

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 8-23-21

Location Address: 2233 FILLMORE ST. & 2236 PIERCE ST.

Lot(s): 5, 18 Block(s): 10 Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 51421604050 & 4060 & 4240

Zoning Classification: DH-2 Land Use Classification: RAC

Existing Property Use: SINGLE FAMILY RES. Sq Ft/Number of Units: 2/1782 SF & 954 SF

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): PRELIMINARY TAZ 21-DP-44

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

Explanation of Request: SITE PLAN APPROVAL FOR A 5G UNIT, 4 STORY RESIDENTIAL BUILDING.

Number of units/rooms: 50 Sq Ft: 800 SF AVG.

Value of Improvement: 11.75 MIL Estimated Date of Completion: DEC. 2022

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

Name of Current Property Owner: CB FILLMORE LLC & GASTON CORRADI

Address of Property Owner: 2250 SW 3AVE., SUITE 100, MIAMI FL 33129

Telephone: 305 392 1441 Fax: _____ Email Address: abosch@blokgroup.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH KALLER

Address: 2417 HOLLYWOOD BLVD. Telephone: 954 920 5740

Fax: _____ Email Address: joseph@kallerarchitecture.com

Date of Purchase: _____ 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: GASTON CORRADI (OWNER)

Address: as above

Email Address: gaston@corradiagroup.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 8-17-21

PRINT NAME: _____

ERSON CORP.

Date: 8-17-21

Signature of Consultant/Representative: _____

Joseph B. Kaller

Date: 8-20-21

PRINT NAME: _____

JOSEPH B. KALLER

Date: 8-20-21

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ 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 17 day of AUGUST 2021

[Signature]
Notary Public
State of Florida



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

[Signature]
Signature of Current Owner
ERSON CORP.
Print Name

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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Signature of Current Owner: _____ Date: 8-17-21

PRINT NAME: Ashley Bosch Date: 8-17-21

Signature of Consultant/Representative: _____ Date: 8-20-21

PRINT NAME: JOSEPH B. KALLER Date: 8-20-21

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ 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 17 day of August 2021

Signature of Current Owner

Ashley Bosch
Print Name

Notary Public

State of Florida



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



KallerArchitecture

June 10, 2021

City of Hollywood
Department of Development Services
2600 Hollywood Boulevard
Hollywood, Florida 33020

Reference: The Wesley at Fillmore
2233 Fillmore Street and 2236 Pierce Street
Hollywood, Florida 33020
TAC #21-DP-44
Architect's Project #20137

The following are our responses to your Final TAC Comments for the above referenced Project.

A. APPLICATION SUBMITTAL – Deandrea Moise

1. SUNBIZ Documentation attached shows Gaston Corradi and Ashley Bosch as Owners under the CB Fillmore LLC and Blok Group LLC companies.
2. Ownership and Encumbrance Report:
 - a) Updated O and E report attached.
 - b) Noted.
3. Alta Survey:
 - a) A current revision date has been added to the survey to reflect the updated O and E Report.
 - b) Noted.
4. Noted.
5. Public participation Report is attached.
6. Noted.
7. All labels have been fixed.
8. Noted.
9. Noted.

B. ZONING – Deandrea Moise

1. There is landscaping proposed in front of the breeze block that will block the view into the garage. The breeze block is an integral part of the design that the Owner wishes to convey in the brand.
2. The stairs on all levels are included in the FAR. The square footage used in the FAR are now shaded in the table in Sheet SP-0 for clarity.
3. Loading has now been incorporated into the buildings envelop.
4. Th Gym on the roof is an amenity to the building and is for the use of the residents only. Amenities are allowed to encroach beyond the building height under Article 4.6 Section B.3.(9)(b)(iii) of the Land Development Code. The maximum sized of the enclosed amenity

allowed is 30% of the gross roof area. The allowed height is based on Article 4.6 section B.3.(9)(b)(iii)a.

5. Vertical projections are covered under Article 4.6 Section B.3.(9)(b)(i).
6. The canopy setback has been added to the first and second floor plans.
7. The height of the canopy over the covered vestibule has been added to the south and west elevations.
8. A stop traffic arm has been added at the Pierce Street exit to prevent entry into the site.
9. Noted.
10. Noted.

C. ARCHITECTURE AND URBAN DESIGN – Deandrea Moise

1. This comment is too vague to try to understand what you are referring to. Please specify the elements that you are referring to. There is no law against mixing design styles, it happens in fashion, interior design, and the graphic arts all the time. The building gives a nod to the past and to the future.
2. The elevations do accurately show what is in the floor plans. On Fillmore Street, the center portion of the façade is recessed back 10” (see the rendering), and on Pierce there is even more movement.
3. Openings in wall and the addition of railings has help to break up the wall. Openings were added on both the east and west elevations. The metal screen in the garage has also been reduced to have more play with solid and textured.
4. High level windows have been added to the Meeting Room and the Leasing Office.
5. The PVC fence has been changed to an aluminum picket fence. Detail added to sheet SP-2.
6. The garage screen shown on the north elevation is way back in the center of the building beside Stair #2.
7. One-bedroom units have a 10’-0” wide balcony and the larger units have a 12’-6” wide balcony. There are also three separate large outdoor terraces, two on the second floor and the other on the roof, that tenants can enjoy.
8. All deck plants will be maintained by automatic sprinkler systems and by landscapers using ladders to access the deck if trimming or replacing is needed.
9. Changes in the massing is not emphasized by paint alone.
10. Detail of garage screen shown on sheet SP-0.
11. Noted. Landscape Architect will coordinate with City’s Landscape Architect.

D. SIGNAGE – Deandrea Moise

1. Substantially compliant.

E. LIGHTING – Deandrea Moise

1. No lighting adjacent to the property line or Right of Way is being proposed.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY – Deandrea Moise

1. Noted. Green Certification note is on Sheet SP-0.
2. The Green Building Consultant will sign on to the Project at the start of Construction Documents after Site plan Approval is achieved. They will be involved in the development of the construction documents.
3. Noted. Green Building Consultant will provide instruction as to the protocols of demolishing the existing building and removal of any debris.

G. ENGINEERING – Azita Behmardi, Clarissa Ip, Jose Garcia, Rick Mitinger

1. All parking stalls have now been dimensioned.
2. Space with parking lifts have now been included in the numbering of spaces.
3. Site Plan materials noted on plan.
4. Sidewalk dimensions now shown.
5. The two-way driveway has now been dimensioned as 22'-0" wide.
6. Ramp slopes and ADA paths have now been labelled.
7. Column setbacks have been dimensioned, 3'-0" and 3'-9" back from edge of drive.
8. There will be no gate. A stop traffic arm has been added at exit only side to prevent entry from Pierce Street.
9. See attached Civil Engineering Plans and response letter.
10. There is a garbage chute located on each floor and the dumpster is located directly below the chute. The dumpsters will be pulled out to the truck, just like it's done in the other multi-family residential buildings in the area.
11. Civil plans are attached.
12. Civil Plans are attached.
13. Noted.
14. Noted.
15. Noted.

H. LANDSCAPE – Guillermo Salazar

1. See attached tree survey.
2. -7. See attached landscape plans.

I. UTILITIES – Alicia Vereas-Feria

1. -15. See attached Civil plans and response letter.

J. BUILDING – Russell Long

1. Substantially Compliant.

K. FIRE – Jorge Castano

1. See attached Civil Plans and response letter.

L. PUBLIC WORKS – Charles Lassiter

1. No comments received.

M. PARKS, RECREATION and CULTURAL ARTS – David Vasquez

1. The Park impact fee application is attached.

N. COMMUNITY DEVELOPMENT – Liliana Beltran

1. Units are all rentals.
2. 1 bed/ 1 bath \$1400.00 - \$1500.00 per month
2 bed/ 2 bath \$1750.00 - \$1850.00 per month
3 bed/ 2bath \$1950.00 - \$2050.00 per month
3. Noted. Public Participation Meeting Package attached.

O. ECONOMIC DEVELOPMENT – Raelin Storey & Herbert Conde-Parlato

1. Substantially compliant.

P. POLICE DEPARTMENT – Christine Adamcik, Steven Bolger & Doreen Avitabile

1. Substantially Compliant.

Q. DOWNTOWN & BEACH CRA – Jorge Camejo & Susan Goldberg

1. Not Applicable.

R. PARKING – Hal King & Jovan Douglas

1. Substantially Compliant.

S. ADDITIONAL COMMENTS – Deandrea Moise

1. Noted.

If you should have any questions, please feel free to contact our office.

Sincerely,
Kaller Architecture

Michele Sherlock
Senior Associate



2233 FILLMORE STREET AND 2236 PIERCE STREET
HOLLYWOOD, FL 33020

PROJECT INFO:

4 STORY, 57 UNIT RESIDENTIAL
APARTMENT BUILDING

LAND DESCRIPTION:

Parcel "A":

The East 1/2 of Lot 5, Block 10, HOLLYWOOD LITTLE RANCHES, less the South 10 feet thereof for road Right-of-Way, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

AND

The West 50 feet of Lot 5, Block 10, HOLLYWOOD LITTLE RANCHES, less the South 10 feet thereof for road Right-of-Way, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel "B":

The East 70 feet of Lot 18, Block 10, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.



KallerArchitecture

GENERAL CRITERIA STATEMENT

The Wesley at Fillmore Apartments
2233 Fillmore and 2236 Pierce Street
HOLLYWOOD, FL 33020
TAC# 21-DP-44
July 27, 2021

- 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 45'-0" high, four-story Multi-Family Development located on Fillmore Street west of Dixie Highway. The Architectural Style is a mix of Mid-Century Modern and Contemporary. The main Entry Lobby is located on the south-west corner of the first floor. It will have a secure entry leading to the elevator that accesses the upper floors where the residential units are located. Parking is located on the first floor below the building. The vehicular ingress/egress is on Fillmore Street with and exit only on Pierce Street. Other features on the first floor include a Leasing Office, Package/ Mail Room, Kid's Area and a Resident's Meeting Room.

The residential units are a mixture of 1 Bedroom, 2 Bedroom and 3 Bedroom Units. All the Units have open Living/Dining/Kitchen areas. They have large balconies accessed directly from the living areas. Bedrooms are generous with Walk-in Closets and all Units have in unit Laundry.

There are three communal outdoor spaces that can be enjoyed by Residents. Two are located on the second floor, a Terrace facing Lincoln Park and the Montessori School and a Courtyard area in the center of the building. The Courtyard provides a cozy spot to relax. The main amenities are found on the Roof Deck. There is a Gym, Restrooms, Barbecue Area, Smoothie Bar, Plunge Pool and Sun Deck. This is providing a place to gather, work out and break bread together.

The overall Building mass pays homage to Mid-Century Architecture while still managing to incorporate current Architectural elements. The slanted Entry Canopy and roof line, the breeze block, wood siding and the Retro signage are all Mid-Century modern elements, while the overall massing, cantilevered balconies and

raised framing around the windows are more contemporary characteristics. All of these elements work together to create a familiar, warm, homey feel.

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. Just to the north of the Site is Beachside Montessori School and Lincoln Park. To the south are single story multi-family apartment buildings, and to the east and west are both single family homes and two-story multi-family developments.

The Architectural styles of the surrounding community vary. The main style in the area is Ranch, both single family and multi-family, but there are also Florida Vernacular and Craftsman style buildings. As does the Architectural styles vary, so does the finishes used. These finishes include 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. Window are shaded with painted metal awnings that become shutters during the treat of bad weather. 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. The horizontal lines of the brick veneer become wood siding, the metal awnings become covered cantilevered balconies and the ornate iron railings and columns become breeze blocks at the base.

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 of DH-2 allows for more density by requiring less parking spaces per unit and the Floor Area Ratio determines the number of units that can fit

and size of the building. This new Zoning District not only allows for more density, it promotes the use of public transportation, ride share, carpooling, walking and biking 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.



Site Address	2233 FILLMORE STREET, HOLLYWOOD FL 33020	ID #	5142 16 01 4050
Property Owner	CORRADI, GASTON	Millage	0513
Mailing Address	2233 FILLMORE ST HOLLYWOOD FL 33020	Use	01
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 5 E 50 FT BLK 10		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021	\$61,510	\$96,620	\$158,130	\$158,130				
2020	\$61,510	\$96,620	\$158,130	\$158,130	\$3,602.31			
2019	\$61,510	\$94,760	\$156,270	\$156,270	\$3,606.76			
2021 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$158,130	\$158,130	\$158,130	\$158,130				
Portability	0	0	0	0				
Assessed/SOH	\$158,130	\$158,130	\$158,130	\$158,130				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$158,130	\$158,130	\$158,130	\$158,130				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/17/2020	WD*-E	\$500,000	116741425	\$6.00	10,251	SF		
2/7/2017	WD*-E	\$225,000	114203768					
8/8/2012	WD*-E	\$131,300	48994 / 1171					
3/11/2010	SWD-Q-DS	\$35,500	46955 / 1873					
7/23/2009	CET-T	\$100	46454 / 1010	Adj. Bldg. S.F. (Card, Sketch)		954		
				Units/Beds/Baths		1/3/2		
				Eff./Act. Year Built: 1950/1924				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

* Denotes Multi-Parcel Sale (See Deed)



Site Address	FILLMORE STREET, HOLLYWOOD FL 33020	ID #	5142 16 01 4060
Property Owner	CORRADI, GASTON	Millage	0513
Mailing Address	2233 FILLMORE ST HOLLYWOOD FL 33020	Use	00
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 5 LESS E 50 FT BLK 10		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2021*	\$123,010		\$123,010	\$123,010		
2020	\$123,010		\$123,010	\$74,420	\$1,877.29	
2019	\$102,510		\$102,510	\$67,660	\$1,673.09	
2021* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$123,010	\$123,010	\$123,010	\$123,010		
Portability	0	0	0	0		
Assessed/SOH	\$123,010	\$123,010	\$123,010	\$123,010		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$123,010	\$123,010	\$123,010	\$123,010		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/17/2020	WD*-E	\$500,000	116741425	\$12.00	10,251	SF
2/7/2017	WD*-E	\$225,000	114203768			
8/8/2012	WD*-E	\$131,300	48994 / 1171			
8/9/2011	SWD-Q-DS	\$27,000	48116 / 897			
3/25/2010	CET-D	\$26,500	47008 / 1953	Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



Site Address	2236 PIERCE STREET, HOLLYWOOD FL 33020	ID #	5142 16 01 4240
Property Owner	OLIVERO, ANA RAQUEL GUERRA, ADALBERTO	Millage	0513
Mailing Address	2236 PIERCE ST HOLLYWOOD FL 33020	Use	01
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 18 E 70 BLK 10		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021	\$86,120	\$178,310	\$264,430	\$179,160				
2020	\$86,120	\$178,310	\$264,430	\$179,160	\$3,157.21			
2019	\$86,120	\$174,840	\$260,960	\$175,140	\$3,113.53			
2021 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$264,430	\$264,430	\$264,430	\$264,430				
Portability	0	0	0	0				
Assessed/SOH 17	\$179,160	\$179,160	\$179,160	\$179,160				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,000	0	\$25,000	\$25,000				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$129,160	\$154,160	\$129,160	\$129,160				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/6/2016	WD-Q	\$185,000	113687365	\$6.00	14,353	SF		
6/2/2011	QCD-T		47970 / 1864					
11/2/2010	SWD-O	\$97,000	47538 / 1815					
4/21/2010	CET-T	\$100	47083 / 1856					
5/10/2006	QC*		42013 / 991	Adj. Bldg. S.F. (Card, Sketch)		1782		
* Denotes Multi-Parcel Sale (See Deed)				Units/Beds/Baths		1/3/2		
				Eff./Act. Year Built: 1953/1951				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

* Denotes Multi-Parcel Sale (See Deed)

Detail by Entity Name

Florida Limited Liability Company
CB FILLMORE LLC

Filing Information

Document Number	L20000269867
FEI/EIN Number	NONE
Date Filed	09/08/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/05/2021
Event Effective Date	NONE

Principal Address

2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Mailing Address

2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Registered Agent Name & Address

CORRADI, GASTON
2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Authorized Person(s) Detail

Name & Address

Title MGR

CB GROUP DEVELOPMENT LLC
2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Annual Reports

No Annual Reports Filed

Document Images

[02/05/2021 -- LC Amendment](#)

[View image in PDF format](#)

[10/02/2020 -- LC Name Change](#)

[View image in PDF format](#)

[09/08/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)

Detail by Entity Name

Florida Limited Liability Company
CB GROUP DEVELOPMENT LLC

Filing Information

Document Number	L20000049088
FEI/EIN Number	NONE
Date Filed	02/18/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/23/2021
Event Effective Date	NONE

Principal Address

2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Mailing Address

2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Registered Agent Name & Address

CORRADI, GASTON
2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Authorized Person(s) Detail

Name & Address

Title AMBR

BLOK GROUP, LLC
9830 SW 62 STREET
MIAMI, FL 33173

Title AMBR

GEC GROUP LLC
2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Annual Reports

No Annual Reports Filed

Document Images

[02/23/2021 -- LC Amendment](#)

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[02/18/2020 -- Florida Limited Liability](#)

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Detail by Entity Name

Florida Limited Liability Company
BLOK GROUP, LLC

Filing Information

Document Number	L06000086075
FEI/EIN Number	20-5550170
Date Filed	08/31/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/27/2012

Principal Address

9830 SW 62 STREET
MIAMI, FL 33173

Changed: 07/27/2012

Mailing Address

9830 SW 62 STREET
MIAMI, FL 33173

Changed: 07/27/2012

Registered Agent Name & Address

BOSCH, ASHLEY
9830 SW 62 STREET
MIAMI, FL 33173

Name Changed: 11/15/2010

Address Changed: 07/27/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

BOSCH, ASHLEY
9830 SW 62 STREET
MIAMI, FL 33173

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/30/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
09/25/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- ANNUAL REPORT	View image in PDF format
07/27/2012 -- REINSTATEMENT	View image in PDF format
11/15/2010 -- REINSTATEMENT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
08/31/2006 -- Florida Limited Liability	View image in PDF format



May 25, 2021

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Via Email Only

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as all of Lot 5 and the East 70 feet of Lot 18, Block 10, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, less the South 10 feet of Lot 5 for right-of-way purposes. This parcel is generally located between Pierce Street and Fillmore Street and between Dixie Highway/North 21 Avenue and North 24 Avenue, in the City of Hollywood.

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

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

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

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

Joseph B. Kaller
May 25, 2021
Page Two

The subject parcel is less than 10 acres (approximately 0.80 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above. It is noted that lands dedicated for right-of-way purposes do not negatively impact the determination of whether or not a subject property meets the specifically delineated requirement.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lot 5) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the East 70 feet of Lot 18), Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

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

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

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

Shiv Newaldass, Director, Development Services
City of Hollywood



**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: CB Group Development LLC ÷ CB Fillmore LLC
2. Project Name: The Wesley At Fillmore
3. Project Address: 2233 Fillmore Street Hollywood
4. Contact person: Joseph B. Kauter - Kauter Architecture
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 57 units
54 units @ 1875.00 = 10,125.00
8. Unit Fee per residential dwelling based on sq. ft.: 3 units @ 2175.00 = 6,525.00
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$16,650.00 Date: 3/15/21

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-3078-2021

County Number: Municipality Number:
The Wesley at Fillmore

May 25, 2021



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: May 25, 2021	Single-Family:		Elementary: 4
Name: The Wesley at Fillmore	Townhouse:		
SBBC Project Number: SBBC-3078-2021	Garden Apartments: 57		Middle: 2
County Project Number:	Mid-Rise:		
Municipality Project Number:	High-Rise:		High: 4
Owner/Developer: CB Group Development LLC & CB Fillmore	Mobile Home:		
Jurisdiction: Hollywood	Total: 57		Total: 10

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Oakridge	721	2,026	471	-250	0	65.3%	7
Olsen	1,125	1,238	706	-532	0	57.0%	12
South Broward High	2,289	2,518	2,327	-191	-7	92.4%	25

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Oakridge	478	-243	66.3%	490	488	466	452	430
Olsen	718	-520	58%	694	709	724	739	754
South Broward High	2,352	-166	93.4%	2,362	2,383	2,384	2,381	2,342

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Alpha International Academy	384	71	-313	71	71	71
Avant Garde Academy	750	960	210	960	960	960
Avant Garde K-8 Broward	1,050	950	-100	950	950	950
Ben Gamla Charter	625	455	-170	455	455	455
Ben Gamla Charter North Broward	900	198	-702	198	198	198
Hollywood Academy 6_8	400	467	67	467	467	467

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Oakridge	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Olsen	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
South Broward High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The application proposes 57 (27 one-bedroom, 24 two bedroom and 6 three or more bedroom) garden apartment units, which will generate 10 (4 elementary, 2 middle and 4 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Oakridge Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are operating below the adopted Level of Service (LOS), which is established as the higher of: 100% gross capacity or 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2020/21- 2022/23), these schools are projected to operate below the adopted LOS through the 2022/23 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2020/21 school year, the charter schools located within a two-mile radius of the site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 57 (27 one-bedroom, 24 two bedroom and 6 three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on November 20, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

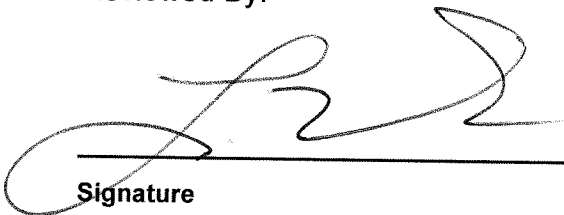
SBBC-3078-2021 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

5/25/2021

Date


Signature

Lisa Wight

Name

Planner

Title

Phone 925-284-2092
Fax 925-284-3365
WEB parklift.com

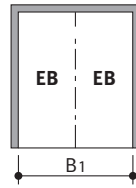
Dividing walls

Single Platform (EB)



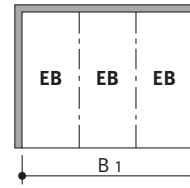
Useable platform width	B1
7'-6" (230cm) *	8'-7"
7'-10" (240cm)	8'-11"
8'-2" (250cm)	9'-3"
8'-6" (260cm)	9'-7"
8'-10" (270cm)	9'-10"

Double arrangement (2 x EB)



Useable platform width	B1
7'-6" (230cm) *	17'-1"
7'-10" (240cm)	17'-9"
8'-2" (250cm)	18'-5"
8'-6" (260cm)	19'-1"
8'-10" (270cm)	19'-9"

Triple arrangement (3 x EB)

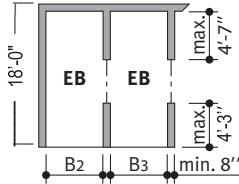


Useable platform width	B1
7'-6" (230cm) *	25'-8"
7'-10" (240cm)	26'-7"
8'-2" (250cm)	27'-3"
8'-6" (260cm)	28'-7"
8'-10" (270cm)	29'-7"

Drive aisle in accordance with local regulations, 24 ft recommended

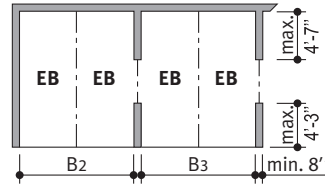
Columns in system zone

Single Platform (EB)



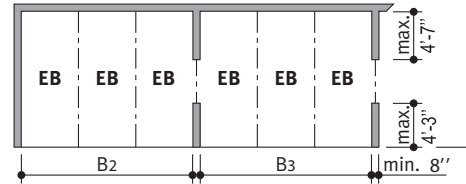
Useable platform width	B2	B3
7'-6" (230cm) *	8'-5"	8'-3"
7'-10" (240cm)	8'-9"	8'-7"
8'-2" (250cm)	9'-1"	8'-11"
8'-6" (260cm)	9'-5"	9'-3"
8'-10" (270cm)	9'-9"	9'-7"

Double arrangement (2 x EB)



Useable platform width	B2	B3
7'-6" (230cm) *	16'-11"	16'-9"
7'-10" (240cm)	17'-7"	17'-5"
8'-2" (250cm)	18'-3"	18'-1"
8'-6" (260cm)	18'-11"	18'-9"
8'-10" (270cm)	19'-7"	19'-5"

Triple arrangement (3 x EB)

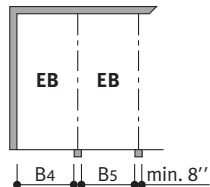


Useable platform width	B2	B3
7'-6" (230cm) *	25'-6"	25'-4"
7'-10" (240cm)	26'-5"	26'-3"
8'-2" (250cm)	27'-5"	26'-11"
8'-6" (260cm)	28'-5"	27'-11"
8'-10" (270cm)	29'-5"	29'-3"

Drive aisle in accordance with local regulations, 24 ft recommended

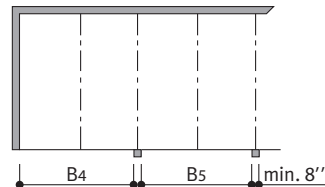
Columns outside of system zone

Single Platform (EB)



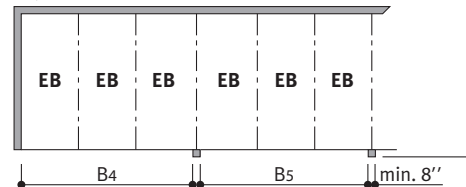
Useable platform width	B4	B5
7'-6" (230cm) *	8'-2"	7'-10"
7'-10" (240cm)	8'-6"	8'-2"
8'-2" (250cm)	8'-10"	8'-6"
8'-6" (260cm)	9'-2"	8'-10"
8'-10" (270cm)	9'-6"	9'-2"

Double arrangement (2 x EB)



Useable platform width	B4	B5
7'-6" (230cm) *	16'-9"	16'-5"
7'-10" (240cm)	17'-5"	17'-1"
8'-2" (250cm)	18'-0"	17'-8"
8'-6" (260cm)	18'-8"	18'-4"
8'-10" (270cm)	19'-4"	19'-0"

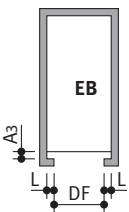
Triple arrangement (3 x EB)



Useable platform width	B4	B5
7'-6" (230cm) *	25'-3"	24'-11"
7'-10" (240cm)	26'-3"	25'-11"
8'-2" (250cm)	26'-11"	26'-7"
8'-6" (260cm)	27'-10"	27'-3"
8'-10" (270cm)	29'-2"	27'-10"

Drive aisle in accordance with local regulations, 24 ft recommended

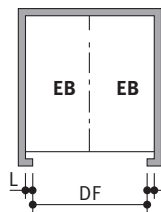
Single platform (EB)



Useable platform width	Door entrance width DF	L	S
7'-6" (230cm) *	7'-9"	5"	10"
7'-10" (240cm)	7'-10"	5"	10"
8'-2" (250cm)	8'-2"	6"	12"
8'-6" (260cm)	8'-6"	6"	12"
8'-10" (270cm)	8'-10"	6"	12"

* = Standard width (parking space width of 7'-6")

Double arrangement (2 x EB)



Useable platform width	Door entrance width DF	L	S
7'-6" (230cm) *	15'-7"	9"	1'-6"
7'-10" (240cm)	16'-5"	8"	1'-4"
8'-2" (250cm)	17'-1"	8"	1'-4"
8'-6" (260cm)	17'-8"	8"	1'-4"
8'-10" (270cm)	18'-4"	8"	1'-4"

Drive aisle in accordance with local regulations, 24 ft recommended

NOTE

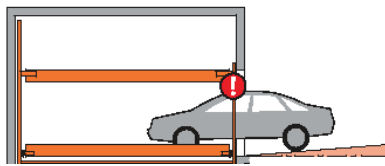


End parking spaces are generally more difficult to drive into. Therefore we recommend wider platforms for end parking spaces. Parking on standard width platforms with larger vehicles may make getting into and out of the vehicle difficult. This depends on type of vehicle, approach and above all on the drivers skill. Use the widest platform possible.

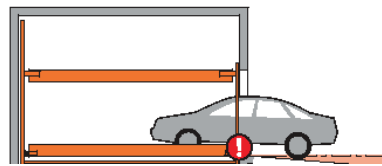
APPROACH



The illustrated maximum approach angles must not be exceeded. Exceeding these slopes will cause maneuvering problems and will restrict car sizes on the parking system.



Maximum descending slope of 4%



Maximum ascending slope of 14%

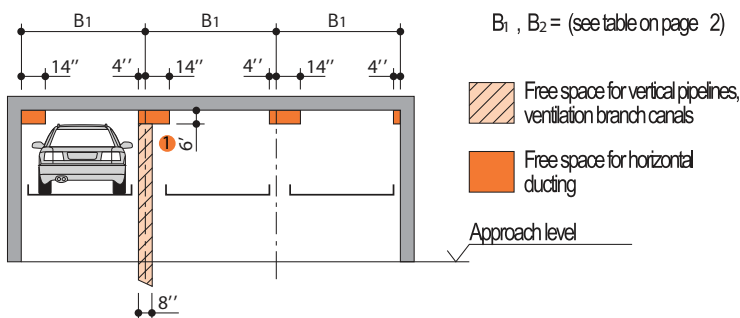
ELECTRICAL INSTALLATION

Suitable electrical supply to the main switch and the control wire line must be provided by the customer during installation. One motor control box is suitable for controlling a chain of up to ten lifts.

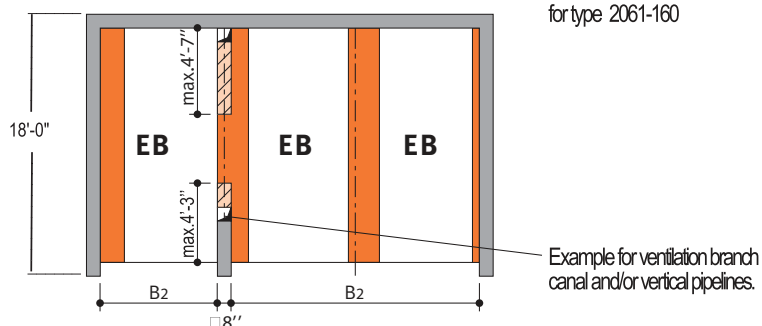


LONGITUDINAL FREE SPACE

Free space for longitudinal and vertical ducts (e.g. ventilation). This free space is valid for cars which drive in forward with drivers door on left side



① This 6" dimension is reduced to 2" for type 2061-160

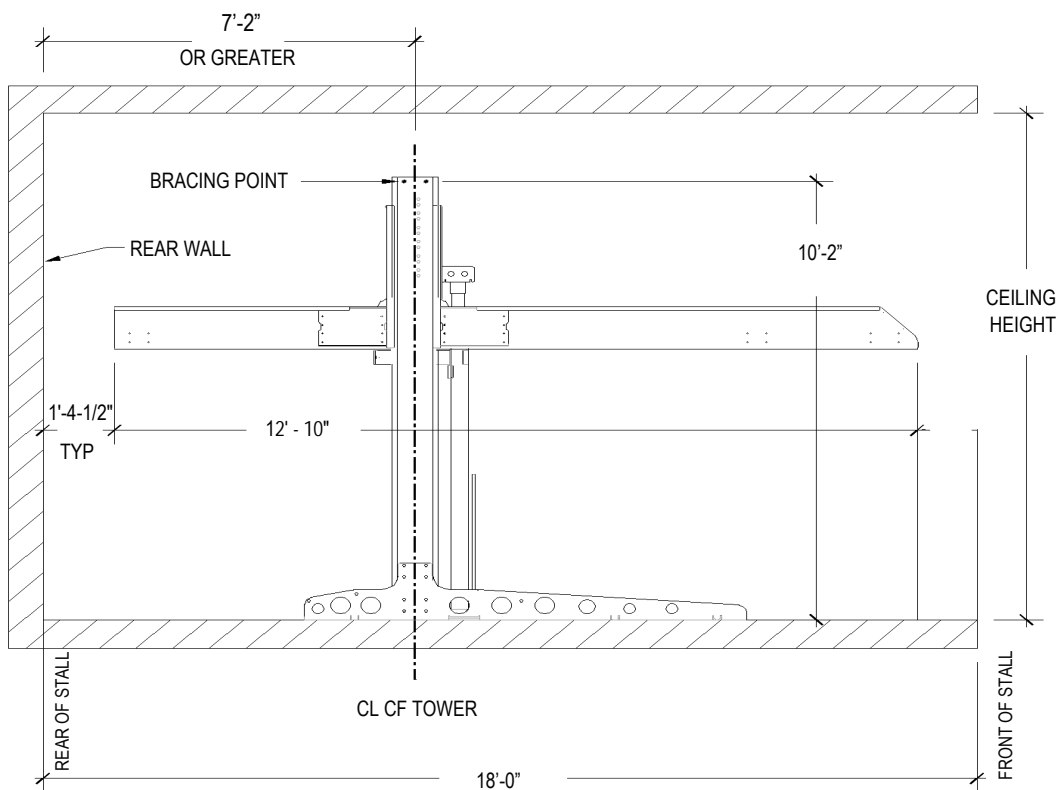


FUNCTION



PLEASE NOTE: THE LOWER CAR MUST BE MOVED BY A PERSON TO LOWER THE UPPER CAR

SEISMIC BRACING IS DONE AT THE TOP OF THE TOWER



GENERAL DISCRIPTION

The Klaus SingleVario G61 provides dependent access to all cars parked on the system. The lower car must be moved manually to allow the upper car to come down spaces are arranged on two levels, with the lower level parked on the garage slab. Each individual parking bay must be accessible from the drive aisle. The drive aisle must comply with local regulations, but is typically 24' wide. The parking spaces are arranged on two levels, with the lower level parked on the garage slab.

TECHNICAL DATA

RANGE OF APPLICATION

This parking system is suitable for self parking by owners, renters, regular employees or anyone that can be trained on the system. The public may not park this system without a valet.

ENVIRONMENTAL CONDITIONS

Environmental conditions for the systems: Temperature range 14° to 104°F. The system may be installed indoors or outdoors. If lifting times are specified, they refer to an environmental temperature of 72°F and with system setup directly next to the hydraulic unit. At lower temperatures or with longer hydraulic lines, these times increase.

CONTROL SYSTEMS

The machine comes standard with 2 keys per parking space. The key is inserted in user control and turned one way to raise the platform and the other way to lower it. The key is spring loaded and the machine will stop if the operator lets go of the key. A remote control is not available for this machine (due to safety considerations).

SPRINKLER SYSTEM

The sprinklers may be mounted at the rear of each level and between machines if needed.

ELECTRICAL REQUIREMENTS AND HYDRAULIC UNIT

The hydraulic power unit is normally installed against the back wall on a metal motor and hydraulic oil reservoir in one unit. It consists of an electric motor, hydraulic motor and hydraulic oil reservoir in one unit. The hydraulic oil is biodegradeable and environmentally friendly. The electric motor can be supplied in a 208 volt three phase (preferred) or a 240 volt single phase. Both types require a 30 amp circuit. One hydraulic power unit can run up to 25 lifts. KLAUS will provide the motor and motor controller. BUYER to provide a fused disconnect. BUYER to provide conduit and wiring; a.) from fused disconnect (supplied by BUYER) to motor controller (supplied by KLAUS); b.) from motor controller to motor (supplied by KLAUS). KLAUS to furnish and install control wiring.

CORROSION PROTECTION

The platforms should be cleaned annually to maximize their life. The platforms are galvanized and the steel framing members are powder coated.

SERVICE

To maintain safe and reliable operation of the machine, it must be serviced twice per year if located outside in the weather or a minimum of once per year if located inside a garage.

WARRANTY

To machine has a complete one year parts and labor warranty. Klaus provides extended warranties.

SOUND CONTROL

Numerous sound control features are standard. The hydraulic power unit is mounted on rubber pads. Steel hydraulic lines are mounted with rubber pipe supports. A rubber hose isolates the power unit from the steel hydraulic lines.

Sound tests at the front of the machine show about 67dB to 69dB (A weighting) noise levels (similar to a garage door). An optional power pack cover can reduce the noise to 56dB to 58dB.

In multifamily podium construction, normally no special construction for sound is performed. other sound issues. For residential or wood frame construction, placement of the power unit is critical. Klaus designers will assist with power unit placement and other sound issues.

