

Technical Advisory Committee

Monday, January 22, 2024

1:30 PM

City of Hollywood



Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Room 219

Thank you for demonstrating an interest in the City of Hollywood Technical Advisory Committee meeting. The public may view the meeting either in person or virtually <http://hollywoodfl.org/calendar> and selecting the meeting's date.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Committee Chair prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. Comments left on voicemail machines, emailed, posted to the City's social media accounts shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Roll Call**B. Approval of Minutes**

Attachments: [2023_1204_Minutes.pdf](#)

C. Preliminary Site Plan Review**1. 2024_0122**

FILE NO.: 24-DP-01
APPLICANT: OB House, LLC.
LOCATION: 5701 Pembroke Road
REQUEST: Site Plan Review for a 5,250 SF commercial development

Attachments: [2401_P_Application_Package_2024_0122.pdf](#)

2. 2024_0122

FILE NO.: 24-DP-02
APPLICANT: 2022 Mayo, LLC.
LOCATION: 1835 Fletcher Street
REQUEST: Site Plan Review for a 15-unit residential development

Attachments: [2402_P_Application_Package_Part_I_2023_0122.pdf](#)
[2402_P_Application_Package_Part_II_2023_0122.pdf](#)

3. 2024_0122

FILE NO.: 24-DP-03
APPLICANT: Bluevis, LLC.
LOCATION: 600 Knights Road
REQUEST: Site Plan Review for a padel court (Padel Sports Club)

Attachments: [2403_P_Application_Package_2024_0122.pdf](#)

D. Final Site Plan Review**4. 2024_0122**

FILE NO.: 23-DP-26
APPLICANT: Aviva & Sam, LLC.
LOCATION: 2420 Lincoln Street
REQUEST: Site Plan Review for a 9-unit residential development

Attachments: [2326_F_Application_Package_Part_I_2023_0122.pdf](#)
[2326_F_Application_Package_Part_II_2023_0122.pdf](#)

5. 2024_0122

FILE NO.: 23-DP-89
APPLICANT: GN Dixiana, LLC.
LOCATION: 1822 Dixiana Street
REQUEST: Site Plan Review for a 70-unit residential development

Attachments: [2389_F_Application_Package_2024_0122.pdf](#)

E. Old Business

F. New Business**G. Adjournment**

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

Note: Pre-Application Conceptual Overview (PACO) conference will be held immediately following conclusion of the Technical Advisory Committee (TAC). PACO is a non-sunshine conference.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Agenda Date: 1/22/2024

Agenda Number:

To: Technical Advisory Committee

Title:

**SUMMARY OF THE MINUTES
TECHNICAL ADVISORY COMMITTEE MEETING**

**CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATIONS

The regular meeting of the Technical Advisory Committee (TAC) convened at 1:31 p.m. on December 4, 2023 at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco WebEx, with the following members present:

Anand Balram	Planning Division – Planning Manager
Alicia Vereas-Feria	Public Utilities - Utilities Permit Review Administrator
Giselle Hipolito	Building – Plan Examiner
Azita Behmardi	Development Services – Deputy Director
Clarissa Ip	Engineering Division – City Engineer
Rick Mitinger	Engineering Division – Transportation Engineer
Favio Perez	Landscape Inspector/Plans Examiner
Adam Licht	Engineering Division – Engineering Specialist
Francisco Diaz	CRA – Project Manager
Herbert Conde-Parlato	CMED - Economic Development Manager
Chris Clinton	Fire Rescue and Beach Safety – Fire Marshall
David Vazquez	Parks ,Recreation and Cultural Arts Division – Assistant Director

The following members from the Department of Development Services – Division of Planning and Urban Design were also present:

Cameron Palmer	Planning Division – Principal Planner
Carmen Diaz	Planning Administrator
Tasheema Lewis	Associate Planner
Daniela “Solange” Baquero-Meza	Administrative Assistant I

B. APPROVAL OF MINUTES

Motion for approval of the November 20, 2023 minutes was made by Rick Mitinger and seconded by Herbert Conde-Parlato. (Approved).

Anand Balram provided an overview of the City’s Development Review Process and the Technical Advisory Committee’s role.

C. PRELIMINARY SITE PLAN REVIEW

1. **FILE NO.:** 23-DP-99
APPLICANT: 1301 Plaza LLC/ Khaled El Chaer
LOCATION: 1301 N. State Road 7
REQUEST: Site Plan Review for a Special Exception and Variance for a Food Truck Park (The Road).

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off. Anand Balram opened public comment, and no comments were submitted and/or made. Anand Balram closed public comment portion.

D. FINAL SITE PLAN REVIEW

2. **FILE NO.:** 23-DP-52
APPLICANT: Las Villas JDL, LLC. Lloyd Quintana MGR
LOCATION: 1807-1809 Madison Street
REQUEST: Site Plan Review for 44 residential units and ground floor commercial uses.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off. Anand Balram opened public comment, and no comments were submitted and/or made. Anand Balram closed public comment portion.

3. **FILE NO.:** 23-DP-80
APPLICANT: Joseph B. Kaller
LOCATION: 1830-1844 Jackson Street
REQUEST: Site Plan Review for 200 residential units and ground floor commercial uses.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee

prior to submitting for TAC Sign-off. Anand Balram opened public comment, and no comments were submitted and/or made. Anand Balram closed public comment portion.

E. OLD BUSINESS

Nothing was discussed

F. NEW BUSINESS

Anand Balram discussed the Planning Project Priority Routing Signoff list as follows:

1. 2338-DP: Hollywood Moon – Cameron – Engineering, Landscape, Utilities, Parking, Public Works, CRA
2. 2349-DP: Diplomat – Cameron – Engineering
3. 2259-DP: 1645 Polk Street - Carmen – Engineering,
4. 2302-DP: 2022-2026 Fletcher Street - Carmen – Engineering, Utilities
5. 2320-DP: 1914-1920 Pierce Street – Tasheema – Utilities, Engineering, Public Works, Community Development, Economic Development
6. 2377-DP: 2328 Jackson Street – Tasheema – Utilities, Engineering, Landscape, Public Works, Community Development
7. 2323-DP: 2215 Fillmore Street - Carmen – Engineering, Utilities and Community Development
8. 2361-DP: 2543 Polk Street – Reggie – Engineering, Parks and Recs, and Community Development.
9. 23-CV-59: 725 N Southlake Drive – Carmen – Utilities
10. 23-C-90: 1018 Lincoln Street – Carmen – Utilities, Building

The next TAC Meeting is scheduled for December 18, 2023 and comments are due by December 17, 2023.

The Building Division will circulate their priority projects for priority Technical Review following the meeting.

G. ADJOURNMENT

The meeting was adjourned at 2:03 p.m.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 1. 2024_0122

Agenda Date: 1/22/2024

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 24-DP-01
APPLICANT: OB House, LIC.
LOCATION: 5701 Pembroke Road
REQUEST: Site Plan Review for a 5,250 SF commercial development



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: JANUARY 5 2024

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES

APPLICATION TYPE:

- ☒ Technical Advisory Committee
☐ City Commission

- ☐ Variance/Special Exception Requested
☐ Administrative Approvals
☐ Historic Preservation Board
☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 5701 Pembroke Rd Hollywood, FL 33023

Lot(s): 7 Block(s): _____ Subdivision: _____

Folio Number(s): 514124120130; 514124120140; 51414120150
514124120151; 514124120170; 514125120180; 514124120181

Zoning Classification: C3 Land Use Classification: Reatil

Existing Property Use: 0 Sq Ft/Number of Units: 0

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/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Comercial Retail

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	40 (Area: 5.250 S.F.)
Proposed Non-Residential Uses	Shopping S.F.
Open Space (% and SQ.FT.)	32% (Area: 6.805 S.F.)
Parking (# of spaces)	21 + Driveway area (Area: 8.700 S.F.)
Height (# of stories)	1 (5.250 FT.)
Gross Floor Area (SQ. FT)	33,087.83

Name of Current Property Owner: OB HOUSE LIC

Address of Property Owner: 17138 SW 93RD ST MIAMI FL 33196

Telephone: 573127771807 Email Address: andresorozcoa@hotmail.com

Applicant Alexander Mendez ☐ Consultant | ☒ Representative | ☐ Tenant (check one)

Address: 17138 sw 93rd st Miami fl 33196 Telephone: _____

Email Address: alexandermendez@yahoo.com

Email Address #2: _____

Date of Purchase: 2018 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

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 as approved by the Division of Planning & Urban Design. 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: ADA Date: January 5 2024
DocuSigned by: F0E7A3C7912744A...

PRINT NAME: ANDRES OROZCO Date: January 5 2024

Signature of Consultant/Representative: ADA Date: January 5 2024
DocuSigned by: 4175352FAE2010E...

PRINT NAME: ALEXANDER MENDEZ Date: January 5 2024

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 _____
Hollywood City fl Planning Division to my property, which is hereby made by me or I am hereby authorizing
Alexander Mendez to be my legal representative before the TAC Committee (Board and/or
Committee) relative to all matters concerning this property.

Sworn to and subscribed before me
this 5 day of January 2024

Notary Public
State of Florida

My Commission Expires: 8-11-2026 (Check One) Personally known to me; OR X Produced Identification



Signature of Current Owner: ADA
DocuSigned by: F0E7A3C7912744A...

Andres Orozco Agudelo
Print Name

Florida Drivers License

PROPERTY ADDRESS:
5701 PEMBROKE ROAD, HOLLYWOOD FL 33023

FOLIO #:
514124120140
514124120130
514124120151
514124120150
514124120170
514124120180
514124120181

SURVEYOR'S CERTIFICATION:
ALEXANDER MENDEZ

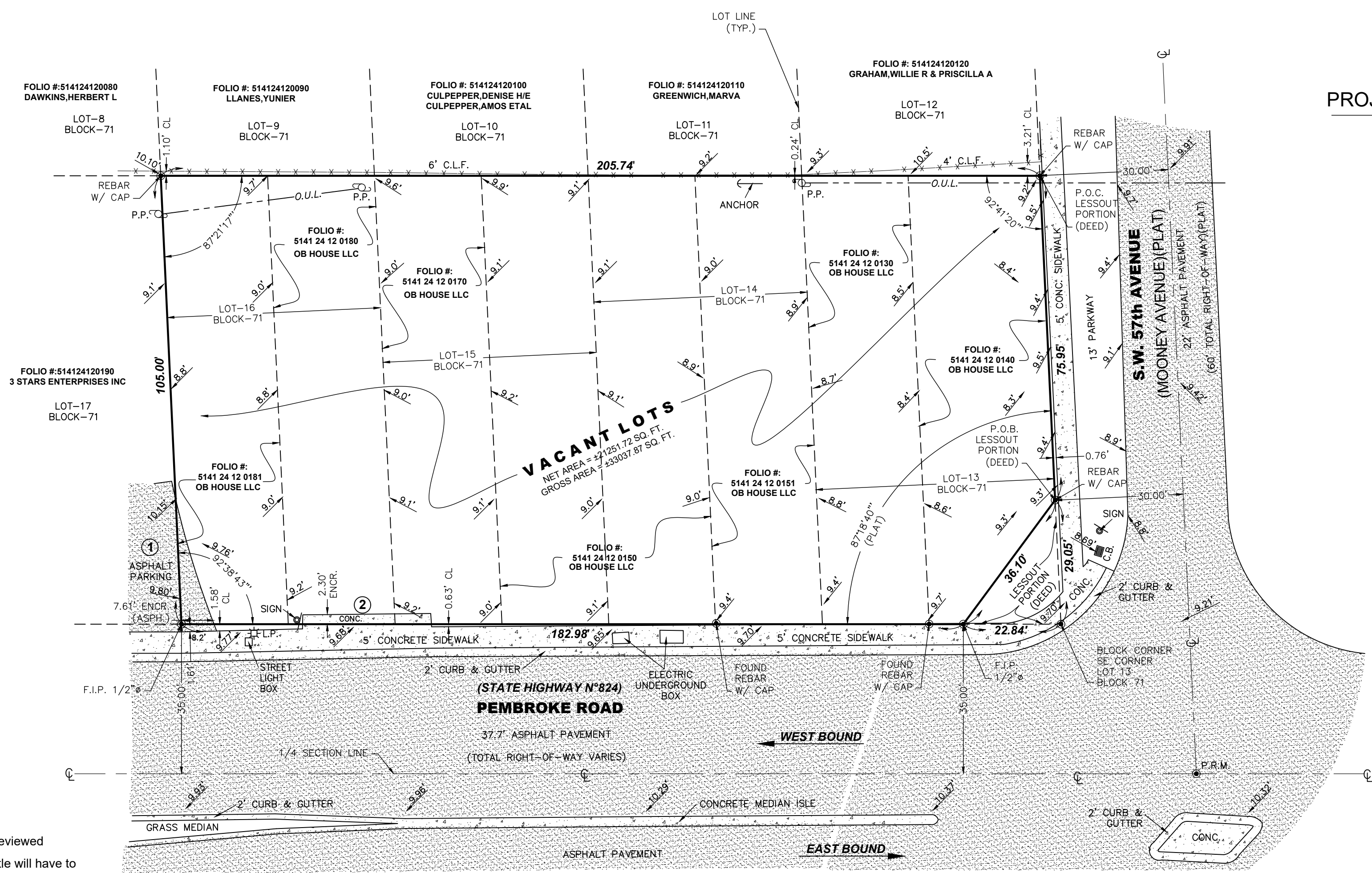
SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and described based on the above legal description; provided by client.
- 2) This certification is only for the lands as described. It is not a certification of title, zoning, easements, or freedom of encumbrances. abstract not reviewed
- 3) There may be additional restrictions not shown on this survey that may be found in the public records of this county, examination of abstract of title will have to be made to determine recorded instruments, if any affecting this property.
- 4) The accuracy obtained for all horizontal control measurement and office calculation of a closed geometric figures, meets or exceeds the current Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in chapter 5J-17.051 (3) (b), 15.b.II, of 1 foot in 10 000 feet for Commercial Areas.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. underground encroachments not located.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Underground utilities are not depicted hereon: contact the appropriate authority prior to any design work or construction on the property herein described, for building and zoning information. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 8) In some cases graphic representation have been exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 9) Area of the property: Lot Net Area: \pm 21251.72 Square Feet. / \pm 0.487 Acres
- 10) This survey does not reflect or determine ownership. Ownership subject to opinion of title .
- 11) Type of Survey: ALTA / NSPS Land Title Survey.
- 12) The survey depicted here is not covered by Professional Liability Insurance. The Liability of this survey is limited to the cost of the survey.
- 13) North arrow direction and bearings are based on an assumed meridian.
- 14) Elevations are based on the National American Vertical Datum of 1988.
- 15) There are no wetlands found within the property.

16) The property described on this Sketch of ALTA / NSPS Land Title Survey is the same property as described in Schedule "A" in Old Republic National Title Insurance Company, Issuing Office File number: 23-1104; with an effective date of November 7, 2023 at 8 : 00 AM, issued by Old Republic National Title Insurance Company, commitment number 23118155 DP1

17) The 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys are Effective February 23, 2021. As of that date, all previous versions of the Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys

are superseded by these standards. Adopted by the Board of Governors, American Land Title Association (ALTA), on October 8, 2015. Adopted by the Board of Directors, National Society of Professional Surveyors (NSPS), on October 9, 2015.



LEGAL DESCRIPTION:

Parcel 1:
The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 2:
The East 30.82 feet of Lot 13, LESS the portion described as Commencing at the Northeast corner of Lot 13, thence South 75.95 feet to the point of beginning; thence South 29.05 feet, thence West 22.84 feet; thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 3:
The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.
















Parcel 4:
The West 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in
Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 5:
The West 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in
Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 6:
The East 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

Parcel 7:
The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2, according to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

SYMBOL

	CABLE		WATER VALVE
	FIRE HYDRANT		LID
	SANITARY SEWER		WATER CONNECTOR
	ELECTRIC BOX		STOP SIGN
	CATCH BASIN		TRAFFIC SIGN
	WATER METER		
	LIGHT POWER POLE		INLET
	UTILITY POLE		
	BOLLARDS		

LEGEND AND ABBREVIATIONS:

A/C	=	ARC
A/C	=	ARC CONDITIONER PAD
A/C	=	AMERICAN LAND TITLE ASSOCIATION
CH	=	CHORD
CH. BEAR	=	CHORD BEARING
CH	=	BUILDING SETBACK
C.B.	=	CATCH BASIN
C.L.F.	=	CHAIN LINK FENCE
C	=	CENTER LINE
CL	=	CLEAR
CONC.	=	CONCRETE
C.B.S.	=	CONCRETE BLOCK STRUCTURE
ENC.	=	ENCROACHMENT
F.F.L.	=	FINISH FLOOR ELEVATION
F.P.C.P.	=	FOUND PERMANENT CONTROL POINT
F.I.P. 1/2"	=	FOUND IRON PIPE 1/2"
F.I.R. 1/2"	=	FOUND IRON REBAR 1/2"
F.N.	=	FOUND NAIL
F.N. & D.	=	FOUND NAIL AND DISC
F.P.R.M.	=	FOUND PERMANENT REFERENCE MARK
L.C.	=	LAND MAINTENANCE
ID	=	IDENTIFICATION
M	=	MEASURED

N	= MONUMENT LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODEIC VERTICAL DATUM
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
OL	= ON LINE
OS	= OFF SET
PG.	= PAGE
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
P.T.	= POINT OF TANGENCY
P.B.	= PLAT BOOK
PL	= PLANTER
R.P.	= RADIUS POINT
R & M.	= RECORD AND MEASURE
R.W.	= RIGHT OF WAY
SWK.	= SIDEWALK
S.N.A.D.	= SET NAIL & DISC
T.V.P.	= TYPICAL
U.E.	= UTILITY EASEMENT
WM	= WATER METER
Δ	= DELTA

GAVY & ASSOCIATES, INC
LAND SURVEYORS
LB # 6971
2657 S.W. 145th AVENUE
MIAMI, FL. 33175
PHONE: (786) 236-8344

SURVEYOR'S CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7 (a)(1), 8, 9, 10(a) 11(a), 13 and 14, and 19 of Table A thereof. The field work was completed on 11/29/2023
Date of Plat or Map: 11/29/2023

JULIO S. PITA, P.L.S

Professional Land Surveyor
License No. PSM 5789 State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

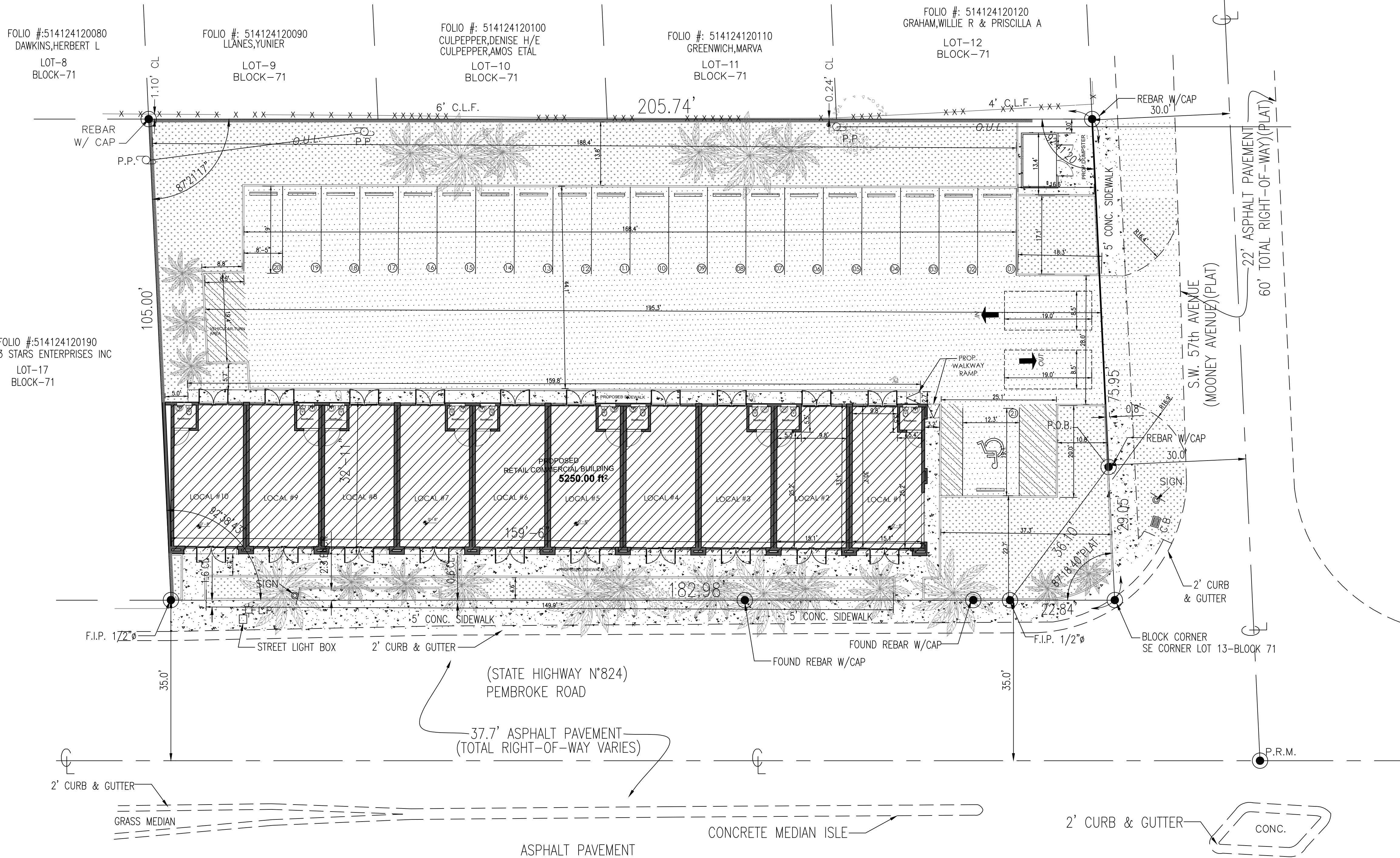
TITLE REVIEW NOTES :

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value or record the estate or interest or mortgage thereon covered by this Commitment.
GENERAL EXCEPTIONS
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. **GENERAL EXCEPTIONS**
3. Rights or claims of parties in possession. **GENERAL EXCEPTIONS**
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. **GENERAL EXCEPTIONS**
5. Easements or claims of easements not shown by the public records. **GENERAL EXCEPTIONS**
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
NOT SURVEY RELATED
7. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. Easements, restrictions and other matters affecting title searched: **GENERAL EXCEPTIONS**
8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of WEST CARVER RANCHES ADDITION NO 2, as recorded in Plat Book 26, Page(s) 36, Public Records of Broward County, Florida. **DOES APPLY TO SUBJECT PROPERTY AND ARE PLOTTED ON THE SURVEY (IF ANY)**
9. Ordinances recorded in O.R. Book 29230, Page 942 and O.R. Book 34145, Page 1891, Public Records of Broward County, Florida. **NOT SURVEY RELATED**
10. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements. **NOT SURVEY RELATED**
11. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT SURVEY RELATED**

NOTES:

- 1). Asphalt Parking Encroaches into the Property (S.W. ㄹ)
- 2). Concrete Sidewalk Encroaches into the Property (South ㄹ)
- 3). ELEVATIONS SHOWN REFER TO N.A.V.D. 1988
BM# 1146 (BROWARD) ELEVATION = 11.510' (NGVD29)

[illegible]



FLOOD ZONE INFORMATION

FLOOD ZONE: "X"
COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
DATE OF FIRM: 08/18/2014
PANEL No: 0727 H
SUFFIX: "L"
FLOOD INFO OBTAIN FROM SURVEY BY:
GAVY & ASSOCIATES, INC LAND SURVEYORS LB # 6971
DATED: 11/29/2023

SCOPE OF WORK

1.- PROPOSED ONE STORY RETAIL
COMMERCIAL FACILITY, AT
EXISTING VACANT LOT.

LEGAL DESCRIPTION

LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANCHES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

LOCATION MAP

RN Engineering, Inspection & Construction, Inc.
PE Lic. No. 60494
CA Lic. No. 32037
7837 W. Sample Road,
Suite 104
Coral Springs, FL 33065
Phone: (954) 656-2594
Fax: (954) 656-2595
Rolando@RNEIC.com
www.RNEIC.com

SEAL

ROLANDO NIGAGLIONI
PE 60494
7837 W. Sample Road, Suite 104
Coral Springs, FL 33065

CONSULTANT
CARLOS SLEBI PALACIO
Phone: (786) 905-9830
scccengineeringllc@gmail.com

REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
SITE PLAN

DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE: 3/4" = 1'-0"

ST-1.0

ZONING LEGEND			
PROPOSED USE	RETAIL COMMERCIAL FACILITY		
ZONING DISTRICT	C-3		
GROSS LOT AREA:	33,037.87 SQ.FT.		
NET LOT AREA:	21,251.72 SQ.FT.		
LOT WIDTH:	205 FT. EXISTING		

LOT COVERAGE ALLOWED: 85% OF NET LOT AREA. (21,252 S.F. X 85%=18,064 S.F. MAX. ALLOWED)			
LOT COVERAGE PROVIDED:			
BLDG. AREA:	5,250.0 S.F.	24.70%	
DRIVEWAY & PARKING SPACES:	8,700.00 S.F.	40.93%	
CONC. SIDEWALKS:	1,492.00 S.F.	7.00%	
DUMPSTER CONC. SLAB:	180.00 S.F.	0.84%	
CBS PERIMETER FENCE :	316.72 S.F.	1.49%	
	15,938.72 S.F.	74.96%	

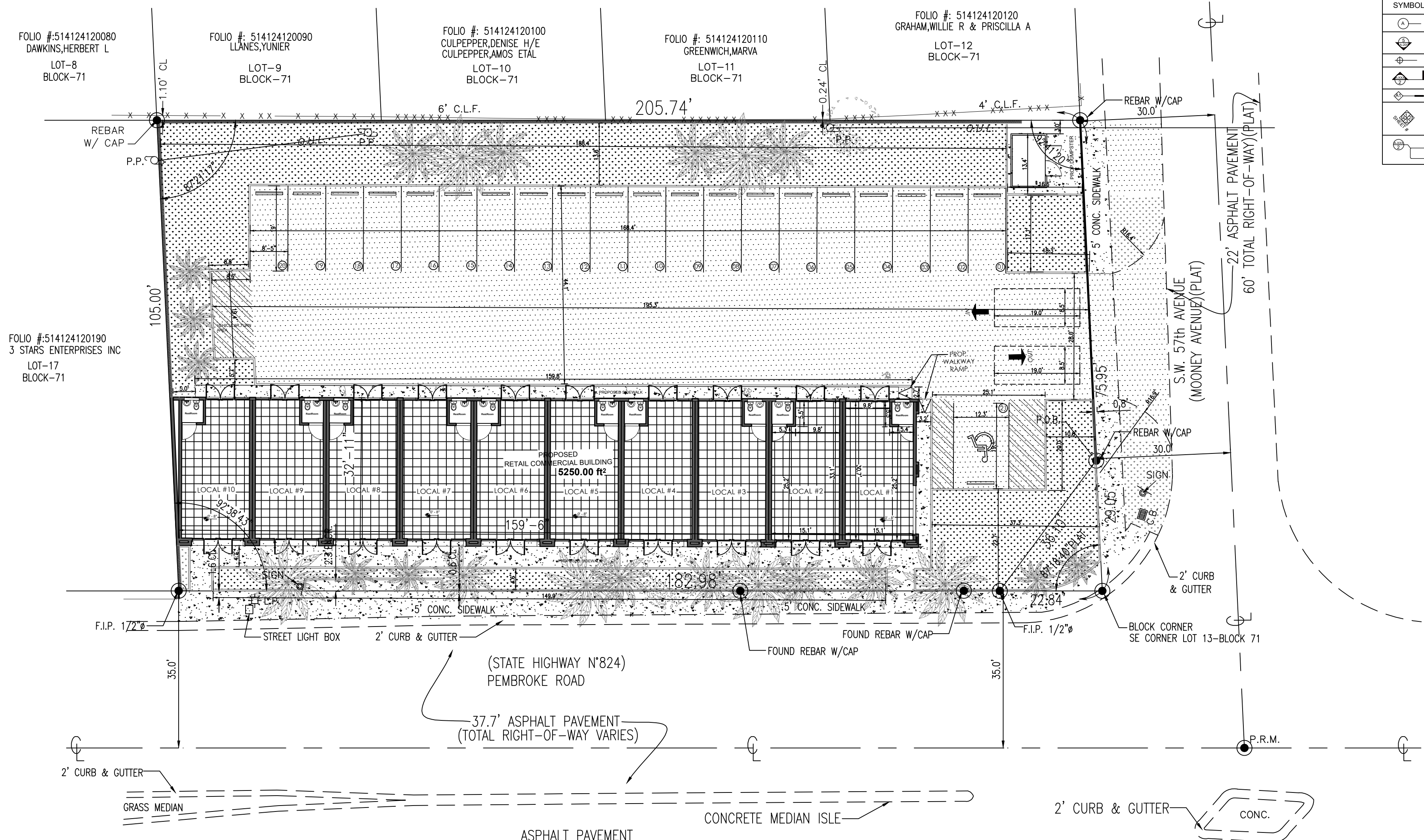
SETBACKS REQUIRED:			REQUIRED:	PROVIDED:
FRONT	20'-0"	14'-7"		
REAR	20'-0"	61'-0"		
SIDE	0'-0"	0'-0"		

BUILDING HEIGHT ALLOWED:		5 STORIES / 60' h
BUILDING HEIGHT PROVIDED:		1 STORY / ---

OPEN SPACE REQUIRED:		20% OF NET LOT AREA - 3,000 SQ FT
OPEN SPACE PROVIDED:	GREEN AREA	5,313.00 SQ FT 25.00%
	CONC. SIDEWALKS	1,492.00 SQ FT + 7.00 %
	6,805.00 SQ FT	32.00%

SITE AREA CALCULATIONS			
BLDG. AREA:	5,250.0 S.F.	24.70%	
GREEN AREA:	5,313.00 S.F.	25.00%	
DRIVEWAY & PARKING SPACES:	8,700.00 S.F.	40.93%	
CONC. SIDEWALKS:	1,492.00 S.F.	7.00%	
DUMPSTER CONC. SLAB:	180.00 S.F.	0.84%	
PERMITER CBS FENCE :	316.72 S.F. +	1.49%	
TOTAL LOT NET AREA	21,251.72 SQ.FT.	100%	

PARKING REQUIRED:	(1) PARKING SP/ 250 S.F.= 5,250/250=21 P.S.
	OR (3) PARKING SP PER BAY= 3X 4 BAYS= ---- 12 P.S.
PARKING PROVIDED:	21 PARKING SPACES, INCLUDING (1) H.C. & 2 TRANSIT ZONE.



1 ARCHITECTURE PLAN
A-1.0



2 ELEVATION 1
A-1.0
3"=1'-0"



3 ELEVATION 2
A-1.0
3"=1'-0"

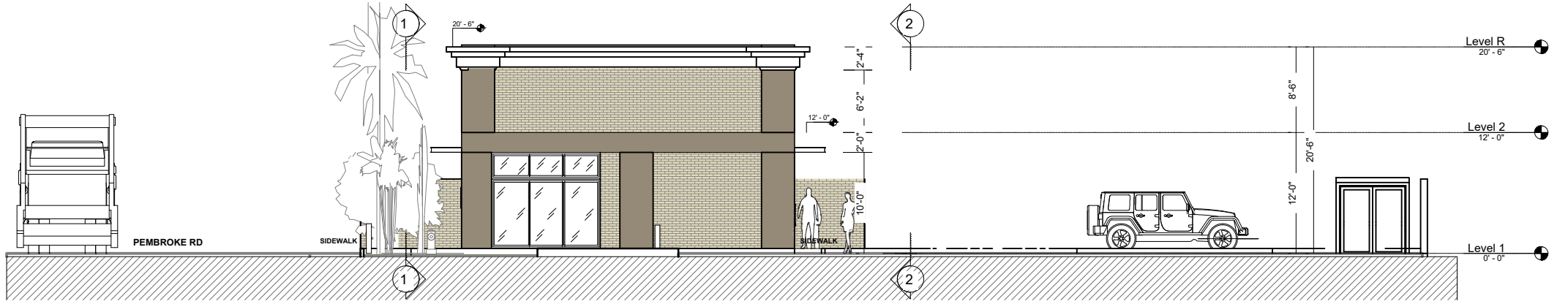
SYMBOLS	
	ROOM NAME, NUMBER, INFO.
	DOOR NUMBER
	WINDOW NUMBER
	REVISION NOTE MARKER
	REVISION DELTA
	BATH ACCESSORY SCHEDULE MARKER
	KEYNOTE MARKER



5 RENDER ELEVATION 1
A-1.0



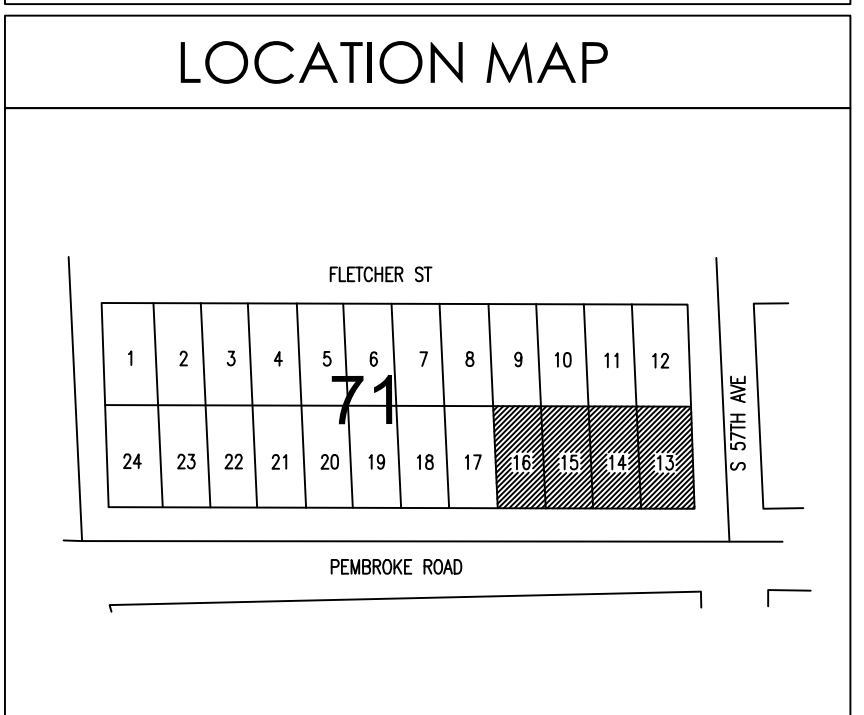
6 RENDER ELEVATION 2
A-1.0



4 ELEVATION 3
A-1.0
3"=1'-0"

LEGAL DESCRIPTION
LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANCHES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

LEGAL ADDRESS
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA



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REVISIONS	

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
ARCHITECTURE PLAN

DRAWN BY: A.G.R.A.
DATE: 01-08-24
SCALE: 3/4" = 1'-0"

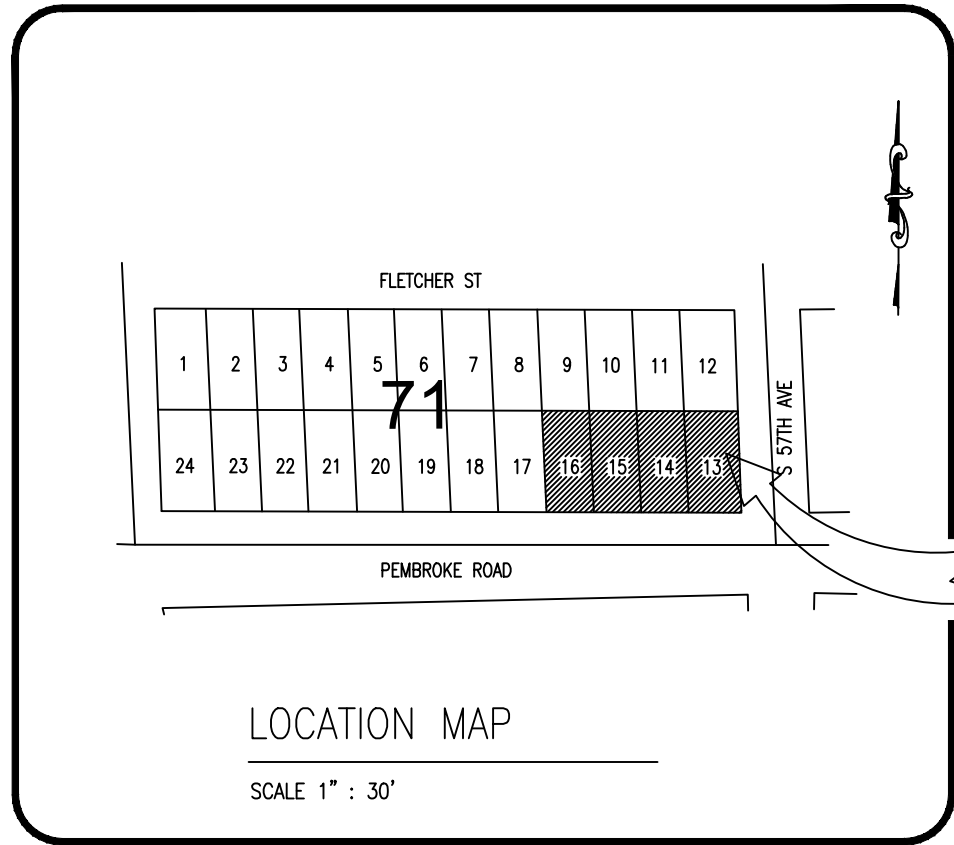
A-1.0

- IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
- CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
- EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
- ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
- ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
- NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
- IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
- ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- ALL WORK SHALL MEET SUNNY ISLES BEACH PUBLIC WORK DEPARTMENT STANDARDS.
- WATER TABLE PER WC 2.2 IS 2.00 N.G.V.D.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM 1929.
- UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
- ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY. FOR DETAILED SPECIFICATIONS SEE M.D.C.P.W.D. SPECS., SECTION 30.
- ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
- THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY BENNY SUAREZ SURVEYING INC.
- FLOOD INSURANCE RATE MAP, ZONE 'X' MAP NUMBER 12086C0726L, BASE FLOOD NOT DETERMINED, MAP REVISED SEPTEMBER 11, 2009.
- SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
- DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.

PAVING, GRADING & DRAINAGE PLANS

5701 PEMBROKE Rd. HOLLYWOOD FL.

RETAIL COMMERCIAL BUILDING



THE PROJECT

LEGAL DESCRIPTION:

LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANCHES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

NOTE:

ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD)

INDEX:

- C-1 COVER SHEET
- C-2 PAVING , GRADING & DRAINAGE PLAN
- C-3 PAVING , GRADING & DRAINAGE PLAN
- C-4 DRAINAGE DETAILS
- C-5 DRAINAGE DETAILS



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REVISIONS

PROJECT INFORMATION:
**PROPOSE RETAIL
COMMERCIAL BUILDING**
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
**COVER
PAVING, GRADING & DRAINAGE**

DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE : AS SHOWN

C-1

STRUCTURE DRAINAGE DATA											
STRUCT. NUMBER	TYPE OF STRUCT.	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM TRENCH EL.	EXFILTRATION TRENCHES			PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
						FROM STR. #	TO STR. #	TRENCH (L.F.)			
1	4700-6223 W/HINGES CATCH BASIN	42"Ø	8.70'	5.20'(W)	-1.30'	1	-	100	4	18	H.D.P.E (W)
2	4700-6223 W/HINGES CATCH BASIN	42"Ø	8.80'	5.30'(E)	-1.20'	2	-	100	4	18	H.D.P.E (E)

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& CONSTRUCTION

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LEGEND:

EXISTING CONCRETE DRIVEWAY

EXISTING ELEVATION

PROPOSED ELEVATION

EXISTING FINISH FLOOR ELEVATION

PROPOSED SWALE

PROPOSED FLOW OF RUNOFF

EXISTING OVERHEAD LINE


EXISTING POWER POLE

PROPOSED SWALE

NOTE TO CONTRACTOR

CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AS PER CURRENT NDPS STANDARDS TO PREVENT ANY DISCHARGE FROM THE SITE UNTIL PROJECT IS COMPLETED AND FULL STABILIZATION IS OBTAINED

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CONSULTANT
CARLOS SLEBI PALACIO
Phone: (786) 905-9830
scccengineeringllc@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:

PROPOSE RETAIL
COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

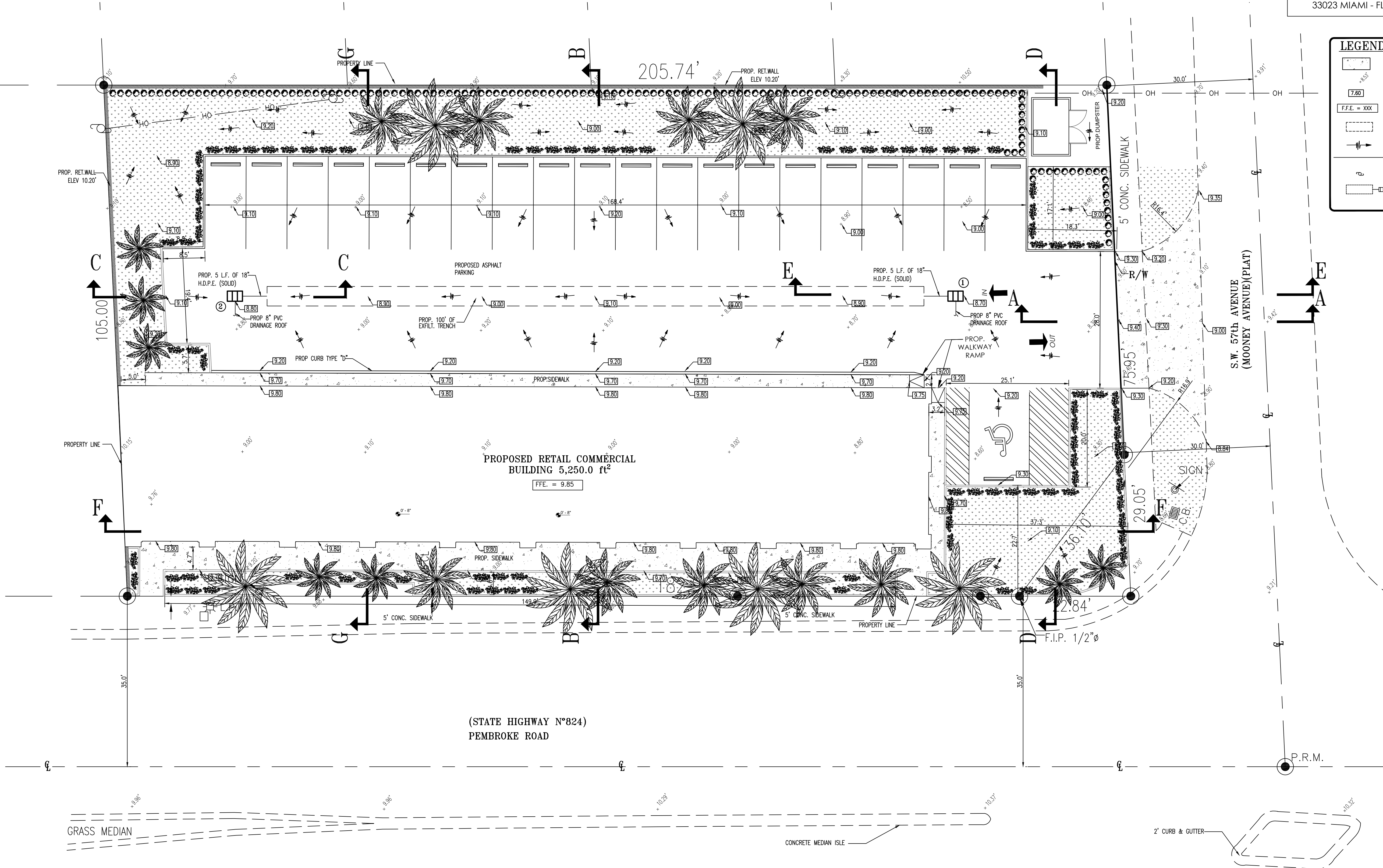
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PAVING, GRADING & DRAINAGE

DRAWN BY: A.G.R.A.

