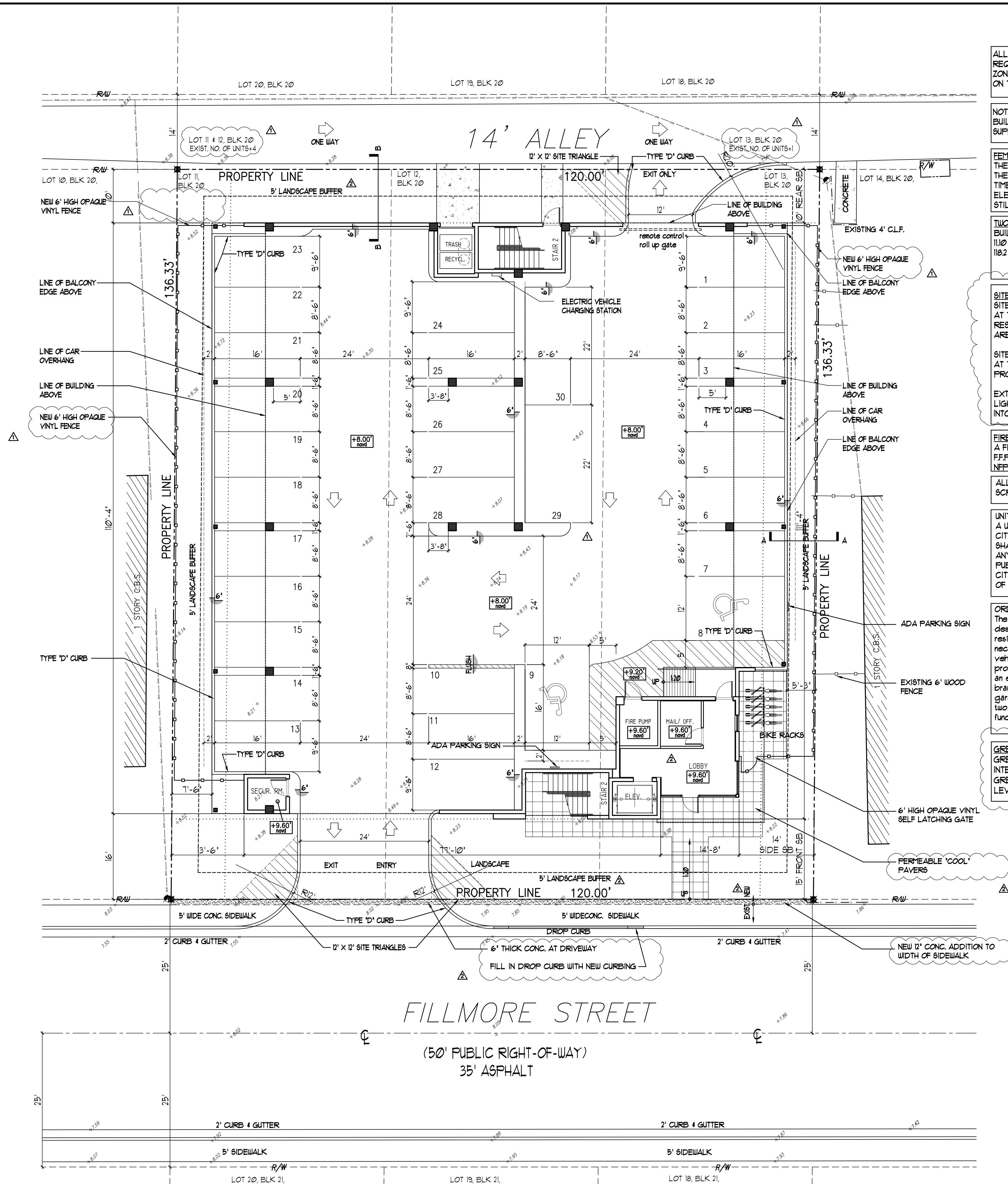
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PROJECT No.: 17176
DATE: 3-10-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-0

1 OF 3



ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-2 ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

TWO WAY RADIO COMPLIANCE:
BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 110 AND BROWARD COUNTY CODE AMENDMENT 1182 FOR TWO WAY RADIO COMMUNICATION.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE REGARDLESS OF PROXIMITY TO RESIDENTIALLY ZONED AREAS.

EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 6TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 20.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ORDINANCE 2016-02
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.

GREEN CERTIFICATION:
GREEN BUILDING CERTIFICATION PATH IS INTENDED FOR THIS PROJECT. NATIONAL GREEN BUILDING STANDARDS - SILVER LEVEL - WILL BE APPLIED.

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH LOT 13, BLOCK 20, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

1911 AND 1915 FILLMORE STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

EXISTING ZONING:	NORTH DOWNTOWN MEDIUM INTENSITY MIXED USE DISTRICT (ND-2)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER	
NET LOT AREA:	16,360.0 SQUARE FEET	
GROSS LOT AREA:	20,200.0 SQUARE FEET	
FAR:	2.00	
BUILDABLE AREA:	32,720.0 SF	32,474.0 SF
PROPOSED NO. OF UNITS:	27 UNITS	
PARKING:	REQUIRED	PROVIDED
UNITS	1 PER UNIT MIN. = 27 SPACES	27 SPACES
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES
TOTAL	= 30 SPACES	30 SPACES INCLD. 2 HC SPACES
LOADING:	REQUIRED	PROVIDED
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE

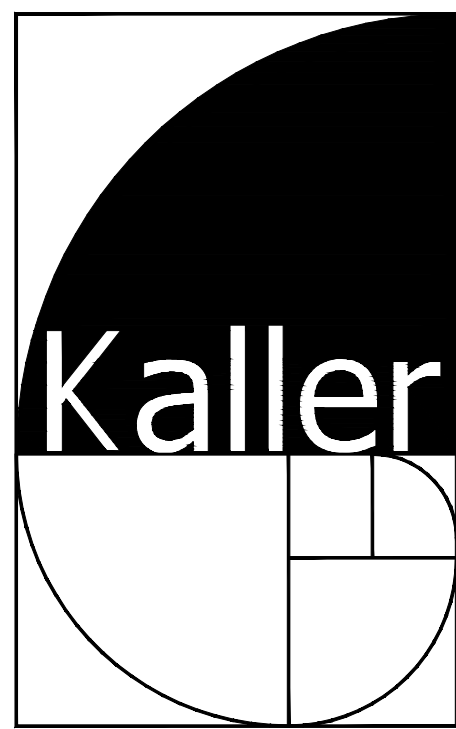
SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (FILLMORE ST)	15'-0"	15'-0"
(b) SIDE INTERIOR (WEST)	10'-0"	13'-6"
(c) SIDE INTERIOR (EAST)	10'-0"	14'-0"
(d) ALLEY	10'-0"	10'-0"

OPEN SPACE:	REQUIRED 3272 (20%)	PROVIDED 3676 (22.5%)
-------------	------------------------	--------------------------

WALKWAYS AND DRIVEWAYS: 1379 SF

BUILDING SUMMARY

BUILDING HEIGHT:	ALLOWED 5 STORIES/ 55'-0"	PROVIDED 5 STORIES/ 55'-0"
GROSS BUILDING AREA:	INTERIOR TERRACES/ OPEN STAIR TOTAL	
FIRST FLOOR	617	283
SECOND FLOOR	7343	2961
THIRD FLOOR	7343	1805
FOURTH FLOOR	7343	1805
FIFTH FLOOR	6320	2634
TOTAL	28966	9488 38454



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2	6-18-18	FINAL TAC
3	9-24-18	PLANNING

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PROJECT No.: 17176
DATE: 3-10-18
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-1

2 OF 3

1 SITE PLAN
SCALE: 1" = 10'-0"

2 SITE DATA

NOTE:
ALL UTILITIES INCLUDING TELEPHONE, CABLE, ELECTRICAL MUST BE INSTALLED UNDERGROUND.



R5-1

CONTRACTOR NOTE:
CONTRACTOR TO SIGN "EROSION AND SEDIMENTATION CONTROL AGREEMENT" WITH THE CITY OF HOLLYWOOD AND IMPLEMENT A SEDIMENTATION AND EROSION CONTROL PLAN.

NEW AREAS TO BE PAVED WITH ASPHALT

NEW CONCRETE WALK

NOTE:
ALL BROKEN SIDEWALK FROM CONSTRUCTION ARE TO BE REPLACED

NOTE:
ALL ELEVATIONS SHOWN ARE BASED ON NAVD DATUM OF 1988

NOTE:
FEMA - X ZONE
BROWARD COUNTY 5.50' NAVD
ESTABLISH F.F.E. = CROWN OF ROAD 8.05' + 18" = 9.55'

GENERAL NOTES :

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (1988) AND ARE INDICATED AS SHOWN .
- CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE .
- IN AREAS WHERE ASPHALT PAVEMENT ABUTS EXIST. ASPHALT, CONTRACTOR TO SAWCUT EXIST. PAVEMENT & SLOPE PAVEMENT TO MATCH EXIST. ELEVATIONS .
- CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC... TO FINISHED GRADE W/IN ASPHALT LIMITS.

GENERAL CONDITION NOTES -

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

FLORIDA POWER & LIGHT CO., CONSTRUCTION
SOUTHERN BELL TELEPHONE & TEL. CO.
CABLE CONSTRUCTION BUREAU
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES -

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

RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE
- ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y.
TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, UNLESS SPECIFIED OTHERWISE.

REVISIONS :

4/27/17
7/23/18

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FILLMORE FLATS APARTMENTS

1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

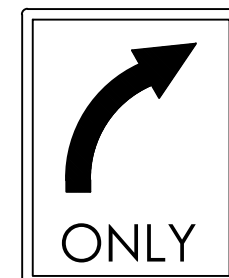
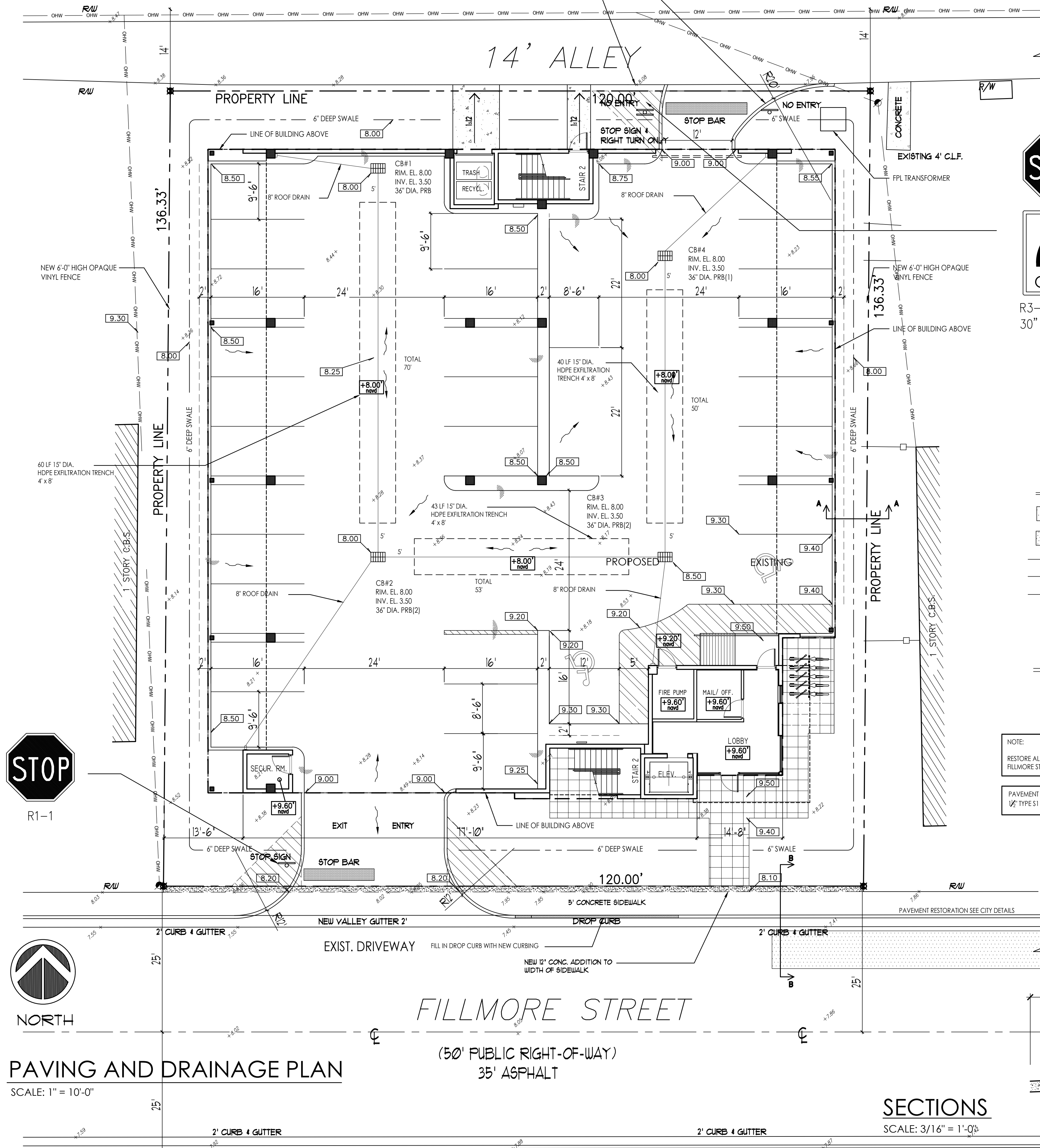
PROJECT :

PAVING, GRADING & DRAINAGE PLAN

DRWG. TITLE :

DATE: MAY 2018
SCALE: 1"=20'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 2018-423
SHEET NO.

C-1



R3-5R, RIGHT-TURN ONLY SIGN,
30" X 30"

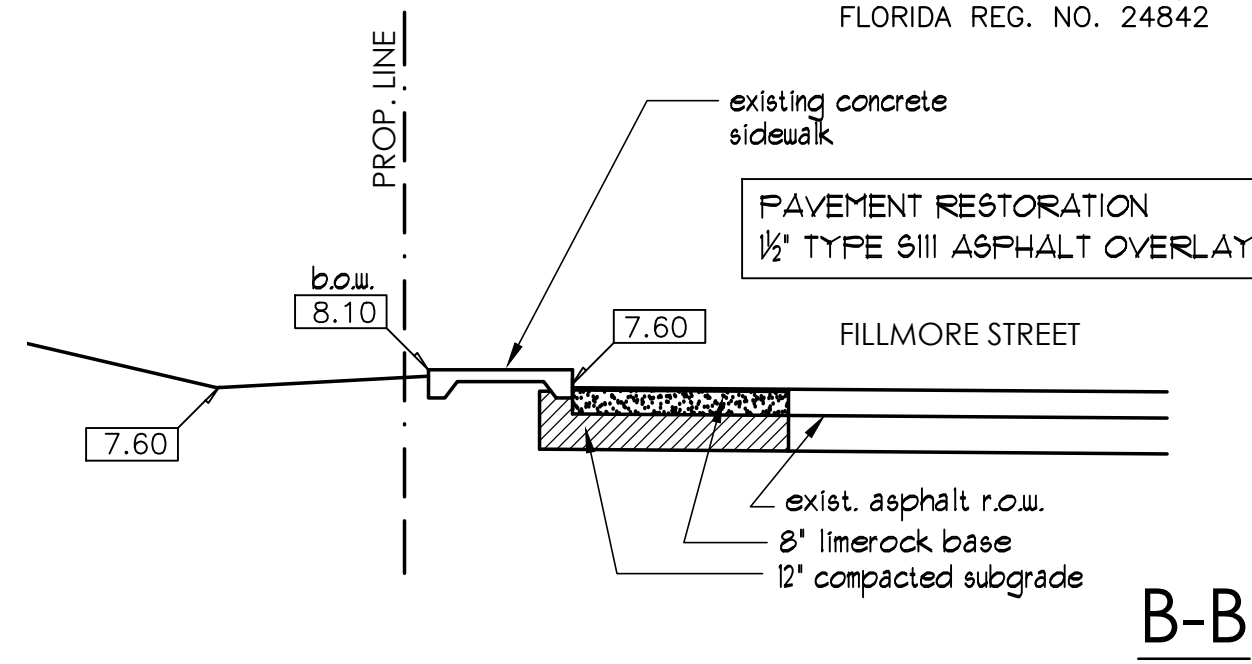
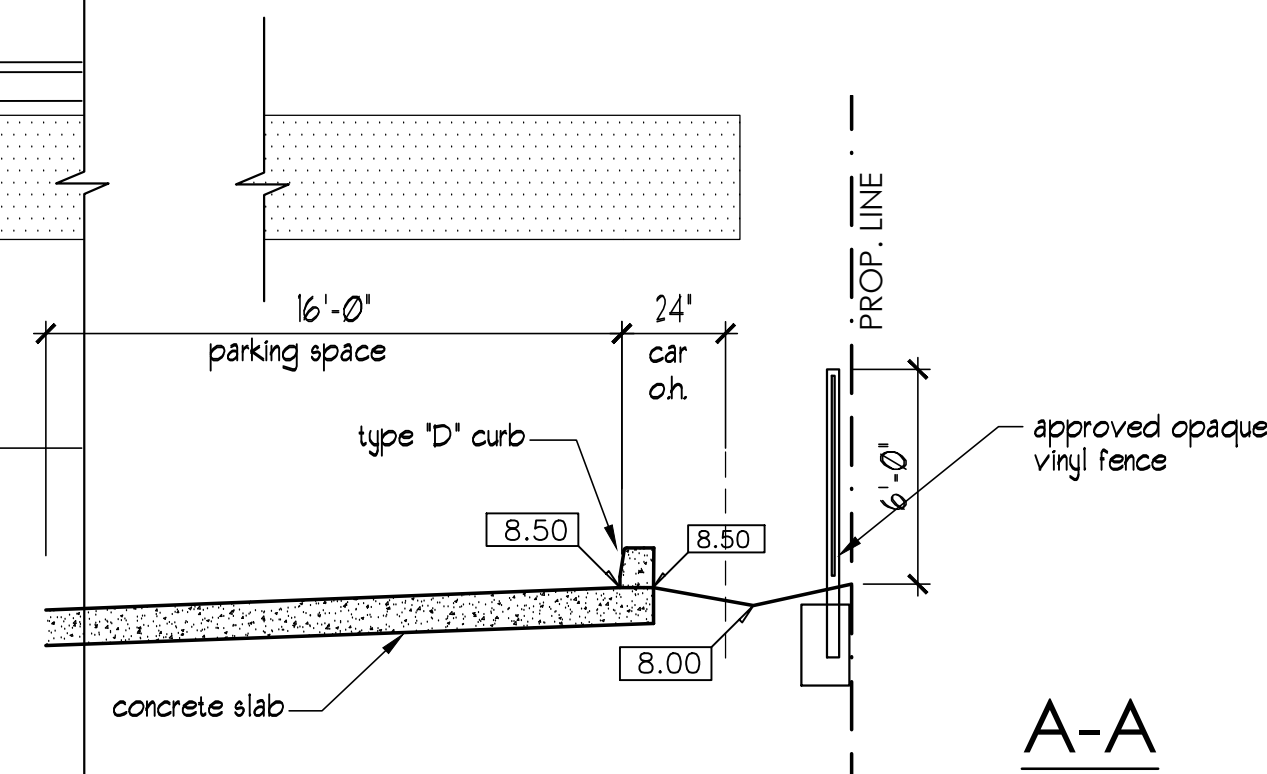
LEGEND :

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW
- TYPE "D" CONC. CURB (AS APPLICABLE)
- CATCH BASIN W/ EXFILTRATION TRENCH

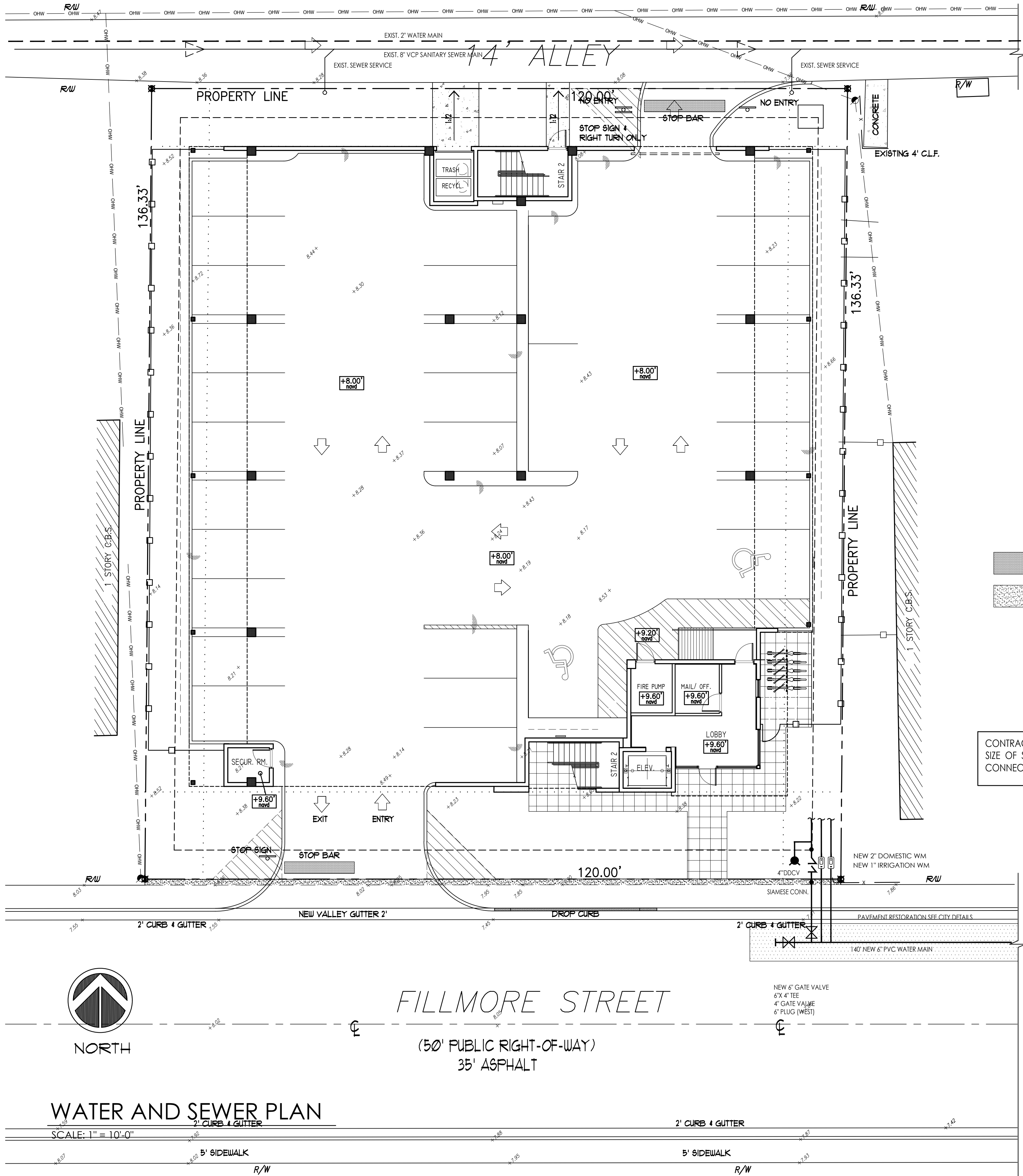
NOTE:
RESTORE ALL EXISTING PAVEMENT MARKINGS ALONG
FILLMORE STREET IN PROJECT AREA

PAVEMENT RESTORATION
1/2" TYPE S111 ASPHALT OVERLAY

EXIST. FIRE
HYDRANT @
19TH AVE.
FH001359



CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842



NOTES

1. FOR WATER SERVICE USE
2" NIBCO-SCOTT 1113 LF VALVES FOR (2) 2" CONN.
2. WATER AND SEWER DEMAND
a) 27 APT UNITS @ 250 GAL/UNIT = 6750 GPD

3. NPDES PERMIT REQUIRED
ALL UNDERGROUND FIRE MAIN WORK FROM THE
POINT OF SERVICE WILL BE CONDUCTED BY A
LICENSED CONTRACTOR 1, 11 OR V PER FS 633.102

NOTES

WATER AND SEWER DEMAND
27 UNITS @ 250 GALLONS EACH = 6750 GAL PER DAY

NOTE:

RESTORE ALL EXISTING PAVEMENT MARKINGS ALONG
FILLMORE STREET IN PROJECT AREA

PAVEMENT RESTORATION
1/2" TYPE S111 ASPHALT OVERLAY

NEW AREAS TO BE PAVED WITH ASPHALT

NEW CONCRETE WALK

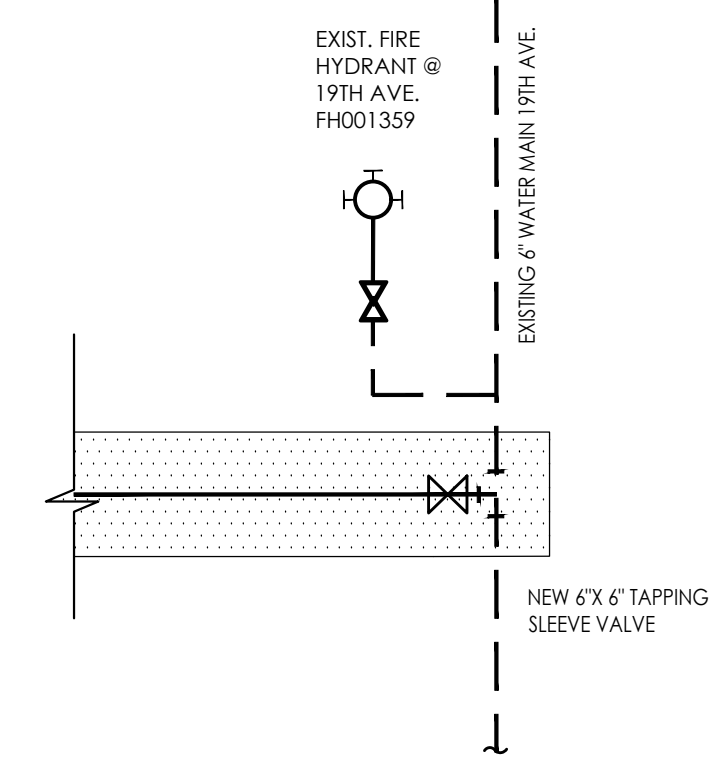
NOTE:

ALL BROKEN SIDEWALK FROM CONSTRUCTION
ARE TO BE REPLACED

NOTE:

ALL ELEVATIONS SHOWN ARE BASED ON
NAVD DATUM OF 1988

CONTRACTOR TO VERIFY CONDITION AND
SIZE OF SEWER LATERAL PRIOR TO
CONNECTION.

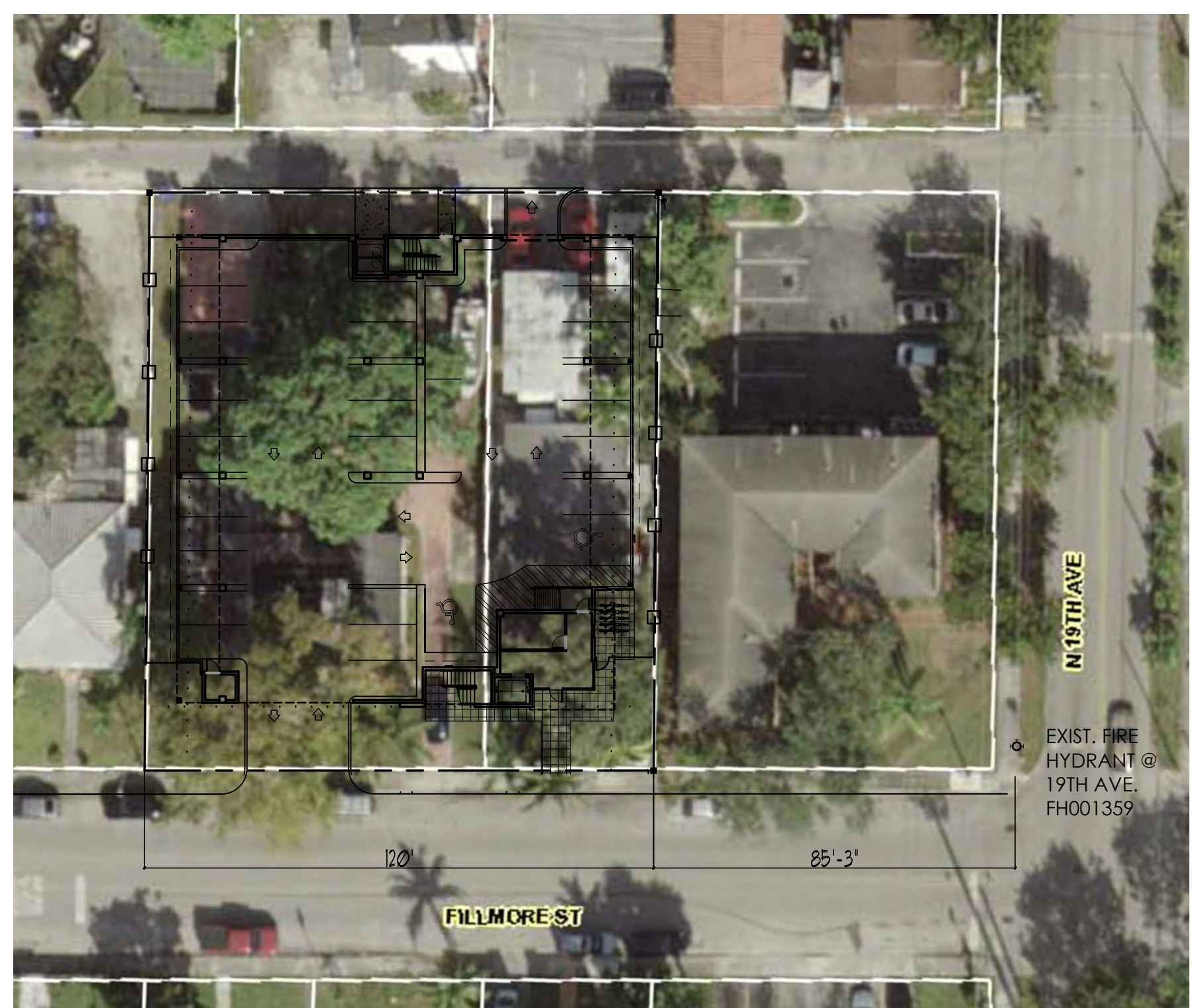


FEMA - X ZONE
BROWARD COUNTY 5.50 NAVD
CROWN OF ROAD 8.05' + 1.5' = 9.55'

POTABLE WATER-SANITARY SEWER-Reclaimed WATER
SEPARATION NOTES

The following statements must be included on all plans for sewage collection/transmission systems and/or reclaimed water mains to meet the minimum requirements of the Florida Department of Environmental Protection (FAC Rule 62-555.314) and the Broward County Department of Planning and Environmental Protection.

- 1) **VERTICAL CROSSINGS**
Sanitary sewer systems and/or reclaimed water mains shall cross under potable water mains wherever 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 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**
Wherever 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 a full joint centered on the conflict and mechanically restrained. An absolute minimum vertical separation distance of 6 inches shall be provided between the invert of the upper pipe and the crown of the lower pipe.