STRUCTURAL

The machine has steel framing and is anchor bolted to the floor slab with wedge anchors. The framework consists of steel columns and cross members. Galvanized decking spans the framing left to right and creates a liquid tight deck which will not allow drips onto the lower vehicle. In addition to anchor bolts to the floor slab, the machine must be braced in the left / right direction especially for seismic loads.

This can be done in one of two ways:

- 1.) One of the machine columns can be braced against a wall or column.
- 2.) Additional angles can be added at the floor level to provide additional support. Please see the G61 bracing details drawing and the Merkle Engineers report for more details.

The lifting mechanism for the upper platform consists of hydraulic cylinder which raises one side of the platform. The other side of the platform is raised via a chain. There are safety switches that stop the machine in the event the chain goes loose for any reason.

SCOPE OF WORK CLARIFICATIONS

1. The garage floor and surrounding walls, columns and beams to provide support for the machine are provided by the customer.
2. All drainage is provided by the customer.
3. General lighting in the garage is provided by the customer. Extra lighting may be needed to light the area below the platform.
4. Klaus will supply design assistance and will confirm in writing that the proposed machine will fit in the space provided.
5. Klaus will prepare shop drawings showing the location of all components.
6. In the event that there is no rear wall, Klaus will provide a stand for the electrical junction box. No fencing is required.
7. The customer must provide a 30 amp 3 phase 208V (or 240V single phase) circuit and fused disconnect for each machine group and power must be available before installation begins.
8. Klaus provides all control wiring.
9. All space numbering and striping is to be provided by the customer.

WE RESERVE THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT FURTHER NOTICE

The Klaus company reserves the right in the course of technical progress to use newer or other technologies, systems, processes, procedures or standards in the fulfillment of their obligations other than those originally offered provided the customer derives no disadvantage from their doing so.

NGBS Green Building Certification - Project ID: 015QMW

lmarchman@homeinnovation.com <lmarchman@homeinnovation.com>

Thu 4/15/2021 6:58 AM

To: Jason Biondi <jbiondi@ecsgllc.com>; abosch@blokgroup.com <abosch@blokgroup.com>

Cc: ProjectRegistration@homeinnovation.com <ProjectRegistration@homeinnovation.com>; mfoster@homeinnovation.com <mfoster@homeinnovation.com>; Jason Biondi <jbiondi@ecsgllc.com>

Dear: Jason Biondi,

Congratulations!

You have successfully registered the project below for certification to the ICC 700 National Green Building Standard.

Your Project ID:

015QMW

Be sure to keep this Project ID in a safe place as you will need it throughout the certification process.

Builders can find more information about the NGBS Green certification process at:

www.HomeInnovation.com/BRG

PLEASE NOTE: You cannot notify Home Innovation Research Labs of a rough inspection for this project until the Project Information Form (referenced below) is submitted. Once the form is submitted, please allow one business day for the project information to get into our system before attempting to schedule a rough inspection.

Verifier Name: Jason Biondi
Verifier Organization: Energy Cost Solutions Group, LLC
Standard Selected: 2015 NGBS
Scoring Path Selected: 2015 MF New Construction
Anticipated Certification Level: Silver
Project Name: Pierce Fillmore
Project Unit Count: 57
Project Building Count: 1
Project Address/Lot: 2233 Fillmore & 2236 Pierce Street
Project City: Hollywood
Project State: Florida
Project Zip code: 33020
Project County: Broward

Project Hud Disaster Case Number:

Accessory Structure: No
Accessory Description:
Contact First Name: Ashley
Contact Last Name: Bosch
Contact Email: abosch@blokgroup.com
Responsible Application Packet: Developer
Party Named On Certificate: Developer
Community Name On Certificate: Yes

PROJECT INFORMATION FORM: Please complete or have someone from the Project Team complete the Project Information Form that will be emailed to you shortly. This information is necessary to earn the NGBS Green certification and will be used to market your project on www.NGBS.com. Verifiers cannot notify Home Innovation of the rough inspection date without this information complete.

MARKETING: Builders with Home Innovation agreements in place should receive an NGBS Green *Insider Update* with a link to our program style guide and logos/marks that can be used through the certification process – if the builder for this project has not received that message, please have them email info@HomeInnovation.com. Additional marketing materials can be found online at www.HomeInnovation.com/marketgreencertified.

We look forward to working with you as an NGBS Green Partner. If you have any questions about the certification process, please [contact us](#).

If you did not submit this project for registration please [let us know](#).

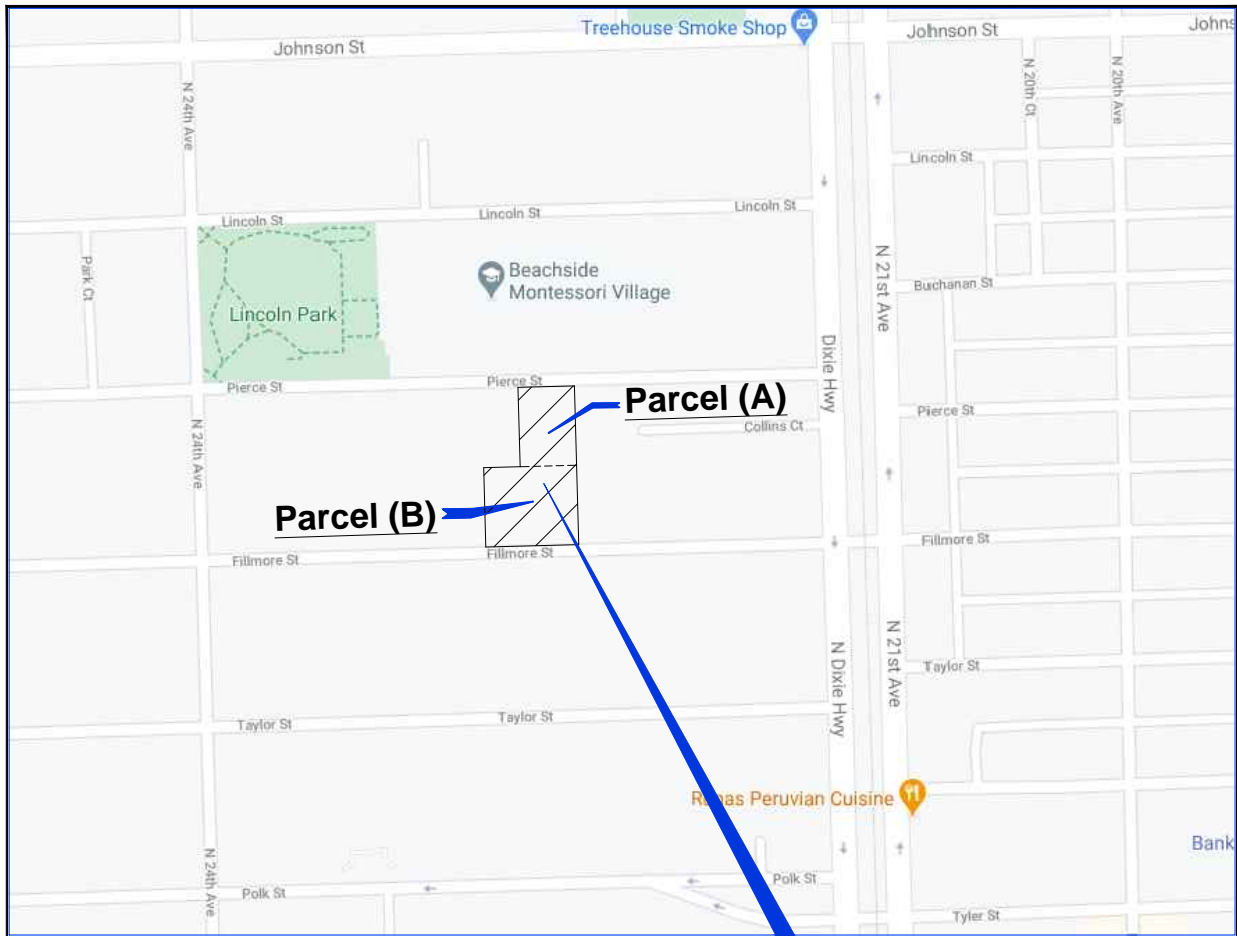
A.L.T.A. / N.S.P.S LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

8 PROJECT NUMBER

21266 SHEET 1 OF 2

This page is not valid without Page 2. Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.



1 VICINITY MAP

Not to Scale

Subject Property

2 PROPERTY ADDRESS

Parcel (A): 2233 Fillmore Street, Hollywood, Florida 33020

Parcel (B): 2236 Pierce Street, Hollywood, Florida 33020

3 LEGAL DESCRIPTION

Parcel "A":

The East 1/2 of Lot 5, Block 10, HOLLYWOOD LITTLE RANCHES, less the South 10 feet thereof for road Right-of-Way, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

AND

The West 50 feet of Lot 5, Block 10, HOLLYWOOD LITTLE RANCHES, less the South 10 feet thereof for road Right-of-Way, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel "B":

The East 70 feet of Lot 18, Block 10, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Parcel (A):

Net Area of subject parcel: 19500.00 SqFt (+/-0.45 Acres)

Gross Area of subject parcel: 22500.00 SqFt (+/-52 Acres)

Parcel (B):

Net Area of subject parcel: 14350.00 SqFt (+/-0.33 Acres)

Gross Area of subject parcel: 15750.00 SqFt (+/-0.36 Acres)

Total Parcel (A) & (B):

Net Area of subject parcel: 33850.00 SqFt (+/-0.78 Acres)

Gross Area of subject parcel: 38250.00 SqFt (+/-0.88 Acres)

6 ZONING INFORMATION

Zoning District:

Parcel (A)&(B): DH-2 (Dixie Highway Medium Intensity Multi-Family District)
(<https://koordinates.com/layer/96587-city-of-hollywood-florida-zoning/>)

7 CERTIFICATIONS

I hereby certify to:

CB Fillmore, LLC, a Florida limited liability company

Title Guaranty of South Florida, Inc., a Florida corporation

Westcoast Land Title Insurance Company

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 Optional Items 1, 2, 3, 4, 7(a), 11 (utilities by observed aboveground visible evidence), 13, 14, 16 and 18 of Table A thereof.

Date of Plat or Map: January 26th, 2021

Alta Survey Revised: May 25th, 2021 (To add OWNERSHIP AND ENCUMBRANCE REPORT)

Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

LEGEND & ABBREVIATIONS

CONCRETE (CONC.)	ASPHALT	WATER VALVE	STREET SIGN	FPL TRANSFORMER	P.T. = POINT OF TANGENCY	T.B.M. = TEMPORARY BENCH MARK (R) = RECORD / PER PLAT	PG = PAGE
CONC. BLOCK WALL	CHAIN LINK FENCE (CLF)	POWER POLE	SANITARY MANHOLE	CATCH BASIN OR INLET	P.C. = POINT OF CURVATURE	PSM = PROFESSIONAL SURVEYOR AND MAPPER	ORB = OFFICIAL RECORD BOOK
WOOD DECK	WOOD FENCE (WF)	GUY ANCHOR	DRAINAGE MANHOLE	EXISTING ELEVATION	P.C.C. = POINT OF COMPOUND CURVE	A/C = AIR CONDITIONER PAD	CBS = CONCRETE BLOCK STRUCTURE
COVERED AREA	IRON METAL BARS FENCE (IF)	WATER METER	MANHOLE	PERMANENT REFERENCE MONUMENT	P.R.C. = POINT OF REVERSE CURVE	ENCR = ENCROACHMENT	R/W = RIGHT OF WAY
PAVERS SLAB / DRIVEWAY	PLASTIC FENCE (PF)	CONC. LIGHT POLE	FIRE HYDRANT	PROPERTY CORNER	(C) = CALCULATED	F.F. ELEV. = FINISHED FLOOR ELEVATION	ELEV. = ELEVATION
TILE SLAB / DRIVEWAY	OVERHEAD UTILITY LINES	WELL	CABLE BOX (CATV)	PERMANENT CONTROL POINT	B.M. = BENCH MARK	P.B. = PLAT BOOK	SEC. = SECTION
					B.R. = BEARING REFERENCE	T. = TOWNSHIP	R. = RANGE
						(OMA K-A) = CITY OF MIAMI MUNICIPAL ATLAS X-X	(R) = RECORD

5 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on January 19th, 2021 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2016.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities. Note that this survey depicts an Asphalt Pavement used by others for Ingress / Egress overlaps this Property
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: Pierce Street - along the North property line and, Fillmore Street - along the south property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Department Bench Mark 1896, Elevation = 10.932 (NGVD'29); Section 15-51S-42E; Stamp P 239 1965
Description A C&GS disc about 0.1 mile south along the Florida East Coast railway from the station at Fort Lauderdale, 0.35 mile north of milepost 349, 223' south-west of the southwest corner of the station, 24' southeast corner of an outside waiting room, 25.5 feet east of the east rail of the northbound track 5' south of the extended centerline of Polk Street 6-1/2' west of the west curb of north 21 Avenue, 1' below the level of the track and set in the top of a concrete post flush with the ground.
Bench Mark # 2: Broward County Engineering Department Bench Mark 1944, Elevation = 15.039 (NGVD'29); Section 16-51S-42E; Stamp M 312 1970
Description A C&GS BM disc at Hollywood, at the city hall near the intersection of Hollywood boulevard and south 26 avenue, 17.4' southeast of the northeast corner of the city hall, 8' east of the east wall of the building, 94' northwest of the flagpole, 3.6' S. of the north end of a retaining wall, set on the top of a retaining wall and 1' above the level of the ground.
Description A C&GS BM disc at Hollywood, at the city hall near the intersection of Hollywood Boulevard and south 26 avenue, 17.4' southeast of the northeast corner of the city hall, 8' east of the east wall of the building, 94' northwest of the flagpole, 3.6' S. of the north end of a retaining wall, set on the top of a retaining wall and 1' above the level of the ground.
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1" = 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Miami-Dade County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian along the South R/W Line of Pierce Street with a bearing of N87°54'59"E.
- Parcel (A): This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company, Commitment Number 922405, Dated July 30, 2020 @ 11:00 PM. Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

Items # 1 thru Item # 6: Not survey related matters.

Item # 6: All matters contained on the plat of Hollywood Little Ranches, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida. (Addressed and depicted on Survey)

Item # 7: Ordinance No. 2005-19 recorded in O.R. Book 40082, page 1789, of Public Records of Broward County, Florida. (Does apply, it is of "Blanket Nature" non plottable)

Item # 8: Resolution recorded in O.R. Book 43034, page 1942; O.R. Book 45456, page 808 and O.R. Book 50570, Page 279, of the Public Records of Broward County, Florida. (Does apply, Resolution NO. 06-DVP-03 and approved or proposed siteplan is not being reviewed at the time of this survey)

Item # 9: Ordinance No. 2005-18 recorded in O.R. Book 40082, page 1783, of Public Records of Broward County, Florida. (Does apply, it is of "Blanket Nature" non plottable)

19. Parcel (B): This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Westcon Laud Title Insurance Company, Commitment Number 215020A, Dated January 12, 2021 @ 8:00 AM. Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

Items # 1 thru Item # 7: Not survey related matters.

Item # 8: Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 1, Page(s) 26, of the Public Records of Broward County, Florida. (Addressed and depicted on Survey)

Item # 9: Resolution 06-DVP-03 recorded in Official Records Book 43034, Page 1942, of the Public Records of Broward County, Florida. (Does apply, Resolution NO. 06-DVP-03 approved or proposed siteplan is not being reviewed at the time of this survey)

Item # 10: Resolution NO. 06-DVP-03a recorded in Official Records Book 45456, Page 808, of the Public Records of Broward County, Florida. (Does apply, Resolution 06-DVP-03a an approved or proposed siteplan is not being reviewed at the time of this survey)

Item # 11: Resolution NO. 13-DPV-18 recorded in Official Records Book 50570, Page 279, of the Public Records of Broward County, Florida. (Does apply, Resolution 13-DPV-18 an approved or proposed siteplan is not being reviewed at the time of this survey)

This survey has been updated based on and upon an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by Fidelity National Title Insurance Company, File Number 9441475, with a search between July 8, 1922 @ 6.00 AM, to April 26, 2021 @ 11:00 PM. Upon review and examination of said report, the following applies:

Owner of Record as per Warranty Deed filed February 11, 2021, recorded under Instrument No. 117049638 is CB Fillmore, LLC, a Florida limited liability.

Item No.4 of O&E Report: Ordinance, April 5, 1979, ORB 8136, Page 244. (Does not apply)

Item No.5 of O&E Report: Ordinance No. 2002-61, November 21, 2002, ORB 34145, Page 1891. (Applies, but not plottable)

Item No.6 of O&E Report: Ordinance No. 2005-18, July 15, 2002, ORB 40082, Page 1783. (Applies, but not plottable)

Item No. 7 of O&E Report: Ordinance No. 2005-19, July 15, 2002, ORB 40082, Page 1789. (Applies, but not plottable)

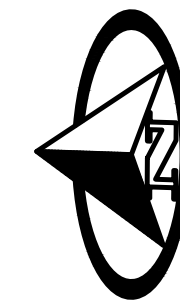
Other Instruments of Records listed on said O&E have been investigated by this surveyor and its applicability its listed on the surveyor's report attached herein. (Refer to Note No. 19)

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com

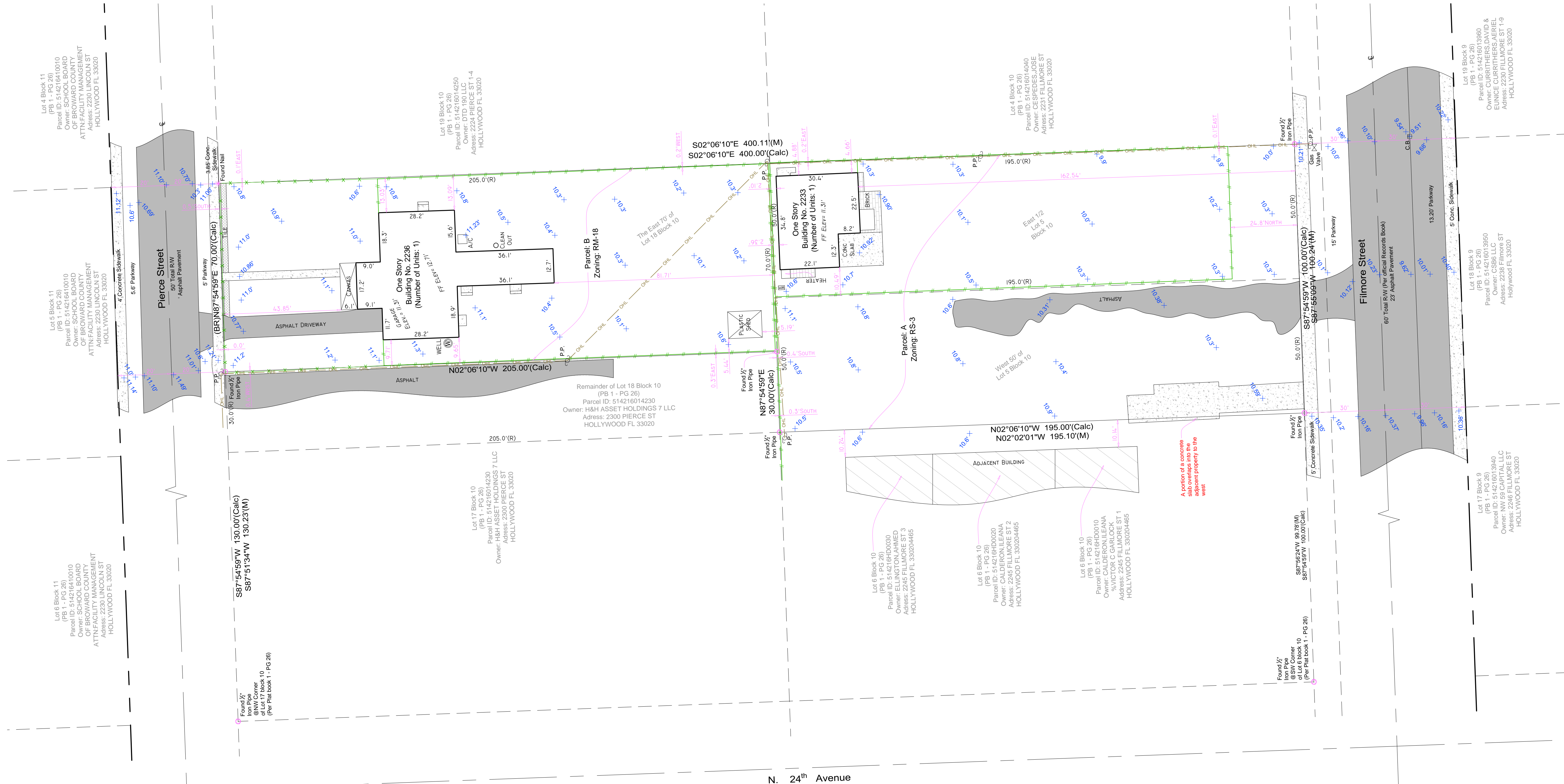


A.L.T.A. / N.S.P.S LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



0 10 20
SCALE: 1" = 20'



LEGEND & ABBREVIATIONS

CONCRETE (CONC.)	ASPHALT	WATER VALVE	STREET SIGN	FPL TRANSFORMER	P.T. = POINT OF TANGENCY	T.B.M. = TEMPORARY BENCH MARK (R) = RECORD / PER FLAT	PG = PAGE
CONC. BLOCK WALL	CHAIN LINK FENCE (CLF)	POWER POLE	SANITARY MANHOLE	CATCH BASIN OR INLET	P.C. = POINT OF CURVATURE	C.S. = CENTER LINE	ORB = OFFICIAL RECORD BOOK
WOOD DECK	WOOD FENCE (WF)	GUY ANCHOR	DRAINAGE MANHOLE	EXISTING ELEVATION	P.C.C. = POINT OF COMPOUND CURVE	C.S. = CONCRETE BLOCK STRUCTURE	R/W = RIGHT OF WAY
COVERED AREA	IRON METAL BARS FENCE (IF)	WATER METER	MANHOLE	PERMANENT REFERENCE MONUMENT	P.R.C. = POINT OF REVERSE CURVE	ELEV. = ELEVATION	SEC. = SECTION
PAVERS SLAB / DRIVEWAY	PLASTIC FENCE (PF)	CONC. LIGHT POLE	FIRE HYDRANT	PROPERTY CORNER	B.M. = BENCH MARK	P.B. = PLAT BOOK	R. = RANGE
FILE SLAB / DRIVEWAY	OVERHEAD UTILITY LINES	WELL	CABLE BOX (CATV)	PERMANENT CONTROL POINT	B.R. = BEARING REFERENCE	(M) = FIELD MEASURED	(R) = RECORD

2 PROPERTY ADDRESS

Parcel (A): 2233 Fillmore Street, Hollywood, Florida 33020
Parcel (B): 2236 Pierce Street, Hollywood, Florida 33020

8 PROJECT NUMBER

21266 SHEET 2 OF 2

This page is not valid without Page 2.
Additions and deletions to this Survey Map
are prohibited. This Survey Map and Report
are not valid without the signature and
original raised seal or without the
authenticated electronic signature and seal
of the undersigned Florida licensed
Surveyor and Mapper.

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



2233 FILLMORE STREET AND 2236 PIERCE STREET HOLLYWOOD FLORIDA

The WESLEY
at FILLMORE
2233 FILLMORE ST AND 2236 PIERCE ST
HOLLYWOOD FLORIDA 33020

SHEET 1 OF 1

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE DH-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 N.F.P.A. 1, 1110 AND
BROWARD COUNTY CODE AMENDMENT 118.2 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 SHEILDED 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.P.C. 11TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 303.4

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.

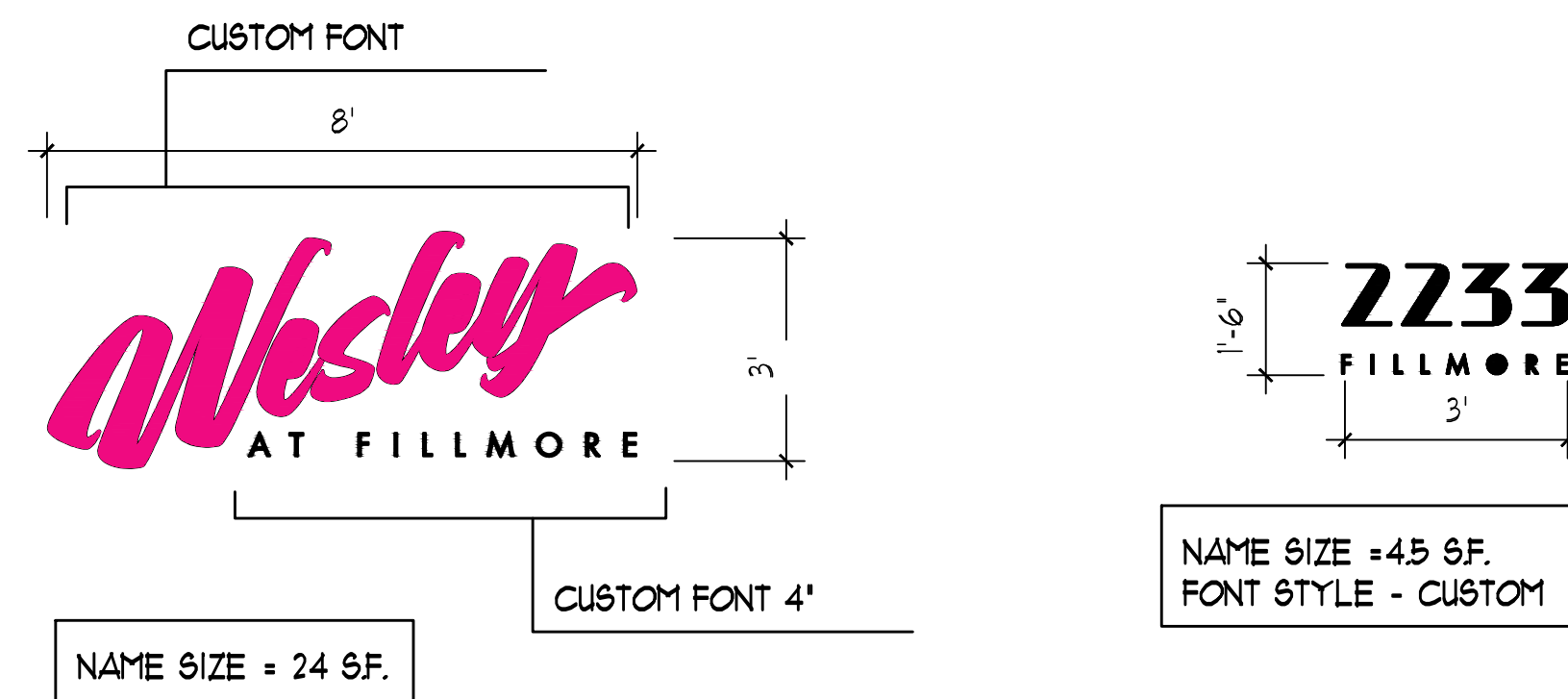
ORDINANCE 2016-02
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be 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 - BRONZE LEVEL - WILL
BE APPLIED.

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE
PLANNING REVIEW MAY BE SUBJECT TO BOARD
APPROVAL.

NFPA 1 (7TH ed.) CHAPTER 12.32
A QUALITY ASSURANCE PROGRAM FOR THE
INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO
PROTECT PENETRATION AND JOINTS SHALL BE
PREPARED AND MONITORED BY THE REGISTERED
DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN.
INSPECTIONS OF FIRE STOP SYSTEMS AND
FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN
ACCORDANCE WITH 12.32.1 AND 12.32.2

	SPACE	AREA		GROSS AREA		AREA
		AC	NON AC	AC	NON AC	FAR
1ST FL	LOB./ OFF./ MTG. RM	2014		2180	20348	2772
	TRASH ROOM		125			
	STAIRWELLS		444			
	ELEVATORS	166				
	PUMP ROOM		148			
	GARAGE		19198			
	MAINTENANCE ST.		771			
2ND FL	CORRIDOR	3127		17790	4954.5	18227
	UNITS	14490				
	STAIRWELLS		444			
	ELEVATORS	166				
	TRASH CHUTE		38			
	BALCONIES		4472.5			
3RD FL	CORRIDOR	3127		17790	1532	18227
	UNITS	14490				
	STAIRWELLS		444			
	ELEVATORS	166				
	TRASH CHUTE		38			
	BALCONIES		1050			
4TH FL	CORRIDOR	3127		17216	1958.5	17660
	UNITS	13932				
	STAIRWELLS		444			
	ELEVATORS	166				
	TRASH CHUTE		38			
	BALCONIES		1476.5			
ROOF	STAIRWELLS		444	1111	5964	1555
	ELEVATORS	166				
	ROOF DECK		5964			
	GYM	945				
				54976	34757	
TOTAL GROSS AREA				89733 SF		
TOTAL FAR AREA						
						58441



ALL SIGNAGE TO BE A 3" THICK CEILING MOUNTED
THREE DIMENSIONAL FORM. THERE IS NO INTERNAL
ILLUMINATION.

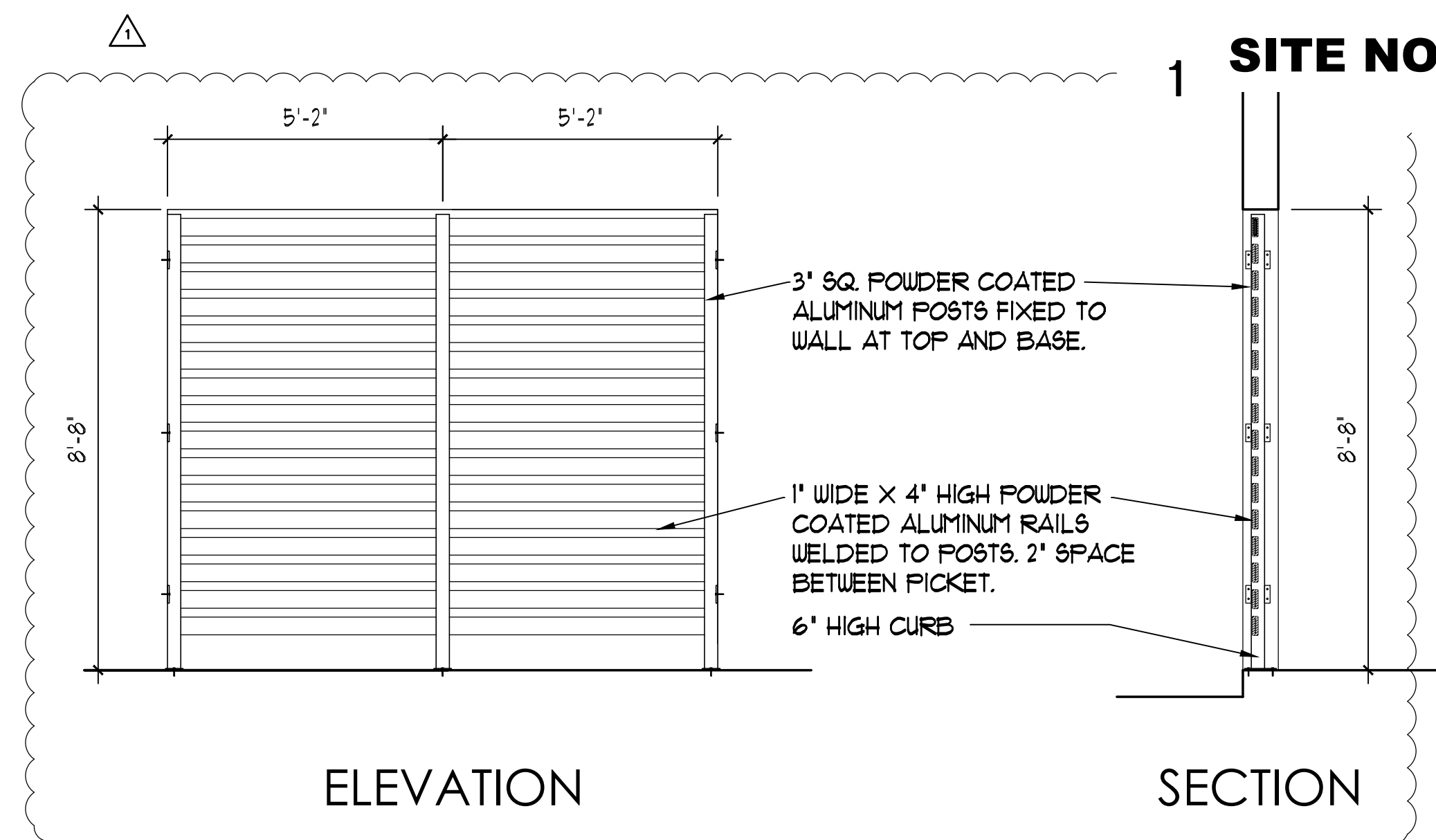
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE DH-2 ZONING DISTRICT.

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH
SIGN.