DATE: 12-18-23

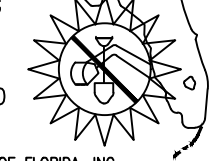
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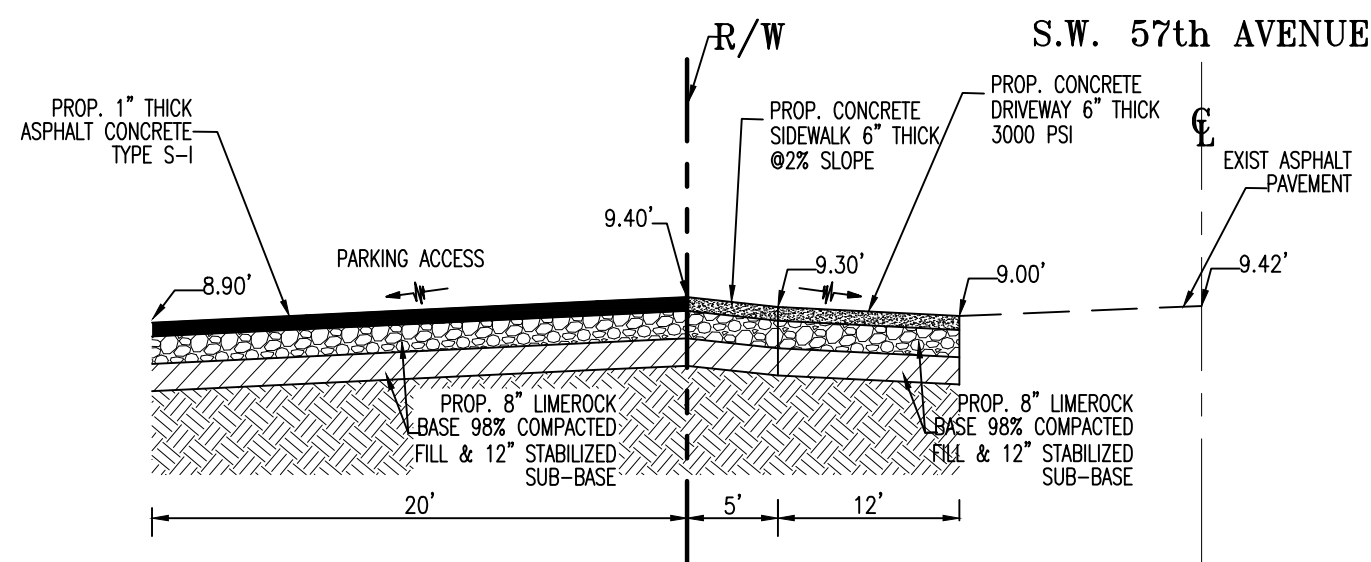
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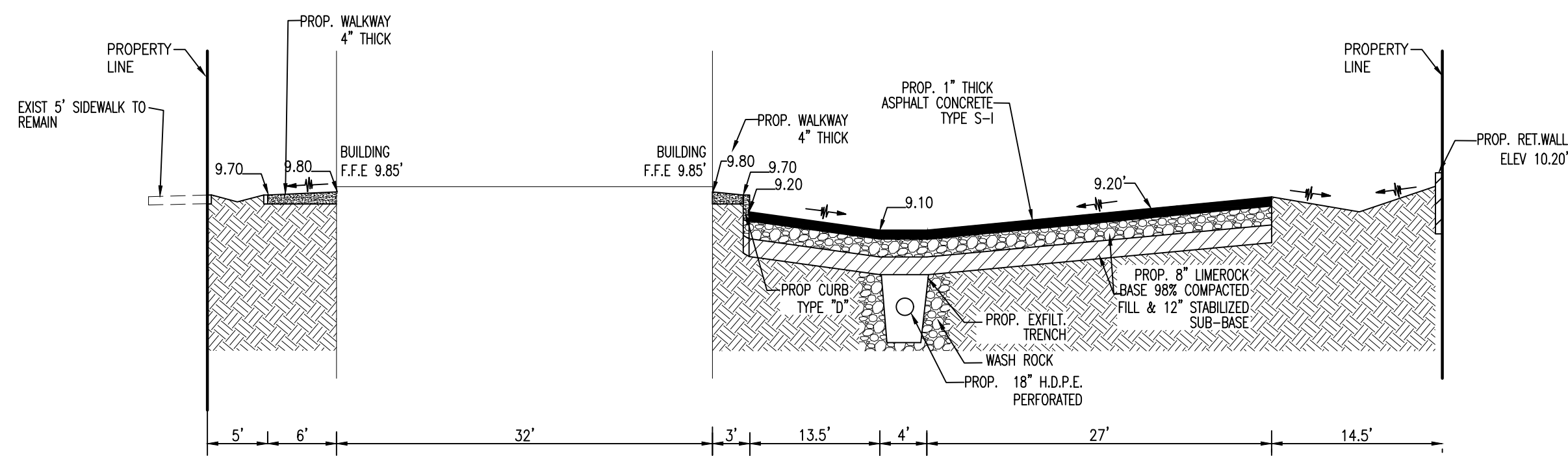
CALL 48 HOURS
BEFORE YOU DIG

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1-800-432-4770

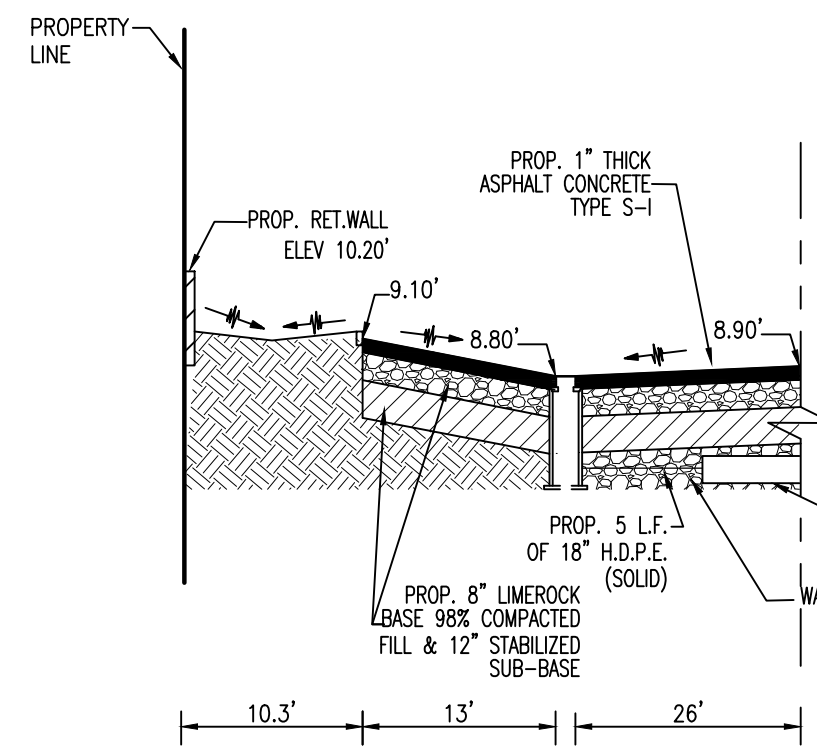

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



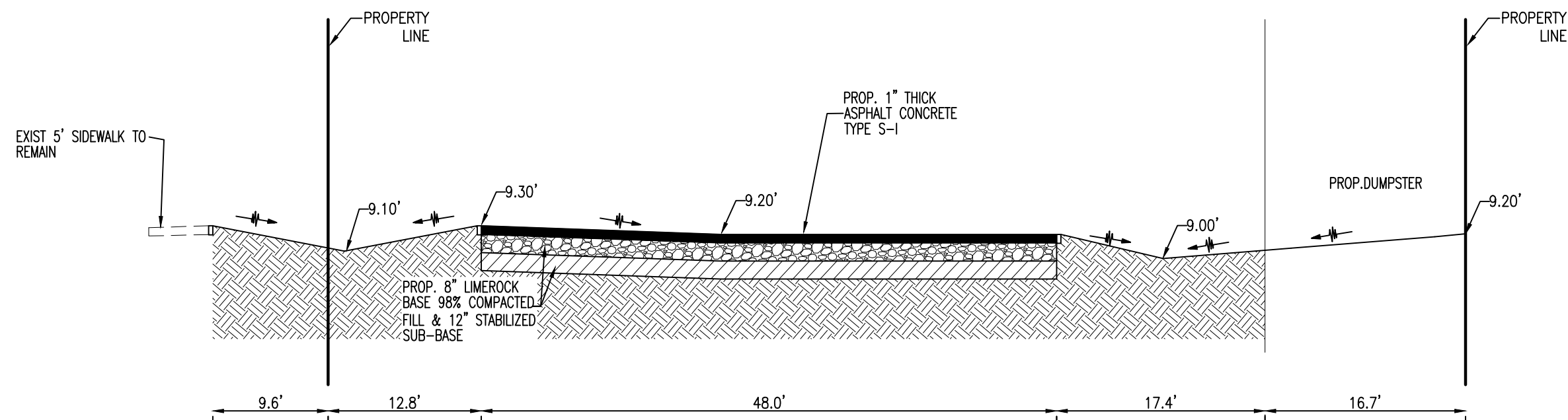
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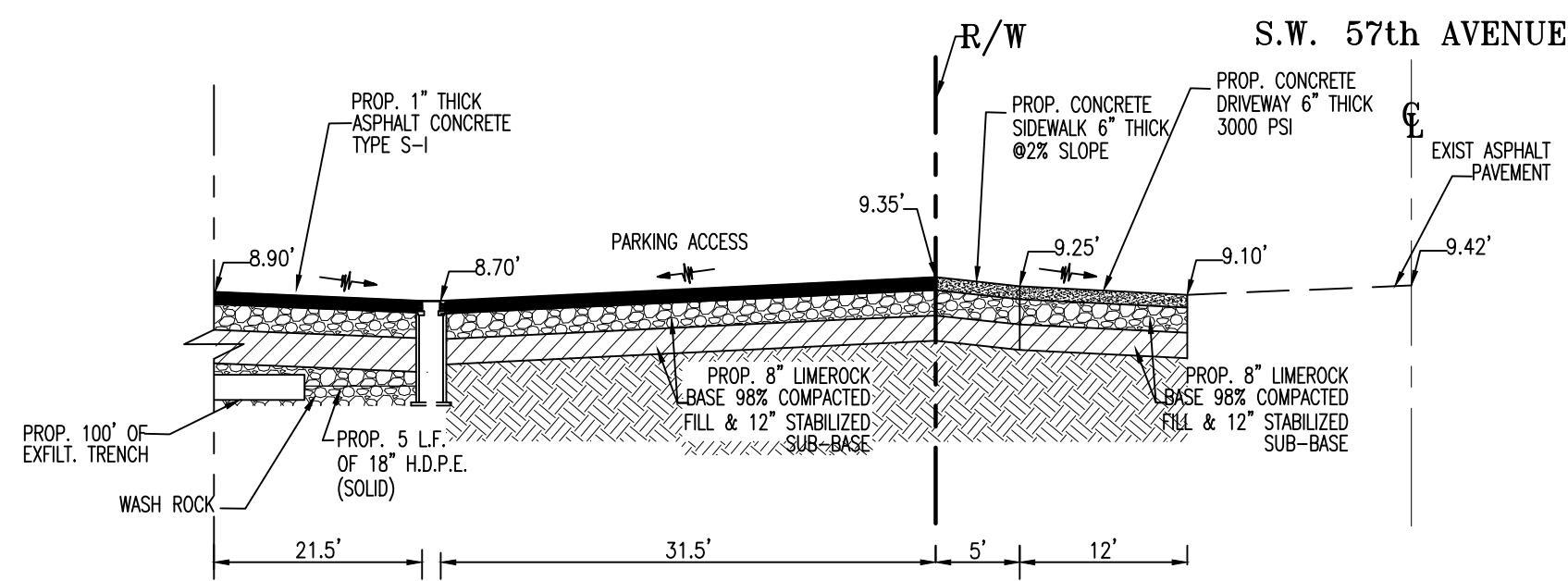
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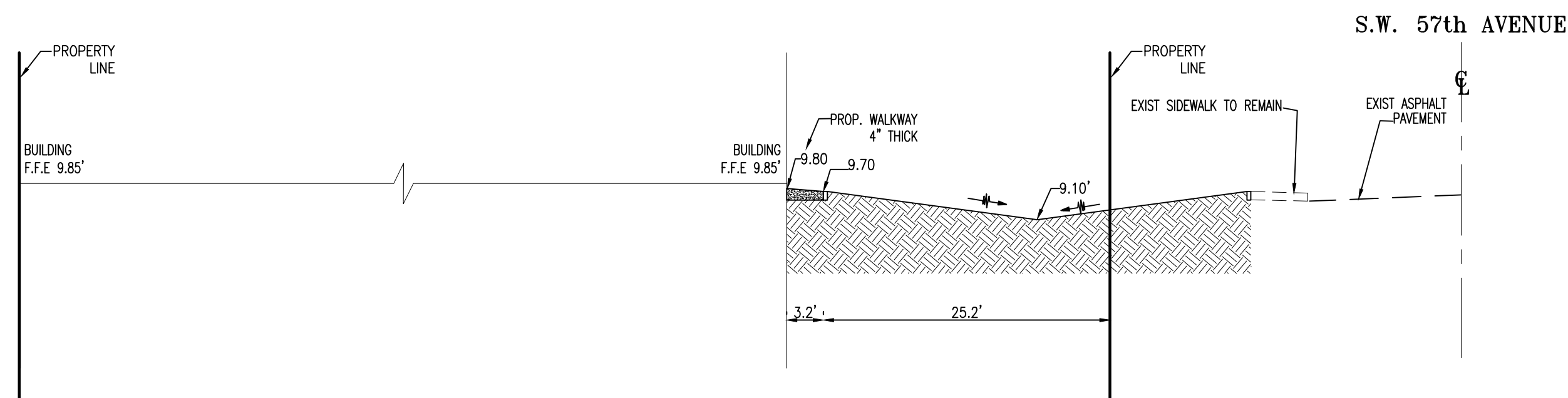
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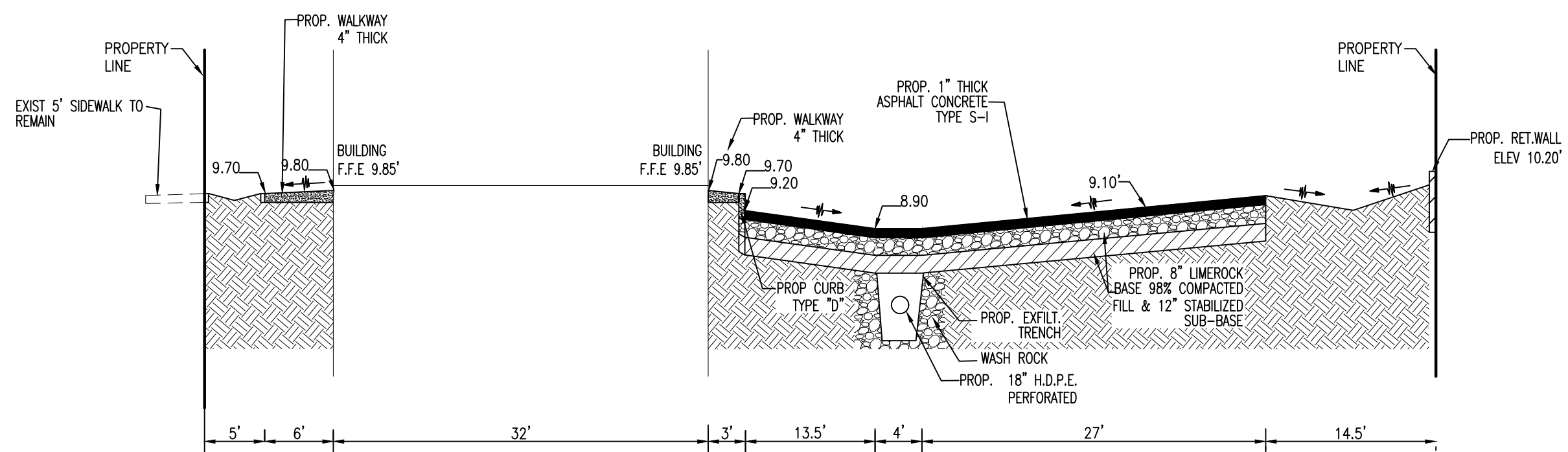
SECTION D-D
N.T.S.



SECTION E-E
N.T.S.



SECTION F-F
N.T.S.



SECTION G-G
N.T.S.

LEGAL DESCRIPTION

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LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:
**PROPOSE RETAIL
COMMERCIAL BUILDING**
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

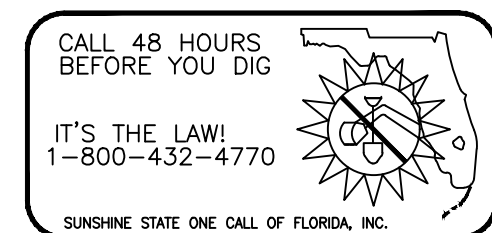
TITLE:
PAVING, GRADING & DRAINAGE

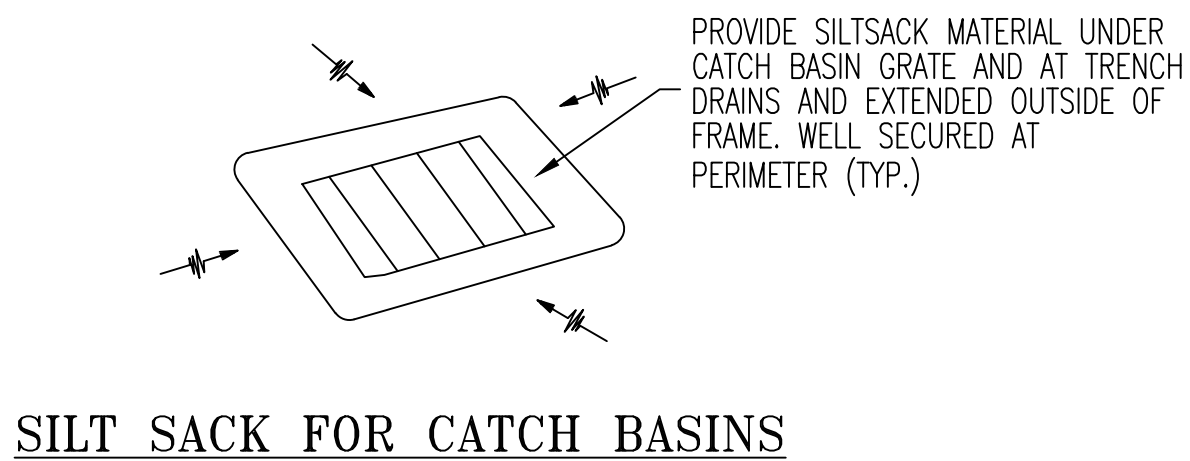
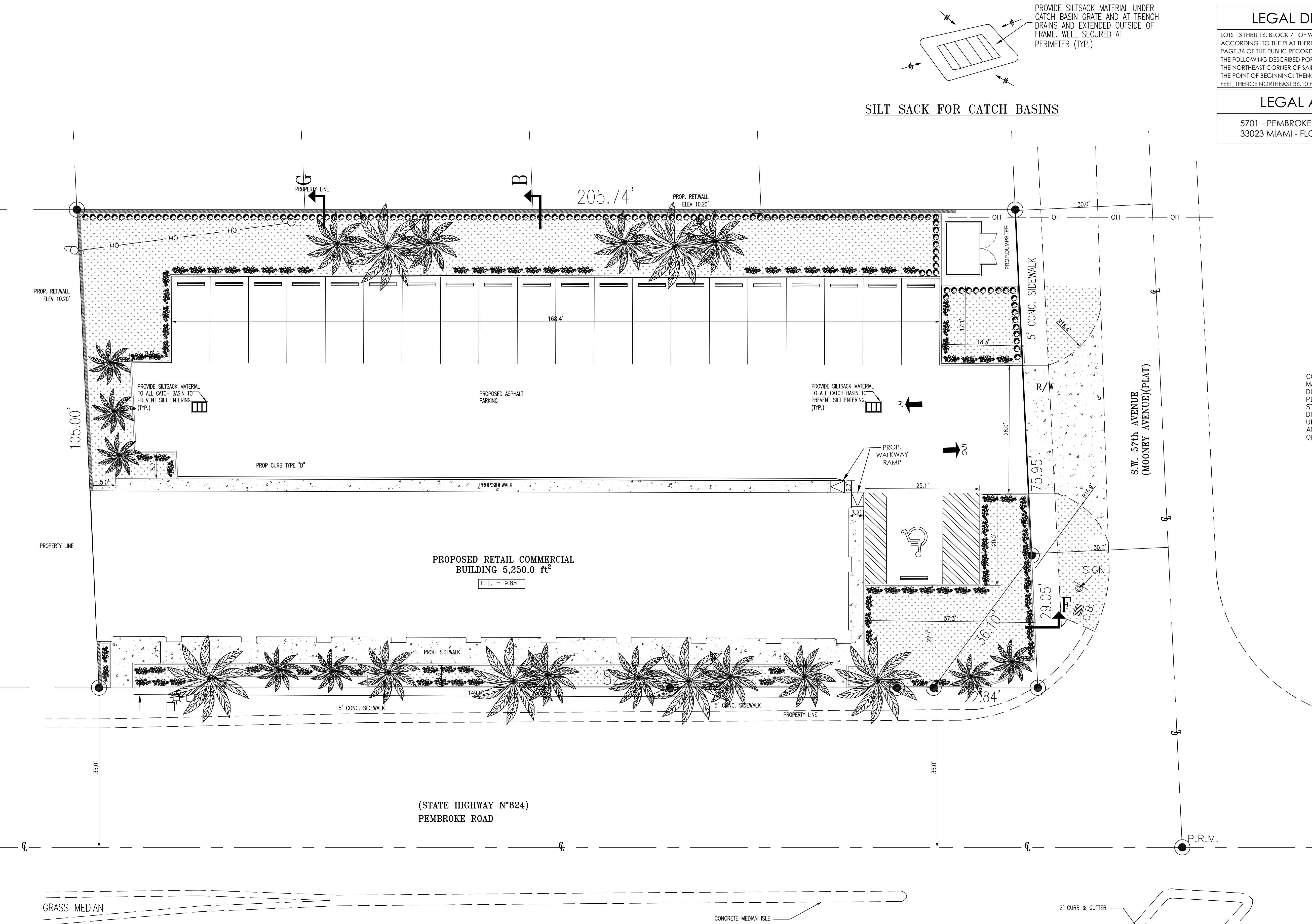
DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE: 3/4" = 1'-0"

CS-3





LEGAL DESCRIPTION

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:
PROPOSE RETAIL
COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
SEDIMENT & EROSION CONTROL
PLAN

DRAWN BY: A.G.R.A.

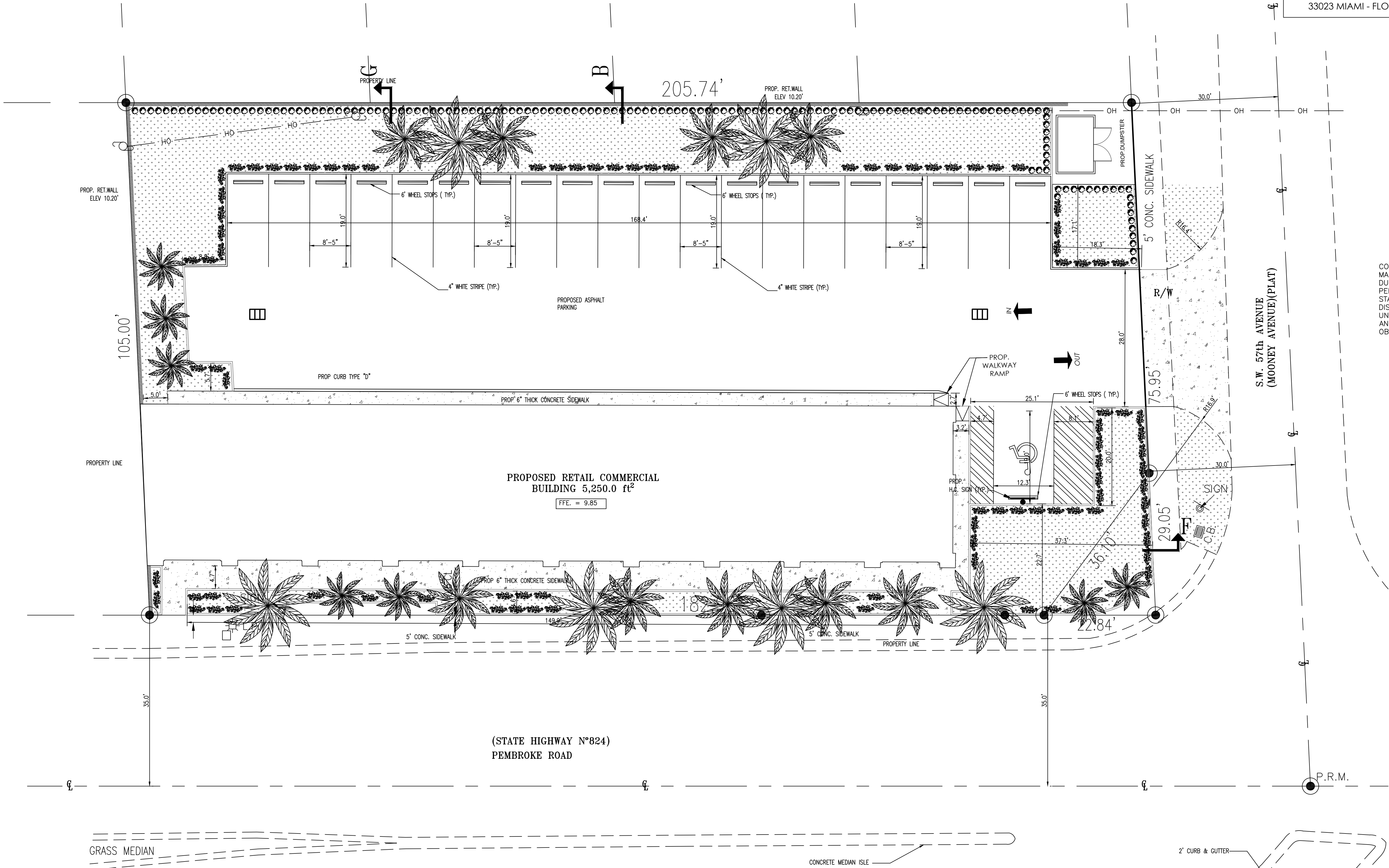
DATE: 12-18-23

SCALE: 3/4" = 1'-0"

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C-4

SEDIMENT & EROSION CONTROL PLAN
SCALE: 1"=10'



LEGAL DESCRIPTION

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5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

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ENGINEERING INSPECTION & CONSTRUCTION

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SCCC
ENGINEERING LLC
CONSULTANT
CARLOS SLEBI PALACIO
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scccengineeringllc@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:
PROPOSE RETAIL
COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
PAVING, MARKING & SIGNING PLAN

DRAWN BY: A.G.R.A.

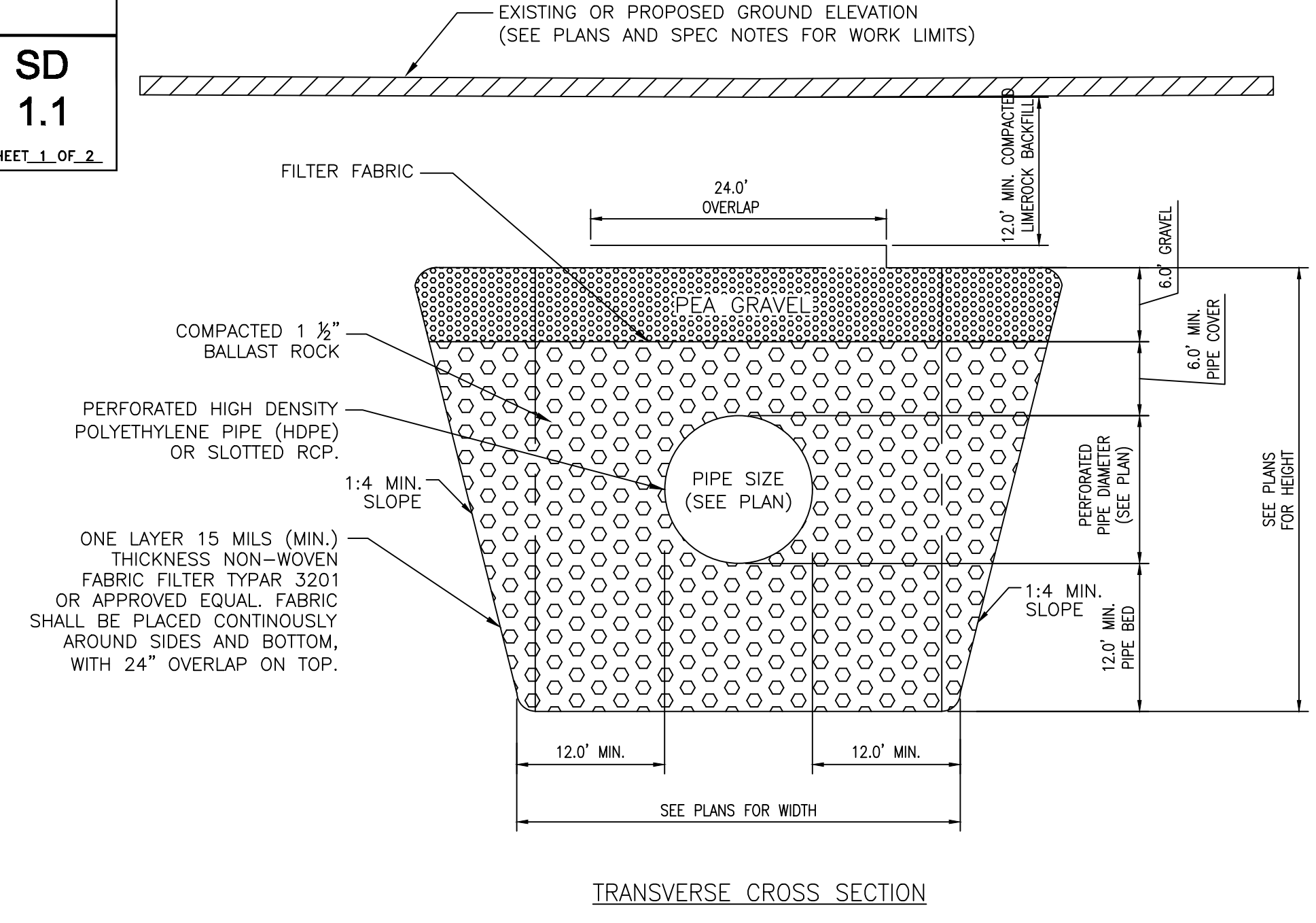
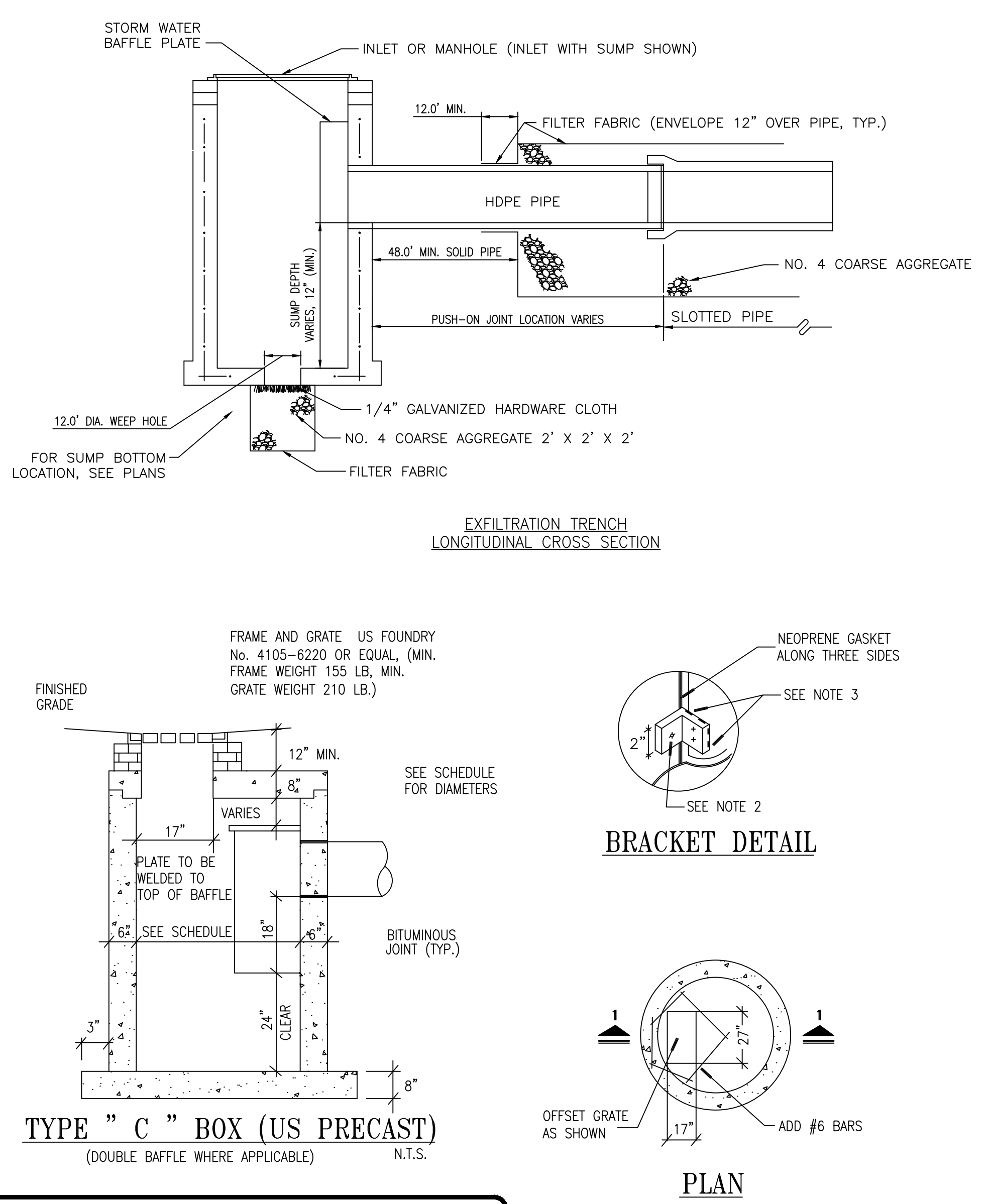
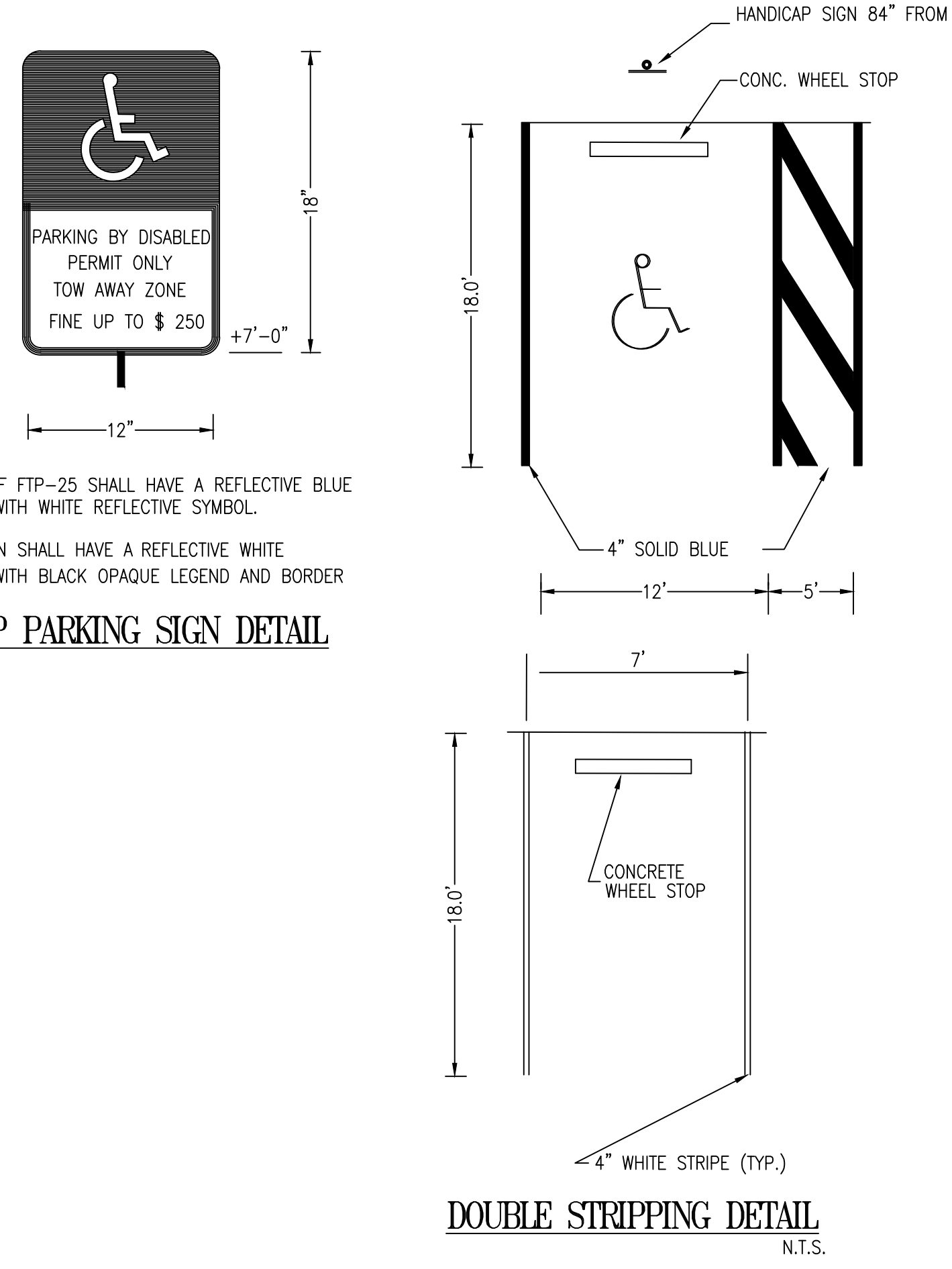
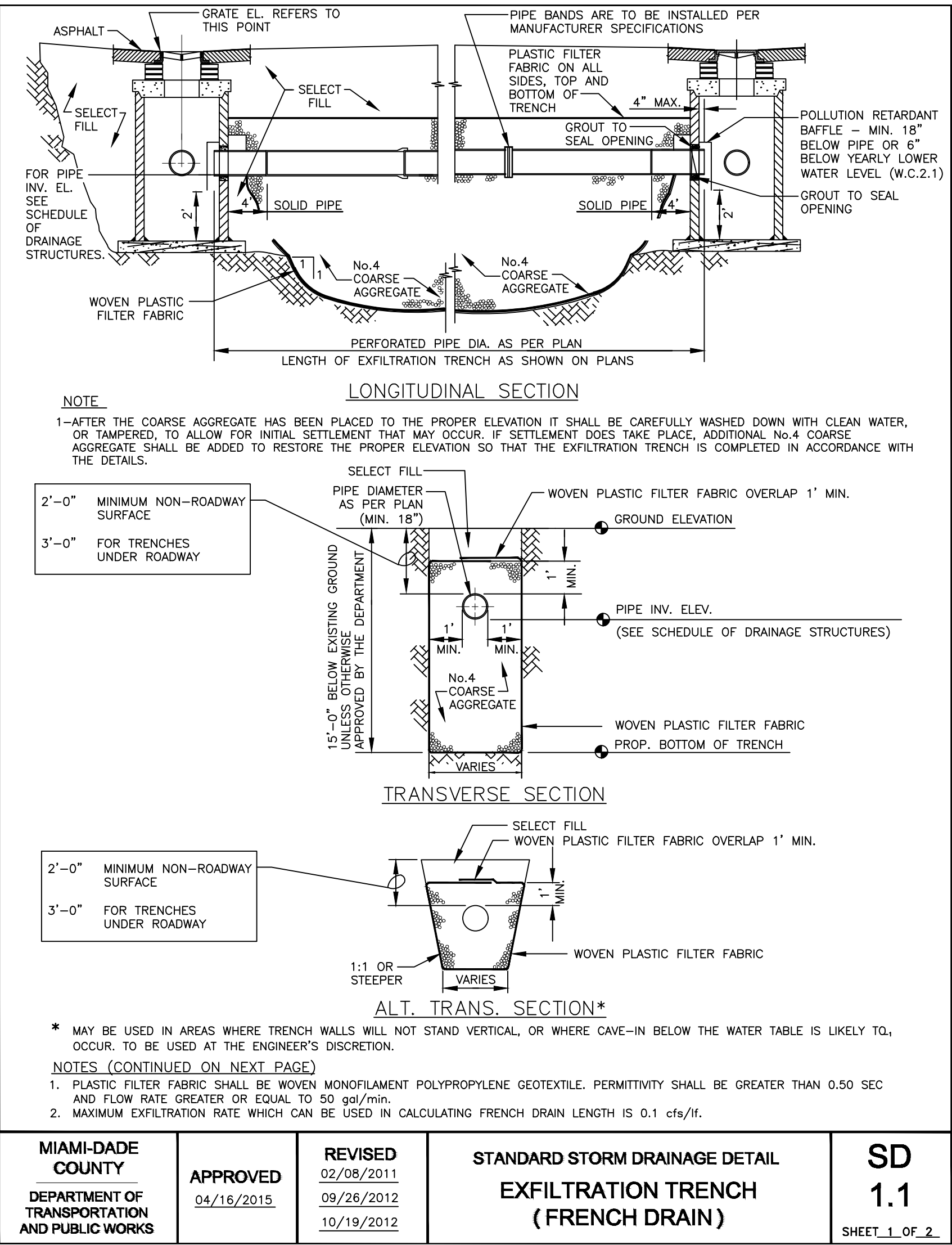
DATE: 12-18-23

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

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IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C-5

PAVING, MARKING & SIGNING PLAN
SCALE: 1"=10'



- NOTES:**
- CONTRACTOR MUST READ AND ABIDE THE CITY'S GENERAL CONSTRUCTION NOTES AND DRAINAGE DESIGN NOTES PRIOR TO STARTING CONSTRUCTION.
 - THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTIONS ARE DESCRIBED OR DETAILED ON PLANS.
 - THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
 - THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.
 - FRENCH DRAINS MUST BE INSPECTED BY THE ENGINEERING INSPECTOR PRIOR TO CONTRACTOR BACKFILLING.