EXISTING FDC
SCALE: 1" = 30'-0"

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

REVISIONS :

FINAL TAC 6-18-18

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FILLMORE FLATS
APARTMENTS

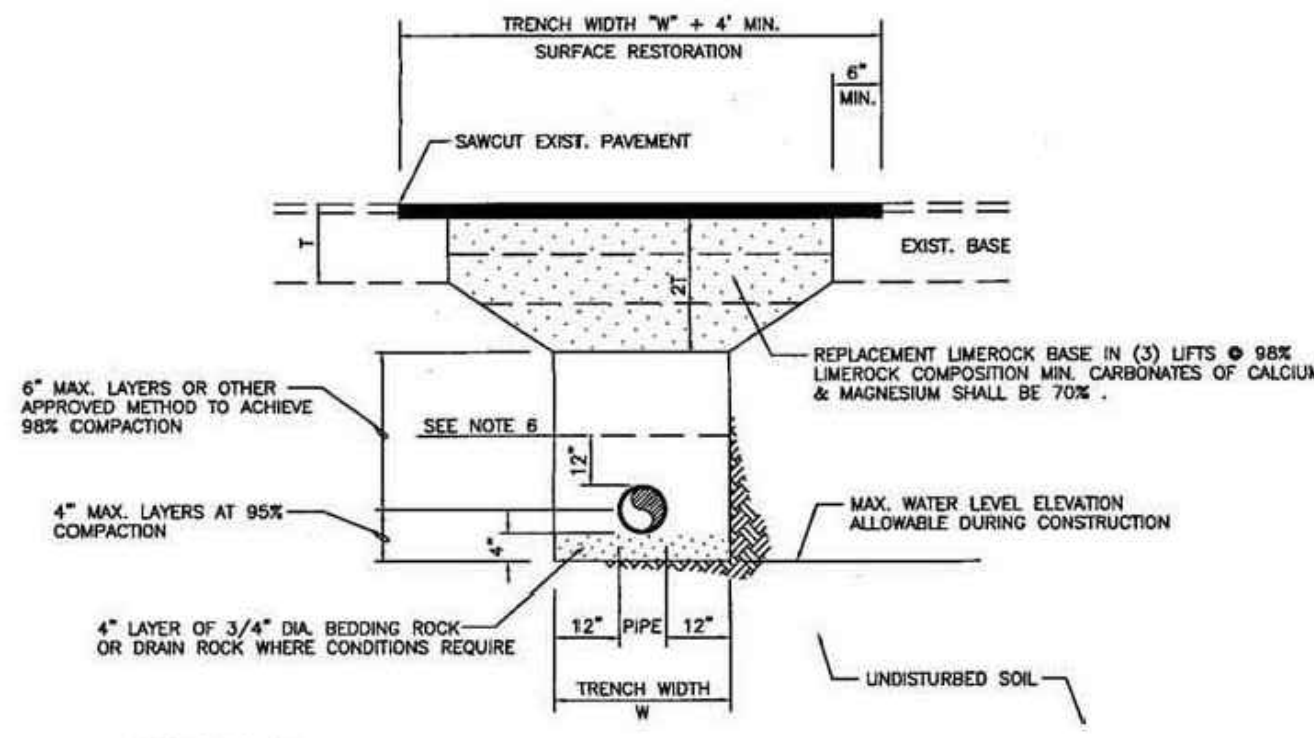
1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

PROJECT :

WATER AND SEWER
CIVIL PLAN

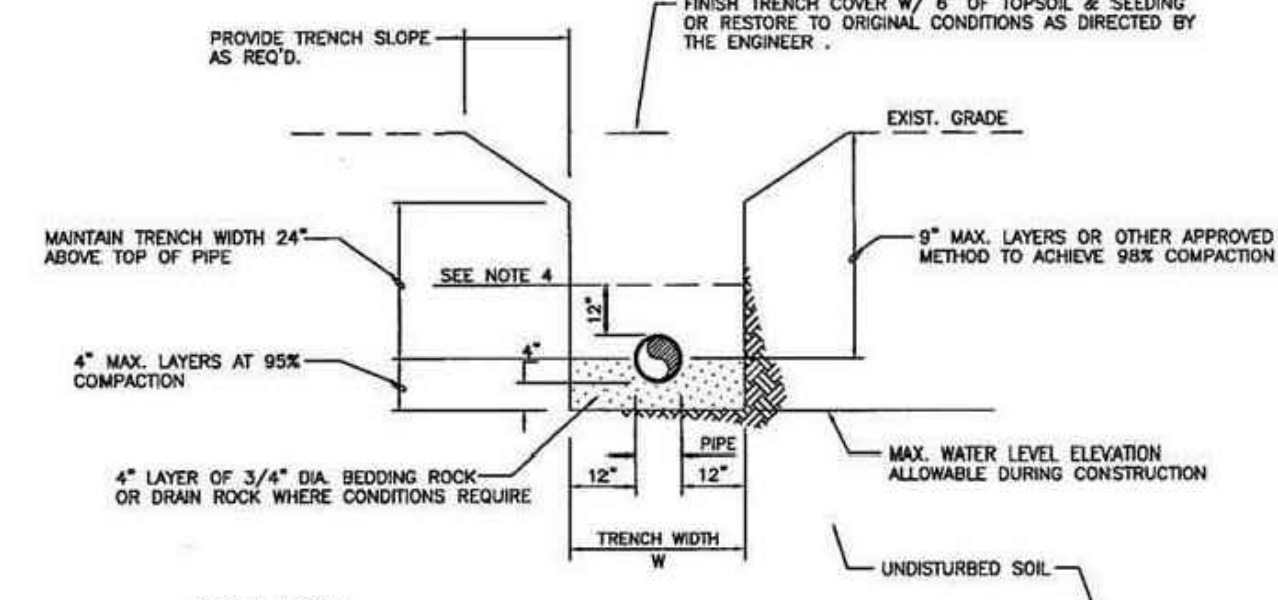
DRWG. TITLE :

DATE: MAY 2018
SCALE: 1"=20'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 2018-423
SHEET NO.



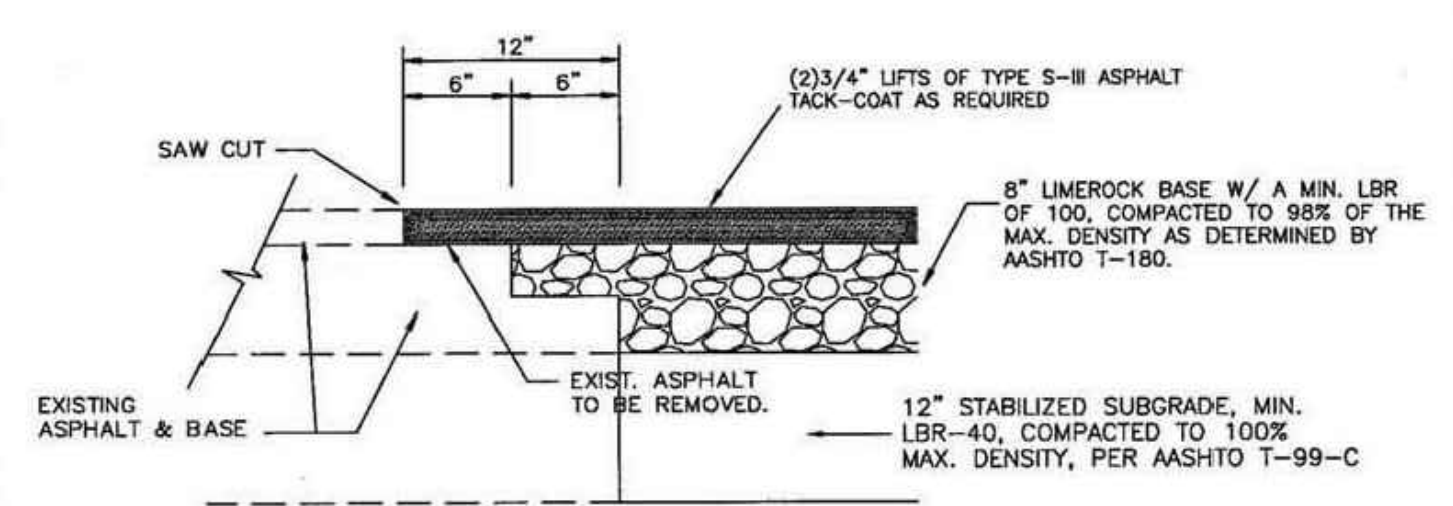
- GENERAL NOTES:
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
 - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
 - NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.).
 - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
 - ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION.
 - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
 - DENSITY TESTS - MIN. 2 PER SUB-BASE, MIN. 2 PER LIMEROCK, PER CUT. CITY ENGINEERING DEPT. RECEIVES 2 COPIES OF RESULTS.

ASPHALT RESTORATION DETAIL



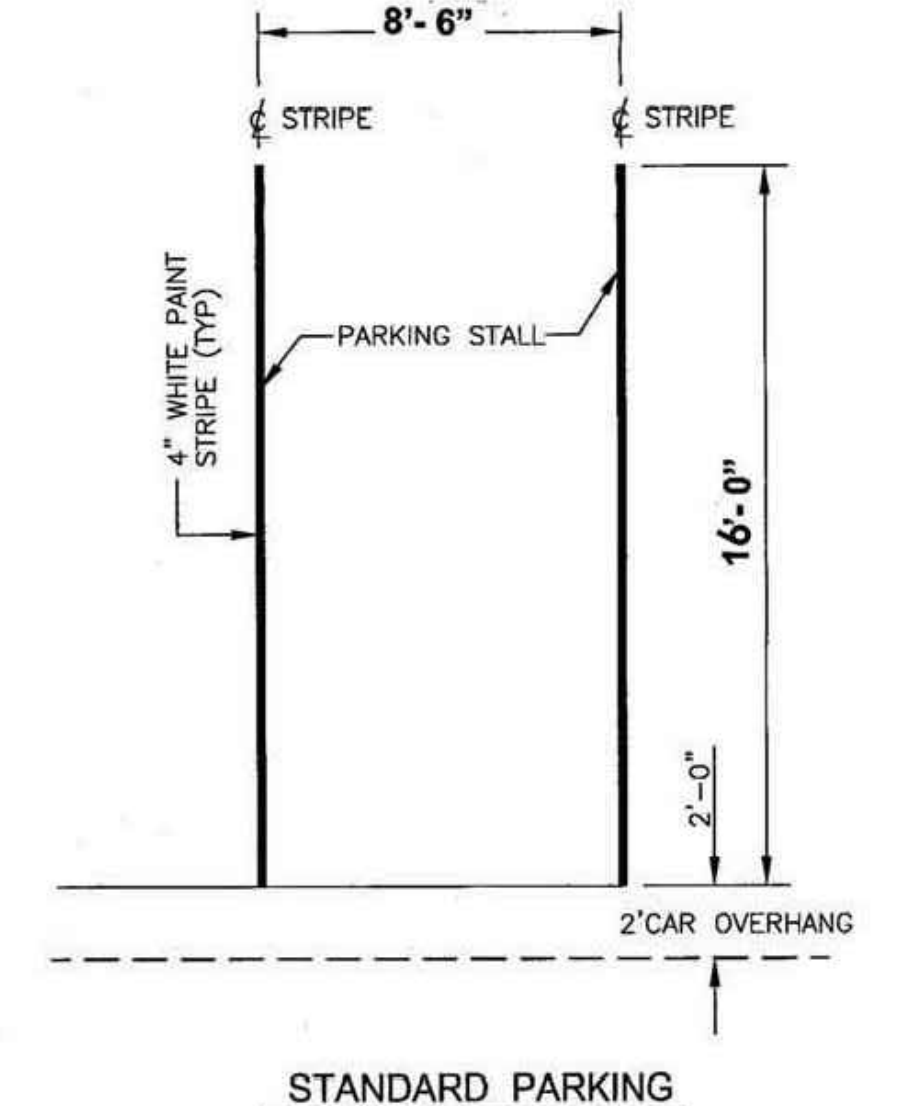
- GENERAL NOTES:
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
 - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
 - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
 - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
 - PVC PIPE TO HAVE ROCK BACKFILL TO CENTERLINE OF PIPE (SEE DETAIL).

STANDARD TRENCH DETAIL

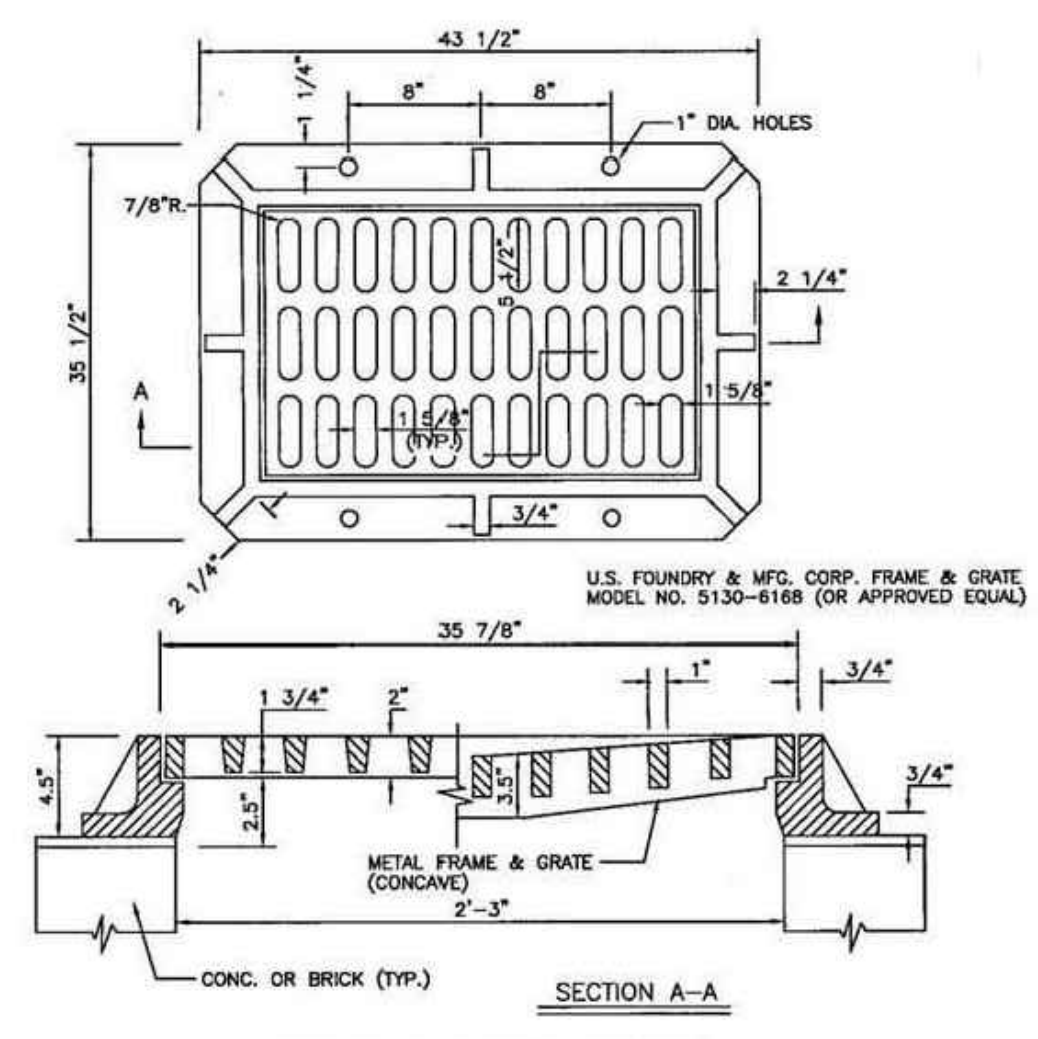


NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

ASPHALT CONNECTION DETAIL

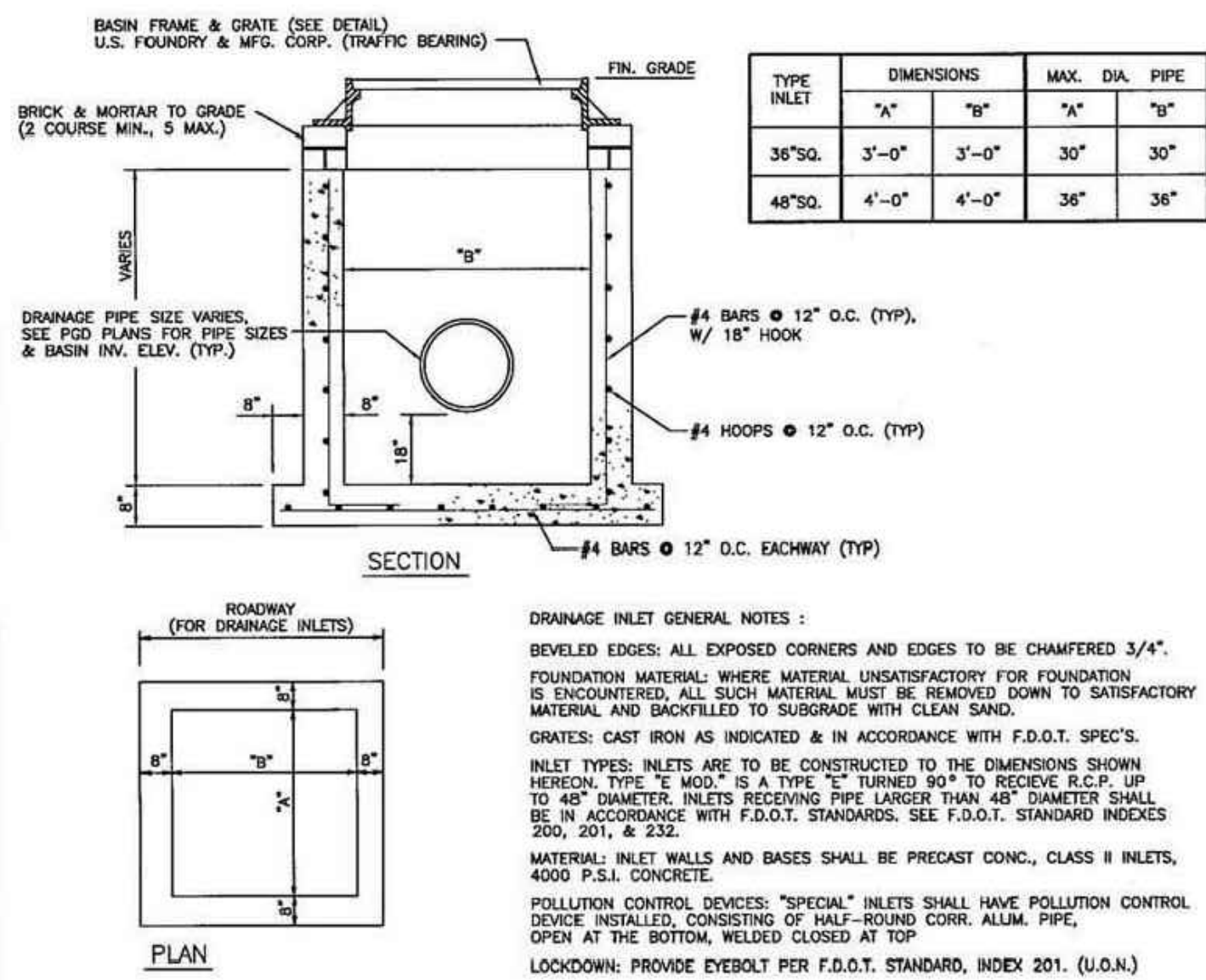


TYP. PARKING SPACE DETAIL

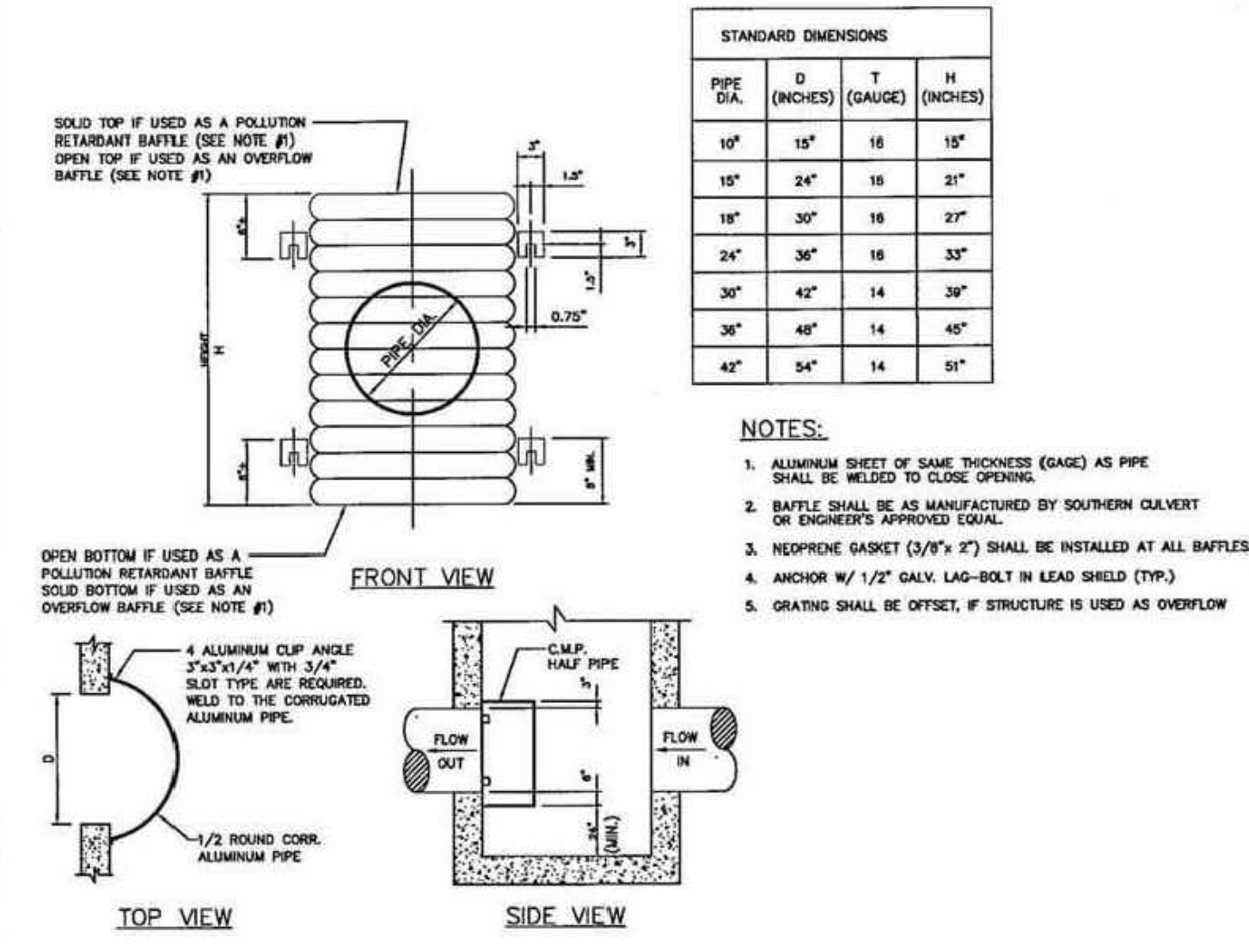


FRAME & GRATE DETAIL
N.T.S.

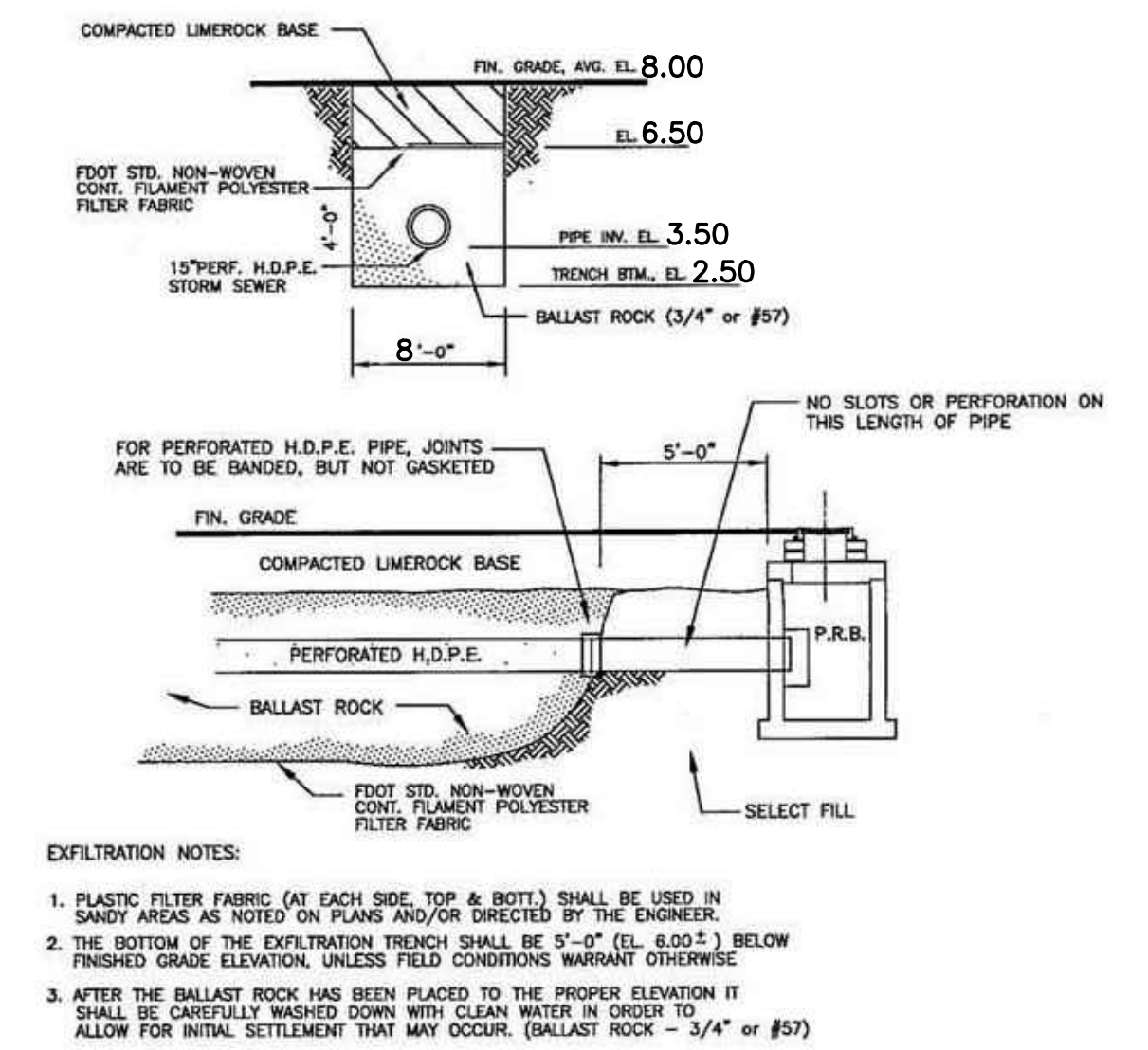
FRAME/GRATE DETAIL



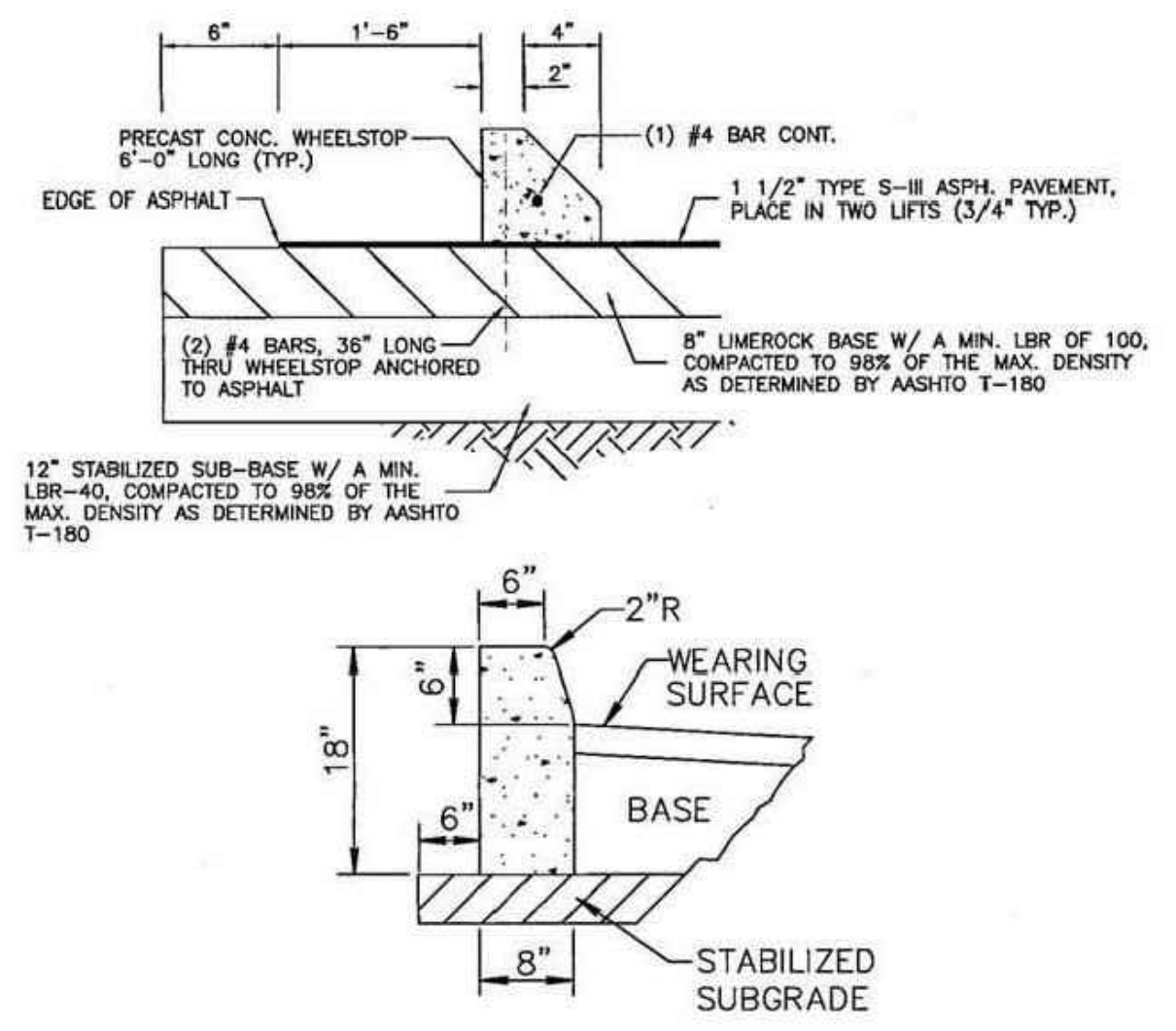
CATCH BASIN DETAIL



POLLUTION RETARDANT BAFFLE



EXFILTRATION TRENCH DETAIL



F.D.O.T. TYPE "D"

"D" CURB - WHEELSTOP DETAIL

GENERAL SPECIFICATIONS

SHEET BLADE: ALCOA #86054.6063-16 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND FOR EQUAL DIMENSIONS - 6" H., 24", 30" OR 36" L.

LETTER: NAME - 4" SERIES "B" #2270 SCOTCHLITE (SYLVER) OR EQUAL - SUFFIX - 2" SERIES AS ABOVE.

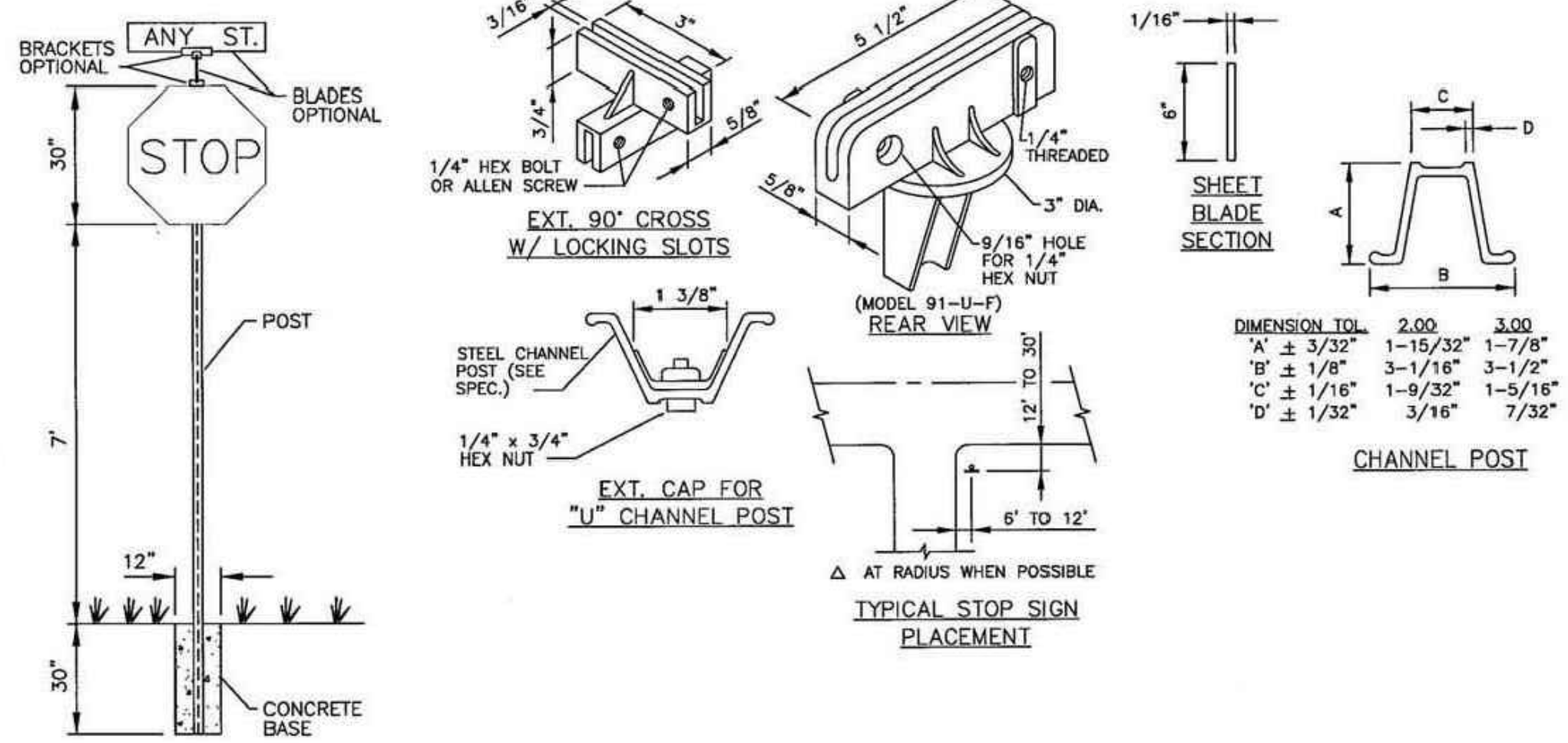
BRACKETS: SUPR-LOK PRUF.

POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. - A - 123 WITHOUT ANCHOR PLATES. SEE DETAIL SHEET.

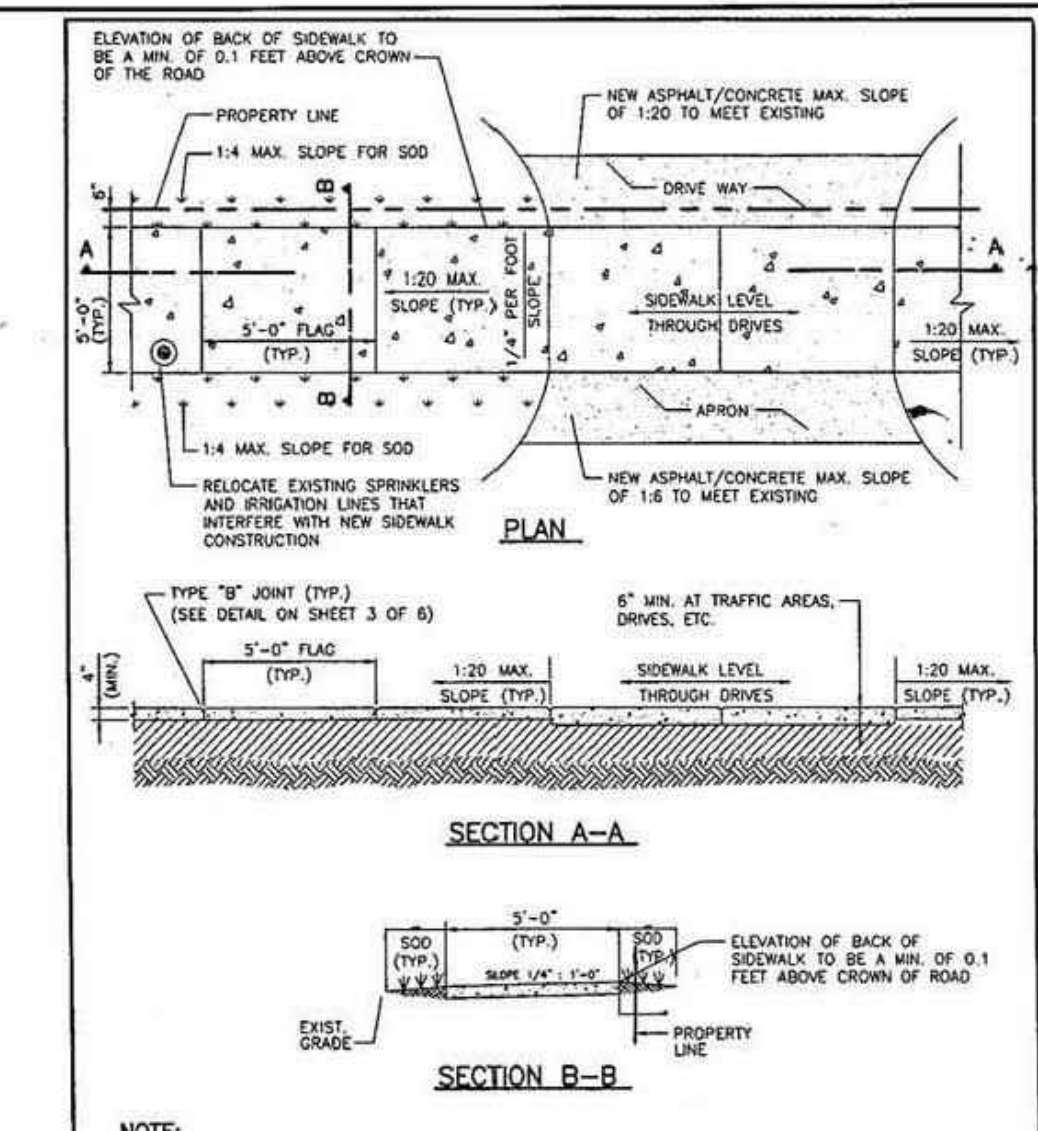
CONCRETE BASE: 2000# AS SHOWN.

STOP SIGN: R1-1 MUTCD - 30"x30" (HIGH INTENSITY)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.



SITE SIGNAGE DETAILS



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

CITY OF HOLLYWOOD, FLORIDA		DESIGNED BY	SCALE	APPROVED BY
DEPARTMENT OF PUBLIC UTILITIES		DATE	PROJECT NO.	N.T.S.
ENGINEERING AND CONSTRUCTION		DRAWN BY	REV. NO.	DATE
STANDARD DETAIL		DATE	REV. NO.	DATE
SIDEWALK CONSTRUCTION DETAIL		DATE	REV. NO.	DATE

REVISIONS:

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FILLMORE FLATS
APARTMENTS
1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

CONSTRUCTION DETAILS

DATE: MAY 2018
SCALE: 1"=20'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 2018-423
SHEET NO.

1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR ANY EXISTING OR PROPOSED EXHAUSTED WATER MAIN WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(9)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR AT LEAST ONE JOINT FROM ALL JOINTS IN GRAVITY-TYPE SANITARY SEWERS, STORM SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(9)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, BAYS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATER-TIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED OR REPLACED. IF THE MANHOLE MANHOLE MANHOLE WITH POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WHEEL HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATENT, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD ENDORS FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NISCO-SCOTT T-113 IF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, SHALL BE MOST RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN, MUELLER, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

	ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2004
	DRAWN: EAM	DRAWING NO.	
	APPROVED: XXX	W-01	

9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
10. FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 3200 3/4" SIZE, REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-8-4-B 5/2" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 26-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS CONFORMING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-08 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING STRESS. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION. CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-133 FL. NO SUBSTITUTIONS.
16. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
17. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINSECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
18. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
19. MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.), TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	WATER NOTES	DRAWING NO. W-01.1
APPROVED: XXX			

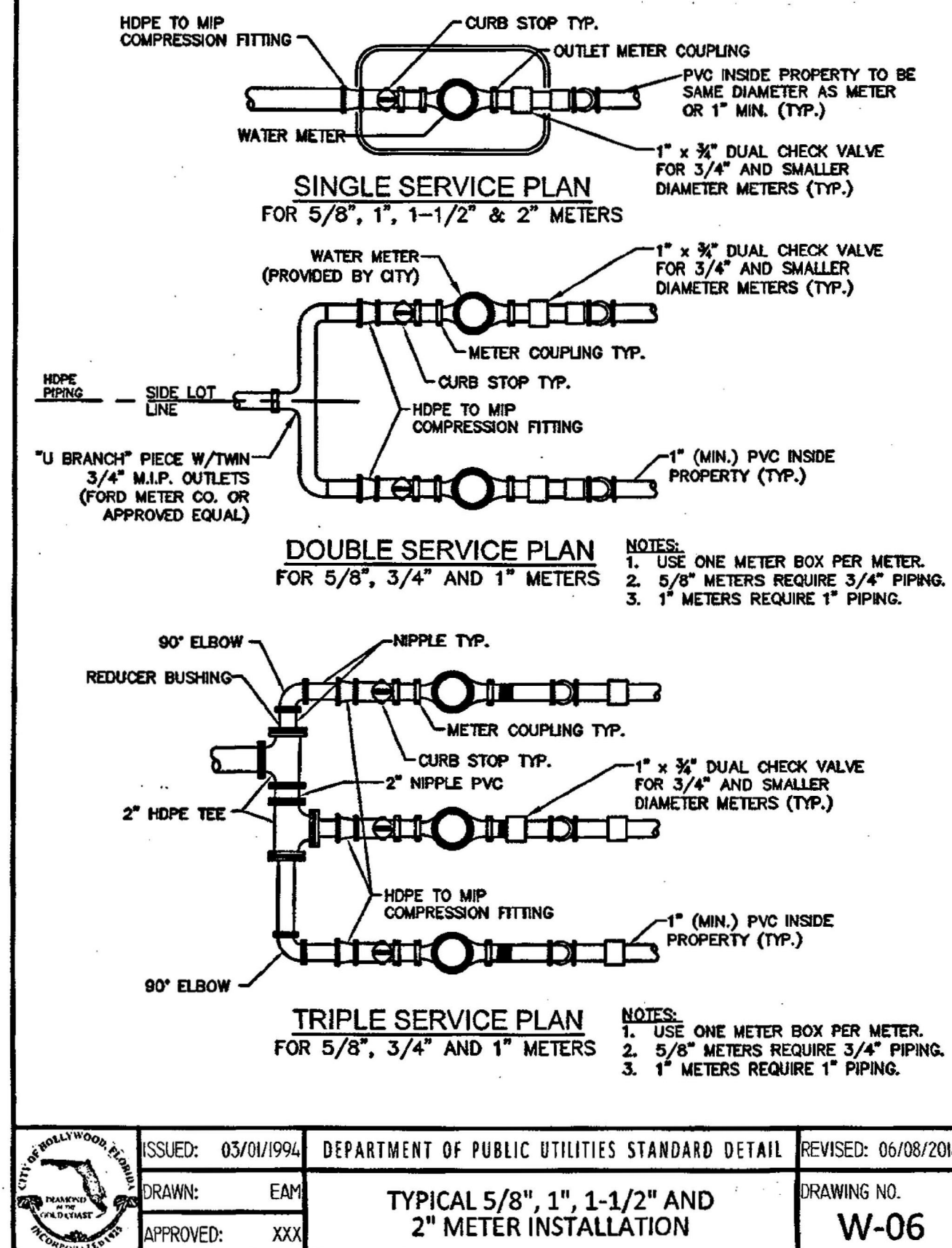
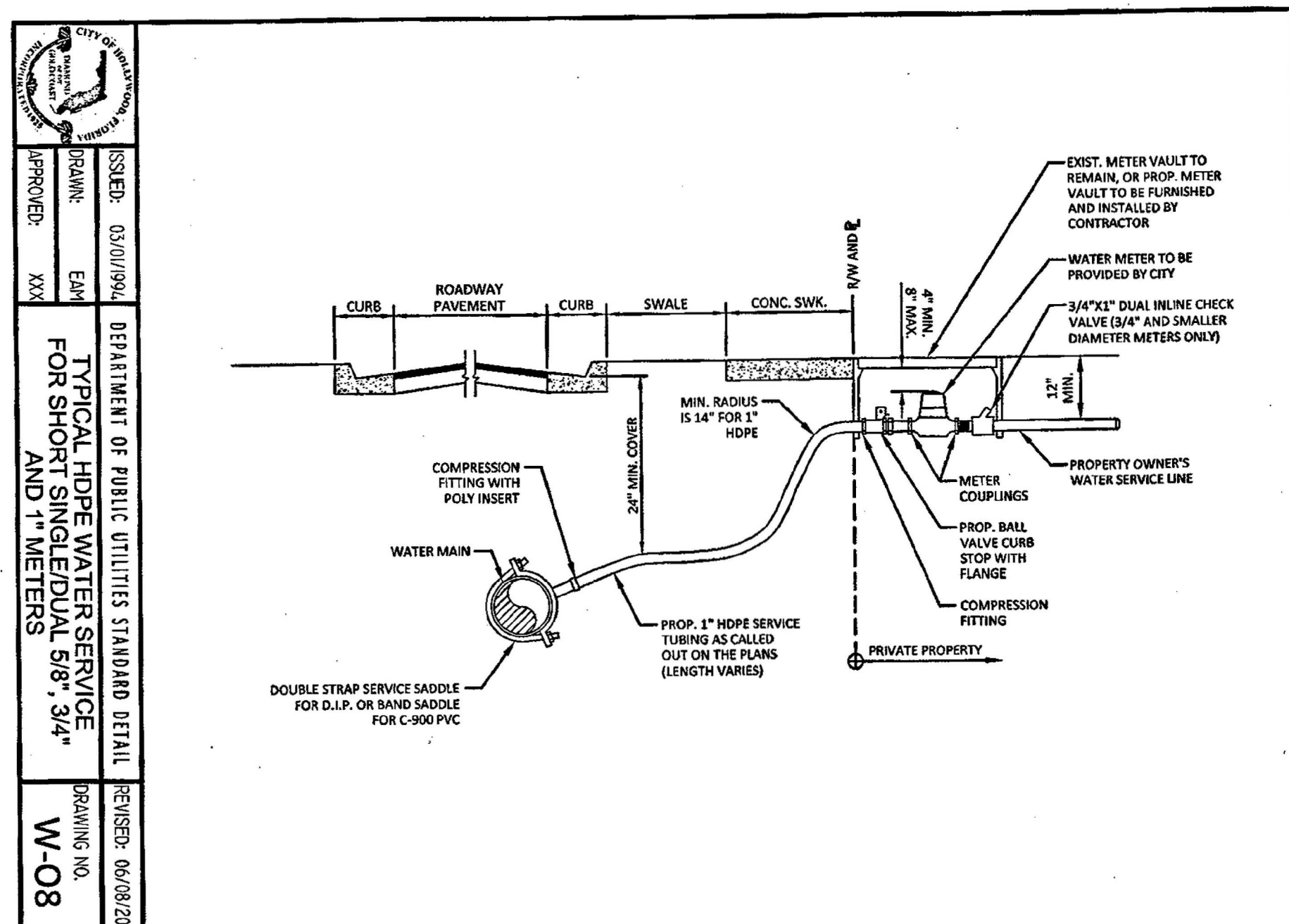
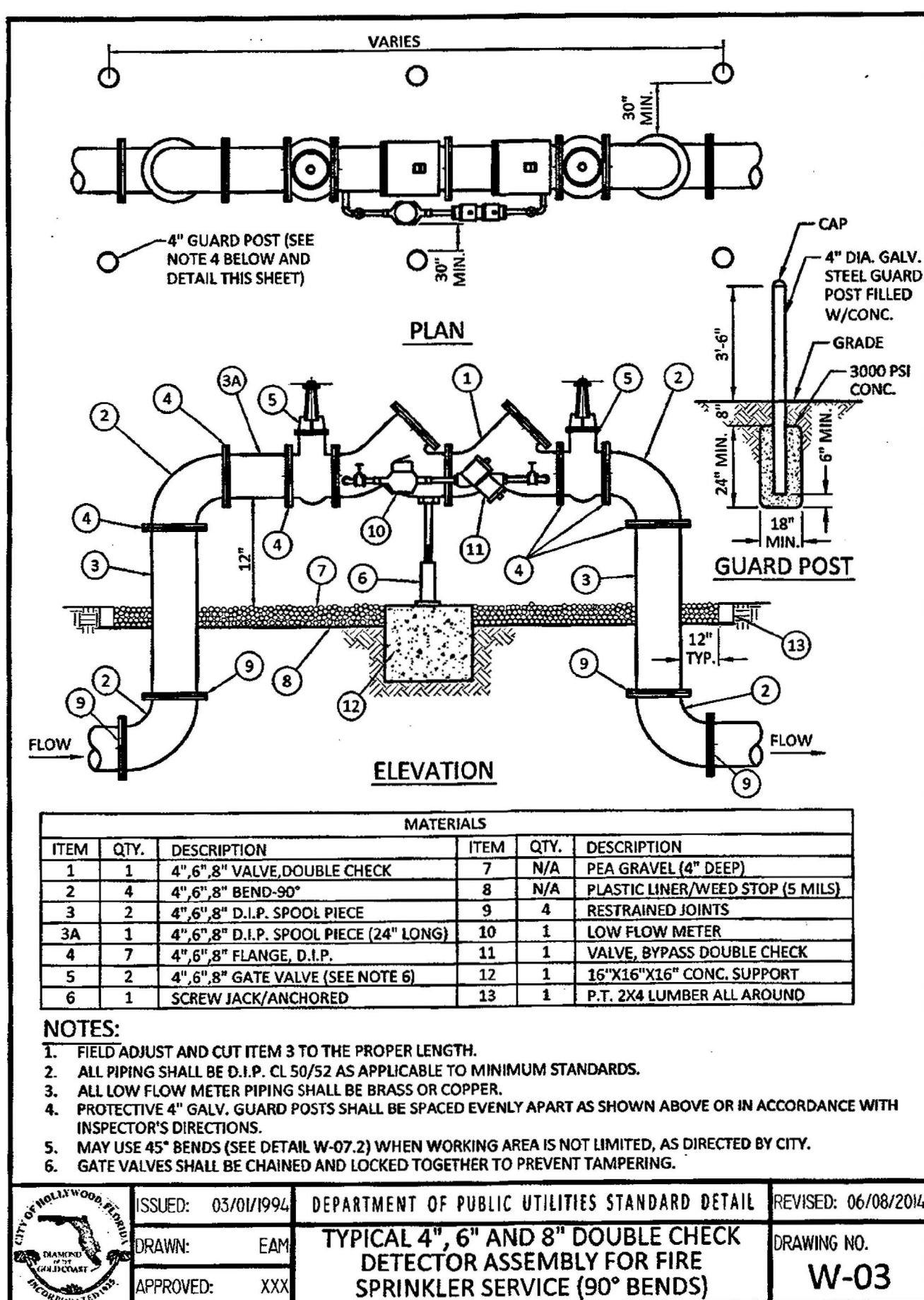
22. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF MUTTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI AND A MINIMUM SAFETY FACTOR OF 3-1, AND SHALL BE EBA, IRON (INC), MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.

23. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, AND REMOVAL OF SUCH SHEETING, BRACING, AND SHORING, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

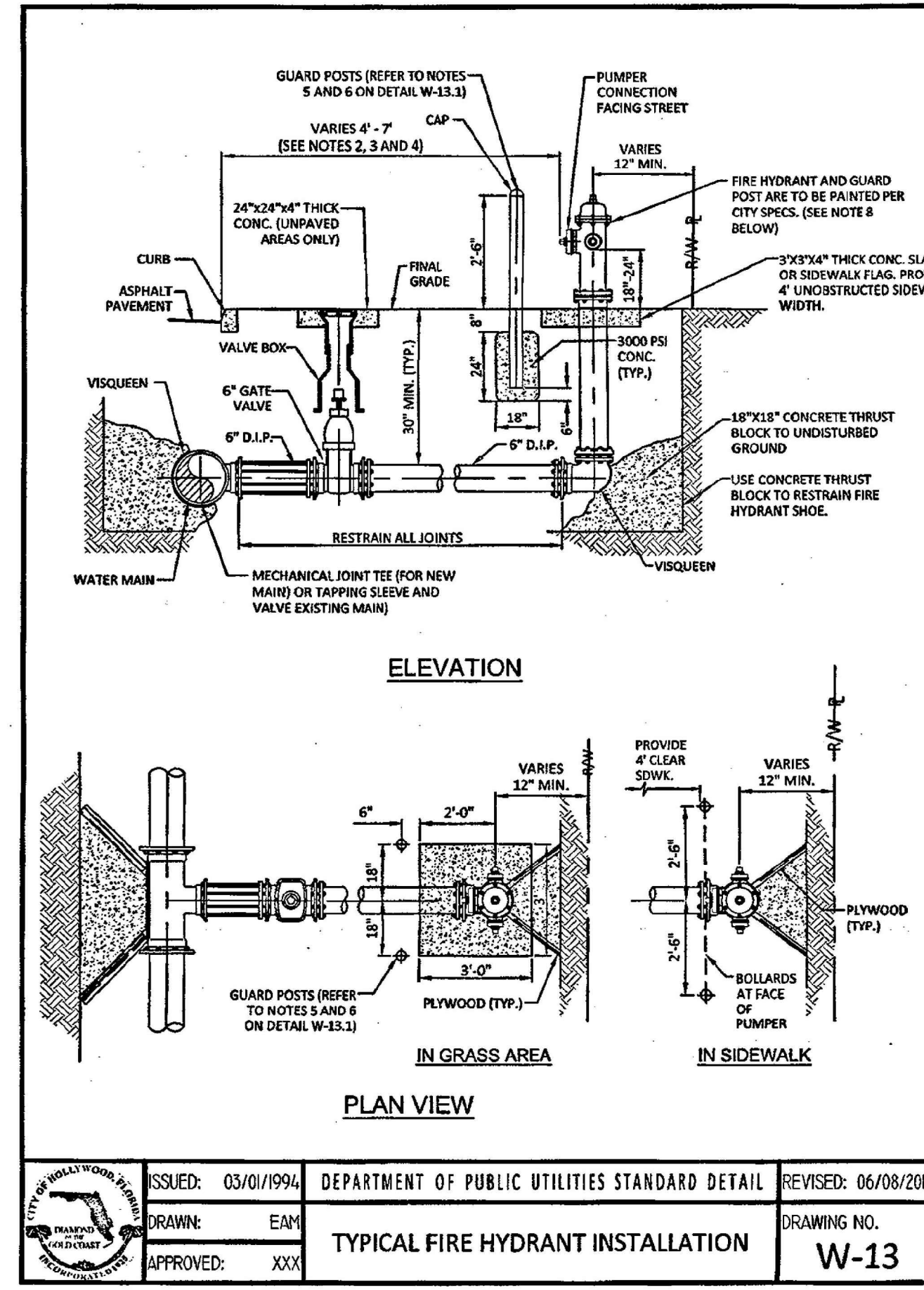
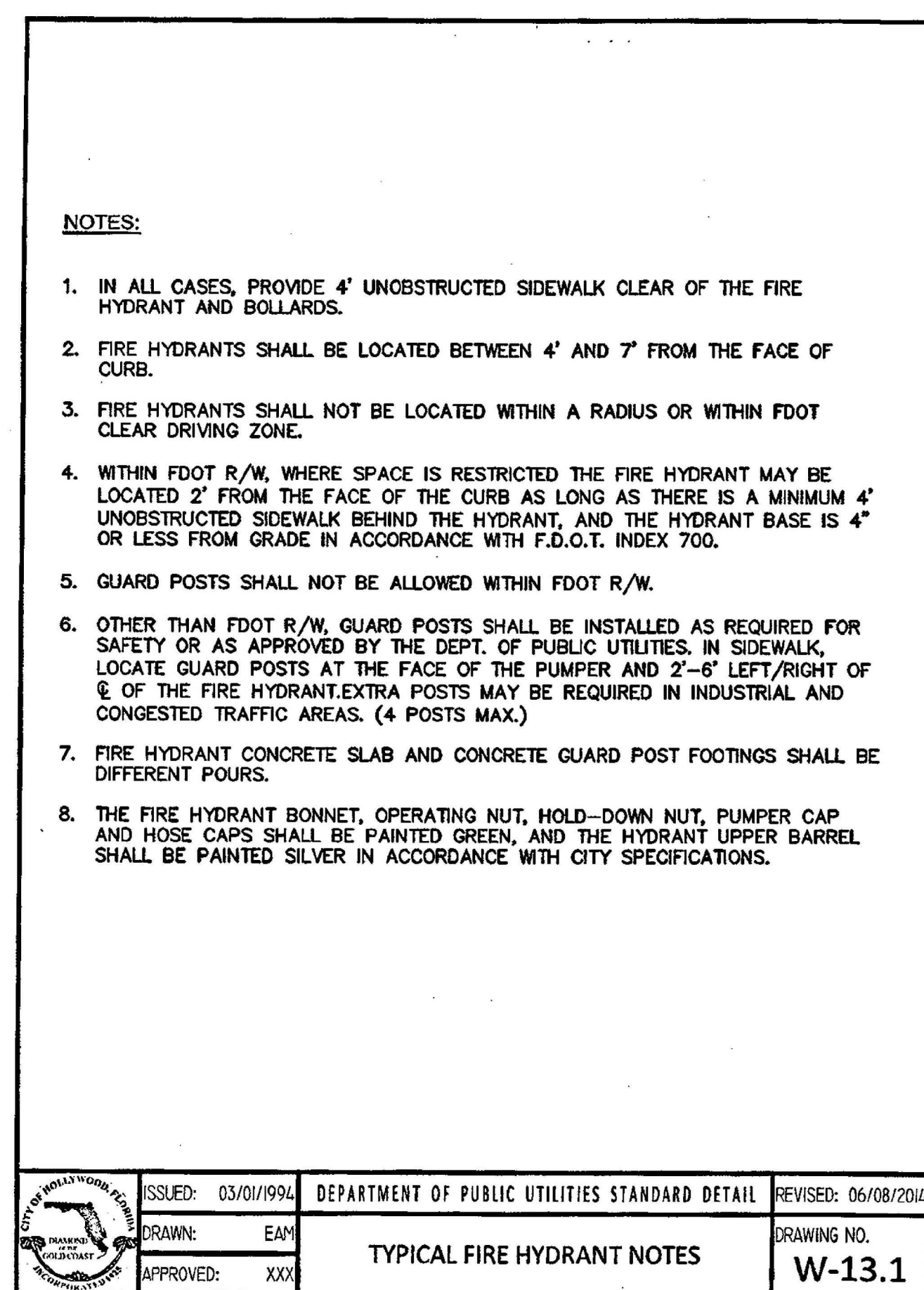
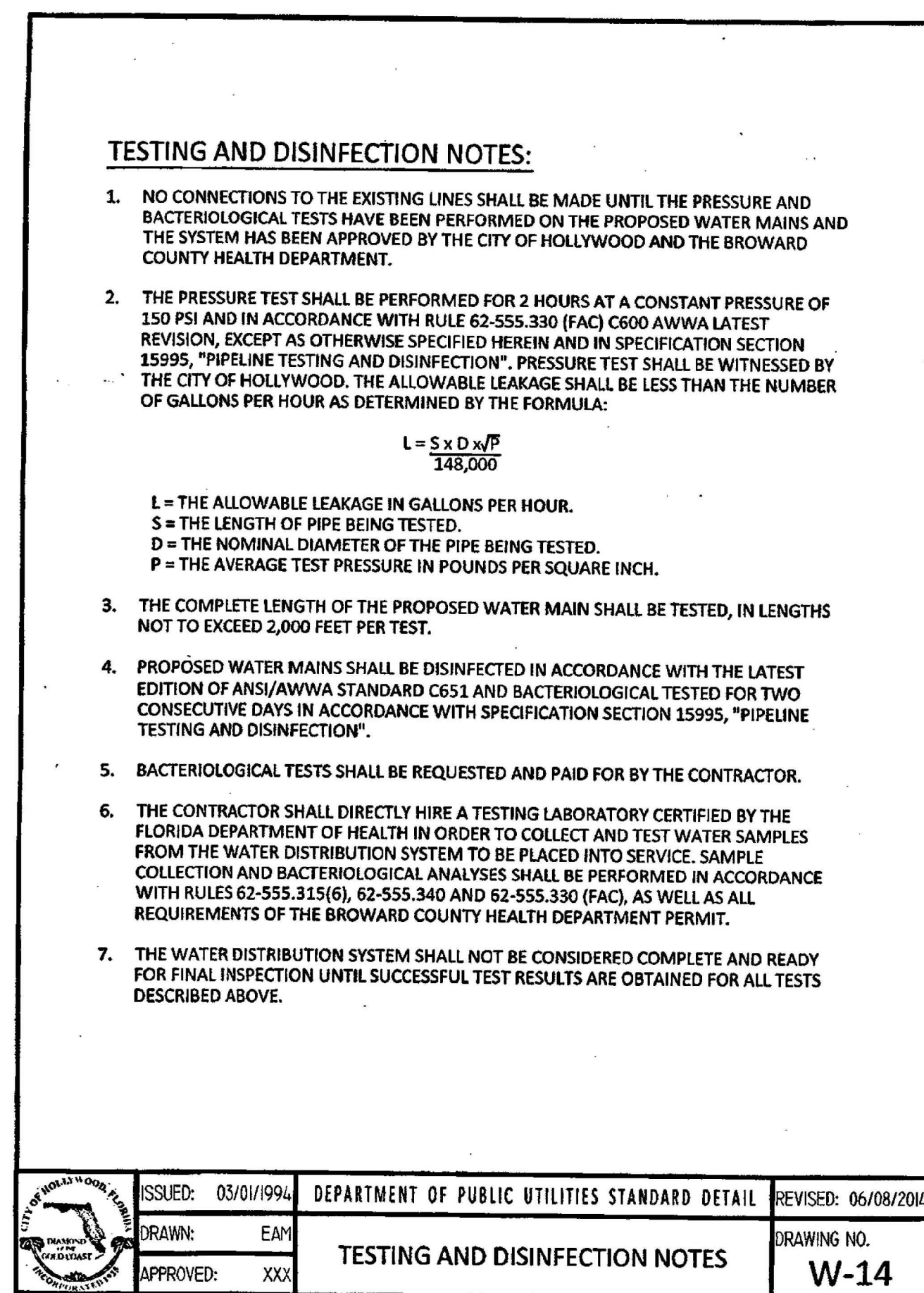
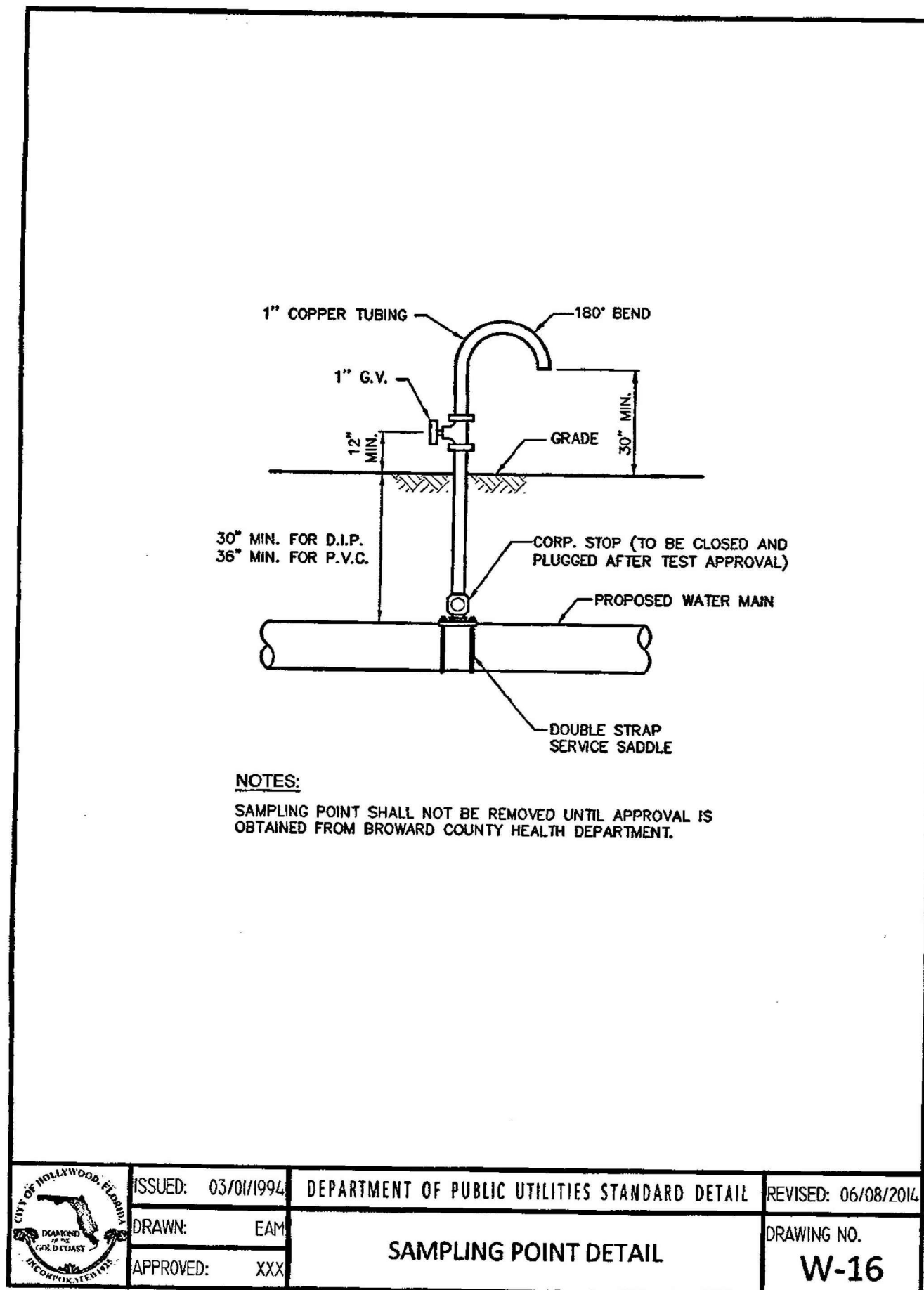
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2011
	DRAWN: EAM	WATER NOTES	DRAWING NO. W-02
APPROVED: XXX			