2 SIGNAGE DETAILS

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR	201	3/ 2	1040	298	14490	3257.5
	202	2/ 2	983	431		
	203	1/ 1	641	288		
	204	2/ 2	993	436		
	205	1/ 1	641	288		
	206	2/ 2	993	435		
	207	2/ 2	993	436		
	208	1/ 1	693	395		
	209	1/ 1	604	50		
	210	2/ 2	891	625		
	211	1/ 1	581	50		
	212	2/ 2	881	625		
	213	1/ 1	581	50		
	214	1/ 1	581	50		
	215	1/ 1	581	50		
	216	2/ 2	881	625		
	217	1/ 1	581	50		
	218	1/ 1	721	50		
	219	1/ 1	595	50		
3RD FLOOR	301	3/ 2	1040	625	14490	1050
	302	2/ 2	983	625		
	303	1/ 1	641	50		
	304	2/ 2	993	625		
	305	1/ 1	641	50		
	306	2/ 2	993	625		
	307	2/ 2	993	625		
	308	1/ 1	693	50		
	309	1/ 1	604	50		
	310	2/ 2	891	625		
	311	1/ 1	581	50		
	312	2/ 2	881	625		
	313	1/ 1	581	50		
	314	1/ 1	581	50		
	315	1/ 1	581	50		
	316	2/ 2	881	625		
	317	1/ 1	581	50		
	318	1/ 1	721	50		
	319	1/ 1	595	50		
4TH FLOOR	401	STUDIO	451		13923	937.5
	402	2/ 2	983	625		
	403	3/ 2	1298	50		
	404	2/ 2	993	625		
	405	2/ 2	993	625		
	406	2/ 2	993	625		
	407	1/ 1	693	50		
	408	1/ 1	604	50		
	409	2/ 2	891	625		
	410	1/ 1	581	50		
	411	2/ 2	881	625		
	412	1/ 1	581	50		
	413	1/ 1	581	50		
	414	1/ 1	581	50		
	415	2/ 2	881	625		
	416	1/ 1	581	50		
	417	1/ 1	721	50		
	418	1/ 1	595	50		
	TOTAL NET AREA					

SITE NOTES AND BUILDING DATA



Garage Screen Detail



KallerArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

The WESLEY
at FILLMORE

2233 FILLMORE ST AND 2236 PIERCE ST
HOLLYWOOD FLORIDA 33020

HEET TITLE
SITE NOTES AND
BUILDING DATA

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

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DRAWN BY: TMS
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SHEET

SP-0

SHEET 1 OF 3



AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

The WESLEY
at FILLMORE

22233 FILLMORE ST AND 2236 PIERCE ST
HOLLYWOOD FLORIDA 33020

PROJECT TITLE

SHEET TITLE

SITE PLAN AND DATA

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

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SHEET

SP-1

SHEET 1 OF 1



LEGAL DESCRIPTION

Parcel "A":
The East 1/2 of Lot 5, Block 10, HOLLYWOOD LITTLE RANCHES, less the South 10 feet thereof for road Right-of-Way, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.
AND
The West 50 feet of Lot 5, Block 10, HOLLYWOOD LITTLE RANCHES, less the South 10 feet thereof for road Right-of-Way, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel "B":
The East 70 feet of Lot 18, Block 10, HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

FOLIO

5142-16-01-4210, 5142-16-01-4220 AND 5142-16-01-4240

PROPERTY ADDRESSES

2236 PIERCE STREET AND 2233 FILLMORE STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

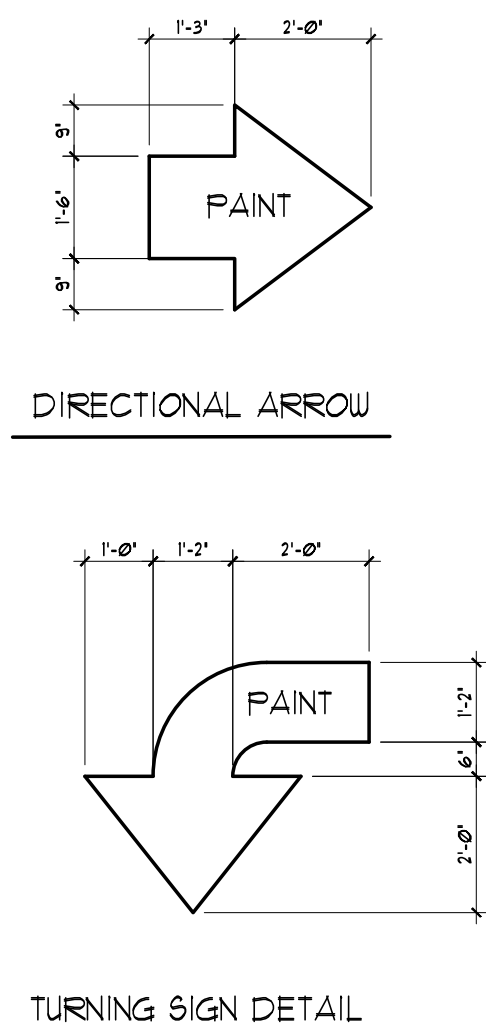
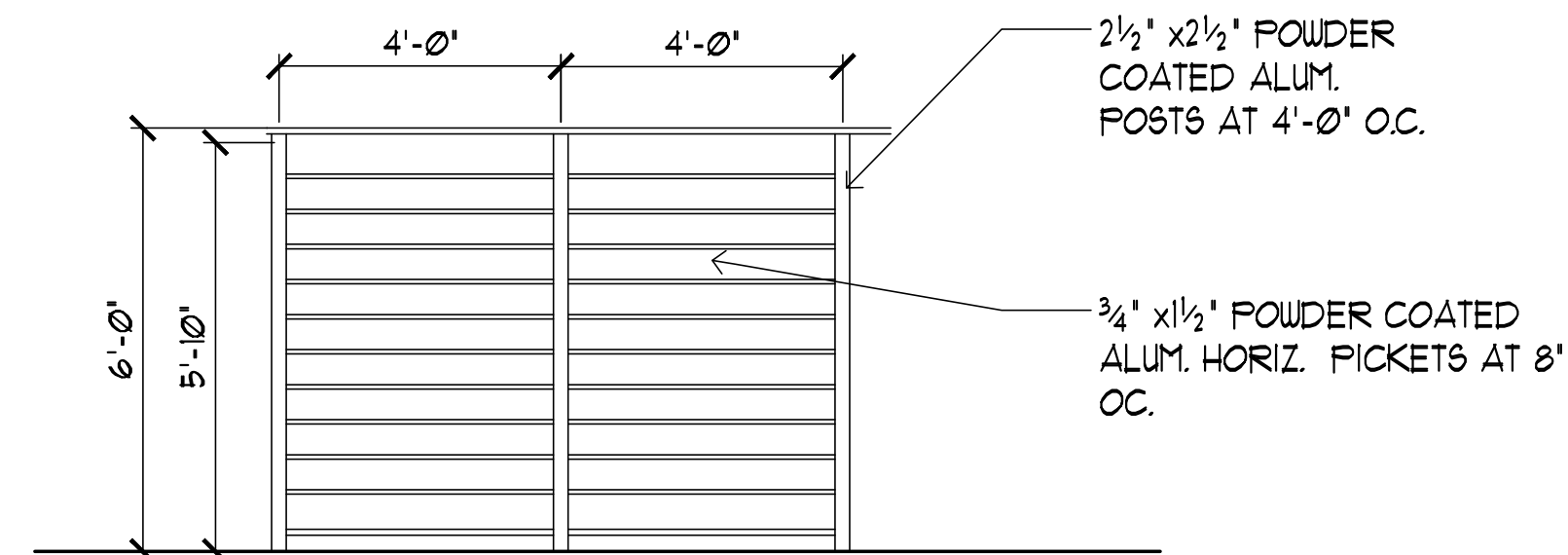
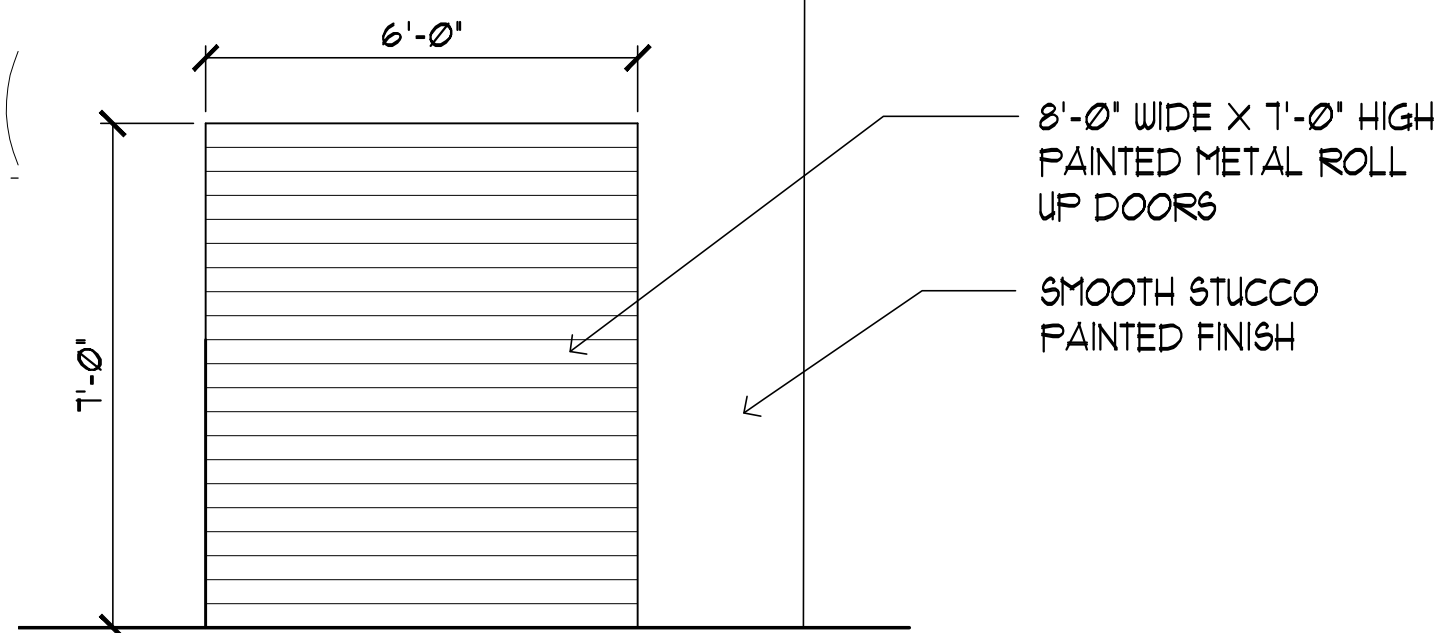
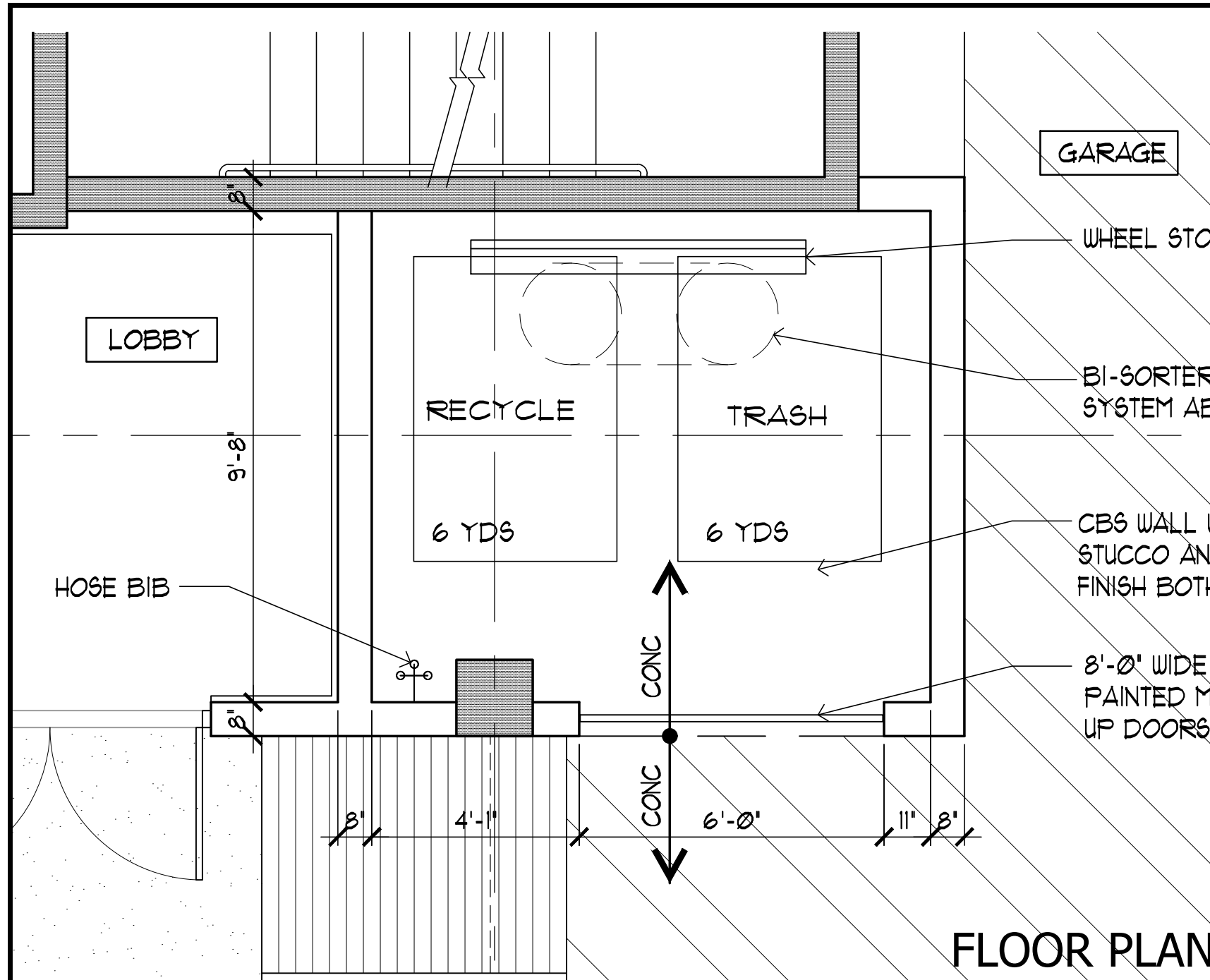
EXISTING ZONING:	DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT (DH-2)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER	
NET LOT AREA:	33,850.0 SQUARE FEET	
FAR:	1.75	
	<u>ALLOWED</u>	<u>PROVIDED</u>
BUILDABLE AREA:	59,237.5 SF	58,441.0 SF
PROPOSED NO. OF UNITS:	56 UNITS	
PARKING:	<u>REQUIRED</u>	
UNITS	(31) 1 BED UNITS X 1 = 31 SPACES	
	(1) STUDIO UNIT X 1 = 1 SPACES	
	(21) 2 BED UNITS X 1.5 = 31.5 SPACES	
	(3) 3 BED UNITS X 1.5 = 4.5 SPACES	
GUESTS	1 PER 10 UNITS MIN. = 6 SPACES	
TOTAL	= 74 SPACES	
	<u>PROVIDED</u>	
	35 SINGLE SPACES = 35 SPACES	
	24 SPACES W/ LIFTS = 48 SPACES	
TOTAL	= 83 SPACES	

LOADING:	<u>REQUIRED</u>	<u>PROVIDED</u>
	NOT REQ. LESS THAN 50 UNITS	1 SPACE
SETBACKS:		
	<u>REQUIRED</u>	<u>PROVIDED</u>
(a) FRONTAGE (FILLMORE AND PIERCE ST)	15'-0"	15'-0"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(d) REAR	20'-0"	20'-0"
OPEN SPACE REQUIREMENTS:		
<u>REQUIRED</u>	6,770.0 SF (20%)	
<u>PROVIDED</u>	8,840.00 SF (17.7%)	
VUA LANDSCAPE:	<u>REQUIRED</u>	<u>PROVIDED</u>
VUA LANDSCAPE REQUIRED	25% 602 SF (VUA)	
	= 150.5 SF	4,169 SF
		(NOT INCL. BUFFER

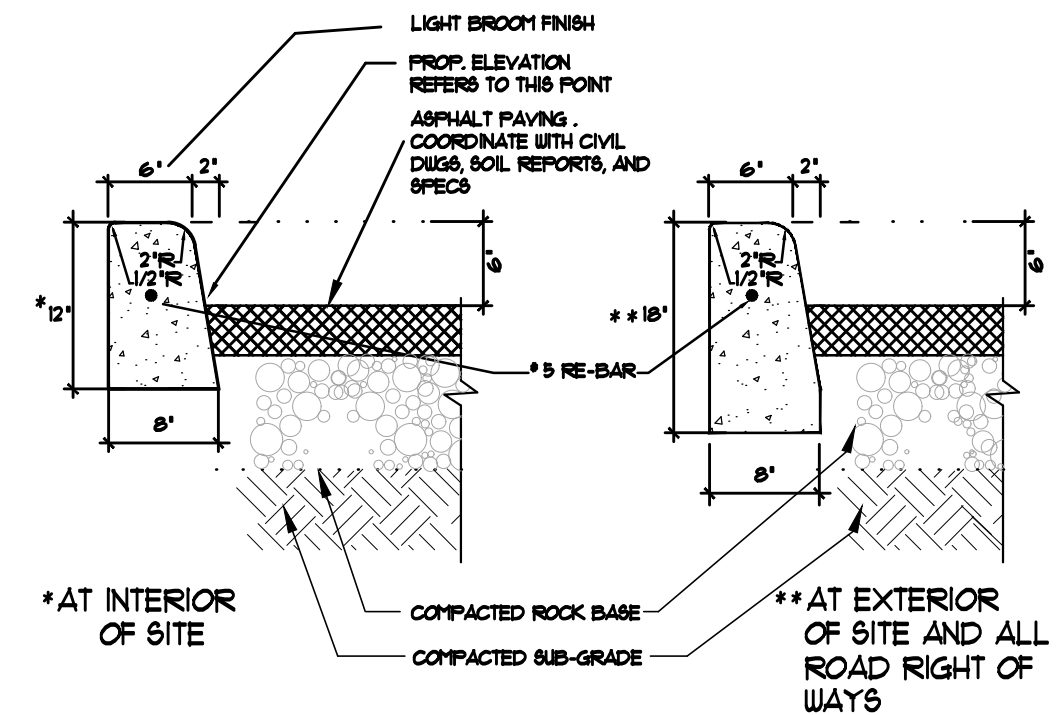
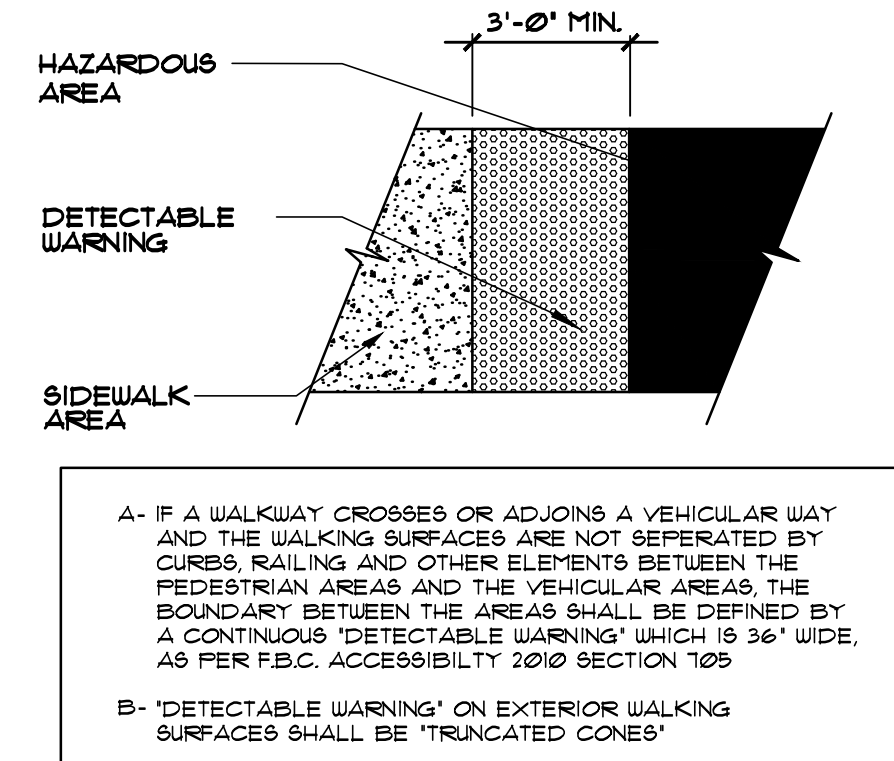
BUILDING SUMMARY

	<u>ALLOWED</u>	<u>PROVIDED</u>
BUILDING HEIGHT:	4 STORIES/ 45'-0"	4 STORIES/ 45'-0"
BASED ON SECT ART. 4.6 Sec. B. 3. (9) (b) (iii) a.		
HEIGHT ENCROACHMENT:	+15'-0"	17'-6" (AT HIGHEST POINT)
BASED ON SECT ART. 4.6 B. 3. (9) (b) (iii)		
GROSS ROOF AREA:	17762 SF	
ROOF TOP AMENITY:	30 % OF 17762 SF = 5328.6 SF	
	GYM	946 SF
	COVERED VEST.	662 SF
		= 1607 SF (9%)

2 SITE DATA



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



5	TRAFFIC ARROWS	(NTS)
---	----------------	-------

6 | DETECTABLE WARNING

7 | TYP. TYPE D CONCRETE CURB

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

SLOPE AND RISE -

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

CLEAR WIDTH -

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

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

LANDINGS -

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

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

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

3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FEB ACCESSIBILITY 2002

HANDRAILS -

1. IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:

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

2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.

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

4. GRIPPING SURFACES SHALL BE CONTINUOUS.

5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.

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

7. HANDRAILS SHALL NOT ROTATE WITH THEIR FITTINGS.

CROSS SLOPE SURFACES -

THE CROSS SLOPE OF RAMP SURFACES SHALL BE NOT GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ CHAPTER 4 OF FEB 2002 ACCESSIBILITY CODE.

EDGE PROTECTION -

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

OUTDOOR CONDITIONS

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

8	(NTS)	3	SITE ACCESSIBILITY NOTES
---	-------	---	--------------------------

8	TYP. PARKING SPACE DETAIL
---	---------------------------

10	TYP. CONC. SLAB JOINTS
----	------------------------

[illegible]



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

The WESLEY
at FILLMORE

2233 FILLMORE ST AND 2236 PIERCE ST
HOLLYWOOD FLORIDA 33020

PROJECT TITLE

HEET TITLE

FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

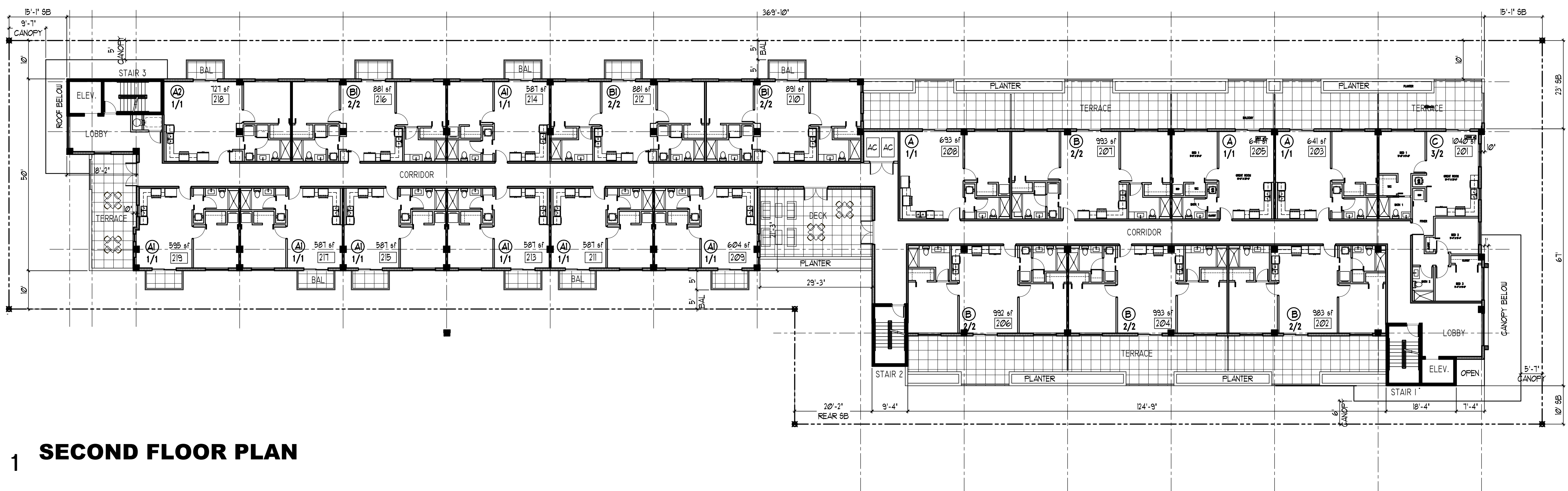
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SHEET

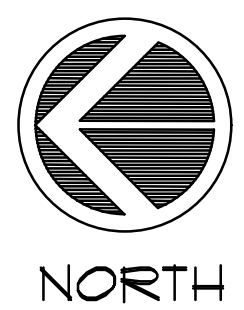
A-1

SHEET 1 OF 1



2 THIRD FLOOR PLAN

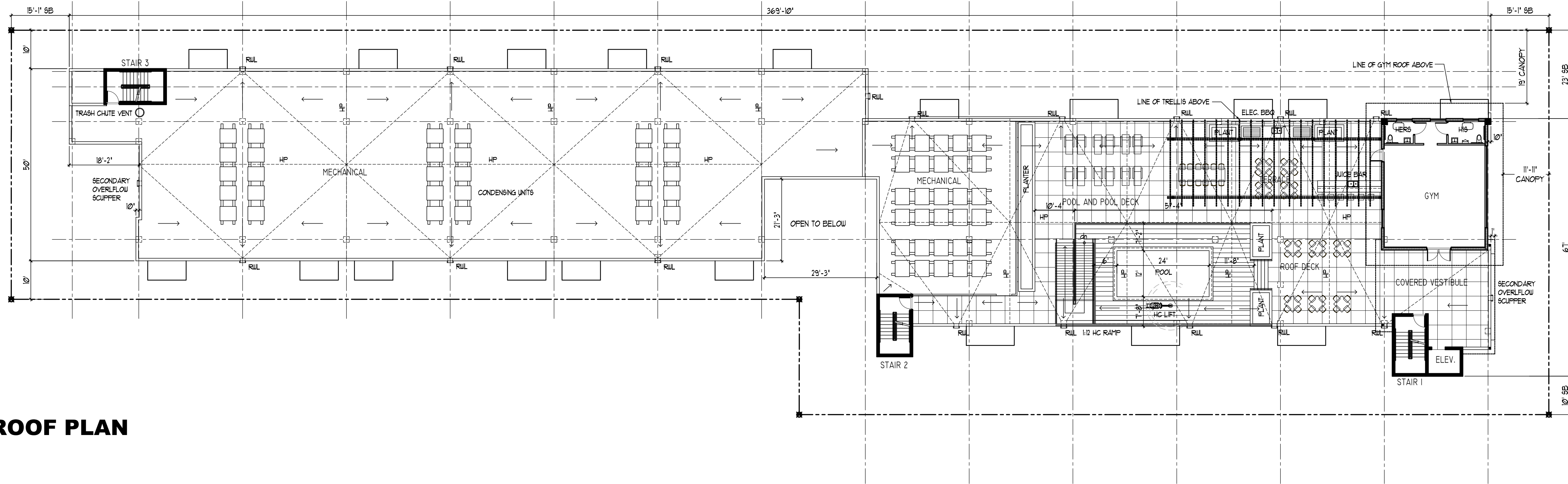
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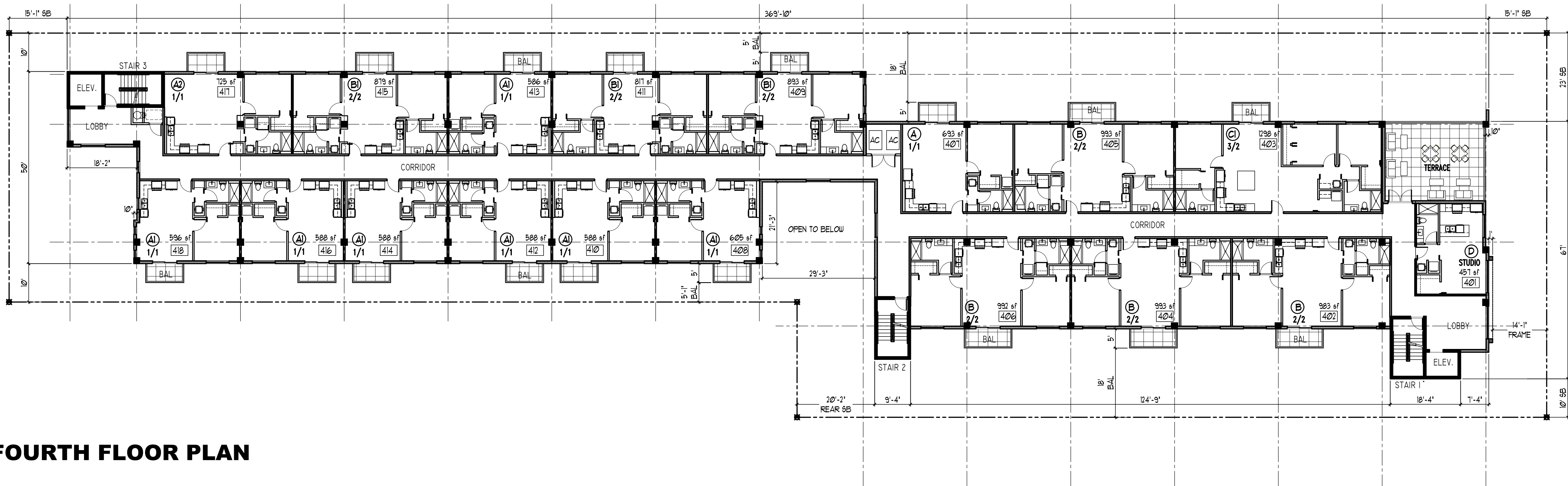
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SCALE: 1/16" = 1'-0"

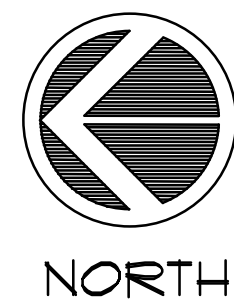
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2 ROOF PLAN



1 FOURTH FLOOR PLAN



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



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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SHEET TITLE
FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION
1	7-19-21	PRELIM TAC

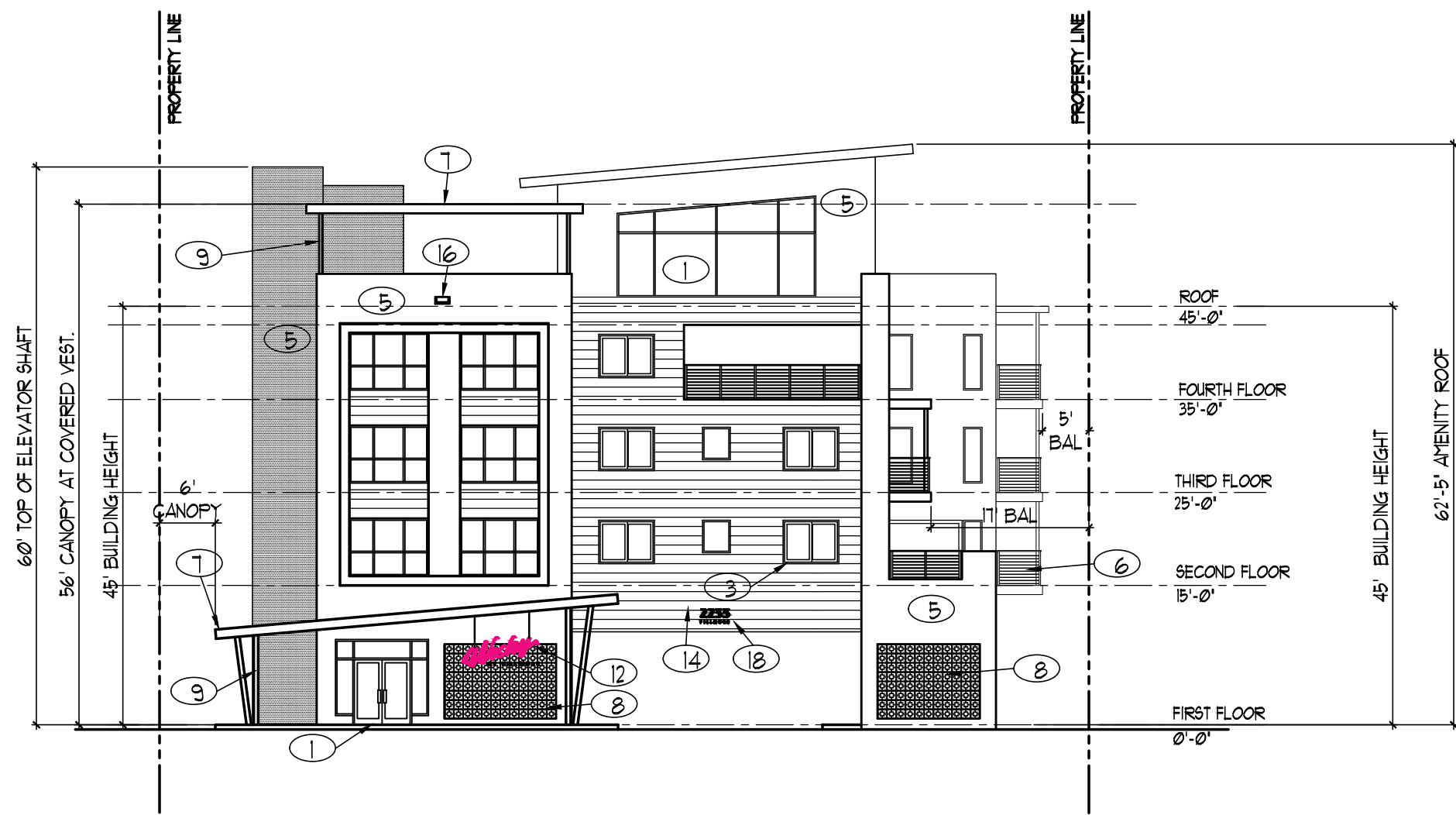
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SHEET

A-2

SHEET 1 OF 1



1 SOUTH ELEVATION



2 EAST ELEVATION

3 MATERIAL LEGEND

1. TINTED IMPACT RESISTANT STOREFRONT
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. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
7. CONCRETE CANOPY
8. PAINTED CONCRETE BREEZE BLOCK
9. POWDER COATED METAL COLUMN
10. HORIZONTAL AND VERTICAL STUCCO SCORING
11. POWDER COATED ALUMINUM HORIZONTAL GARAGE SCREENS
12. THREE DIMENSIONAL CEILING HUNG SIGNAGE
13. POWDER COATED GALVANIZED METAL TRELLIS
14. COMPOSITE WOOD SIDING
15. CONDENSING UNITS BEYOND
16. SECONDARY OVERFLOW SCUPPER
17. RAIN WATER LEADER
18. WALL MOUNTED THREE DIMENSIONAL SIGNAGE



KallerArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

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at FILLMORE
2233 FILLMORE ST AND 2236 PIERCE ST
HOLLYWOOD FLORIDA 33020

SHEET TITLE

ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	7-19-21	PRELIM TAC

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SHEET

A-3

SHEET 1 OF 1

ELEVATIONS

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



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FLORIDA R.A. # 0009239

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PROJECT TITLE

SHEET TITLE

ELEVATIONS

REVISIONS

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SHEET

A-4

HEET 1 OF 1



3 MATERIAL LEGEND

1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
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13. POWDER COATED GALVANIZED METAL TRELLIS
14. COMPOSITE WOOD SIDING
15. CONDENSING UNITS BEYOND
16. SECONDARY OVERFLOW SCUPPER
17. RAIN WATER LEADER
18. WALL MOUNTED THREE DIMENSIONAL SIGNAGE

ELEVATIONS

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



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SEAL

The WESLEY
at FILLMORE
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PROJECT TITLE