EXFILTRATION TRENCH SYSTEM

D620

RN Engineering, Inspection & Construction, Inc.
 PE Lic. No. 60494
 CA Lic. No. 32037
 7837 W. Sample Road,
 Suite 104
 Coral Springs, FL 33065
 Phone: (954) 656-2594
 Fax: (954) 656-2595
 Rolando@RNEIC.com
 www.RNEIC.com

ROLANDO NIGAGLIONI
PE 60494
7837 W. Sample Road, Suite 104
Coral Springs, FL 33065

SCCC ENGINEERING LLC
 CARLOS SLEBI PALACIO
 Phone: (786) 905-9830
 scccengineeringllc@gmail.com

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

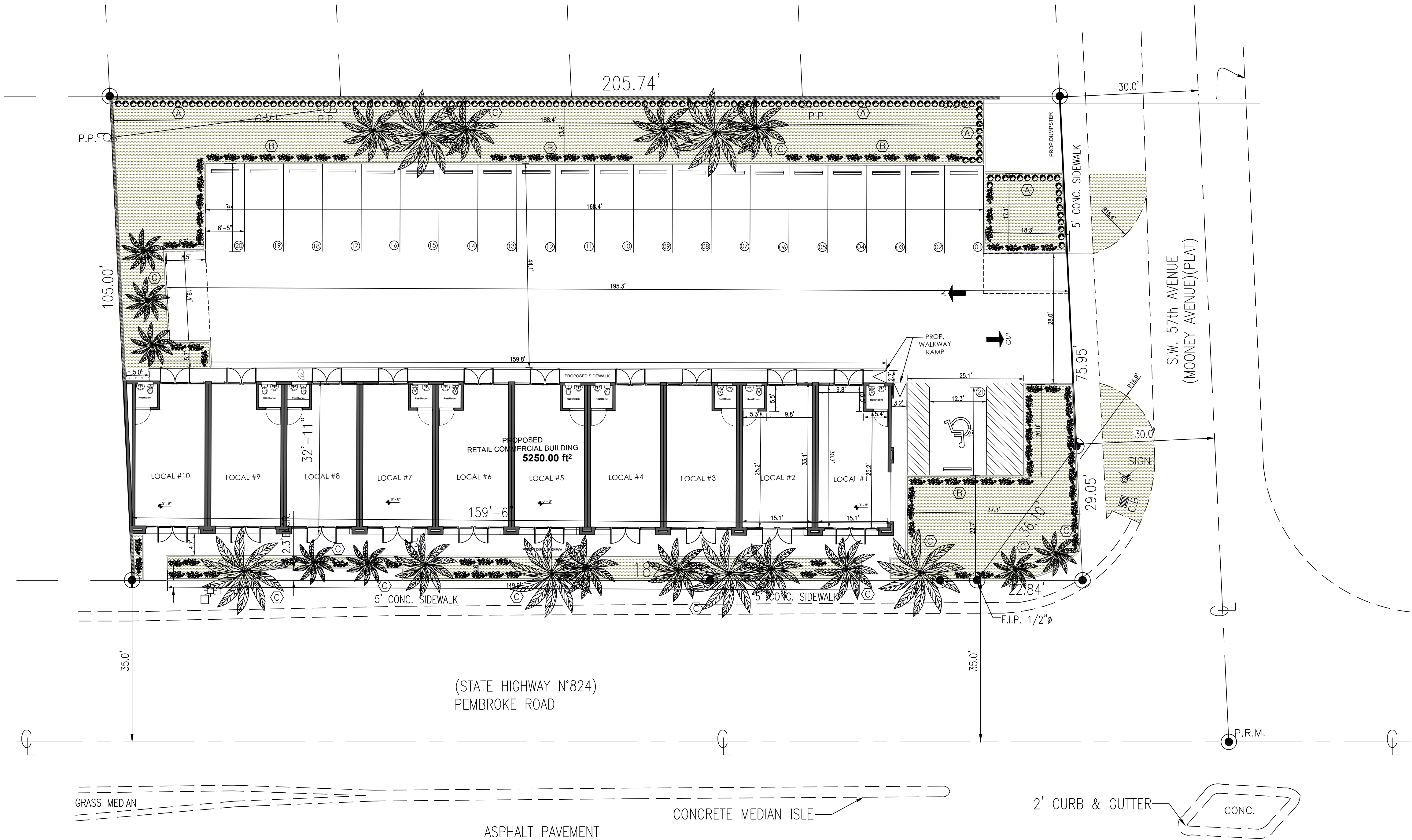
TITLE:
DETAILS PAVING, GRADING & DRAINAGE

DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE : 3/4" = 1'-0"

C-6



LANDSCAPING SITE PLAN

N.T.S.

LANDSCAPE LEGEND Chapter 18A--Ordinance 98-13			
ZONE DISTRICT	C-3		
Gross Land 0.17 (acre) Net Land 0.14 (acre) Water Bodies N/A (acre)			
Landscape Open Space (if applicable)	REQ. N/A %	PROV. N/A %	
Greenbelt Width (if applicable)	N/A feet	N/A feet	
Lawn Area (as defined in Ordinance)	25 %	5,313 SQ FT (25%)	

	REQ.	PROV.
Trees Trees per Net Lot (Note: 30% of required trees and/or palms shall be native species. No more than 20% of the native tree requirements shall be Sabal Palmetto (cabbage palm))	22	22
Trees in the right of way (*) or on private property will require Public Works approval or Special Taxing District.		
TOTAL NUMBER OF TREES	22	22
Shrubs (11 shrubs for each tree required)	242	242
* 30% shrubs/hedges shall be native species. * Irrigation system required pursuant to Chapter 33 Dade County Code.		
GRASS (pervious area)	5,313 SQ FT (25%)	

		Tree Name		Native Species Yes/No	Max. Height	Canopy Diameter
Symbol	New/Exist.	Scientific	Common			
(A)	152	chrysobalanus icaco	Cocoplum	Yes	36"	
(B)	90	erectus sericels	Silver Buttonwood	Yes	36"	
(C)	22	Arecaceae	Palm tree	Yes	12'	

Business (BU) and Industrial (IU) zones

A. Open space required per Section 33 of Zoning Code net lot area (sq. ft.) x % = sq. ft.

B. Parking lot landscaping required per Chapter 18A-6 (J) number of parking spaces = x 10 sq. ft. = sq. ft.

C. Add A+B = sq. ft. (total lawn area required)

D. Maximum lawn area (sod) permitted 50% of A+B = sq. ft.

E. Maximum lawn area provided x .20 = sq. ft.

LEGAL DESCRIPTION

LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANGES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

OPEN SPACE REQUIRED: 20% OF NET LOT AREA - 3,000 SQ FT
OPEN SPACE PROVIDED: GREEN AREA 5,313.00 SQ FT 25.00%
CONC. SIDEWALKS 1,492.00 SQ FT + 7.00 %
6,805.00 SQ FT 32.00%

PARKING REQUIRED: (1) PARKING SP/ 250 S.F.= 5,250/250=21 P.S.
OR
(3) PARKING SP PER BAY= 3X 4 BAYS= 12 P.S.

PARKING PROVIDED: 21 PARKING SPACES, INCLUDING (1) H.C. & 2 TRANSIT ZONE.



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Coral Springs, FL 33065
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Fax: (954) 656-2595
Rolando@RNEIC.com
www.RNEIC.com

SEAL

ROLANDO NIGAGLIONI
PE 60494
7837 W. Sample Road, Suite 104
Coral Springs, FL 33065



CARLOS SLEBI PALACIO
Phone: (786) 905-9830
scccengineeringllc@gmail.com

REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
LANDSCAPING SITE PLAN

DRAWN BY: A.G.R.A.

DATE: 12-06-23

SCALE : 3/4" = 1'-0"

LS-1.0









City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 2. 2024_0122

Agenda Date: 1/22/2024

To: Technical Advisory Committee

Title:

FILE NO.:	24-DP-02
APPLICANT:	2022 Mayo, LLC.
LOCATION:	1835 Fletcher Street
REQUEST:	Site Plan Review for a 15-unit residential development

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE:

- ☒ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

☐ Administrative Approvals

☐ Historic Preservation Board

☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2022 MAYO LLC (1835 Fletcher Street)

Lot(s): 10 Block(s): 2 Subdivision: Alden Manor

Folio Number(s): 514222330200

FH-2

Zoning Classification: FH-2 Land Use Classification: R.A.C.

Existing Property Use: Single Family Sq Ft/Number of Units: 1,048 / 1

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/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: 15-unit Multi-Family Apartment building

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	15 (Area: 18,495 S.F.)
Proposed Non-Residential Uses	S.F.
Open Space (% and SQ.FT.)	13% (Area: 1,037 S.F.)
Parking (# of spaces)	23 (Area: S.F.)
Height (# of stories)	5 stories (55 FT.)
Gross Floor Area (SQ. FT)	31,350 s.f.

Name of Current Property Owner: 2022 MAYO LLC

Address of Property Owner: 3241 SW 44 ST FORT LAUDERDALE, FL 33312

Telephone: 9548424626 Email Address: rhinvestments@gmail.com

Applicant Luis La Rosa ☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 9000 Sheridan Street Suite 158 Telephone: 7865430851

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 8/23/23 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. 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: Gil Betzau Date: 1-4-24

PRINT NAME: Gil Betzau Date: _____

Signature of Consultant/Representative: Luis La Rosa Date: 1-5-24

PRINT NAME: Luis La Rosa Date: _____

Signature of Tenant: _____ Date: _____

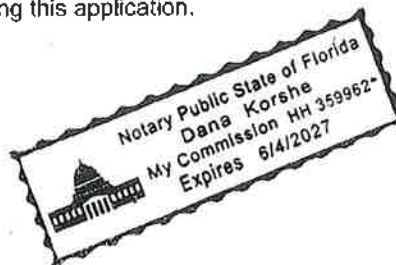
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ 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 1 day of 5-24

[Signature]
Notary Public
State of Florida



Gil Betzau
Signature of Current Owner

Gil Betzau
Print Name

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

CARUSI LAW

Daniel S. Carusi, P.A. | 517 Southwest 1st Avenue, Fort Lauderdale, FL 33301
954-527-0101 | 954-524-4169 F | dcarusi@carusilaw.com | carusilaw.com

Daniel S. Carusi, Esq.

December 7, 2023

OWNERSHIP AND ENCUMBRANCE REPORT

Client Name:	2022 Mayo LLC, a Florida limited liability company
Date of Request:	November 22, 2023
Address:	1835 Fletcher Street, Hollywood, FL 33020
Requesting Party:	City of Hollywood

Pursuant to your request, we have searched the public records of Broward County, Florida, from January 14, 1948 at 11:00PM to November 30, 2023 at 11:00PM to ascertain the following:

Ownership and Property Details	
Current Owners	2022 Mayo LLC, a Florida limited liability company by virtue of that warranty deed GOT Homes LLC, A Florida Limited Liability Company to 2022 Mayo LLC, A Florida Limited Liability Company, recorded August 24, 2023 in Instrument Number 119063048 , Public Records of Broward County, Florida.
Active Encumbrances	None
Restrictions/Easements:	1.All matters contained on the Plat of Alden Manor, as recorded in Plat Book 24, Page 8 , Public Records of Broward County, Florida. 2.Restrictions contained in Deed recorded January 17, 1948 in Deed Book 613, page 149 , but specifically excluding any restrictions relating to Race, religion, or national origin.
Property Legal Description	Lot 10, Block 2, Alden Manor, according to the plat thereof as recorded in Plat Book 24, Page 8 , Public Records of Broward County, Florida.

From said search we report those entries as set forth on the following page(s). Copies of instruments have been attached for your review. This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Deed information:

Clerks File No.: 1948-339211
TOI: Warranty Deed
DOF: August 30, 1948
First Party: Starritt Building Company
Second Party: Dominic J. Capozzia and Emily Capozzia

Clerks File No.: 1949-364338
TOI: Warranty Deed
DOF: July 26, 1949
First Party: Dominic J. Capozzia and Emily Capozzia
Second Party: John Hakim and Lillian Hakim

Clerks File No.: 1949-367405
TOI: Warranty Deed
DOI: September 14, 1949
First Party: John Hakim and Lillian Hakim
Second Party: Marjorie Paster

Clerks File No.: 1951-424219
TOI: Deed
DOF: May 8, 1951 (Image not available)
First Party: Morris Paster and Marjorie Paster
Second Party: Benjamin Smolen and Rose Smolen

Clerks File No.: 1954 - 568922
TOI: Warranty Deed
DOF: May 17, 1954
First Party: Benjamin Smolen and Rose Smolen
Second Party: William T. Miller and Avis L. Miller

Clerks File No.: 1954-604502
TOI: Warranty Deed
DOF: December 6, 1954
First Party: William T. Miller and Avis L. Miller
Second Party: Nelle M. Blair

Clerks File No.: 1966-99489
TOI: Warranty Deed
DOF: November 9, 1966
First Party: Lenore Gardner, as Executrix of the Estate of Nelle M. Blair a/k/a Nelle U. Blair to
Second Party: Betty Jean Gardner Chayer, subject to a life interest in Lenore Gardner
(No Probate documents available)

Clerks File No.: 1976-158924
TOI: Warranty Deed
DOF: August 24, 1976
First Party: Lenore Gardner
Second Party: Weronika Romaniuk

Clerks File No.: 1976-158925
TOI: Warranty Deed
DOF: August 24, 1976
First Party: Betty Jean Gardner Chayer
Second Party: Weronika Romaniuk

Clerks File No.: 1979-141514
TOI: Warranty Deed
DOF: May 9, 1979
First Party: Weronika Romaniuk
Second Party: Omer Couture and Rose Alba Couture

Clerks File No.: 1991-145431
TOI: Warranty Deed
DOF: April 16, 1991
First Party: Omer Couture and Rose Alba Couture
Second Party: Edgar Peneau and Jennie Peneau

Clerks File No.: 1996-241264
TOI: Warranty Deed
DOF: May 17, 1996
First Party: Jennie Peneau
Second Party: Daniel Tierney

Clerks File No.: 2009-8398663
TOI: Quit Claim Deed
DOF: February 11, 2009
First Party: Daniel Tierney
Second Party: William Campbell

Clerks File No.: 2009-8454399
TOI: Warranty Deed
DOF: March 10, 2009
First Party: William Campbell
Second Party: LAZR. Inc., a Florida corporation

Clerks File No.: 2014-2504777
TOI: Warranty Deed
DOF: September 3, 2014
First Party: LAZR. Inc., a Florida corporation
Second Party: John Pearson and April Hille

Clerks File No.: 114827468
TOI: Warranty Deed
DOF: January 12, 2018
First Party: April Hille and John R. Pearson
Second Party: Oron Unger

Clerks File No.: 114849064
TOI: Florida Quit Claim Deed
DOF: January 24, 2018
First Party: Oron Unger
Second Party: GOT Homes LLC, a Florida limited liability company

Clerks File No.: 119063048
TOI: Warranty Deed
DOF: August 24, 2023
First Party: GOT Homes LLC, a Florida limited liability company
Second Party: 2022 Mayo LLC, a Florida limited liability company

End of Ownership and Encumbrance Report 1835 Fletcher Street, Hollywood, FL 33020

STARRETT BUILDING COMPANY

to

THE PUBLIC

To Whom It May Concern:

Starrett Building Company, a Florida corporation, being the owner of the following described property, to wit:

Lots One (1) to Ten (10), inclusive, Block One (1); Lots One (1) to Ten (10), inclusive, Block Two (2); and Lots One (1) to Five (5), inclusive, Block Three (3), all of ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, page 6, of the public records of Broward County, Florida;

does hereby establish and place of record on the above described property the following restrictive covenants:

(a) That said premises shall be used only for residence purposes, and no structure shall be erected on said premises other than one single family dwelling, not to exceed one and one-half stories in height and a one or two car garage, and that no residence shall be erected on said premises costing less than Six Thousand Dollars (\$6,000.00).

(b) That no building plot shall have less than 6000 Square feet of area or a width of less than 60 feet.

(c) No building shall be located upon said premises nearer than 25 feet from the front line of said premises, nor nearer than 7 feet 6 inches to the side line thereof.

(d) That no obnoxious or offensive trades shall be carried on upon said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No signs shall be erected on said premises.

DEED 613-150

(e) That no member of any race other than the Caucasian Race shall, directly or indirectly, acquire any interest in the said premises, or shall use or occupy any dwelling, except this restriction shall not prevent occupancy of the premises by domestic servants employed by the owner or tenant regardless of race.

(f) That no trailer, basement, tent, shack, garage, barn, or other outbuilding erected on said premises shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, except that garage may contain quarters for servants.

(g) That no dwelling shall be constructed on said premises comprising a ground floor square foot area of less than 800 square feet, exclusive of one-story open porches and garages.

(h) That a perpetual easement is reserved over the rear 3 feet of each lot for utility installation and maintenance, and Starrett Building Company reserves unto itself the right to grant easements over the same for such utility purposes.

(i) That in accepting a deed the grantee, his heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and shall be binding upon the grantee and all parties claiming under said grantee until January 1, 1970.

(j) That a violation of any or all of the above said covenants or restrictions may be prevented in law or equity by any lot owner in the subdivision mentioned herein, and said violation shall be considered a nuisance.

undersigned, Starrett Building Company, its successors and assigns, or any lot owner in said subdivision may enforce the said restrictions and cause the said nuisance to be abated, and the grantee, his heirs or assigns, shall pay all costs, including reasonable attorney's fees incident to the removal of such nuisances.

(k) That the invalidation of any one or more of the above covenants by judgment or court order shall in no case affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said STARRETT BUILDING COMPANY, a Florida corporation, has caused this instrument to be signed by its duly authorized President and Secretary, and has affixed its corporate seal, this 16 day of January, 1948.

STARRETT BUILDING COMPANY

Benjamin Biegelsen
President

ATTEST:

Anna Biegelsen
Secretary

Signed, sealed and delivered in the presence of:

W. H. [unclear]
[unclear]

STATE OF FLORIDA
COUNTY OF BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record 17 day
of January and recorded in book 681
at 100 page/s RECORD VERIFIED
JED CABOT, Clerk of the Circuit Court

by John W. [unclear] D.C.

I HEREBY CERTIFY, That on this 16 day of January, 1948, before me personally appeared BENJAMIN BIEGELSEN and ANNA BIEGELSEN, respectively President and Secretary of STARRETT BUILDING COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Hollywood, Broward County, Florida, the day and year last aforesaid.

John W. [unclear]

Notary Public, State of Florida, My Commission Expires May 1, 1950
Signed by John W. [unclear] Notary Public

18. 60-5
6. 60-8

DE3321 PAGE 178

66- 99489

This Indenture

Made this 4th day of November A. D. 19 66

Between LENORE GARDNER, as Executrix of the Estate of
Nelle U. Blair, deceased,

of the County of Broward and State of Florida
part y of the first part, and

BETTY JEAN GARDNER CHAYER, subject to a life
interest in LENORE GARDNER
1835 Fletcher Street, Hollywood,

of the County of Broward and State of Florida
part y of the second part,

Witnesseth, that the said part y of the first part, for and in consideration
of the sum of ----- TEN AND NO/100 ----- Dollars,
to her in hand paid, the receipt whereof is hereby acknowledged, has
granted, bargained, sold and transferred, and by these presents does grant, bargain,
sell and transfer unto the said party of the second part and her
heirs and assigns forever, all that certain parcel of land lying and being in the
County of Broward, and State of Florida, more particularly
described as follows:

Lot Ten (10) in Block Two (2), ALDEN MANOR, according to
the plat thereof recorded in Plat Book 24, at Page 8, of
the public records of Broward County, Florida, together
with all furnishings and fixtures therein situate.

This conveyance is made pursuant to the second paragraph
of the last will and testament of Nelle U. Blair, deceased,
and it is the intention of this instrument to vest in
Lenore Gardner a life interest in the above described
property, with the remainder to BETTY JEAN GARDNER CHAYER -
all in accordance with Paragraph Second of said last will
and testament. Betty Jean Gardner mentioned in the second
paragraph is one and the same person as Betty Jean Gardner
Chayer.

The Aforementioned Nelle U. Blair, deceased, is one and the
same person as Nelle M. Blair, in whose name title to this
property was vested by deed of conveyance dated December 17,
1954, recorded in O.R. Book 265, page 381, Broward County
Public Records.

Together with all the tenements, hereditaments and appurtenances, with
every privilege, right, title, interest and estate, dower and right of dower, reversion,
remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

In Witness Whereof, the said part y of the first part has hereunto
set her hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

L. E. Miner
E. Lybuck M. Taylor

Lenore Gardner
Lenore Gardner, as
Executrix of the Estate of
Nelle U. Blair, deceased



66 NOV 9 AM 10:48

RECORDED
INDEXED
BROWARD COUNTY, FLORIDA
NOV 10 1966
1300

State of Florida,

REC. 3321 PAGE 179

County of BROWARD

I HEREBY CERTIFY That on this 4th day of November
A. D. 1966, before me personally appeared

LENORE GARDNER, as Executrix of the Estate of
Nelle U. Blair, deceased,
to me known to be the person described in and who executed the foregoing con-
veyance to BETTY JEAN GARDNER CHAYER, subject to a life interest
in Lenore Gardner,

and severally acknowledged
the execution thereof to be her free act and deed for the uses and purposes
therein mentioned.

WITNESS my signature and official seal at Hollywood
in the County of Broward and State of Florida, the day and
year last aforesaid.

Notary Public, State of Florida at Large
My Commission Expires Jan. 18, 1970
Bonded by Transamerica Insurance Co.

My Commission Expires

Elizabeth M. Taylor
Notary Public

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

Date

ABSTRACT OF DESCRIPTION

TO

Fee Simple

11.20
WARRANTY DEED

FAPCO'S FORM A

FAPCO PUBLISHING CORPORATION
MIAMI 28, FLORIDA

604502

OFF-REC 265 REG-381
This Indenture.

Made this
Between

17th day of December A.D. 1954
also known as Wm. T. Miller
WILLIAM T. MILLER and AVIS L. MILLER, his wife,

of the County of Broward
part 108 of the first part, and

and State of Florida
NELLE M. BLAIR, a widow
1835 Fletcher Street
Hollywood

of the County of Broward
part y of the second part,

and State of Florida

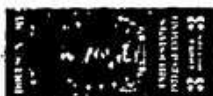
Witnesseth,

that the said part 108 of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations-----~~XXXXXX~~, to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said part y of the second part and her heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward, and State of Florida, more particularly described as follows:



Lot Ten (10) in Block Two (2), ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, at Page 8, of the public records of Broward County, Florida, said lands situate and being in Broward County, Florida; and including improvements, furniture and fixtures situated thereon.

Subject to that certain first mortgage dated March 18, 1948, in favor of Dade Federal Savings and Loan Association of Miami in the original principal sum of \$7,100.00 recorded in Mtg. Book 243, page 337.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereunto belonging or in anywise appertaining:

To Have and To Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said part y of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said part 108 of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part 108 of the first part have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in our Presence:

Maureen Clark
Jannette M. Dufresne

Wm T. Miller (SEAL)
Avis L. Miller (SEAL)
(SEAL)

MAYNARD ABRAHAM (SEAL)
P. O. BOX 640
HOLLYWOOD, FLA

State of Florida.

County of BROWARD

I Hereby Certify That on this 17th day of December 1954, before me personally appeared WILLIAM T. MILLER and AVIS L. (also known as Wm. T. Miller)

to me known to be the person as described in and who executed the foregoing conveyance to

NELLE M. BLAIR, a widow

and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said

the wife of the said, on a separate

and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

Witness my signature and official seal at Hollywood and State of Florida, the day and year last aforesaid.

Notary Public, State of Florida, at large
Commission expires Feb. 1, 1956.
My Comm. expires Feb. 1, 1956.
Notary Public

Notary Public

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

NOTARY PUBLIC
STATE OF FLORIDA
D.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the State of Florida, in and for said County.

On this 17th day of December 1954, at a certain place in the Public Records of said County, I have recorded the same on Page of Book of Book

State of Florida
County of

ABSTRACT OF DESCRIPTION

Dated

TO

Marriage Deed

PAYCO STAMP

OFF: 265 REC: 383

AFFIDAVIT UNDER FICTITIOUS NAME STATUTE

STATE OF FLORIDA)
COUNTY OF BROWARD)

The undersigned, under oath, says: It is the intention of the undersigned to engage in business enterprise under the fictitious name of Timely Jewelers, at 202 Bank Building, Hollywood, Florida.

Those interested in said enterprise, and the extent of the interest of each, is as follows:

Martin W. Smith sole owner

Proof of publication of this intention to register, is filed herewith, pursuant to the provisions of 865.09 FSA.

604503

THE HOLLYWOOD HERALD
Published Weekly
Hollywood, Broward County, Florida

STATE OF FLORIDA
COUNTY OF BROWARD.

Before the undersigned authority personally appeared FRANCIS WATSON, who on oath says that he is Editor of the Hollywood Herald, a Weekly newspaper published at Hollywood in Broward County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of Fictitious Name TIMELY JEWELERS - Martin W. Smith in the Circuit Court, was published in said newspaper in the issues of November 19, 1954 November 26, 1954 December 3, 1954 December 10, 1954

Affiant further says that the said Hollywood Herald is a newspaper published at Hollywood in said Broward County, Florida, and that the newspaper has heretofore been continuously published in said Broward County, Florida, each Friday and has been entered as second class mail matter at the post office in Hollywood, Florida, for a period of one year next preceding the first publication of said copy of advertisement; and affiant further says that he has neither paid nor promised to pay to any person or corporation any discount, rebate, commission or refund for the purpose of securing publication in the said newspaper.

Sworn to and subscribed before me

this December day of 1954

Francis Watson

Notary Public, State of Florida at Large.

My Commission expires July 19, 1957.
Bonded by American Surety Co. - \$10,000.00

NOTICE UNDER FICTITIOUS NAME LAW
Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of Timely Jewelers, at 202 Bank Building, Hollywood, Florida, intends to register the said name with the Clerk of the Circuit Court of Broward County, Florida.
MARTIN W. SMITH
By Maynard Abrams, his attorney

Maynard Abrams
Attorney at Law
2020 1/2 Hollywood Boulevard
Hollywood, Florida
11, Nov. 19, 26, Dec. 3, 10, 1954

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

Martin W. Smith
MARTIN W. SMITH

Sworn to and subscribed before me, at Hollywood, Florida, this 16 day of December, 1954.

NOTARY PUBLIC
MAYNARD ABRAMS
AT LARGE
HOLLYWOOD, FLA.

Valerie K. Lewis
Notary Public State of Florida at Large
My commission expires:

Notary Public, State of Florida at Large
My commission expires Feb. 1, 1956.
Bonded by American Surety Co. - \$10,000.00

THE UNITED STATES OF AMERICA
DO hereby certify that
[illegible text]

of the County of [illegible] in the State of [illegible]
[illegible text]

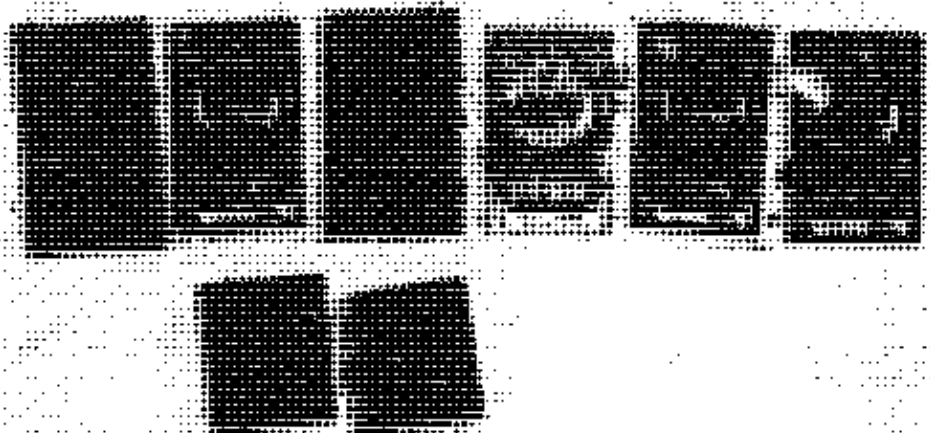
of the County of [illegible] in the State of [illegible]
[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]



[illegible text]

[illegible text]

[illegible text]

[illegible text]

• • • • •

I HEREBY CERTIFY, That on this day personally appeared before me
 officer duly authorized to administer oaths and take acknowledgments.

to me well known and known to me to be the individuals described to and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Hollywood,
County of Broward and State of Florida, this 22
day of September, A. D. 1937.

Lee, C. Wagon
Military Public

Source: *Public Papers of the Presidents of the United States*, 1964, pp. 100-101.

This instrument was recorded 19 and
dated Sept 19 1968 and recorded in Book 447
and Page 17. RECORD RETURNED
TED CARTER, Clerk of the Circuit Court.

THE COURT, Clerk of the Court

Walter B. Bland

ATTENTION: DO NOT WRITE IN THESE SPACES

STATE OF TEXAS
County of _____

On the 1st day of
A. D. 1871, at a certain time, the
Inventor and assignee of said
invention were joined for purpose, and
having duly considered said process,
I have provided the annexed paper
of book in the
public records of said County.
In witness whereof, I have here-
unto set my hand and affixed the
seal of the Circuit Court of the
Judicial Circuit
of said State, in and for said County

Check
B, C

C. H. LARSEN, JR.
ATTORNEY AT LAW
MOBILE, ALA.

2017年12月

4/20/2020 3:13 PM

JULY 1959

of the County of _____ and State of _____

of the + group at 2700 cm⁻¹ and 2100 cm⁻¹ and the - group at 2700 cm⁻¹ and 2100 cm⁻¹

10. Signature _____

transferred and to the present day
 great, beautiful, well kept grounds with the sand pits
 at the

and from such birds and other sources, all that excess amount of food being and being on the ground and water of Florida were particularly damaged on Indians.

Lot No. 10, in Block No. 7, of ALBION HANCO, according to the plot thereof recorded in Plat Book No. 24, page 8, of the Public Records of Broward County, Florida.

Together with all structures and improvements now and hereafter on said land, and fixtures attached thereto, also all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing fixtures which now are or are provided.

STH 2322P: note on the transmittance, absorbance and reflectance, each over periodic, rapid, slow, medium and wide
range and extent of source variation, observation and comparison of the instrument as an optical system. 7-2 21-73

And the word group "it" at the third part is connected with the word group "it" at the second part of the sentence.

Insults would of the said persons that they are free to use all immunities, RECEIVED & FILED
Marriage ending in favor of SAC EDWARD PAVING & JOHN APRIL OF 1942

[illegible]

to the left against the side of the mud bank, and with a view to the same against the hotel, stream of all persons

1980年12月10日 星期四 晴 12月10日 星期四 晴

— 258 —

[illegible]

1471

APR 10 1968

100-443887-2074

TOTALS: 100% 100%

... ..

FILED 1967 JUN 27 10 10 AM '67
FBI - NEW YORK

State of Florida)
County of Dade)
ss. I, John J. [Signature], Clerk of the Circuit Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said Court.[illegible]

1990年12月31日

1990年12月31日 星期一 第10000号

[illegible]

1. 凡在本行开立存款账户的客户，均可向本行申请开立支票。

and was not subject to the same treatment as the other two.

THE UNIVERSITY OF CHICAGO

Domestic & Foreign

The said letters will be registered and given effect. The said letters will be given effect to the extent that the said letters are not in conflict with the laws of the United States.

THE UNIVERSITY OF CHICAGO

And finally, and most importantly, the fact that the Commission is not a permanent body, but a temporary one, is a serious flaw in its structure.

... ..

[illegible]

3494. 3495-3499.

100-443887-100

RECEIPT

OLD 10/10 1/2 1/2

This Indenture, Made this June day of June, A. D. 1946,
BETWEEN STANLEY BUILDING COMPANY, a corporation
existing under the laws of the State of Florida, having its principal place of
business in the County of Duval and State of Florida
and lawfully authorized to transact business in the State of Florida, party of the first part, and
Dominic J. Capozzola and Emily Capozzola, his wife
1833 Fletcher Street, Hollywood
of the County of Duval and State of Florida,
part 1st of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of

100.00 Dollars,

to it in hand paid by the said part 1st of the second part, the receipt whereof is hereby acknowledged,
has granted, bargained and sold to the said part 2nd of the second part,
heirs and assigns forever, the following described land situate, lying and being in the County of
Duval and State of Florida, to-wit:

Lot Ten (10), Block Ten (10), according to
the plat of John Smith, recorded in Plat
Book 24, page 4 of the public records of
Duval County, Florida.

This conveyance is made subject to the
certain first mortgage lien upon the premises
by the Grantor herein to John Smith, as evidenced
by the Association of John Smith, a duly
authorized corporation, in the amount of \$100.00, recorded
in Northern Book 225, page 23 of the public
records of Duval County, Florida, on the
17th day of March, 1946, which said mortgage
the Grantor herein agrees and consents to pay
in accordance with the terms and conditions
thereof.

And the said party of the first part does hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whatsoever.

(Corporate
Seal)

IN WITNESS WHEREOF, the said party of the first part has caused these pre-
sents to be signed in its name by its proper officers,
and its corporate seal to be affixed, attested by its
secretary, the day and year above written.

ATTEST:

Secretary

Stanley Building Company
Benjamin J. Capozzola
President

Signed, sealed and delivered in presence of us:

J. M. Buchanan
Lamin Carby



46



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
2022 MAYO LLC

Filing Information

Document Number L20000071166
FEI/EIN Number APPLIED FOR
Date Filed 03/03/2020
Effective Date 03/03/2020
State FL
Status ACTIVE

Principal Address

3241 SW 44 ST
FORT LAUDERDALE, FL 33312

Mailing Address

3241 SW 44 ST
FORT LAUDERDALE, FL 33312

Registered Agent Name & Address

BETZALEL, GIL
3241 SW 44 ST
FORT LAUDERDALE, FL 33312

Authorized Person(s) Detail

Name & Address

Title MGR

BETZALEL, GIL
3241 SW 44 ST
FORT LAUDERDALE, FL 33312

Title MGR

HEN, RINAT
3241 SW 44 ST
FORT LAUDERDALE, FL 33312

Annual Reports

Report Year	Filed Date
-------------	------------

2021	04/12/2021
2022	03/09/2022
2023	03/08/2023

Document Images

[03/08/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/09/2022 -- ANNUAL REPORT](#)

View image in PDF format

[04/12/2021 -- ANNUAL REPORT](#)

View image in PDF format

[03/03/2020 -- Florida Limited Liability](#)

View image in PDF format

This instrument Prepared by and Return to:
(enclose self addressed stamped envelope)
PETER PORT, ESQ
FAIRWAY TITLE COMPANY, INC.
3565 N.E. 163RD STREET
NORTH MIAMI BEACH, FLORIDA 33160

96-241264 T#001
05-17-96 02:31PM

476.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Grantee S.S. No.:
Name: DANIEL TIERNEY
Grantee S.S. No.:
Name:

Parcel I.D. No.: 61-42-22-33-0200

THIS SPACE FOR RECORDING DATA

WARRANTY DEED (Statutory)

This Indenture made this 13th day of May, 1996 BETWEEN JENNIE PENEAU, A Single Woman .
GRANTOR*, whose address is 1835 Fletcher Street, Hollywood, FL 33020-6313

and DANIEL TIERNEY, A Single Man and . as GRANTEE*, of 1835 Fletcher Street, Hollywood, FL 33020-6313

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Witnesses

Printed/Typed Name

Printed/Typed Name

JENNIE PENEAU

(SEAL)

(SEAL)

(Space Below This Line For Acknowledgement)

STATE OF FLORIDA)

SS:
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of May, 1996 by JENNIE PENEAU, A Single Woman, who is/are, personally known to me or who presented Florida Driver's License as identification and did not take an oath.

Notary Public

(SEAL)



PHILIP S. GOLDIN
My Commission CC421666
Expires Nov. 30, 1998
Bonded by HAI
800-422-1566

My Commission Expires:

BK 24893P60600

2
AE

(INSTRUCTIONS ON REVERSE SIDE)
FOR USE BY
PHYSICIANS AND
MEDICAL EXAMINERS



The Commonwealth of Massachusetts
STANDARD CERTIFICATE OF DEATH
REGISTRY OF VITAL RECORDS AND STATISTICS

DK 24803601601

STATE USE ONLY
PLACE
AGE
SEX
RACE
EDUCATION
MARRIAGE
DISPOSITION
CERTIFY

DECEDENT

INFORMANT

DISPOSITION

CERTIFY

DECEDENT NAME FIRST Edgar		MIDDLE L.		LAST Peneau		SEX Male	DATE OF DEATH (Mo., Day, Yr.) January 17, 1995
PLACE OF DEATH (City, Town) Bellingham		COUNTY OF DEATH Norfolk		HOSPITAL OR OTHER INSTITUTION (Name of hospital, street and number) 86 Mendon Street			
PLACE OF DEATH (City, Town) Bellingham		COUNTY OF DEATH Norfolk		SOCIAL SECURITY NUMBER 027 18 1116		IF U.S. WAR VETERAN Service No. WW 2	
HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DOR <input type="checkbox"/> Other <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Other <input type="checkbox"/>		DECEDENT'S RACE White		DECEDENT'S EDUCATION (Highest Grade Completed) Elementary School 10 Complete 4 5 6			
AGE - Last Birthday (Yr.) 68		DATE OF BIRTH (Mo., Day, Yr.) Mar. 4, 1926		BIRTHPLACE (City or State or Foreign Country) Milford, Mass.			
MARRIED NEVER MARRIED WIDOWED OR DIVORCED Married		LAST SPOUSE (Full name maiden name) Jennie Britta		OCCUPATION Sr. Custodian		KIND OF BUSINESS OR INDUSTRY High School	
RESIDENCE - NO. & ST., CITY/TOWN, COUNTY, STATE/COUNTRY 86 Mendon St., Bellingham, Norfolk, Mass.		FATHER - FULL NAME Edgar Peneau		STATE OF BIRTH (Mo., Day, Yr.) Aurora Laque		MOTHER - FULL NAME Aurora Laque	
DECEDENT'S NAME Jennie Britta		MAILING ADDRESS - NO. & ST., CITY/TOWN, STATE, ZIP CODE 86 Mendon St., Bellingham, Ma. 02019		RELATIONSHIP Wife			
MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Other <input type="checkbox"/>		FURNERAL SERVICE LICENSE Daniel J. Ruggerio 4656		LICENSE NO. 4656			
PLACE OF DEPOSITION (Name of Cemetery, Crematory or other) Hopedale Village Cemetery		LOCATION (City, Town, State) Hopedale, Mass.		DATE OF DEPOSITION (Mo., Day, Yr.) Jan. 20, 1995		NAME AND ADDRESS OF FACILITY Ruggerio Funeral Home 46 Water St. Milford, Ma. 01757	

CAUSE OF DEATH NOT FILMED
PER 382.008 FL. STATUTES

BLACK INK ONLY

R 30158

SIGNATURE OF PHYSICIAN <i>[Signature]</i>		DATE SIGNED (Mo., Day, Yr.) Jan. 17, 1995		HOURS OF DEATH 3:55 P.	
NAME OF ATTENDING PHYSICIAN (If not certifier) KANWARJIT S. SIDHU		DATE SIGNED (Mo., Day, Yr.) Jan. 17, 1995		HOURS OF DEATH 3:55 P.	
NAME AND ADDRESS OF CERTIFYING PHYSICIAN OR MEDICAL EXAMINER (Type or Print) KANWARJIT S. SIDHU 211 WEST ST. MILFORD, MASS. 01757		DATE SIGNED (Mo., Day, Yr.) Jan. 17, 1995		HOURS OF DEATH 3:55 P.	
WAS THERE AN IN-UTERO DEATH? NO		IF YES, DATE JAN. 17, 1995		IF YES, TIME 3:35P	
NAME OF PROPOSED REGISTERED NURSE LESLIE H. ROWELL		R.N. NO. R.N. 125010		DATE OF RECORD Jan. 23, 1995	

A TRUE COPY
ATTEST:
[Signature]
JANUARY 23, 1995
[Signature]
BELLINGHAM TOWN CLERK

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

EXHIBIT TO
DEED OF ROBERT T. GILLIGAN
TO ROSE ALBA COUTURE, DANIA, FLA. 1990

PREPARED BY
ROBERT T. GILLIGAN
2000 N. W. 10th St., DANIA, FLA. 33009

Document # 91145431

This Warranty Deed Made the 8th day of April A. D. 19 91 by
OMER COUTURE, unmarried widower of ROSE ALBA COUTURE
hereinafter called the grantor, to
EDGAR PENEAU and JENNIE PENEAU, his wife,

whose postoffice address is 1835 Fletcher Street, Hollywood, FL 33020
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties on this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Broward
County, Florida, viz:

Lot 10, Block 2, ALDEN MANOR, according to the
Plat thereof, recorded in Plat Book 24, Page 8,
of the Public Records of Broward County, Florida.

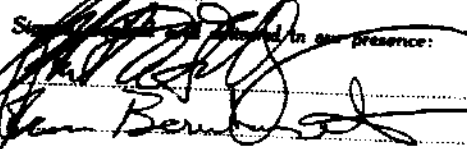
31625
In Broward County for Document
Stamp Tax as required by law,
Georgia Thru

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1990.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed and sealed in our presence:

Jan Bernick


OMER COUTURE

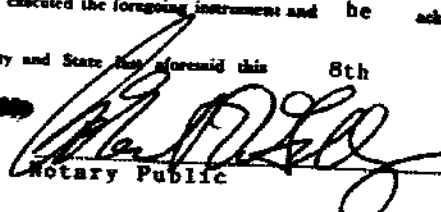
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared
OMER COUTURE, unmarried widower of ROSE ALBA COUTURE,

as he knows to be the person described in and who executed the foregoing instrument and he acknowledged
before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 8th day of
April A. D. 19 91

RECORDED IN THE OFFICIAL RECORDS
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR


Notary Public

My commission expires:
6-16-92

15 APR 1991
61030650419

79-141514

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

JOSEPH L. SCHWARTZ

of the Law Office of
MILLER & SCHWARTZ
3325 Hollywood Boulevard
HOLLYWOOD, FLORIDA 33021

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 2 day of May, 19 79, Between

WERONIKA ROMANIUK, a single woman

of the County of Broward, State of Florida, grantor*, and

OMER COUTURE and ROSE ALBA COUTURE, his wife

whose post office address is 1835 Fletcher Street, Hollywood,

of the County of Broward, State of Florida, grantees*.

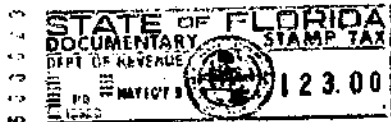
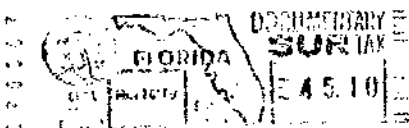
Witnesseth, That said grantor, for and in consideration of the sum of -----TEN-----
-----00/100----- (\$10.00)-----

Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following
described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 10, Block 2, ALDEN MANOR, according to the plat thereof,
recorded in Plat Book 24, Page 8, of the public records of
Broward County, Florida.

Subject to conditions, restrictions and limitations of record
and taxes for the year 1979 and subsequent years.

MAY 9 3 48 PM '79



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantees" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence

[Signature]
[Signature]

[Signature] (Seal)
Weronika Romaniuk

_____ (Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared
WERONIKA ROMANIUK, a single woman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
is he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of May,
19 79.

My commission expires:

[Signature]
[Signature]

APPROVED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

RECORDED PUBLIC DEED OF FLORIDA AT LARGE
AND COMMISSION EXPIRES OCT. 23, 1980
RECORDED THIS MORNING AT 10:00 AM

RECORDED MAY 16 1979

Printed for Lawyer.

This instrument was prepared by

Karl W. Adler
TOLAR & ADLER
Attorneys at Law
301 Bayview Building
FORT LAUDERDALE, FLORIDA 33304

8076
297
Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

76-156825

This Indenture, Made this 4th day of August 1976 Between

BETTY JEAN GARDNER CHAYER
city of, Virginia Beach, State of Virginia grantor* and
of the County of

WERONIKA ROMANIUK

whose post office address is 1835 Fletcher Street, Hollywood

of the County of Broward, State of Florida grantee*

Witnesseth, That said grantor for and in consideration of the sum of

Ten (\$10.00) Dollars

and other good and valuable considerations to said grantor in hand paid by said grantee the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County Florida to-wit:

Lot Ten (10) in Block Two (2), ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, at Page 8, of the public records of Broward County, Florida.