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P. E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
4. SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY.
5. THE 3" CASING UNDER THE ROAD IS TO BE USED ONLY WHEN THE WATER MAIN RUNS WITHIN 18" OF THE OPPOSITE SIDE OF THE ROAD FROM THE WATER SERVICE. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREET.
6. APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
8. THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
9. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
10. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
11. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2011
	DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX			



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FILLMORE FLATS
APARTMENTS

1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

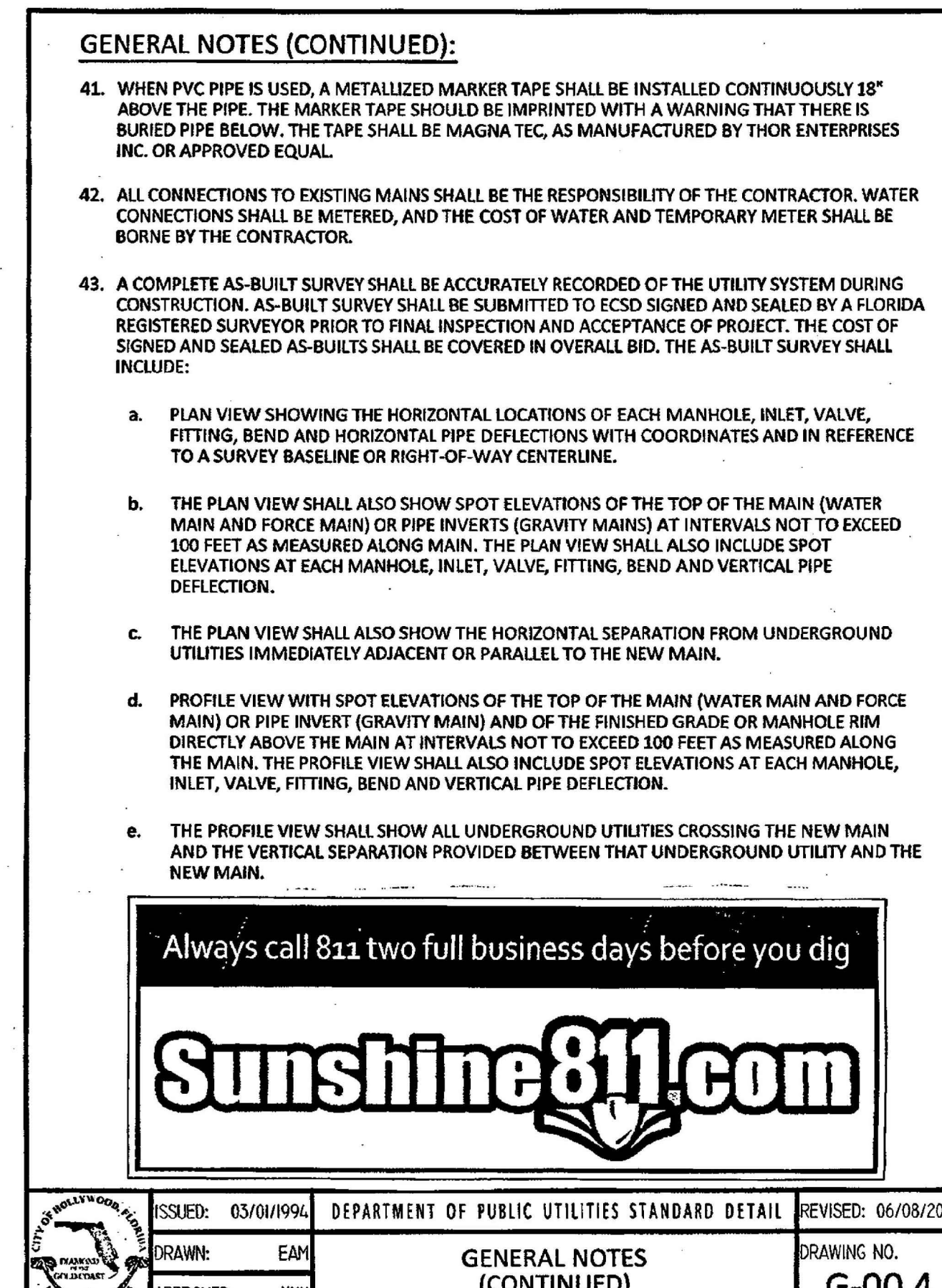
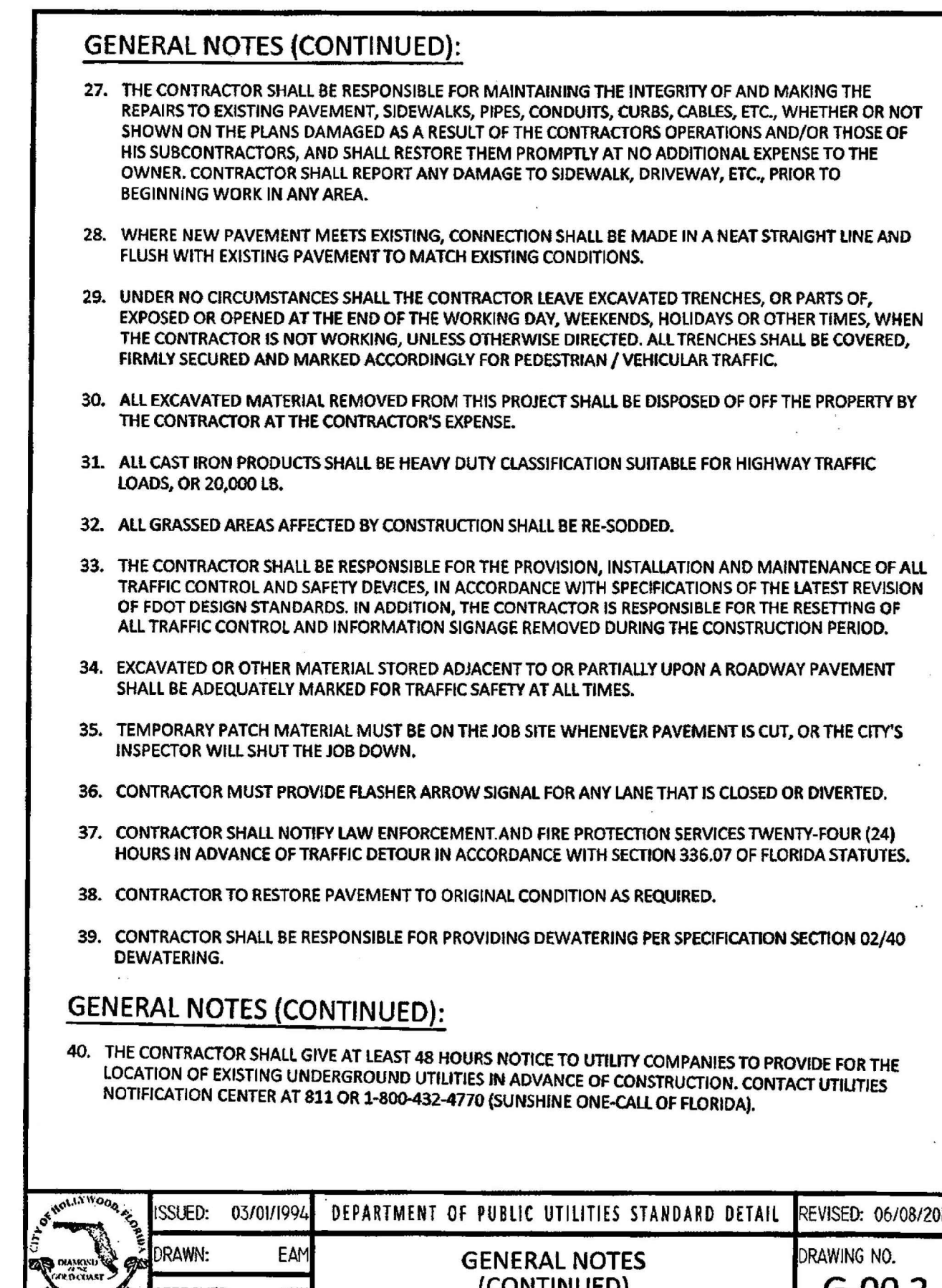
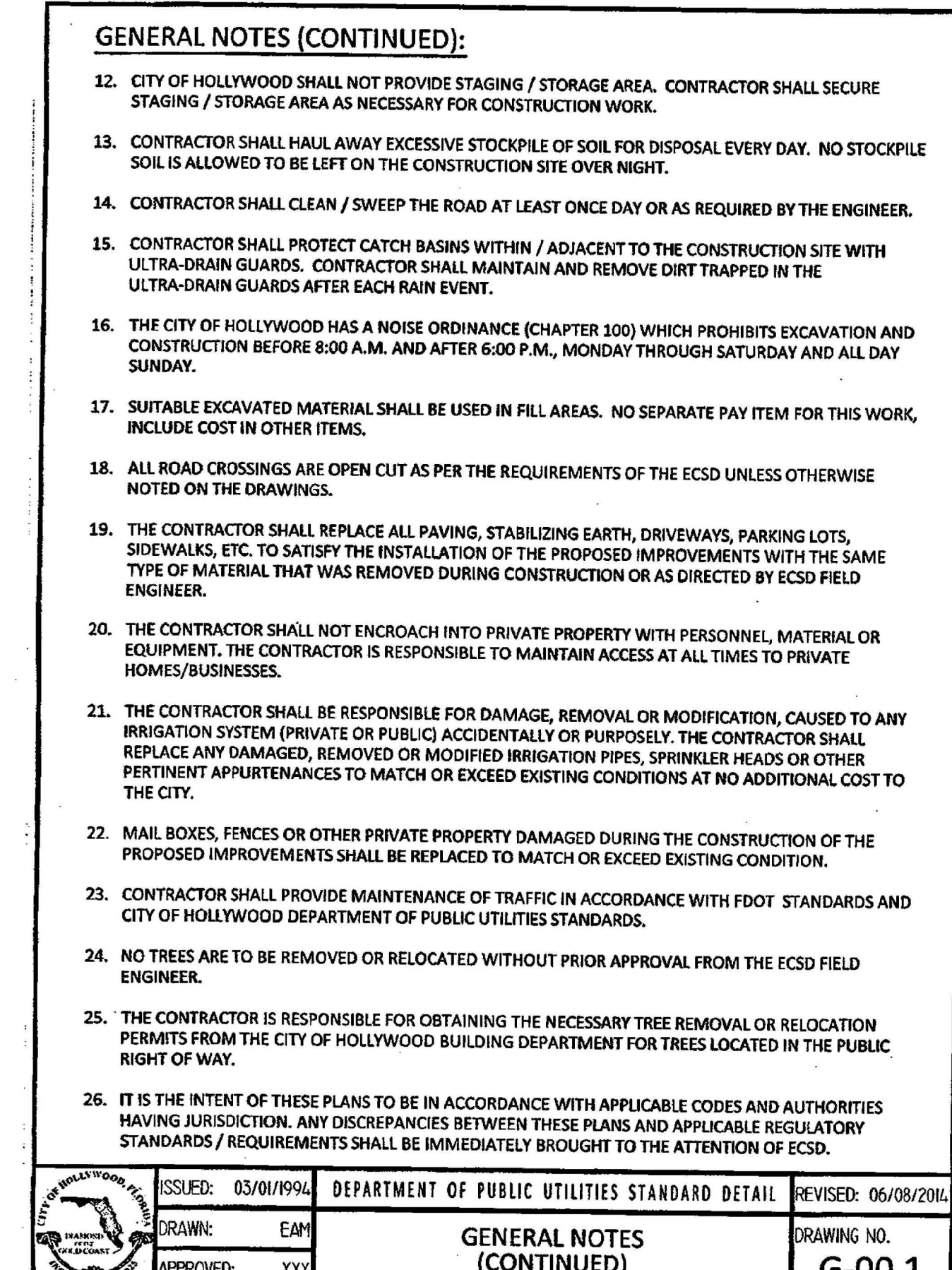
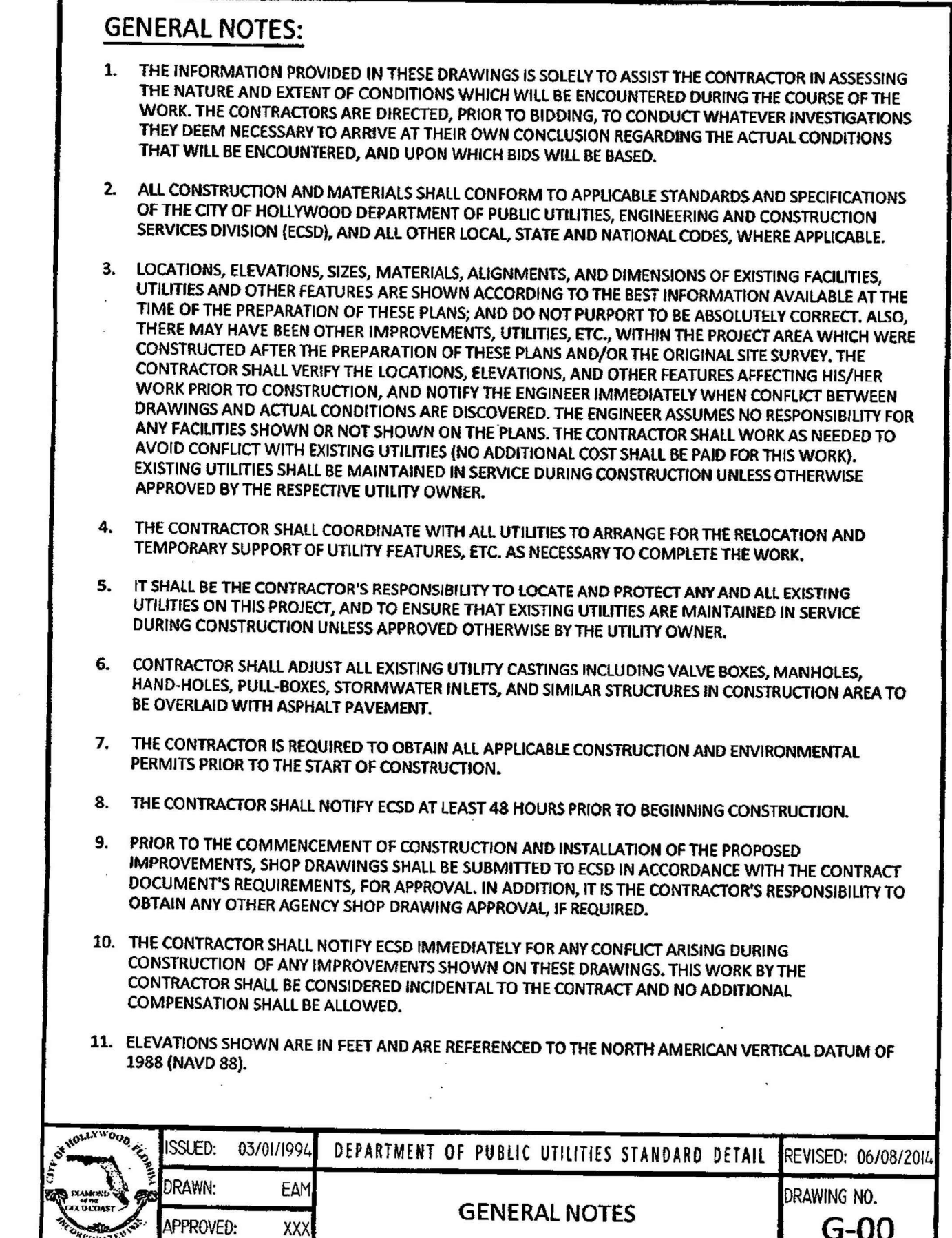
PROJECT :

CONSTRUCTION DETAILS

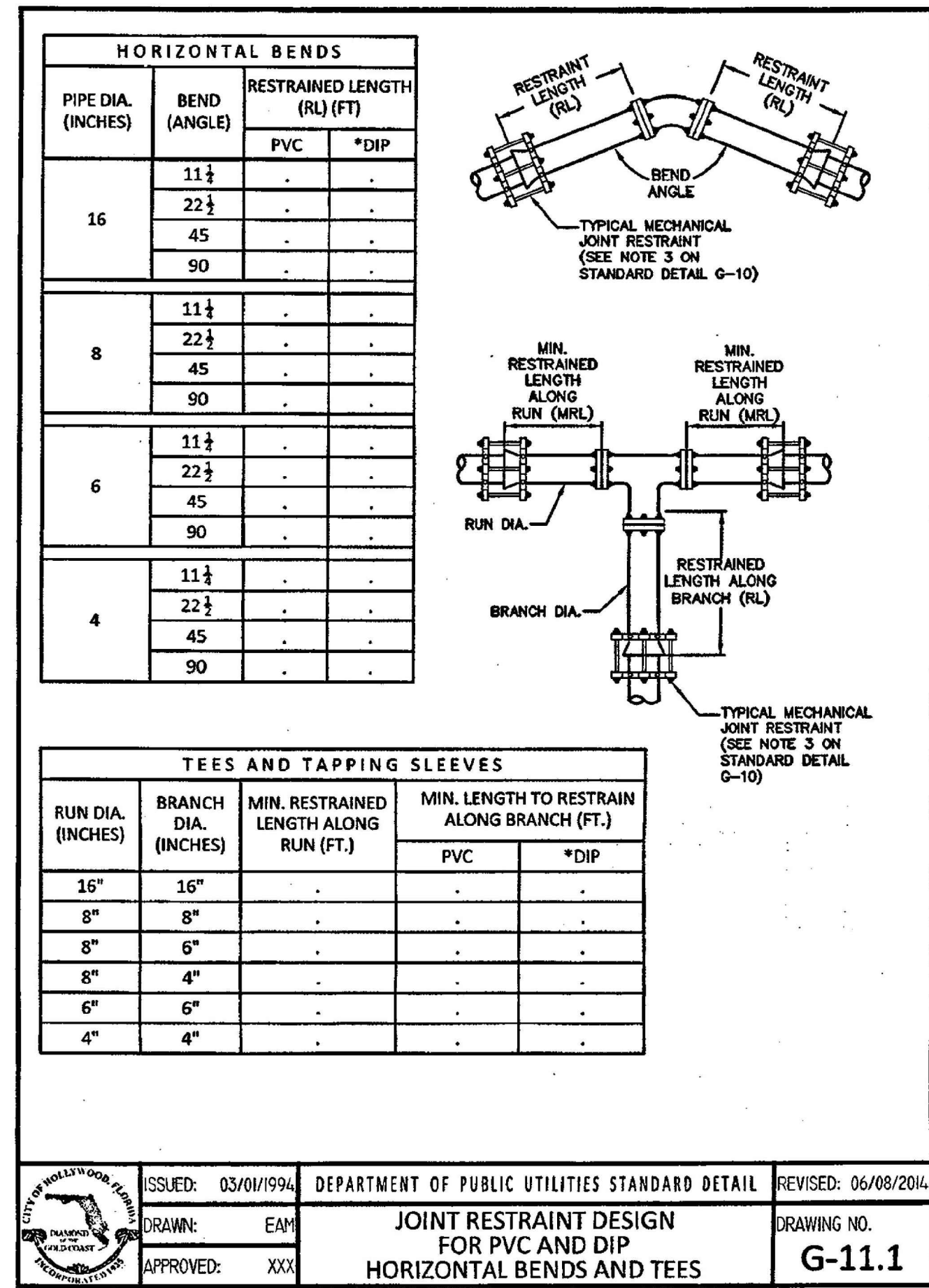
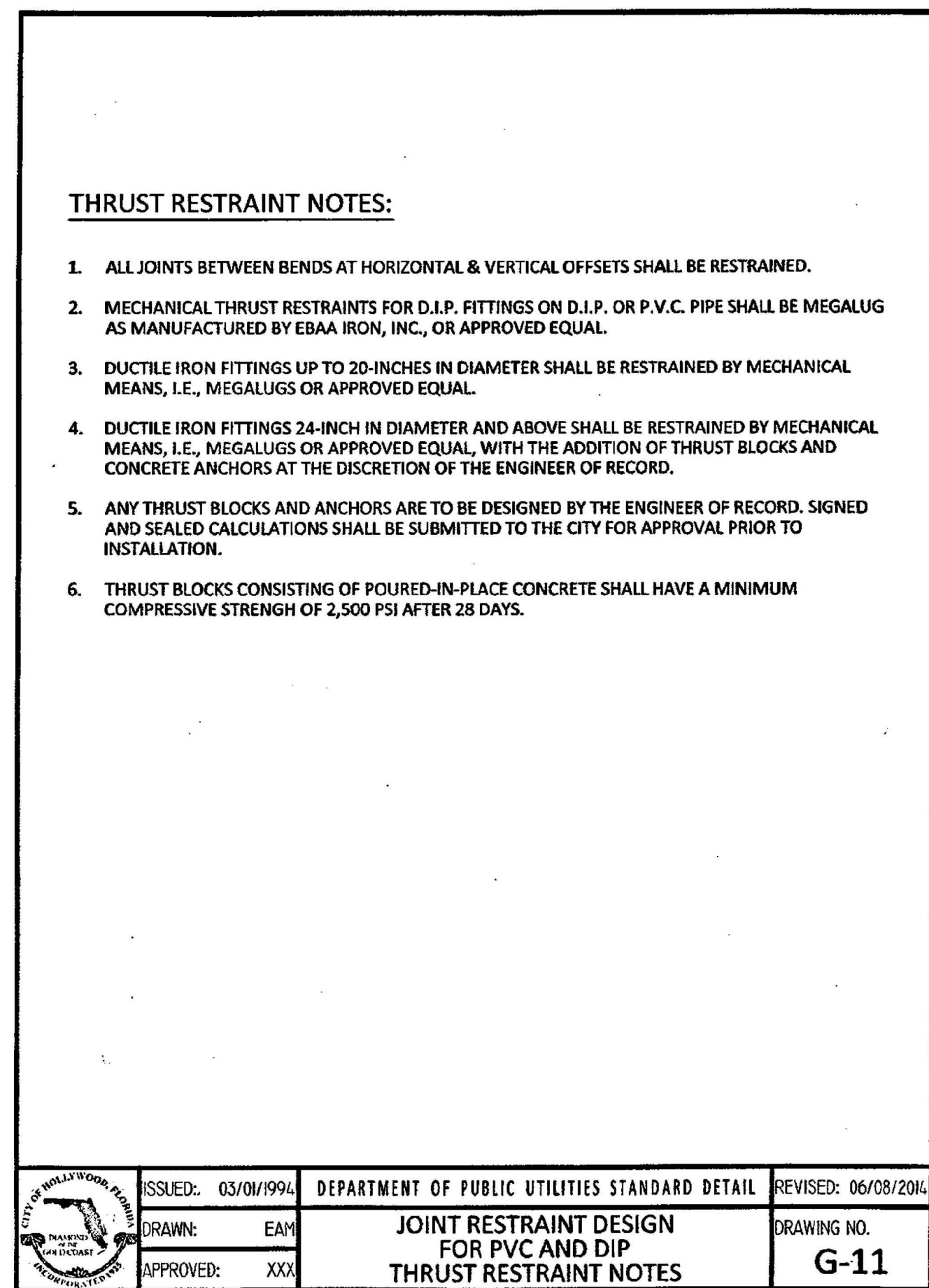
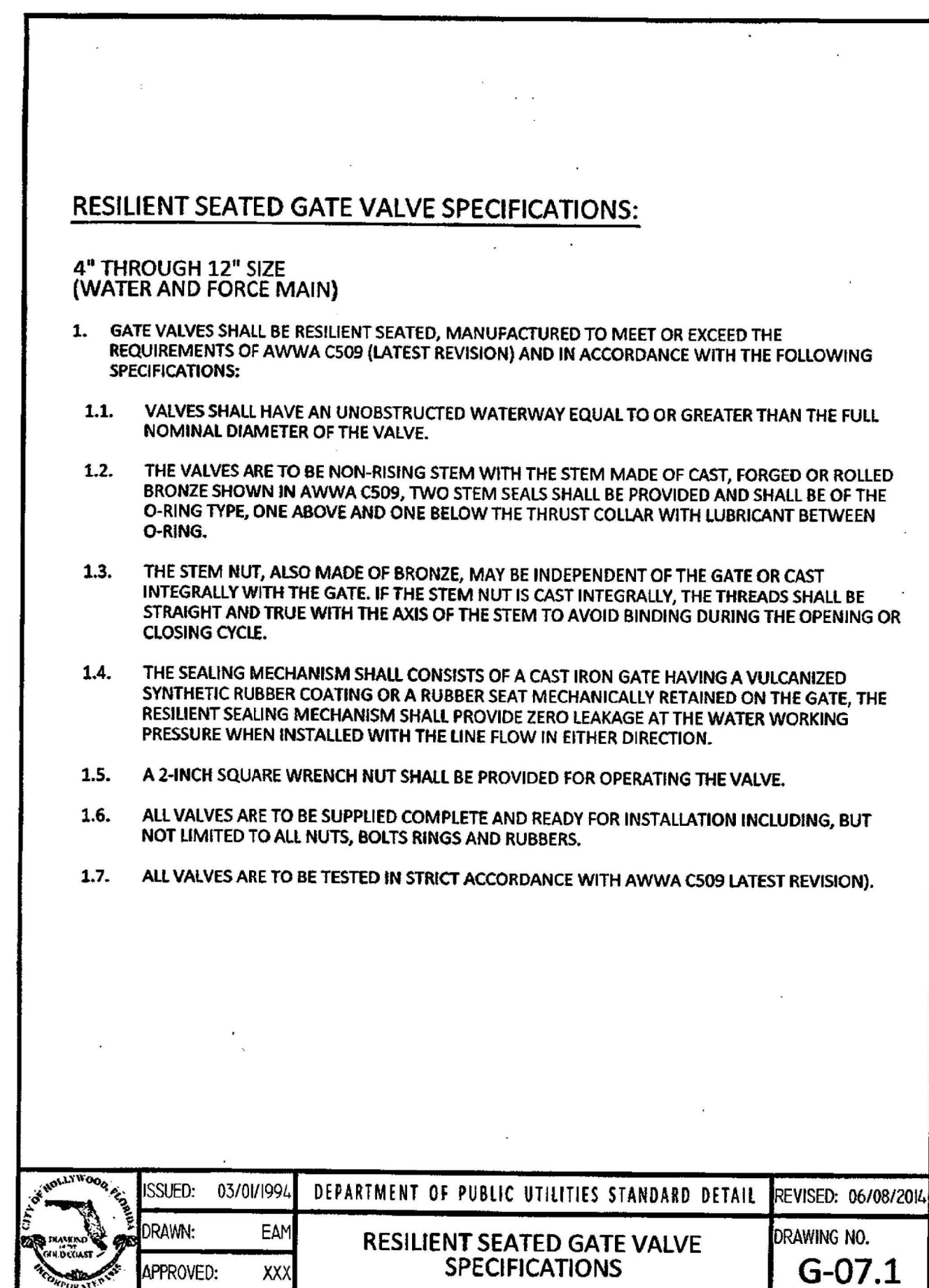
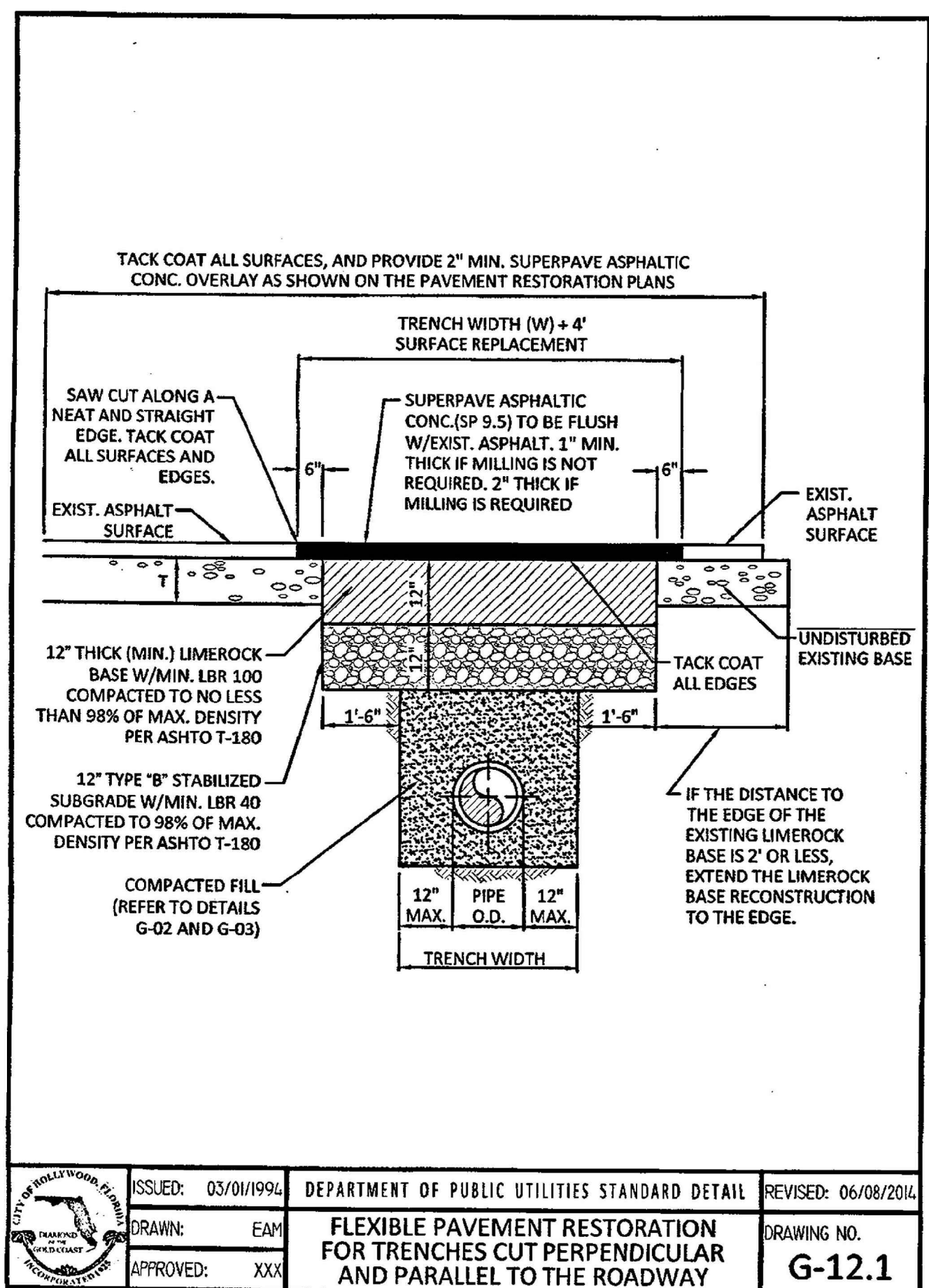
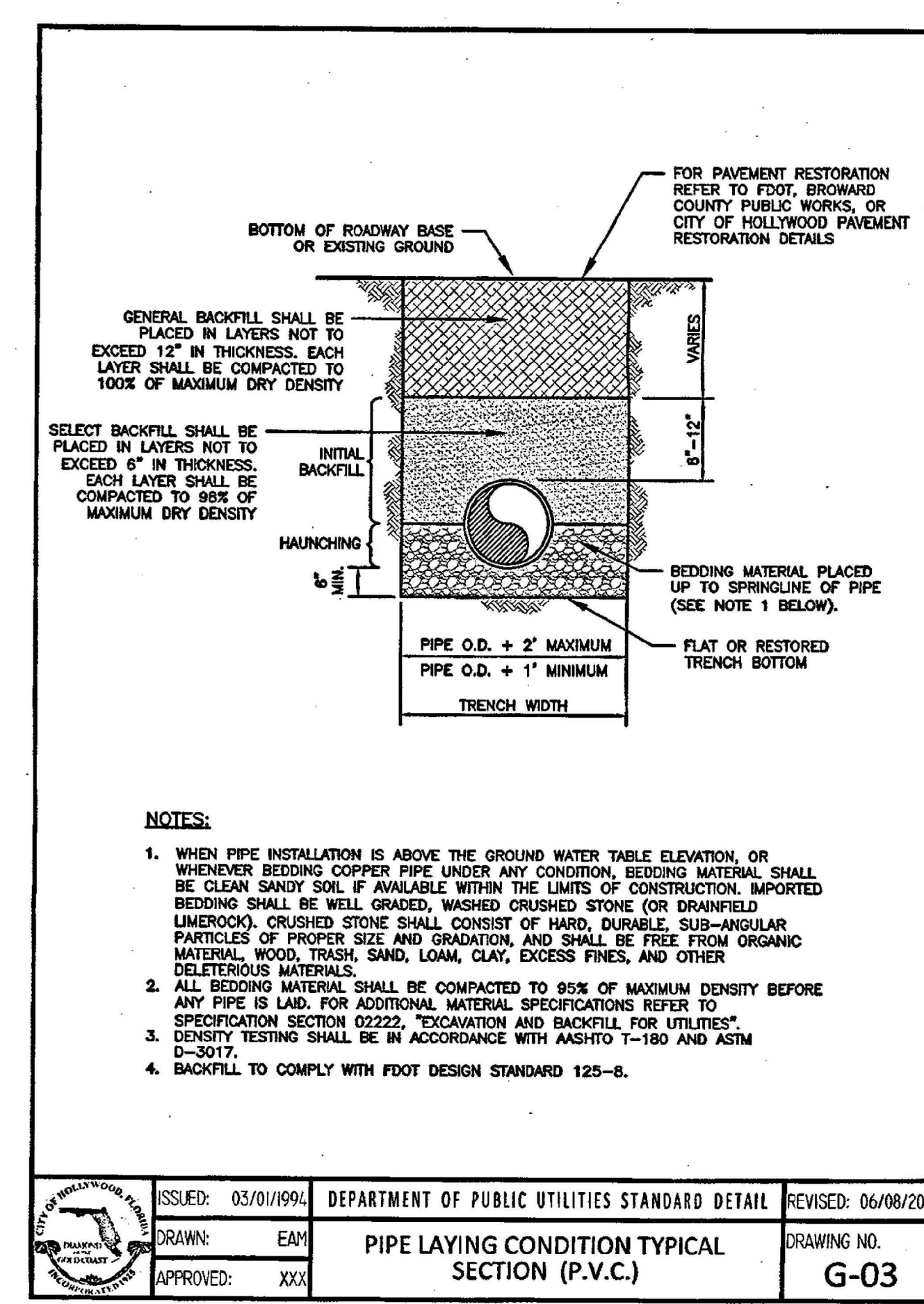
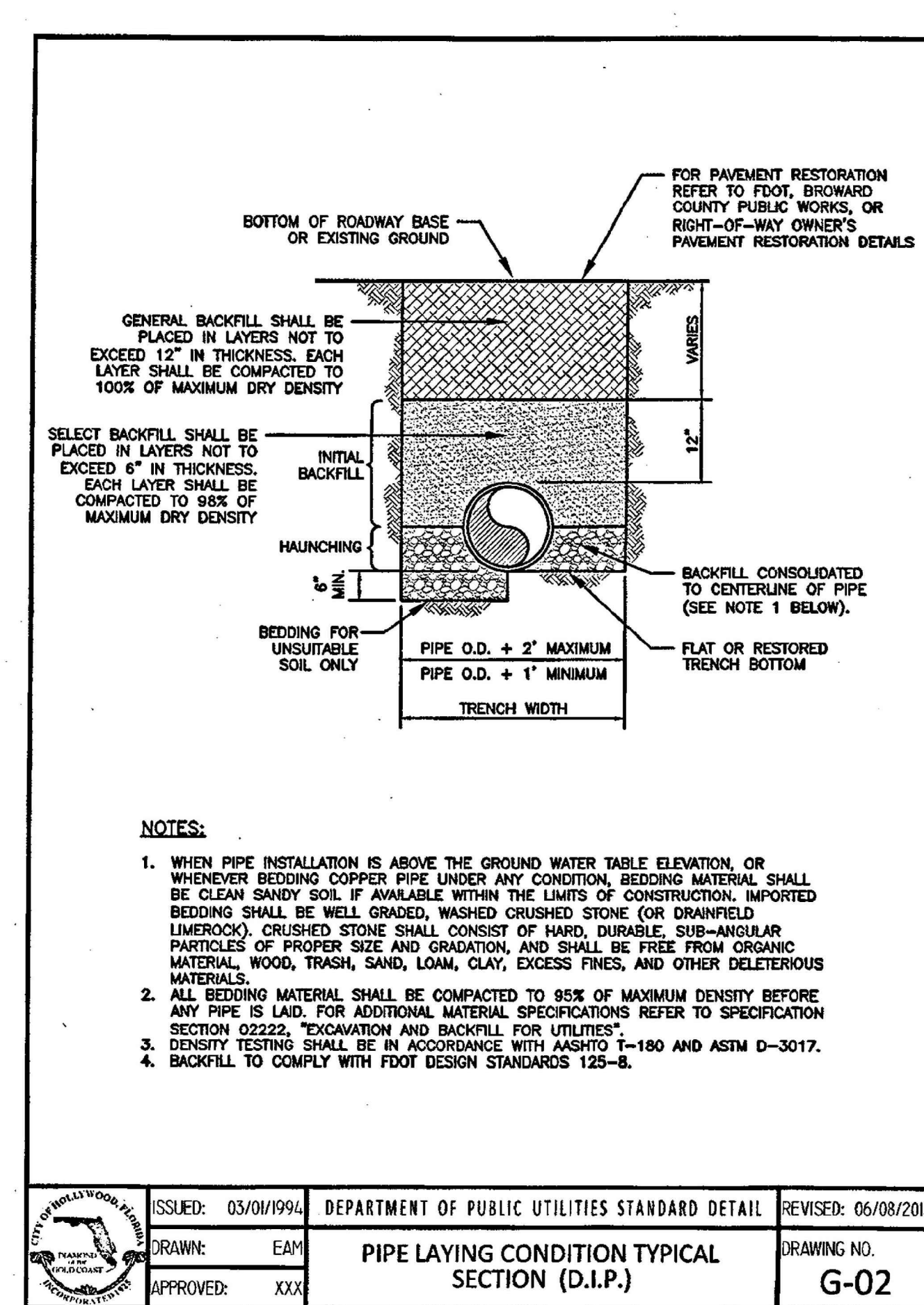
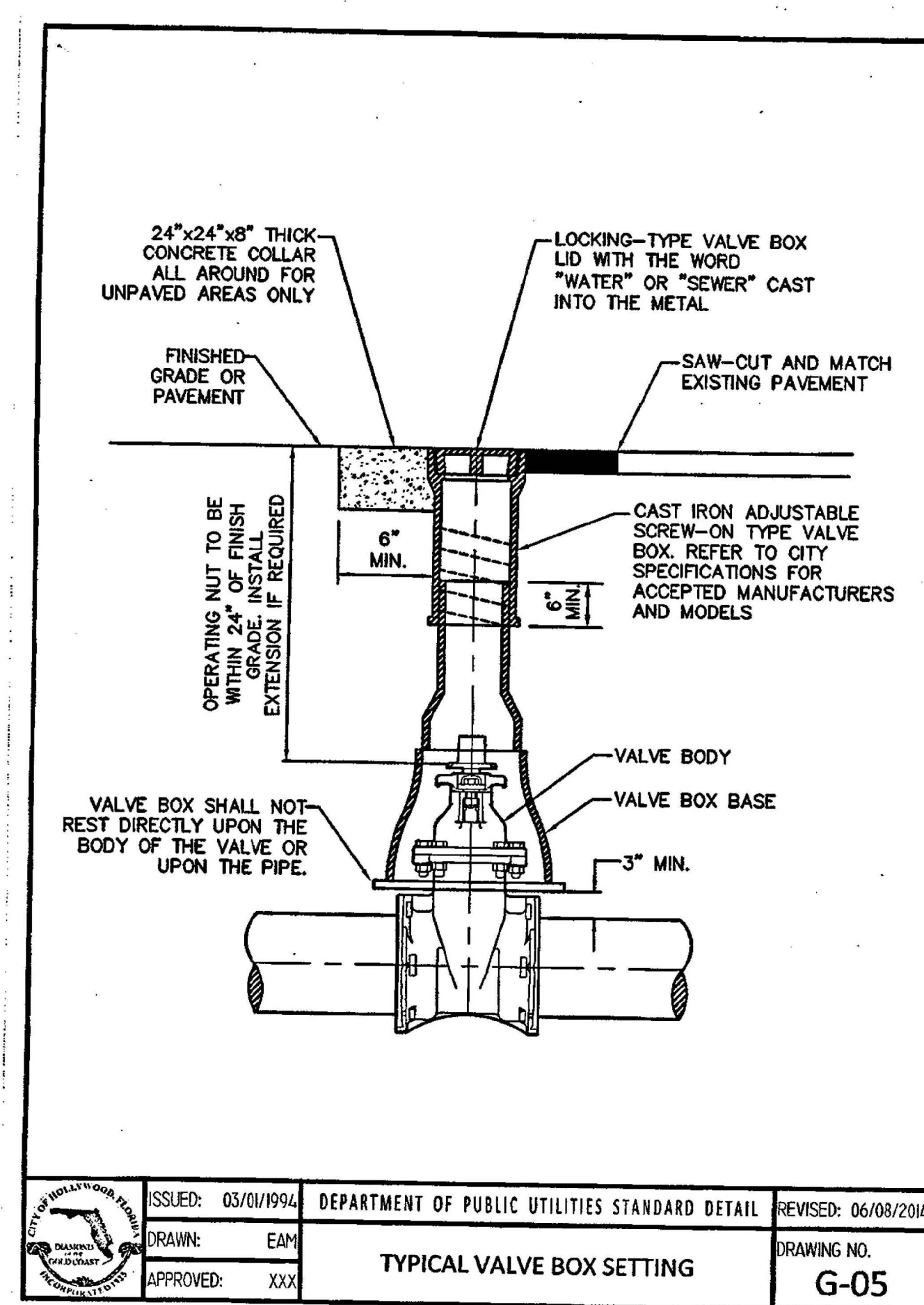
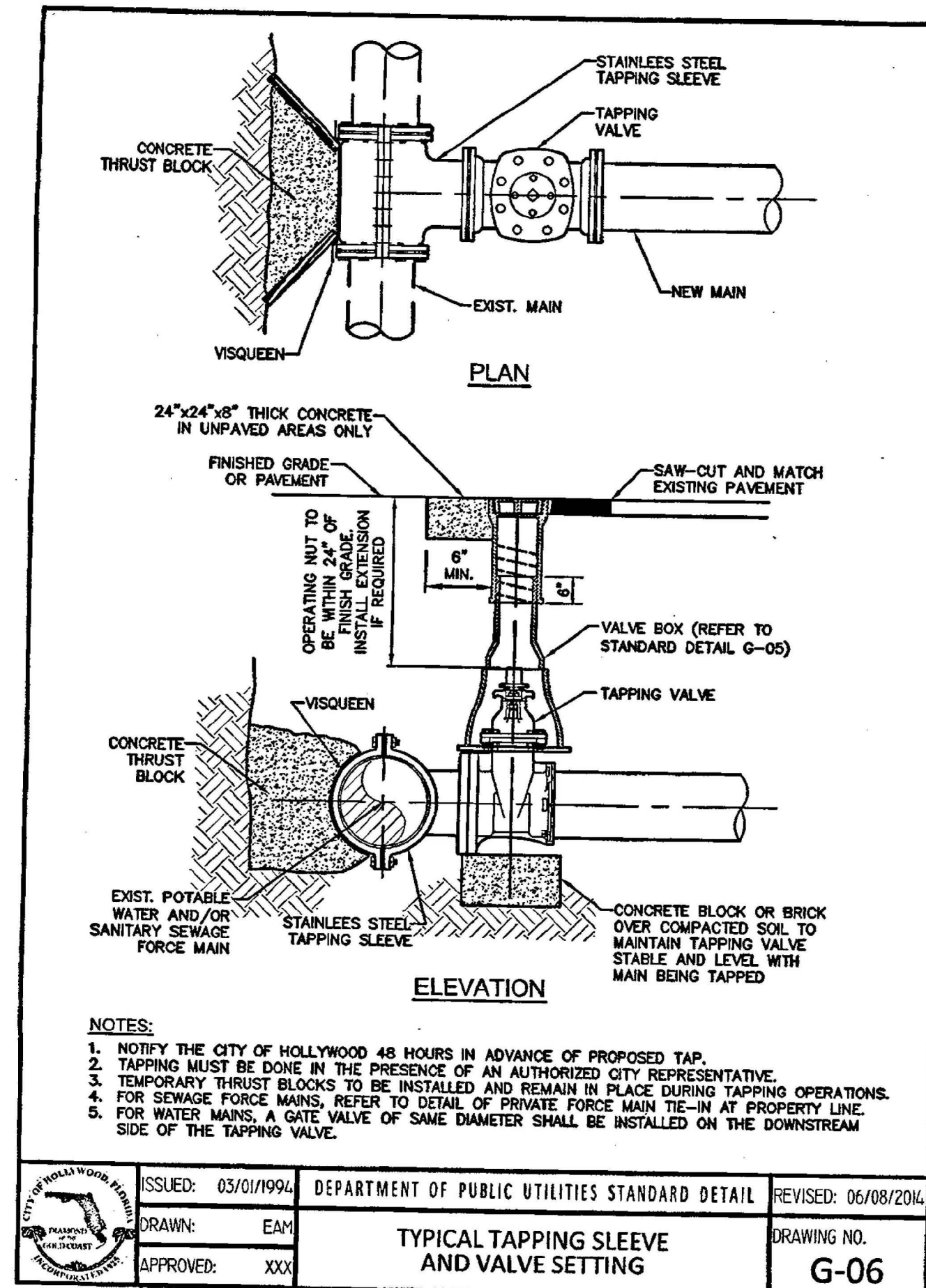
DRWG. TITLE :