CONTEXTUAL STREET ELEVATIONS

SHEET TITLE

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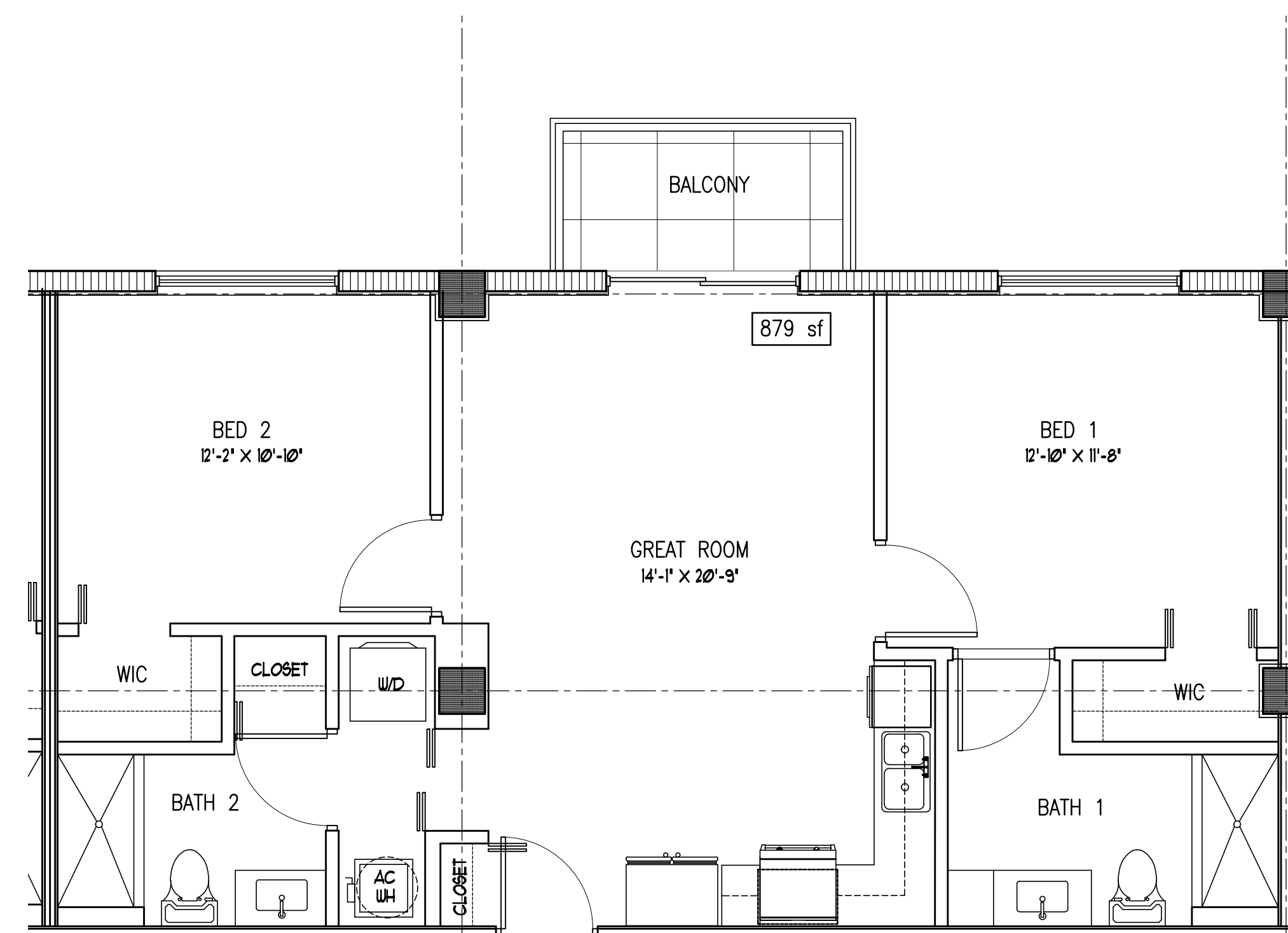
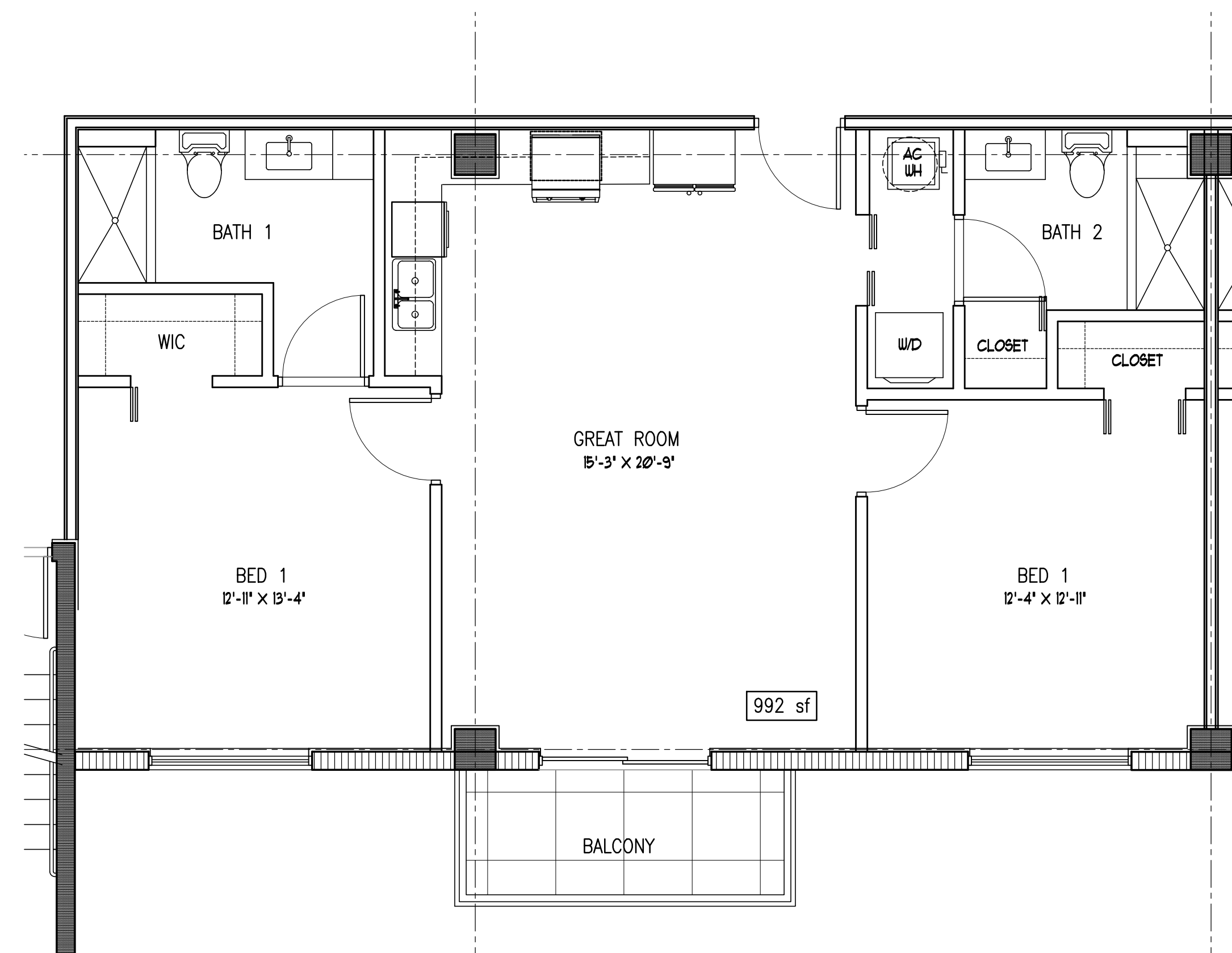
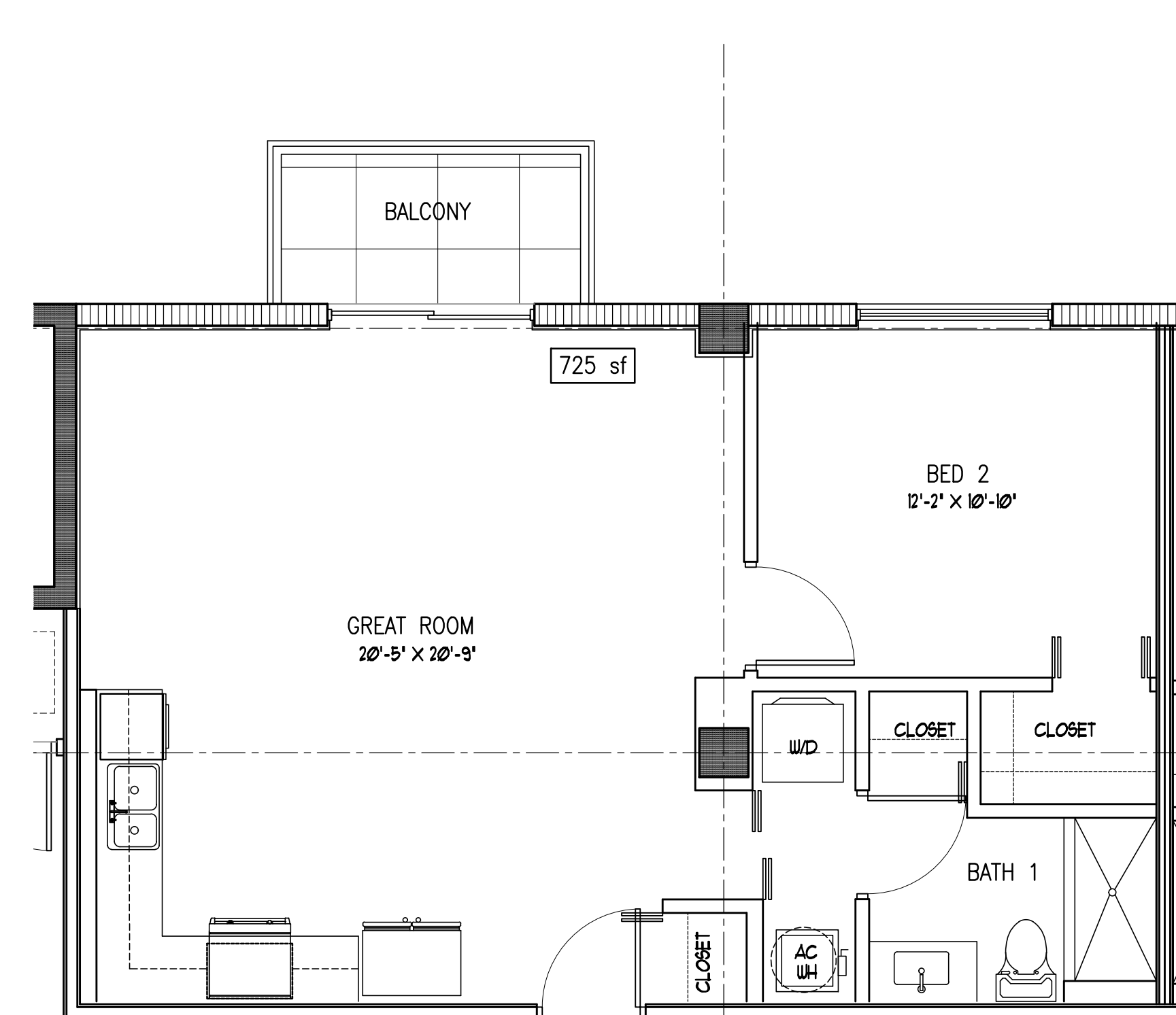
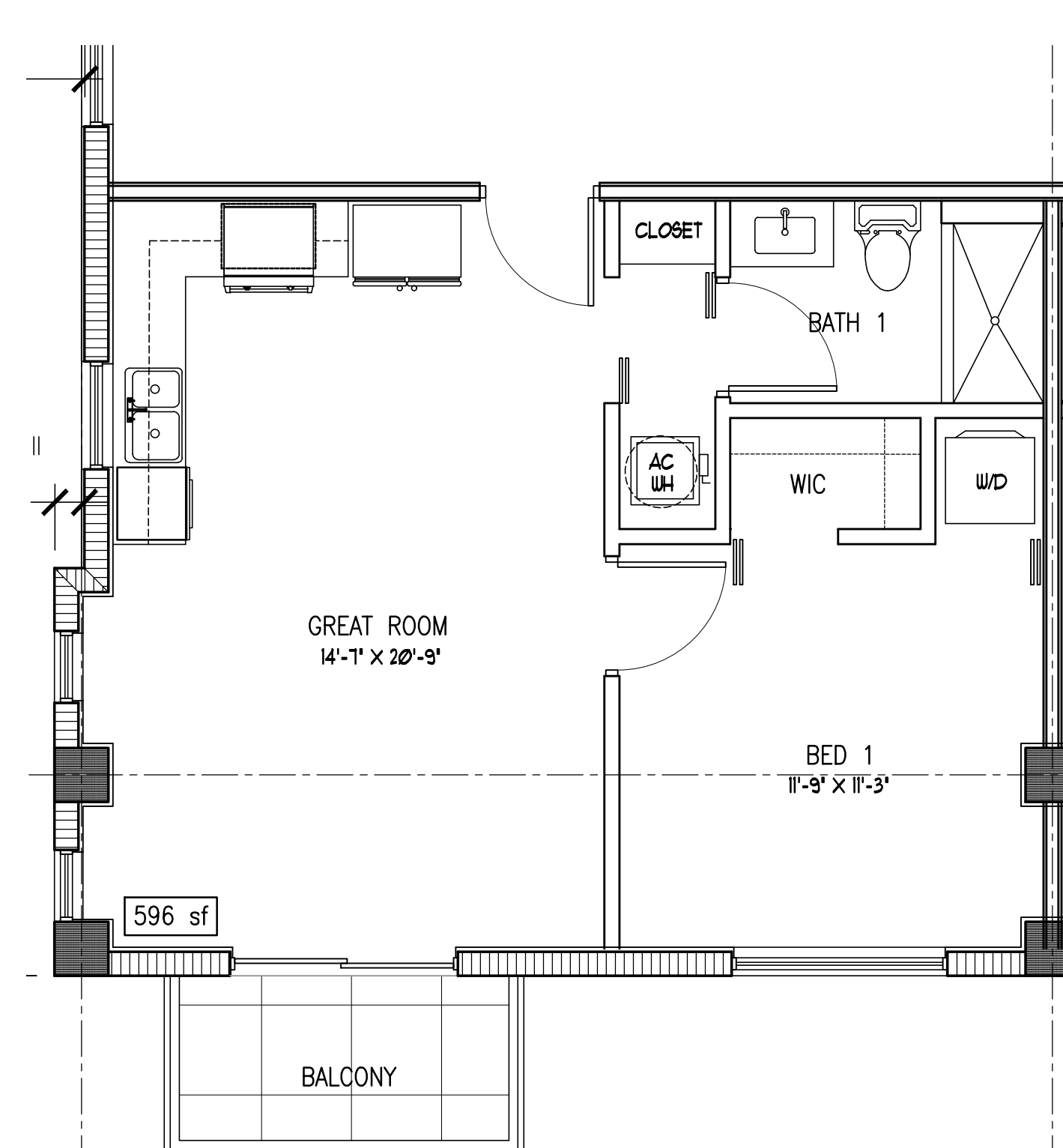
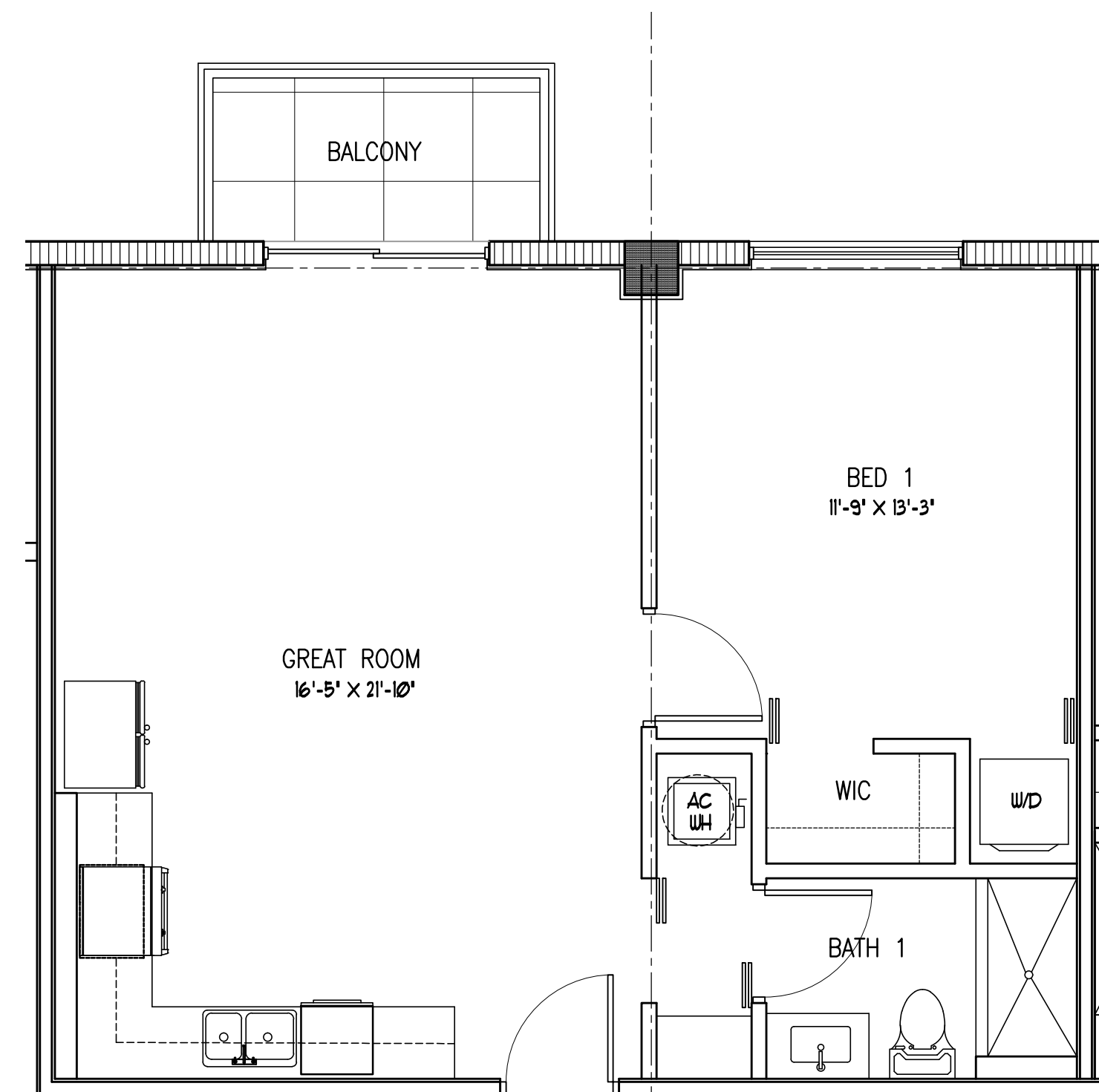
SHEET

SHEET 1 OF 1



CONTEXTUAL STREET ELEVATION

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



UNIT BLOW-UP PLANS

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



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AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

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HEET TITLE

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SHEET

A-6

SHEET 1 OF 1

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2233 FILLMORE STREET THE SITE



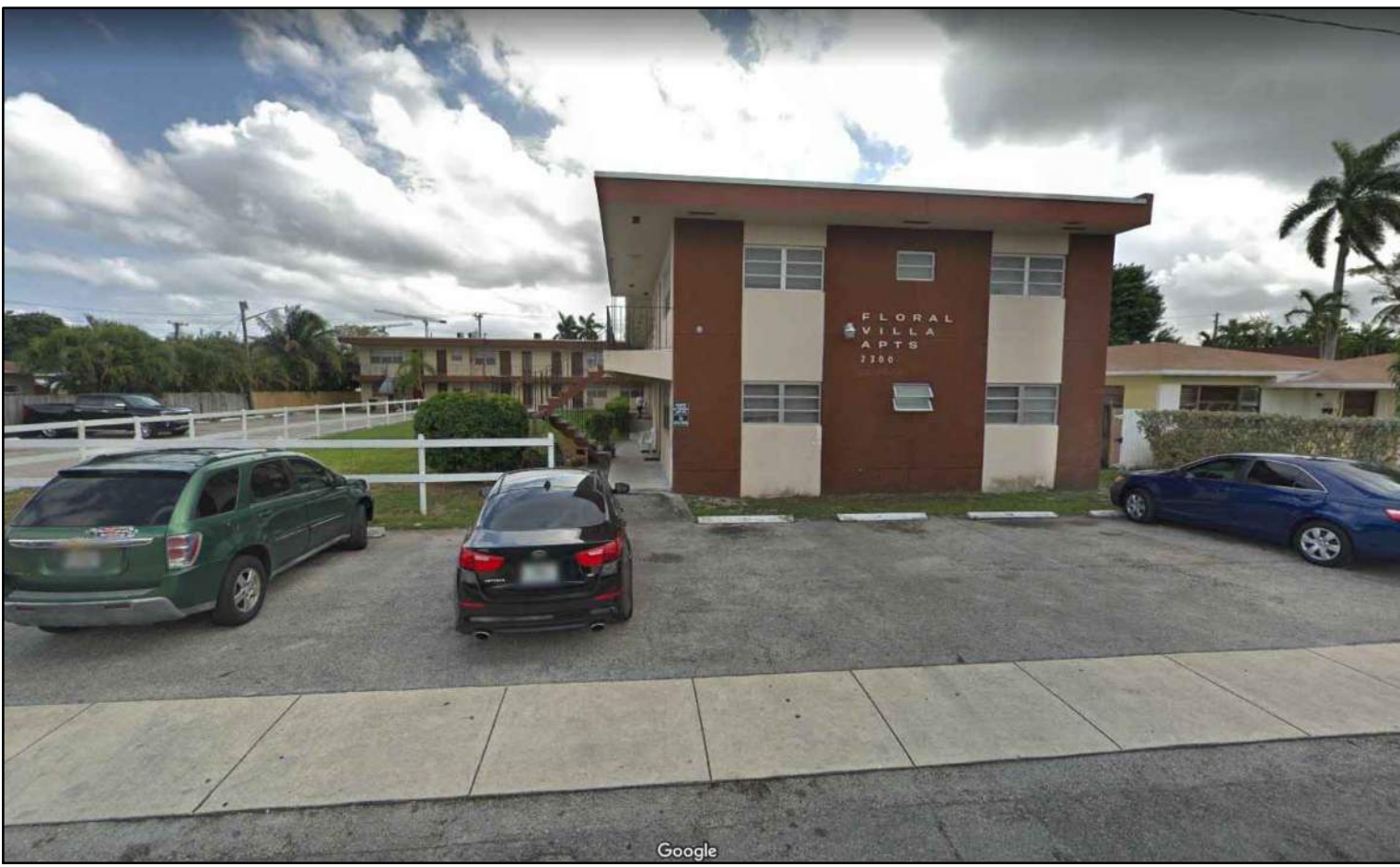
2236 PIERCE STREET THE SITE



2224 PIERCE STREET EAST OF SITE



2230 LINCOLN STREET BEACHSIDE MONTESSORI



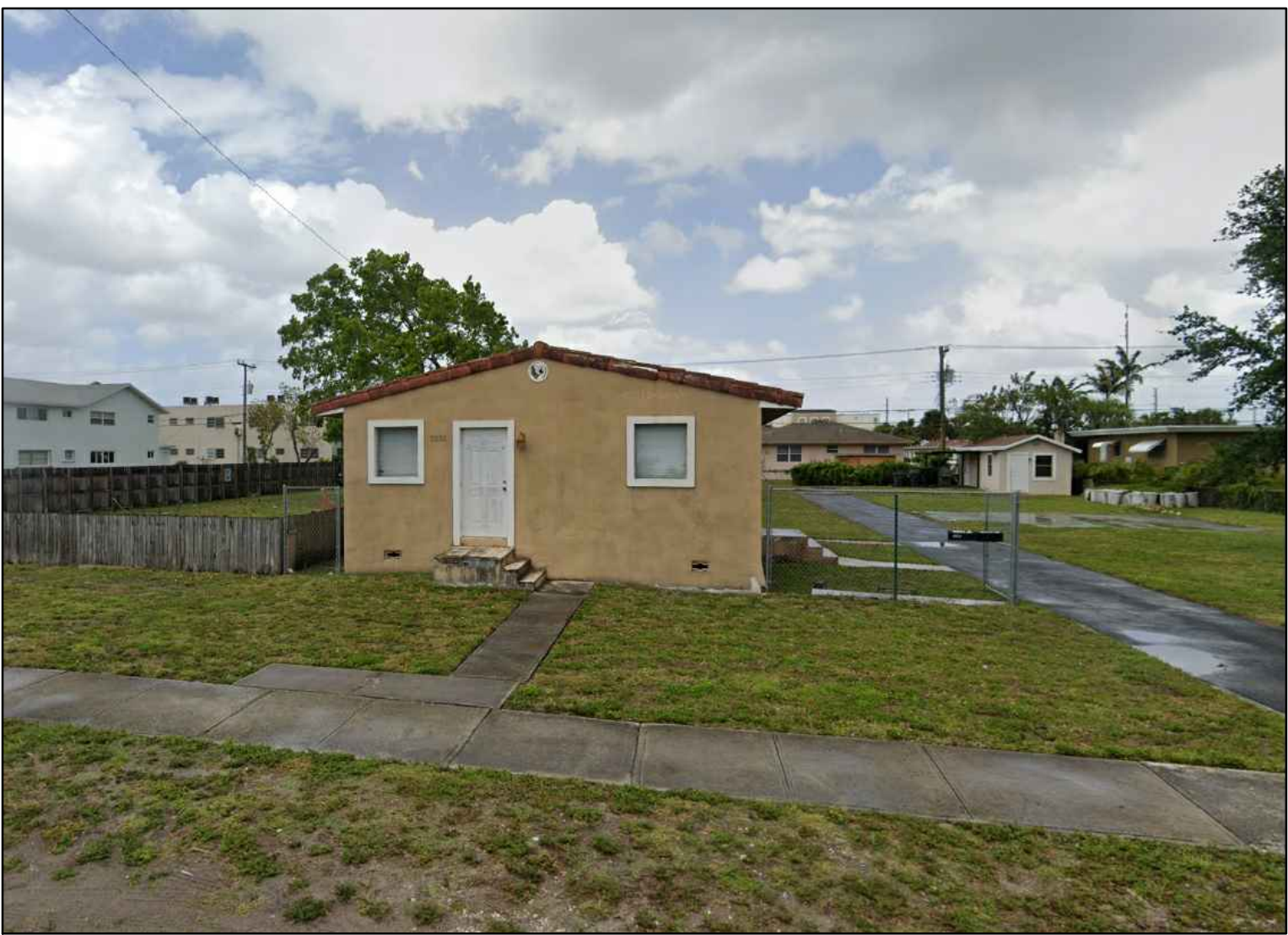
2230 PIERCE STREET WEST OF SITE



2245 FILLMORE STREET WEST OF SITE



2238 FILLMORE STREET SOUTH OF THE SITE



2231 FILLMORE STREET EAST OF SITE

SITE PICTURES



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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FLORIDA R.A. # 0009239

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The WESLEY
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HOLLYWOOD FLORIDA 33020

SHEET TITLE
SITE AND SURROUNDING
SITE PICTURES

REVISIONS		
No.	DATE	DESCRIPTION
1	7-19-21	PRELIM TAC

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SHEET

A-8

SHEET 1 OF 1

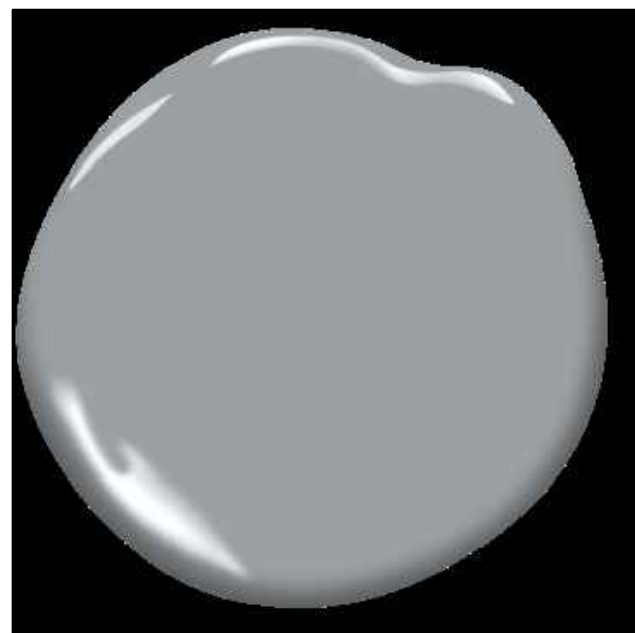
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benjamin moore
white dove OC-17



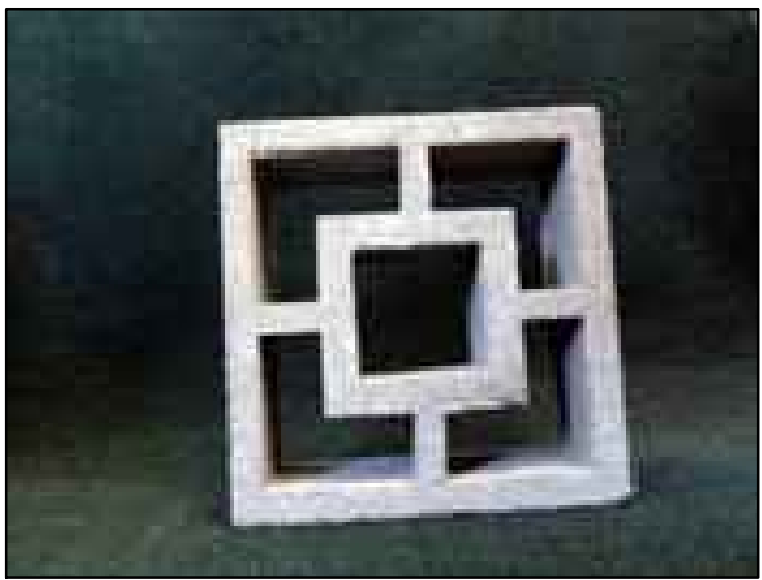
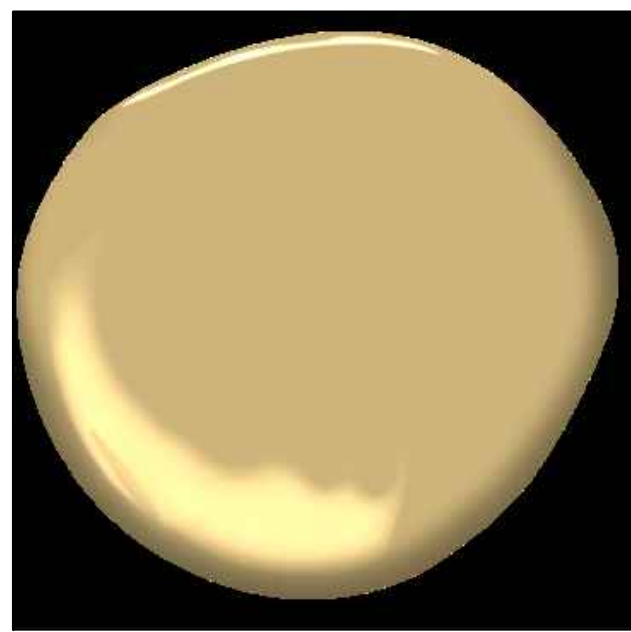
accent colors
benjamin moore
wish AF-680



delray gray 1614



mustard seed 222



12"X12"X4"
breeze block
SQUARE IN SQUARE



white storefront



white window slider



composite wood siding



metal picket balcony railing



metal picket fence



metal garage screen

MATERIAL SAMPLES

KA

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AA# 2601212
2417 Hollywood Blvd.
Hollywood Florida 33020
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SHEET TITLE

MATERIAL SAMPLES

REVISIONS		
No.	DATE	DESCRIPTION
1	7-19-21	PRELIM TAC

PROJECT No.:

20137

DATE:

2-26-21

DRAWN BY:

TMS

CHECKED BY:

JBK

SHEET

A-9

SHEET 1 OF 1

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A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

August 20, 2021

FIRE FLOW CALCULATIONS

Wesley at Fillmore

2233 Fillmore Street & 2236 Pierce Street
Hollywood, FL 33020

These calculations are for a four-story building, with a total area of 76,770 SF.

Fire Flow Area = 76,770 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 3,000 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

$(3,000 \text{ GPM}) \times 0.75 = 2,250 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(3,000 \text{ GPM}) - (2,250 \text{ GPM}) = 750 \text{ GPM}$

Per NFPA 18.4.5.3.2, The resulting fire flow may not be less than 1,000 GPM

Therefore, fire flow required=1,000 GPM

Prepared by:



8-22-21

Wilford Zephyr, P.E., LEED AP, CFM

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A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

August 16, 2021

Wesley at Fillmore
2233 Fillmore Street & 2236 Pierce Street
Hollywood, FL 33020

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	8.00' NAVD88
25 YEAR - 3 DAY	11.38' NAVD88	11.30' NAVD88
100 YEAR - 3 DAY	11.69' NAVD88	11.69' NAVD88

Prepared by:



Wilford Zephyr, P.E., LEED AP, CFM

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Project Name: The Wesley at Fillmore
Project Address: 2233 Fillmore St & 2236 Pierce St
Hollywood, FL 33020
ZE Project #: 21-54

Date: 08/16/21
Designed by:

Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.78 AC	
Pavement Area:	0.51 AC	
Building Area:	0.07 AC	
Grass Area (Pervious):	0.2 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.2 AC	25.64%
Total Impervious Area:	0.58 AC	74.36%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.49 ft
Average Finished Grades:	10.00 ft
Prop. Finished Floor Elev.:	11.99 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.20 (0.60) + 0.51 (0.90)}{0.71} = 0.82$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 10.50 ft

Average Depth to Water Table (DWT) = 9.00 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

1.73

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 85.25

Water Quality Retention/Detention Calculations

Water Quality Calculations

- A. For a wet detention system, size system for highest of first inch of runoff over the entire site or 2.5" times the % impervious area
- B. For a dry detention system, size system for 75% of the volume required for a wet detention system
- C. For a retention system, size system for 50% of the volume required for a wet detention system

1 IN Over Entire Site

1 IN X 1 ft / 12 IN X = First 1" of runoff

1" X .78 acres = 0.78 acre-inches (0.065 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.78 acres - 0.07 acres = 0.71 acres

0.71 acres - 0.20 acres (pervious area) = 0.51 acres

0.51 acres / 0.71 acres X 100% = 71.83% impervious

2.5" X 0.7183 = 1.80" to be treated

1.80" X 0.78 acres = 1.40 acre-inches (0.12 acre-feet)

0.12 acre-ft of storage required for water quality.

**Water quality storage provided in proposed
exfiltration trench system.**

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day}= 100 year, 24 hour event: 13 (inches)

P_{3 day}= 100 year, 72 hour event: 17.67 (inches)

S= 1.73 (inches)

A= 0.78 (acre)

Q = 15.75 (inches)

V = 1.02 (ac-ft)

Corresponding Stage = 11.69 ft

Set minimum finished floor elevation at 11.99' NAVD88.

Perimeter Control Elevation

P_{1 day}= 25 year, 24 hour event: 10.5 (inches)

P_{3 day}= 25 year, 72 hour event: 14.27 (inches)

S= 1.73 (inches) (see "Soil Storage" sheet

A= 0.78 (acre) for calculating "S")

Q = 12.38 (inches)

V = 0.80 (ac-ft)

Corresponding Stage = 11.30 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour Storm Event

P= 5 year, 1 hour event:	3.28 (inches)
S=	1.73 (inches)
A=	0.78 (acre)

$$Q = 1.85 \text{ (inches)}$$

$$V = 0.12 \text{ (ac-ft)}$$

Corresponding Stage = 8.00 ft

Set minimum parking lot elevation at 9.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.69 AC

(0.18 AC)*

(0.51 AC)

(Lin. 10.00'-11.00')

(Lin. from 9.50'-11.50')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
8.00 '	0.000 AC-FT	0.000 AC-FT	0.200 AC-FT	0.20 AC-FT
8.50 '	0.000 AC-FT	0.000 AC-FT	0.200 AC-FT	0.20 AC-FT
9.00 '	0.000 AC-FT	0.000 AC-FT	0.200 AC-FT	0.20 AC-FT
9.50 '	0.000 AC-FT	0.000 AC-FT	0.200 AC-FT	0.20 AC-FT
10.00 '	0.000 AC-FT	0.128 AC-FT	0.200 AC-FT	0.33 AC-FT
10.50 '	0.045 AC-FT	0.255 AC-FT	0.200 AC-FT	0.50 AC-FT
11.00 '	0.090 AC-FT	0.383 AC-FT	0.200 AC-FT	0.67 AC-FT
11.50 '	0.180 AC-FT	0.510 AC-FT	0.200 AC-FT	0.89 AC-FT
12.00 '	0.270 AC-FT	0.770 AC-FT	0.200 AC-FT	1.24 AC-FT

*total landscape area=0.20 AC. 10% reduction applied (-0.02 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 9.50 ft
 Bottom of Exfiltration Trench = 3.00 ft
 Top of Exfiltration Trench = 8.00 ft
 $EL_{inv.} = N/A$

$H_2 = 6.50$ ft

Calculating Exfiltration Trench Length

$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench

L_R = length of trench required (ft)

L_P = length of trench provided (ft)

$V_{exft.}$ = volume in exfiltration trench (ac-in)

FS = factor of safety

K = hydraulic conductivity (cfs/ft² - ft head)

H_2 = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

$$L_R = \frac{FS(V_{exft.})}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

$V_{exft.} = 2.4$ (0.20 ac-ft)

FS = 2

$K = 0.0001$

$H_2 = 6.5$

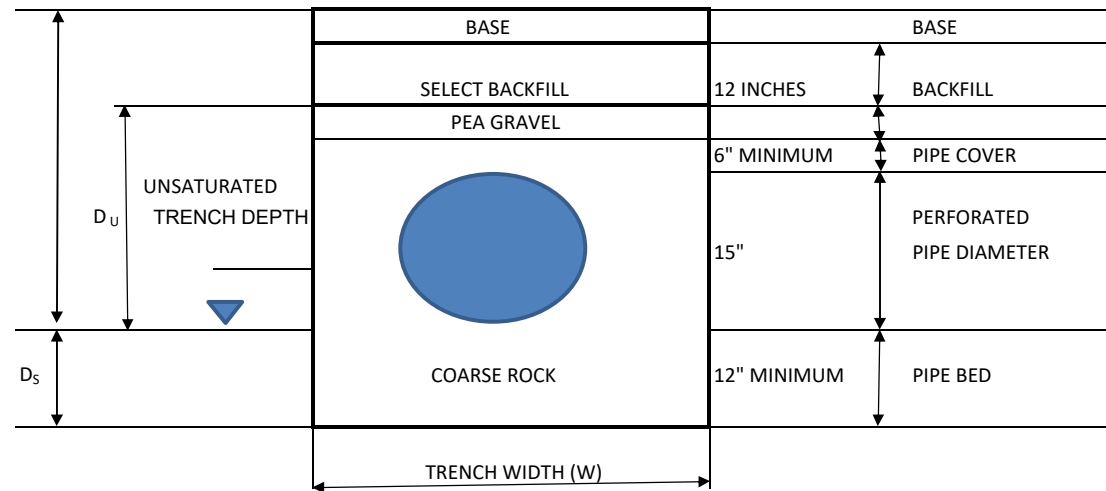
$W = 10$

$D_U = 5$

$D_S = 0$

$L_R = 275.07'$ of exfiltration trench required.