Subject to a life interest vested in Lenore Gardner pursuant to Deed recorded on November 9, 1966 recorded at Official Records Book no. 3321, Page 178 of the Public Records of Broward County, Florida.

Subject to existing reservations, restrictions, conditions, and easements of record, if any, and to real estate taxes for the year 1976 and subsequent years.

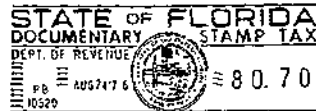
The above property is not the homestead of the above grantor and does not adjoin the homestead of the grantor, the grantor resides in Virginia.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written Signed, sealed and delivered in our presence.

BETTY JEAN GARDNER CHAYER



STATE OF Virginia
CITY OF Virginia Beach

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Betty Jean Gardner Chayer

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same

WITNESS my hand and official seal in the City and State last aforesaid this 4th day of August 1976.

My commission expires My Commission Expires 12-16-1978 (Notary Seal or Stamp) Notary Public

RMS: R4114

PAGE 476

Printed for Lawyers' Use

This instrument was prepared by:

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

Karl W. Adler
TOLAR & ADLER
Attorneys at Law
301 Bayview Building
FORT LAUDERDALE, FLORIDA 33304

76-153324

This Indenture, Made this _____ day of August 1976 Between

LENORE GARDNER, an unmarried woman

of the County of Broward, State of Florida, grantor* and

WERONIKA ROMANIUK

whose post office address is 1835 Fletcher Street, Hollywood

of the County of Broward, State of Florida, grantee*

Witnesseth, That said grantor for and in consideration of the sum of TEN (\$10.00)

Dollars

and other good and valuable considerations to said grantor in hand paid by said grantee the receipt whereof is hereby acknowledged has granted, bargained and sold to the said grantee and grantee's heirs and assigns forever the following described land situate, lying and being in Broward County, Florida to wit:

Lot Ten (10) in Block Two (2), ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, at Page 8, of the public records of Broward County, Florida.

Subject to a remainder interest in Betty Jean Gardner Chayer pursuant to deed recorded November 9, 1966 recorded at Official Records Book no. 3321, Page 178 of the Public Records of Broward County, Florida,

Subject to existing reservations, restrictions, conditions, and easements of record, if any, and to real estate taxes for the year 1976 and subsequent years.

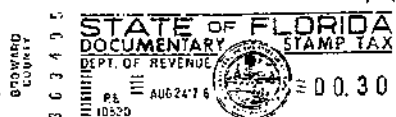
and said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

* Grantor and grantee are used for singular or plural as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written Signed, sealed and delivered in our presence

Mary R. Gardner

LENORE GARDNER, an unmarried woman



STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me an officer duly qualified to take acknowledgments personally appeared LENORE GARDNER, an unmarried woman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same

WITNESS my hand and official seal in the _____ county and State last aforesaid this _____ day of August, 1976.

My commission expires _____

(Notary Seal or Stamp)

Notary Public, State of Florida at Large
My Commission Expires _____

Notary Public, State of Florida at Large
My Commission Expires Sept. 3, 1976

RMS: R 4118

✓
This instrument prepared by and return to:

VICTOR P. DEBIANCHI, JR.
VICTOR P. DEBIANCHI, JR., P.A.
Attorney at Law
1720 Harrison St., Suite 6CE
Hollywood, FL 33020

Property Appraisers Parcel Identification No.: 5142 22 33 0200
Grantee(s) Social Security Number(s):

THIS QUIT-CLAIM DEED,

Executed this 4 day of April, A.D., 2008, by

DANIEL TIERNEY, a single man

first party, to

WILLIAM CAMPBELL

whose post office address is 1835 Fletcher Street, Hollywood, FL. 33020

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.

N.B. The Grantor reserves unto himself a life estate for the duration of his lifetime.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness Signature

Printed name William Campbell

Witness Signature

Printed name Victor P. DeBianchi Jr.

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

DANIEL TIERNEY, a single man

who is personally known to me, and to me known to be the person described in and who executed the foregoing Quit-Claim Deed and acknowledged before me that he/she executed the same.

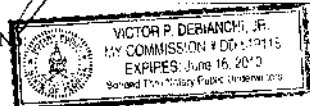
WITNESS my hand and official seal in the County and State last aforesaid this 4 day of April, A.D., 2008.

SEAL

My Commission Expires:

Notary Public
Printed name

My Commission Expires:



WILL CALL BOX 160
TOWN AND COUNTRY TITLE HWD

Prepared by and return to:
Victor P. DeBianchi, Jr.

Victor P. DeBianchi, Jr., P.A.
1720 Harrison Street Suite 6CE
Hollywood, FL 33020
954-925-0433

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24 day of February, 2009 between WILLIAM CAMPBELL, a married man, whose post office address is 41 Whirlaway Road, Manalapan, NJ 07726, grantor, and LAZR, INC., a Florida corporation, whose post office address is 222 S.E. 10 Street, Ft. Lauderdale, FL 33316, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.

Parcel Identification Number: 5142-22-33-0200

N.B. This is not nor has ever been the homestead property of WILLIAM CAMPBELL, who resides at 41 Whirlaway Road, Manalapan, NJ. 07726.

Subject to: 1) Taxes for the year 2009 and all subsequent years. 2) Conditions, restrictions, easements, limitations, and zoning ordinances of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Judith Campbell
Witness Name: Judith Campbell
Joan Rubin
Witness Name: Joan Rubin

William Campbell (Seal)
WILLIAM CAMPBELL, a married man

State of Florida New Jersey
County of Monmouth

The foregoing instrument was acknowledged before me this 24 day of February, 2009 by WILLIAM CAMPBELL, a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Carrie Ann Walters
Notary Public

Printed Name: CARRIE ANN WALTERS
My Commission Expires: NOTARY PUBLIC NEW JERSEY
Commission Expires 03/03/2009



This instrument Prepared by and Return to:
(enclose self addressed stamped envelope)
PETER PORT, ESQ
FAIRWAY TITLE COMPANY, INC.
3565 N.E. 163RD STREET
NORTH MIAMI BEACH, FLORIDA 33160

96-241264 T#001
05-17-96 02:31PM

476.00
DOCU. STAMPS-DEED

RECD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Grantee S.S. No.:
Name: DANIEL TIERNEY
Grantee S.S. No.:
Name:

Parcel I.D. No.: 61-42-22-33-0200

THIS SPACE FOR RECORDING DATA

WARRANTY DEED (Statutory)

This Indenture made this 13th day of May, 1996 BETWEEN JENNIE PENEAU, A Single Woman .
GRANTOR*, whose address is 1835 Fletcher Street, Hollywood, FL 33020-6313

and DANIEL TIERNEY, A Single Man and . as GRANTEE*, of 1835 Fletcher Street, Hollywood, FL 33020-6313

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Witnesses

Printed/Typed Name

Printed/Typed Name

JENNIE PENEAU

(SEAL)

(SEAL)

(Space Below This Line For Acknowledgement)

STATE OF FLORIDA)

SS:

COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of May, 1996 by JENNIE PENEAU, A Single Woman, who is/are, personally known to me or who presented Florida Driver's License as identification and did not take an oath.

Notary Public

(SEAL)



PHILIP S. GOLDEN
My Commission CC421666
Expires Nov. 30, 1998
Bonded by HAI
800-422-1566

My Commission Expires:

BK 24893P60600

(INSTRUCTIONS ON REVERSE SIDE)
FOR USE BY
PHYSICIANS AND
MEDICAL EXAMINERS



The Commonwealth of Massachusetts
STANDARD CERTIFICATE OF DEATH
REGISTRY OF VITAL RECORDS AND STATISTICS

DK 24803601601

STATE USE
ONLY

PLACE

AGE

SEX

DATE

TIME

DAY

MONTH

YEAR

DAY

MONTH

YEAR

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MONTH

YEAR

DECEDENT

INFORMANT

DISPOSITION

CERTIFY

DECEDENT NAME FIRST Edgar		MIDDLE L.		LAST Peneau		SEX Male	DATE OF DEATH (Mo., Day, Yr.) January 17, 1995
PLACE OF DEATH (City, Town) Bellingham		COUNTY OF DEATH Norfolk		HOSPITAL OR OTHER INSTITUTION (Name of hospital, street and number) 86 Mendon Street			
PLACE OF DEATH (City, Town) Bellingham		HOSPITAL OR OTHER INSTITUTION (Name of hospital, street and number) 86 Mendon Street		SOCIAL SECURITY NUMBER 027 18 1116		IF U.S. WAR VETERAN Service No. WW 2	
WAS DECEDENT OF HISPANIC ORIGIN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		RACE White		DECEDENT EDUCATION (Highest Grade Completed) Form Sec. 10-12 10 Complete 4 5 1			
AGE - Last Birthday (Yr., Mo., Day) 68		DATE OF BIRTH (Mo., Day, Yr.) Mar. 4, 1926		BIRTH PLACE (City, State or Foreign Country) Milford, Mass.			
MARRIED NEVER MARRIED WIDOWED OR DIVORCED Married		LAST SPOUSE (Full name maiden name) Jennie Britta		LEGAL OCCUPATION Sr. Custodian		KIND OF BUSINESS OR INDUSTRY High School	
RESIDENCE - NO. & ST., CITY/TOWN, COUNTY, STATE/COUNTRY 86 Mendon St., Bellingham, Norfolk, Mass.		FATHER - FULL NAME Edgar Peneau		STATE OF BIRTH (Mo., Day, Yr.) MASS.		MOTHER - NAME Aurora Laque	
INFORMANT'S NAME Jennie Britta		MAILING ADDRESS - NO. & ST., CITY/TOWN, STATE, ZIP CODE 86 Mendon St., Bellingham, Ma. 02019		RELATIONSHIP Wife		LICENSE # 4656	
MANNER OF DEATH <input checked="" type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> OTHER SPEC. OTHER SPEC.		FURNERAL SERVICE LICENSE Daniel J. Ruggerio		LOCATION (City, State) Hopedale, Mass.		DATE OF DEATH Jan. 20, 1995	
PLACE OF DEPOSITION (Name of Cemetery, Crematory or other) Hopedale Village Cemetery		NAME AND ADDRESS OF FACILITY Ruggerio Funeral Home 46 Water St. Milford, Ma. 01757		DATE OF DEPOSITION Jan. 20, 1995		NAME AND ADDRESS OF FACILITY Ruggerio Funeral Home 46 Water St. Milford, Ma. 01757	

20 PART I - Enter the diseases, injuries, or complications that caused the death. Do not include the cause of death, such as cardiac or respiratory arrest, shock or heart failure. List only one cause on each line in through 40. PRINT OR TYPE LEGIBLY.

CAUSE OF DEATH NOT FILMED
PER 382.008 FL. STATUTES

BLACK INK ONLY

R 30158

SIGNATURE OF PHYSICIAN <i>[Signature]</i>		DATE SIGNED (Mo., Day, Yr.) Jan. 17, 1995		HOURS OF DEATH 3:55 P.	
NAME OF ATTENDING PHYSICIAN (If not certifier) KANWARJIT S. SIDHU		DATE SIGNED (Mo., Day, Yr.) Jan. 17, 1995		HOURS OF DEATH 3:55 P.	
NAME AND ADDRESS OF CERTIFYING PHYSICIAN OR MEDICAL EXAMINER (Type or Print) KANWARJIT S. SIDHU 211 WEST ST. MILFORD, MASS. 01757		DATE SIGNED (Mo., Day, Yr.) Jan. 17, 1995		HOURS OF DEATH 3:55 P.	
WAS THERE AN IN-UTERO DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IF YES, DATE JAN. 17, 1995		IF YES, TIME 3:35P	
NAME OF PHYSICIAN REGISTERED NURSE LESLIE H. ROWELL		R.N. NO. R.N. 125010		DATE OF RECORD Jan. 23, 1995	
DATE OF RECORD Jan. 23, 1995		PLACE OF RECORD BELLINGHAM		DATE OF RECORD Jan. 23, 1995	

A TRUE COPY
ATTEST:

Handwritten signature
BELLINGHAM TOWN CLERK

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Prepared by and return to:
Patricia A. Rathburn

Patricia A. Rathburn P.A.
500 SE 17th Street Suite 312
Fort Lauderdale, FL 33316
954-764-6166
File Number: 1835 Fletcher
Will Call No.:

Parcel Identification No. 514222330200

[Space Above This Line For Recording Date]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 8th day of January, 2018 between April Hille, a single woman and John R. Pearson, a single man whose post office address is 3456 Zuni Street, Denver, CO 80211 of the County of Denver, State of Colorado, grantor*, and Oron Unger, a married man whose post office address is 15811 Collins Avenue, #1507, North Miami Beach, FL 33160 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof as recorded in Plat Book 24, Page 8 of the Public Records of Broward County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Henry Hershey
Witness Name: Henry Hershey

April Hille (Seal)
April Hille

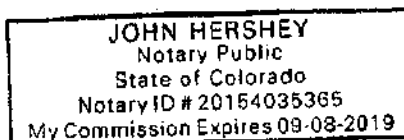
John Hershey
Witness Name: John Hershey

State of Colorado
County of ~~Denver~~ Arapahoe

The foregoing instrument was acknowledged before me this 7th day of January, 2018 by April Hille who is _____ personally known or who produced a driver's license as identification.

Notary Seal

John Hershey
Notary Public
John Hershey
Printed Name



My Commission Expires 09/08/2019

Signed, sealed and delivered in our presence:

[Signature]

[Signature] (Seal)
John Pearson

Witness Name: Kenneth Basilio

[Signature]

Witness Name: Patricia Rathbun

State of Florida
County of Broward

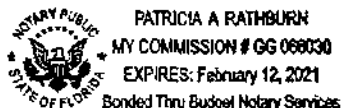
The foregoing instrument was acknowledged before me this 27 day of December, 2017 by John Pearson, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: [Signature]

My Commission Expires: _____



Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

After Recording Return To

Name: GOT HOMES LLC

Address: PO Box 600331

MIAMI

State: FLORIDA Zip Code: 33160

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

BROWARD COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

Ten Dollars (\$ 10.00) in hand paid to

DRON UNDER, a married man, residing at 15011 Collins Ave,

County of MIAMI-DADE, City of MIAMI, State of FLORIDA

(hereinafter known as the "Grantor(s)") hereby quitclaims to GOT HOMES LLC,

a corporation, residing at PO Box 600331, County of MIAMI-DADE,

City of MIAMI, State of FLORIDA (hereinafter known as the

"Grantee(s)") all the rights, title, interest, and claim in or to the following described real

estate, situated in BROWARD County, Florida to-wit:

1835 FLETCHER ST, HOLLYWOOD FL 33020

ALDEN MANOR 24-8 B LOT 10 BLK 2

5142 22 33 0200 - parcel id #

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

[Signature]
 Grantor's Signature
Oron Orger
 Grantor's Name
15811 Collins Ave unit #1506
 Address
North Miami Beach, FL 33160
 City, State & Zip

 Grantor's Signature

 Grantor's Name

 Address

 City, State & Zip

In Witness Whereof,

[Signature]
 Witness's Signature
AL Betzaki
 Witness's Name
3241 SW 44th
 Address
Fort Lauderdale FL 3333A
 City, State & Zip

[Signature]
 Witness's Signature
AL HEIN
 Witness's Name
2445 CARLSON AVE
 Address
Cooper City FL 33028
 City, State & Zip

STATE OF FLORIDA)

COUNTY OF Broward)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oron Orger whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of 23, 2018.



[Signature]
 Notary Public

My Commission Expires: June 4 2019



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Kelly Bookstein

Title Guaranty of South Florida Inc.

3265 MERIDIAN PARKWAY, SUITE 100

WESTON, FL 33331

Property Appraisers Parcel Identification (Folio) Number: **514222330200**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$250,000.00 Florida Documentary Stamps in the amount of \$1,750.00 have been paid hereon.

Space above This Line for Recording Data _____

THIS WARRANTY DEED, made the 23rd day of August, 2023 by **GOT HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is **9721 Montpelier Drive, Delray beach, FL 33446** herein called the grantor, to **2022 MAYO LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is **3241 SW 44 STREET, FORT LAUDERDALE, FL 33312**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida**, viz.:

Lot 10, Block 2, Alden Manor, according to the Plat thereof, recorded in Plat Book 24, Page(s) 8, of the Public Records of Broward County, Florida.

Property Address: 1835 Fletcher Street, Hollywood, FL 33020

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

2nd page of Deed

Signed, sealed and delivered in the presence of:

**GOT HOMES LLC, A FLORIDA LIMITED
LIABILITY COMPANY**

Witness

[Signature]

Printed Witness Name

Sandy Magana

Witness

Yonder Gil

Printed Witness Name

[Signature]
ORON UNGER, Manager

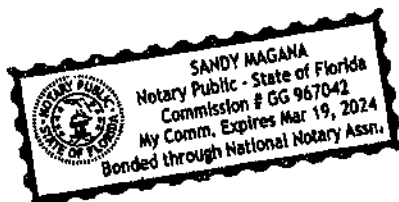
**STATE OF FLORIDA
COUNTY OF BROWARD**

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 23 day of August, 2023 by ORON UNGER, Manager of GOT HOMES
LLC who is personally known to me or has produced FL DL as
identification and who did not take an oath.

[Signature]
(Signature of Notary Public)

Sandy Magana
(Print, Type, or Stamp Commissioned Name of Notary Public)

SEAL



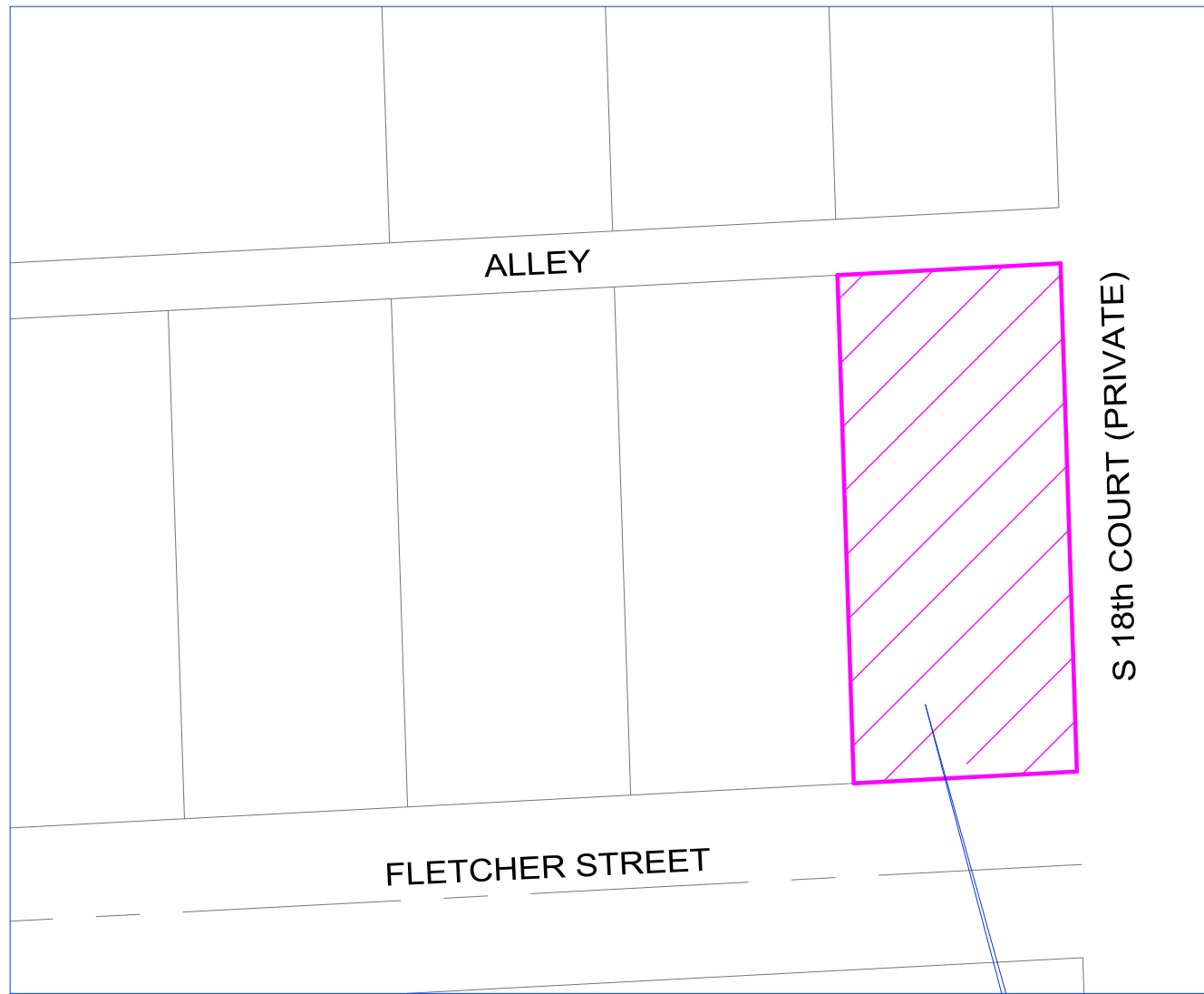
ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF THE N.W. 1/4 IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

0 10 20

SCALE: 1" = 20'

9 SURVEY MAP



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

1835 Fletcher Street, Hollywood, Florida 33020
Parcel Id: 5142223302200

3 LEGAL DESCRIPTION

Lot 10, Block 2, **ALDEN MANOR**, according to the plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Hollywood, Broward-County, Florida.

4 AREA TABULATION

Net Area of subject parcel: +/-8,190.0 SqFt (+/-0.18 Acres) (As measured in the field).
Gross Area of subject parcel: +/-9,688.0 SqFt (+/-0.22 Acres) (Calculated to include up to center line of Abutting right of way(s)).

5 ZONING INFORMATION

Zoning District: FH-2 Federal Highway Medium-High-Intensity Mixed-Use District (as per City of Hollywood Interactive Zoning Map) (A Zoning Report has not been provide to Surveyor).

7 CERTIFICATIONS

I hereby certify to: Miami-Dade County, a Political Subdivision of the State of Florida; National Title and Abstract Company ; Old Republic National Title Insurance Company. That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6, 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: December 01st, 2023

Date of Completion: December 15th, 2023

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

SURVEY LEGEND

- Vicinity Map
- Property Address and Tax Folio
- Legal Description
- Area Tabulation
- Zoning Information
- Surveyor's Report
- ALTA/NSPS Certification
- Project / Survey Number.
- Survey Map

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Palm	Unknown	8	12	15
2	Palm	Unknown	7	11	9
3	Palm	Unknown	7	11	6
4	Unknown	Unknown	15	32	10
5	Palm	Unknown	7	8	11
6	Palm	Unknown	7	11	8
7	Palm	Unknown	7	11	8
8	Palm	Unknown	8	13	7
9	Unknown	Unknown	5	15	12
10	Mango Tree	Mangifera Indica	15	25	20
11	Coconut Palm	Cocos nucifera	12	25	10
12	Coconut Palm	Cocos nucifera	6	12	6
13	Palm	Unknown	5	12	8
14	Unknown	Unknown	12	15	10

Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best our knowledge.

6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on December 1st, 2023 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 2021 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, 2021.
- 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.
- 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 Ways: Fletcher Street - along the South property line, and a 15' wide Public Alley along the North property line.
Note that there is a roadway (apparently "PRIVATE" being S 18th Court running along the East Line of the subject property that the undersigned surveyor did not investigate and is not aware it's about the ownership and maintenance. The undersigned has no knowledge of proposed changes in street right of way lines for the above mentioned public right of way(s).
- 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. 120113 (City of Hollywood), Panel 0732, Suffix H, revised on Sept 11th, 2009, 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 (-) 1.605 feet or (minus 1.605 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 Division Bench Mark 1135, Elevation = 10.77 feet (NGVD29)
Description: "Square" cut in South edge of concrete sidewalk and at center of sidewalk leading to Stevens funeral home, residence #315 Pembroke Road, Hollywood, 100' East of N.W. 4 Avenue, 38' South of centerline of asphalt Pembroke Road, 60' East of a power pole. B.M. found 4-6-2000 mark is 100' east of east edge of pavement of N.W. 4th Avenue.
Bench Mark # 2: Broward County Engineering Division Bench Mark 1080, Elevation = 9.13 feet (NGVD29)
Description: "Square" cut in Northeast corner of concrete stoop in front of residence #405 northwest Dixie Highway, Hallandale, 23' west of centerline of Dixie Highway, 23' North of a power pole 3' East of building.
- This 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 Ownership and Encumbrance Repor provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of Fletcher Street being S87°17'52"W
- This survey has been made based on and upon an examination of said Ownership and Encumbrance Report (the O&E Report) provided by the client, issued by Carusi Law, prepared by Daniel S. Carusi, Esq., and dated December 7th, 2023. Upon review and examination of instruments of record listed on said O&E Report, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey and the following applies:

Active Encumbrances listed: NONE

Restrictions/Easements listed:

Item # 1: All matters contained on the Plat of **ALDEN MANOR**, as recorded in Plat Book 24, Page 8, Public Records of Broward County, Florida. (does apply, depicted on survey)

Item # 2: Restriction contained in Deed Book 613, Page 149, Public Records of Broward County, Florida. (Not a survey related matter)

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.

QA/QC BY: O.C.B.I

DRAWN BY: I.C

FIELD DATE: 12/01/2023

UPDATED DATE: N/A

8 PROJECT NUMBER

23482 Page 1 of 1

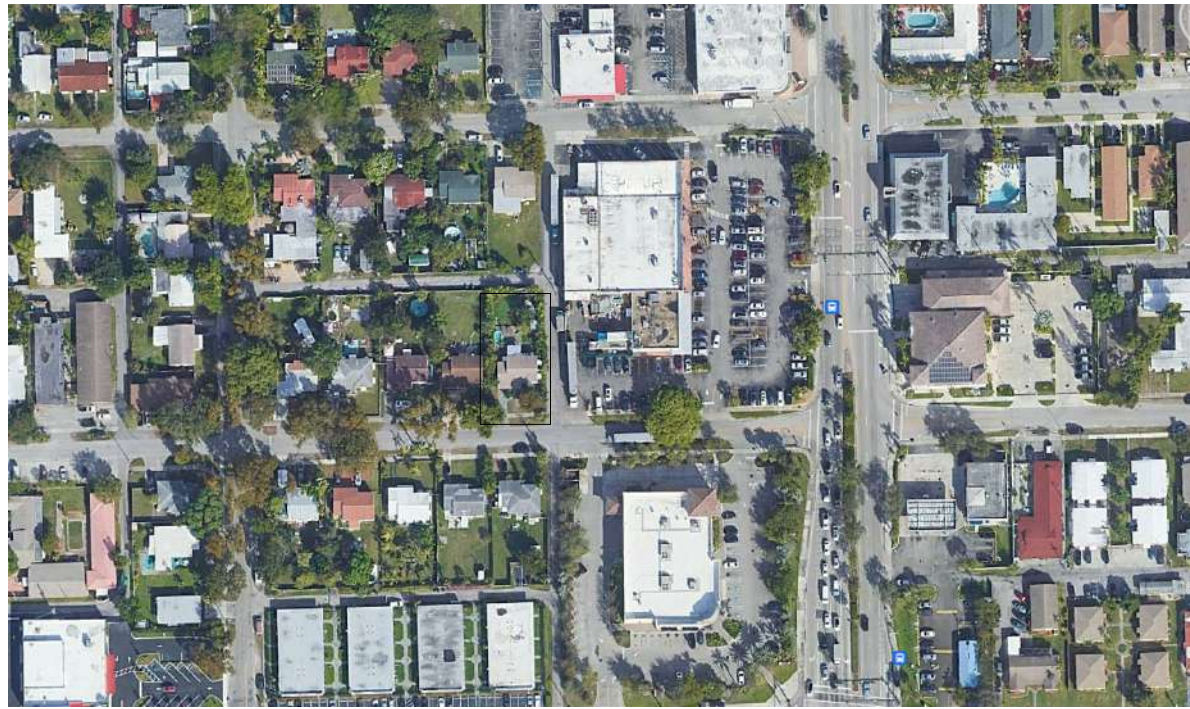
BELLO & BELLO LAND SURVEYING

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





LOCATION MAP

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER STREET

1835 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020



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Luis LaRosa-Registered
Architect
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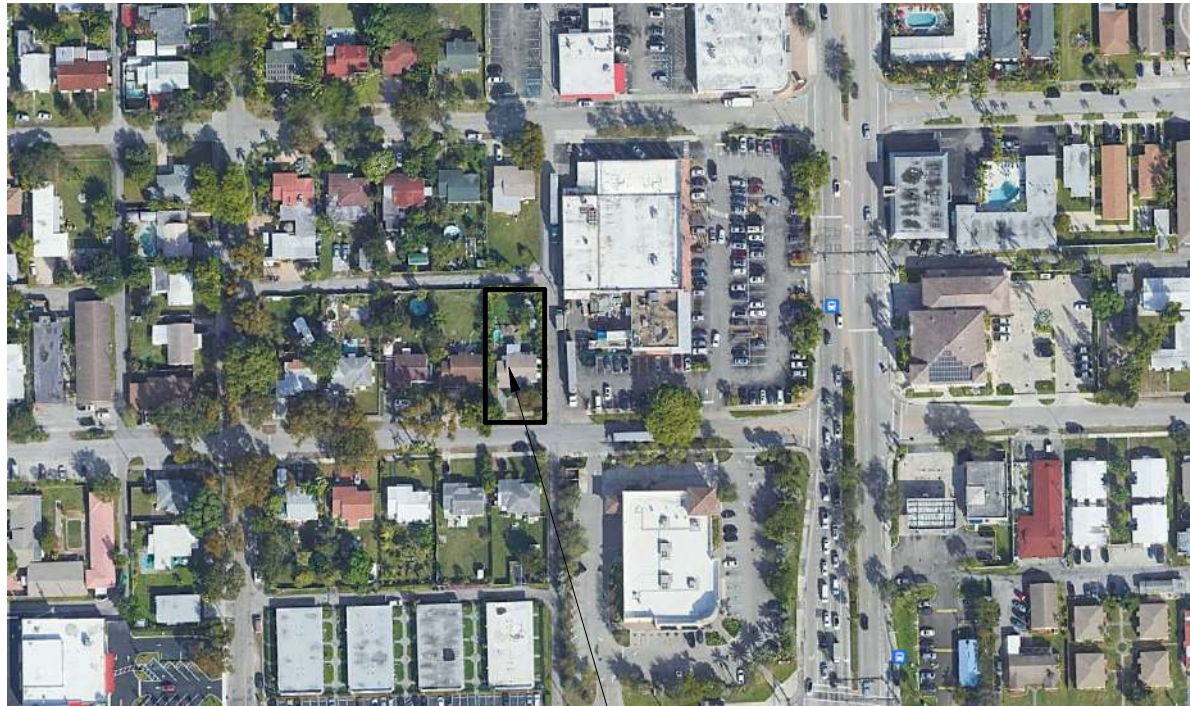


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SP-1.2	DUMPSTER DETAIL TYP. HANDICAP DETAIL TYP. PARKING DETAIL DIAGRAM F.A.R. CALCULATION
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A-1.2	SECOND FLOOR PLAN
A-1.3	3RD FLOOR PLAN
A-1.4	4TH FLOOR PLAN
A-1.5	5TH FLOOR PLAN
A-1.6	/ROOF PLAN
A-2.1	PROPOSED SOUTH ELEVATION
A-2.2	PROPOSED WEST ELEVATION
A-2.3	PROPOSED NORTH ELEVATION
A-2.4	PROPOSED EAST ELEVATION
A-2.5	PROPOSED AXONOMETRIC VIEW

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

1708 sw JOY HAVEN ST
PORT ST. LUCIE, FL 34983
(O)-772-834-1357



1835 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (7TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION. APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 8,100 SF or 0.18 ACRES

BUILDING FOOTPRINT AREA 6,270 SF
DRIVEWAY 463 SF
CONC. SLAB 330 SF

TOTAL IMPERVIOUS AREA= 7,063 SF (87.2 %)

TOTAL PERVIOUS AREA= 1,037 SF (12.8 %)

FAR CALCULATION

FAR ALLOWED= 8,100 X 3.0= 24,300 SF

FIRST FLOOR= 311 SF
2ND FLOOR= 5,817 SF
3RD FLOOR= 5,817 SF
4TH FLOOR= 5,817 SF
5TH FLOOR= 4,901 SF

FAR PROVIDED= 22,663 SF

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE

THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATIONS THROUGH THE GREEN BUILDING COUNCIL.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
3-(1) BEDROOM=3x1= 3 PARKING SPACE	3	
12-(3) BEDROOMS=12x1.5= 18 PARKING SPACE	18	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS FOR 30 UNITS)=	2.0	
TOTAL PARKING SPACES	23.0	23

NOTE:

- CAROUSEL IS DESIGNATED TO 3-BEDROOM UNIT(18 PARKING SPACES)

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	10'	15'-0"
REAR ALLEY	5'	5'-0"
SIDE ALLEY	N	3'-0"
SIDE INTERIOR	0'	3'-3"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	70'-0" TOP OF ROOF

LAND. USE DESIGNATION: RAC

ZONING DESIGNATION: FH-2

NOTE:

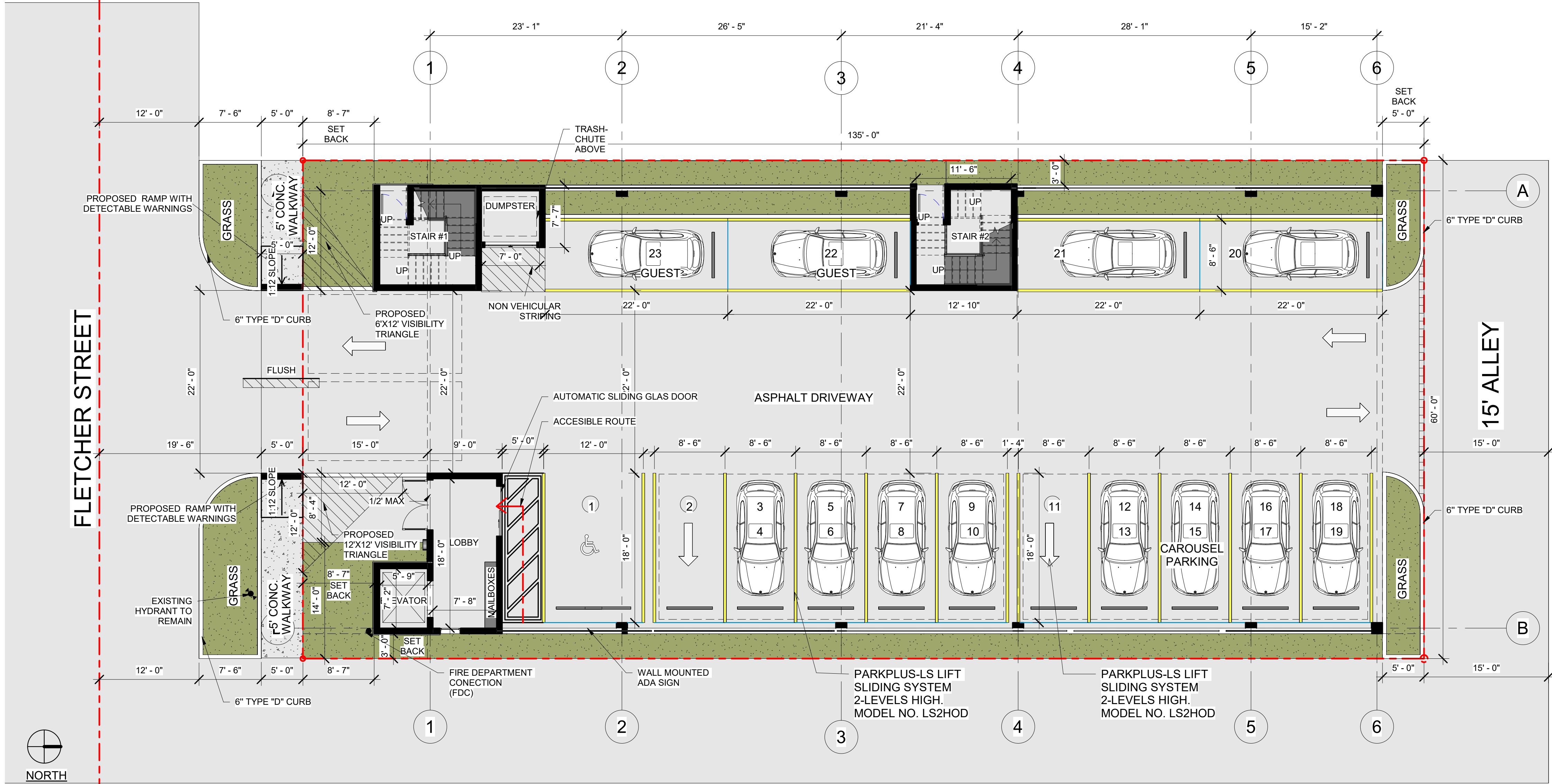
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. ALL STREETS & ALLEYS ADJACENT TO SITE (MONROE STREET, NORTH ALLEY & WEST ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).

2 SITE & BUILDING DATA



1 SITE PLAN
1/8" = 1'-0"

4 SITE PLAN



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E-MAIL : L&RAR@GMAIL.COM
Luis Rodriguez -Registered Architect
AR-0017852

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: A.G.

CHECKED: L.L.R

DATE: 10/3/2023

SCALE: AS NOTED

JOB NO.: 023-041

SHEET:

SP 1.1

OF:

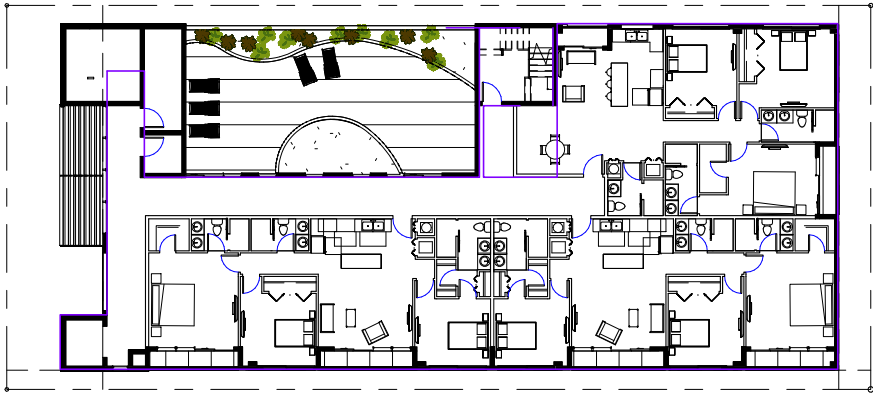
SHEETS:

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FAR ALLOWED= 8,100 X 3.0= 24,300 SF

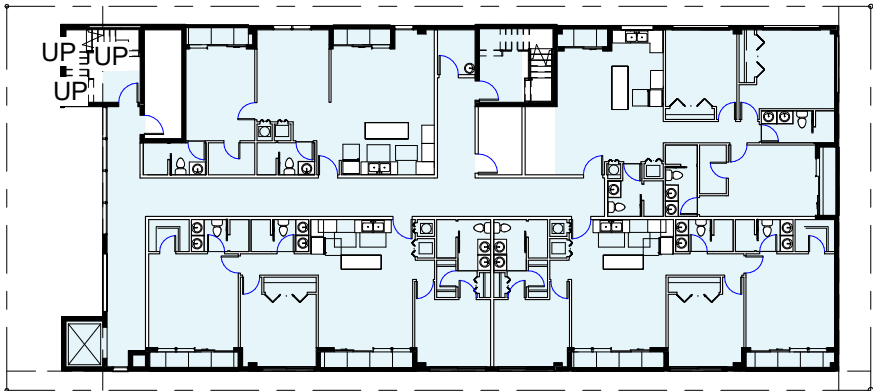
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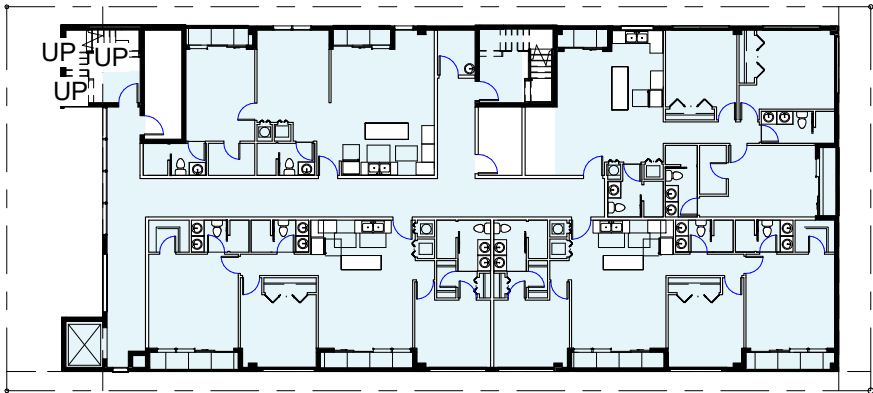
5 5TH FLOOR
1" = 30'-0"

FAR / FLOOR= 4,901 SF



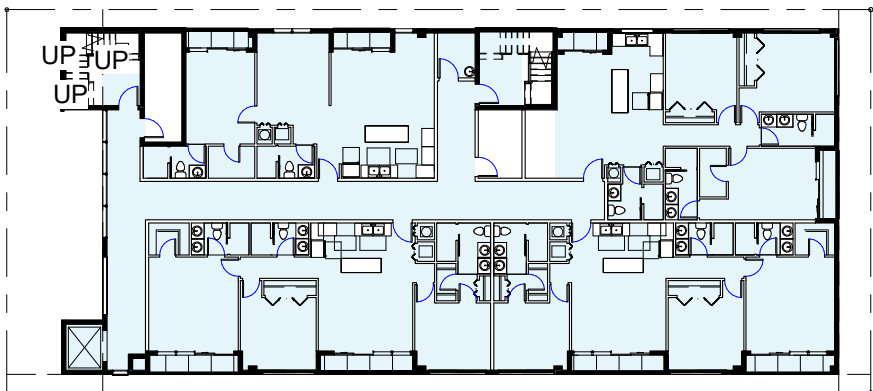
4 4TH FLOOR PLAN
1" = 30'-0"

FAR / FLOOR= 5,817 SF



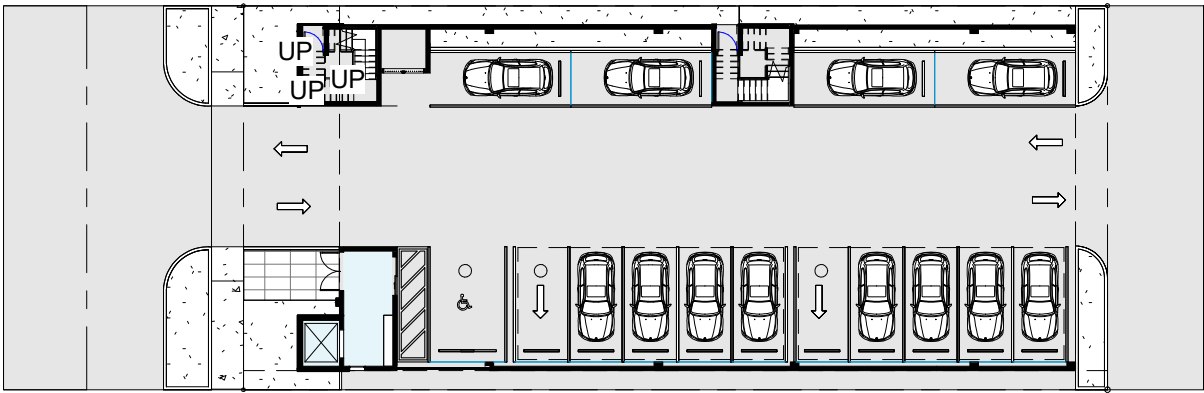
3 3RD FLOOR PLAN
1" = 30'-0"