DATE: MAY 2018
SCALE: 1"=20'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 2018-423
SHEET NO.

C-5



CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842



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FILLMORE FLATS
APARTMENTS

PROJECT :

CONSTRUCTION DETAILS

DRWG. TITLE :

DATE: MAY 2018

SCALE: 1"=20'-0"

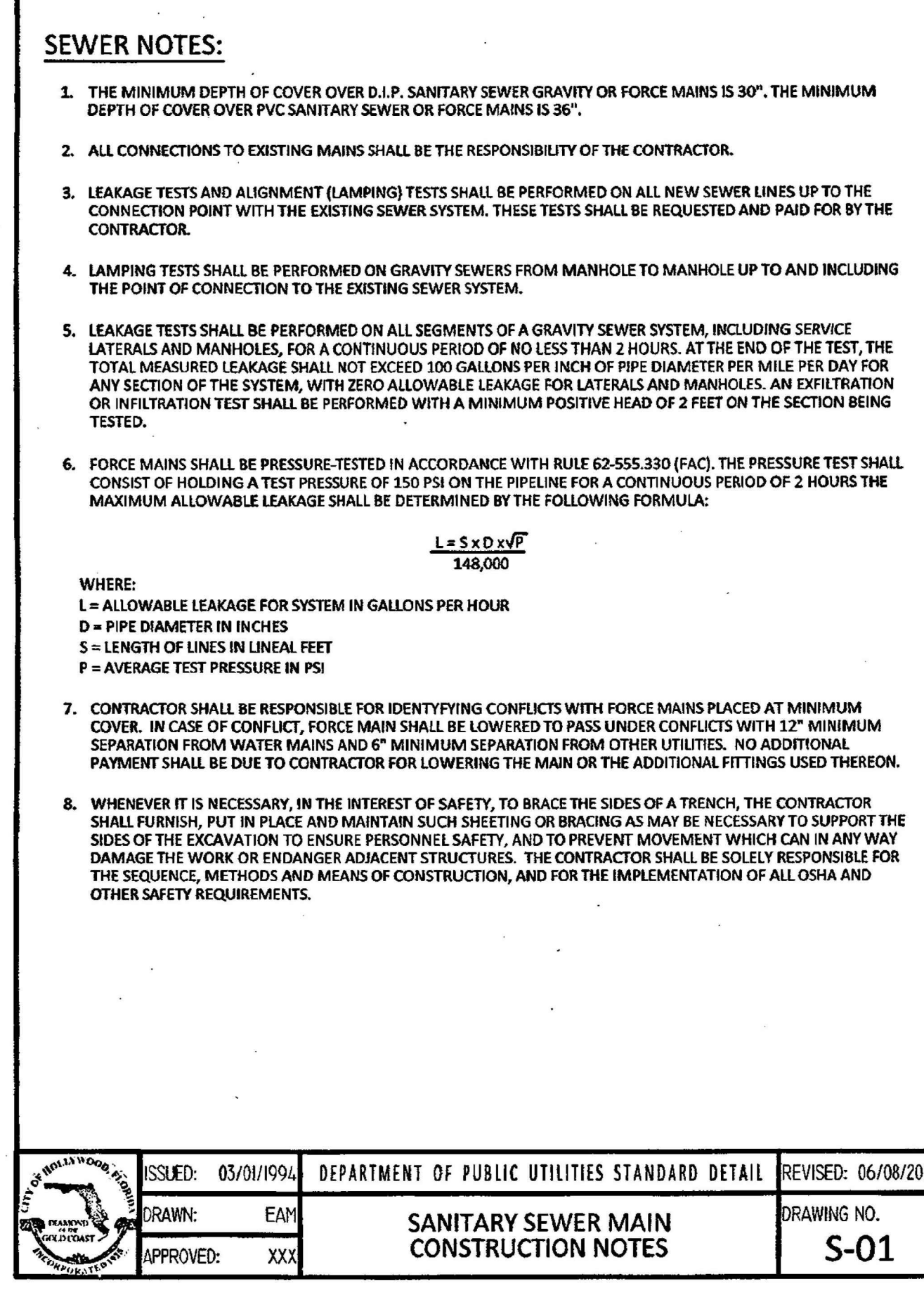
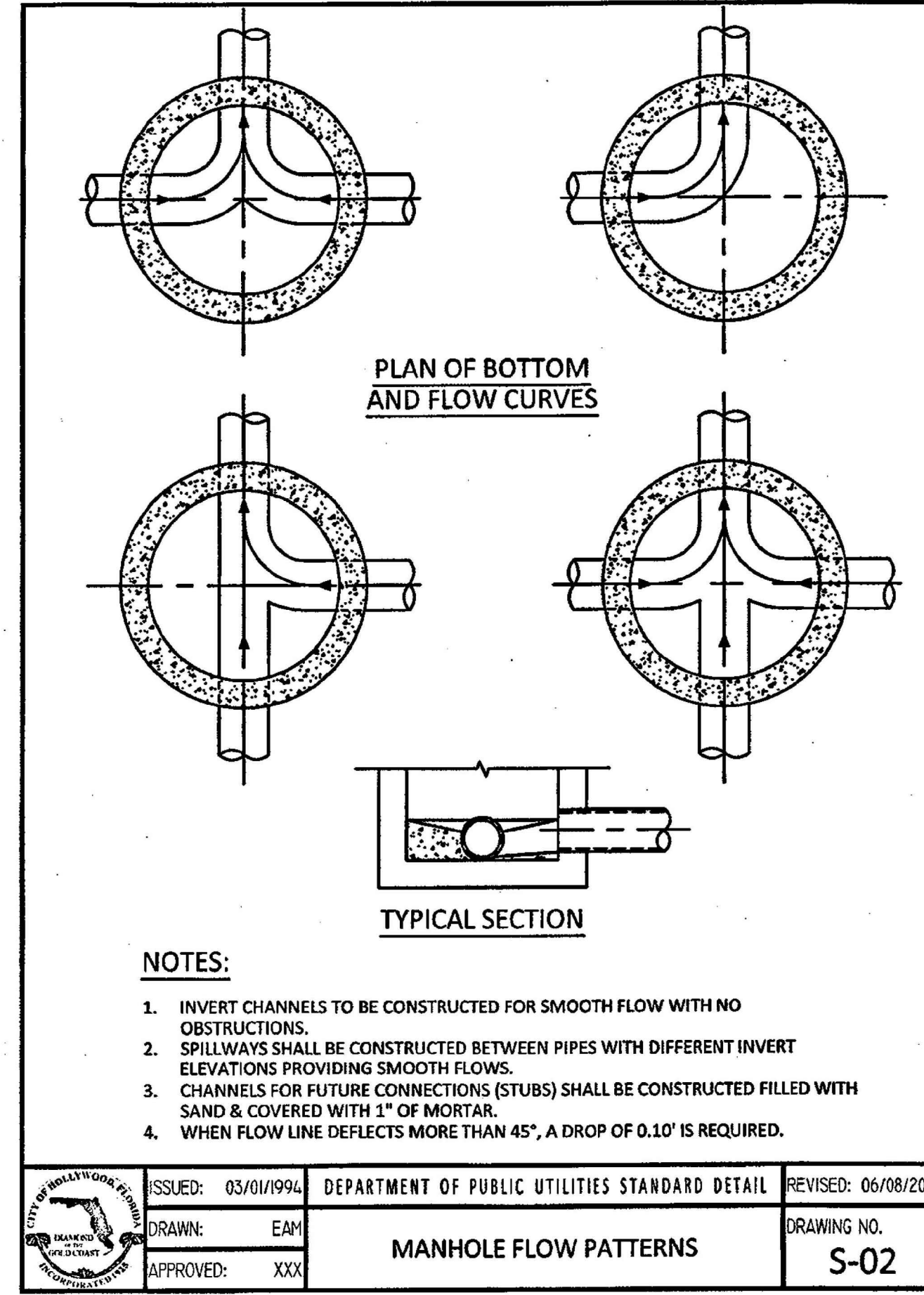
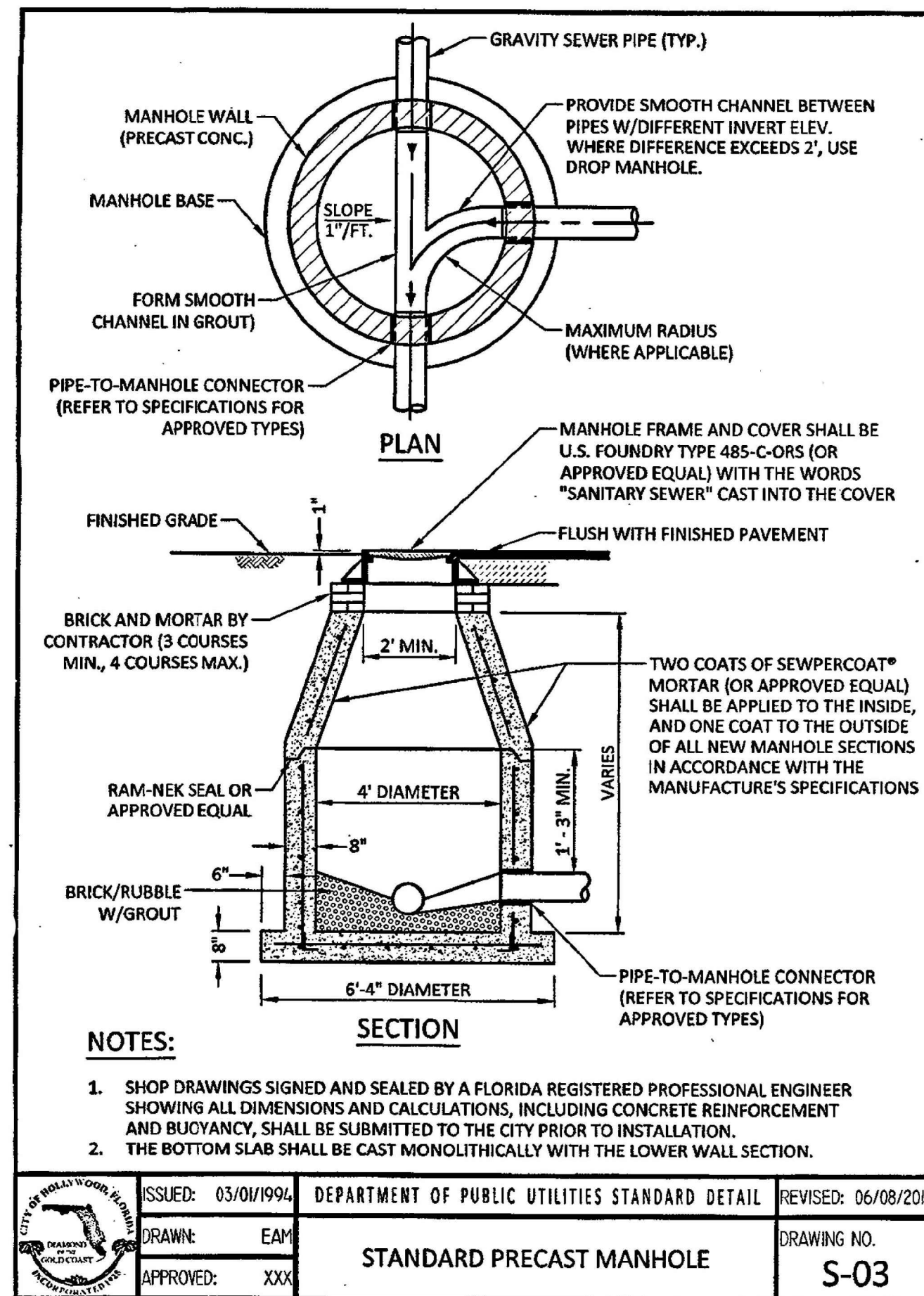
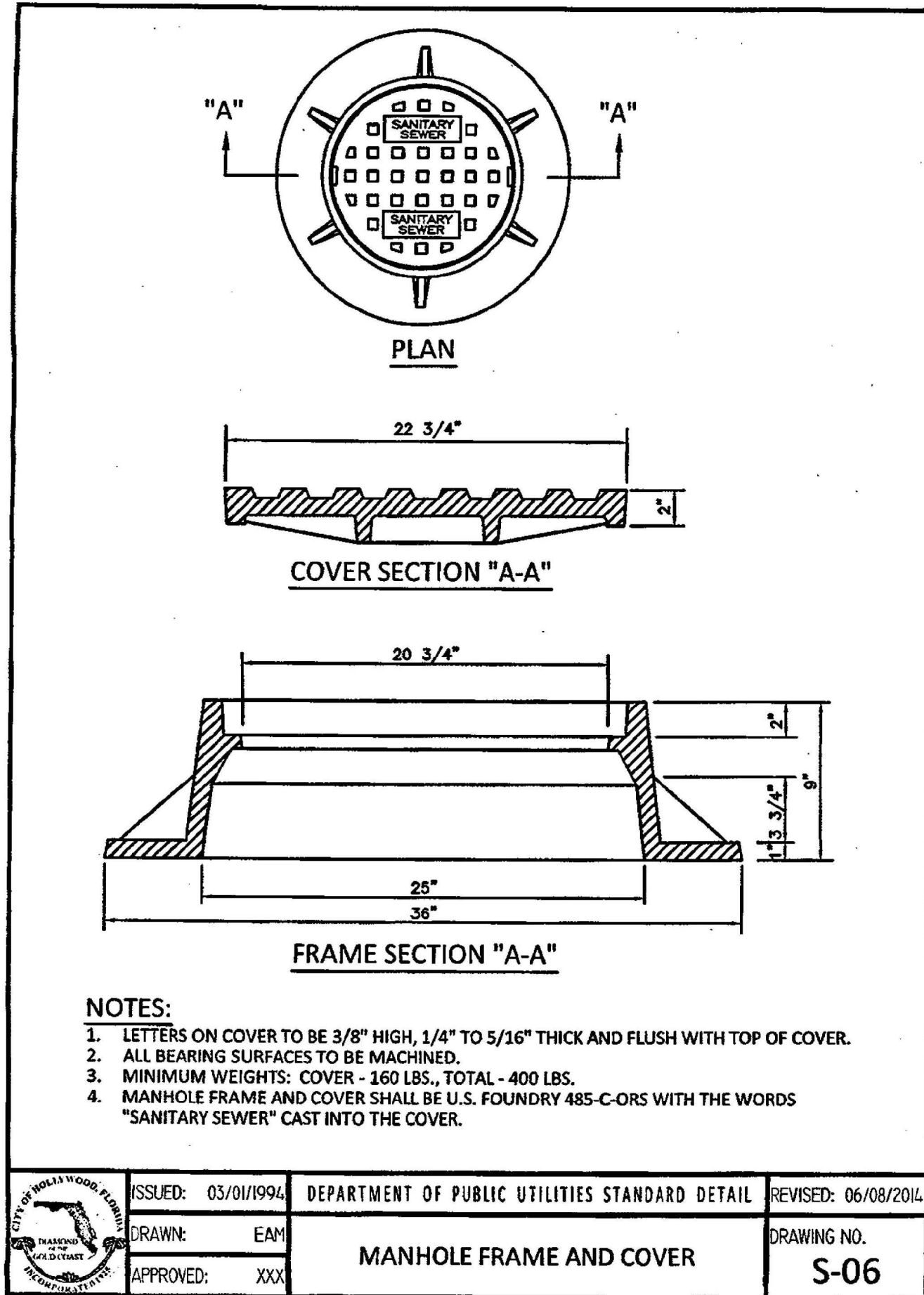
DWG. BY: C.R.W.

CHK'D. BY: C.O.B.

JOB NO.: 2018-423

SHEET NO.