$L_P = 315'$ of exfiltration trench provided.



▲ : WATER TABLE

Project Name: The Wesley at Fillmore
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Hollywood, FL 33020
ZE Project #: 21-54

Date: 08/16/21
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.78 AC	
Pavement Area:	0.1 AC	
Building Area:	0.07 AC	
Grass Area (Pervious):	0.61 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.61 AC	78.21%
Total Impervious Area:	0.11 AC	21.79%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.49 ft
Average Finished Grades:	10.00 ft
Prop. Finished Floor Elev.:	11.99 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.61 (0.60) + 0.10 (.90)}{0.71} = 0.64$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
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100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 10.50 ft

Average Depth to Water Table (DWT) = 9.00 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

5.28

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 65.45

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day}= 100 year, 24 hour event: 13 (inches)

P_{3 day}= 100 year, 72 hour event: 17.67 (inches)

S= 5.28 (inches)

A= 0.78 (acre)

Q = 12.61 (inches)

V = 0.82 (ac-ft)

Corresponding Stage = 11.69 ft

Perimeter Control Elevation

P_{1 day}= 25 year, 24 hour event: 10.5 (inches)

P_{3 day}= 25 year, 72 hour event: 14.27 (inches)

S= 5.28 (inches) (see "Soil Storage" sheet

A= 0.78 (acre) for calculating "S")

Q = 9.44 (inches)

V = 0.61 (ac-ft)

Corresponding Stage = 11.38 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.69 AC

(0.61 AC)

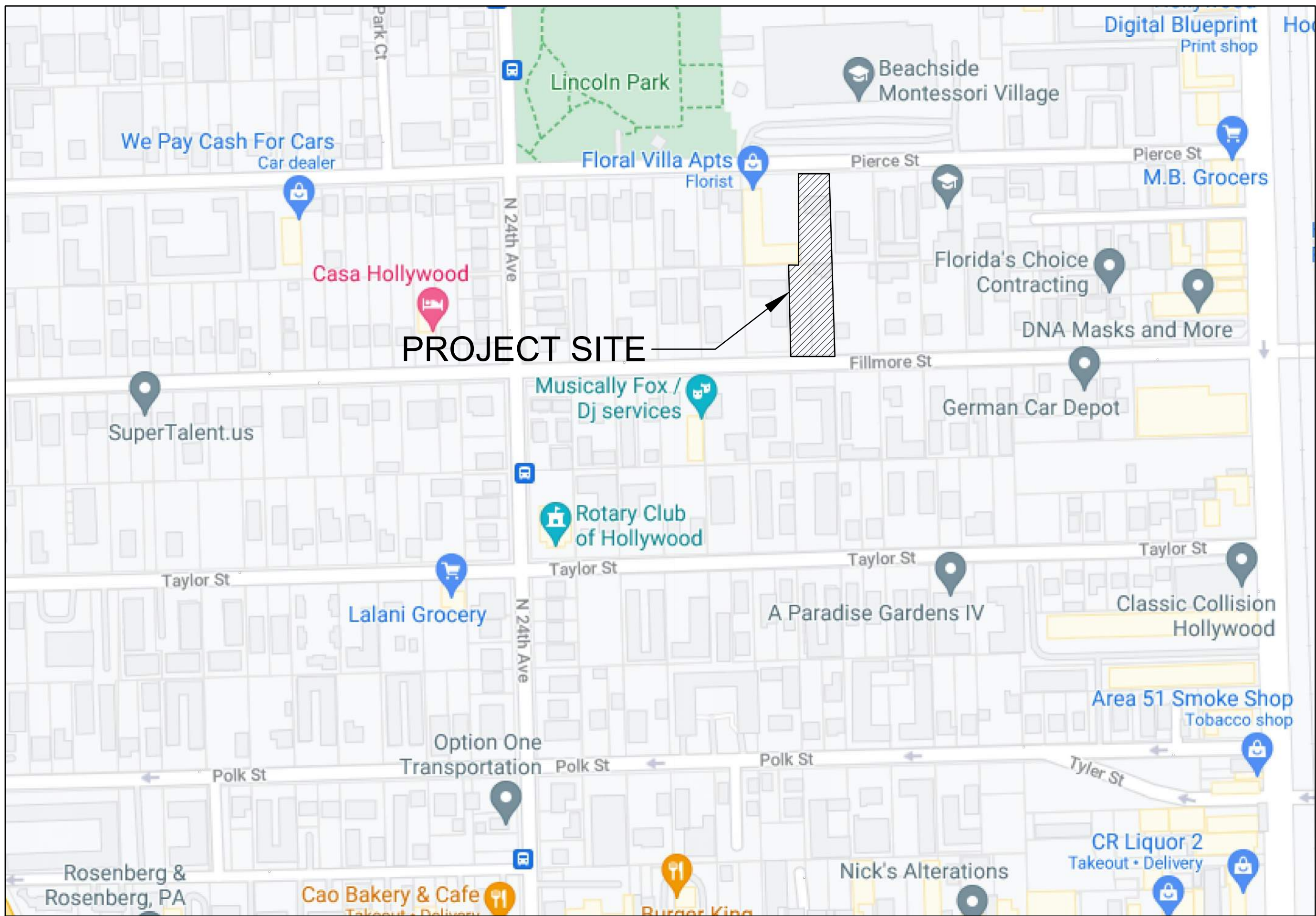
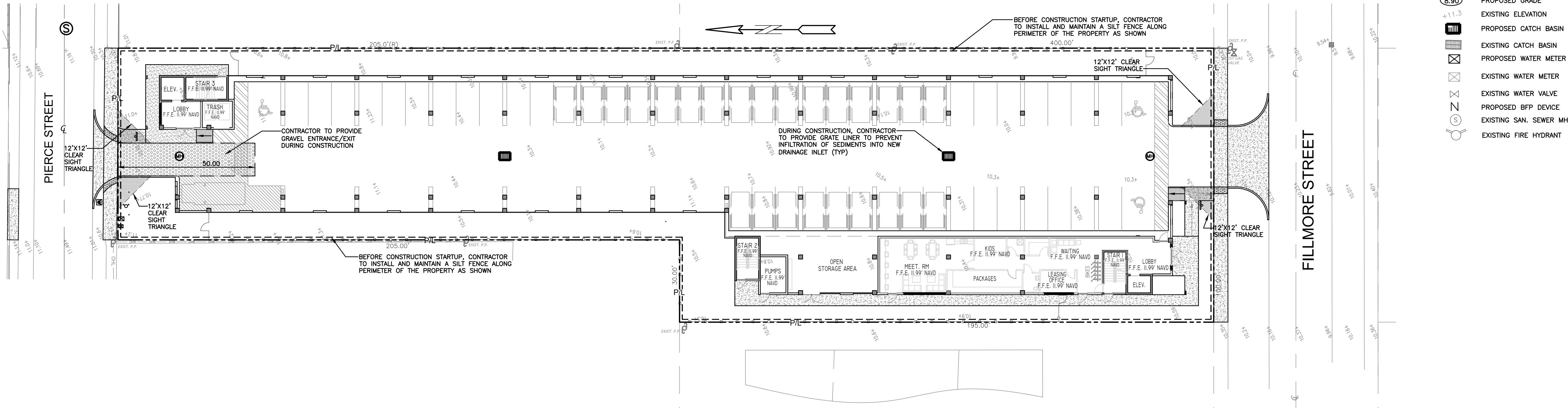
(0.10 AC)

(Lin. 10.00'-11.00')

(Lin. from 10.0'-11.50')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
8.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
8.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
9.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
9.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
10.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.00 AC-FT
10.50 '	0.153 AC-FT	0.025 AC-FT	0.000 AC-FT	0.18 AC-FT
11.00 '	0.305 AC-FT	0.050 AC-FT	0.000 AC-FT	0.36 AC-FT
11.50 '	0.610 AC-FT	0.075 AC-FT	0.000 AC-FT	0.69 AC-FT
12.00 '	0.915 AC-FT	0.125 AC-FT	0.000 AC-FT	1.04 AC-FT

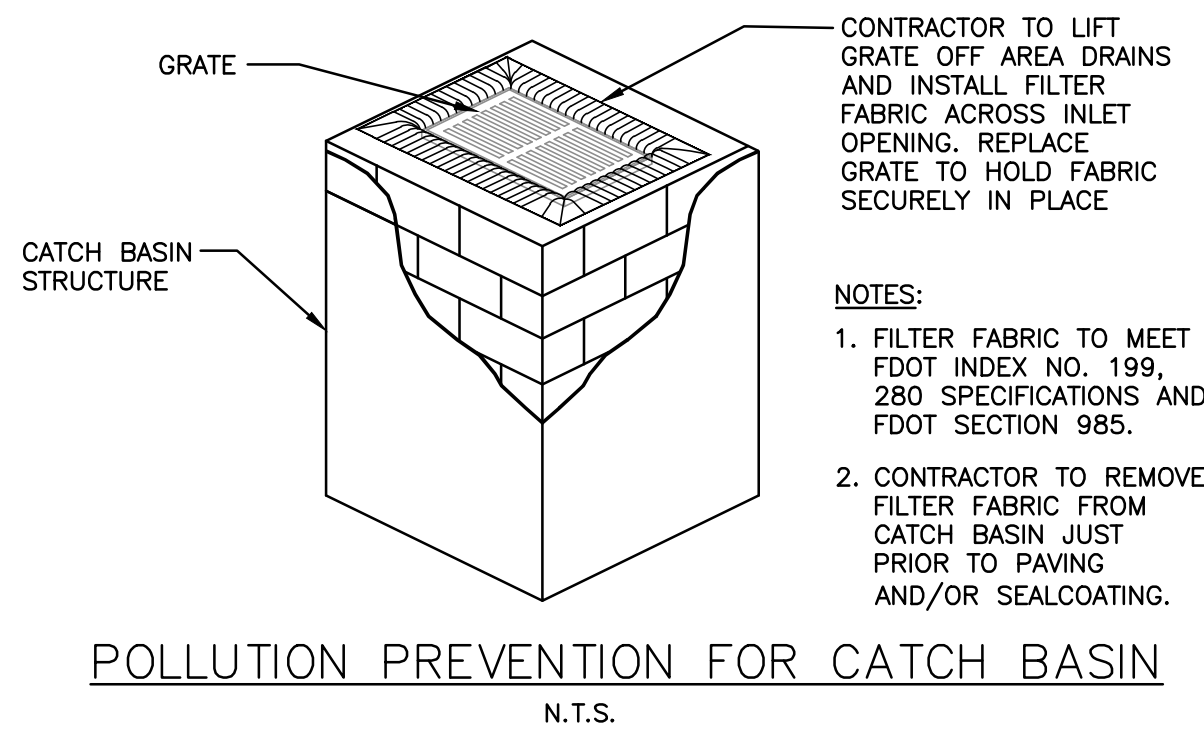
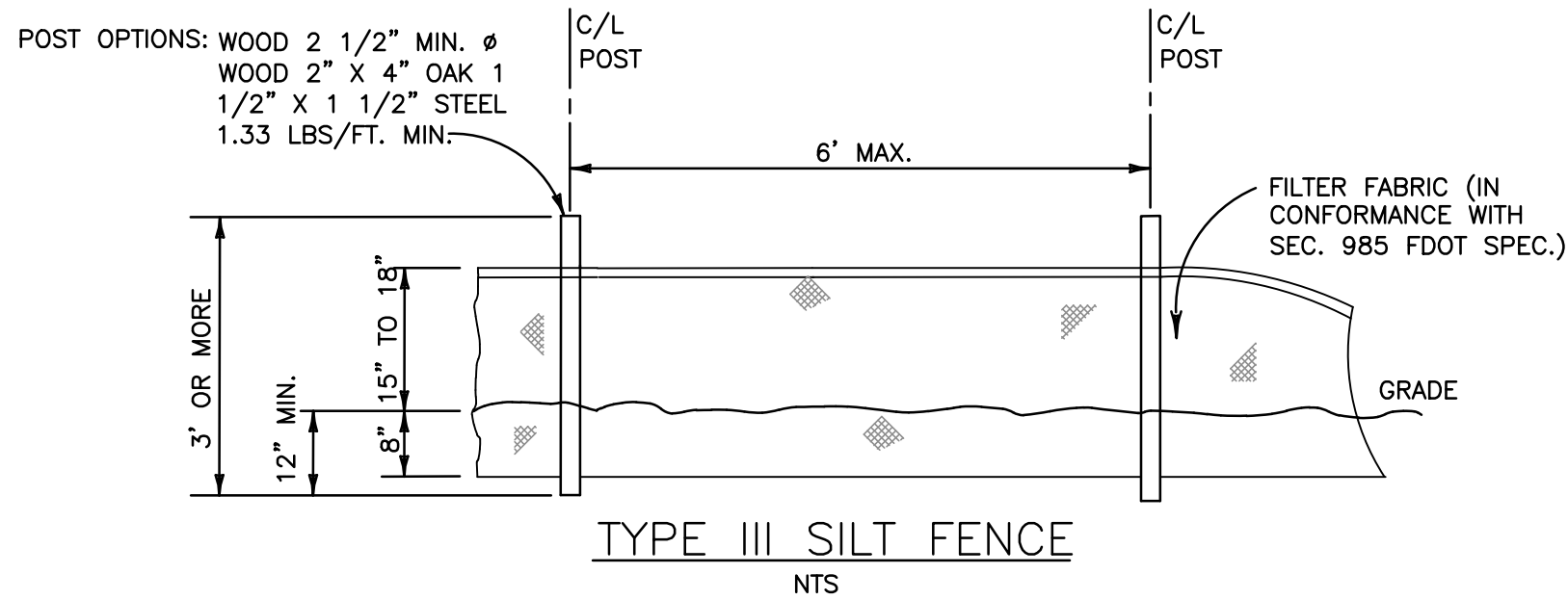
ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE

BMP NOTES:

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



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

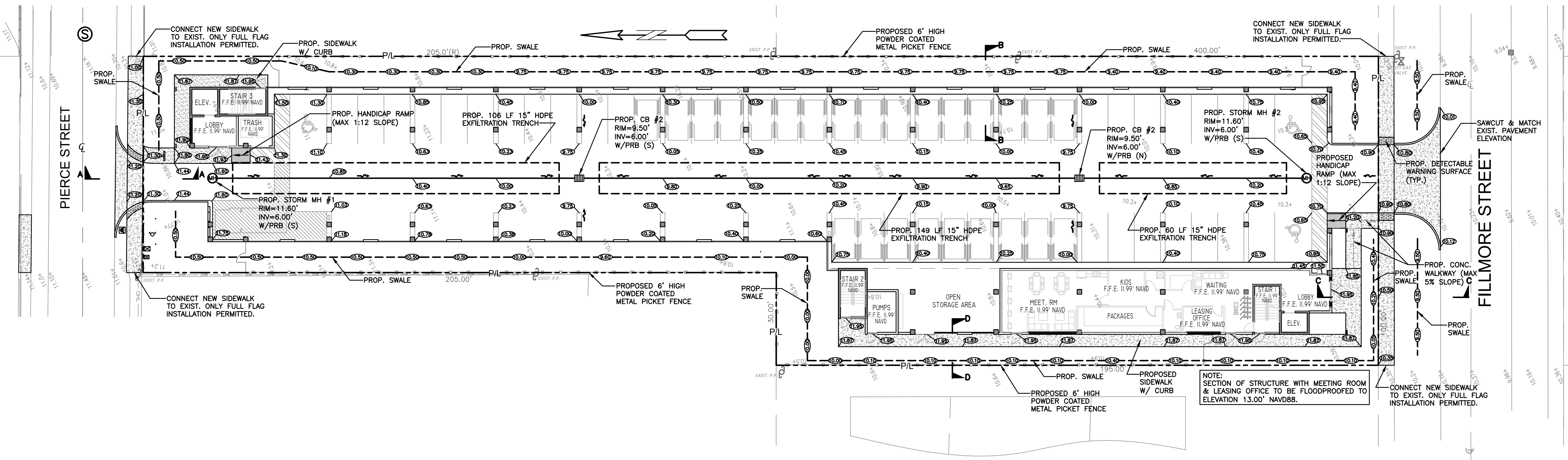
REVISIONS	
NO.	DATE

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

WESLEY AT FILLMORE
2233 FILLMORE STREET & 2236 PIERCE STREET
HOLLYWOOD, FL 33020

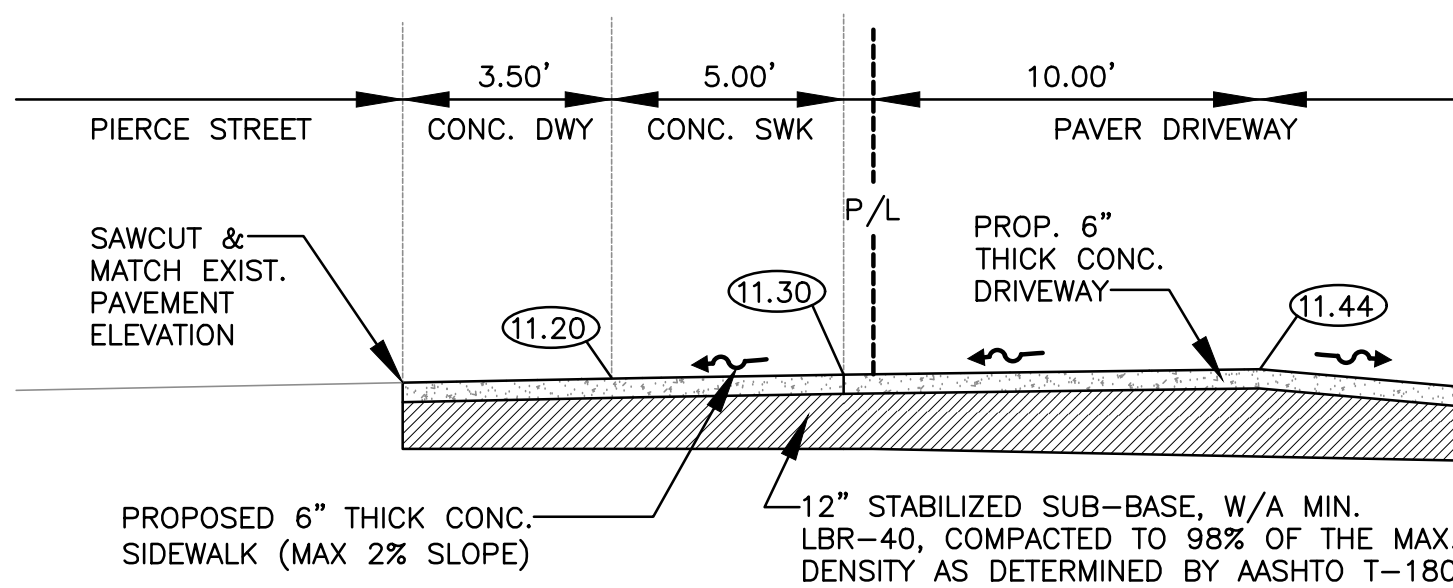
P.E.#: 76036
DATE: 8/16/21
SCALE: 1"=20'
SHEET NO.: **C1**
1 OF 8
PROJECT NO.: 21-54

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

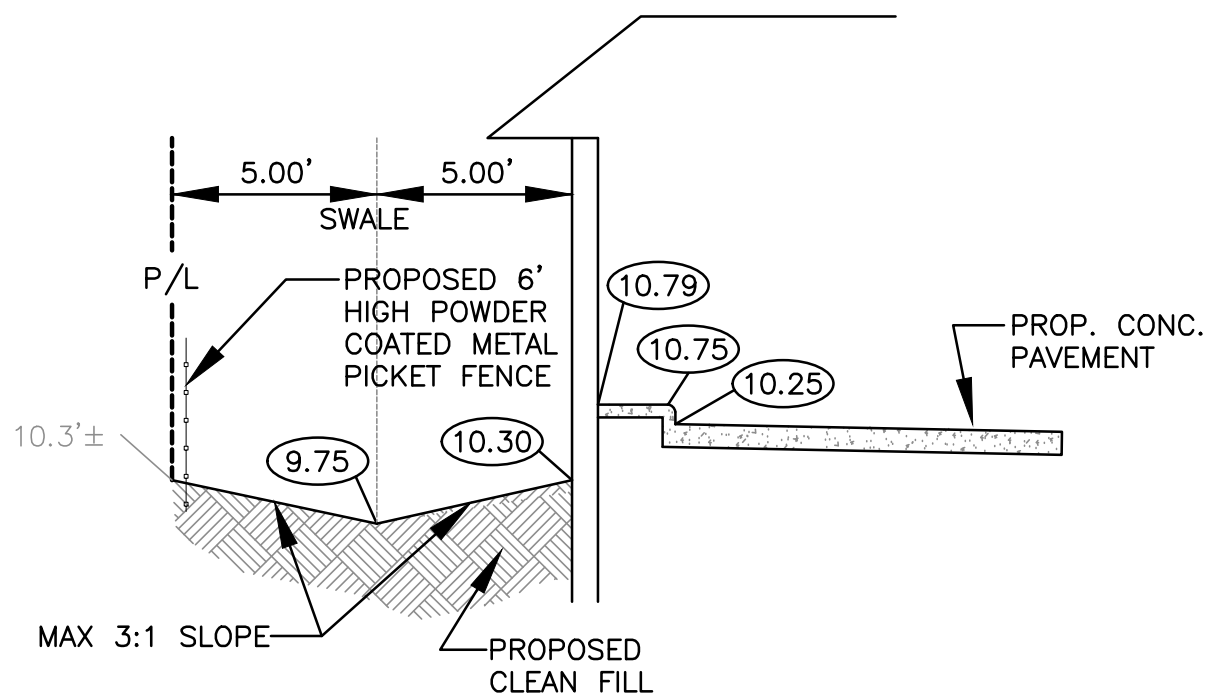


NOTES:

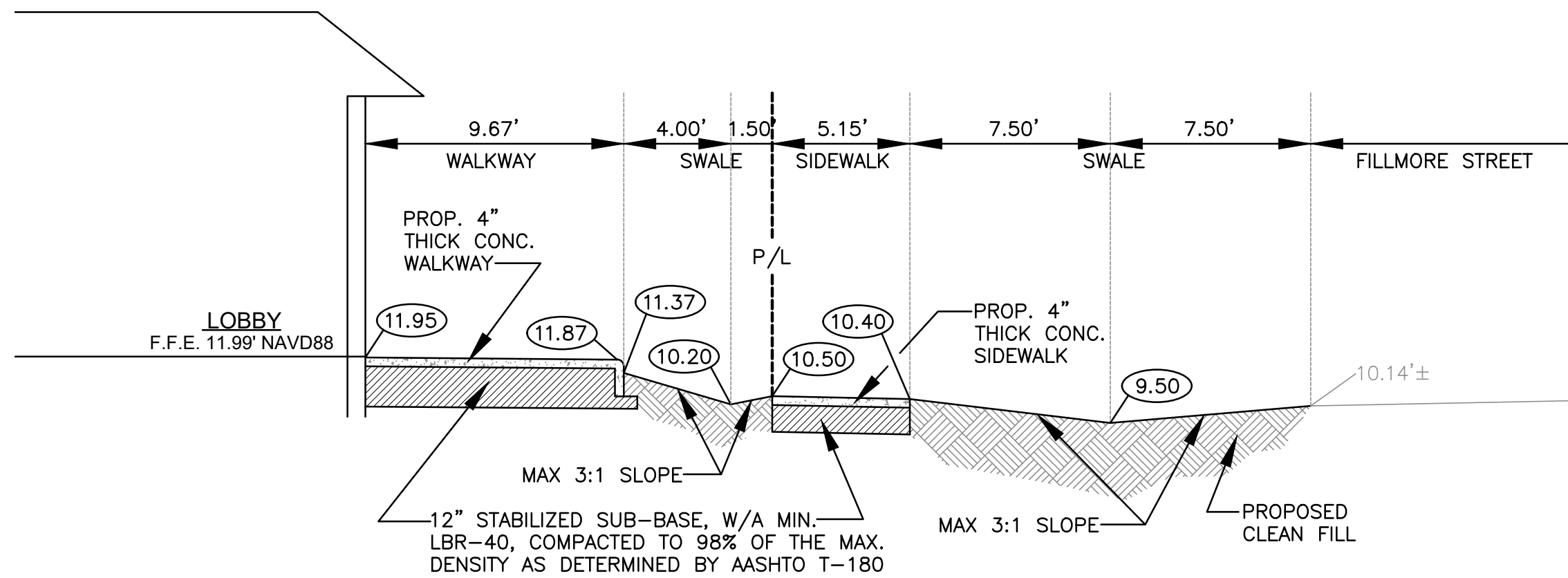
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



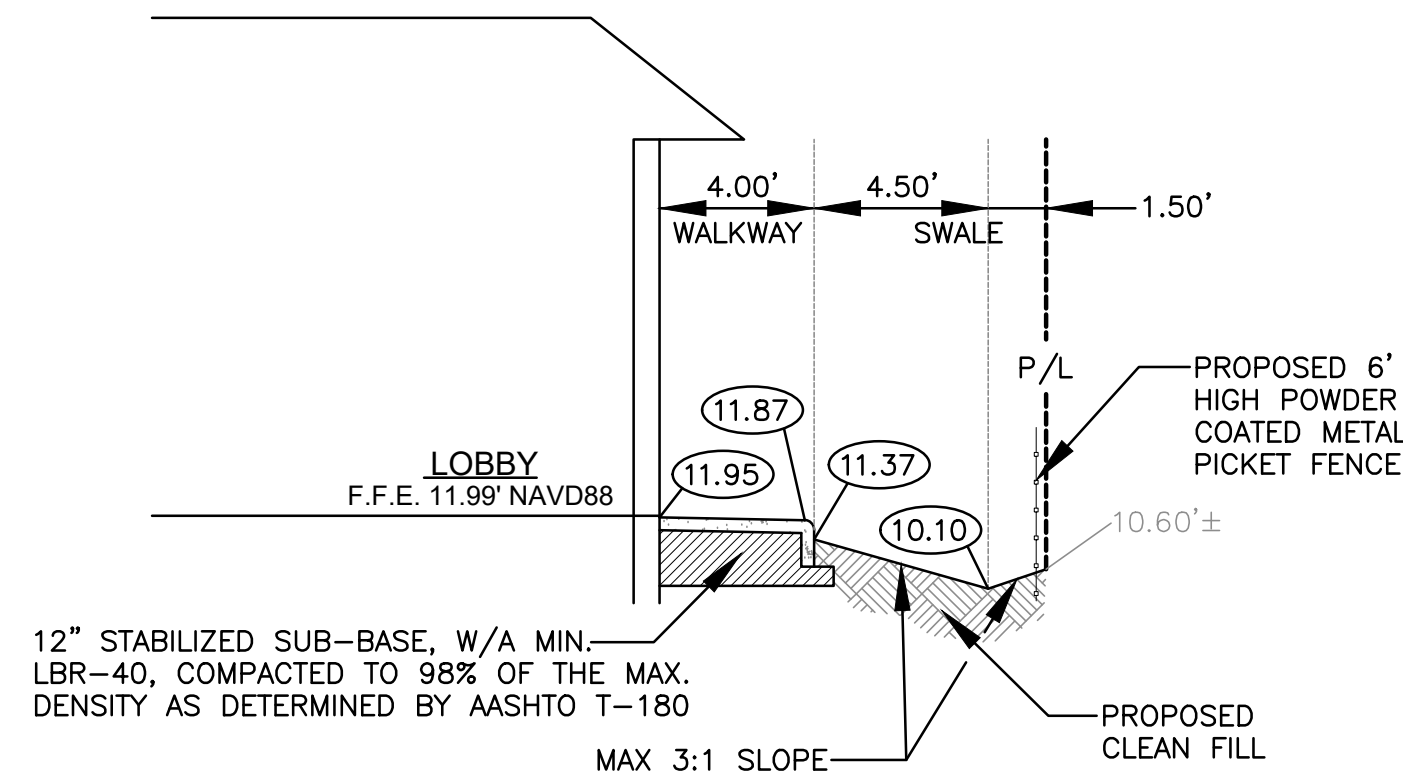
SECTION A-A
N.T.S.



TYPICAL SECTION B-B
N.T.S.



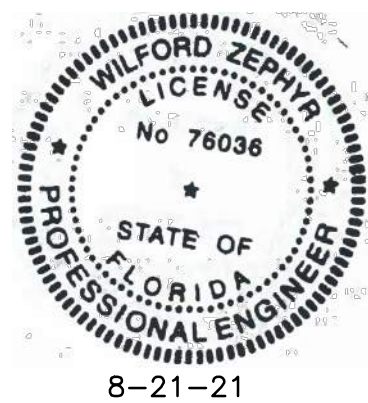
TYPICAL SECTION C-C
N.T.S.



TYPICAL SECTION D-D
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

ZE

WESLEY AT FILLMORE

2233 FILLMORE STREET & 2236 PIERCE STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 8/16/21

SCALE: 1"=20'

SHEET NO.:

C2

2 OF 8

PROJECT NO.: 21-54

GENERAL CONDITION NOTES :

1. 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.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

FLORIDA POWER & LIGHT CO., CONSTRUCTION
BELLSOUTH
COMCAST
TECO
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. 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.
2. 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.
3. 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.
4. 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...
5. 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.
6. 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.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. 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.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. 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.
14. 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, TM 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
POMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -

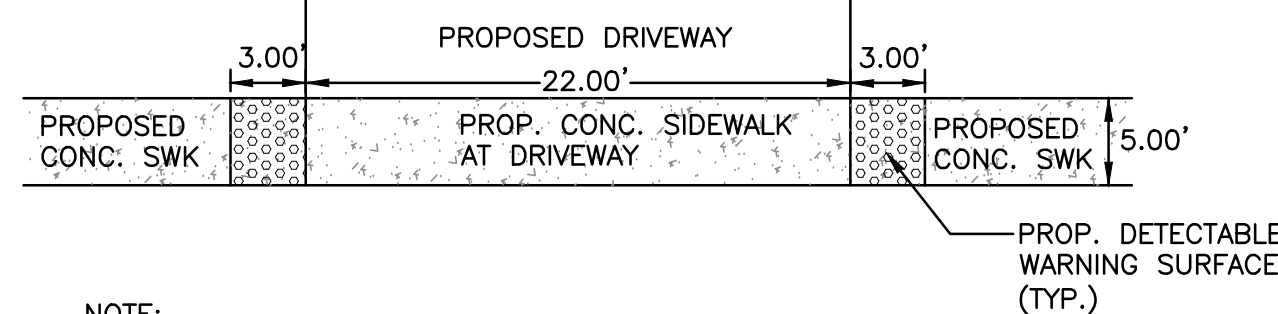
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

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.