FAR / FLOOR= 5,817 SF



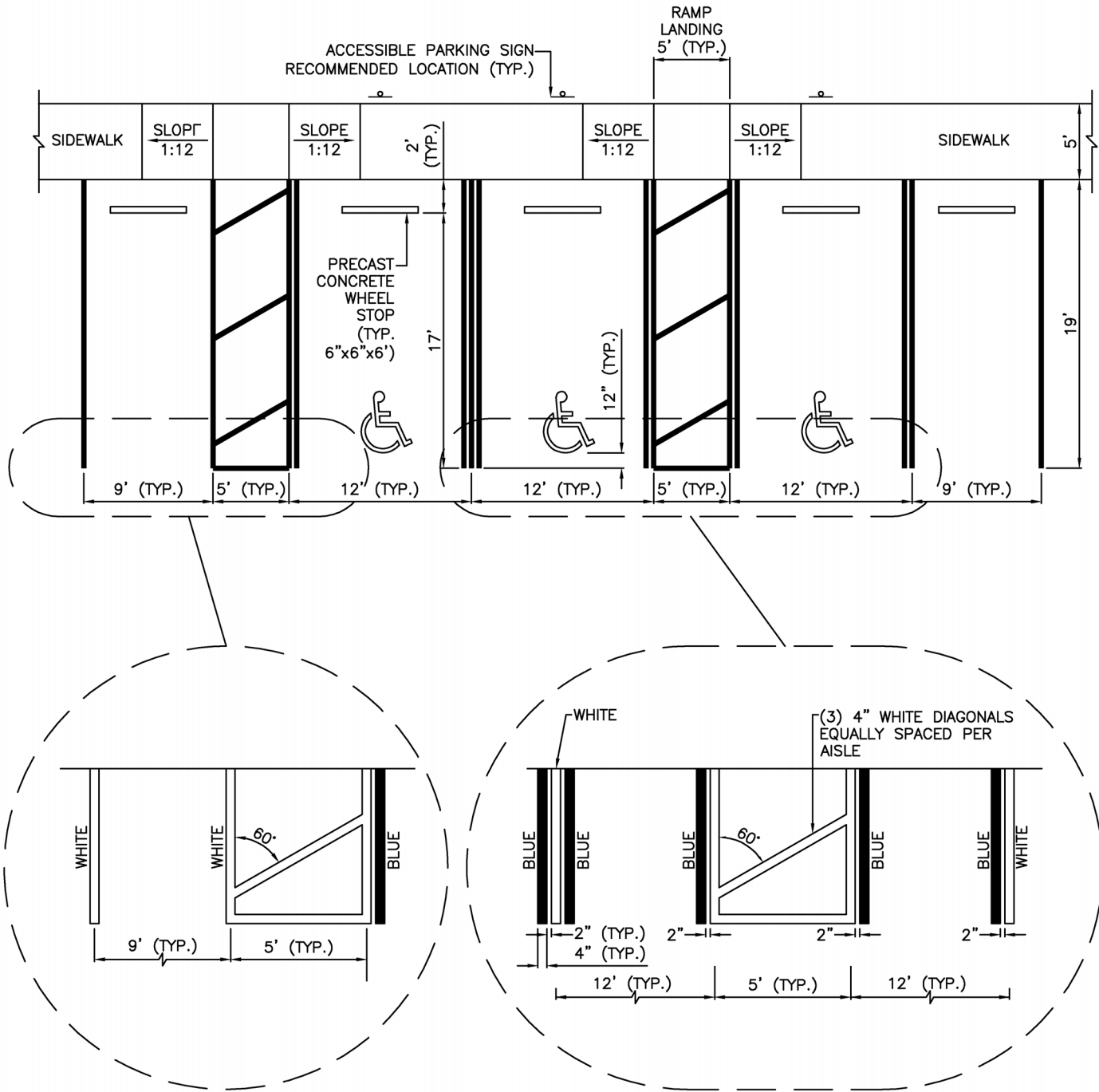
2 2ND FLOOR PLAN
1" = 30'-0"

FAR / FLOOR= 5,817 SF

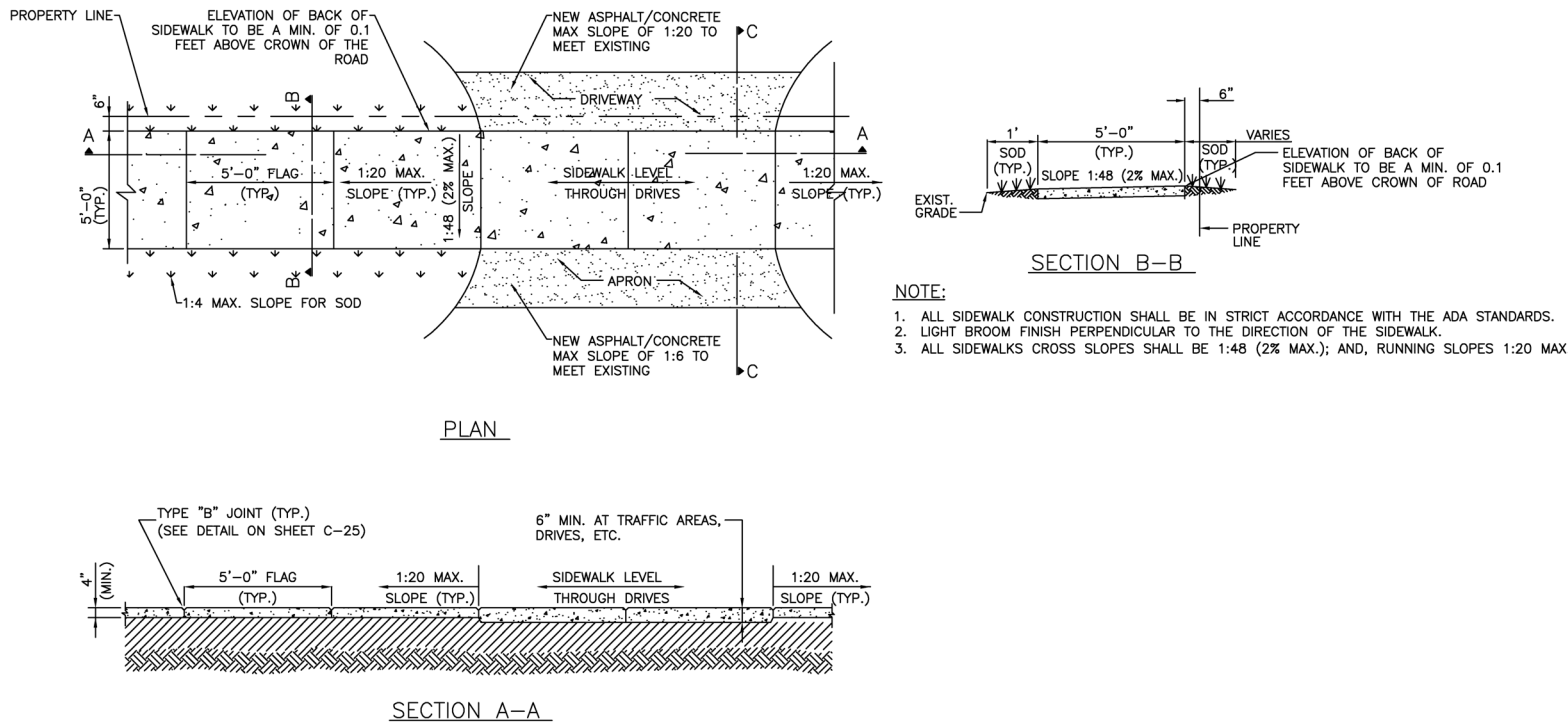


1 FIRST FLOOR PLAN
1" = 30'-0"

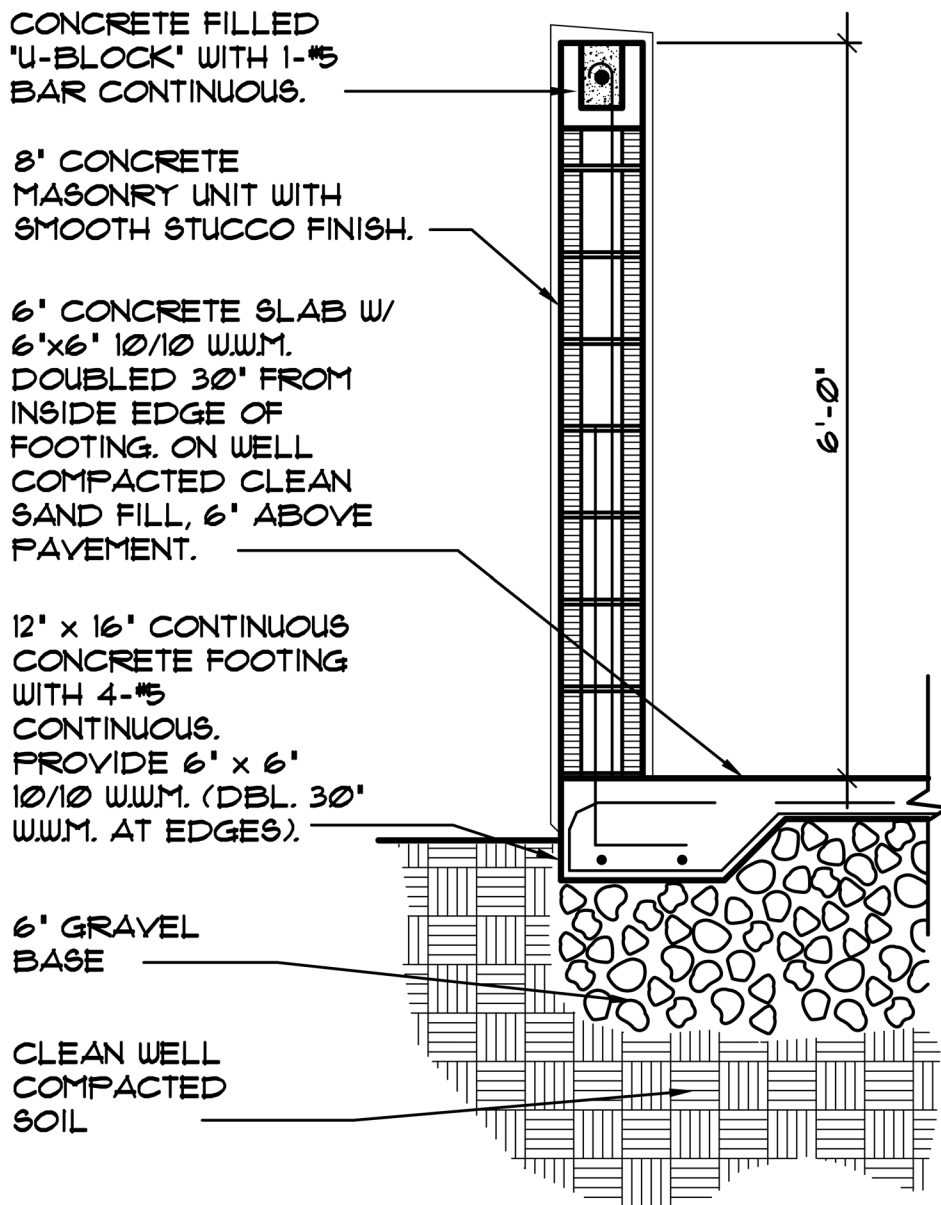
FAR / FLOOR= 311 SF



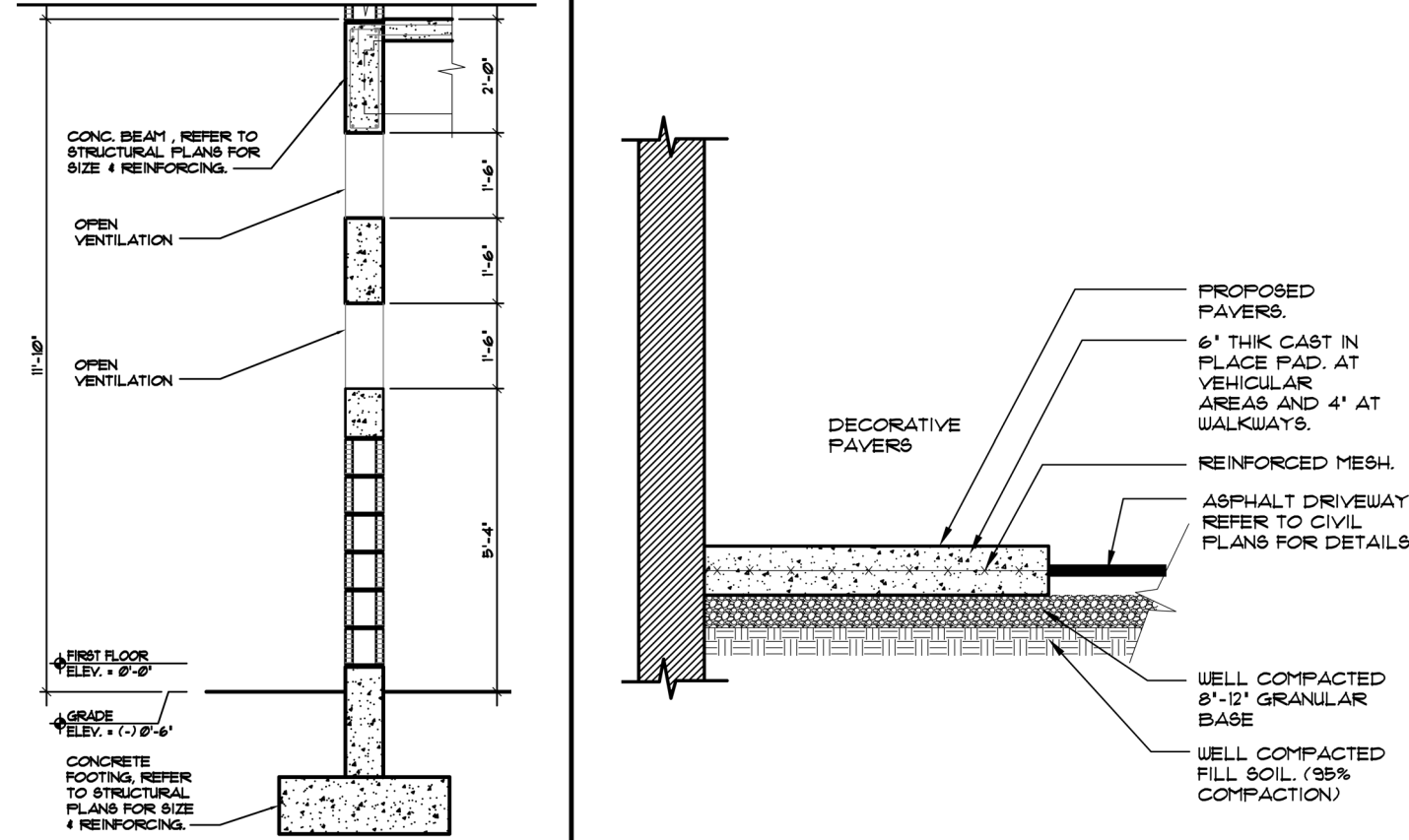
2 TYP. PARKING HANDICAP STALL DETAIL



6 ACCESSIBLE CURB RAMP

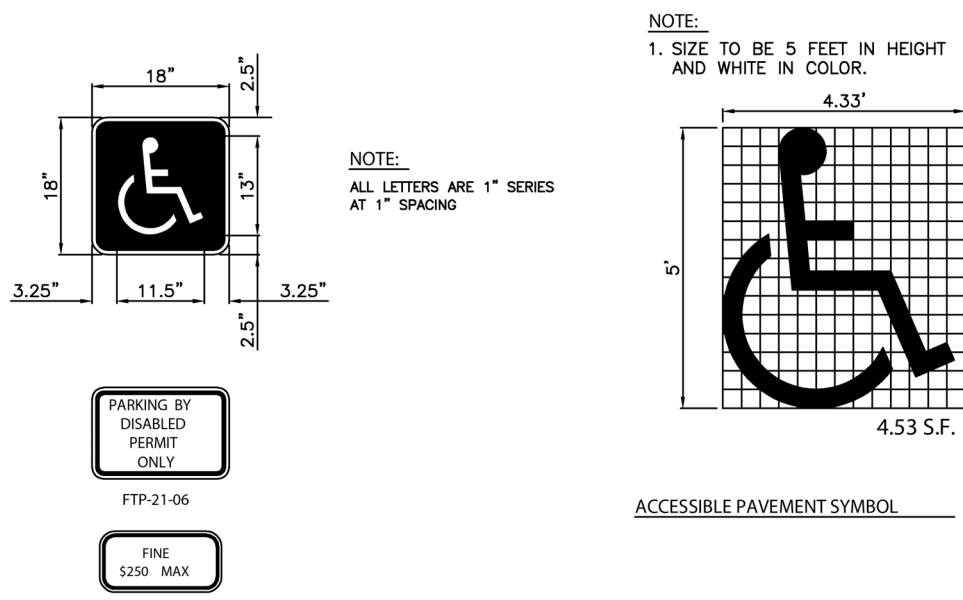


8 DUMPSTER ENCLOSURE DETAIL

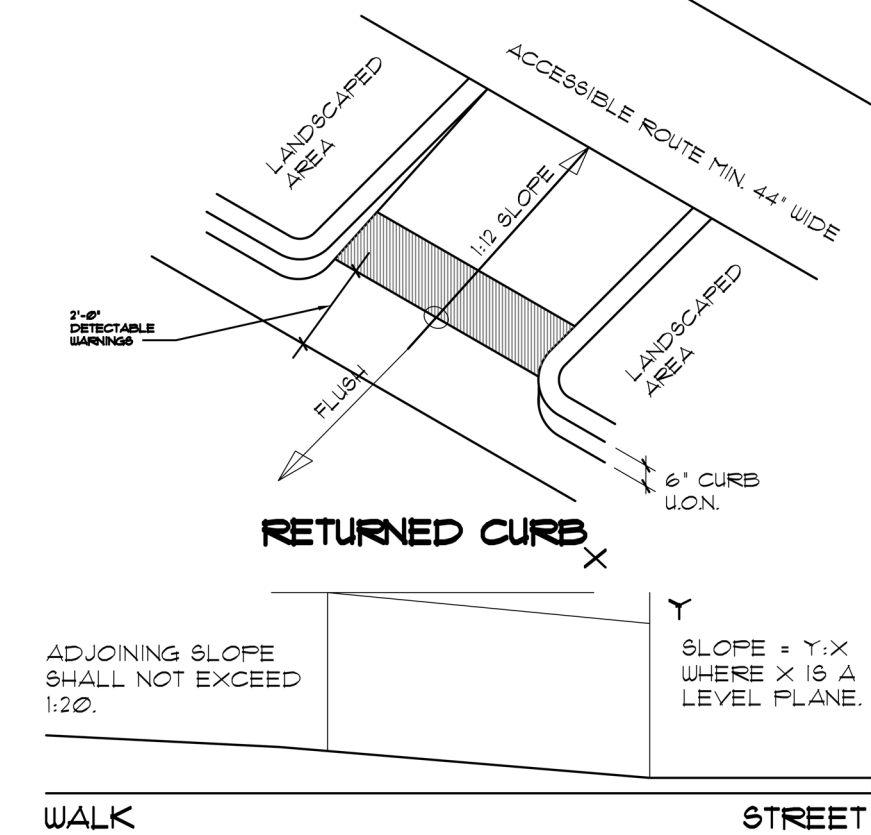


3 DET. OF SCREEN WITH WALL

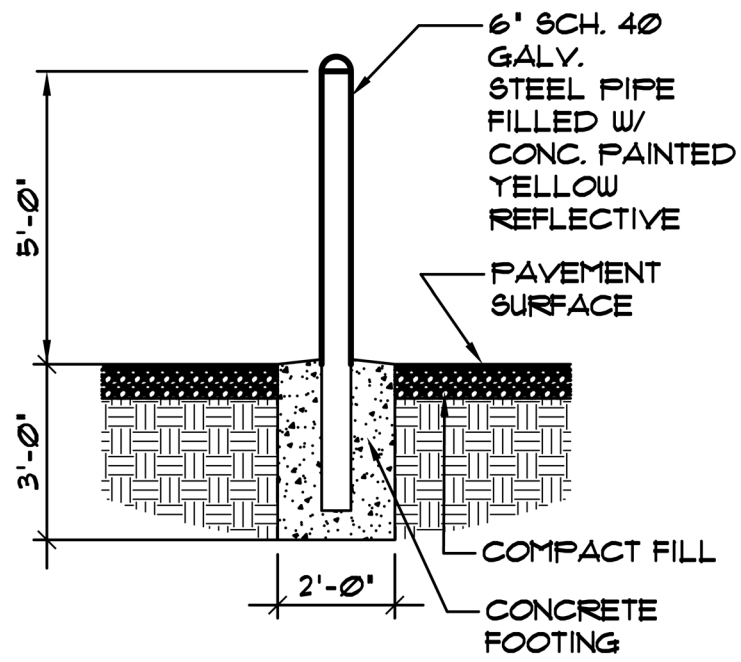
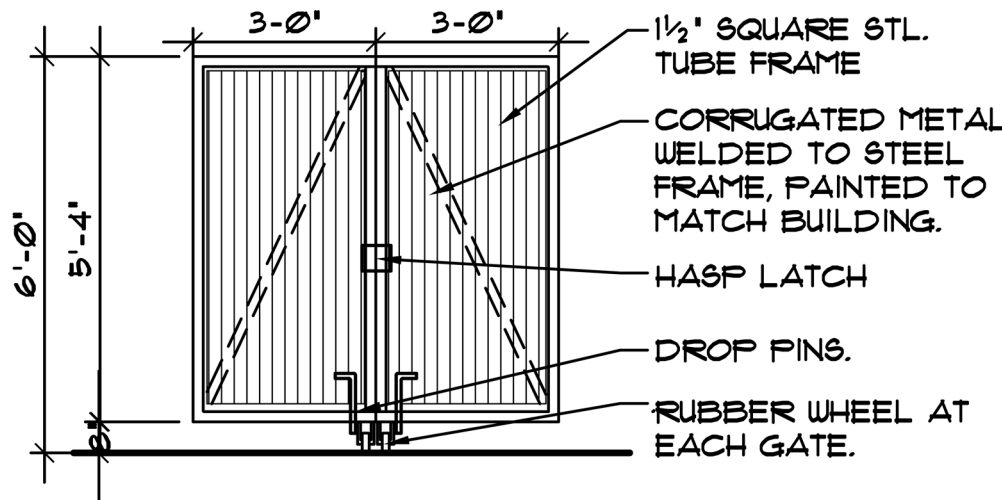
4 WALKWAY DETAIL



5 TYP. PARKING STALL DET.



7 ACCESSIBLE CURB RAMP



- 1.) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECEPTACLE AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) WITH SIX-FOOT-HIGH WALLS.
- 2.) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:
-UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH.
-UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.
- 3.) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.

REVISION:	BY:

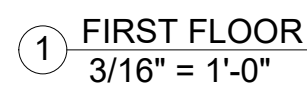
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1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

DRAWN:	A.G.
CHECKED:	L.L.R.
DATE:	10/3/2023
SCALE:	AS NOTED
JOB NO.:	023-041
SHEET:	



PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

DF: SHEETS:



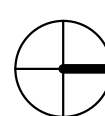
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PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LARA LA ROSA

DRAWN:	A.G.
CHECKED:	LLR
DATE:	10/3/2023
SCALE:	AS NOTED
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SHEET:	
OF:	SHEETS:




NORTH
1 2ND FLOOR PLAN
3/16" = 1'-0"

REVISION:	BY:

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1 4TH FLOOR PLAN
3/16" = 1'-0"

A 1.4

REVISION:	BY:

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1 5TH FLOOR
3/16" = 1'-0"



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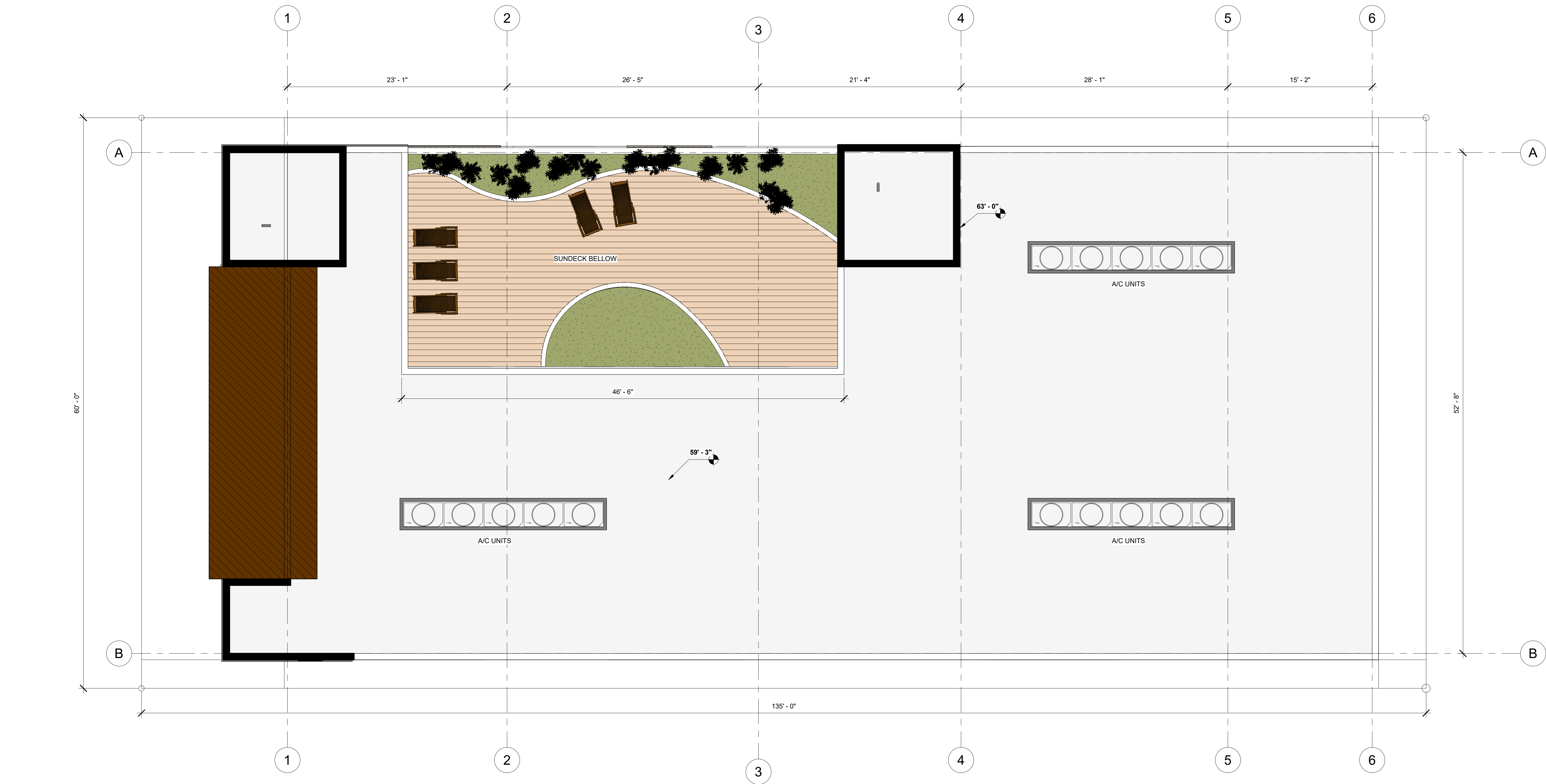
Luís La Rosa
-Registered Architect
AR# 0017852

REVISION:	BY:

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1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUÍS LA ROSA

DRAWN:	Author
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OF:	SHEETS:



① 6TH FLOOR/ROOF PLAN
3/16" = 1'-0"


REVISION:	BY:

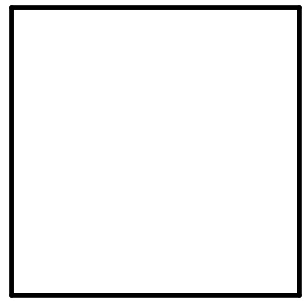
PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020


SEAL: AR 0017852
LUIS LA ROSA


DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	
A 2.1	
OF:	SHEETS:


MATERIAL LEGEND

- 

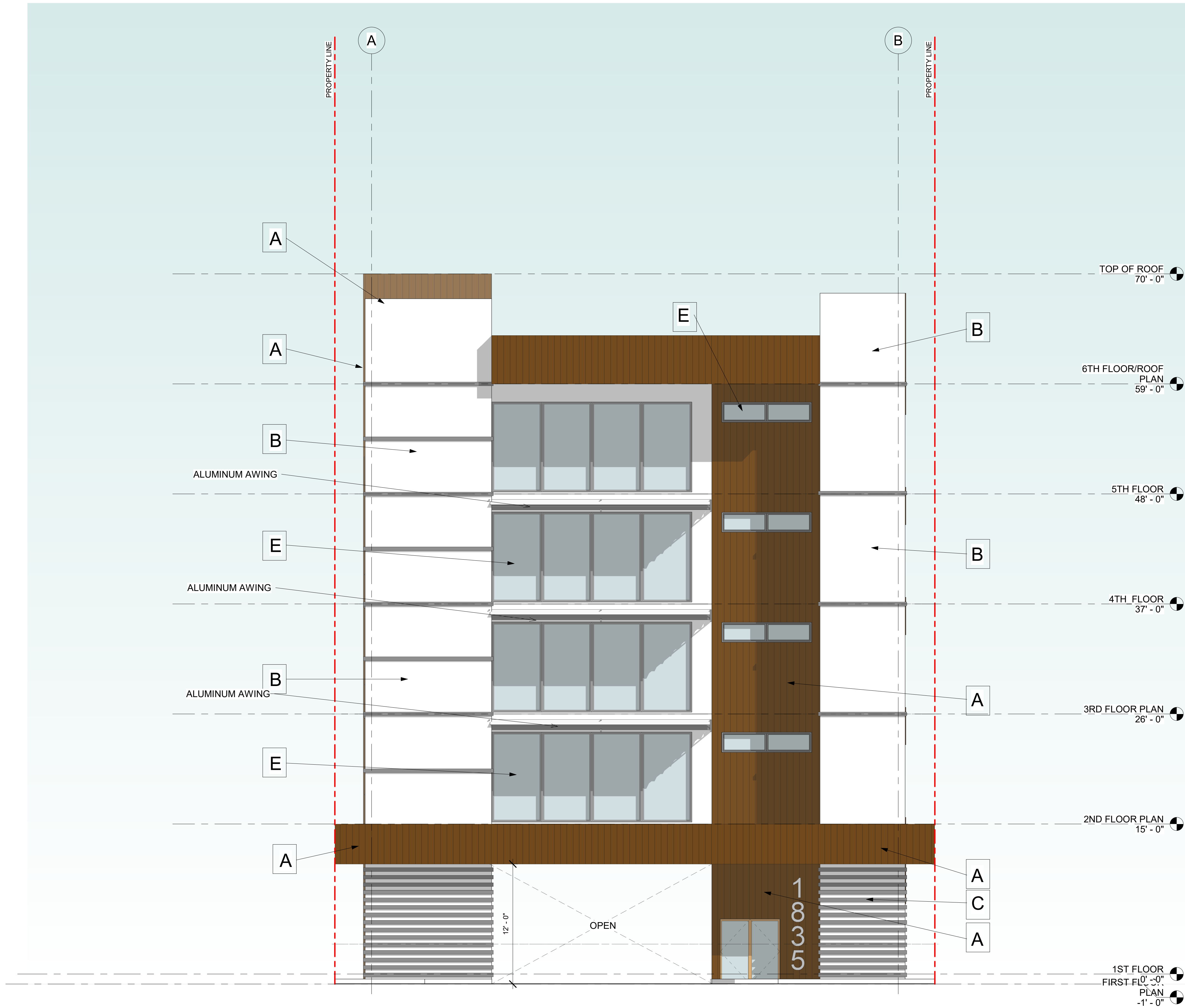
A
PORCELAIN WOOD
(VERTICAL)
- 

B
STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW
- 

C
METAL SILVER
- 

D
ALUMINIUM GUARDRAILS
- 

E
CLEAR GLASS



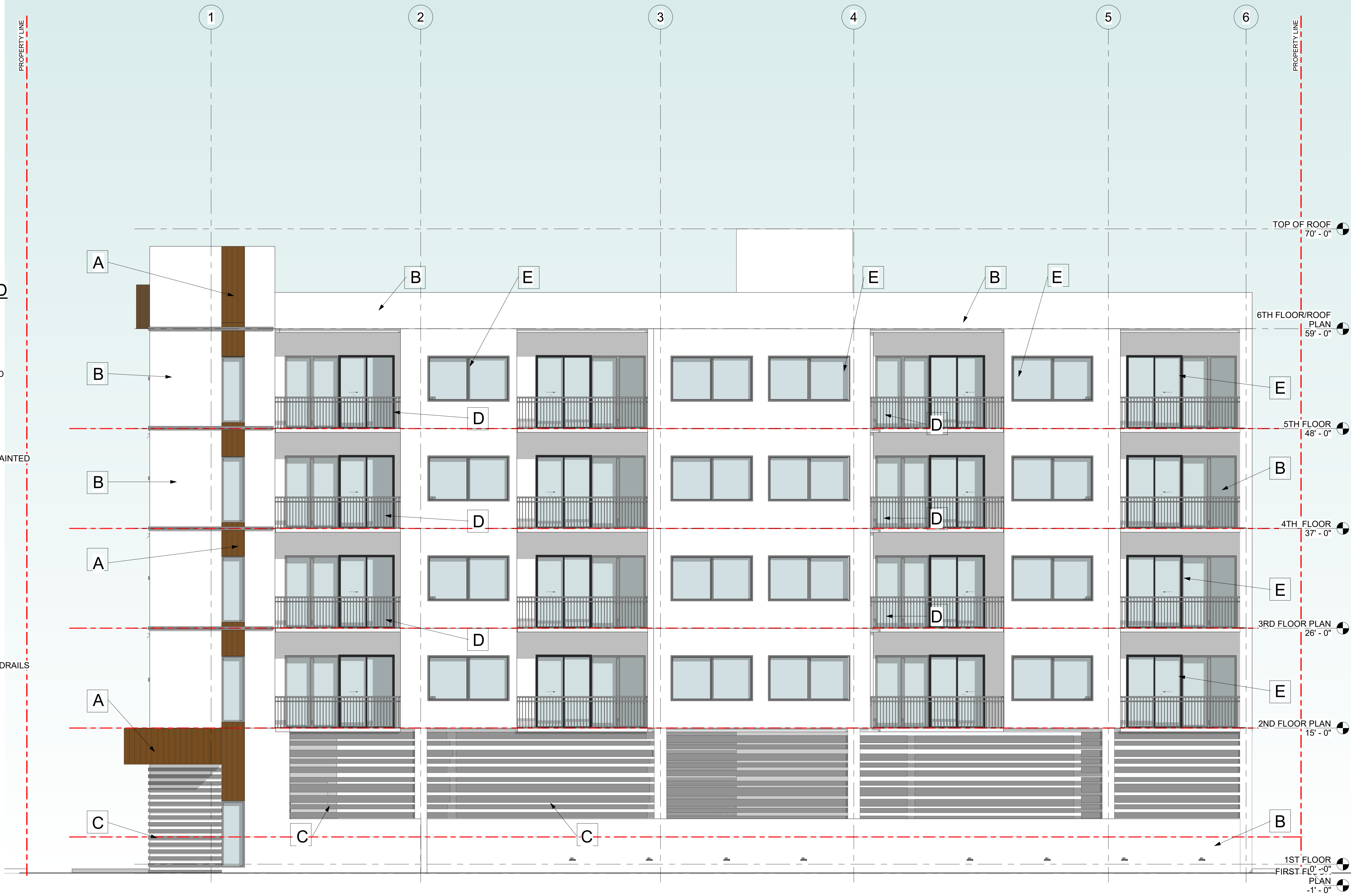
1 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

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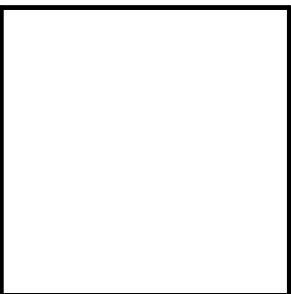


MATERIAL LEGEND



A

PORCELAIN WOOD
(VERTICAL)



B

STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW



C

METAL SILVER



D

ALUMINIUM GUARDRAILS



E

CLEAR GLASS



1 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



LLR Architects, Inc.
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E-MAIL: LLA@LLRARCHITECTS.COM
Luis La Rosa - Registered Architect
AR 0017852

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

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SHEET:	

A 2.3
OF: SHEETS:



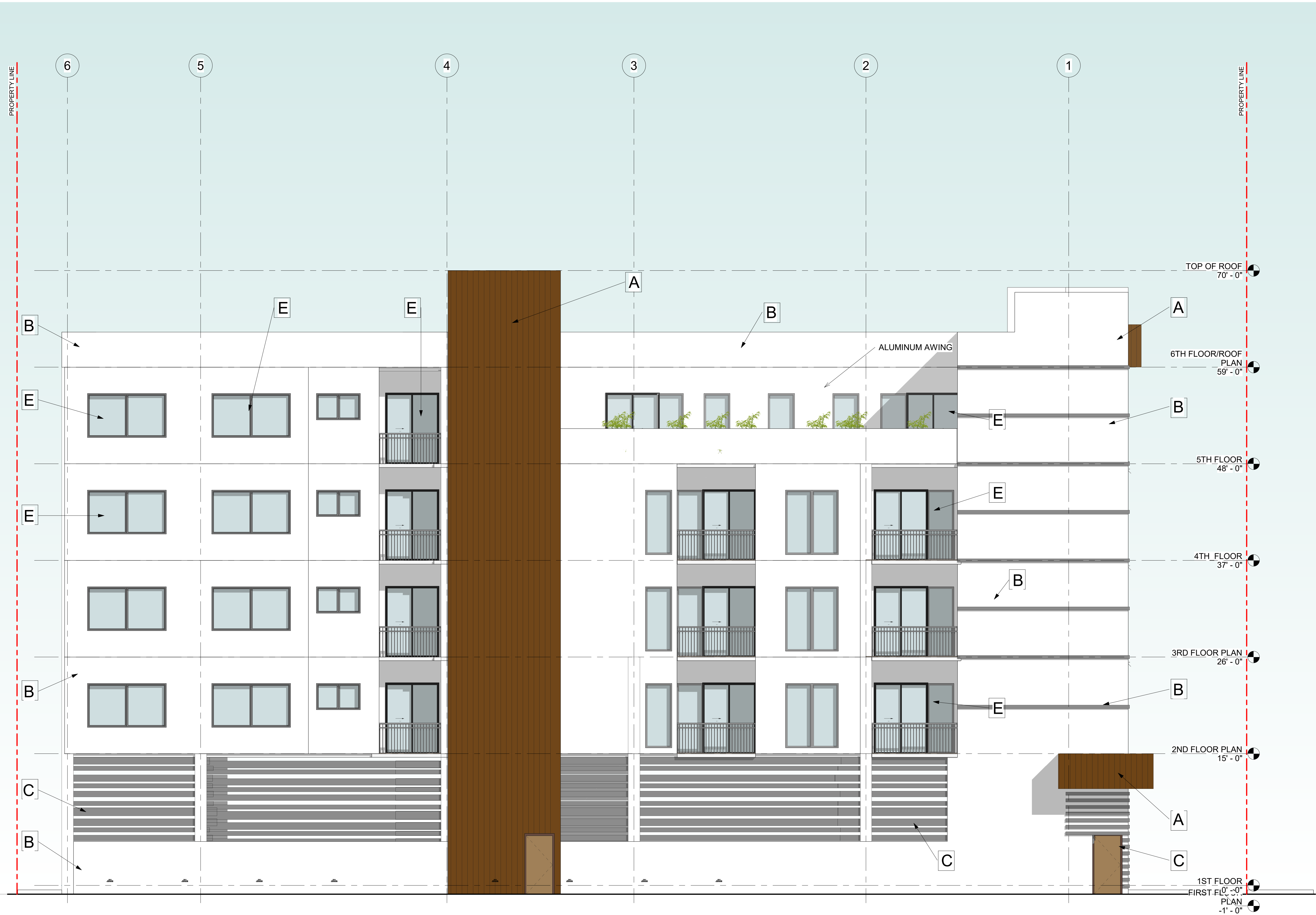
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LLR
AR 0017852
-Registered Architect
Luis La Rosa

REVISION:	BY:


PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

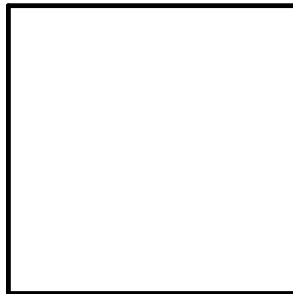
SEAL: AR 0017852
LUIS LA ROSA


DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	
A 2.4	
OF:	SHEETS:





MATERIAL LEGEND

- 

A
PORCELAIN WOOD
(VERTICAL)
- 

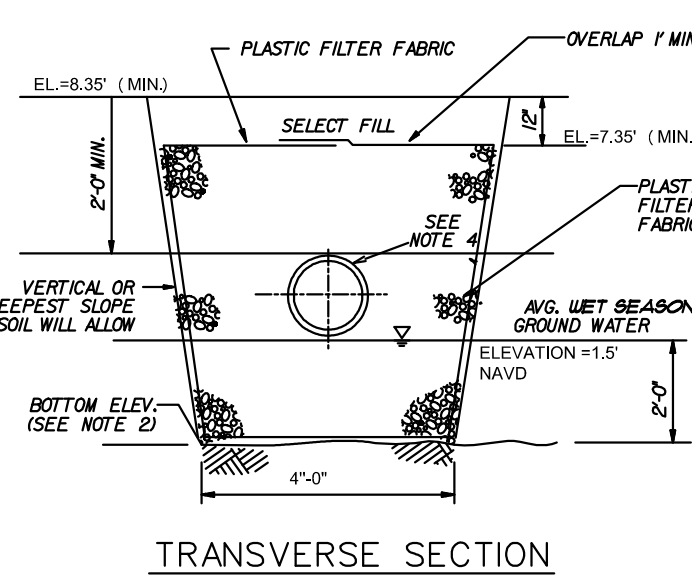
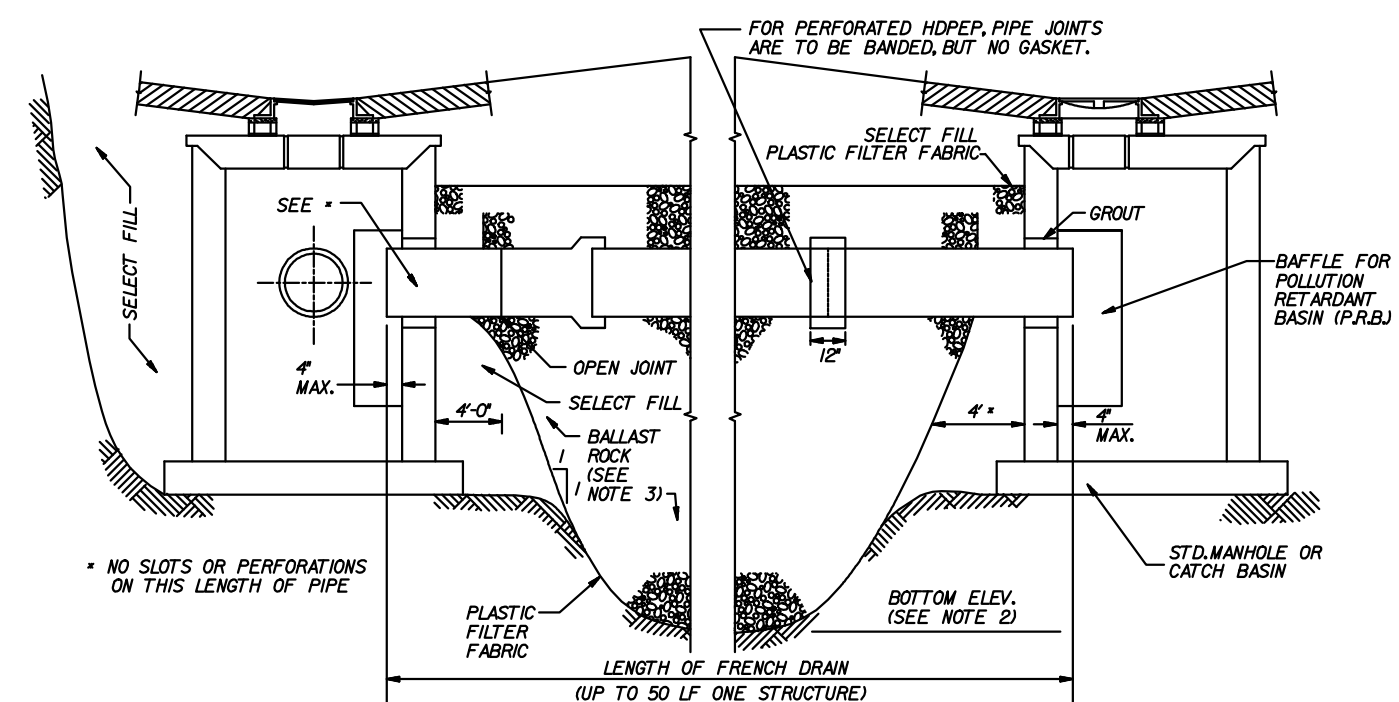
B
STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW
- 

C
METAL SILVER
- 

D
ALUMINIUM GUARDRAILS
- 

E
CLEAR GLASS

1 PROPOSED EAST ELEVATION
3/16" = 1'-0"



WATER & SEWER DEMAND

15 UNITS X 250 GPD/UNIT =
3,750 GPD

FIRE NOTES:

1). UNDERGROUND FIRE MAIN
WORK WILL BE COMPLETED BY A
CONTRACTOR HOLDING A CLASS
I, II OR V LICENSE AS PER FS
633.102

2). NO FIRE PUMP IS REQUIRED

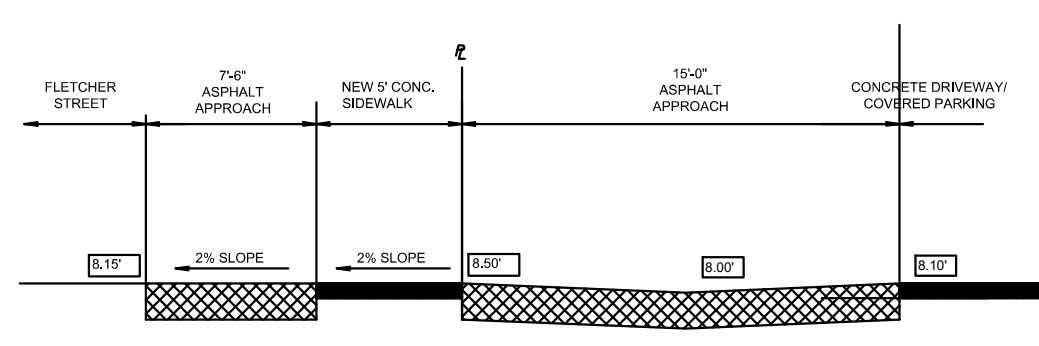
3). PER NFPA 1, 12.3.2. A QUALITY
ASSURANCE PROGRAM FOR THE
INSTALLATION OF DEVICES AND
SYSTEMS INSTALLED TO PROTECT
PENETRATION AND JOINTS SHALL
BE PREPARED AND MONITORED BY
THE REGISTERED DESIGN
PROFESSIONAL RESPONSIBLE FOR
DESIGN. INSPECTIONS OF FIRE STOP
SYSTEMS AND FIRE-RESISTIVE JOINT
SYSTEMS SHALL BE IN
ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

LEGEND: (note all values are NAVD.88)	
	DENOTES EXISTING GRADE
	DENOTES PROPOSED GRADE

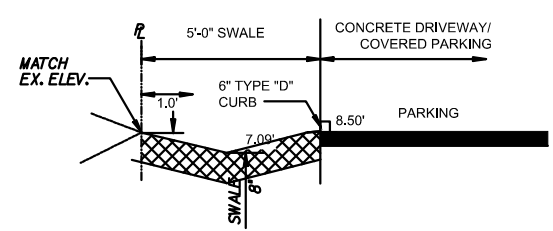
NOTE:

1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE
MILLED & RESURFACED. (FULL WIDTH OF ROAD AT
STREET OR ALLEY AND FULL LENGTH OF PROPERTY).
(IDENTIFIED IN GRAY HATCH)

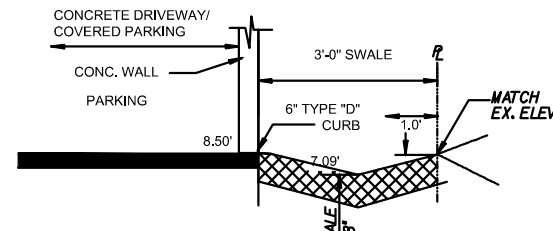
2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2".
ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO
MEET A.D.A. REQUIREMENT.