C-6

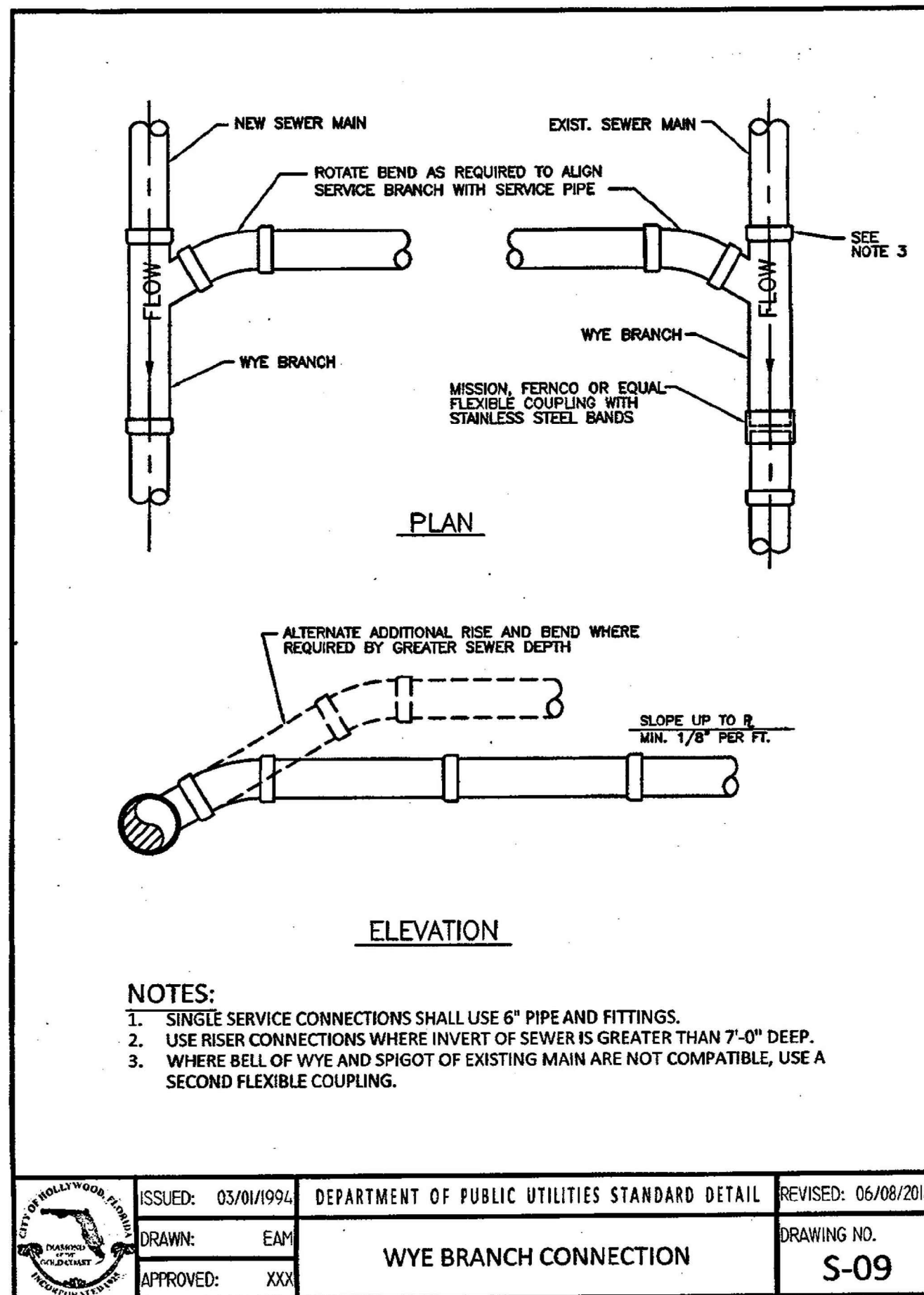
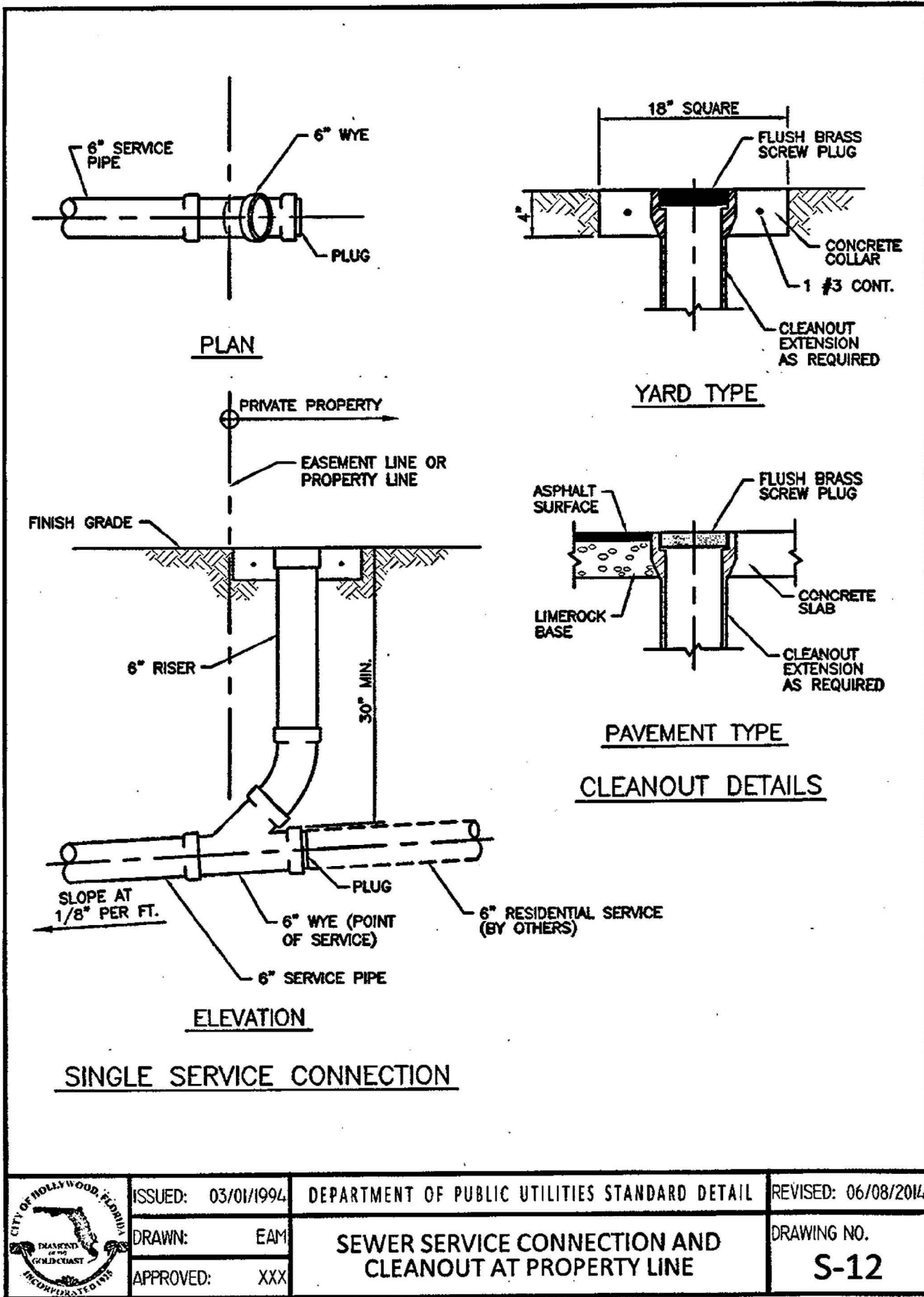
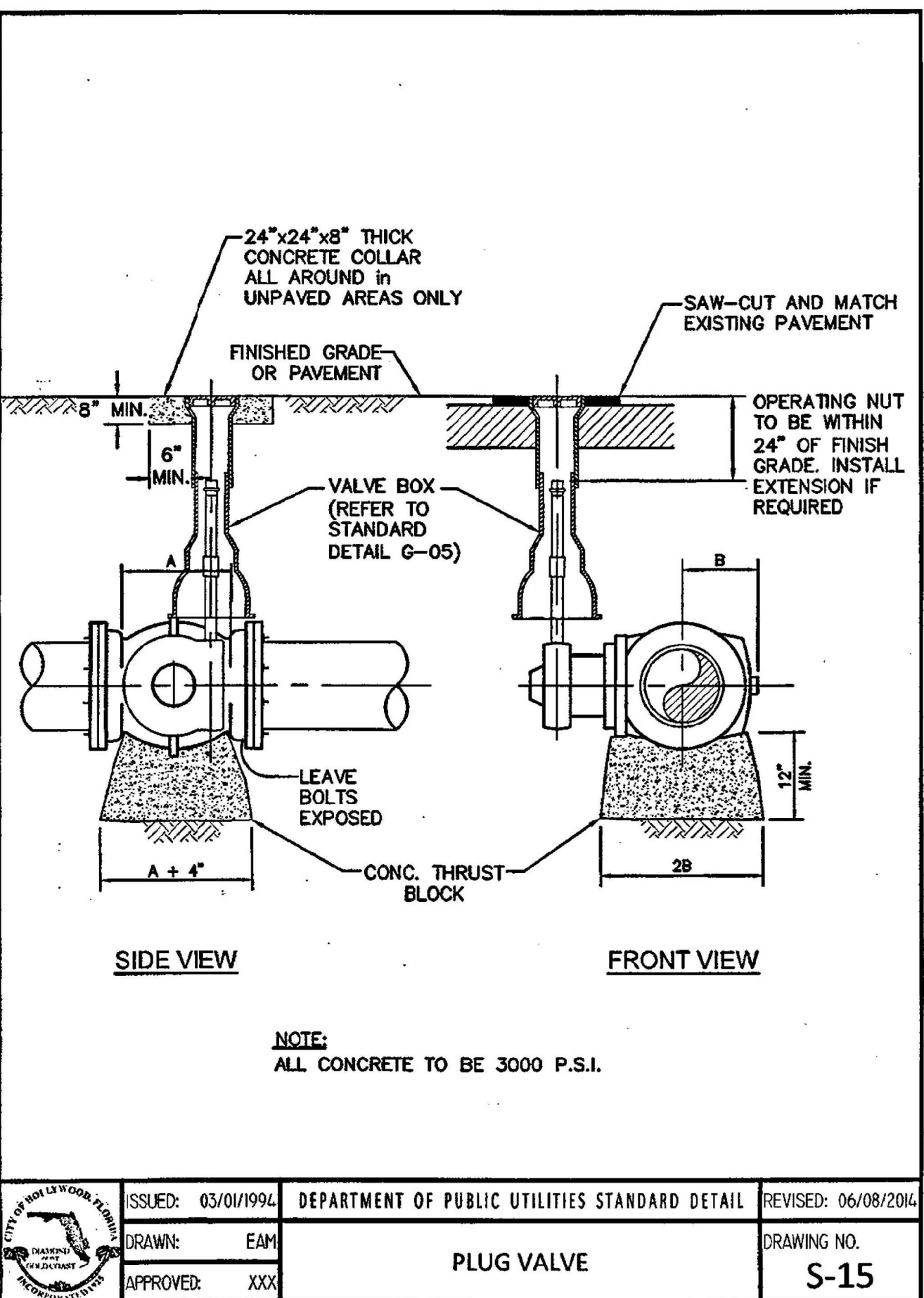


WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	12" minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft minimum
GRAVITY SANITARY SEWER (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	10 ft preferred 6 ft minimum	12" minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-555, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SURFACE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHEN IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATION, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM
APPROVED: XXX

SEPARATION REQUIREMENTS
F.D.P./F.D.N.R.P.
DRAWING NO. G-01.1



CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

REVISIONS :

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tel.: (954) 558-1189 Fax.: (954) 929-8888

FILLMORE FLATS
APARTMENTS
1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

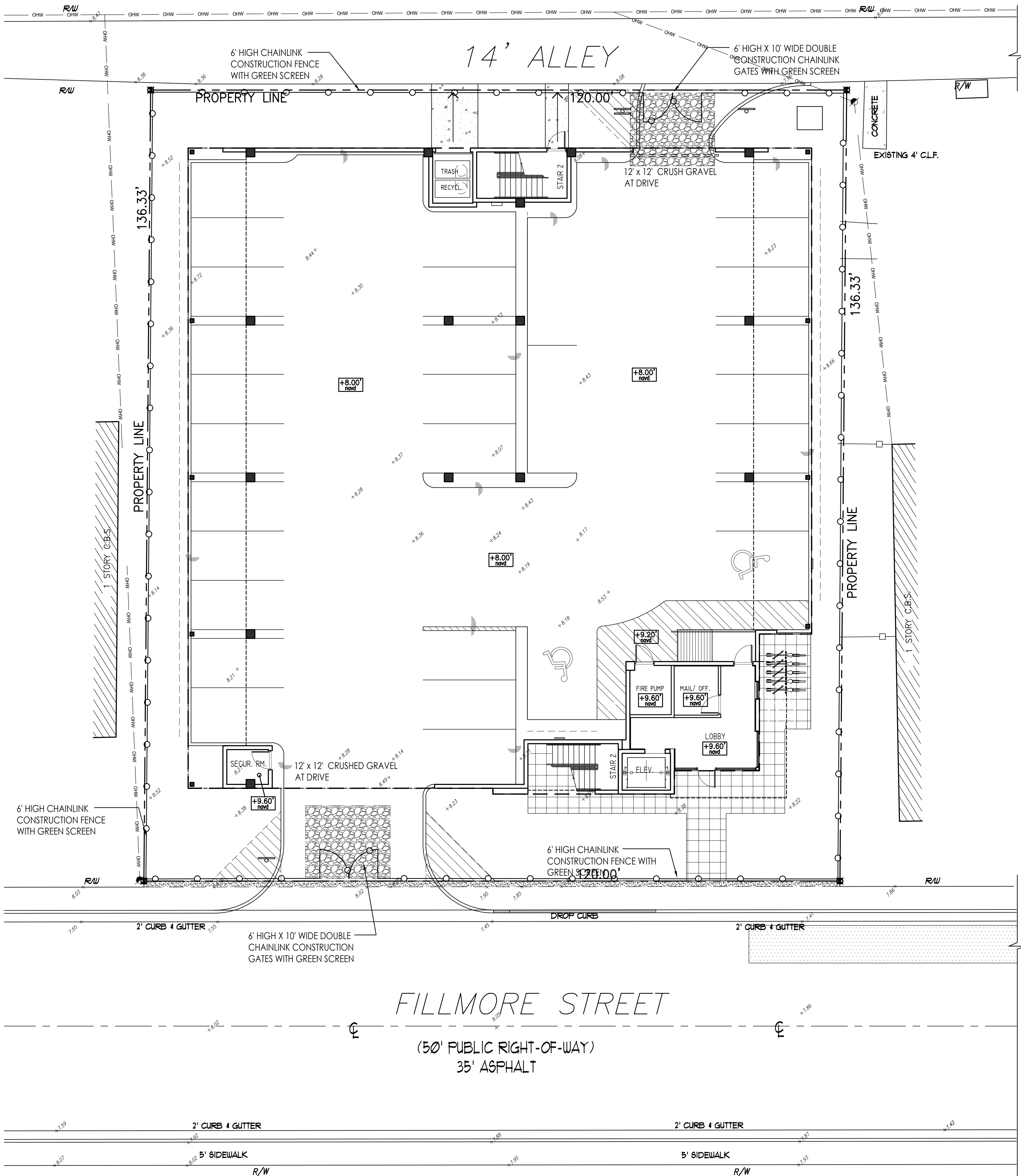
PROJECT :

DRWG. TITLE :

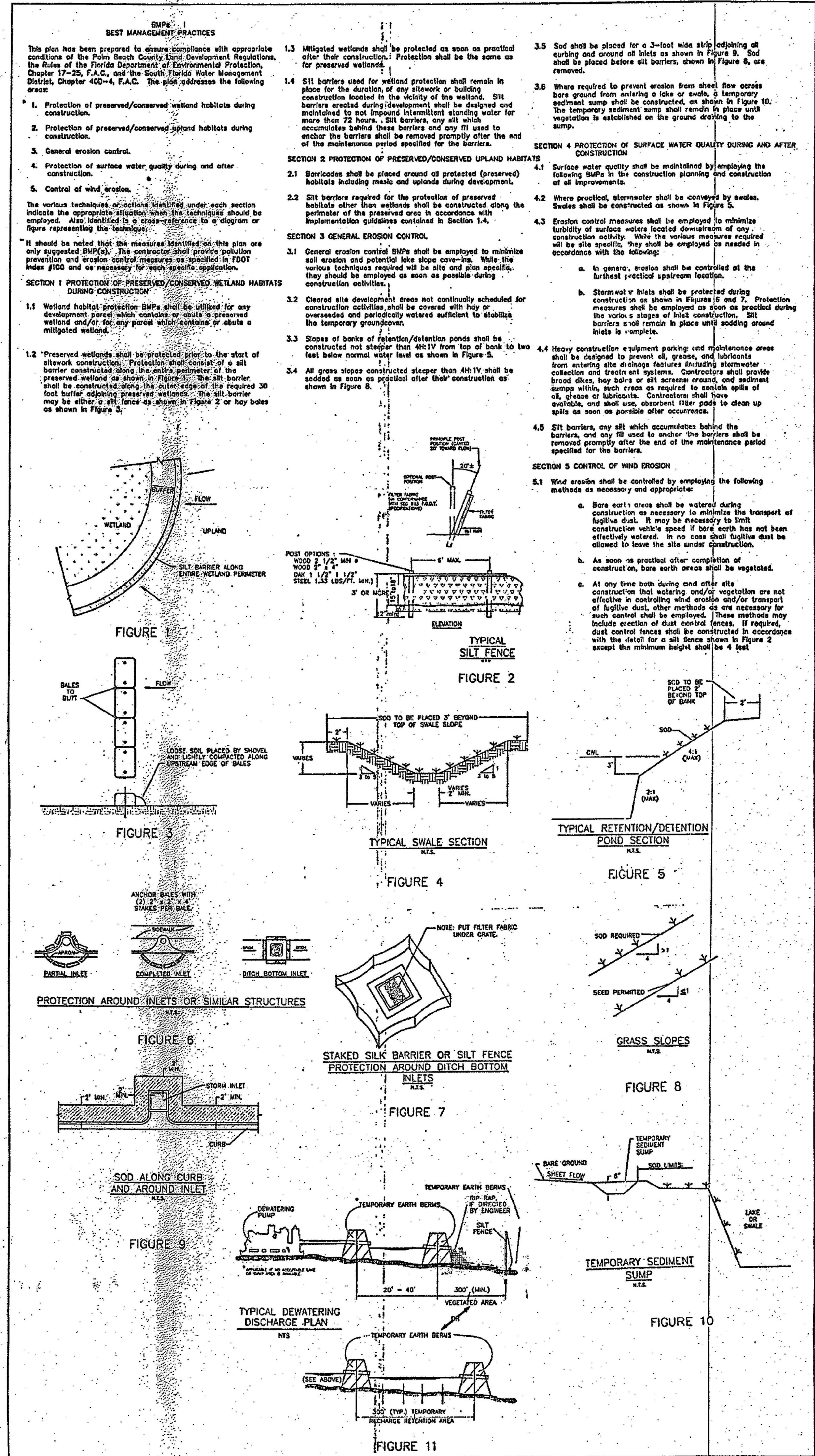
CONSTRUCTION DETAILS

DATE: MAY 2018
SCALE: 1"=20'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 2018-423
SHEET NO.

C-7



EROSION CONTROL PLAN
SCALE: 1" = 10'-0"



EROSION CONTROL DETAILS
SCALE: NTS

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

REVISIONS :

7/23/18

Charles O. Buckalew

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FILLMORE FLATS
APARTMENTS

1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

PROJECT :

CONSTRUCTION DETAILS

DRWG. TITLE :

DATE: MAY 2018

SCALE: 1"=20'-0"

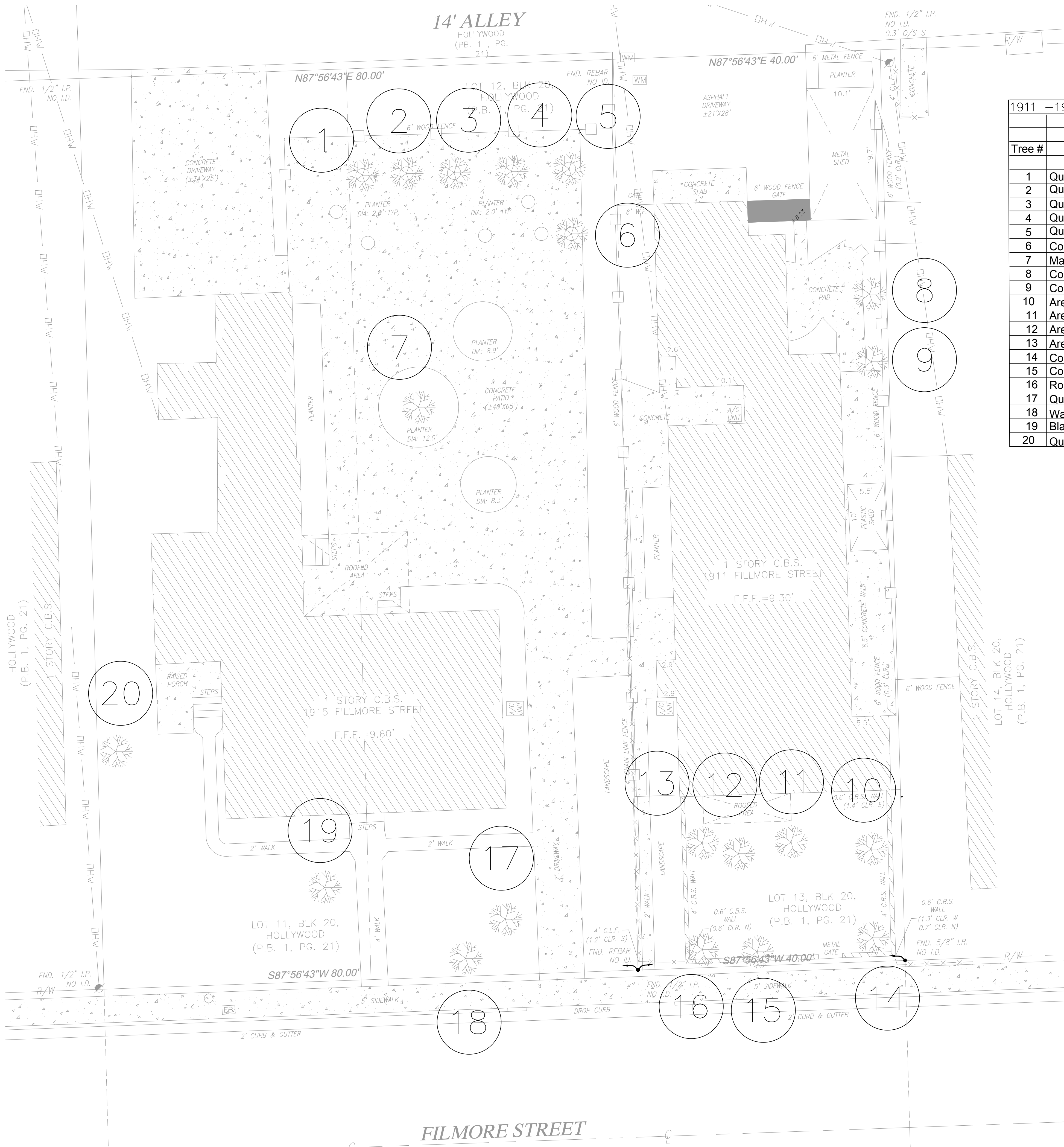
DWG. BY: C.R.W.

CHK'D. BY: C.O.B.

JOB NO.: 2018-423

SHEET NO.

EC-1



1911 -1915 Fillmore Street - Hollywood, Florida								
Tree #	Type	DBH	Height	Canopy	Disposition			Condition
					Remove	Remain	Relocate	
1	Queen Palm	8"	15'	100 SF	x			Fair/Good
2	Queen Palm	8"	15'	100 SF	x			Fair/Good
3	Queen Palm	8"	15'	100 SF	x			Fair/Good
4	Queen Palm	8"	15'	100 SF	x			Fair/Good
5	Queen Palm	8"	15'	100 SF	x			Fair/Good
6	Coconut Palm	10"	20'	100 SF	x			Fair/Good
7	Mango	16"	40'	750 SF	x			Fair/Good
8	Coconut Palm	10"	20'	100 SF	x			Fair/Good
9	Coconut Palm	10"	20'	100 SF	x			Fair/Good
10	Areca Palm	24"	15'	100 SF	x			Fair/Good
11	Areca Palm	24"	15'	100 SF	x			Fair/Good
12	Areca Palm	24"	15'	100 SF	x			Fair/Good
13	Areca Palm	24"	15'	100 SF	x			Fair/Good
14	Coconut Palm	12"	5'	75 SF	x			Fair/Good
15	Coconut Palm	12"	20'	100 SF	x			Fair/Good
16	Royal Palm	16"	20'	200 SF	x			Fair/Good
17	Queen Palm	12"	20'	75 SF	x			Fair/Good
18	Washingtonia Palm	12"	10'	100 SF	x			Fair/Good
19	Black Olive	16"	30'	750 SF	x			Fair/Good
20	Queen Palm	12"	20'	100 SF	x			Fair/Good

MITIGATION
EXISTING CONDITIONS
TOTAL DBH to be removed = 32"
TOTAL Palms to be removed = 18



TONNING
& ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
4855 NW 92 Terrace, Suite 33067
Coral Springs, Florida 33067
Tel: 561-414-8265 Email: wtonning@tonningandassociates.com

DRWG. TITLE : EXISTING TREE PLAN

PROJECT : FILLMORE FLATS

1911 1915 FILLMORE STREET
HOLLYWOOD, FLORIDA 33020

CLIENT :

JOSEPH B KALLER AND ASSOCIATES

SEAL

PROJECT NO. 18-119

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 10-03-17

DWG. NO. LE-1

SHT. NO. 1 of 1

REVISIONS : 07-05-18

09-11-18

IRRIGATION LEGEND:

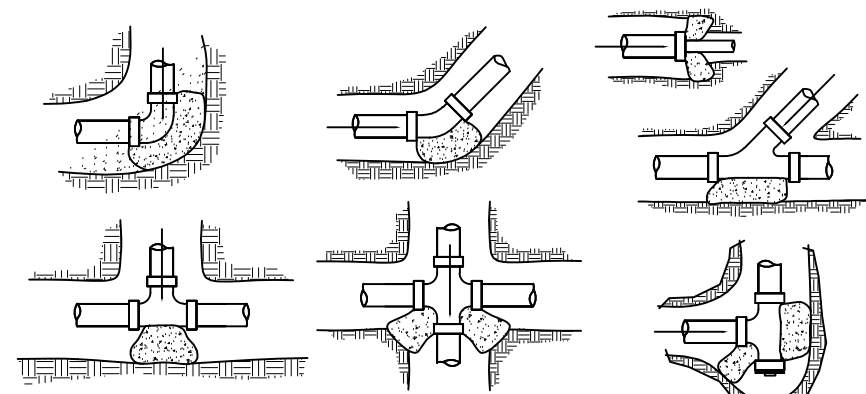
- MAIN LINE - 1-1/4" Feed From City Water Source
LATERAL ZONE LINES - SDR PVC as noted
ZONE BOUNDARIES
BACK FLOW: See Point of Connection Detail.
CONTROLLER - Toro Custom Command Series Electric 4 station controller, RCP-P-4 mounted on North of structure inside of structure, with a Rain Check automatic rain sensor, shutoff switch mounted outside on eave of structure.
ZONE VALVES - Toro 252 Series.
PROPOSED WATER METER - 3/4" or per City Code.
SLEEVES - Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
6" PDP-UP SPRAY - Toro 570 Series MPR Spray Nozzles as Required.
NOTE - All of the below may not be used
15' Series - 12' Series - 10' Series - 8' Series -
15-D-PC - 1/4" 12-Q-PC - 1/4" 10-Q-PC - 1/4" 8-Q-PC - 1/4"
15-T-PC - 1/2" 12-T-PC - 1/2" 10-T-PC - 1/2" 8-T-PC - 1/2"
15-H-PC - 1/2" 12-H-PC - 1/2" 10-H-PC - 1/2" 8-H-PC - 1/2"
15-TT-PC - 2/3" 12-TT-PC - 2/3" 10-TT-PC - 2/3" 8-TT-PC - 2/3"
15-TQ-PC - 3/4" 12-TQ-PC - 3/4" 10-TQ-PC - 3/4" 8-TQ-PC - 3/4"
15-F-PC - Full 12-F-PC - Full 10-F-PC - Full 8-F-PC - Full
45-SST-PC 4 x 18'
4-EST-PC 4 x 15'
4-CST-PC 4 x 30'
6" PDP-UP FLOOD BUBBLER - Toro 570 Series MPR Pressure Compensating Nozzles as Required.
HOSE BIB
SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.

Zone 2	Zone Number
37.6 1 1/2	Valve Size
	GPM per Zone

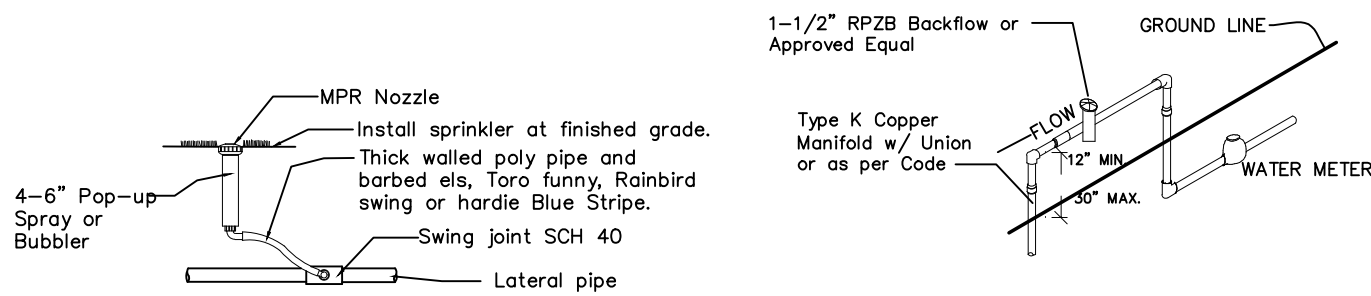
- 4" PDP-UP ROTOR - Hunter PGM Rotor V/
Appropriate Nozzle as Required

IRRIGATION NOTES:

Piping:
Main Lines: PVC SDR 26, Class 160 Solvent Weld.
Zone Lines: PVC, 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSI: 1 in. = SDR 21. 200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.
All end of the line unmarked pipe = 1 in. (min).
Sleeves and suction Line: PVC, SCH 40.
Fittings: SCH 40 PVC.
Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.
Allow all main lines to cure for 24 hours before pressuring.
All pipe, fittings, and solvents to conform to latest ASTM specs.
Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap Tite or DBV UL connectors.
Common shall be white, hot shall be red or color coded.
Spore shall be black. Run in conduit where no Main line runs.
Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walls, etc.
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datum.
Contractor shall verify all underground utilities prior to commencement of work.
The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.