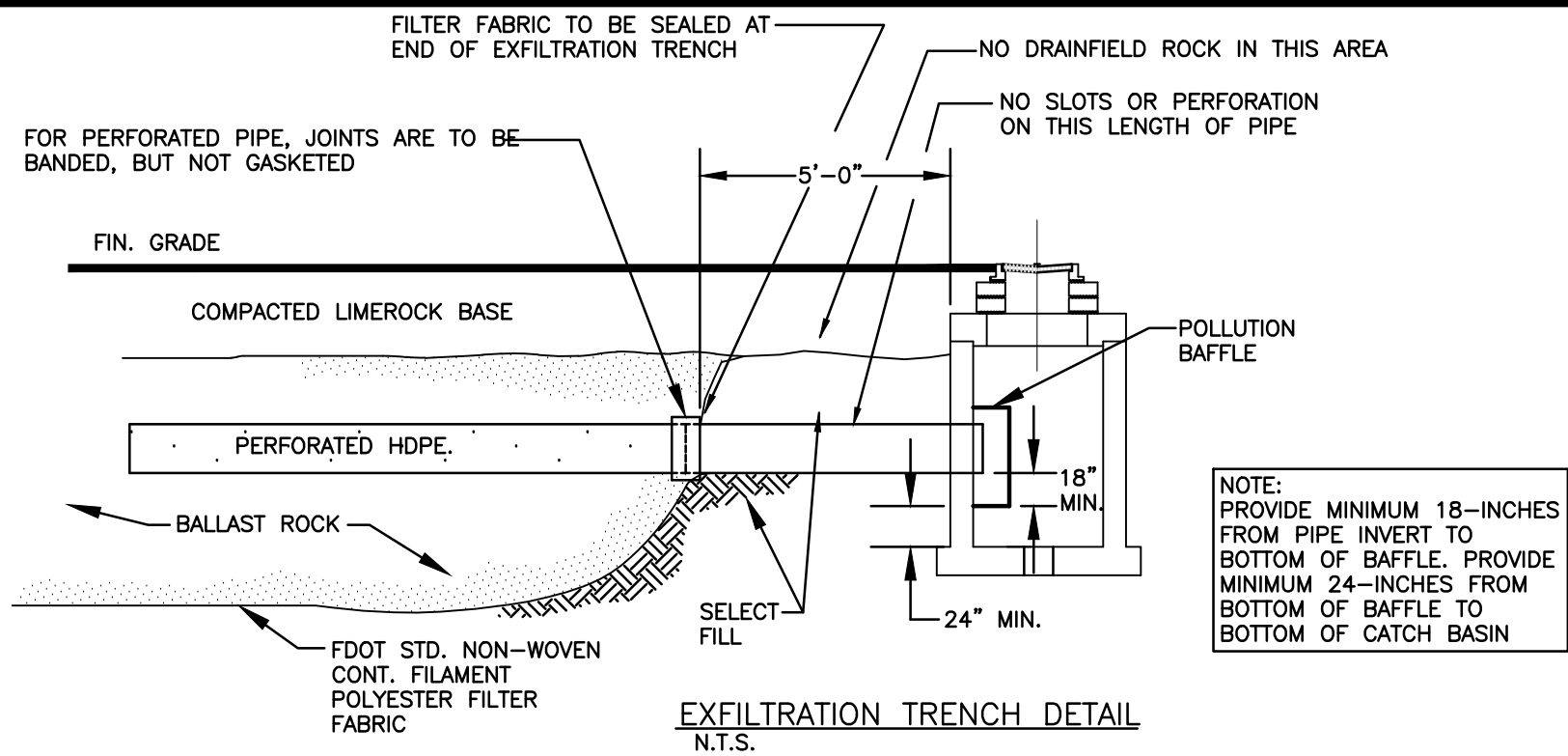
PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

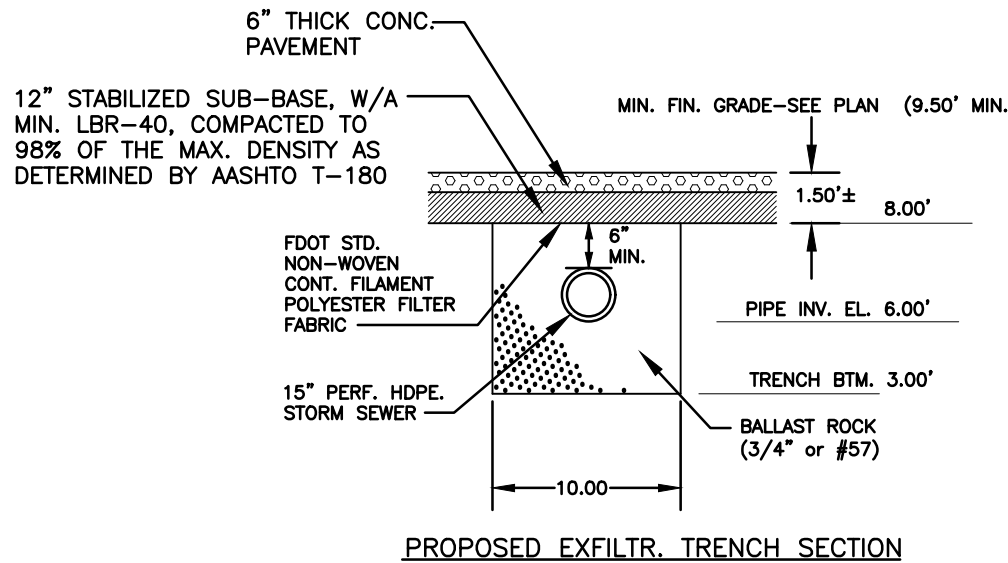


NOTE:
DETECTABLE WARNING SURFACE, PER FDOT INDEX 304, SHALL EXTEND FULL WIDTH OF SIDEWALK AND IN THE DIRECTION OF TRAVEL, 36" FROM EDGE OF DRIVEWAY. THE DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

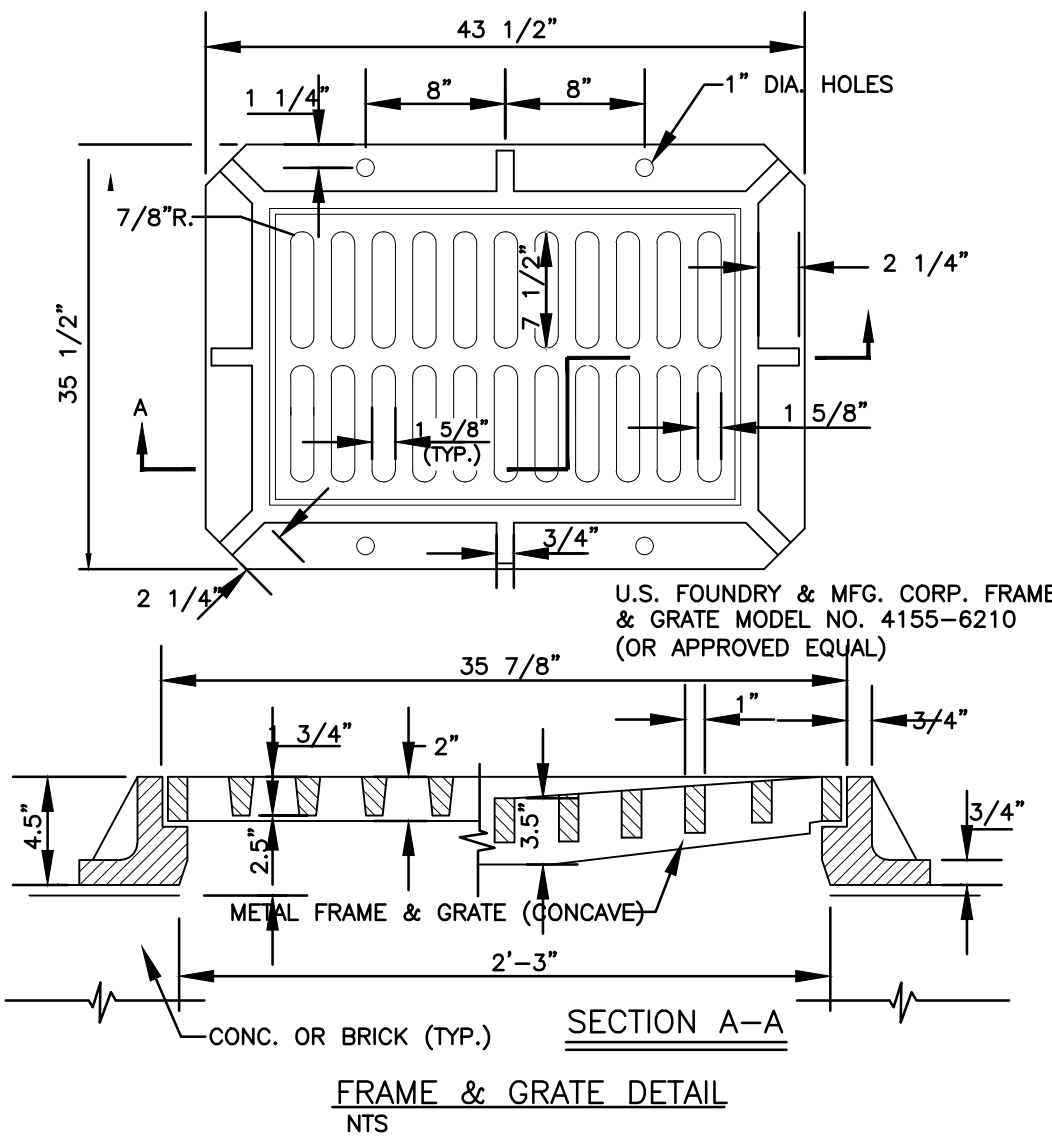
DETECTABLE WARNING SURFACE DETAIL
NTS



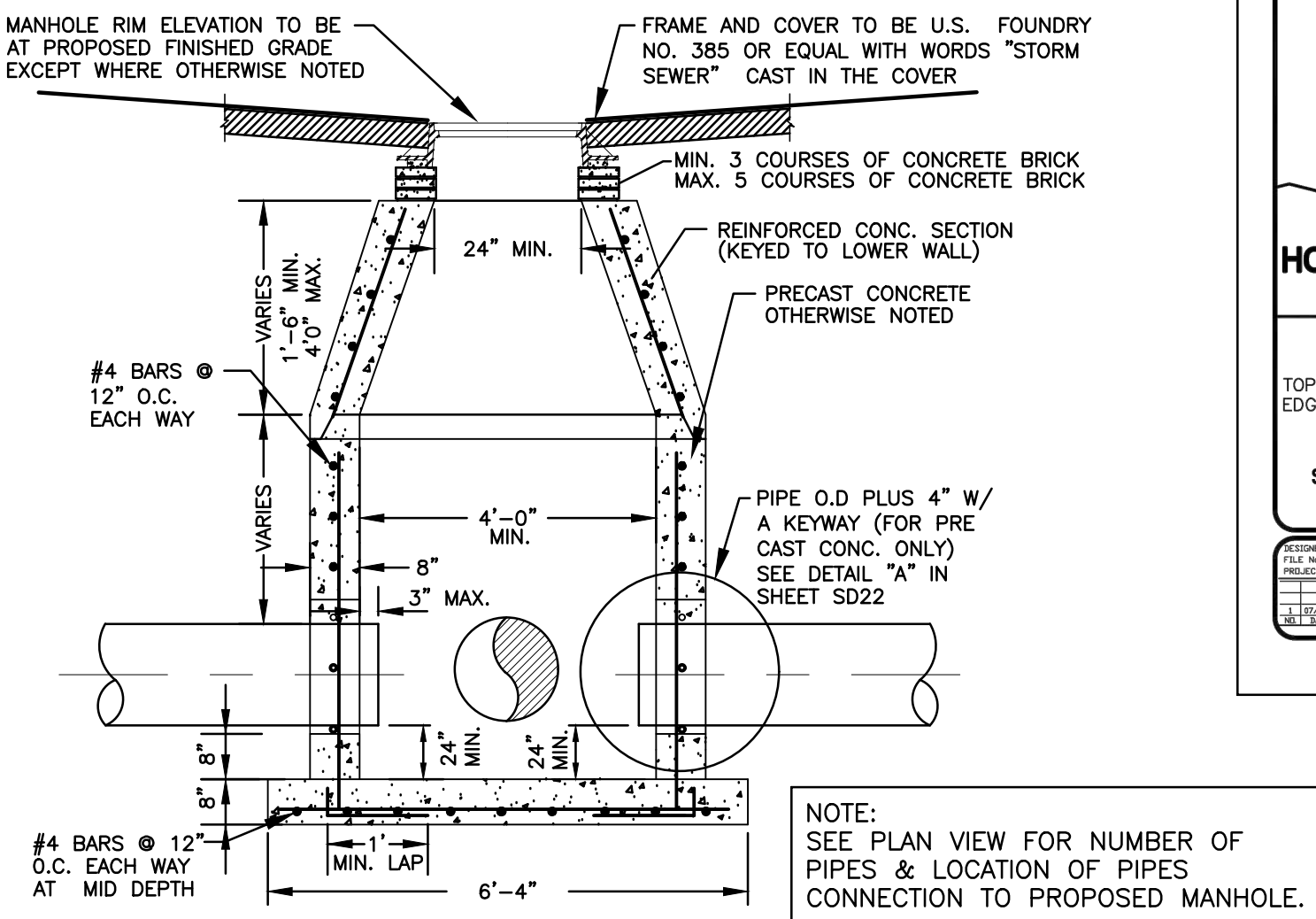
EXFILTRATION TRENCH DETAIL
NTS



PROPOSED EXFILTR. TRENCH SECTION
NTS



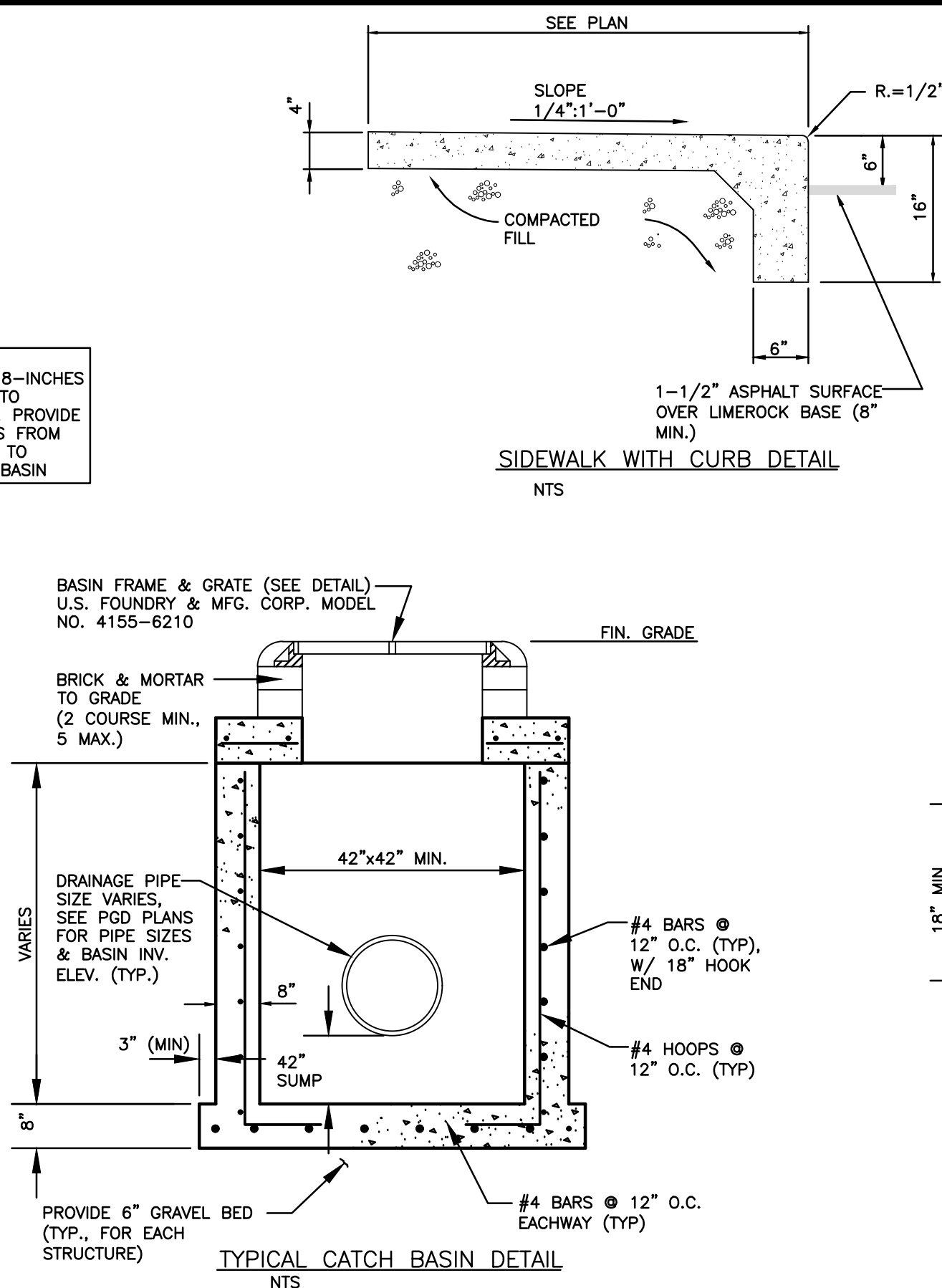
FRAME & GRATE DETAIL
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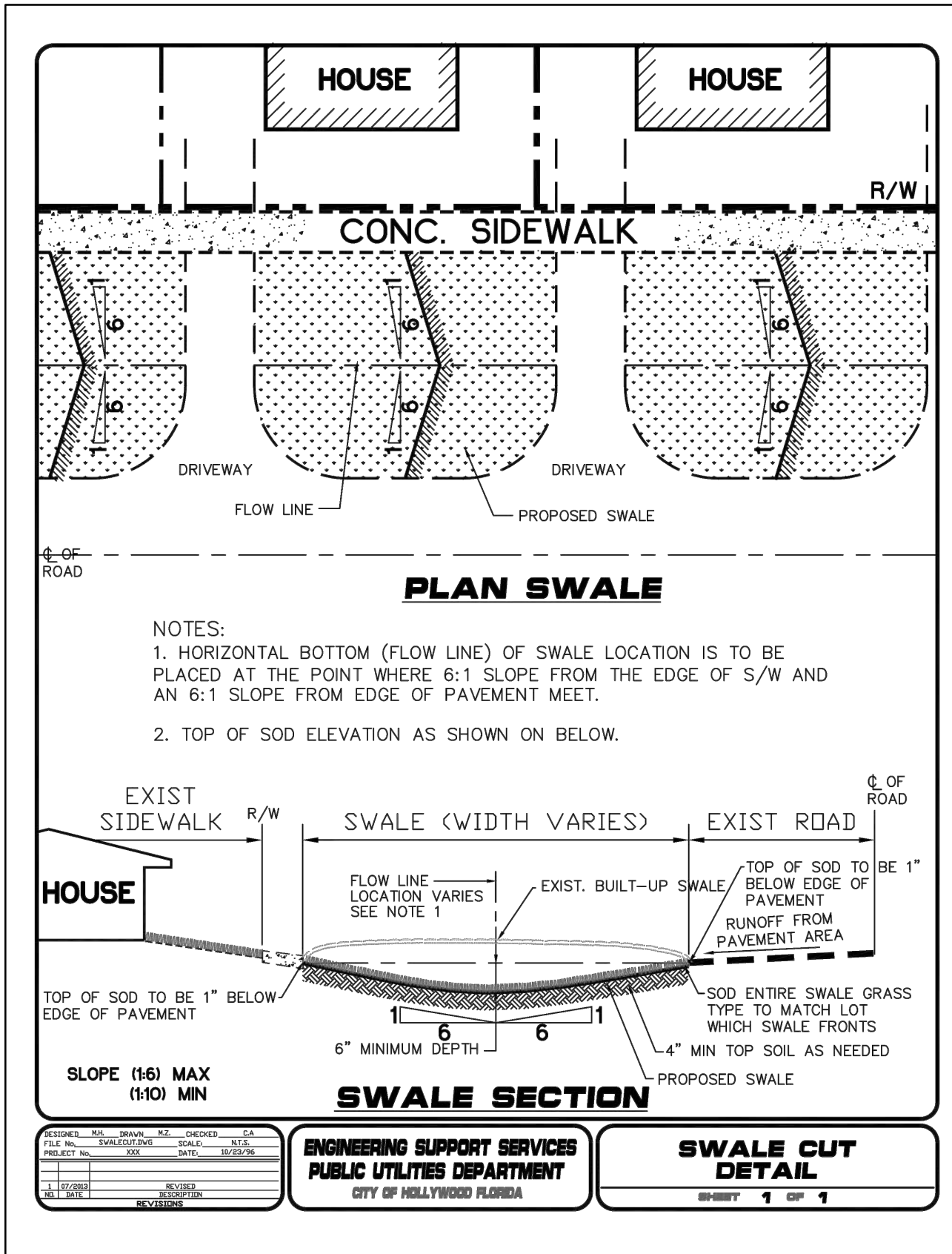
GENERAL DETAILS:

1. PROVIDE SHOP DRAWINGS OF STRUCTURES.
2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
3. REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
4. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
5. ALL OPENINGS SHALL BE SEALED WITH ELASTOMETRIC GROUT (TYPE 3 CEMENT) SEE DETAIL "A", IN SHEET SD22.

CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL
NTS



TYPICAL CATCH BASIN DETAIL
NTS



SWALE SECTION

SWALE CUT DETAIL

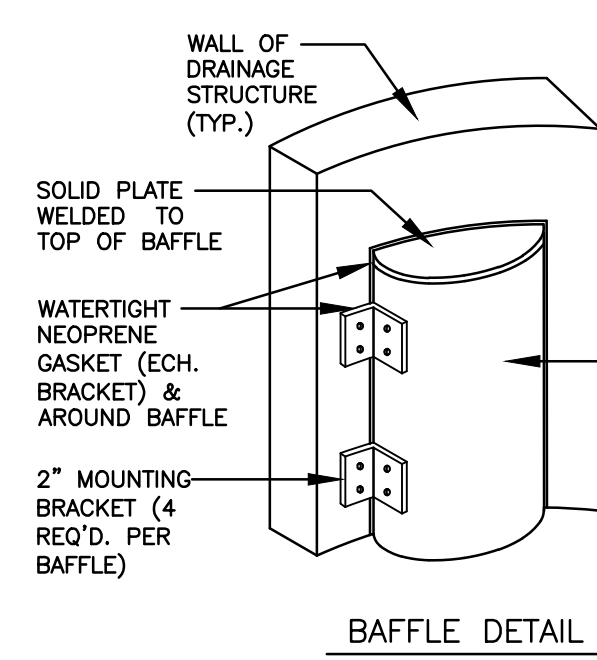
CIVIL DETAILS

SCALE: N.T.S.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

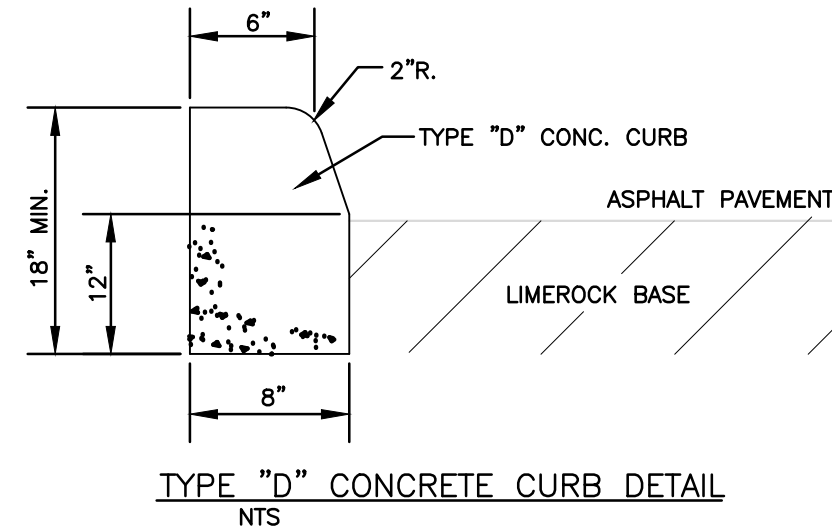
GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

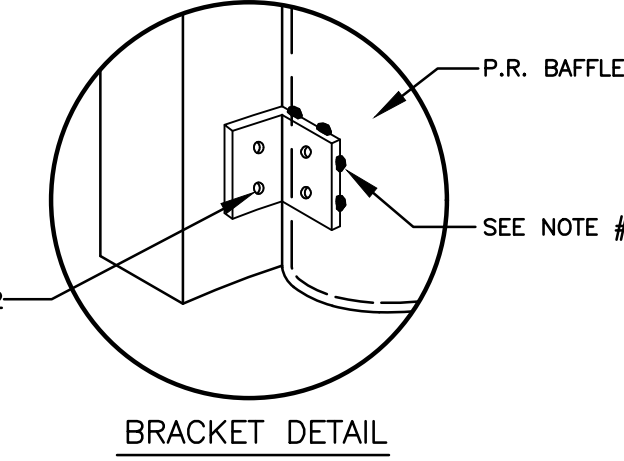


BAFFLE DETAIL

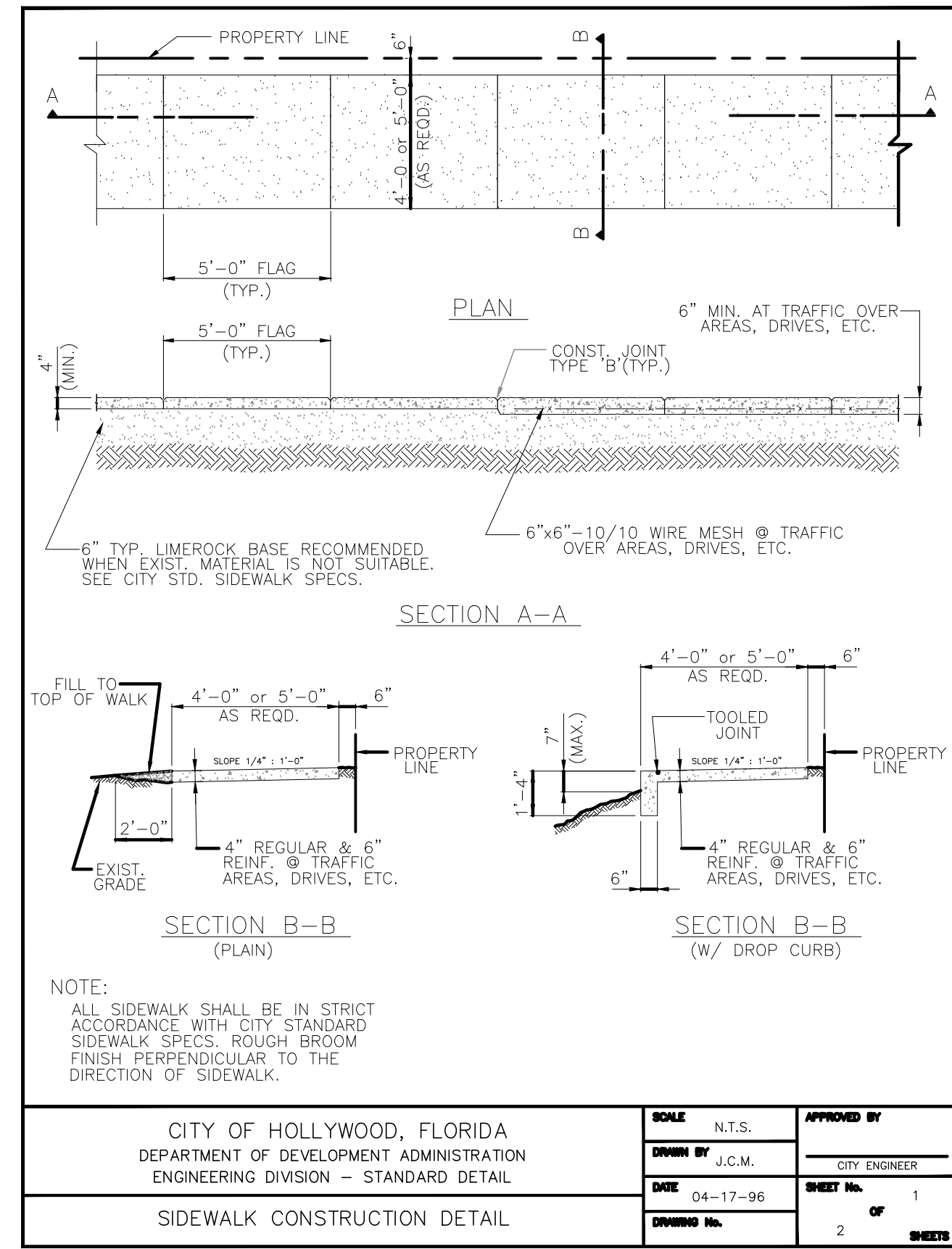
POLLUTION RETARDANT BAFFLE DETAIL
NTS



TYPE "D" CONCRETE CURB DETAIL
NTS



BRACKET DETAIL



SECTION A-A

SECTION B-B

NOTE:
ALL SIDEWALK SHALL BE IN STRICT ACCORDANCE WITH CITY STANDARD SIDEWALK SPECS. ROUGH BROOM FINISH PERPENDICULAR TO THE DIRECTION OF SIDEWALK.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION - STANDARD DETAIL

SIDWALK CONSTRUCTION DETAIL

SCALE N.T.S.

DRAWN BY J.C.M.

DATE 04-17-96

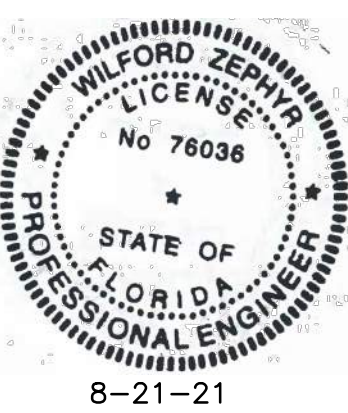
DRAWING NO. 2

APPROVED BY

CITY ENGINEER

SHEET NO. 1

OF 1



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REVISIONS	
NO.	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

WESLEY AT FILLMORE
2233 FILLMORE STREET & 2236 PIERCE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 8/16/21

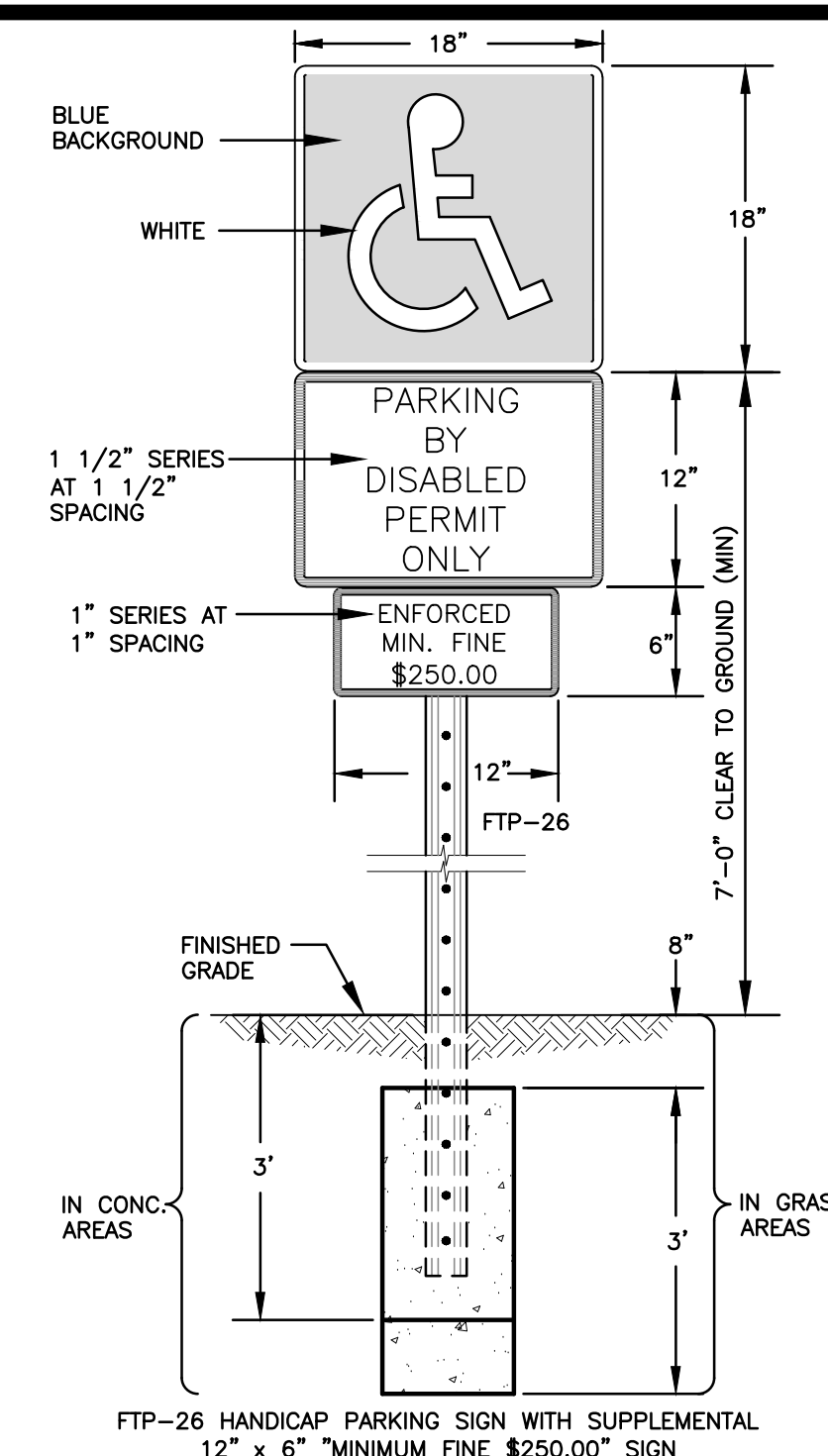
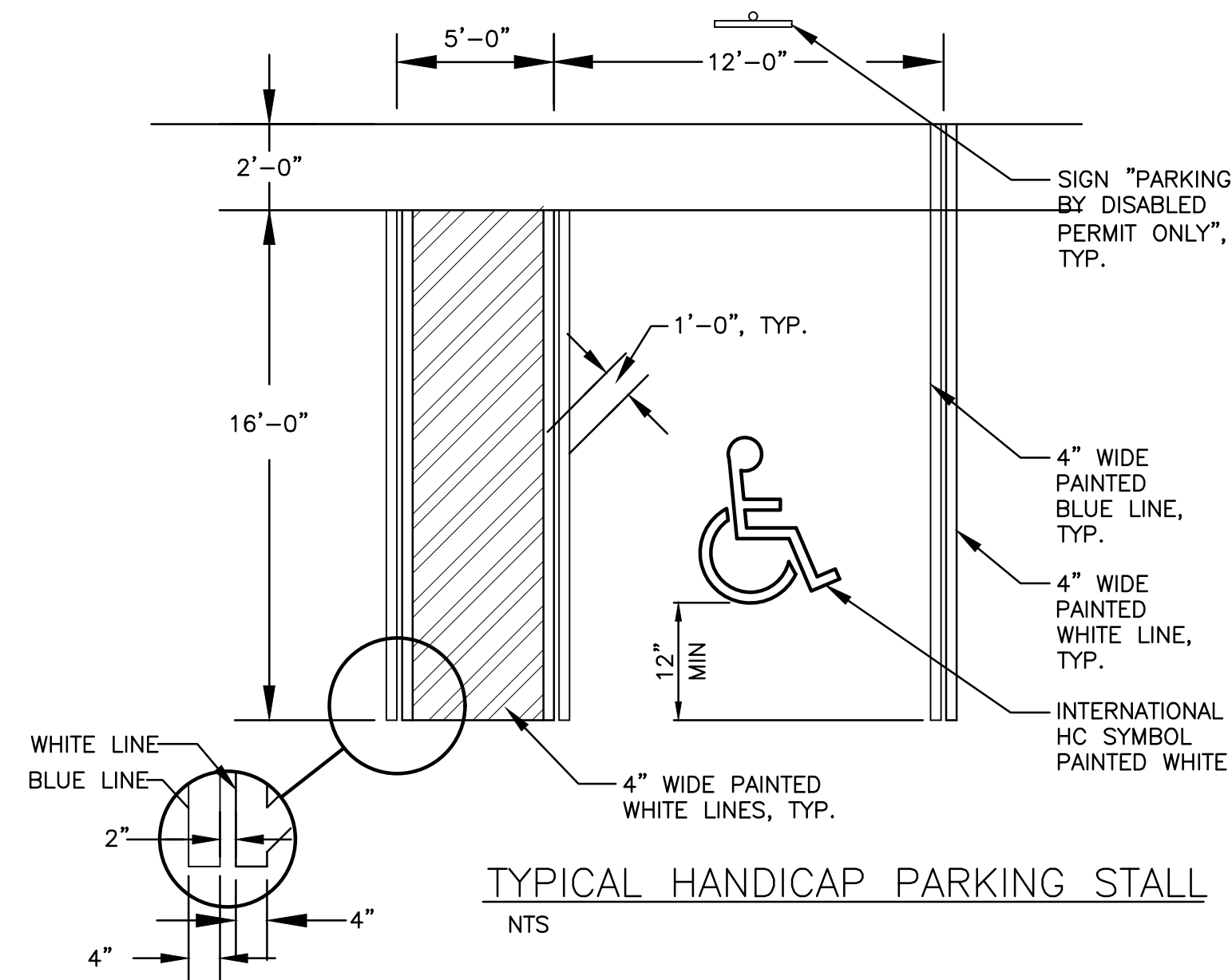
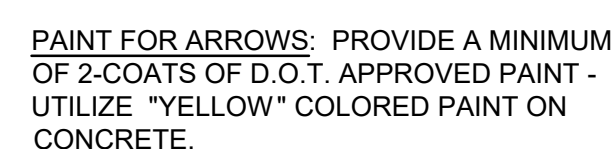
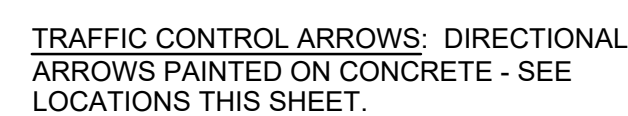
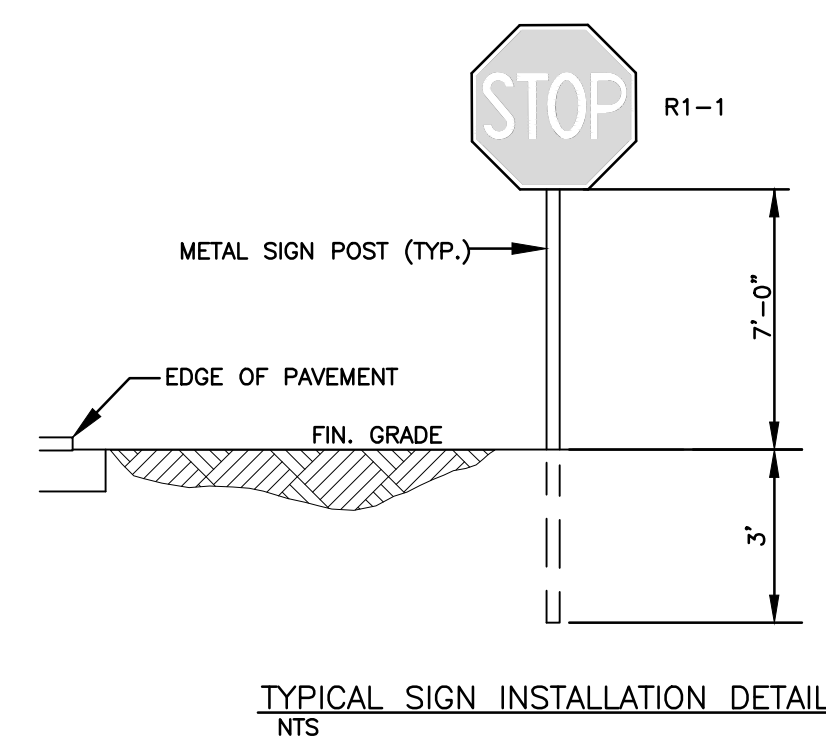
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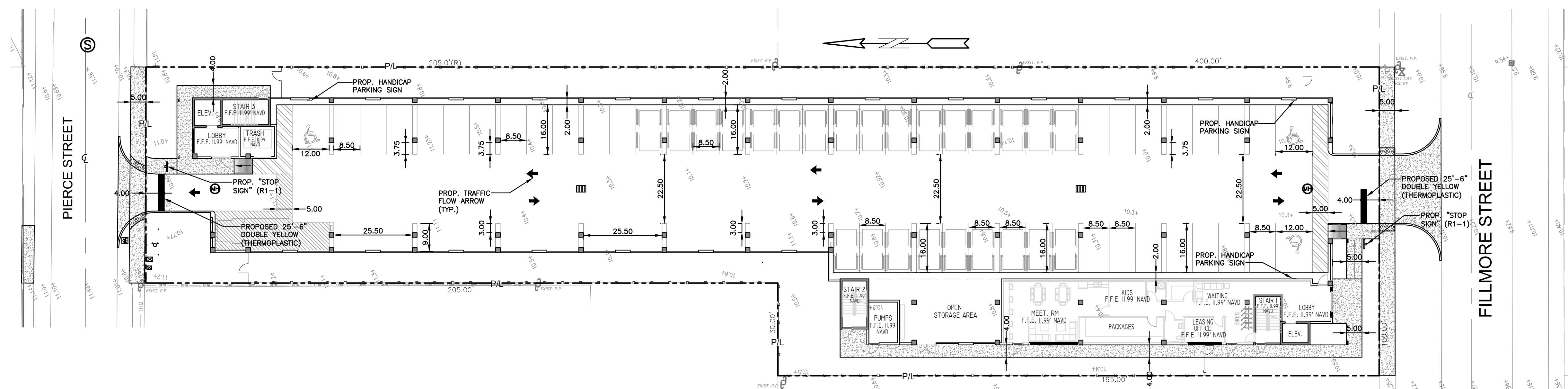
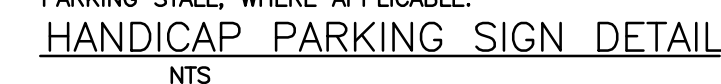
C3

3 OF 8

PROJECT NO.: 21-54

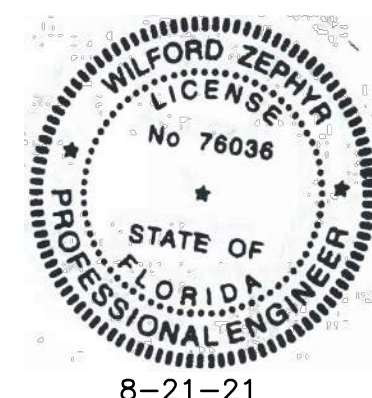


- NOTES:**
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.