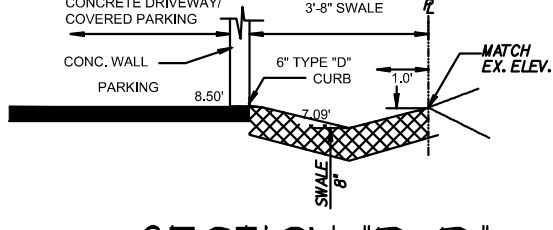
SECTION "A-A"



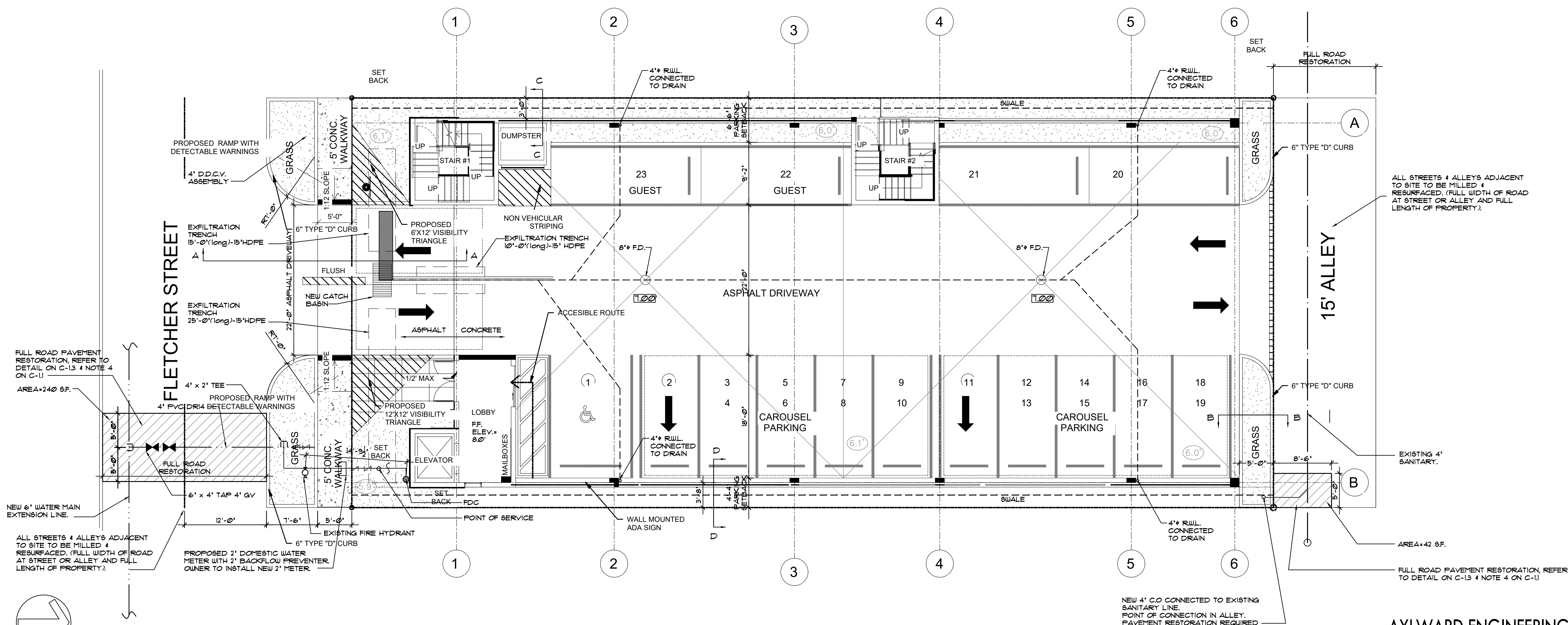
SECTION "B-B"



SECTION "C-C"



SECTION "D-D"



ALL STREETS & ALLEYS ADJACENT
TO SITE TO BE MILLED &
RESURFACED. (FULL WIDTH OF ROAD
AT STREET OR ALLEY AND FULL
LENGTH OF PROPERTY).

EXISTING 4"
SANITARY.

AREA=42 SF.

FULL ROAD PAVEMENT RESTORATION, REFER
TO DETAIL ON C-13 & NOTE 4 ON C-11

AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
465 Archaic Drive, Winter Haven, Florida 33880
954-424-5852 or 305-827-2216

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Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	10/3/2023
SCALE	AS NOTED
JOB. NO.	023-041
SHEET	

C-1.1
OF SHEETS

GENERAL NOTES:

1.

THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.

2.

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.

3.

LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.

4.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.

5.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED BY THE UTILITY OWNER.

6.

CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAIN WITH ASPHALT PAVEMENT.

7.

THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.

8.

THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

9.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.

10.

THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

11.

ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

GENERAL NOTES

DRAWING NO.

G-00

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 11/06/2017

DRAWN: EAM

APPROVED: XXX

GENERAL NOTES (CONTINUED)

DRAWING NO.

G-00.1

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 11/06/2017

DRAWN: EAM

APPROVED: XXX

GENERAL NOTES (CONTINUED):

DRAWING NO.

G-00.2

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 11/06/2017

DRAWN: EAM

APPROVED: XXX

GENERAL NOTES (CONTINUED):

DRAWING NO.

G-00.3

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 11/06/2017

DRAWN: EAM

APPROVED: XXX

SEPARATION REQUIREMENTS OF F.D.E.P.

DRAWING NO.

G-01.1

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

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

DRAWING NO.

G-02

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

UTILITY CROSSING DETAIL

DRAWING NO.

G-04

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

TYPICAL VALVE BOX SETTING

DRAWING NO.

G-05

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

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

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.

2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.

5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES IN A PARALLEL INSTALLATIONS; THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

7. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

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

DRAWING NO.

G-02

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

UTILITY CROSSING DETAIL

DRAWING NO.

G-04

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

TYPICAL VALVE BOX SETTING

DRAWING NO.

G-05

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.

28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.

29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.

30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.

32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.

33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.

34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.

35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.

36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.

37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.

38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.

39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 11/06/2017

DRAWN: EAM

APPROVED: XXX

SEPARATION REQUIREMENTS OF F.D.E.P.

DRAWING NO.

G-01.1

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

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

DRAWING NO.

G-02

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

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APPROVED: XXX

UTILITY CROSSING DETAIL

DRAWING NO.

G-04

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

TYPICAL VALVE BOX SETTING

DRAWING NO.

G-05

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig

Sunshine811.com

41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.

42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.

43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:

a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.

b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.

c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.

d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.

e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.

f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

ISSUED: 03/01/1994

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SEPARATION REQUIREMENTS OF F.D.E.P.

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G-01.1

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

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

DRAWING NO.

G-02

ISSUED: 03/01/1994

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DRAWN: EAM

APPROVED: XXX

UTILITY CROSSING DETAIL

DRAWING NO.

G-04

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

APPROVED: XXX

TYPICAL VALVE BOX SETTING

DRAWING NO.

G-05

REVISION:

BY:

PROPOSED 15-UNITS MULTI-FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN

CC.

CHECKED

LLR

DATE

10/3/2023

SCALE

AS NOTED

JOB NO.

023-041

SHEET

C-1.2

OF

SHEETS



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ARCHITECTURE & PLANNING
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E-MAIL: LLR@LLRARCHITECTS.COM
Lisa LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

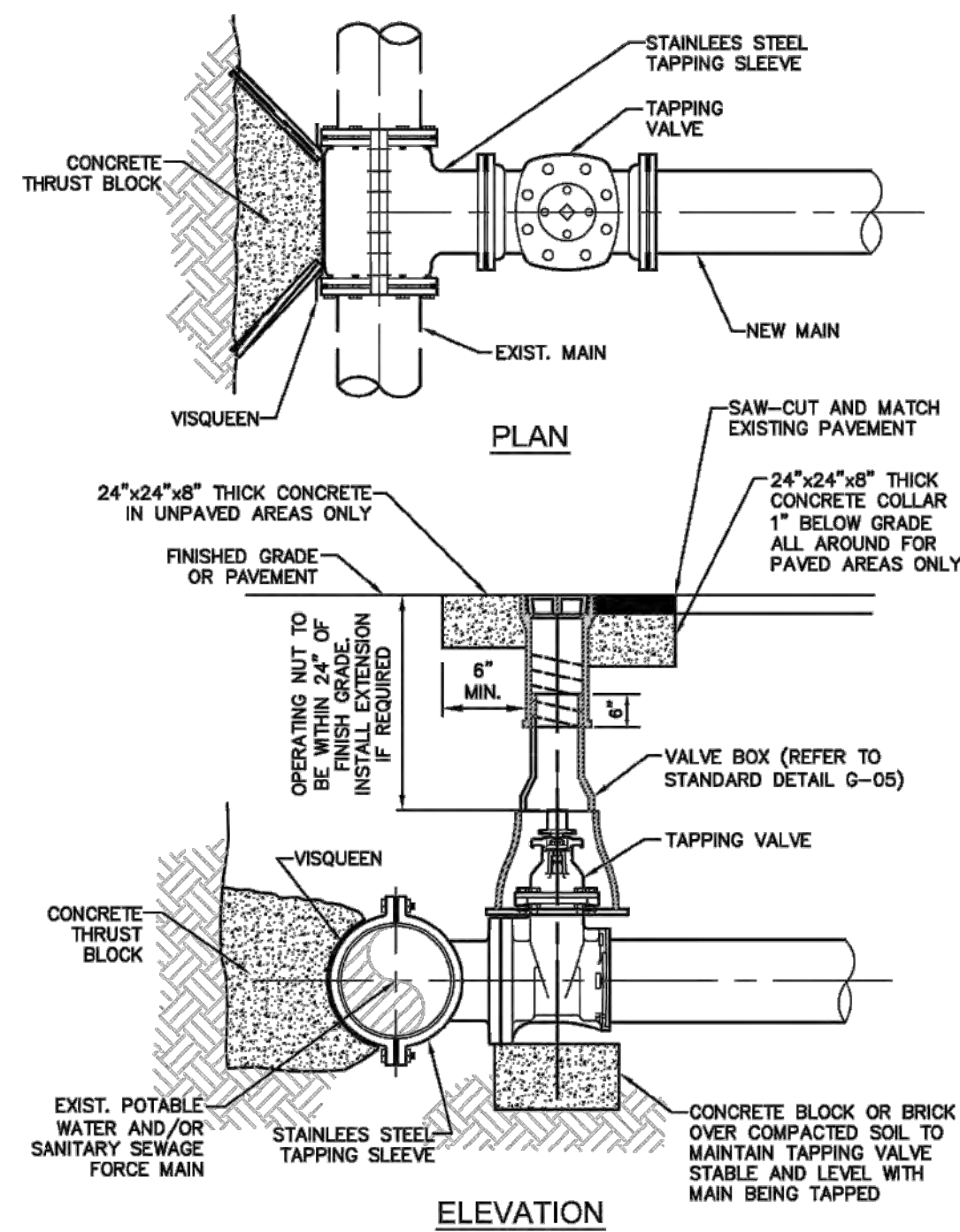
PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
 1835 FLETCHER STREET
 HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

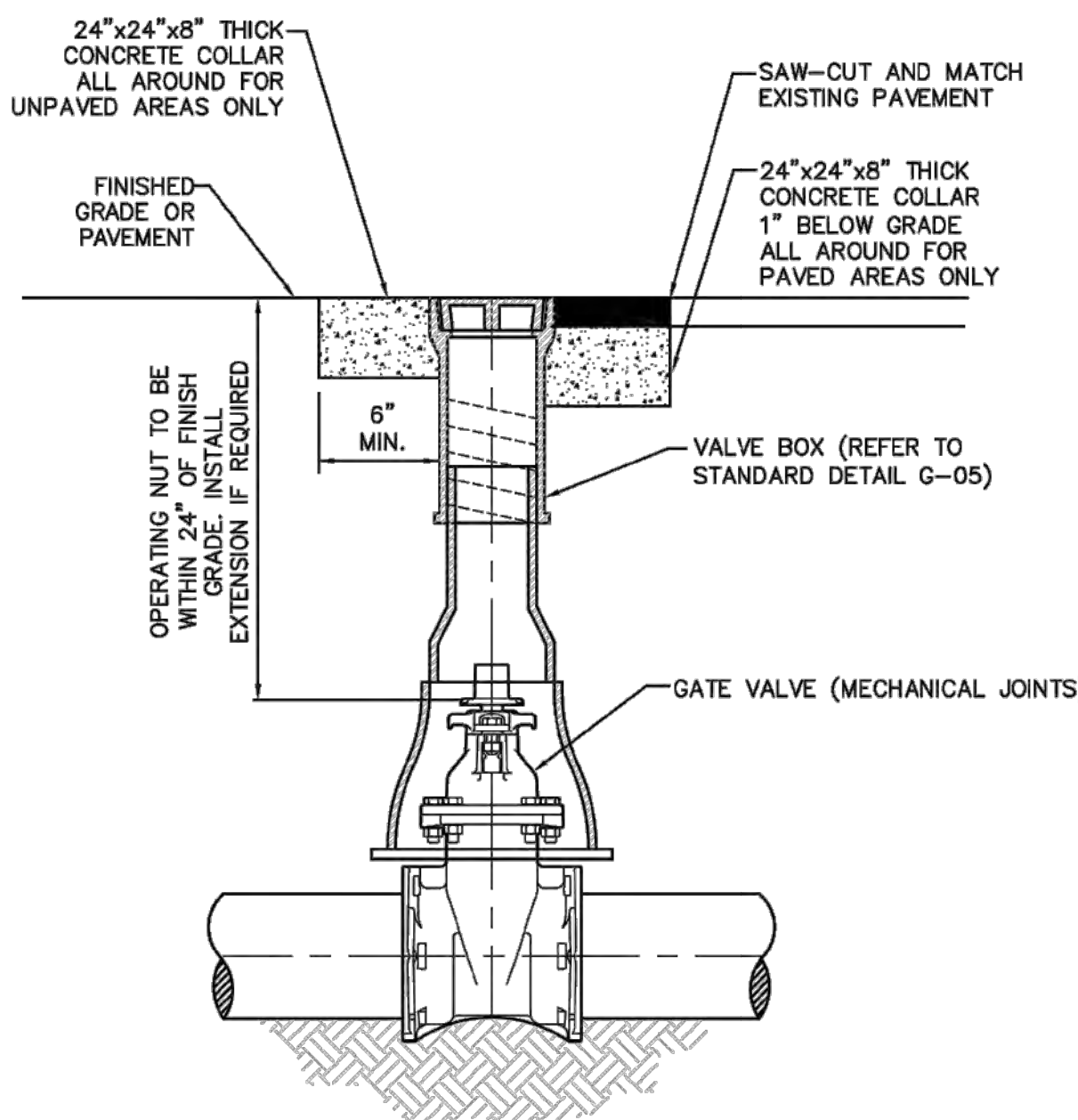
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DATE	10/3/2023
SCALE	AS NOTED
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OF SHEETS



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

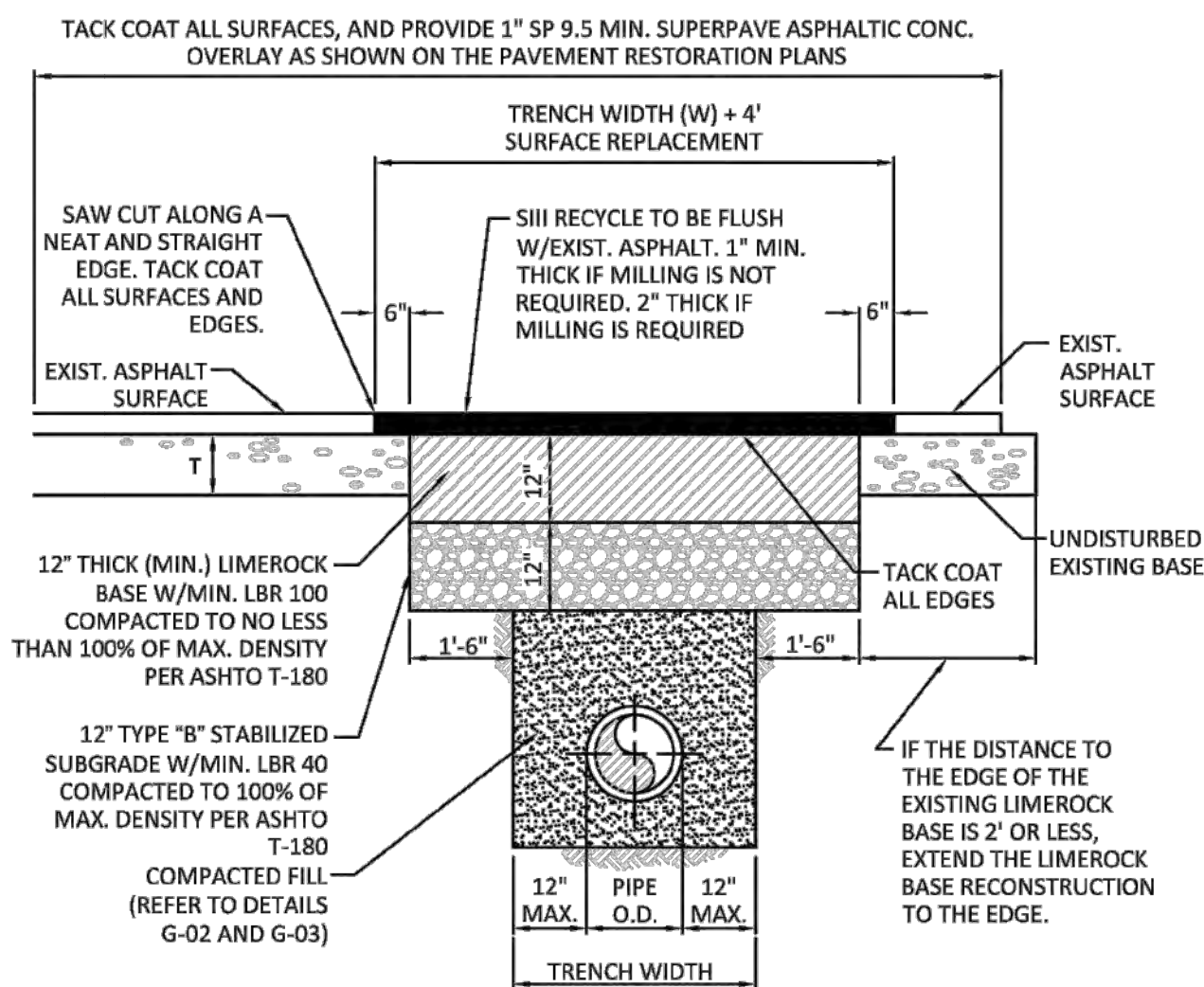


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

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.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		

WATER SYSTEM NOTES:

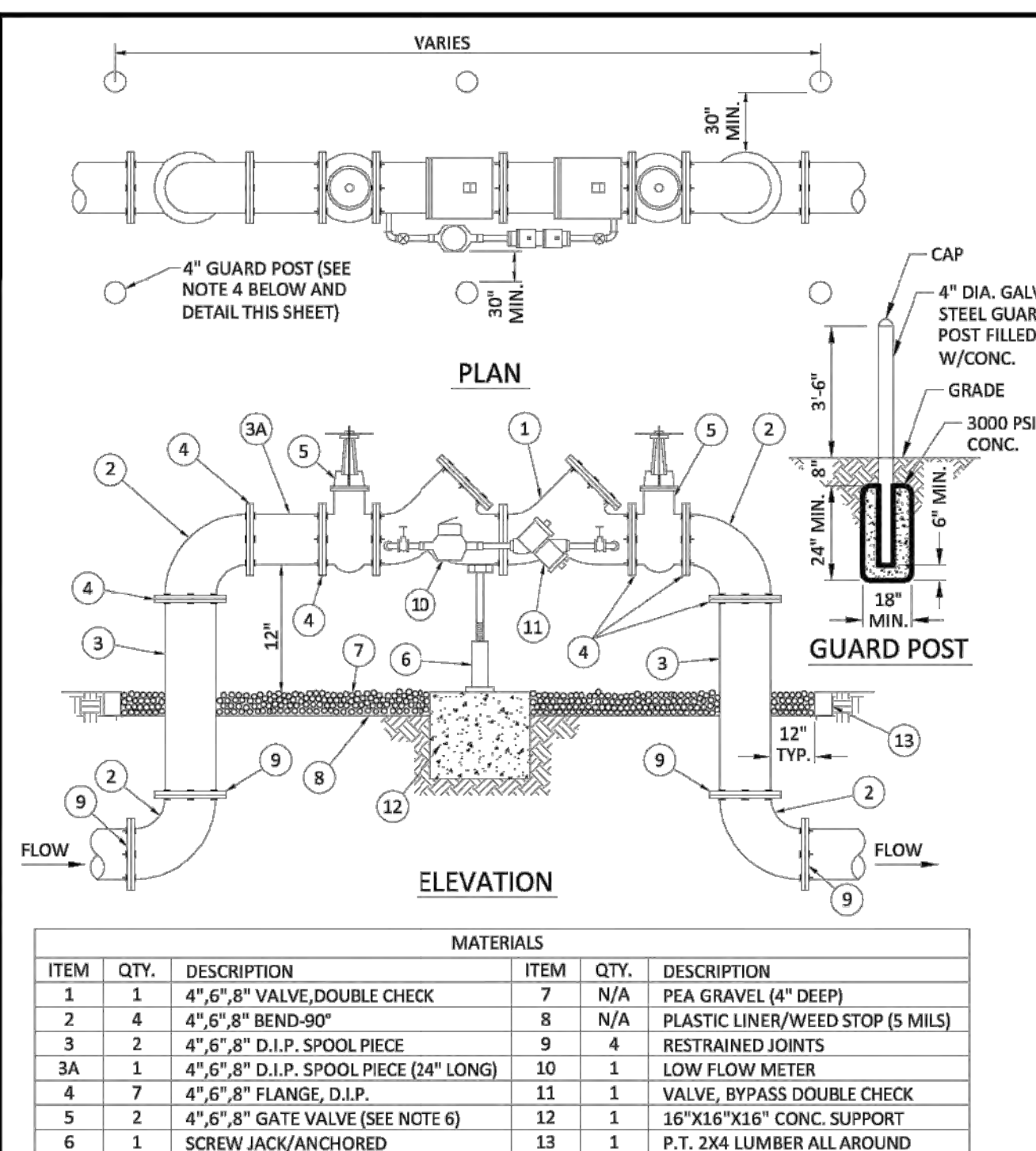
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

WATER SYSTEM NOTES (CONTINUED):

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

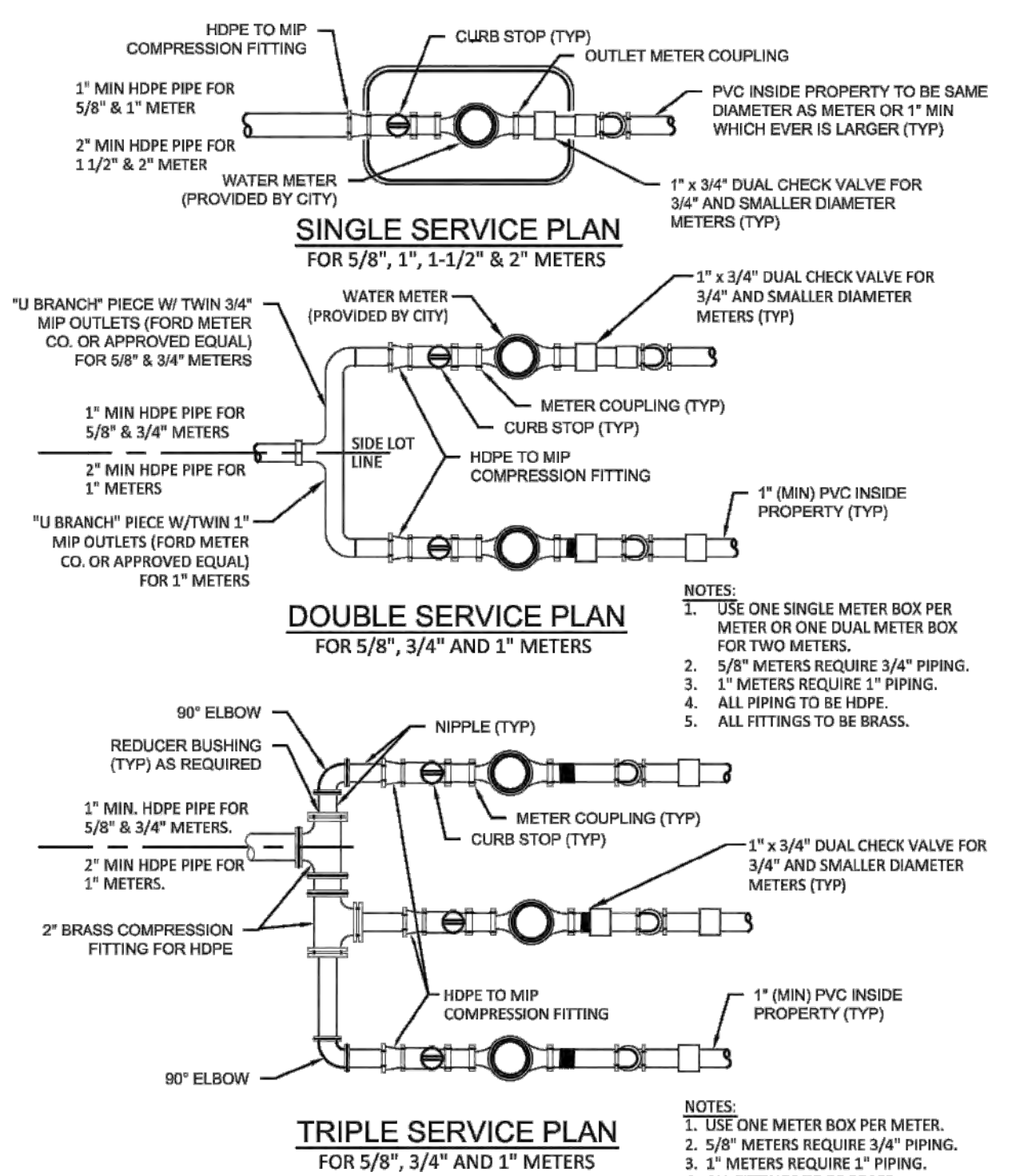
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



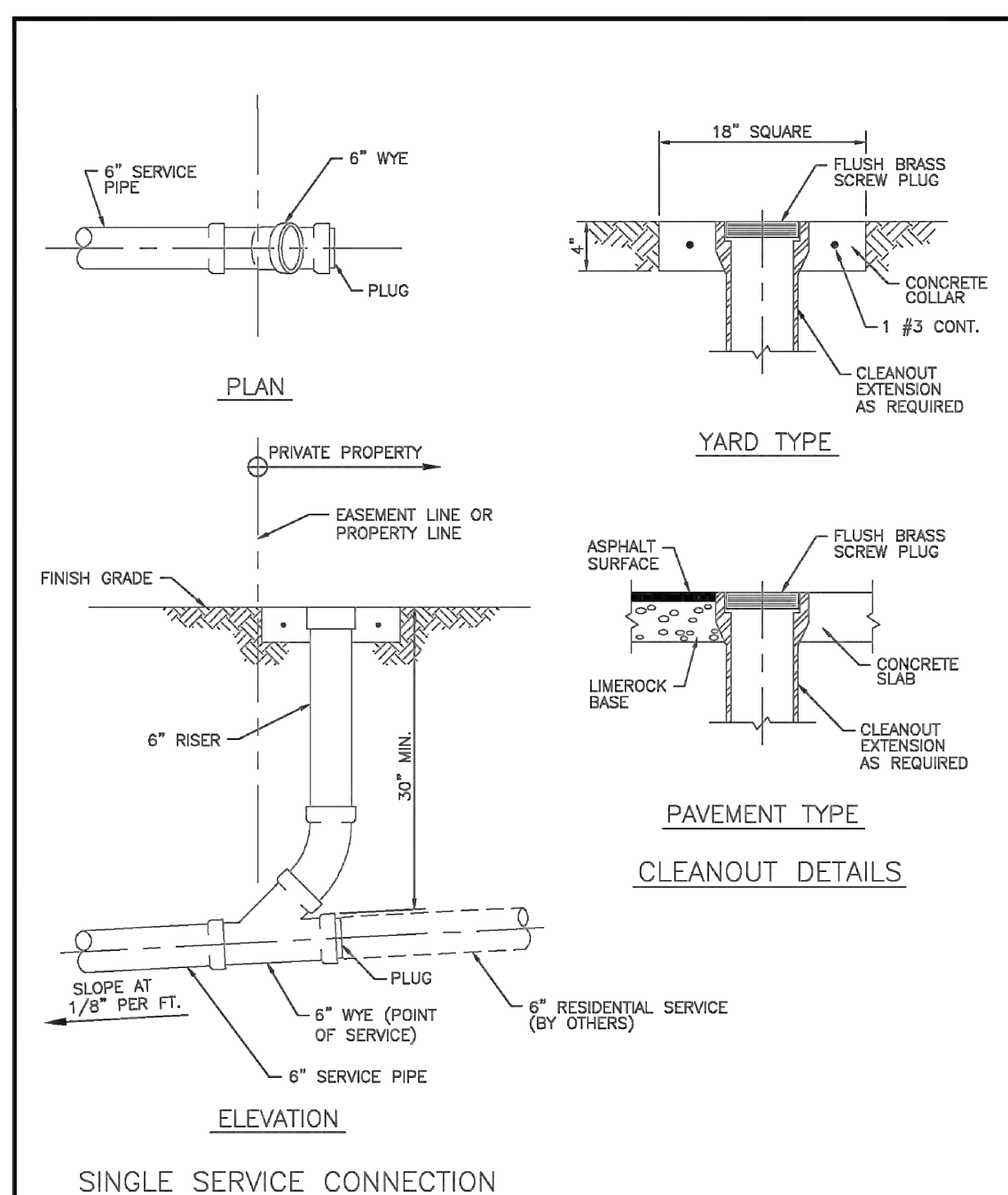
NOTES:

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

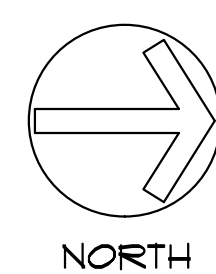
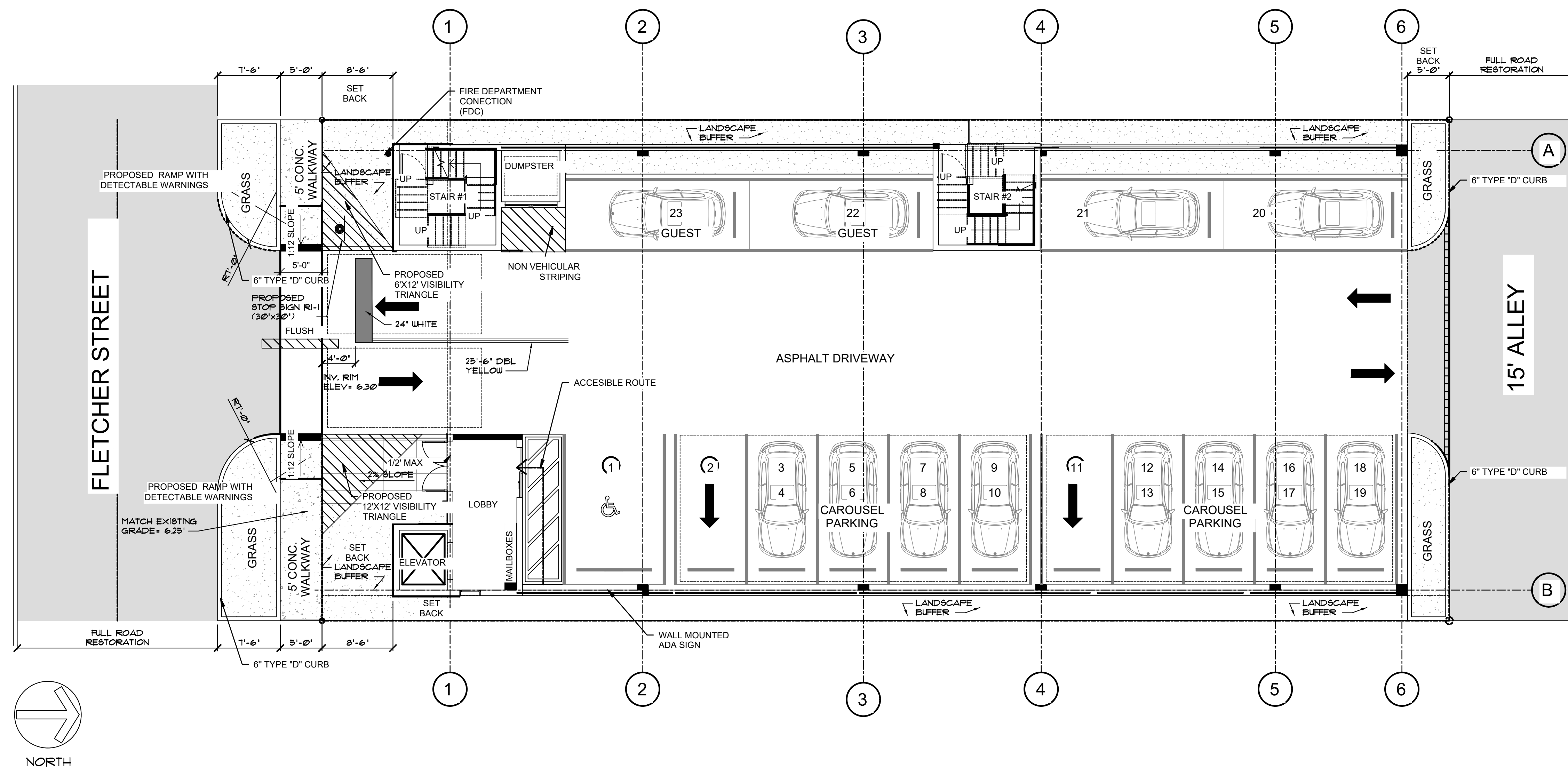
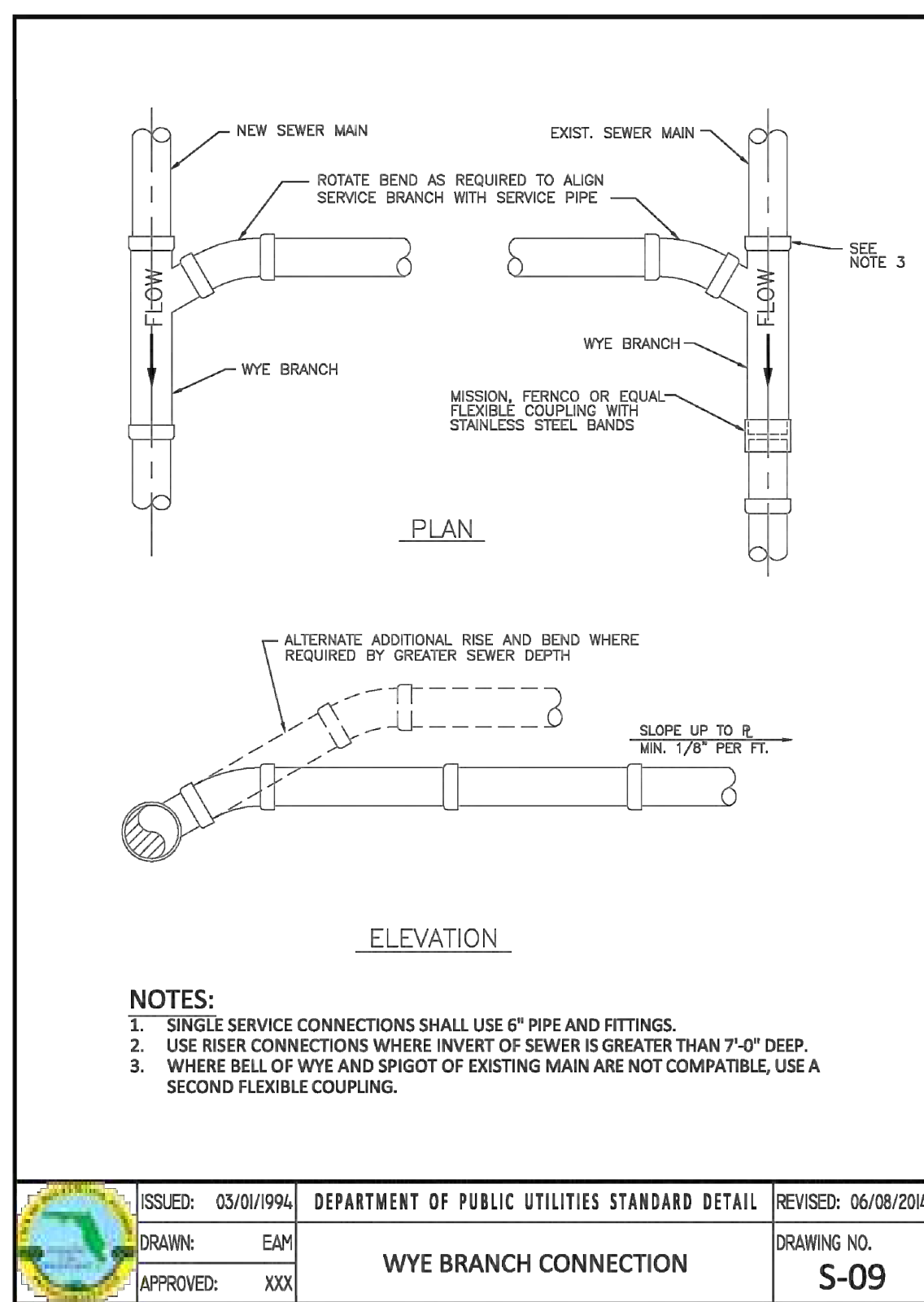
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