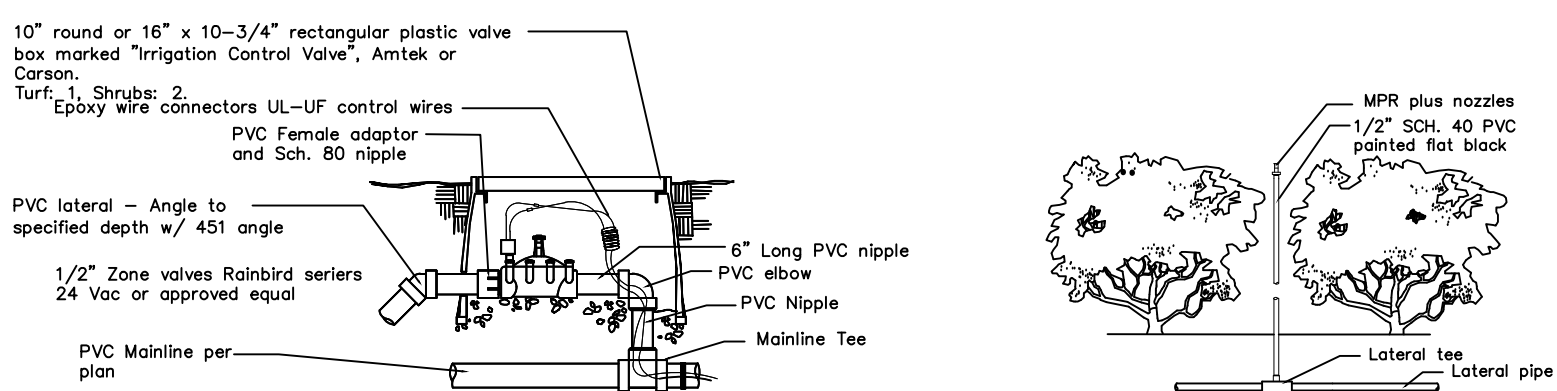


Main Line Thrust Blocks

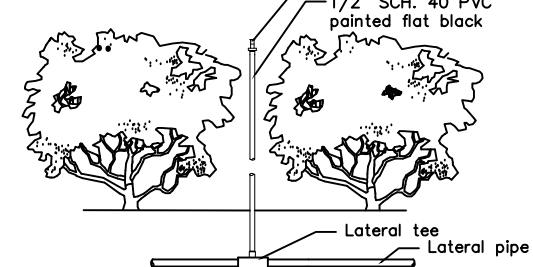


4 or 6" Pop-up Spray / Bubbler Detail

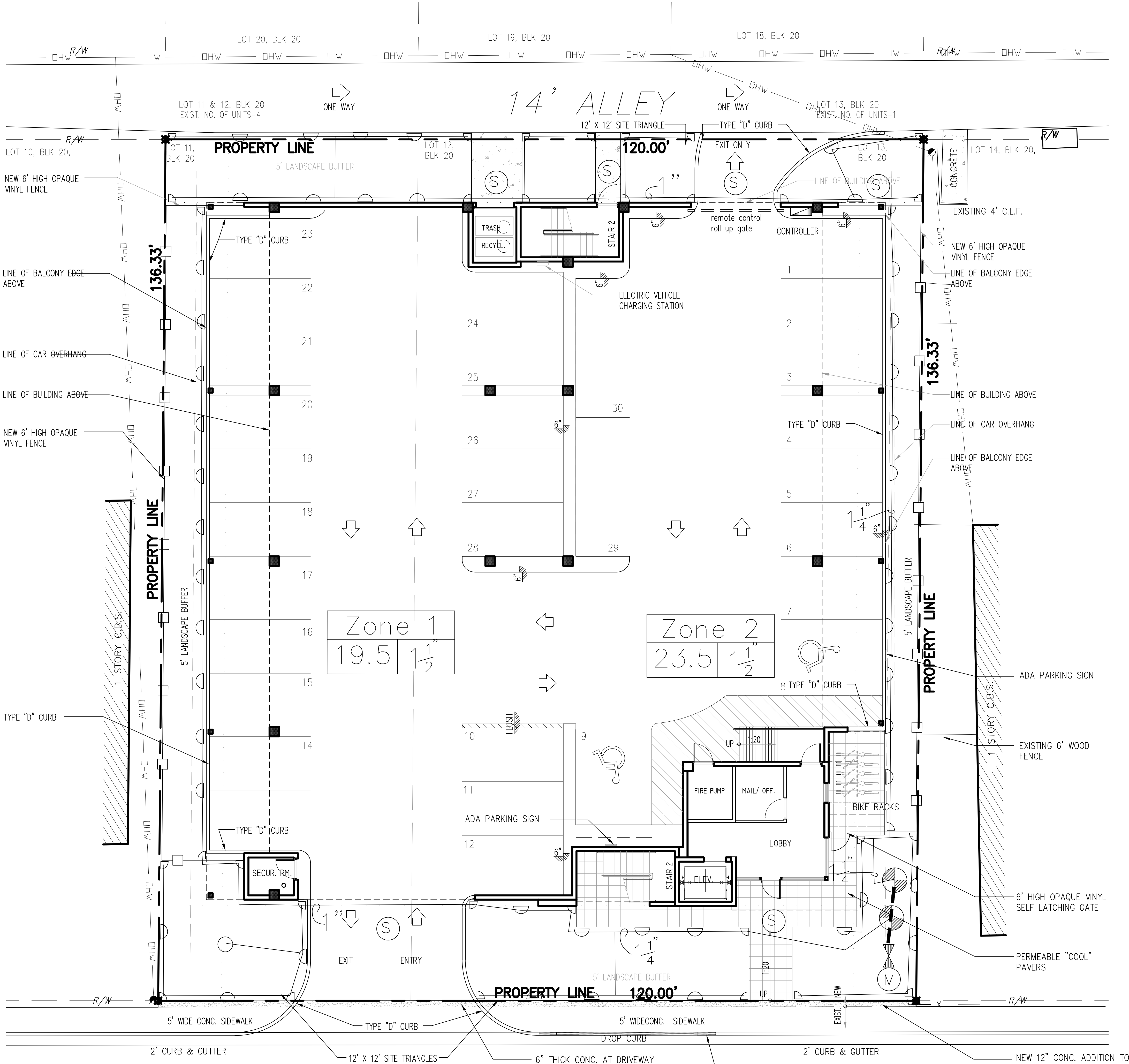
Point of Connection



Zone Valve Detail

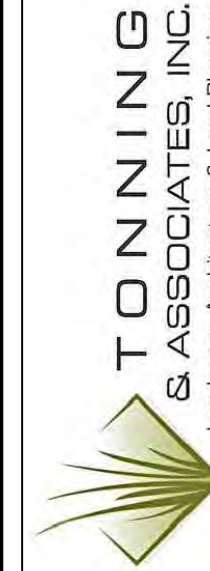


Shrub Riser Spray Detail



IRRIGATION PLAN

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



Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel. 561-414-8265 Email: wtonning@tonningandassociates.com

IRRIGATION PLAN
FILLMORE FLATS
1911 1915 FILLMORE STREET
HOLLYWOOD, FLORIDA 33020
JOSEPH B KALLER AND ASSOCIATES

DRWG. TITLE :
PROJECT :
CLIENT :

SEAL

PROJECT NO. 18-119
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 7-05-18
DWG. NO. LI-1
SHT. NO. 1 of 1
REVISIONS :

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
------	---------	------	------------------------------	----------------

MISCELLANEOUS

LANDSCAPE CODE TREES	
REQUIRED	PROPOSED
24 Trees	24 Trees

MITIGATION

EXISTING CONDITIONS
TOTAL DBH to be removed = 32"
TOTAL Palms to be removed = 18

REQUIRED: Quantity 16 Trees at 2" DBH
PROVIDED TREES: 0" of DBH at 2" DBH Trees
PROVIDED PALMS: 2 Palm

DEFICIENT CALCULATIONS : 32" DBH
32" DBH at 2" DBH/Tree Required = 16 Trees Deficient
16 Trees at \$ 350 per tree = \$ 5,600 Fee to City of Hollywood
Tree Preservation Fund.

Due to limited green space onsite, owner will pay to the City of Hollywood Tree Preservation Fund a fee of \$ 350 per 2" DBH tree deficient for mitigation, or plant equivalent on Public property at City of Hollywood discretion.

Special Note

No items to be stored higher than the screening wall or fence.

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

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

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

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



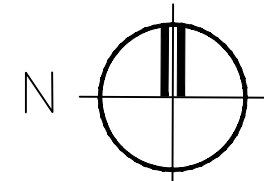
NTS



Not to Scale



NTS



LANDSCAPE PLAN

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



**TONNIN
& ASSOCIATES, INC.**
Independent Architects and Engineers

Landscape Architect – Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269 Email: wtonning@tonninga

LANDSCAPE PLAN

FILLMORE FLATS
1911 1915 FILLMORE STREET
HOLLYWOOD, FLORIDA 33020

JOSEPH B KALLER AND ASSOCIATES

DRWG. TITLE :

PROJECT :

CLIENT :

SEAL

PROJECT NO. 18-119

DRAWN BY WKTDESIGNED BY WKT

CHECKED BY WKT

DATE : 10-03-17

DWG. NO. 1-D-1

LP-1

SHT. NO. 1 of 1

REVISIONS : _____
07-05-18

09-11-18

WAYNE K. TONNING, RLA
RLA #6666700

PROPOSED PLANT LIST

ACCENTS / SHRUBS / GROUND COVERS

LM	V	334	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
SS	V	23	Sansevieria trifasciata / Variegated Snake Plant	3 Gal., 24" OA, 4' OC

MISCELLANEOUS

M	Moderate Drought Tolerance
(N)	Florida Native Plant Species
L	Low Drought Tolerance
V	Very Drought Tolerant

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

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

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

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

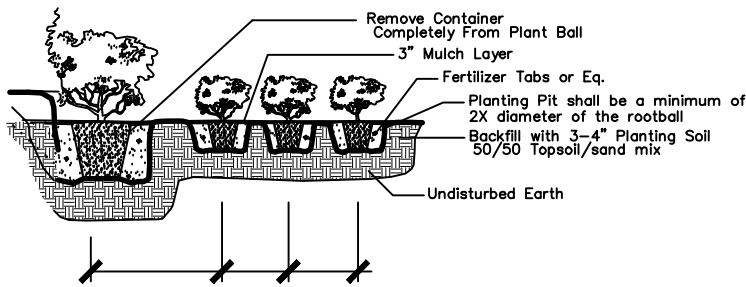
All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

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

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.



Shrub & Ground Cover Planting Detail

NTS

Special Note

No items to be stored higher than the screening wall or fence.

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

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

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tanning, RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

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

GENERAL LANDSCAPE REQUIREMENTS	
Requirements	
1	One (1) street tree per 30 linear feet or portion thereof of street frontage of property wherein said improvements are proposed.
2	Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.
3	When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.
4	Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 30 parking spaces. Each island shall contain a minimum of one 130 square feet of pervious area or shall measure the same length and width as the adjacent parking.

PROPOSED

4 Trees (96 Linear Feet / 30 = 4 Trees Required)
Fillmore Street
14 Trees (272 Linear Feet / 20 = 14 Trees Required)

6 Trees (120 Linear Feet / 20 = 6 Trees Required)

Not Applicable

Complies

Not Applicable

Not Applicable

Planted with Shrubs/groundcovers.

Not Applicable

Not Applicable

Not Applicable

Not Applicable

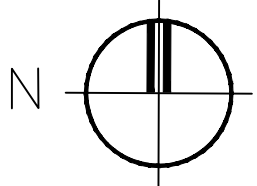
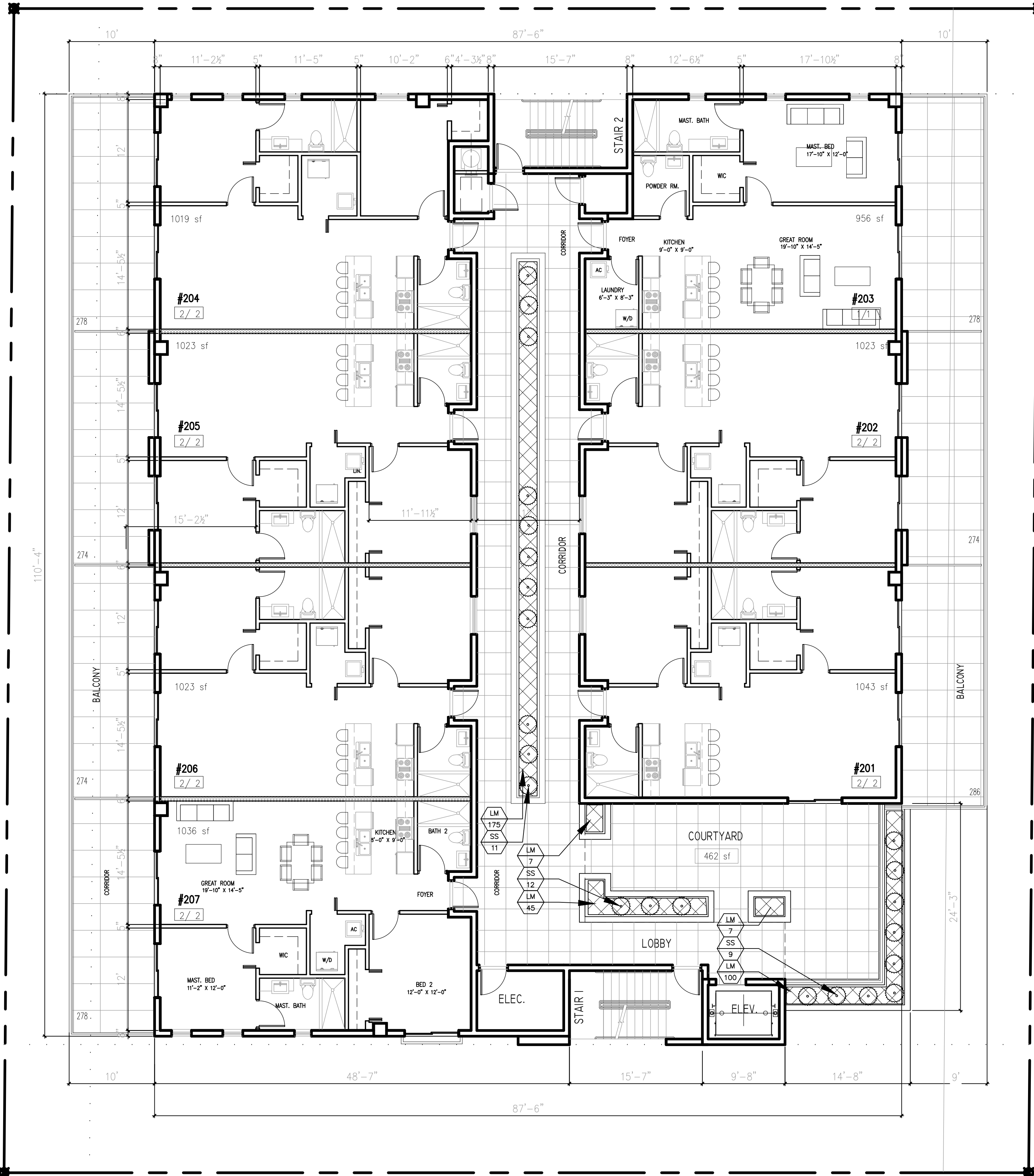
Complies

Not Applicable

Site Triangle Provided

Irrigation will be provided

Perimeter Landscape	5	stall. Landscape islands within the CRA may be a minimum of 100 square feet. Each island shall contain at least one (1) tree.
	6	A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas.
	7	Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped.
	8	Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped.
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area	Note: Percentage calculation excludes required perimeter landscaped setback area.	
	9	All pervious areas shall be landscaped with grass, ground cover and/or shrubbery or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.
	10	A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.
	11	MC-1, DH-1 Districts: A minimum of 40 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.
Open Space	12	LT District: A minimum of 30 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.
	13	DH-2, FH-1, ND-1, ND-2, PS-1, PS-2 District: A minimum of 20 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.
	14	Projects containing four (4) or more units on a single site shall comply with Design Guidelines for Landscaping.
	15	If within a Historic Preservation District, the landscape shall comply with the Historic Preservation Guidelines.
Planning and Development Board and Historic Preservation Board	16	For corner lots, a sight distance triangle shall be provided. See the City of Hollywood Landscape Manual for illustration diagram.
View Triangle	17	Provide 100 percent irrigation coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual)
Irrigation		



LANDSCAPE PLAN

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



SEAL

PROJECT NO. 18-119

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 10-03-17

DWG. NO. LP-2

SHT. NO. 1 of 1

REVISIONS :

09-11-18

DRWG. TITLE : LANDSCAPE PLAN - 2nd FLOOR
PROJECT : FILLMORE FLATS
1911 1915 FILLMORE STREET
HOLLYWOOD, FLORIDA 33020
CLIENT : JOSEPH B KALLER AND ASSOCIATES



Landscape Architect - Florida License #6666709
4855 NW 92 Terrace, Florida 33067
Tel: 561-414-8269 Email: wtonning@tonningandassociates.com

WAYNE K. TONNING, RLA
RLA #6666709

PROPOSED PLANT LIST

ACCENTS / SHRUBS / GROUND COVERS

LM	V	150	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
SS	V	16	Sansevieria trifasciata / Variegated Snake Plant	3 Gal., 24" OA, 4' OC

MISCELLANEOUS

M	Moderate Drought Tolerance
(N)	Florida Native Plant Species
L	Low Drought Tolerance
V	Very Drought Tolerant

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum.
All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

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

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

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

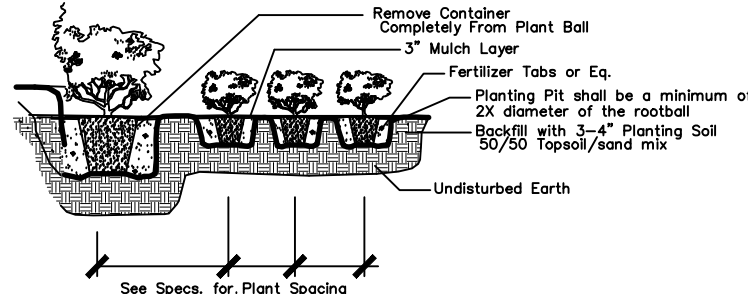
All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

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

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.



Shrub & Ground Cover Planting Detail

NTS

Special Note

No items to be stored higher than the screening wall or fence.

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

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

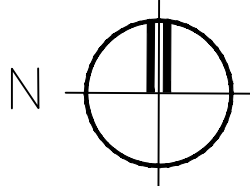
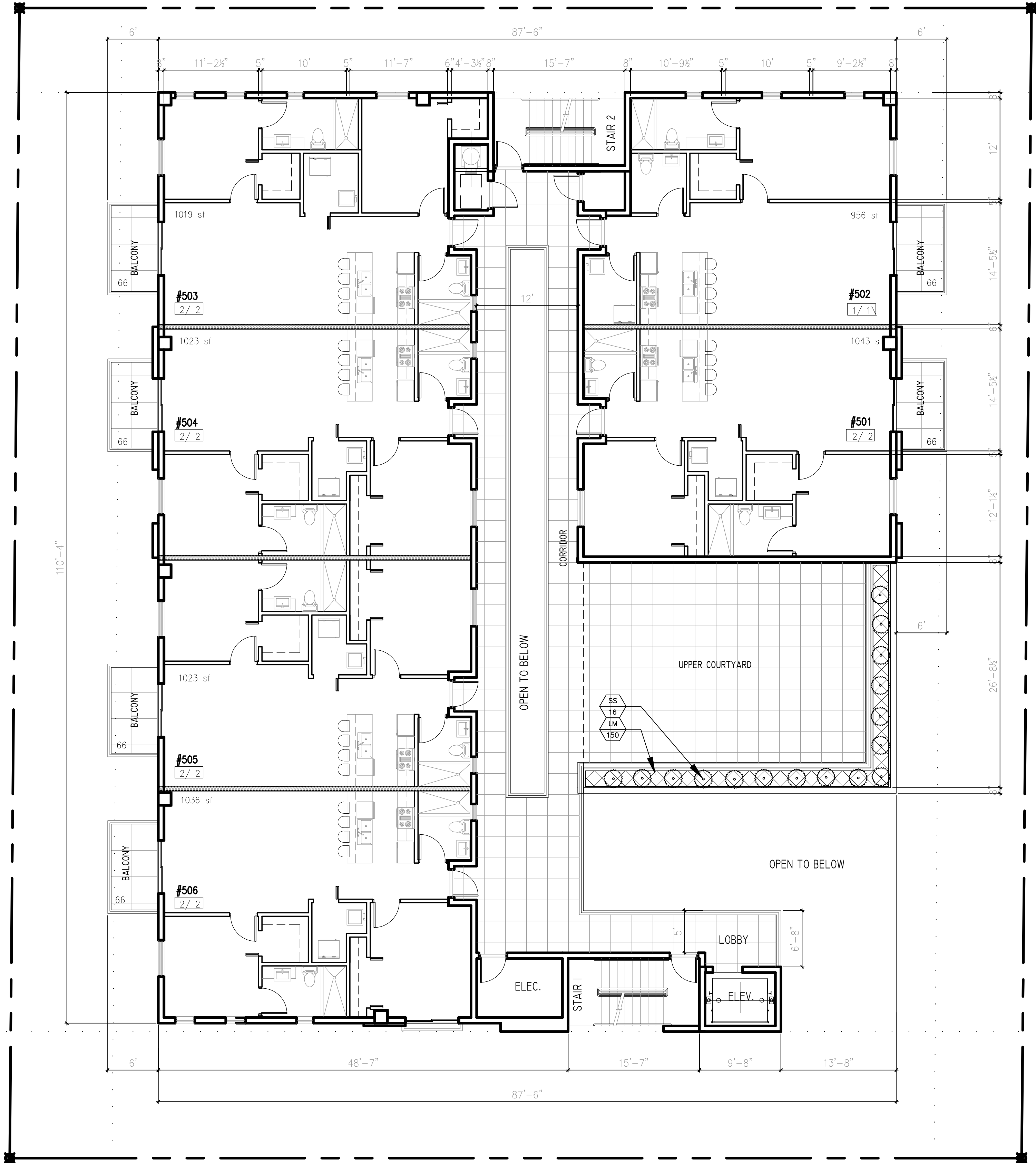
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The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

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



LANDSCAPE PLAN

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



SEAL

PROJECT NO. 18-119

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 10-03-17

DWG. NO. LP-3

SHT. NO. 1 of 1

REVISIONS : 09-11-18

DRWG. TITLE : LANDSCAPE PLAN - 5th FLOOR

PROJECT : FILLMORE FLATS

1911 1915 FILLMORE STREET

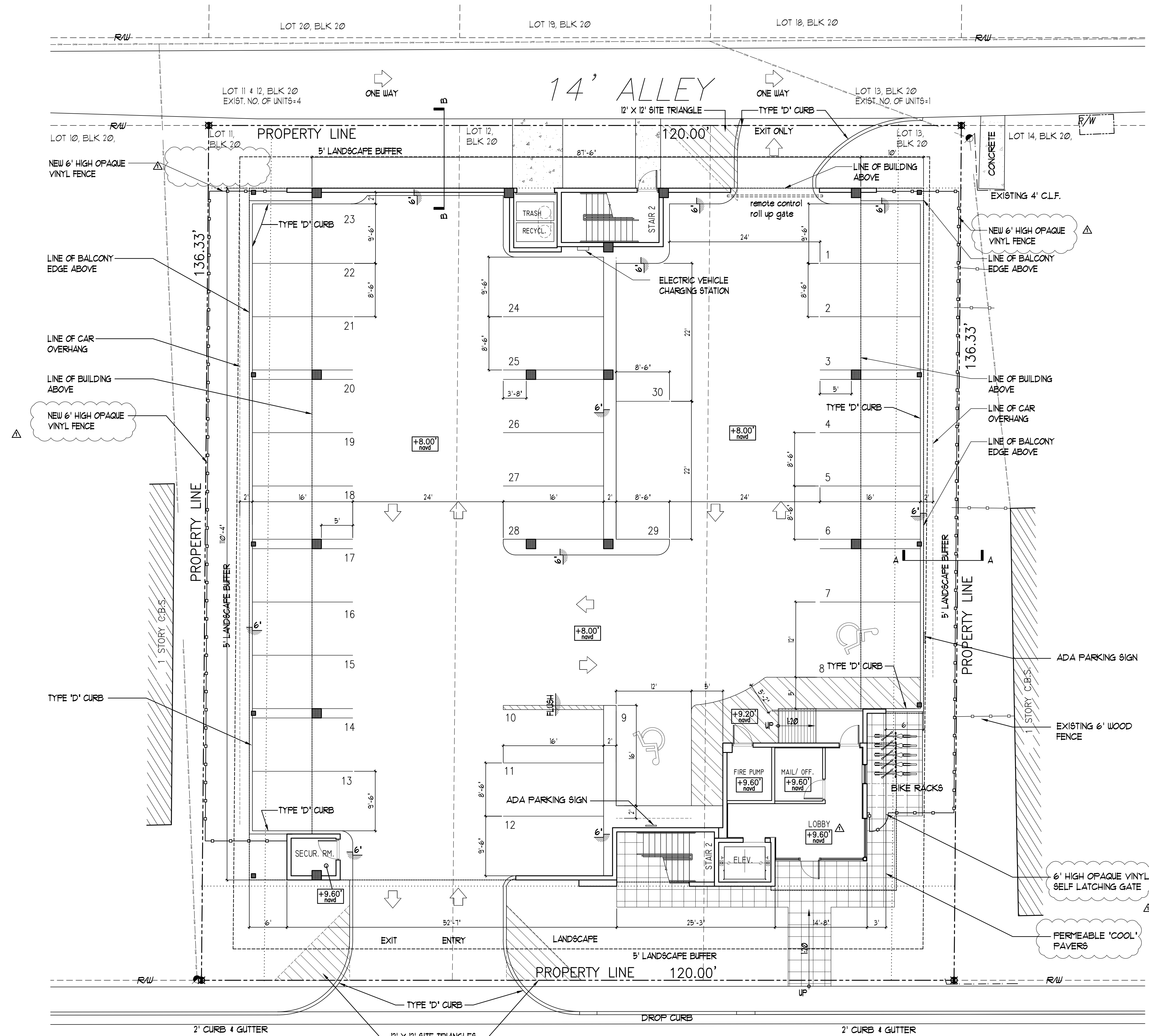
HOLLYWOOD, FLORIDA 33020

CLIENT : JOSEPH B KALLER AND ASSOCIATES



Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8265 Email: wktanning@tonningandassociates.com

WAYNE K. TONNING, RLA
RLA #6666709



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
FIRST FLOOR PLAN

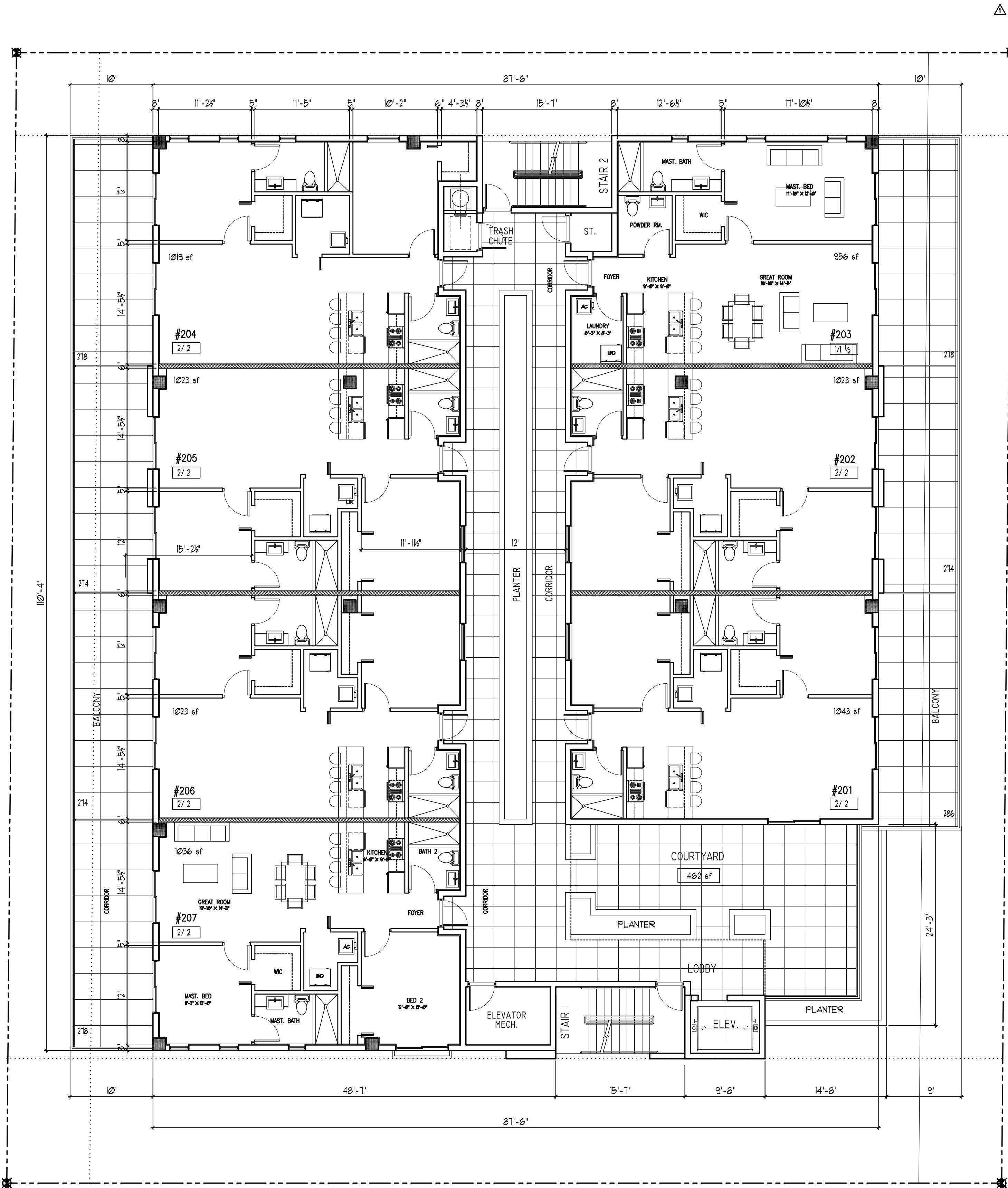
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1	5-16-18	PRELIM TAC
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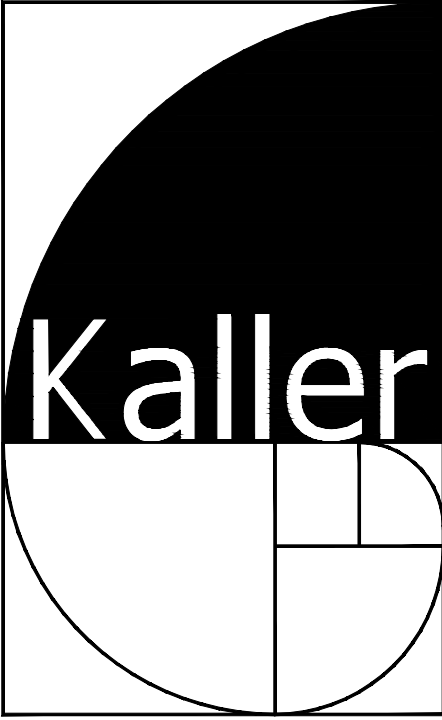
SHEET

A-1



1 SECOND FLOOR

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



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1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
SECOND FLOOR PLAN

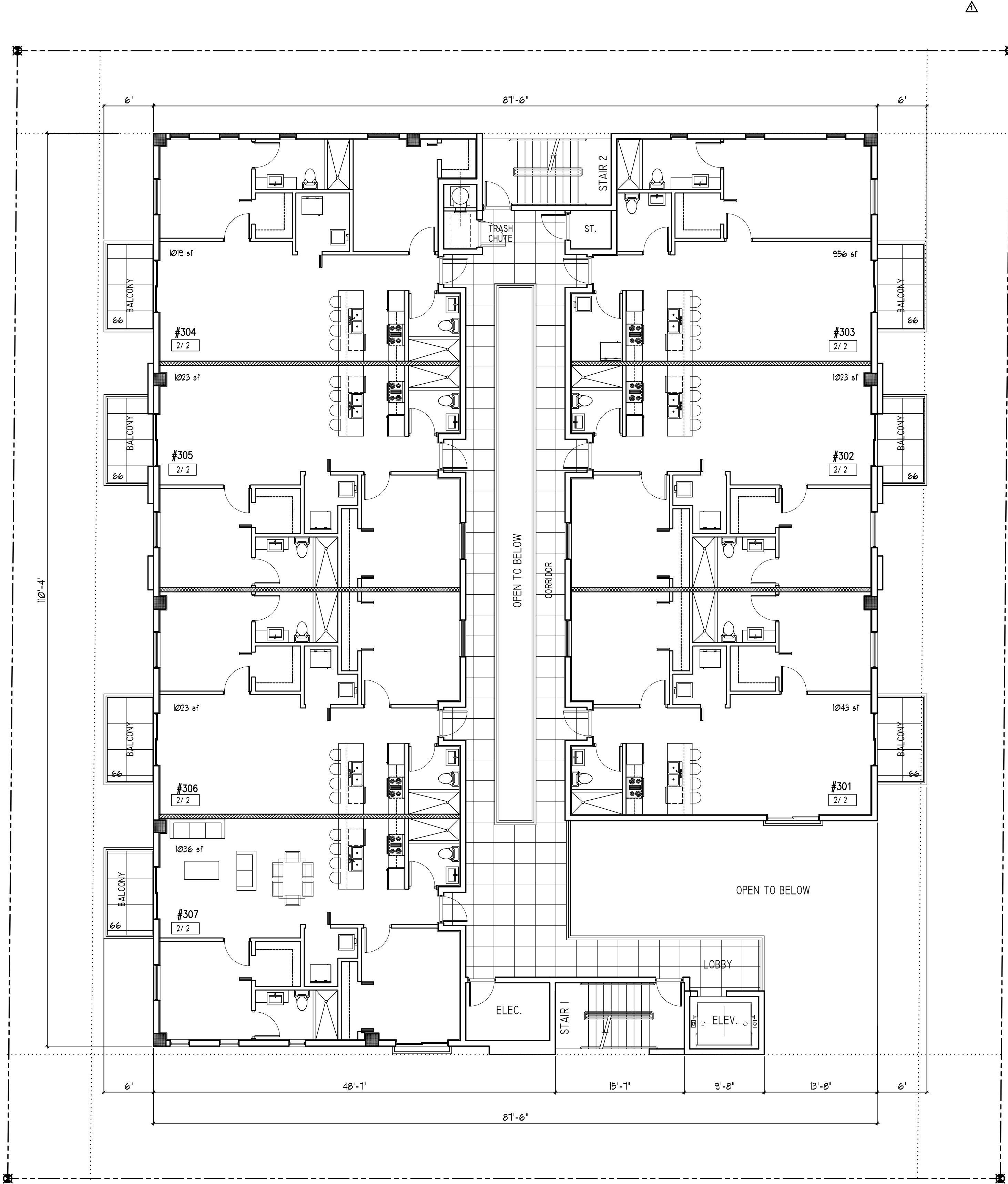
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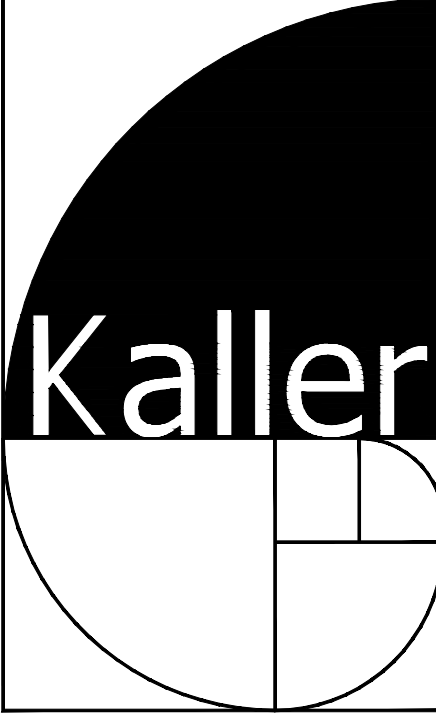
A-2