LEGEND

- | | |
|--|-----------------------|
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT |
| | PROPOSED GRADE |
| | EXISTING ELEVATION |
| | PROPOSED CATCH BASIN |
| | EXISTING CATCH BASIN |
| | PROPOSED WATER METER |
| | EXISTING WATER METER |
| | EXISTING WATER VALVE |
| | PROPOSED BFP DEVICE |
| | PROPOSED SEWER MH |
| | EXISTING FIRE HYDRANT |



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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

[illegible]

ZEPHYR ENGINEERING

WESLEY AT FILLMORE
22233 FILLMORE STREET & 2236 PIERCE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 8/16/21

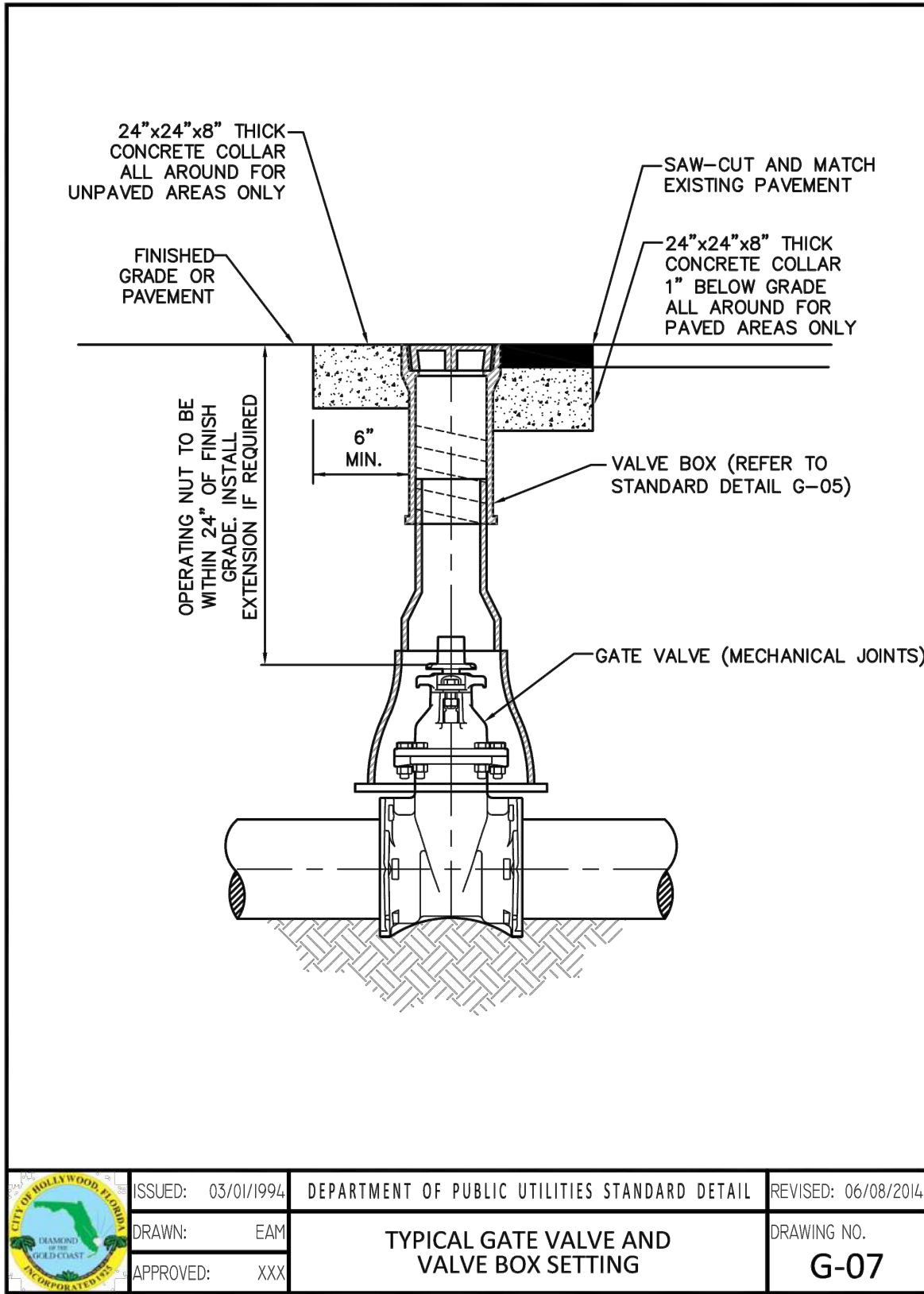
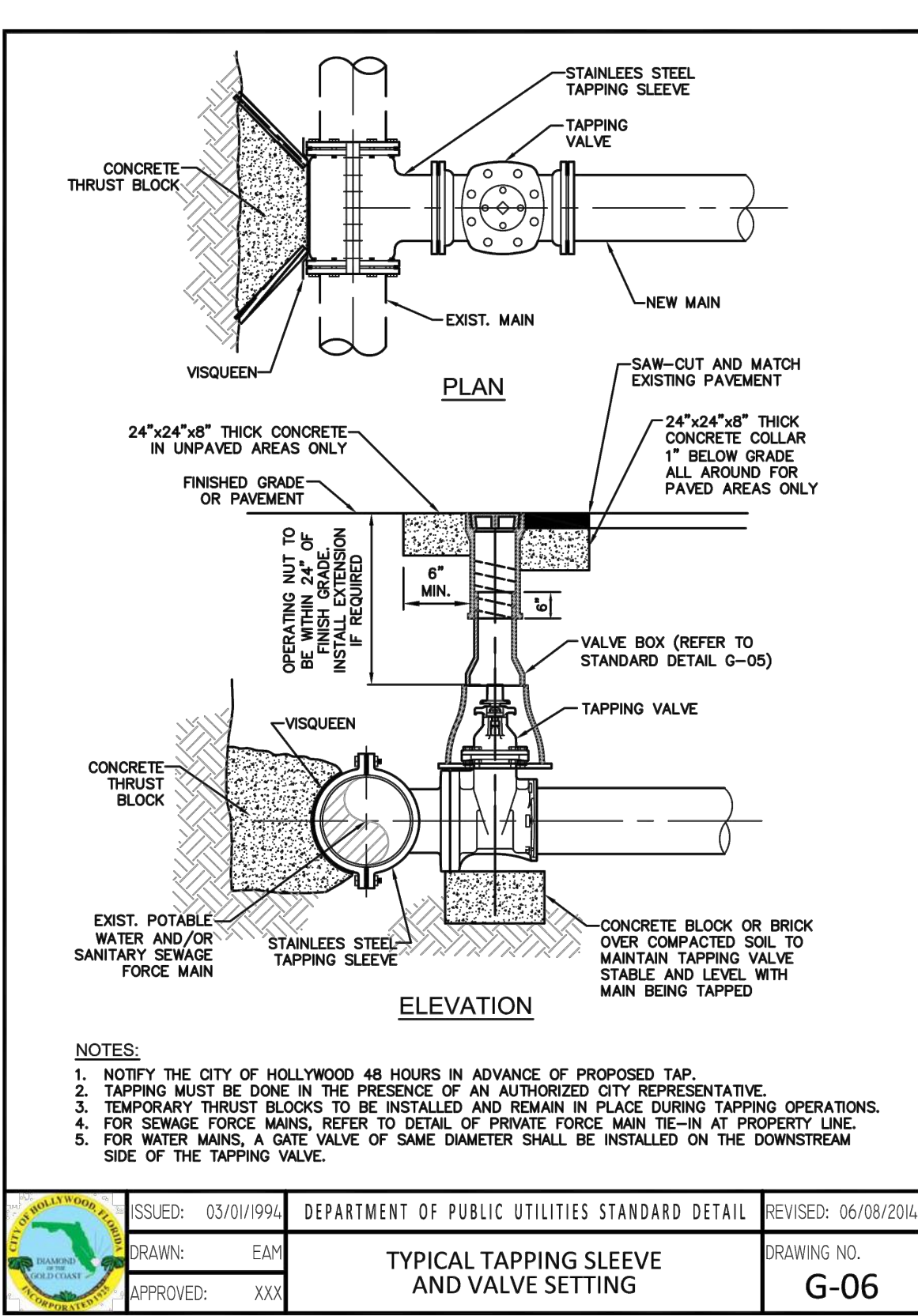
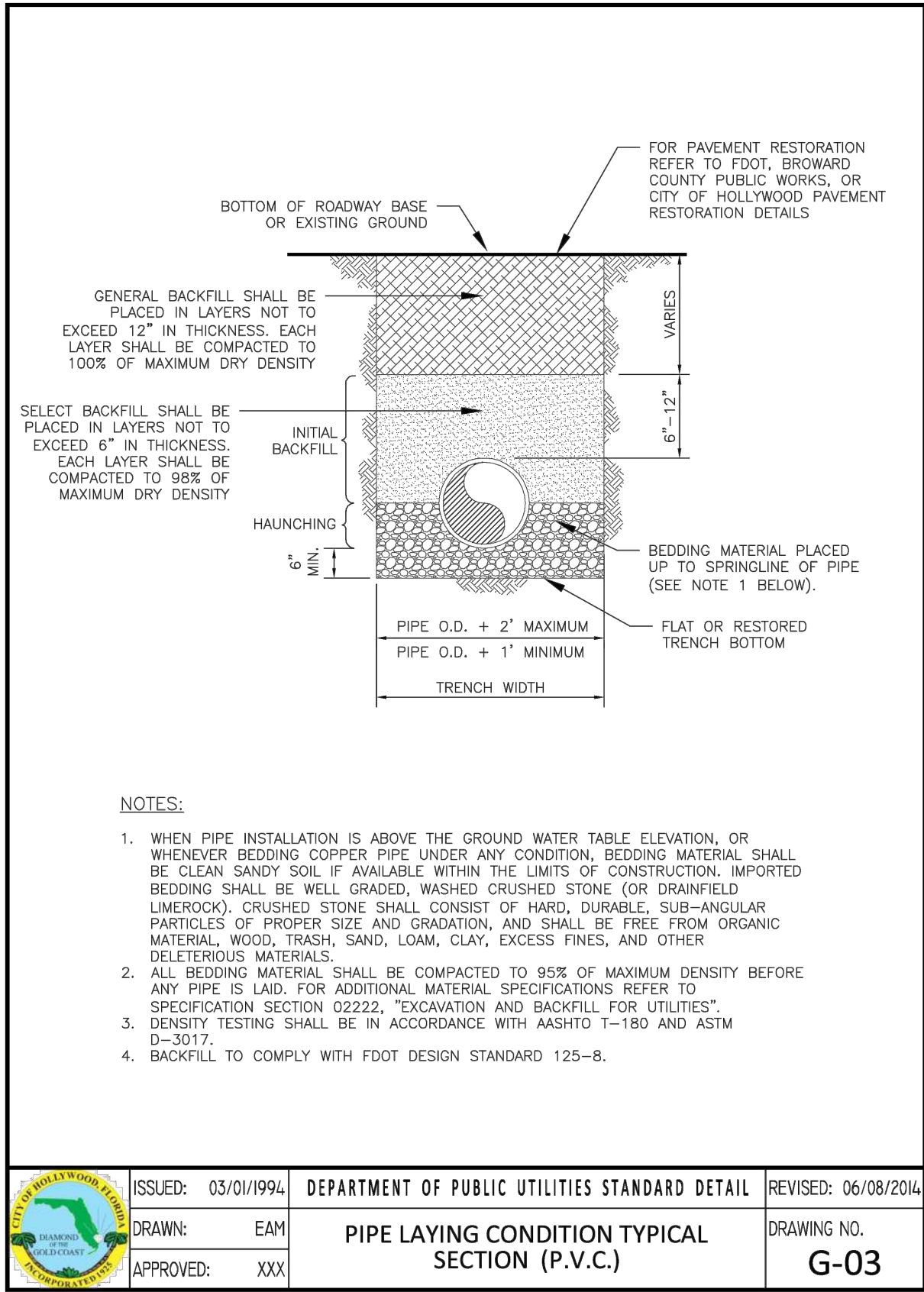
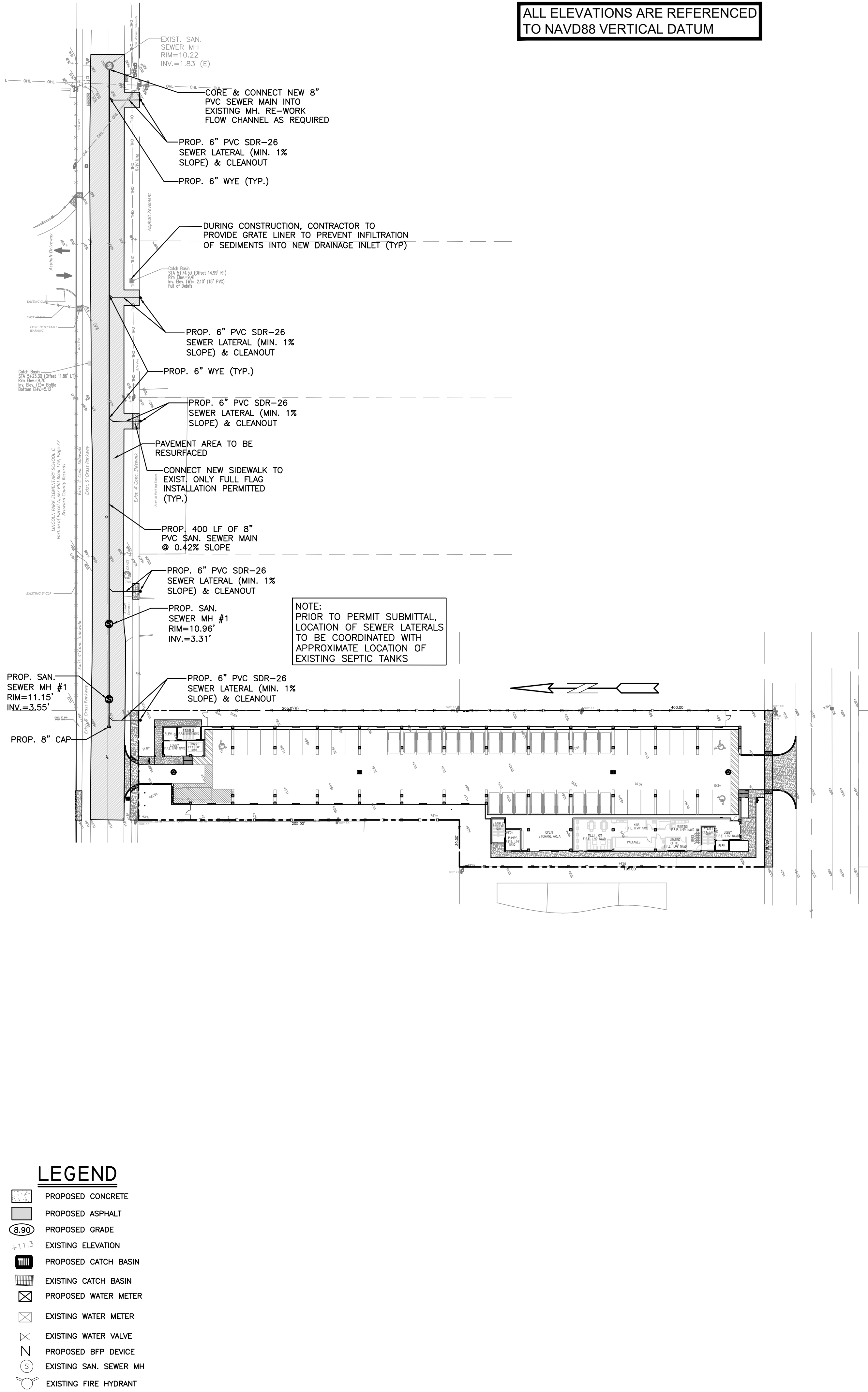
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SHEET NO.:

C4

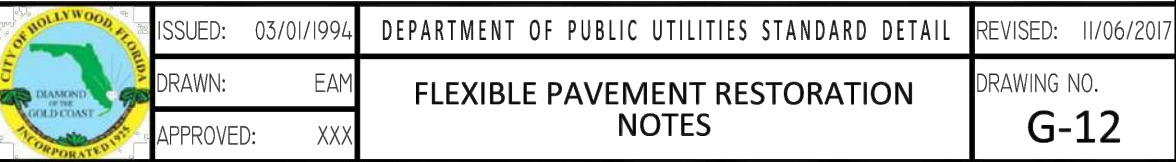
4 OF

PROJECT NO.: 21-54



FLEXIBLE PAVEMENT RESTORATION NOTES:

- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
- LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- MILL AND BUTT JOINT TO EXISTING PAVEMENT.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.



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SEWER EXTENSION PLAN & DETAILS

SCALE: 1"=40'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

ZE

WESLEY AT FILLMORE
2233 FILLMORE STREET & 2236 PIERCE STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 8/16/21

SCALE: 1"=40'

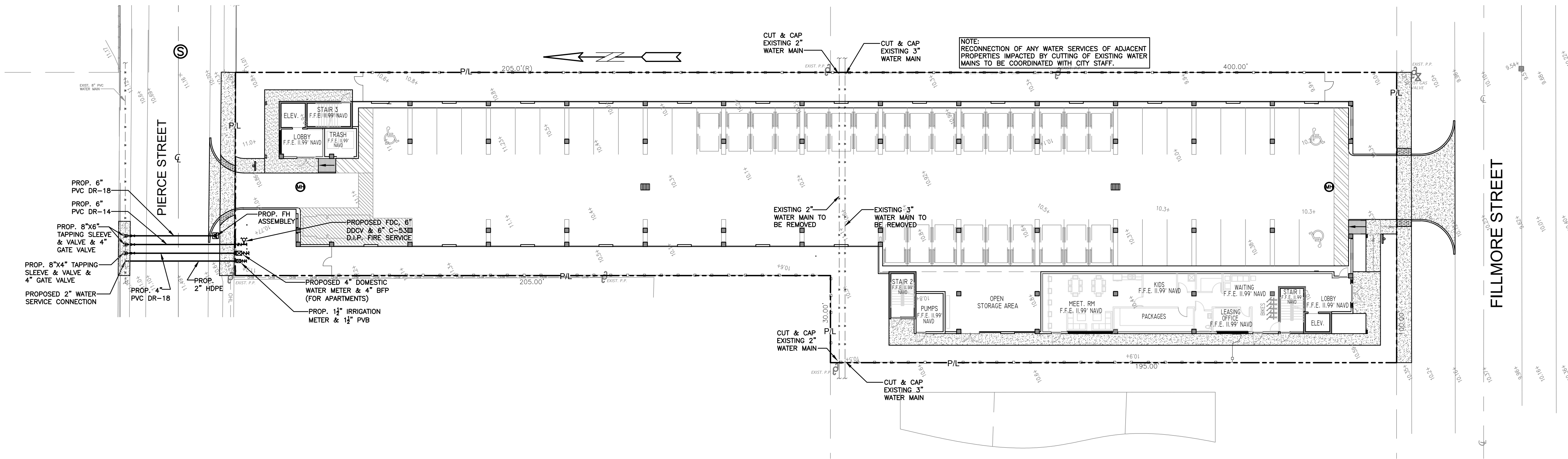
SHEET NO.:

C5

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PROJECT NO.: 21-54

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 57 RESIDENTIAL UNITS

WATER DEMAND
(57 RESIDENTIAL UNITS)X(141 GPD/UNIT)=8,037 GPD

WASTEWATER DEMAND
(57 RESIDENTIAL UNITS)X(100 GPD/UNIT)=5,700 GPD

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT RESIDENTIAL UNIT FACTORS PUBLICATIONS)

NOTE:
UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED
BY A CONTRACTOR HOLDING A CLASS I,II, OR V
LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT



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WATER & SEWER PLAN & DETAILS
SCALE: 1"=20'

REVISIONS	
NO.	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

ZE

WESLEY AT FILLMORE
2233 FILLMORE STREET & 2236 PIERCE STREET
HOLLYWOOD, FL 33020

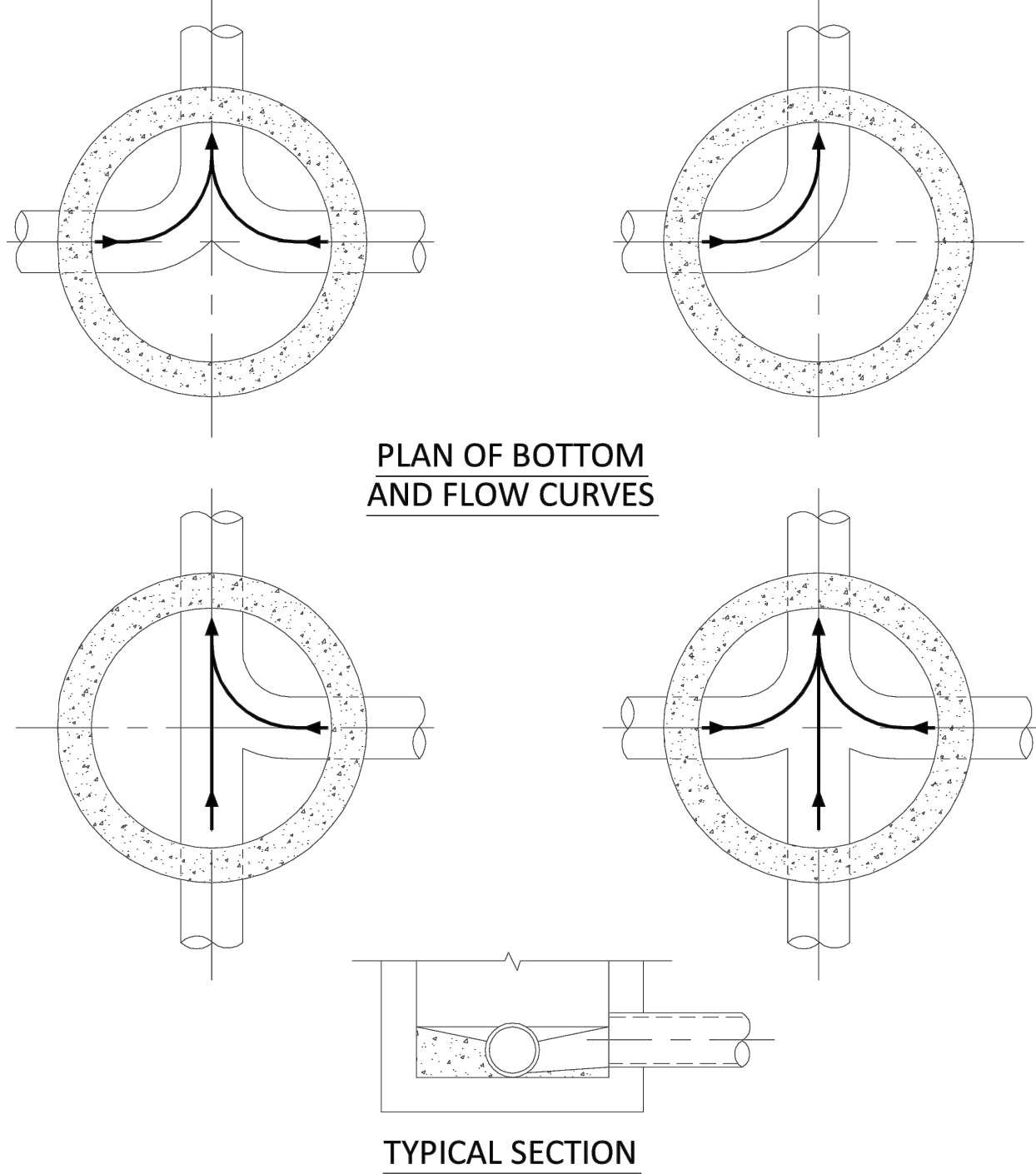
P.E.#:76036	
DATE: 8/16/21	
SCALE: 1"=20'	
SHEET NO.: C6	
6 OF 8	
PROJECT NO.: 21-54	

SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$


WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

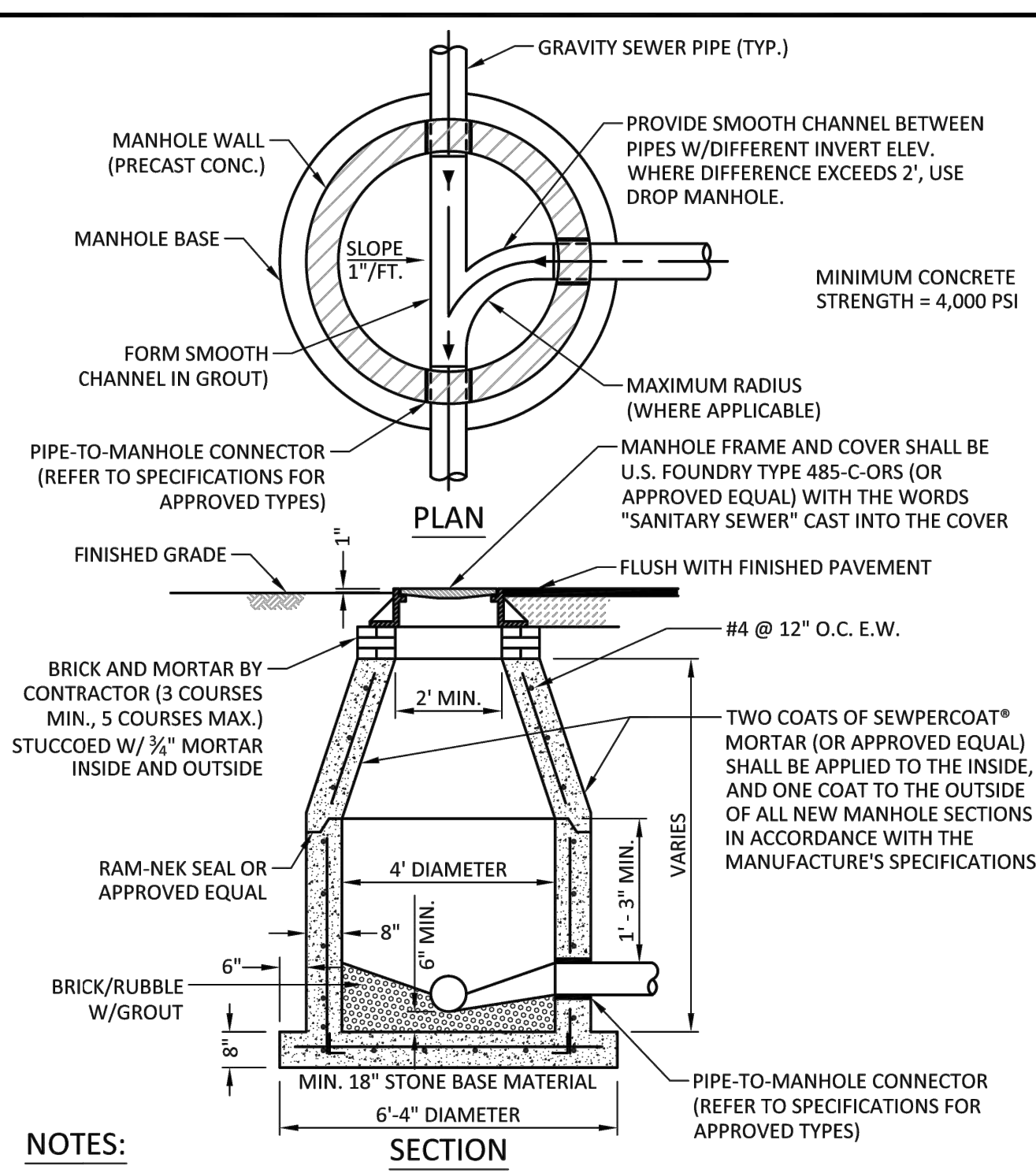
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DRAWN: EAM		SANITARY SEWER MAIN	DRAWING NO.
APPROVED: XXX		CONSTRUCTION NOTES	S-01



NOTES:

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

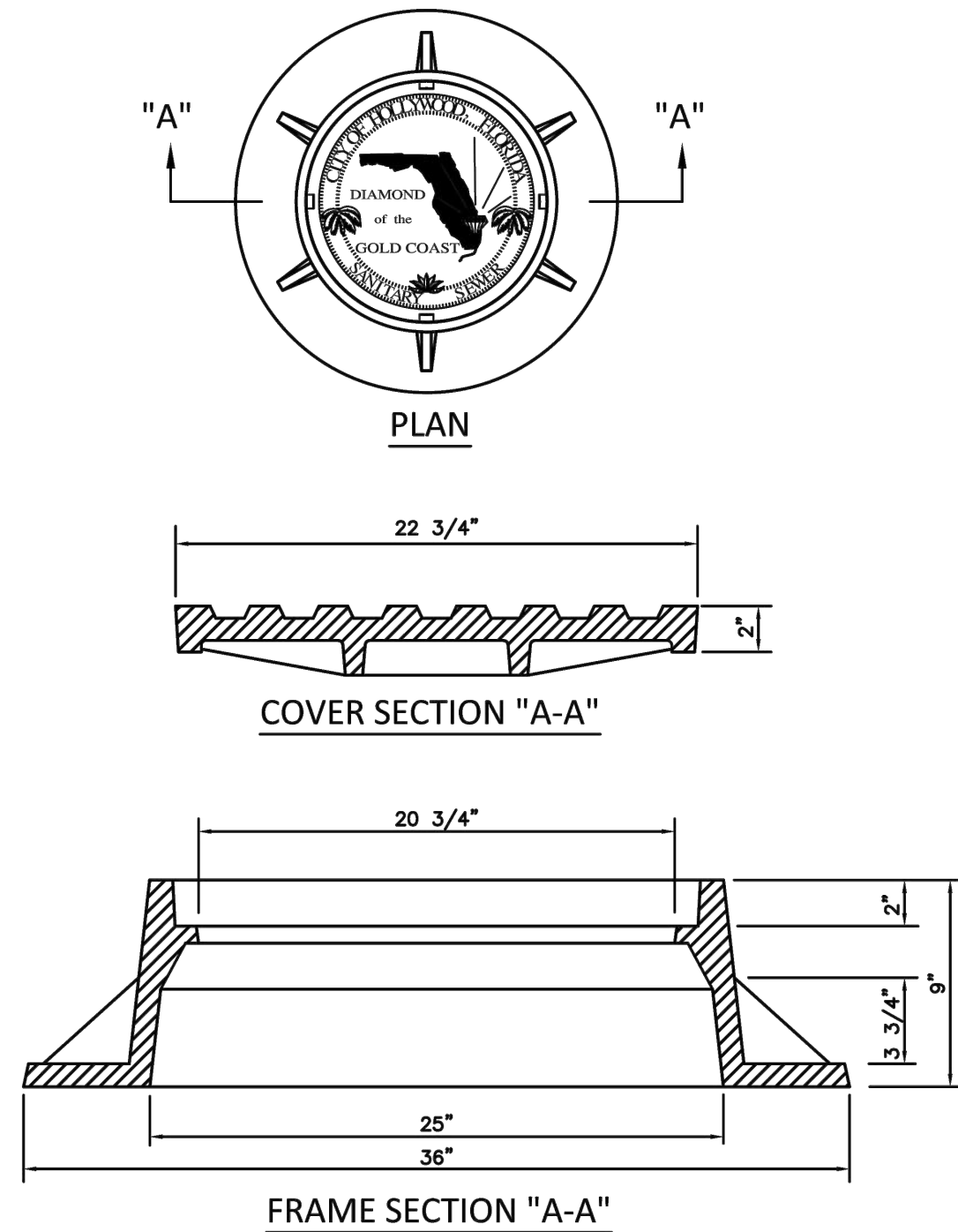
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		MANHOLE FLOW PATTERNS	DRAWING NO.
APPROVED: XXX			S-02



NOTES:

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

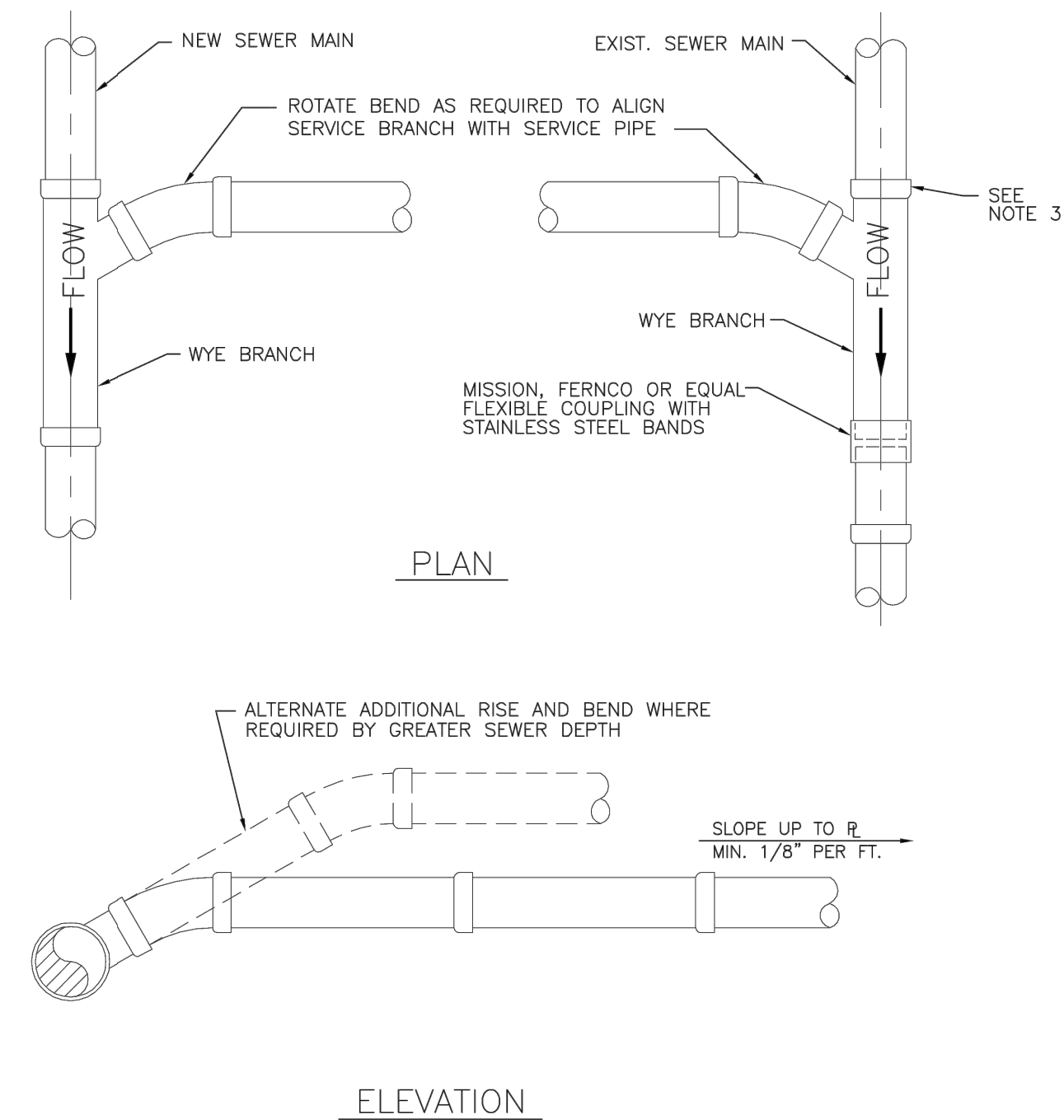
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM		STANDARD PRECAST MANHOLE	DRAWING NO.
APPROVED: XXX			S-03