	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



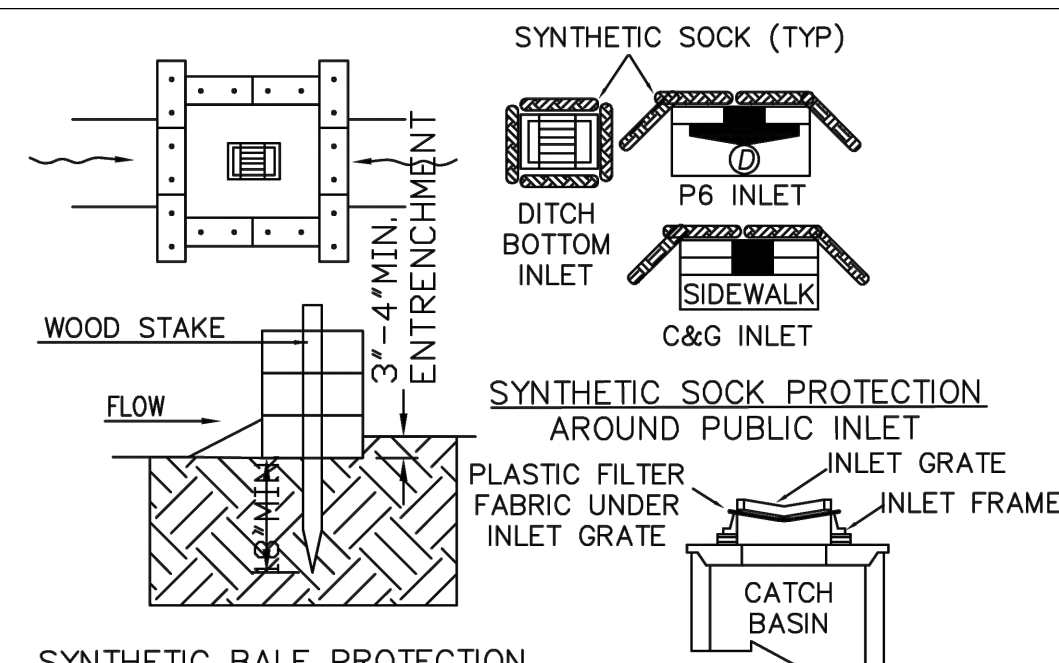
PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	L.L.R.
DATE	10/3/2023
SCALE	AS NOTED
JOB. NO.	023-041
SHEET	

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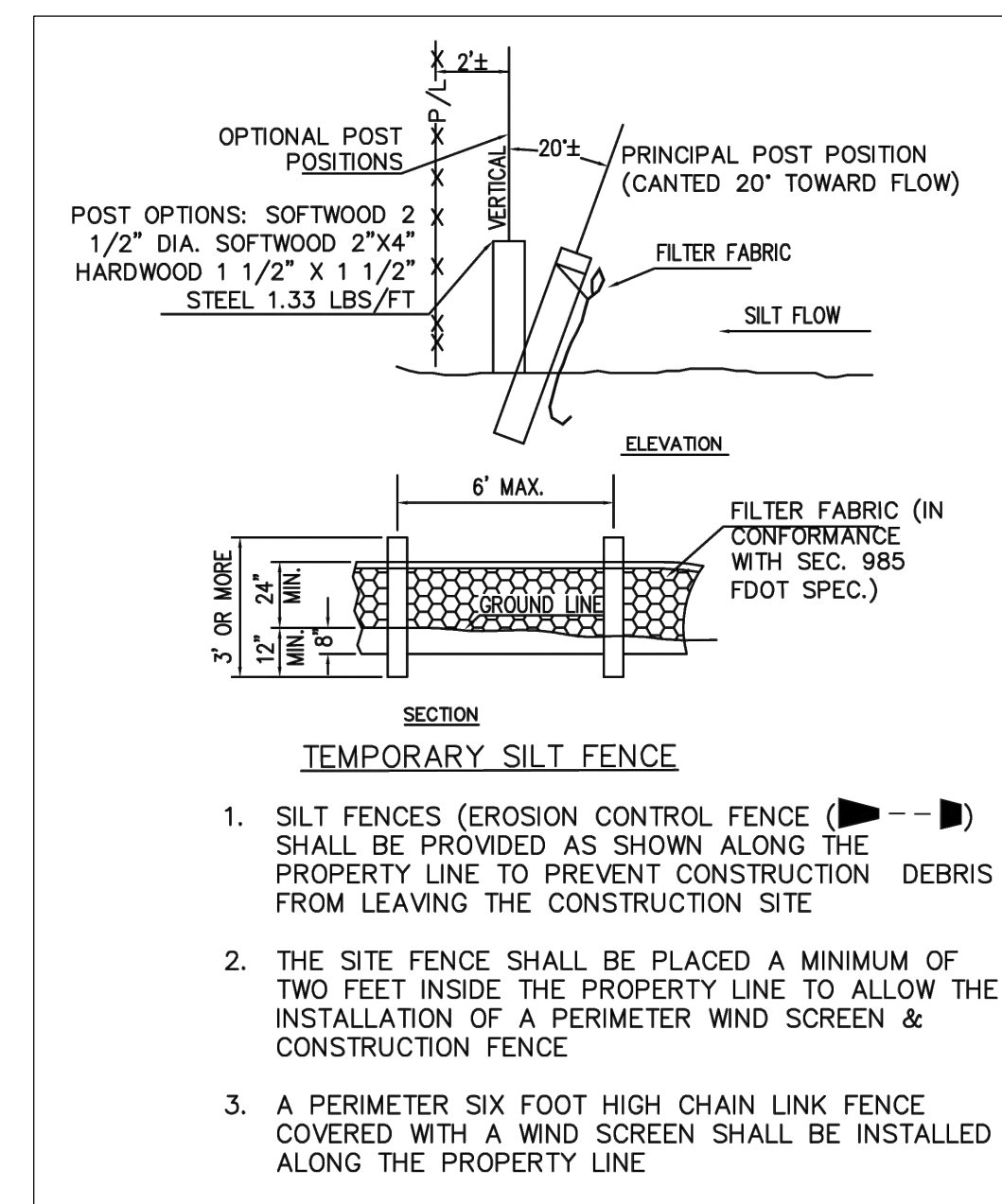
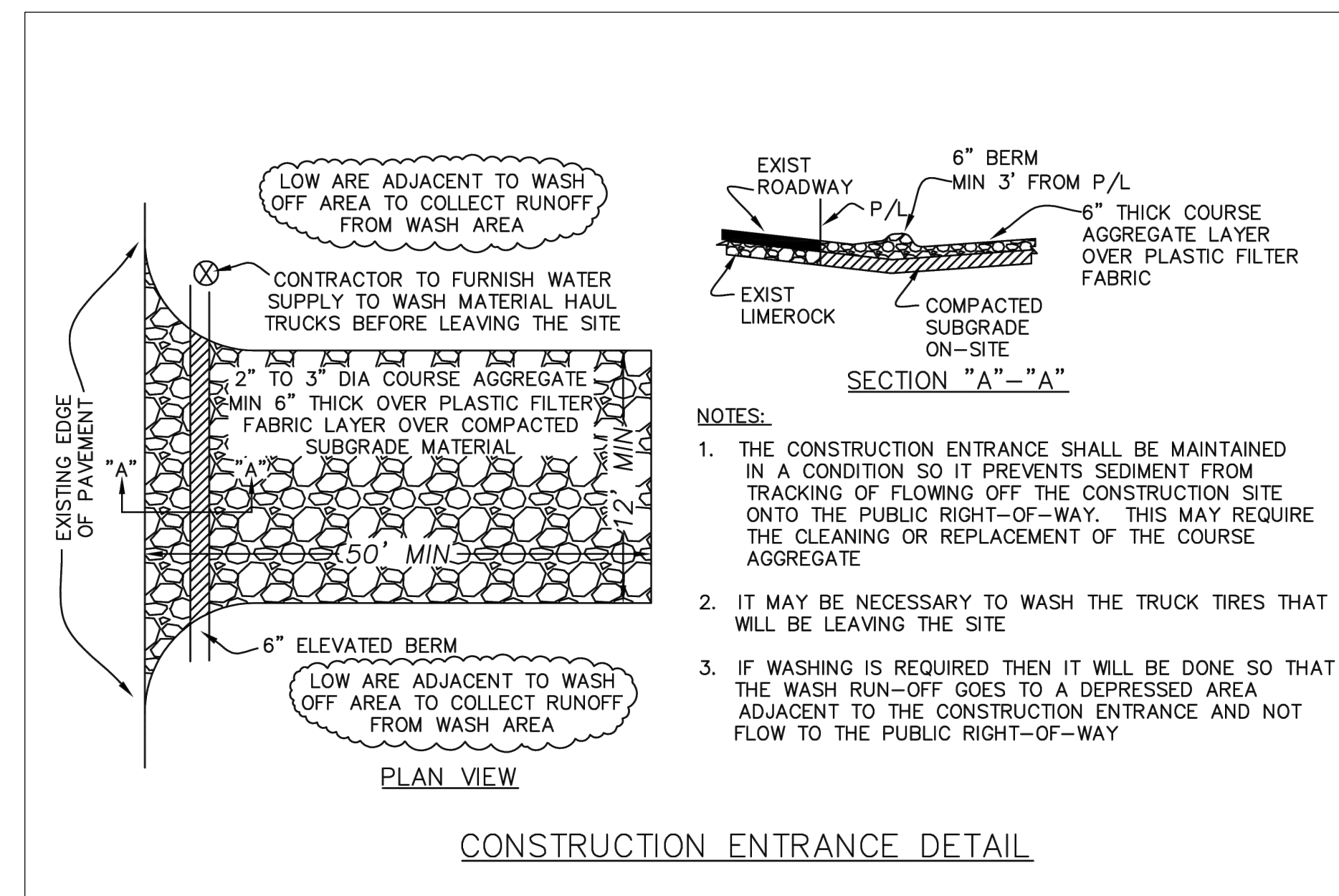
OF SHEETS



SYNTHETIC BALE PROTECTION AROUND PRIVATE INLET

NOTES:

1. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER
2. ADJACENT SYNTHETIC BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING
3. SYNTHETIC BALES SHALL BE INSTALLED AT ALL NEW INLETS ON PRIVATE PROPERTY AND SYNTHETIC "SOCKS" ON EXISTING INLETS IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION
4. CONTRACTOR TO INSTALL PLASTIC FILTER FABRIC UNDER INLET GRATE ON ALL NEW INLETS AND IT SHALL REMAIN THERE FOR THE DURATION OF THE CONSTRUCTION



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Luis LaRosa-Registered
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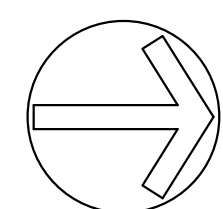
REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:
1835 FLETCHER
1835 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

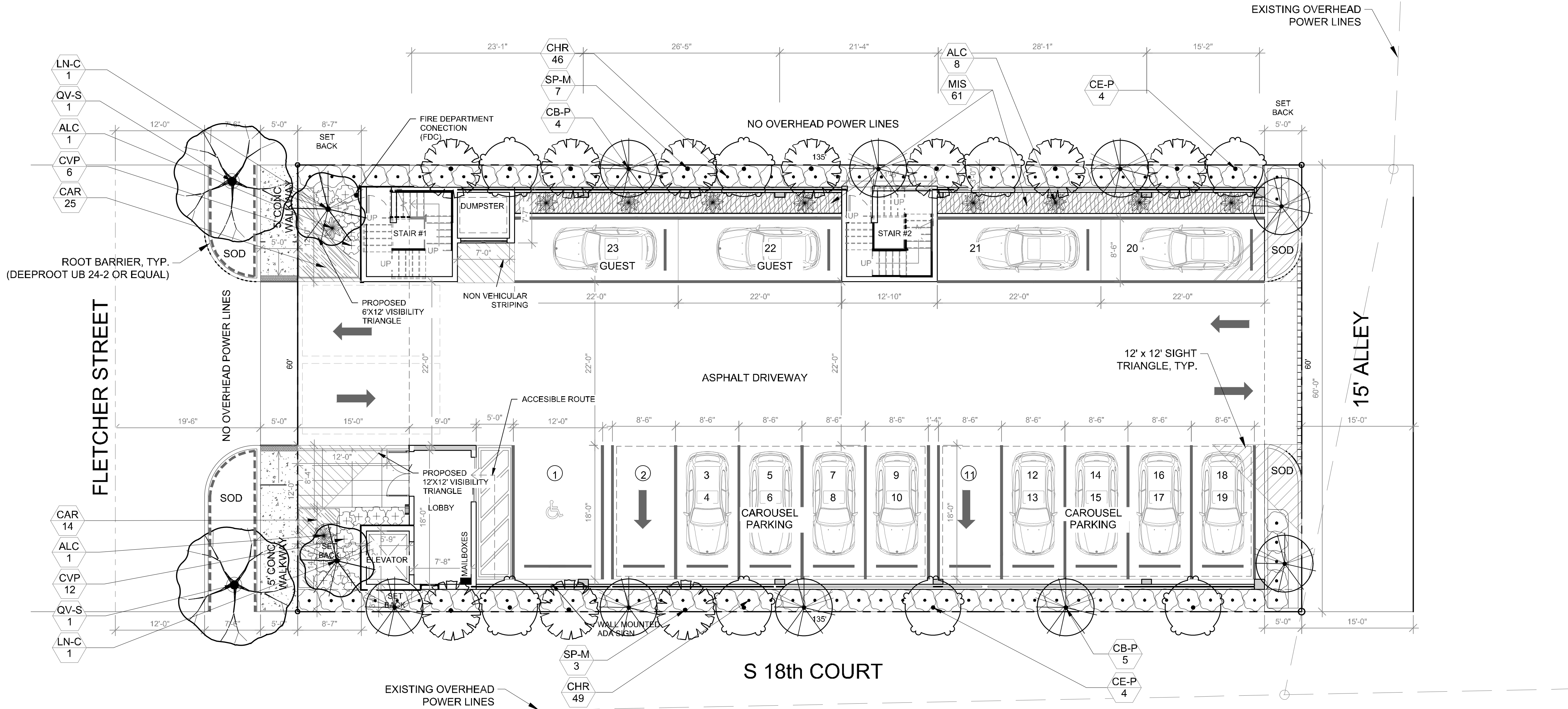
SEAL: AR 0017852
LUIS LA ROSA

DRAWN **CC**
CHECKED **LLR**
DATE **10/3/2023**
SCALE **AS NOTED**
JOB. NO. **023-041**
SHEET

C-1.5
OF SHEETS



NORTH



Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.
Note: Proposed landscaping along perimeter will not interfere with proposed grass swales function.

Landscape Data:

RAC Zoning - FH-2 (Federal Highway Medium-High Intensity Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (60/30)	2 Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	17 Trees (330/20)	17 Trees (See Schedule)
Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area. Ground Floor: 1,229 sf	2 Trees	2 Trees (See Schedule)
Total Required:	2 Trees (1,229 SF)	2 Trees (See Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (One Palm = 1 Tree Credit)		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	14 Trees 55 Shrubs	19 Trees 95 Shrubs

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
MITIGATION TREES						
SP-M	10	Sabal palmetto	Sabal Palm	FG, 8' -12- CT, HVY C, SP	Yes	
PERIMETER TREES						
CE-P	8	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	
CB-P	9	Cordia sebestena	Orange Geiger Tree	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	
CODE TREES						
LN-C	2	Lagerstroemia indica `Natchez`	Natchez Crape Myrtle	FG, 12` HT, 2" DBH MIN, STD, SP	No	
STREET TREES						
QV-S	2	Quercus virginiana	Southern Live Oak	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	
SHRUBS						
ALC	10	Alcantarea odorata	Giant Silver Bromeliad	17" POT, 36" OA, SP	No	
CHR	95	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" OA, F,	Yes	
CVP	18	Codiaeum variegatum `Petra`	Bravo Croton	3G, 24" OA, F,	No	
GROUND COVERS						
CAR	39	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.
MIS	61	Microsorium scolopendrum	Wart Fern	1G, 12" OA, F,	No	24" o.c.
SOD		Stenotaphrum secundatum	St. Augustine Grass	Sod, Free of Weeds, Pests, & Debris	No	

Project Team

Landscape Architect:

LAS

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

LR Architects, Inc.

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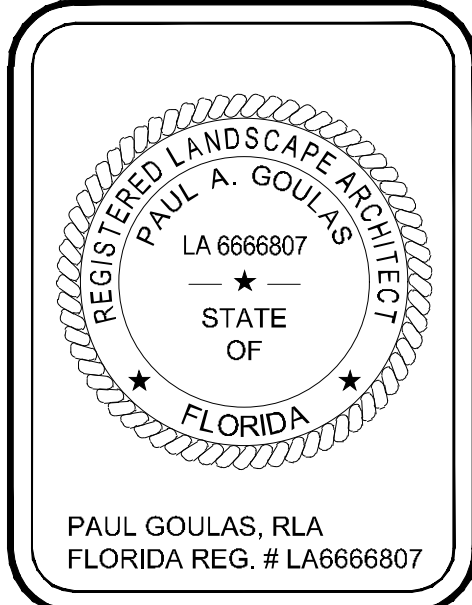
PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2022 MAYO LLC

1835 Fletcher Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
01.04.24	BW	Initial Submittal



Drawn By: DC

Checked By: PG

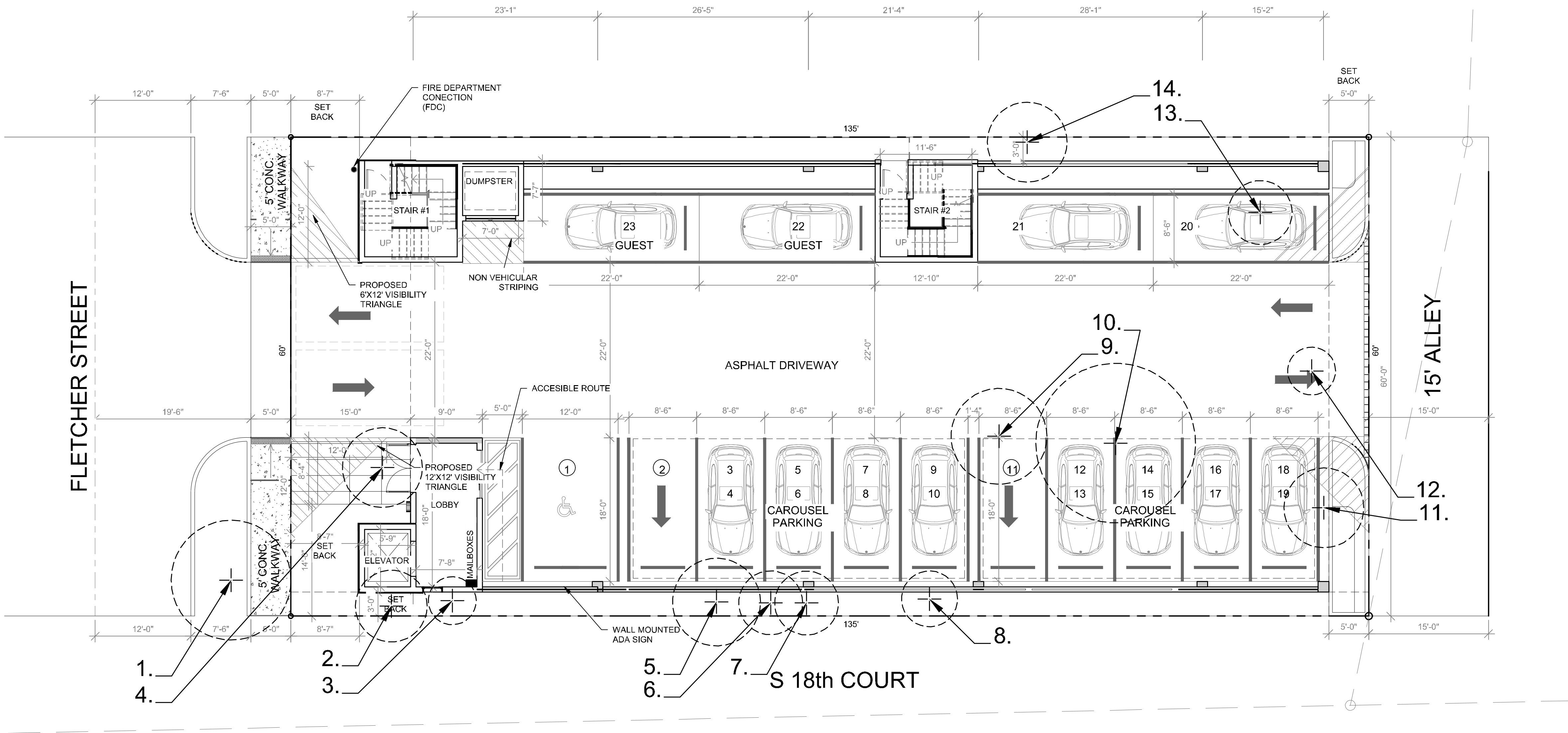
Municipal Project:

Scale:

SCALE: 1" = 8'

LS-01





NOTE: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

Existing Trees to be Removed:

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Palm	Unknown	8	12	15
2	Palm	Unknown	7	11	9
3	Palm	Unknown	7	11	6
4	Unknown	Unknown	15	32	10
5	Palm	Unknown	7	8	11
6	Palm	Unknown	7	11	8
7	Palm	Unknown	7	11	8
8	Palm	Unknown	8	13	7
9	Unknown	Unknown	5	15	12
10	Mango Tree	Mangifera Indica	15	25	20
11	Coconut Palm	Cocos nucifera	12	25	10
12	Coconut Palm	Cocos nucifera	6	12	6
13	Palm	Unknown	5	12	8
14	Unknown	Unknown	12	15	10

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided	Trees Removed	Replacement Provided
1. <i>Palm, Unknown</i> , 8" DBH, 12' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)	14. <i>Unknown, Unknown</i> , 12" DBH, 15' Height, 10' Canopy Spread	\$2,100 Payment Contribution (\$350 / 2" DBH @ 12")
2. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 9' Canopy Spread	1 Palm Tree (Sabal Palm)	Total mitigation planted on site to satisfy required tree replacement: Ten (10) Total Palms. See 'Mitigation Trees' listed in the plant schedule, Sheet LS-01. Remaining (47") of mitigation to be provided by payment to City Tree Fund: \$8,225 Total Payment Required.	
3. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 6' Canopy Spread	1 Palm Tree (Sabal Palm)		
4. <i>Unknown, Unknown</i> , 15" DBH, 32' Height, 10' Canopy Spread	\$2,625 Payment Contribution (\$350 / 2" DBH @ 15")	<i>*Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.</i>	
5. <i>Palm, Unknown</i> , 7" DBH, 8' Height, 11' Canopy Spread	1 Palm Tree (Sabal Palm)		
6. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 8' Canopy Spread	1 Palm Tree (Sabal Palm)		
7. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 8' Canopy Spread	1 Palm Tree (Sabal Palm)		
8. <i>Palm, Unknown</i> , 8" DBH, 13' Height, 7' Canopy Spread	1 Palm Tree (Sabal Palm)		
9. <i>Unknown, Unknown</i> , 5" DBH, 15' Height, 12' Canopy Spread	\$875 Payment Contribution (\$350 / 2" DBH @ 5")		
10. <i>Mango Tree, Mangifera inidica</i> , 15" DBH, 25' Height, 20' Canopy Spread	\$2,625 Payment Contribution (\$350 / 2" DBH @ 15")		
11. <i>Coconut Palm, Cocos nucifera</i> , 12" DBH, 25' Height, 10' Canopy Spread	1 Palm Tree (Sabal Palm)		
12. <i>Coconut Palm, Cocos nucifera</i> , 6" DBH, 12' Height, 6' Canopy Spread	1 Palm Tree (Sabal Palm)		
13. <i>Palm, Unknown</i> , 5" DBH, 12' Height, 8' Canopy Spread	1 Palm Tree (Sabal Palm)		

Project Team

Landscape Architect:

LA

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
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Architect:

LLR Architects, Inc.

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PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2022 MAYO LLC

1835 Fletcher Street, Hollywood, FL 33020

Tree Disposition Plan

Revisions		
Date	Init.	Description
01.04.24	BW	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

LS-02

Landscape Specifications:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for higher own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and any subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scale and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

- PART 2: PLANT MATERIALS:
- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

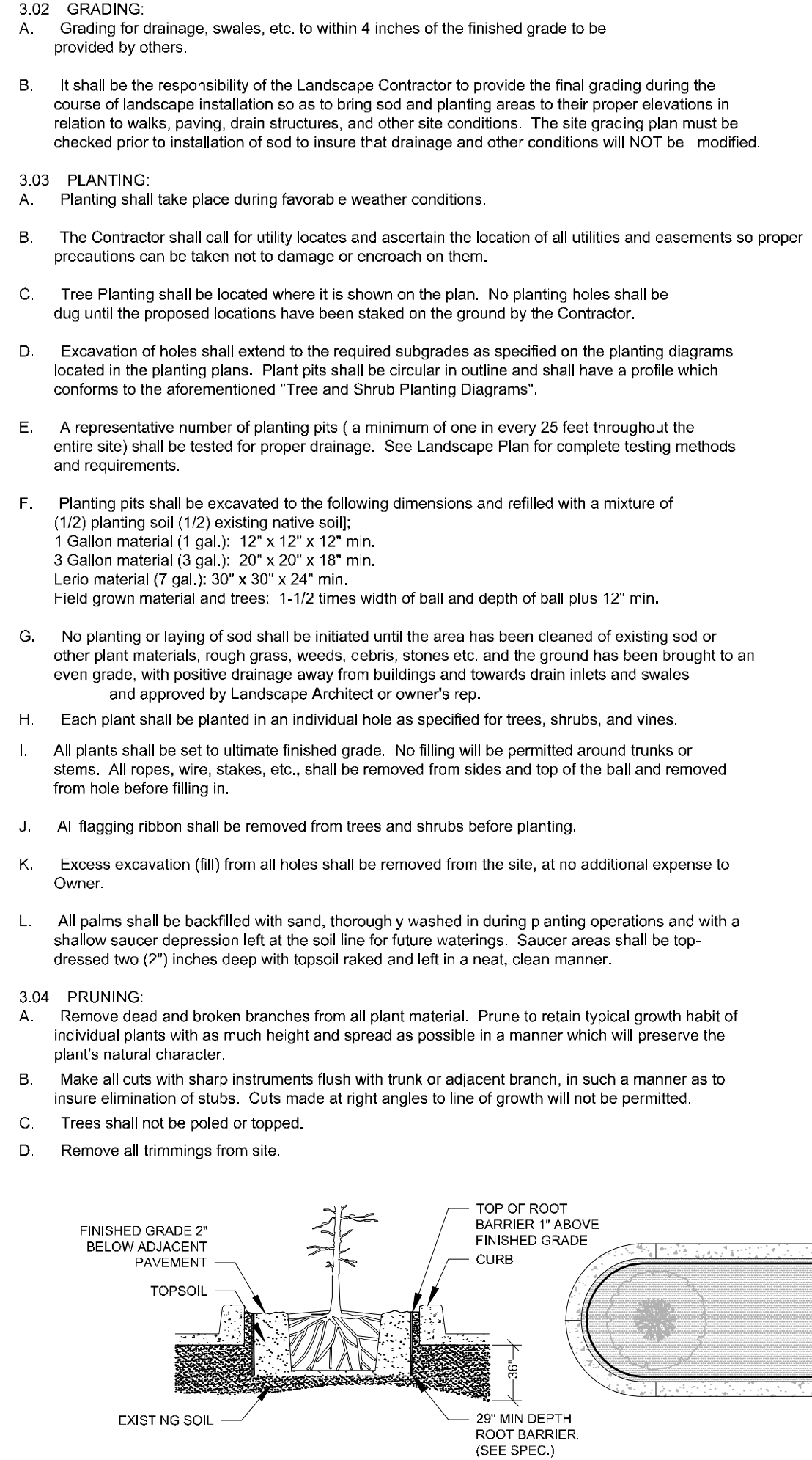
- 2.02 INSPECTION:
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other material during the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark damage by means of burlap, wood bolters or other approved methods. Bolters shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.

The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.
- PART 3: EXECUTION
- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drainage, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required depths as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.
 - 3 Gallon material (3 gal.): 20" x 20" x 18" min.
 - Large material (7 gal.): 30" x 30" x 24" min.
- Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04 PRUNING:
- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

- NOTES:
1. ROOT BARRIER SHALL BE DEEPROOT UB24-24\"/>
 2. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

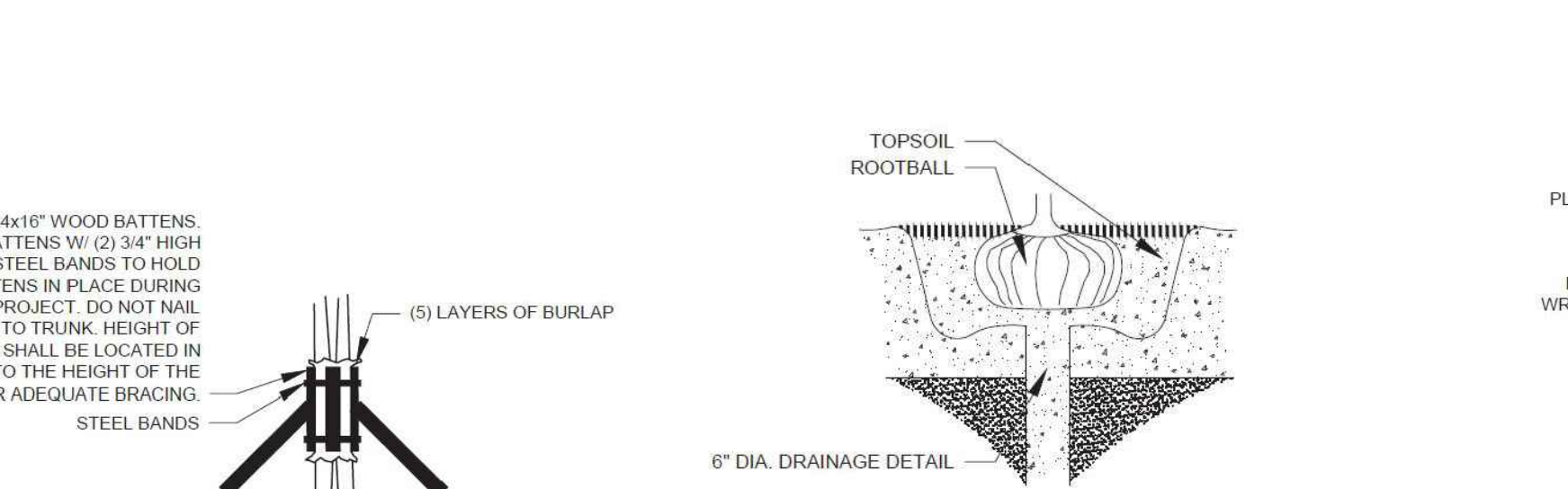
- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12\"/>
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.
- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G. The finished level of all sod areas after settlement shall be one (1\") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08 SEEDING:
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1\") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12\") OF WATER. IF THE WATER LEVEL DROPS FOUR (4\") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4\") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

TREE PROTECTION DETAIL

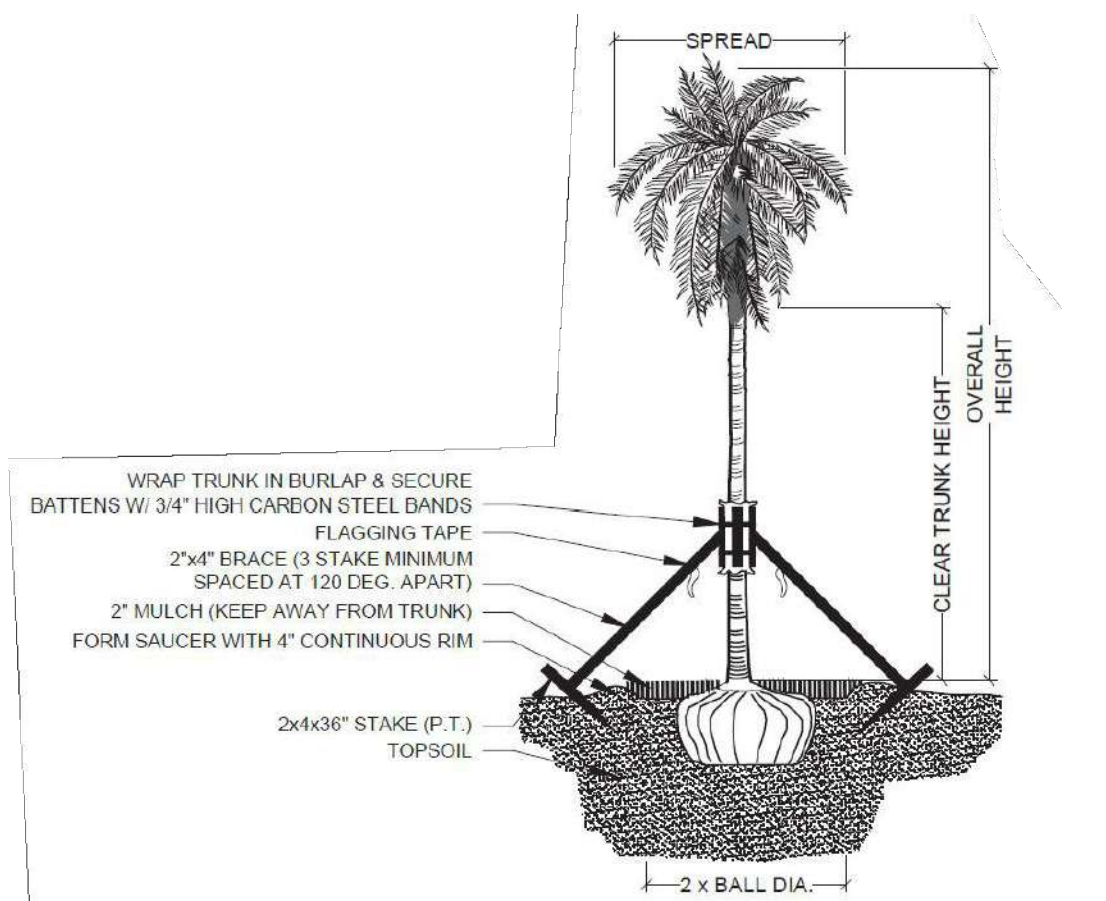


BRACING DETAIL

NOT TO SCALE

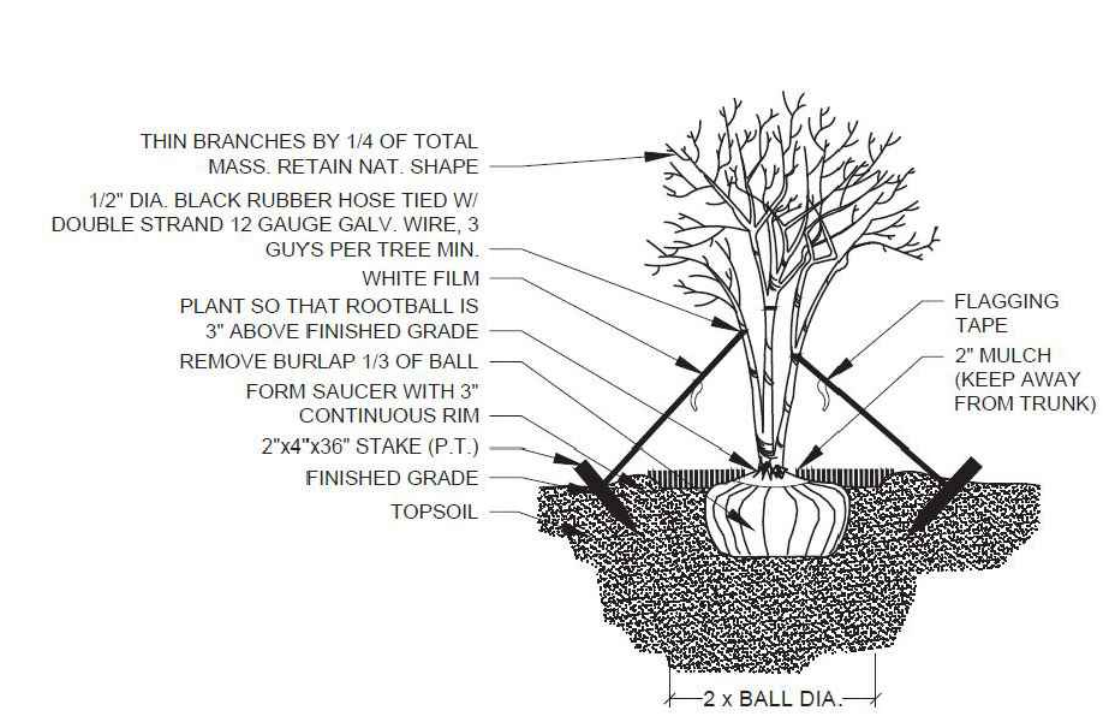
DRAINAGE TESTING DETAIL

NOT TO SCALE



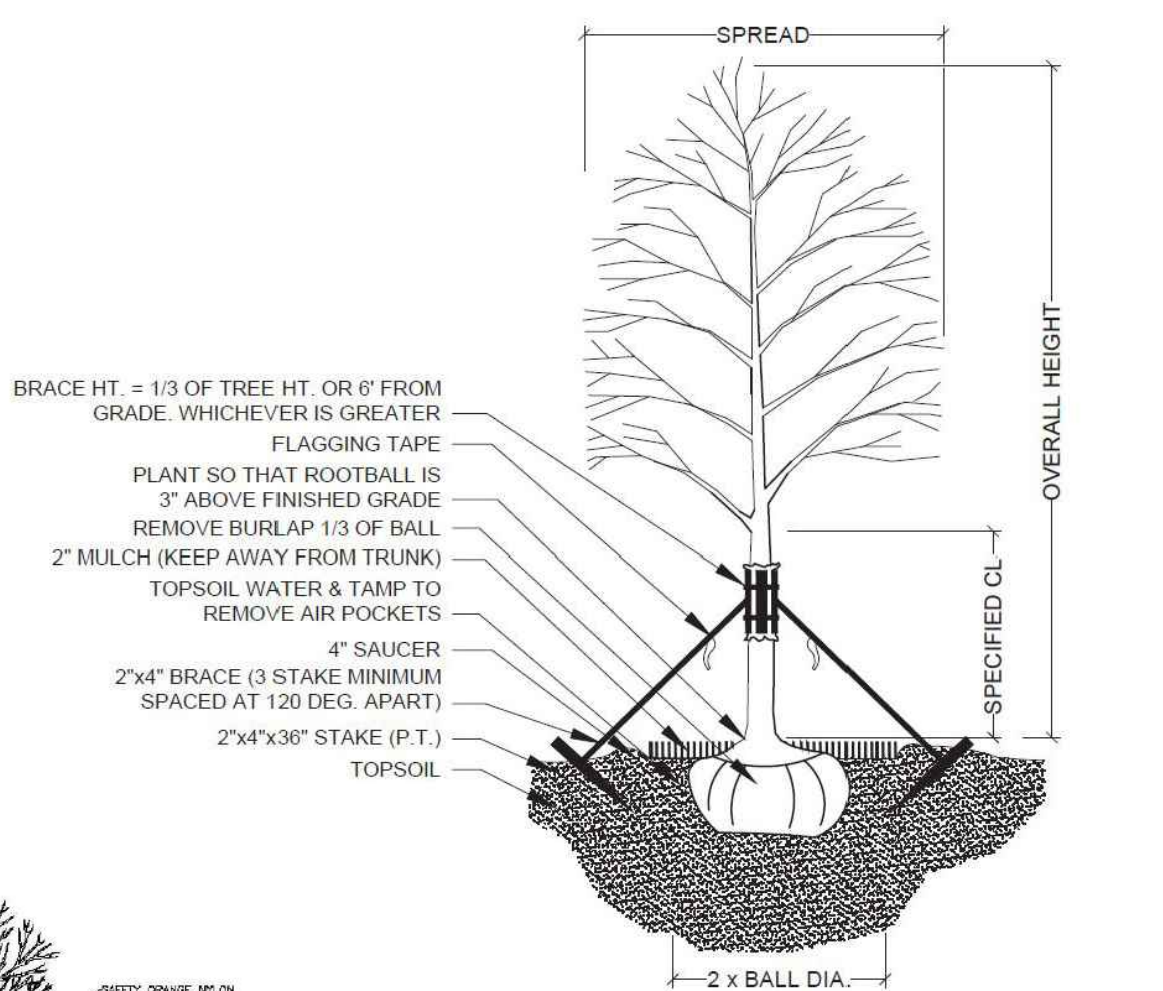
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



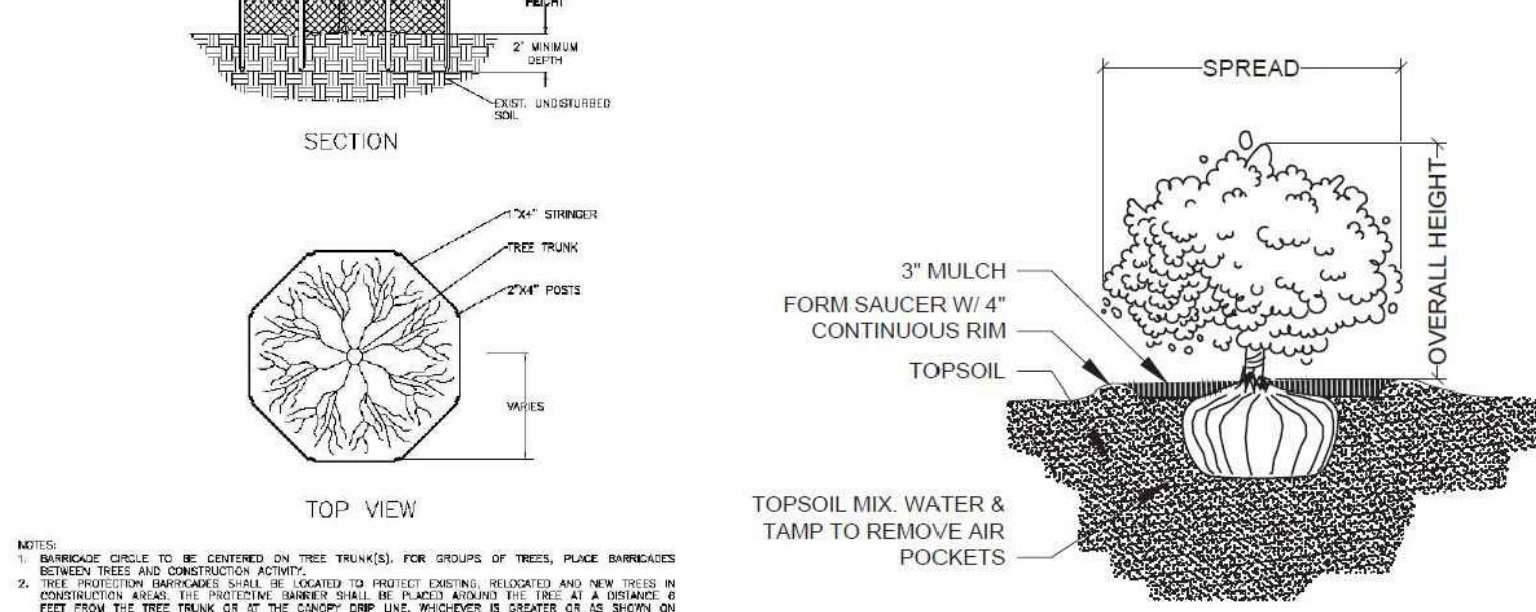
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



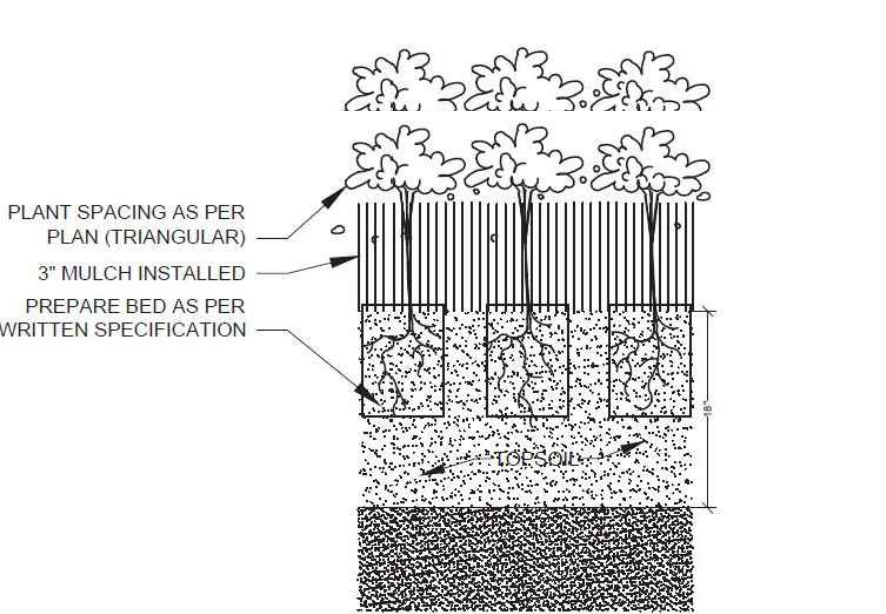
TREE PLANTING & STAKING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

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12980 S.W. 52 STREET
MIAMI, FLORIDA 33027

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(CELL) - 786-543-0851
E-MAIL: LLAR008@LLAR008ARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2022 MAYO LLC

1835 Fletcher Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions			
Date	Init.	Description	
01.04.24	BW	Initial Submittal	

REGISTERED LANDSCAPE ARCHITECT

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

LS-03



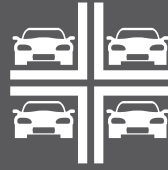
1835











PARKPLUS
HIGH DENSITY PARKING SYSTEMS



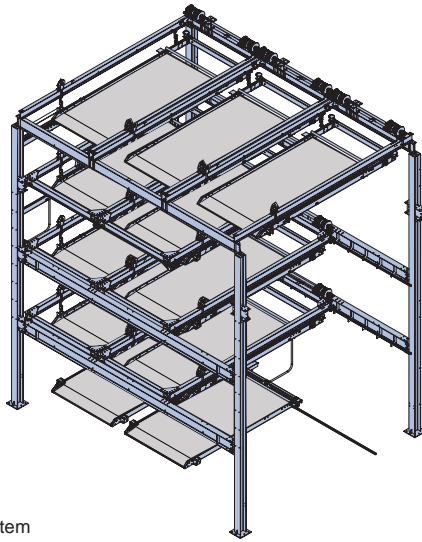
LShd

LIFT-SLIDING
Semi-Automated
Parking System

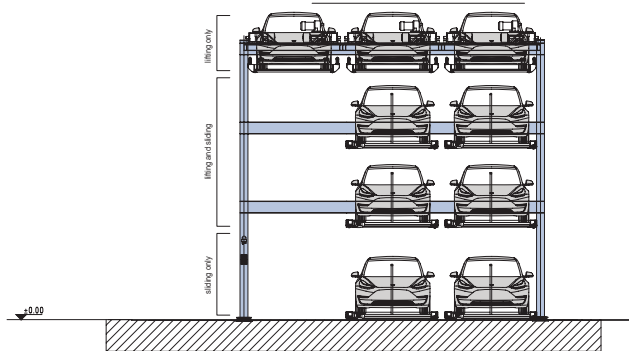


SPEC SHEET

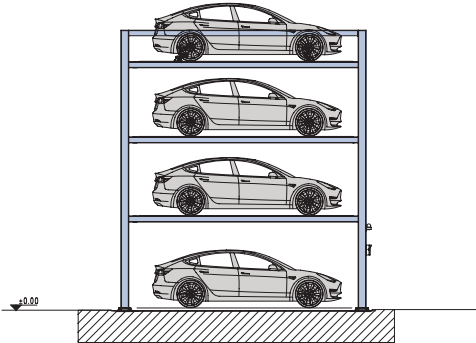
PARKPLUS LS LIFT-SLIDING



* Typical LS System



Front View



Side View

Applications

Lift-Sliding System can be installed in attended/valet applications and self-park applications:

- Multi-Family Residential Buildings
- Indoor & Outdoor Installations
- Low & High Rise Buildings
- Commercial Buildings
- Surface Lots

The **PARKPLUS** Semi-Automated Lift-Sliding Parking System is a multi-level customizable vehicle storage and retrieval system for storing cars in vertical and horizontal arrays. The Lift-Slide uses Programmable Logic Control (PLC) software to move stacked cars on platforms to receive and present vehicles at grade, providing direct access to stacked vehicles without removing other vehicles from the system.