NORTH

1 THIRD FLOOR

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



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FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
THIRD FLOOR PLAN

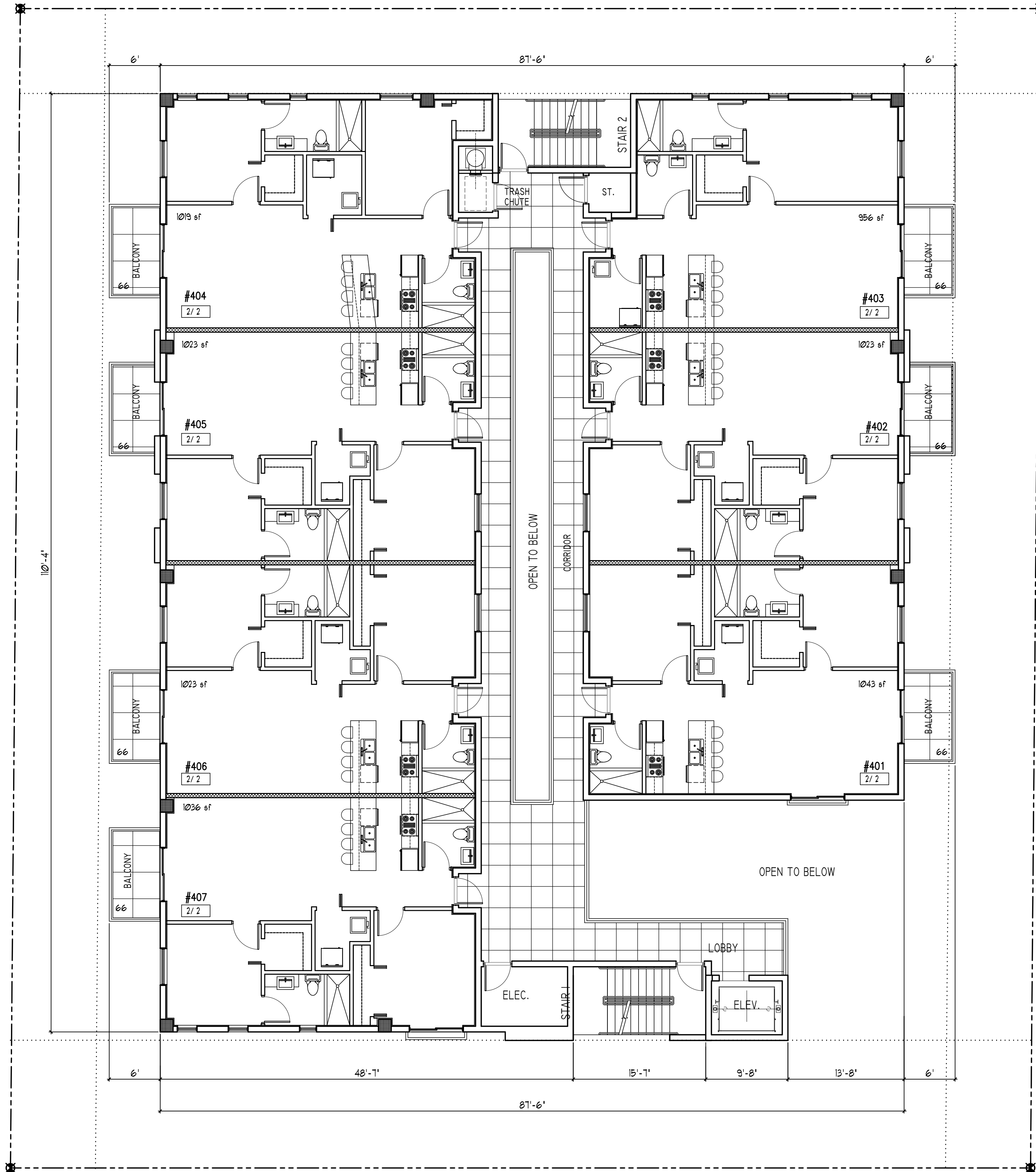
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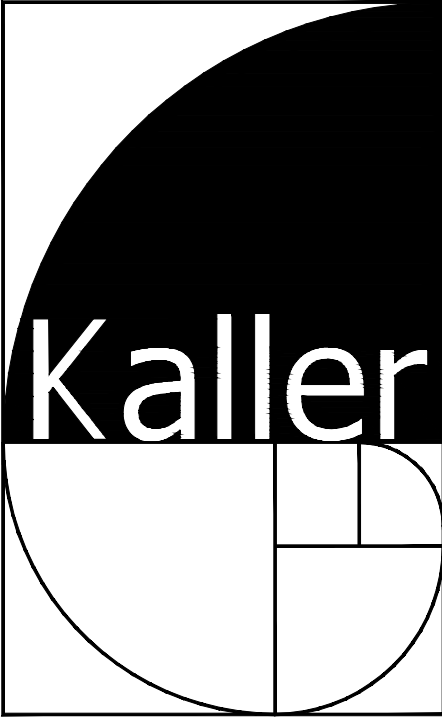
SHEET

A-3



1 FOURTH FLOOR

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



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1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
FOURTH FLOOR PLAN

REVISIONS		
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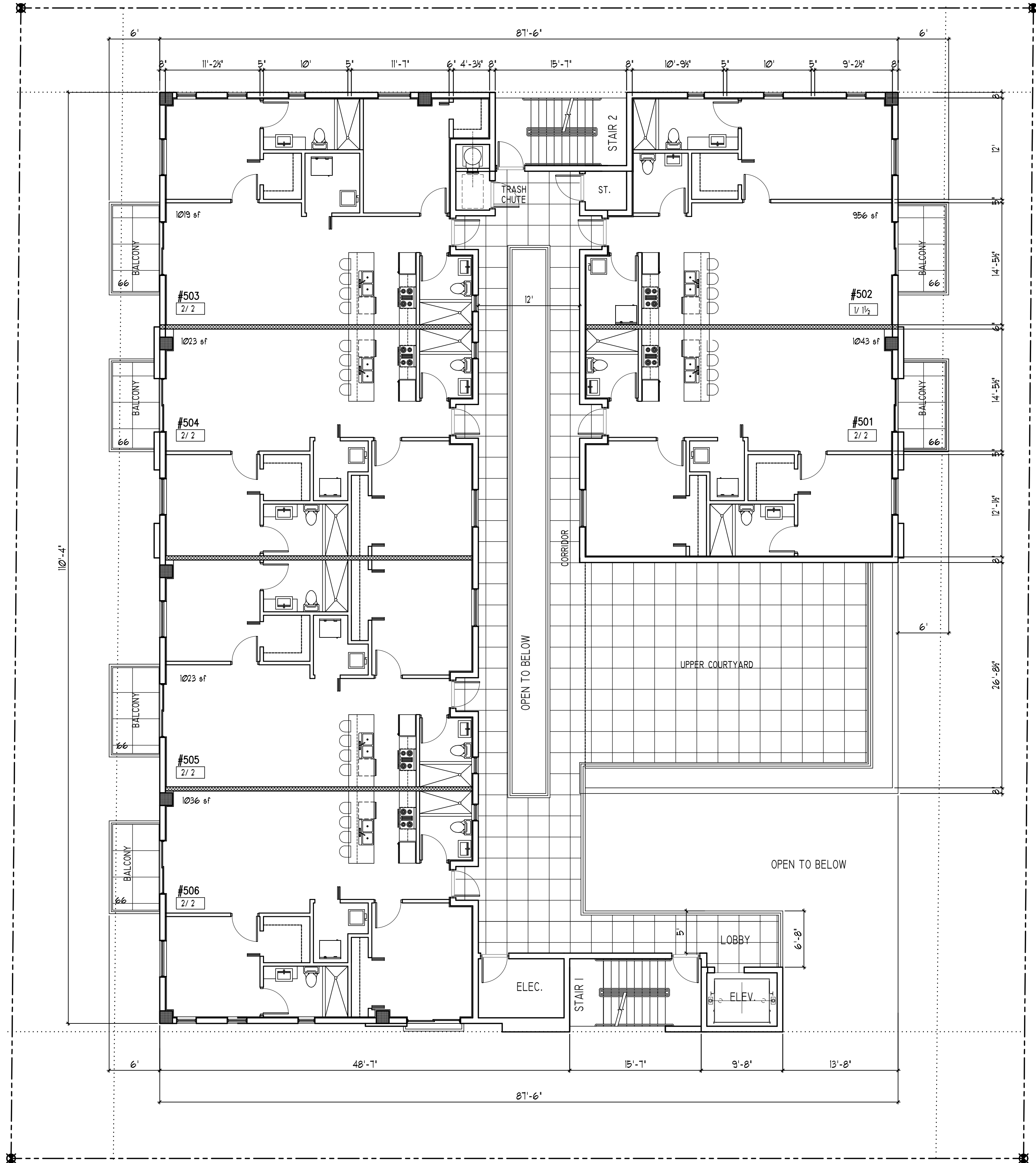
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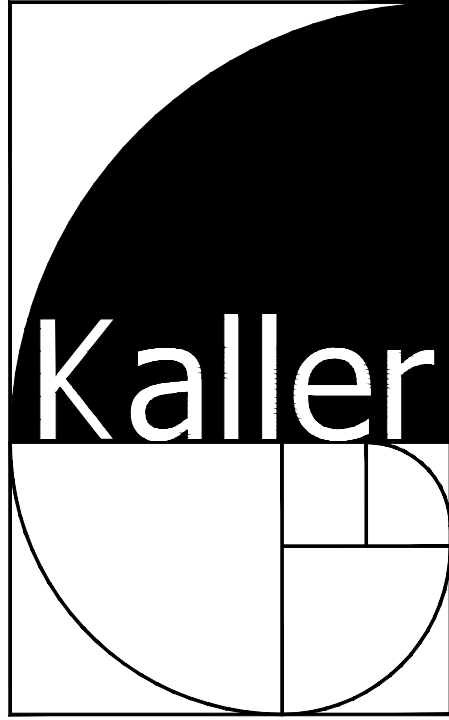
SHEET

A-4

4 OF 8



1 FIFTH FLOOR
SCALE: 1/8" = 1'-0"



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1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
FIFTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
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2	6-18-18	FINAL TAC

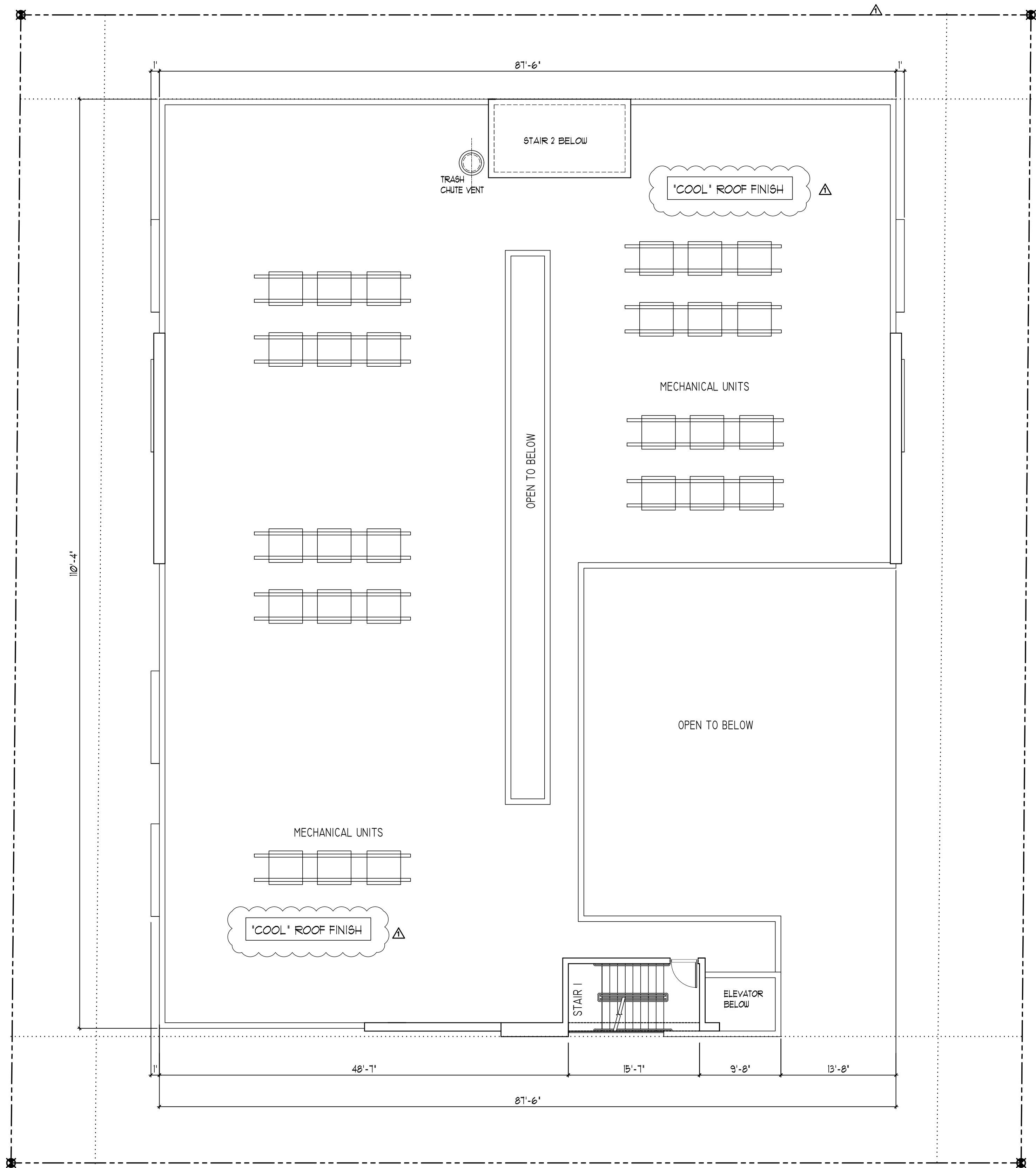
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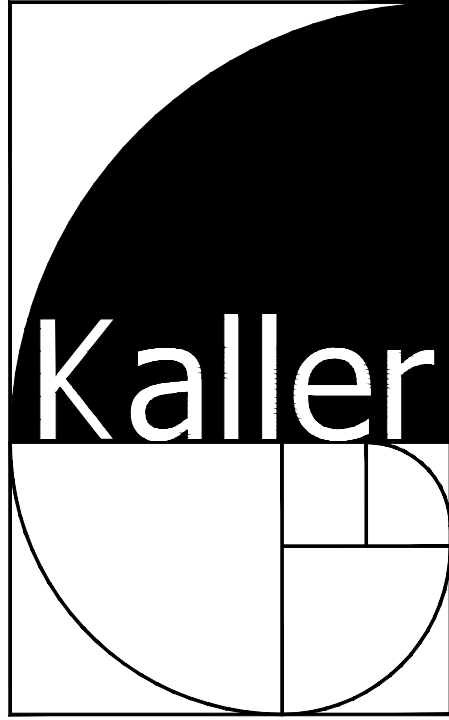
SHEET

A-5

5 OF 8



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



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1911-1915 FILLMORE STREET
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SHEET TITLE
ROOF PLAN

REVISIONS

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SHEET

A-6

6 OF 8



1 SOUTH ELEVATION

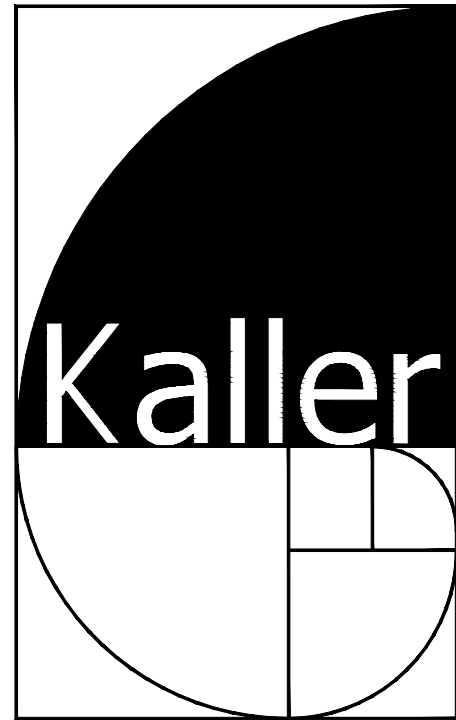


2 EAST ELEVATION

1. TINTED IMPACT RESISTANT STOREFRONT
COLOR - BRONZE
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. CORRUGATED METAL WALL FINISH
COLOR - BENJAMIN MOORE OC-130 (cloud white)
7. COMPOSITE WOOD REVEAL
8. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
10. CONCRETE CANOPY
11. CONCRETE COLUMN
12. CONCRETE EYEBROW
13. COMPOSITE WOOD TRIM
14. MOSAIC TEXTURED TILE WALL FINISH OVER EFIS BUILD OUT.
15. POWDER COATED METAL COLUMN
16. HORIZONTAL AND VERTICAL STUCCO SCORING
17. MEDIUM TEXTURED STUCCO FINISH OVER EFIS BUILD OUT.
COLOR - BENJAMIN MOORE 1511 (mosaic tile)
18. 4" HIGH X 2" WIDE POWDER COATED ALUMINUM HORIZONTAL TUBES
AT 14" ON CENTER

ELEVATIONS

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



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PROJECT TITLE

FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE

ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2	6-18-18	FINAL TAC
3	9-24-18	PLANNING

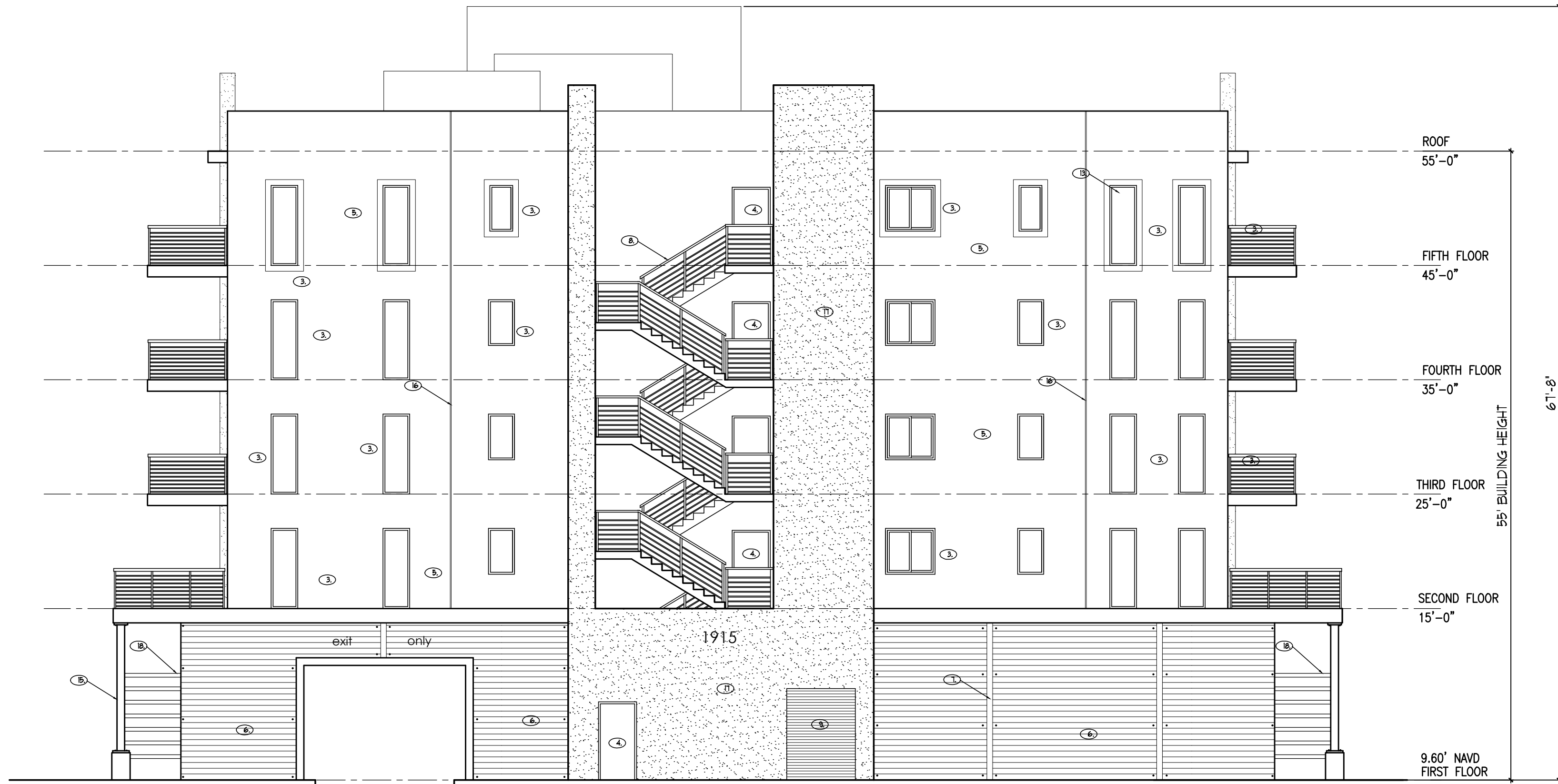
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SHEET

A-7

7 OF 8



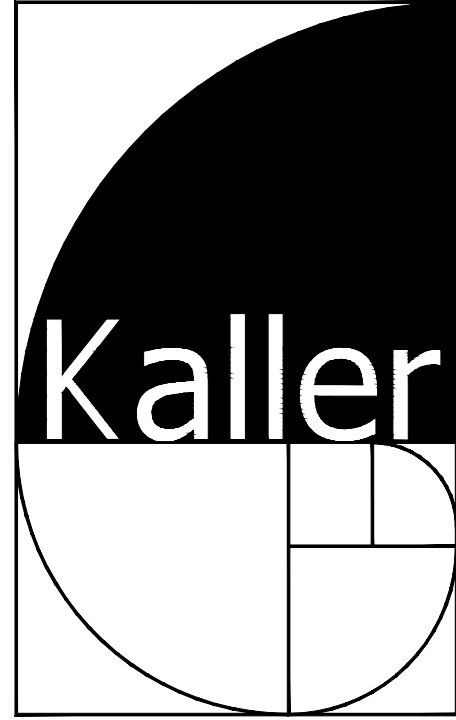
1 NORTH ELEVATION



2 WEST ELEVATION

- 1 TINTED IMPACT RESISTANT STOREFRONT
COLOR - BRONZE
- 2 TINTED IMPACT RESISTANT SLIDING GLASS DOORS
- 3 TINTED IMPACT RESISTANT WINDOWS
- 4 IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
COLOR - BENJAMIN MOORE OC-130 (cloud white)
- 5 SMOOTH STUCCO WALL FINISH
- 6 CORRUGATED METAL WALL FINISH
COLOR - MEDIUM GRAY
- 7 COMPOSITE WOOD REVEAL
- 8 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
- 9 IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
- 10 CONCRETE CANOPY
- 11 CONCRETE COLUMN
- 12 CONCRETE EYEBROW
- 13 COMPOSITE WOOD TRIM
- 14 MOSAIC TEXTURED TILE WALL FINISH OVER EPIS BUILD OUT.
- 15 POWDER COATED METAL COLUMN
- 16 HORIZONTAL AND VERTICAL STUCCO SCORING
- 17 MEDIUM TEXTURED STUCCO FINISH OVER EPIS BUILD OUT.
COLOR - BENJAMIN MOORE 1511 (mosaic tile)
- 18 4' HIGH X 2' WIDE POWDER COATED ALUMINUM HORIZONTAL TUBES
AT 14" ON CENTER

ELEVATIONS
SCALE: 1/8" = 1'-0"



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PROJECT TITLE
FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
ELEVATIONS

REVISIONS		
NO.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2	6-18-18	FINAL TAC
3	9-24-18	PLANNING

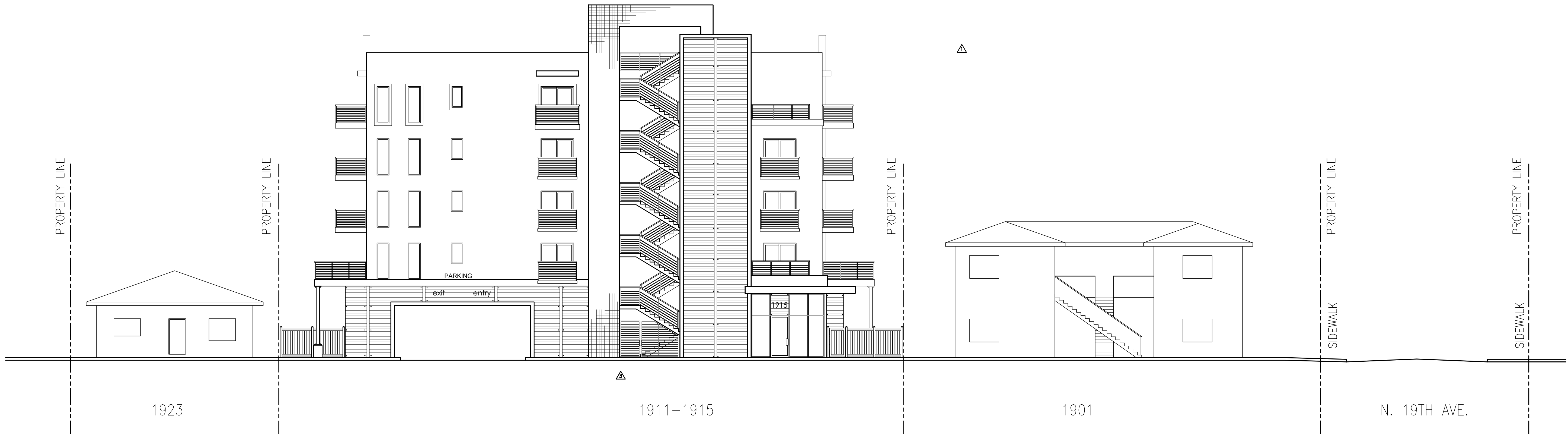
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SHEET

A-8

8 OF 8



FILLMORE STREET LOOKING NORTH

CONTEXTUAL STREET ELEVATION
SCALE: 1"= 10'-0"



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FILLMORE FLATS
1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE
CONTEXTUAL STREET
ELEVATION

REVISIONS		
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3	9-24-18	PLANNING

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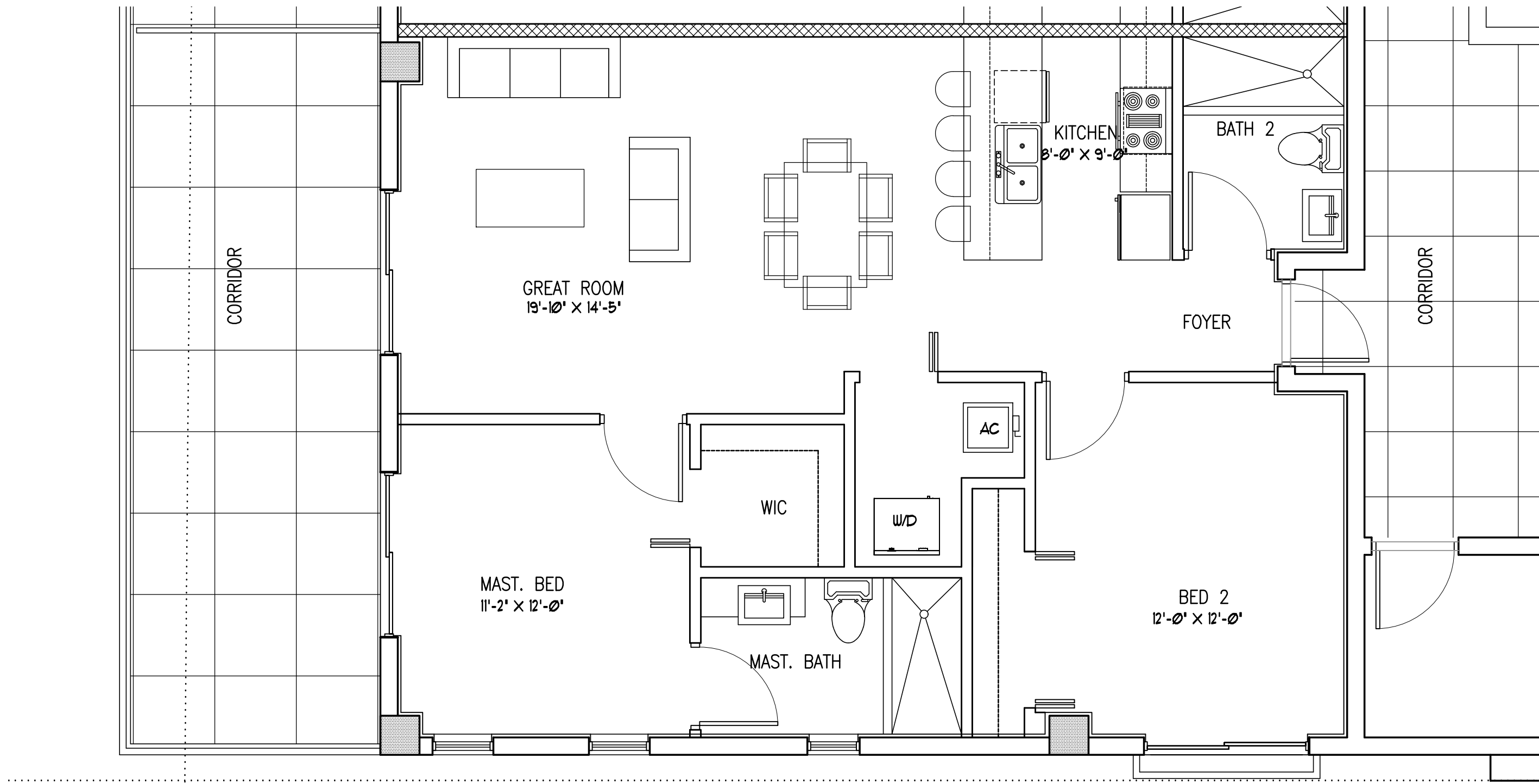
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SHEET

A-9

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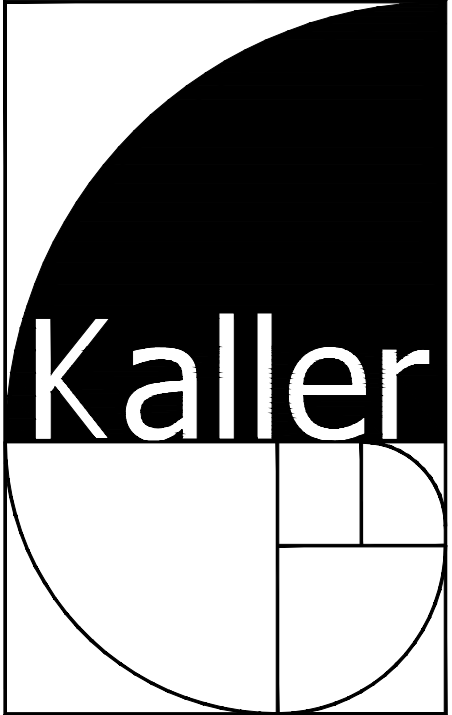


TWO BEDROOM UNIT



UNIT TYPES

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



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1911-1915 FILLMORE STREET
HOLLYWOOD FL 33020

SHEET TITLE

UNIT TYPES
FLOOR PLANS

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A-10