NOTES:


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

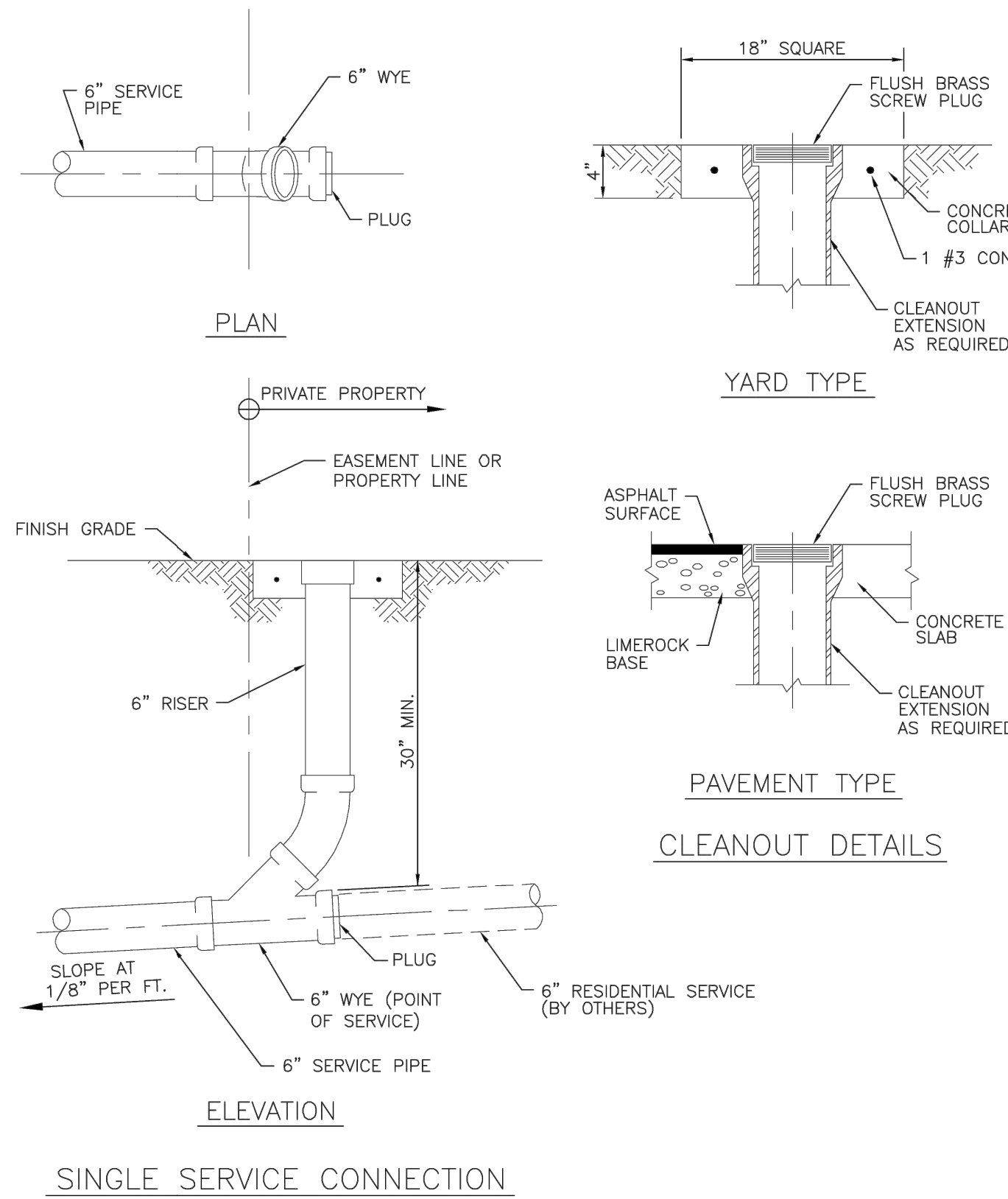
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		MANHOLE FRAME AND COVER	DRAWING NO.
APPROVED: XXX		CITY OF HOLLYWOOD	S-06.1




NOTES:

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

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



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



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA #: 31158

ZE

WESLEY AT FILLMORE

2233 FILLMORE STREET & 2236 PIERCE STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 8/16/21

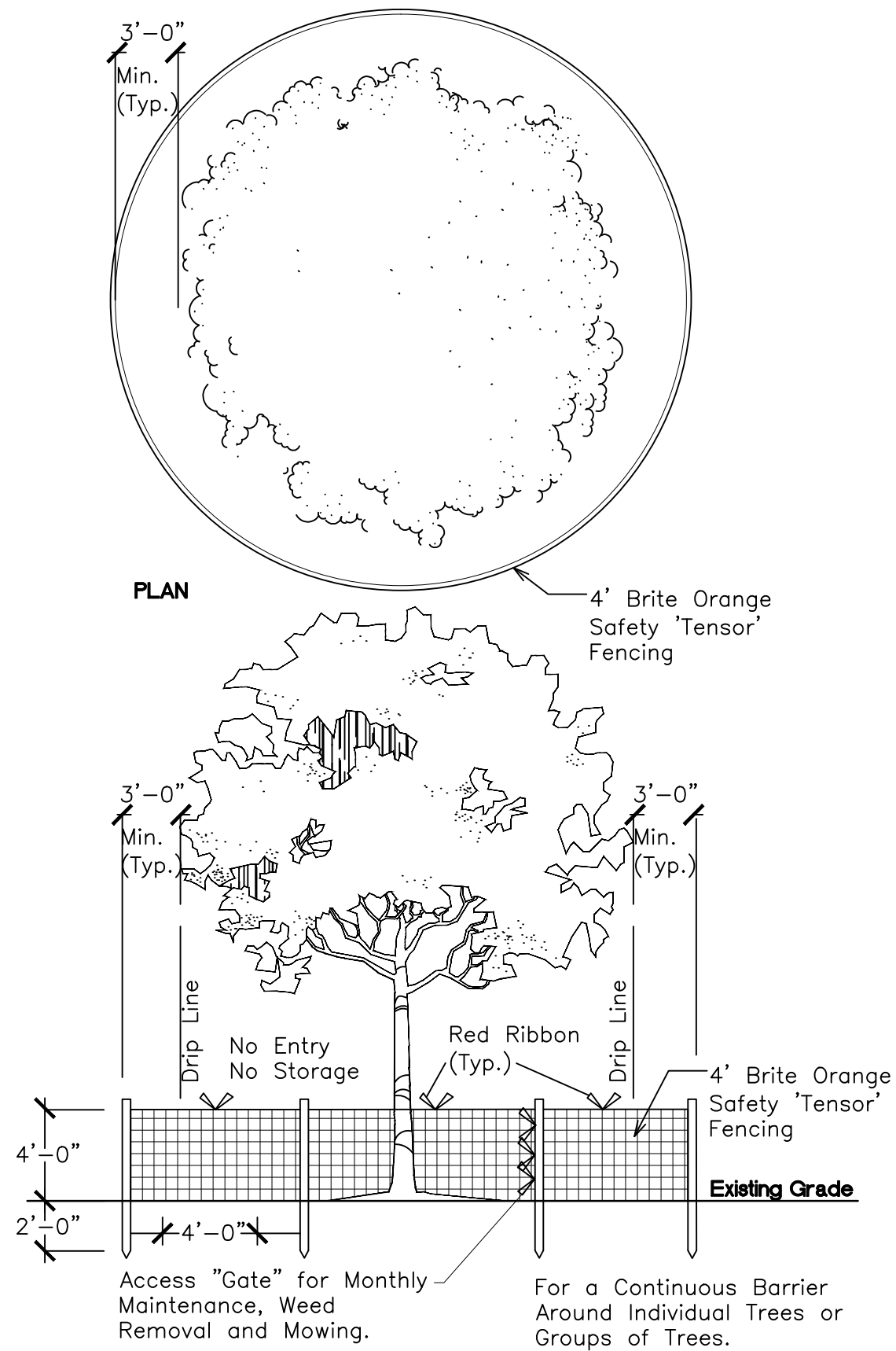
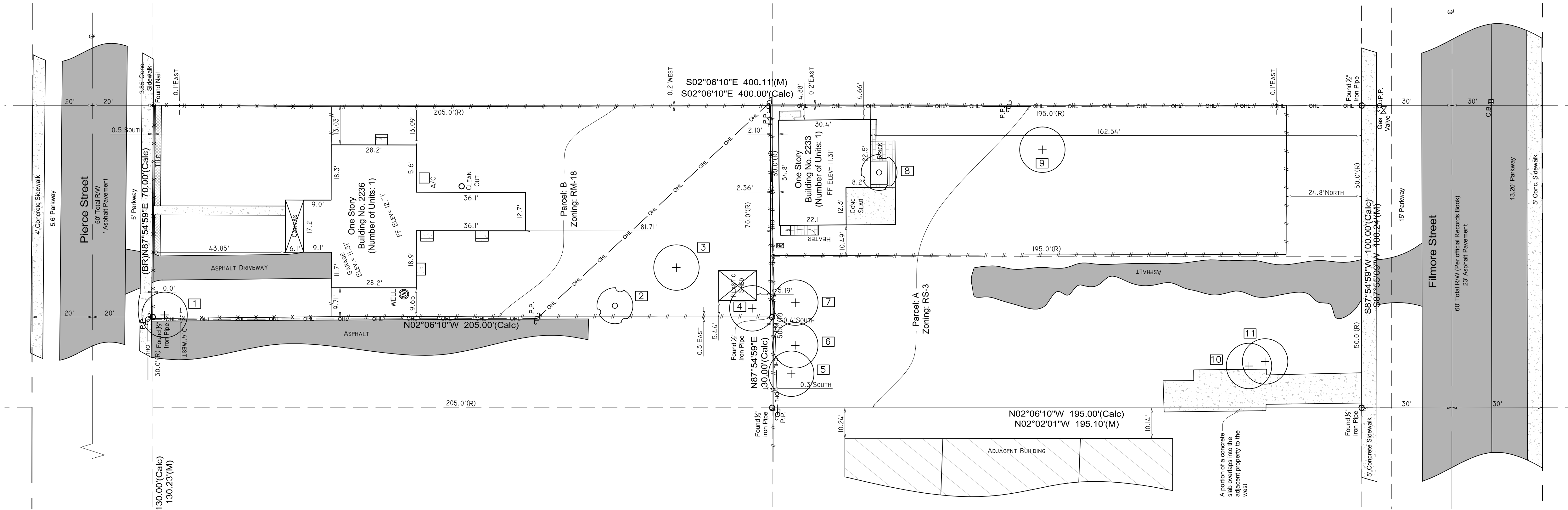
SCALE: N.T.S.

SHEET NO.:

C8

8 OF 8

PROJECT NO.: 21-54



EXISTING TREE PROTECTION DETAIL

Thomas White, Certified Arborist FL-5248A									
2233 Filmore Street and 2236 Pierce Street, Hollywood									
EXISTING TREE LIST									
	(Botanical Name / Common Name)	Ht.	Spread	DBH Cal.	Condition	Caliper	Caliper	Recommendation	TPZ
		(In Feet)	(In Feet)	(In Inches)		Removed	To Remain		(In Feet)
						(In Inches)	(In Inches)		
1	Bursera simarubra / Gumbo Limbo	20	20	8	Fair		8	To Remain	8
3	Persea americana / Avocado	20	15	9	Fair-Poor	9		To Be Removed	
4	Eriobotrya japonica / Loquat	15	12	6	Fair	6		To Be Removed	
5	Persea americana / Avocado	20	8	8	Very Poor	8		To Be Removed	
6	Persea americana / Avocado	20	8	14	Very Poor	14		To Be Removed	
7	Persea americana / Avocado	15	10	7	Very Poor	7		To Be Removed	
9	Swietenia mahogany / Mahogany	35	40	37	Fair-Poor	38		To Be Removed	
10	Bursera simarubra / Gumbo Limbo	20	15	8	Very Poor	8		To Be Removed	
11	Bischofia javanica / Toog (Cat. I Invasive)	30	20	12	Dead	0		To Be Removed	
					Caliper Removed	90			
Existing Palm List									
	(Botanical Name / Common Name)	C.T.				Replacement			
		(In Feet)				Palms			
2	Cocos nucifera / Coconut Palm	30	20	10	Good	1		To Be Removed	
8	Sabal palmetto / Cabbage Palm	14	8	14	Good	1		To Be Removed	
					Replacement Palms Required	2			

GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. 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 existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

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 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 Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be filled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare is slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. 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.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

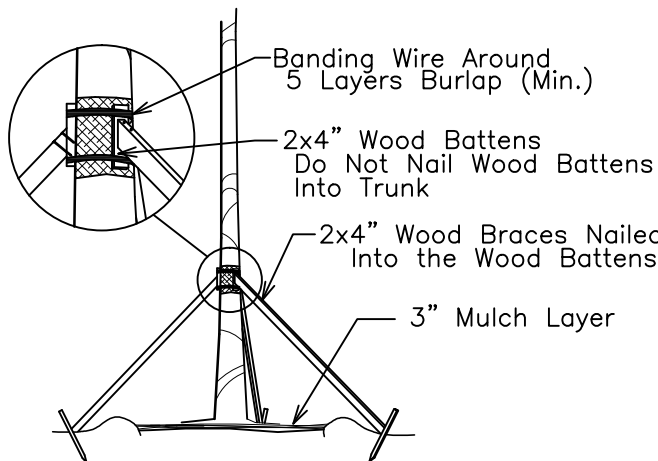
No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

Please refer to the planting details for a graphic representation of the above notes.

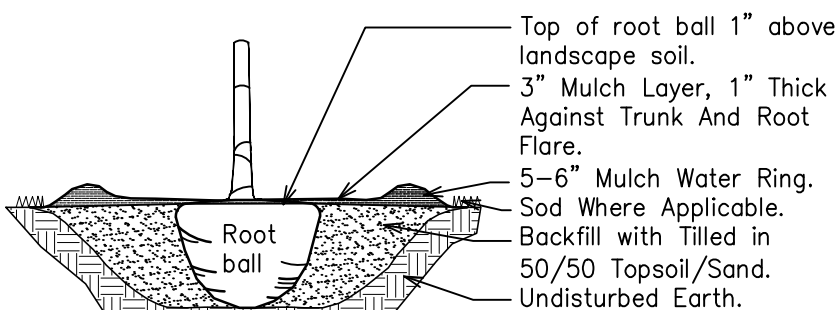
All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days after final acceptance by the owner or owner's representative.

CITY OF HOLLYWOOD				
SITE PLAN INFORMATION-GROUND FLOOR				
Property Use:		Federal Highway Medium Density		
Property Zoning:				
Gross Site Area:	33,850.0 Sq. Feet	=	0.78	Acres
Building / Bayconies Area:	23,022.0 Sq. Feet	=	68.01%	
Driveway/Walks:	1,963.0 Sq. Feet	=	5.80%	
Total Impervious Areas:	24,985.0 Sq. Feet	=	73.81%	
Landscape Area:	8,865.0 Sq. Feet	=	26.19%	
Total Pervious Areas:	8,865.0 Sq. Feet	=		



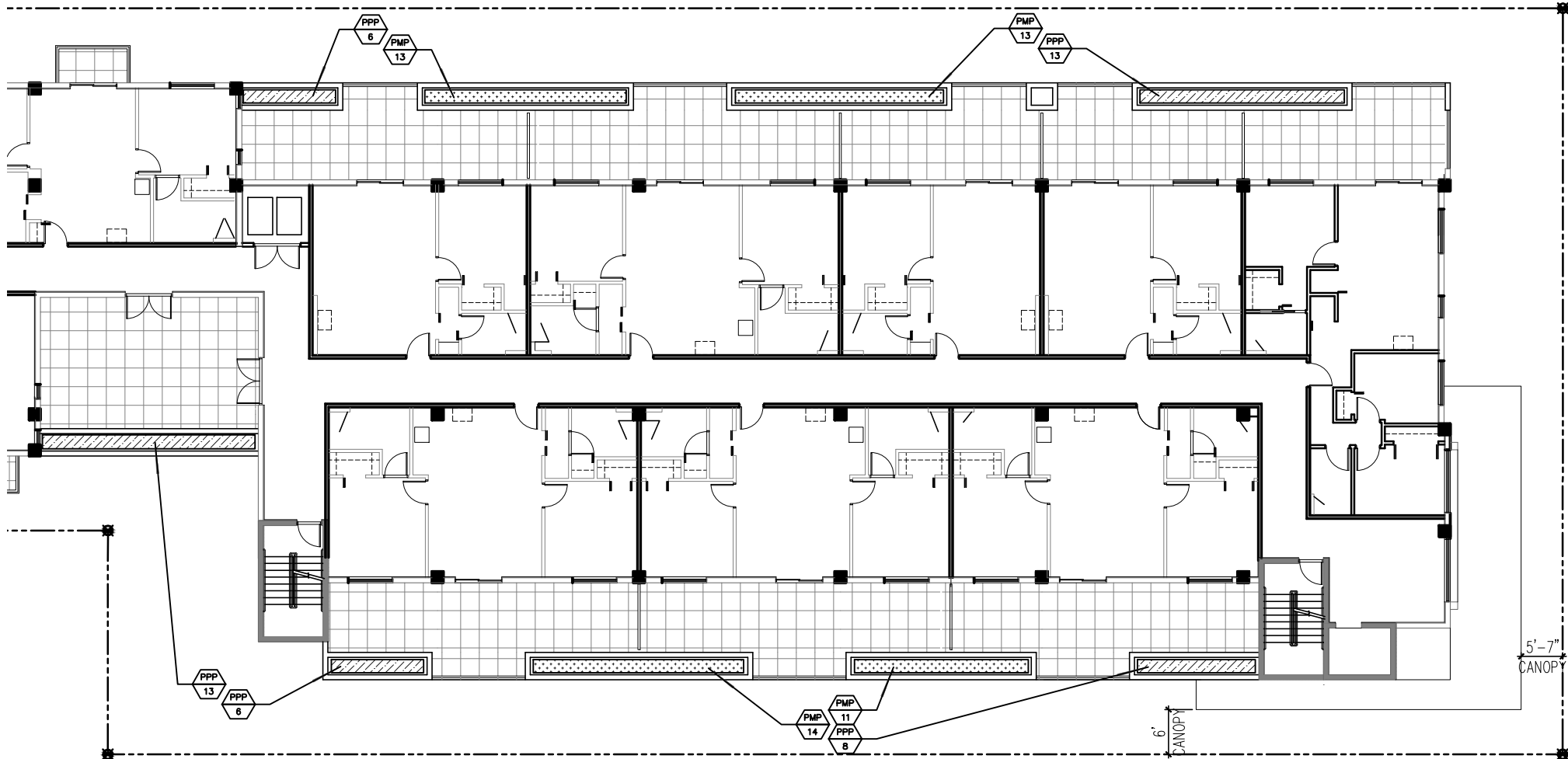
TREE/PALM BRACING DETAIL

NTS



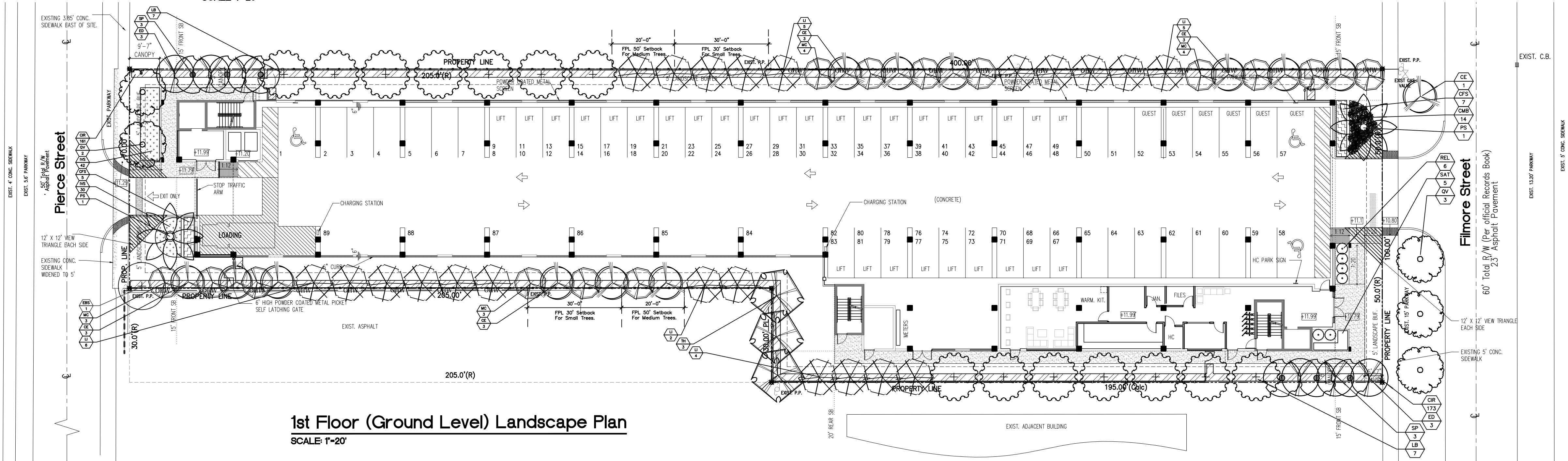
TREE/PALM PLANTING DETAIL

NTS



2nd Floor Landscape Plan

SCALE: 1"=20'



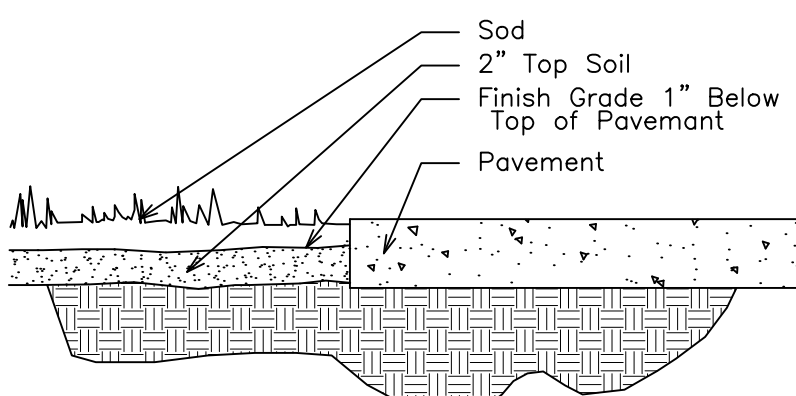
1st Floor (Ground Level) Landscape Plan

SCALE: 1"=20'

CITY OF HOLLYWOOD PLANTING CALCULATIONS

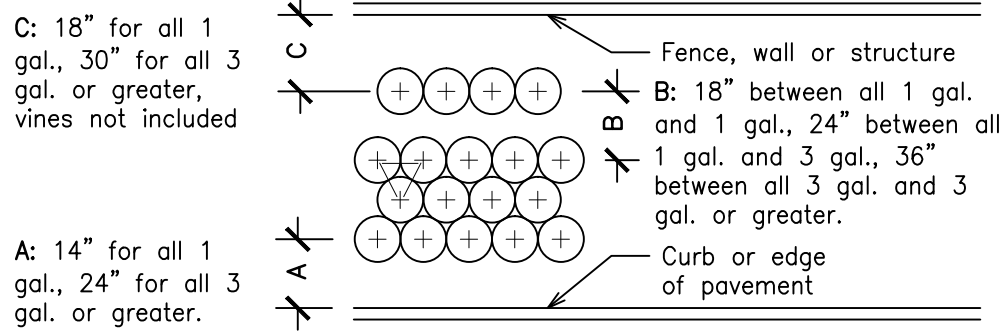
4.6 RAC

	Required	Provided	
4.d.(3)1 Street Trees: One Per 30 LF of Street Frontage 70 LF Feet of Pierce Street 100 LF Feet of Filmore Street	3 4	3 4	1 Exist., 2 New
4.d.(3)2 5' Landscape Buffer Required and Provided. One Tree per 20 LF 830 LF Perimeter of East and West Boundaries	42	42	
4.d.(3)5 5' Landscape Buffer Required and Provided. 42" Landscape Element 830 LF Perimeter of East and West Boundaries	42" Hedge	42" Hedge	CIR 42", See Plant List
4.d.(3)9 One Tree per every 1,000 square feet of Pervious Area 8,865 Square Feet of Pervious (Net Lot) Area.	9	9	
4.d.(3)12 20% Landscape Open Space	6,770	20% 8,865	26%
Total Trees	58	58	



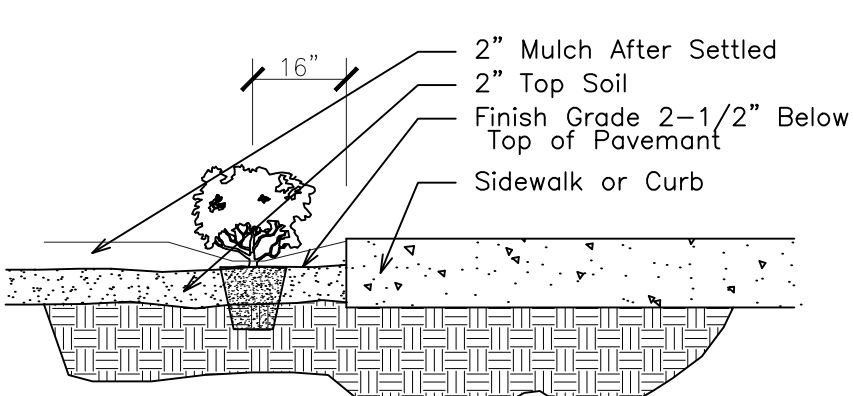
SOD INSTALLATION DETAIL

NTS



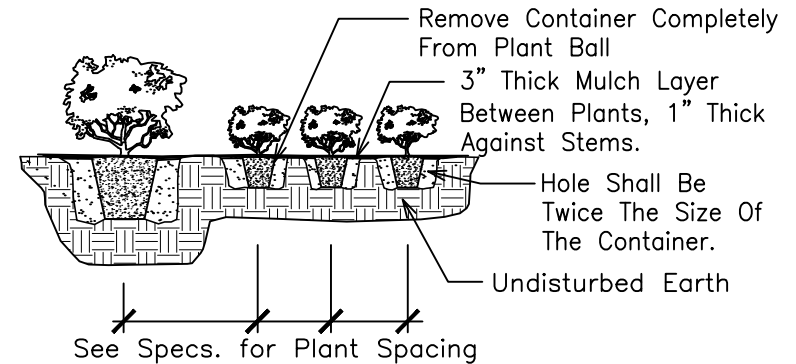
TYPICAL PLANT SPACING DETAIL

NTS



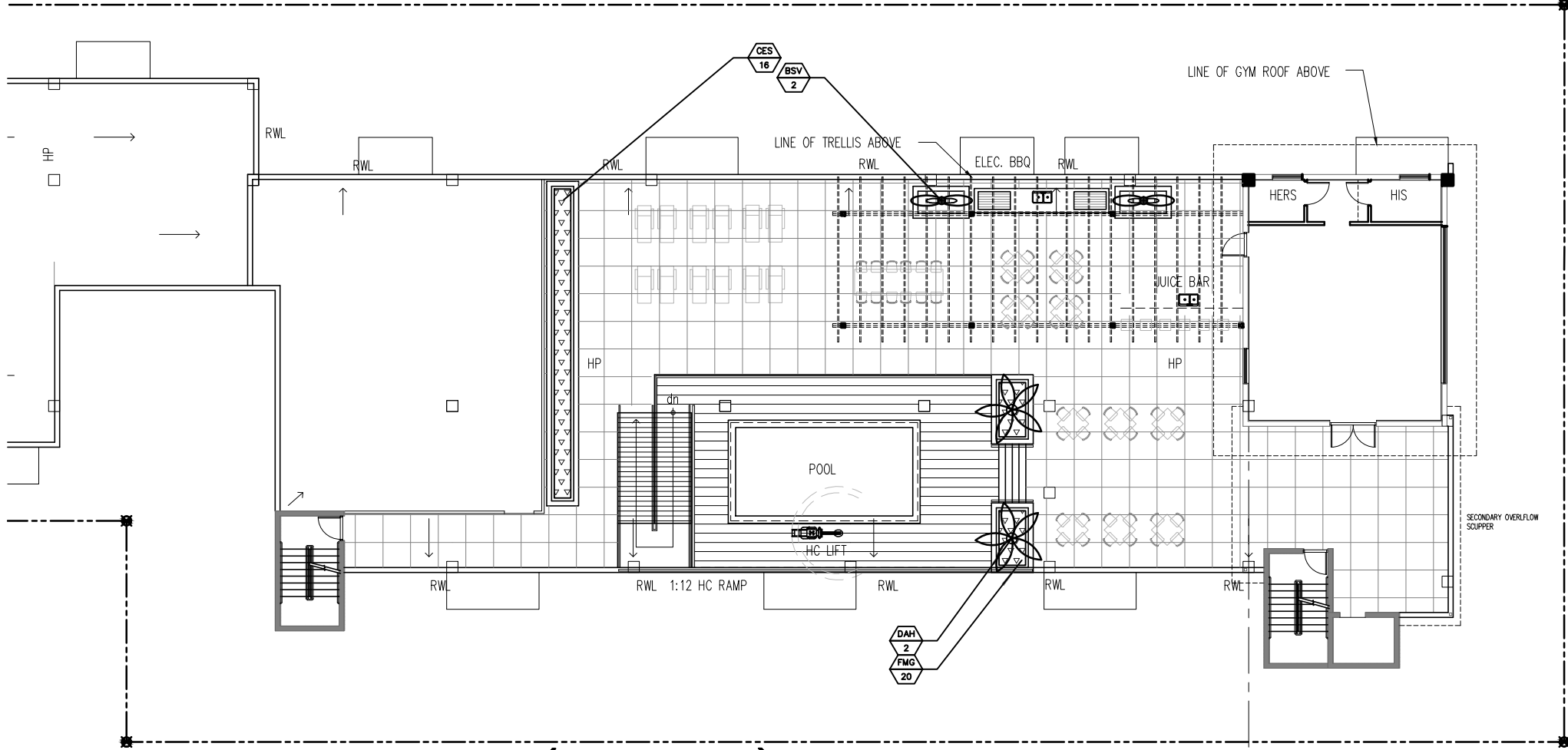
SHRUB INSTALLATION DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



4th Floor (Pool Deck) Landscape Plan

SCALE: 1"=20'

PLANT LIST

1st FLOOR (Ground Level)

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
EXISTING TREE				
EES (N)	V	1	Bursera simarubra / Gumbo Limbo	8" Cal. DBH
PROPOSED TREES / PALMS				
CE (N)	V	13	Conocarpus erectus sericeus / Silver Buttonwood	12x4.5', 2" Cal. DBH, Sng. Trunk
ED (N)	V	6	Elaeocarpus decipiens / Japanese Blueberry	12x4.5', 2" Cal. DBH, Sng. Trunk
LB (N)	V	14	Lysitoma bahamensis / Wild Tamarind	12x4.5', 2" Cal. DBH, Sng. Trunk
MC (N)	V	14	Myrica cerifera / Wax Myrtle	12x4.5', 2" Cal. DBH, Sng. Trunk
PS (N)	V	2	Phoenix sylvestris / Silver Date Palm	8' CT Min.
QV (N)	V	5	Quercus virginiana / Live Oak	12x4.5', 2" Cal. DBH, Sng. Trunk
SP (N)	V	4	Sabal palmetto / Cabbage Palm	16' CT Min. Staggered Hts.
TH (N)	V	2	Tabebuia heterophylla / Pink Trumpet Tree	12x4.5', 2" Cal. DBH, Sng. Trunk
		58	Total Trees/Palms (SP Counted 3:1)	
		48	Native Trees	
		83%	Native Trees	
SHRUBS / GROUND COVERS				
CFS (N)	V	12	Clusia flava / Small Leaf Clusia	7 Gal., 48x24", 36" OC
CIR (N)	V	334	Chrysobalanus icaco Red Tip / Cocoplum	7 Gal., 42-48x24-30", 30" OC
CMB (N)	V	14	Citrus monshuma / Burgandy Citrus	7 Gal., 3x3
IVS (N)	V	72	Ilex vomitoria 'Stokes Dwarf' / Dwarf Ilex Holly	3 Gal., 12x12", 10-12" OC
REL (N)	V	6	Rhapis excelsa / Lady Palm	10/15 Gal., 5-6' OA.Ht., 7 Canes Min.
SAT (N)	V	5	Schefflera arboricola 'Trinette' / Variegated Arborescens	3 Gal., 18x18", 18-20" OC
		443	Total Shrubs	
		360	Native Shrubs	
		81%	Native Shrubs	
SOD				
Sod (M)	By GC	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams
2nd FLOOR				
PMP (N)	V	51	Podocarpus macrophyllus / Pringles	3 Gal., 18x18", 24" OC
PPF (N)	V	46	Pleioblastus pygmaeus / Pygmy Bamboo	3 Gal., 15" OA, 24" OC
4th FLOOR (Pool Deck)				
BSV (N)	V	2	Bougainvillea sp. / Vine - Red, Trellis	15/20 Gal., 6' OA, Attach to Pool Trellis
CES (N)	V	16	Conocarpus erectus sericeus / Silver Buttonwood	7 Gal., 48x24", 36" OC
DAH (N)	V	2	Dicorysperma album / Hurricane Palm	15/20 Gal., 6-7' OA.Ht.
FMG (N)	V	20	Ficus microcarpa / Green Island Ficus	3 Gal., 18x18", 18-20" OC
MITIGATION TREE LIST				
LI (N)	V	22	Lagerstroemia indica 'Natchez' / Crape Myrtle, Watermelon Red	12-14x5-6', 4" Cal. DBH, Sng. Trunk
TH (N)	V	1	Tabebuia heterophylla / Pink Trumpet Tree	12x4.5', 2" Cal. DBH, Sng. Trunk
			Total Caliper Added	90
			Total Caliper Removed	90
			Caliper Deficiency	0
SP (N)	V	2	Sabal palmetto / Cabbage Palm	20' CT Min.
			Total Palms Added	2
			Total Palms Removed	2
			Palms Deficiency	0

THOMAS WHITE, ASIA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
twhite@bellsouth.net
954-253-2265

REVISIONS

NO.	DESCRIPTION

Landscape Plan
Wesley at Filmore
2233 Filmore Street & 2236 Pierce Street
Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
8-16-2021
SCALE: 1"=20'-0"

Sheet No.

L-2
Sheet 2 Of 3