Entire assembly comes pre-welded and is assembled in the field. System is designed to be mounted on grade with an engineered foundation. System can be designed to stack up to 5 vehicles above grade and up to 2 vehicles below grade, with a maximum vertical stacking capacity of 7 vehicles in the space usually occupied by a single vehicle. There are no horizontal limitations to the system.

The **PARKPLUS** Lift-Sliding System is designed to be installed indoors and outdoors. System can be customized with external cladding/siding, garage doors and roof, per project specifications. Platform height is set at fixed height between 5'-2" min. and 7'-0" max. Each city may have minimum height requirements and different clear requirements for code required parking. Owner/Architect should review with local planning and building departments. **MEP coordination with project team must meet code requirements and satisfy equipment clearances.**

Suitable for

- Standard passenger vehicles
- SUVs
- *Custom Solutions Available

Specifications

Load per Platform:	5,200 lbs.
Weight of Unit:	(Determined by Model)
Length of Stall:	19'-9"
Width of Stall:	8'-2 1/2"
Height of Unit:	(Determined by Model)

*Excluding column dimensions of structural framework

*Custom Dimensions Available

Operation: Electric
Control Panel
Programmable Logic Control (PLC)
Automatic with Manual Override

Control: Push Button Control
Key Fob
Remote Control (Optional)
Mobile App (Optional)

Power

Lift Motor: 3 HP – 5 HP

Traversing Motor: 0.55 HP

Electrical

1 Disconnect required per system module

3 PH 208V (100Amp)-480V (60Amp) / 60HZ

All control wiring is a Class 2 Circuit 24V

Power & Electrical specifications vary per Product Model

- **Cost-Effective, Multi-Layered Parking Solution**
- **In-house Design, Manufacturing, Installation & Service**
- **Minimal Moving Parts – Reduced Maintenance**
- **Self Parking – No Attendant Required**



Operation

Each module requires an empty stack – allows for shifting of platforms. User will always park & retrieve car from same position on grade. Dedicated spaces/platforms can be assigned.

PARKING / STORAGE

- User requests platform by keypad/push-button control, key fob remote control and or mobile app.
- System prepares platform and presents at grade level
- Safety gate opens when platform is in position
- Driver pulls vehicle onto platform
- Driver engages parking brake, shuts off vehicle

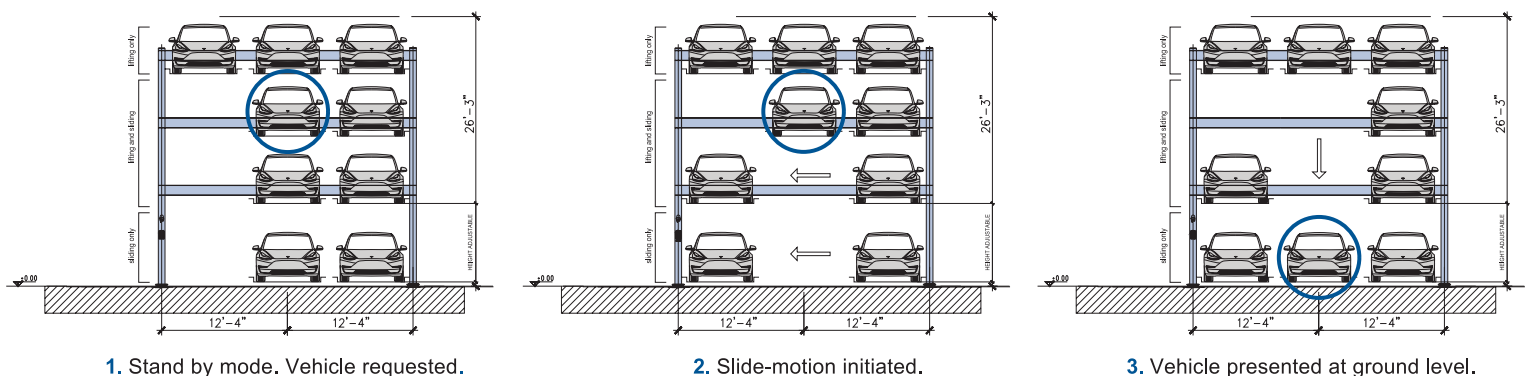
- Driver exits vehicle and completes storage command at keypad
- Safety gate closes
- Vehicle is transferred to specified storage position

RETRIEVAL

- User requests retrieval at keypad
- Process is followed in reverse
- System presents vehicle at same position of loading
- Driver enters vehicle, starts and drives away
- Safety gate closes
- System returns to neutral

A system of safety feature ensures normal operation of each cycle.

* System shown at capacity



ADDITIONAL INFORMATION

Safety

System is equipped with limit switches which limit motions to correct system levels and positions. Motion detectors and lasers detect obstructions within system and stop operation in emergency. System requires operator reset to check safety and obstruction removal. System is equipped with safety locking system. The safety hook system holds full weight of vehicle on platform in locked position. System is equipped with a secondary (anti-fall) safety system. System is equipped with Visual and Audible alarms and Emergency Stops. Safety Gates are required for Self Parking and In-ground units.

Fire Protection

In most metropolitan areas, car stacker systems are reviewed as similar to high piled storage and non-building structures. Fire rating of structural components is not required. Sprinklers may be required per following section. Each city may have fire department guidelines.

Fire Sprinklers

Outdoor: 1. Most cities do not require fire sprinklers. 2. May need to conform to additional zoning regulations and building code requirements.

Indoor: 1. Installation shall be in a sprinklered garage. In tandem array, additional sprinkler requirements may apply. 2. Sprinkler Plans filed and approved by local municipality. 3. Sprinkler system designed as required by NFPA 13 and local building codes. 4. Clear building height within parking area must accommodate height of equipment plus additional requirements for adequate coverage of fire sprinklers.

Temperature

This device is designed to operate between 20° and 120° F.

Loading

Structural design and loading is provided on a project by project basis and is dependant on seismic zones, soil conditions and other environmental conditions.

Warranty

12-month Standard Manufacturer's Warranty on new equipment. Extended Warranty is available at time of purchase.

Service

At end of 12-month warranty period a service contract is available upon request.

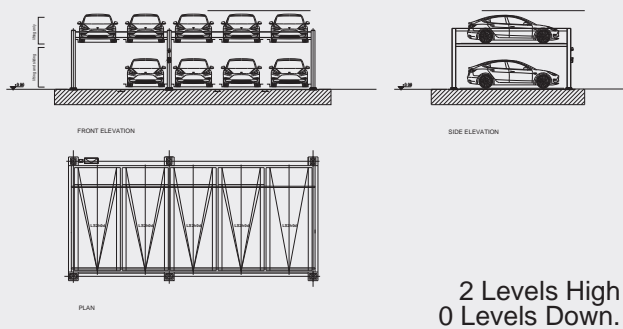
Rental option includes Service & Maintenance for full term.

Approvals

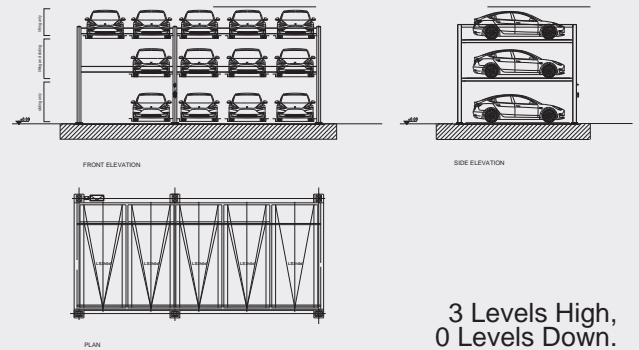
- OTCR Certified, City of New York
- LAETL Approved, LARR#Pending, City of Los Angeles
- ISO Compliant
- California Seismic Code Compliant
- Miami Dade County Compliant
- Approved in Multiple U.S. Cities

PRODUCT MODELS

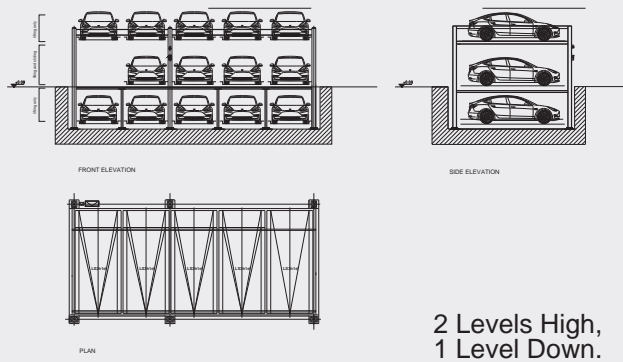
MODEL LS2h0d



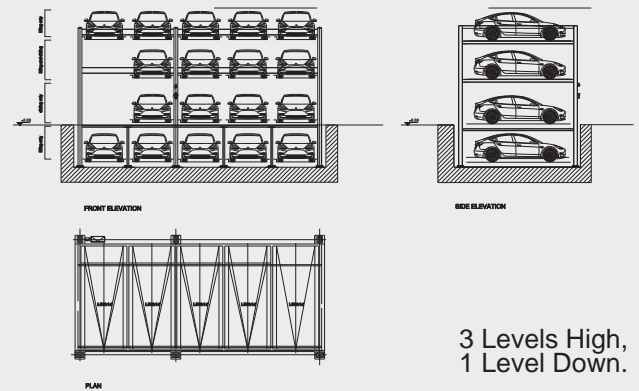
MODEL LS3h0d



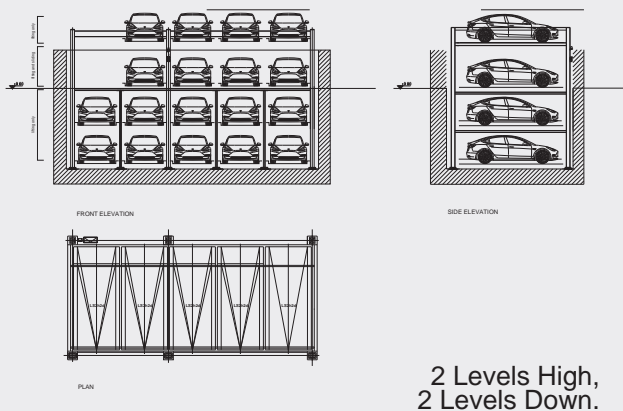
MODEL LS2h1d5w



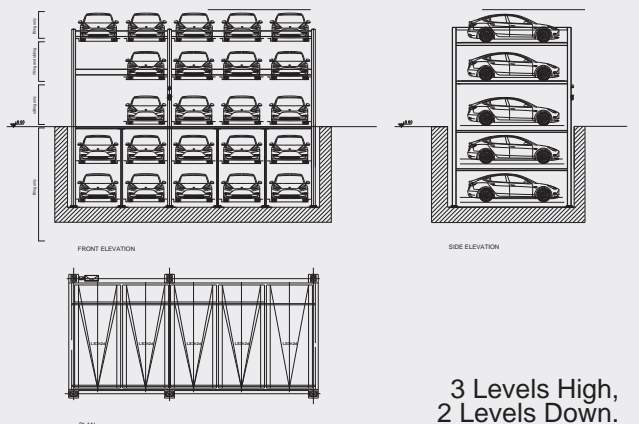
MODEL LS3h1d5w



MODEL LS2h2d5w



MODEL LS3h2d5w

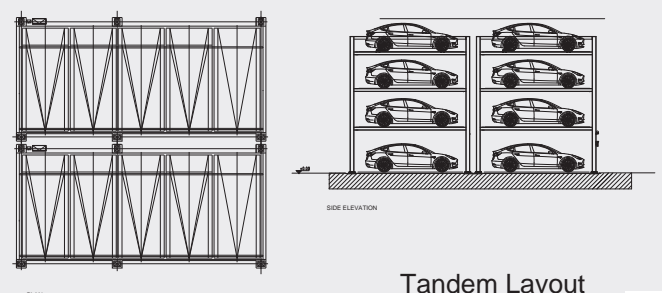


Layout

PARKPLUS LS Lift-Sliding System can be arranged in single or tandem arrays, with or without Pit, on either side of a drive aisle.

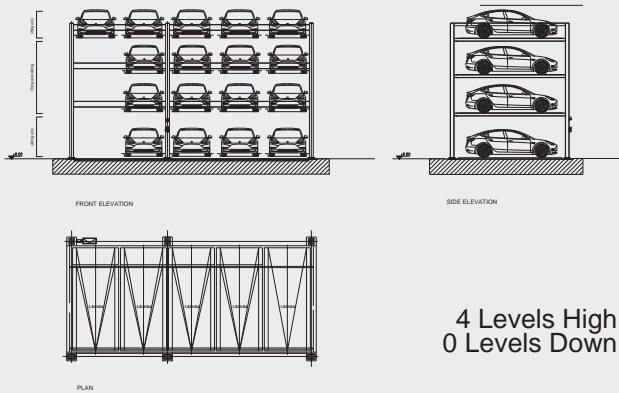
TYPE	Sedan	SUV
Pit Depth	7'-3"	9'-0"
On Grade	6'-8"	6'-8"
Above Grade	5'-2"	6'-8"

*Custom dimensions available.

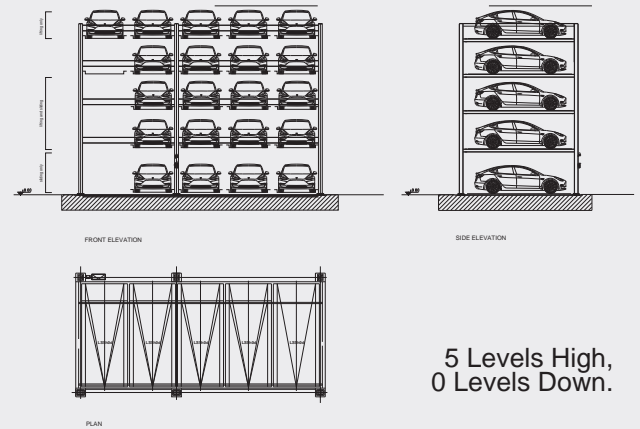


PRODUCT MODELS

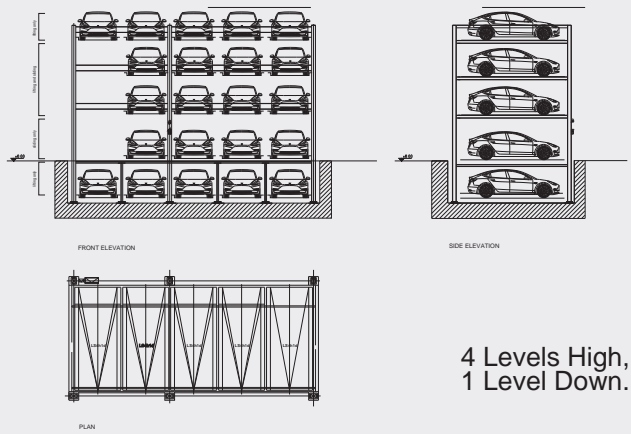
MODEL LS4h0d5w



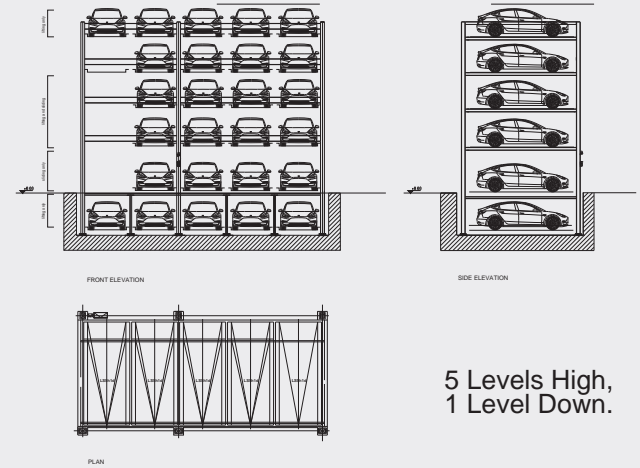
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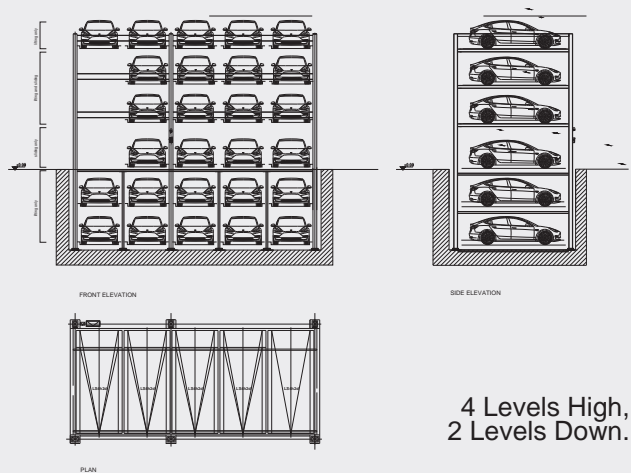
MODEL LS4h1d5w



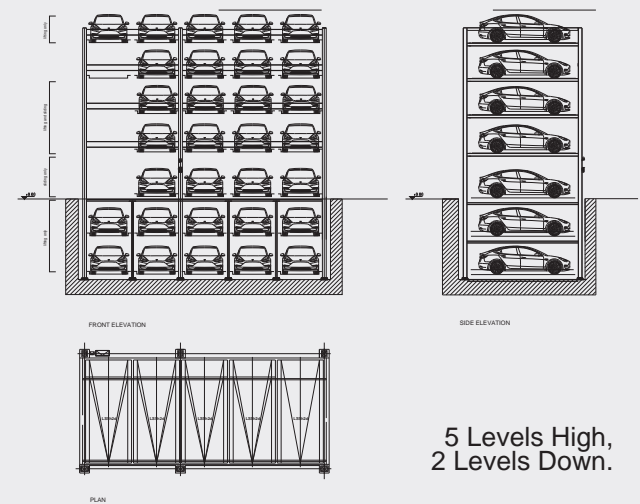
MODEL LS5h1d5w



MODEL LS4h2d5w



MODEL LS5h2d5w



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ATTENDED SYSTEMS FOR
MULTI-LEVEL BASIC STACKING



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ADVANCED TECHNOLOGIES FOR
ROBOTIC PARKING SOLUTIONS



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83 BROAD AVENUE, SUITE 2
FAIRVIEW, NJ 07022

PARKPLUS CALIFORNIA
8640 TAMARACK AVENUE
LOS ANGELES, CA 91352
CSLB# 1018794

PARKPLUS FLORIDA, INC.
1111 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 3. 2024_0122

Agenda Date:	1/22/2024	Agenda Number:
To:	Technical Advisory Committee	
Title:	FILE NO.: 24-DP-03	
	APPLICANT: Bluevis, LLC.	
	LOCATION: 600 Knights Road	
	REQUEST: Site Plan Review for a Padel Court (Padel Sports Club)	



GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE:

- ☒ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals
☐ Historic Preservation Board
☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 600 Knights Road, Hollywood FL 33021

Lot(s): 1 Block(s): _____ Subdivision: _____

Folio Number(s): 514217000012

C-4

Zoning Classification: C-4 Land Use Classification: 77-01 Clubs

Existing Property Use: Club Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Padel Club

Transformation of current social Club into a Padel Sports Club

Phased Project: Yes / No ☒ Number of Phases: two phases

Project	Proposal
Units/rooms (# of units)	N/A (Area: N/A S.F.)
Proposed Non-Residential Uses	N/A S.F.
Open Space (% and SQ.FT.)	N/A (Area: N/A S.F.)
Parking (# of spaces)	N/A (Area: N/A S.F.)
Height (# of stories)	N/A (FT.)
Gross Floor Area (SQ. FT)	7,236 sqft as per survey

Name of Current Property Owner: Bluevis LLC

Address of Property Owner: 185 sw 7th st #4201, Miami FL 33130 APT 4201 Mia

Telephone: 202-250-0373 Email Address: Sarceatp@gmail.com

Applicant Padel Essentials LLC

☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 1116 Cedar Falls Dr, Weston Fl 33327 Telephone: 954-803-6920

Email Address: ismaelf@padelessentials.com

Email Address #2: mariafabianape@gmail.com

Date of Purchase: 11/23/2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Rio Development Resources

E-mail Address: diana@rdrmiami.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 as approved by the Division of Planning & Urban Design. 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: _____

PRINT NAME: Salomon Arce Lema Date: _____Signature of Consultant/Representative: _____ Date: 12/4/2023

DocuSigned by:

B5629020D0F6457...

PRINT NAME: Ismael Fernandez Date: 12/4/2023

Signature of Tenant: _____ Date: _____

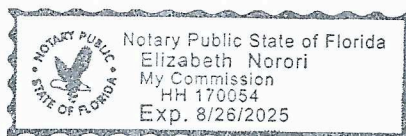
PRINT NAME: _____ Date: _____

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 7 day of December 2023

Notary Public
State of Florida



My Commission Expires: 8/26/2025 (Check One) _____ Personally known to me; OR _____ Produced Identification New York State Driver license.

Signature of Current Owner

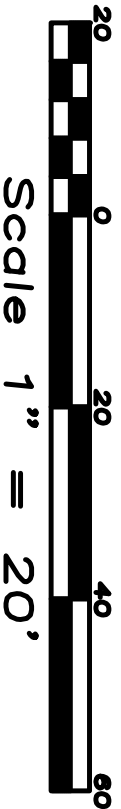
Salomon Arce Lema
Print Name

SCHEDULE BII

ISSUING OFFICE FILE NUMBER: Z308-10 PA
COMMITMENT DATE: AUGUST 25, 2023 AT 11:00 PM

- MAP DATE 08/18/14
MAP NUMBER 125113 0568H

ITEM 12: NO GOVERNMENTAL AGENCY SURVEY RELATED REQUIREMENTS PROVIDED TO SURVEYOR

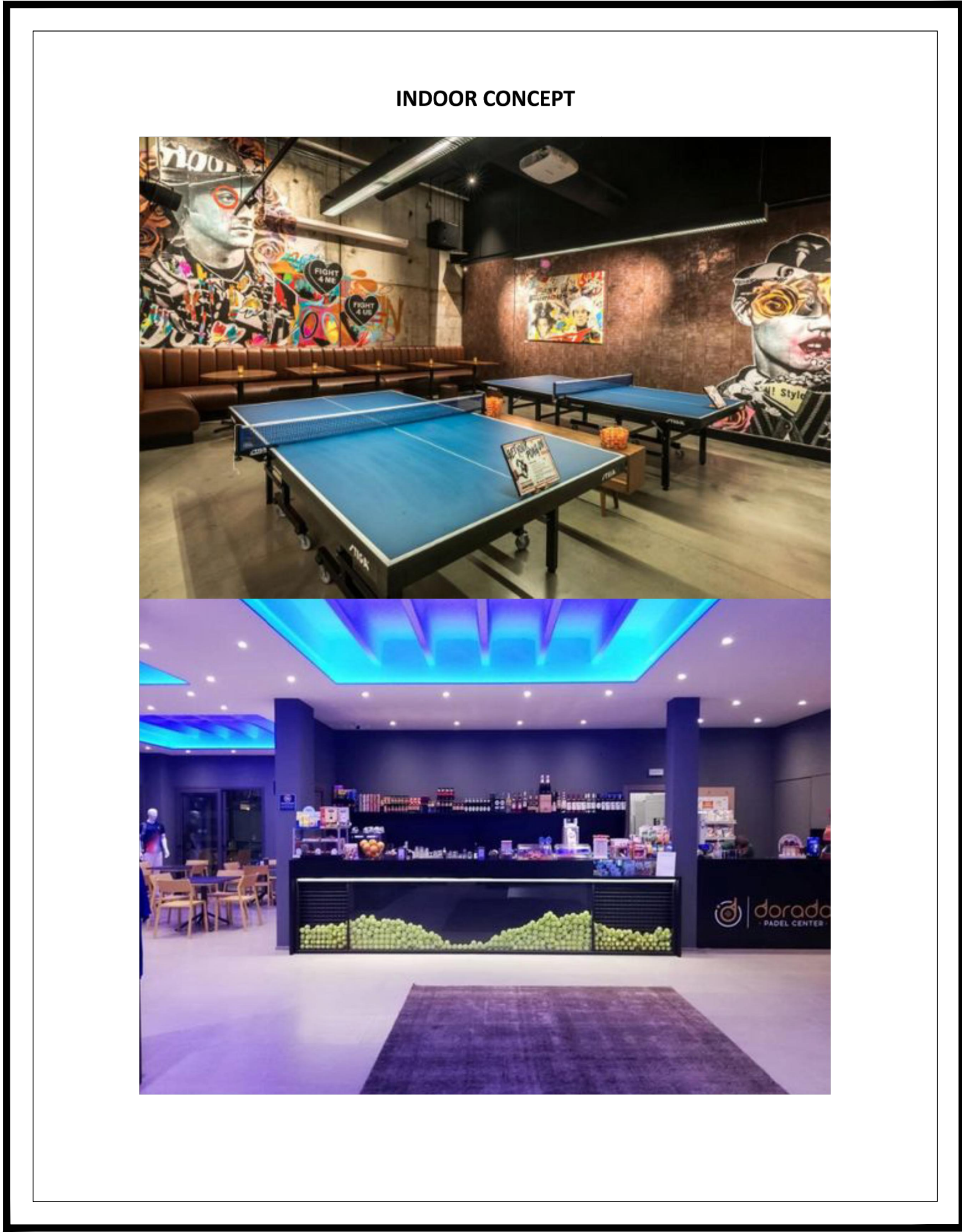


1.1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE

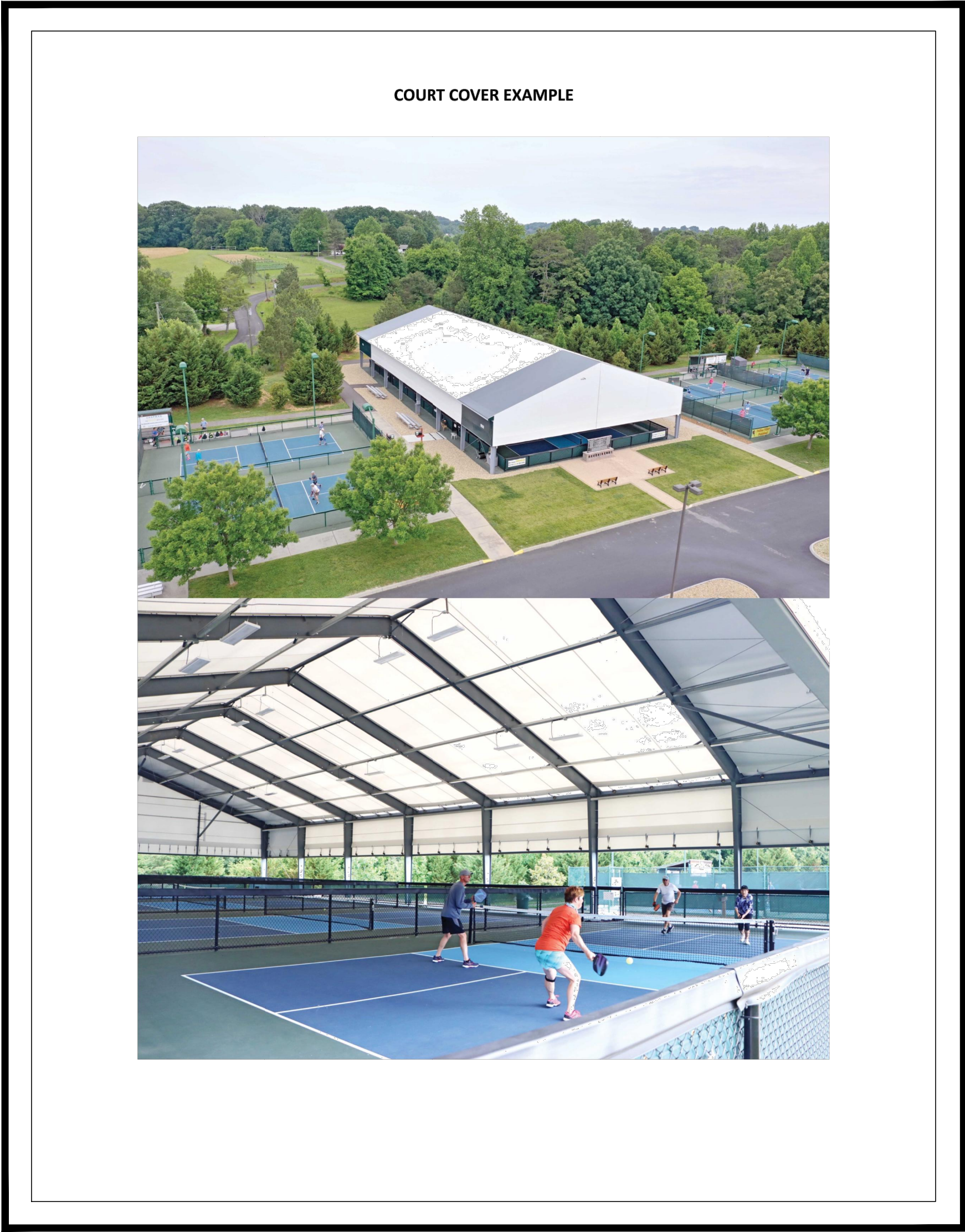
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

completed on September 13, 2023.
Date of Plat or Map: September 14, 2023.

13/98 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@ocsiweb.net



PHASE 2 Designer's Concept Drawing



PHASE 1 Designer's Concept Drawing

NEW PADEL BALL COURTS
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FLORIDA 33021



CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code, Building - 2020, 7th Ed.
FLORIDA FIRE PREVENTION CODE - 2020, 7TH ED.
HOLLYWOOD Zoning Code - Latest Edition

FOLIO NUMBER: 5142 1700 0012

LEGAL DESCRIPTION:

THE S. 342' OF THE N $\frac{3}{4}$ OF E $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SEC.17-51-42 LESS THE E 412'

TYPE OF CONSTRUCTION:

TYPE III

BUILDING SQUARE FOOTAGE:

7,236 S.F.

SITE SQUARE FOOTAGE:

86,967.7 S.F.

CLASSIFICATION OF WORK:

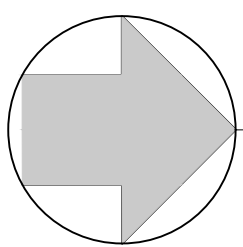
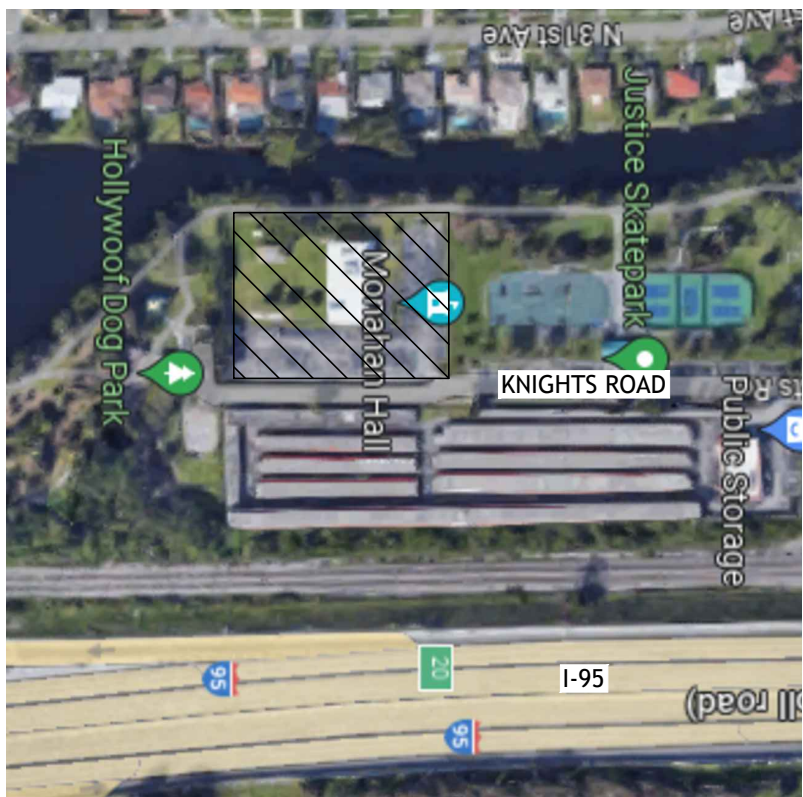
NEW PADEL COURTS AND TENT
REMODELING

CLASSIFICATION OF USE:

A1 Assembly - Recreation

SCOPE OF WORK:

NEW 2 STORY RESIDENCE
WITH UNDERSTORY



LOCATION

PROJECT TEAM

Architect of Record

Designers

Structural Engineer

MEP/FP Engineer

Landscape Architect

Civil Engineer

ANTHONY LEON
3DESIGN, INC.
3260 NW 7th STREET
MIAMI, FLORIDA 33125
Off: 305-438-9377
Email: 3dtony@bellsouth.net

AA0003569
ANTHONY LEON
0016752

3DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

SEAL

PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

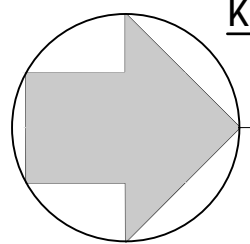
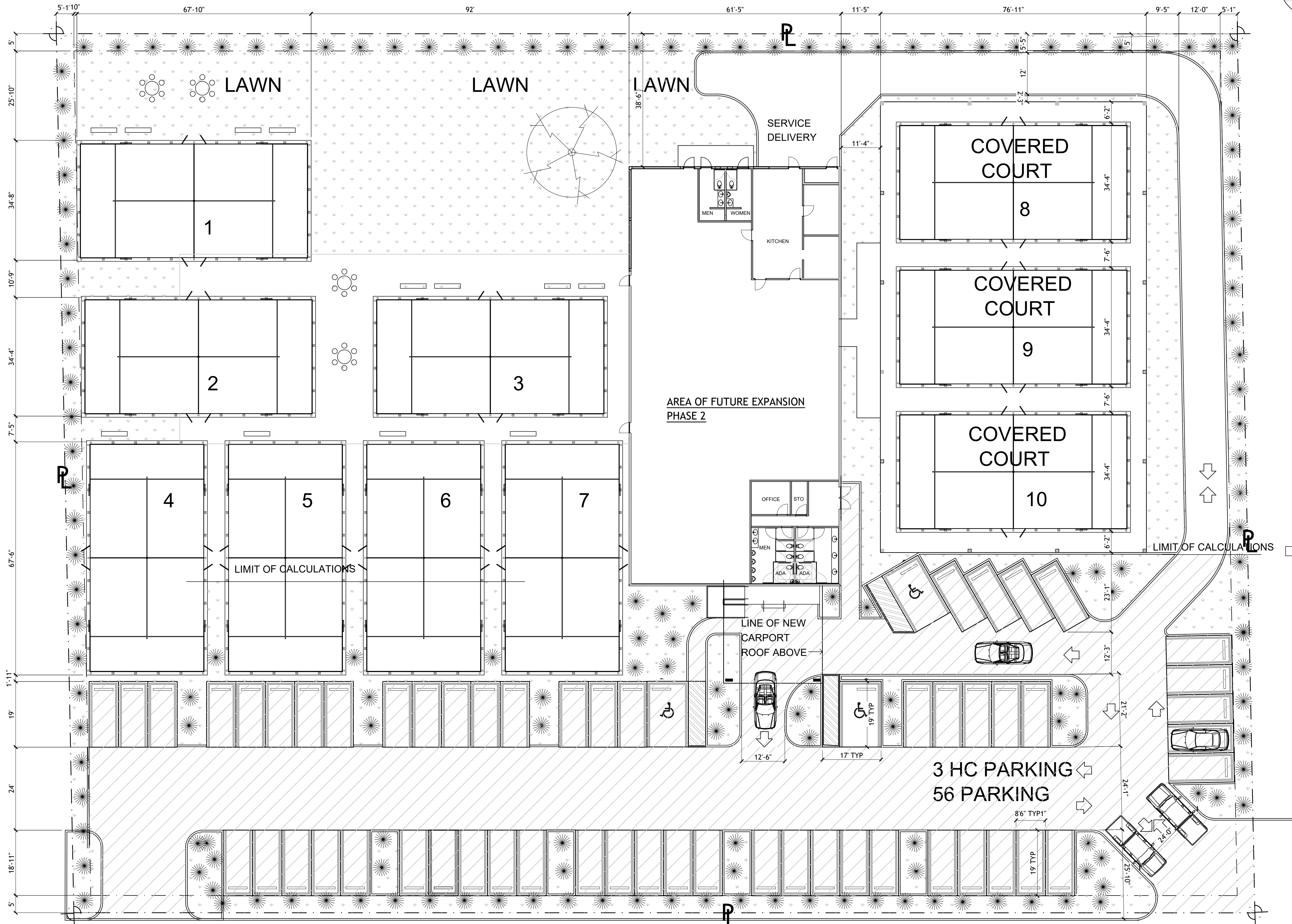
DRAWN BY:

REVISIONS:

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-1.0

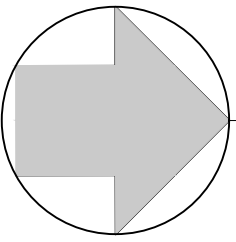
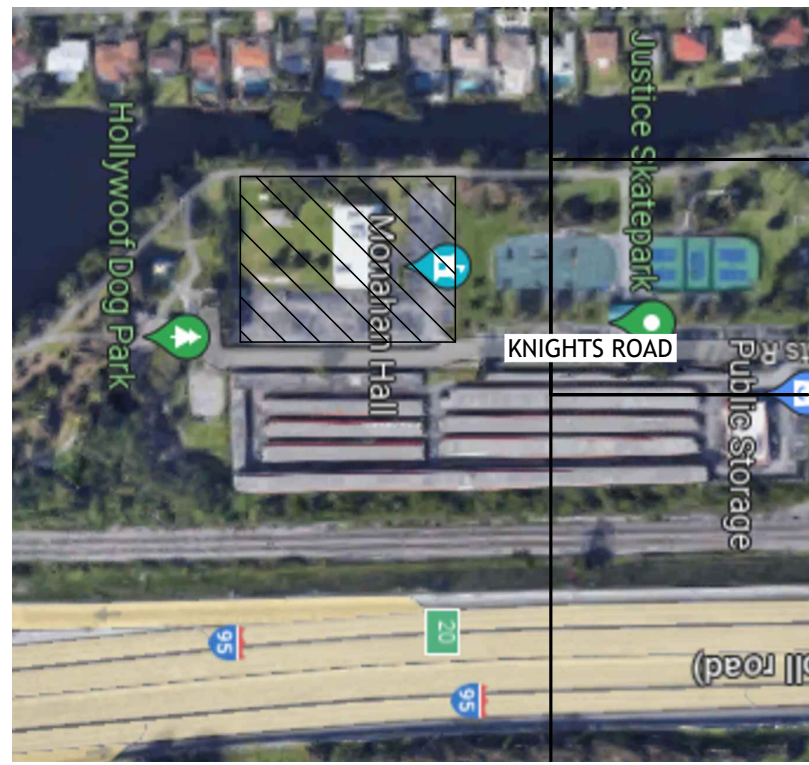
COVER SHEET



KNIGHTS ROAD

SITE PLAN PHASE 1

1/16"=1'-0"



LOCATION

PARKING CALCULATIONS	
TABLE	EXTERIOR
(4) 6 TOP TABLE = 50 SF X 4	= 200 SF
BENCH	(12) 7'-6" BENCH = 10.0 SF X 12 = 120 SF
INTERIOR (FUTURE BUILD OUT)	
PRO SHOP	= 107 SF
DINING AREA	= 1140 SF
LOUNGE AREA	= 800 SF
GAME AREA = (6) 10 SF BENCHES	= 60 SF
(10) CAFE SEATS = 10.0 SF X 6	= 60 SF
2,851 SF OF SEATING AREA / 60 = 47.5	= 48 48 59

ASPHALT LANDSCAPE AREAS

LANDSCAPE	ASPHALT
6,950 SF	22,083 SF
25% OF 22,083 = 5,520.75	

ASPHALT LANDSCAPE CALCULATIONS

LANDSCAPE REQUIRED	PROVIDED
5,520.75 SF	6,950 SF

ASPHALT LANDSCAPE KEY

ASPHALT	
LANDSCAPE	

A40003569
ARCHITECT
001675Z

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

PADIEL HOLLYWOOD

AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:

REVISIONS:

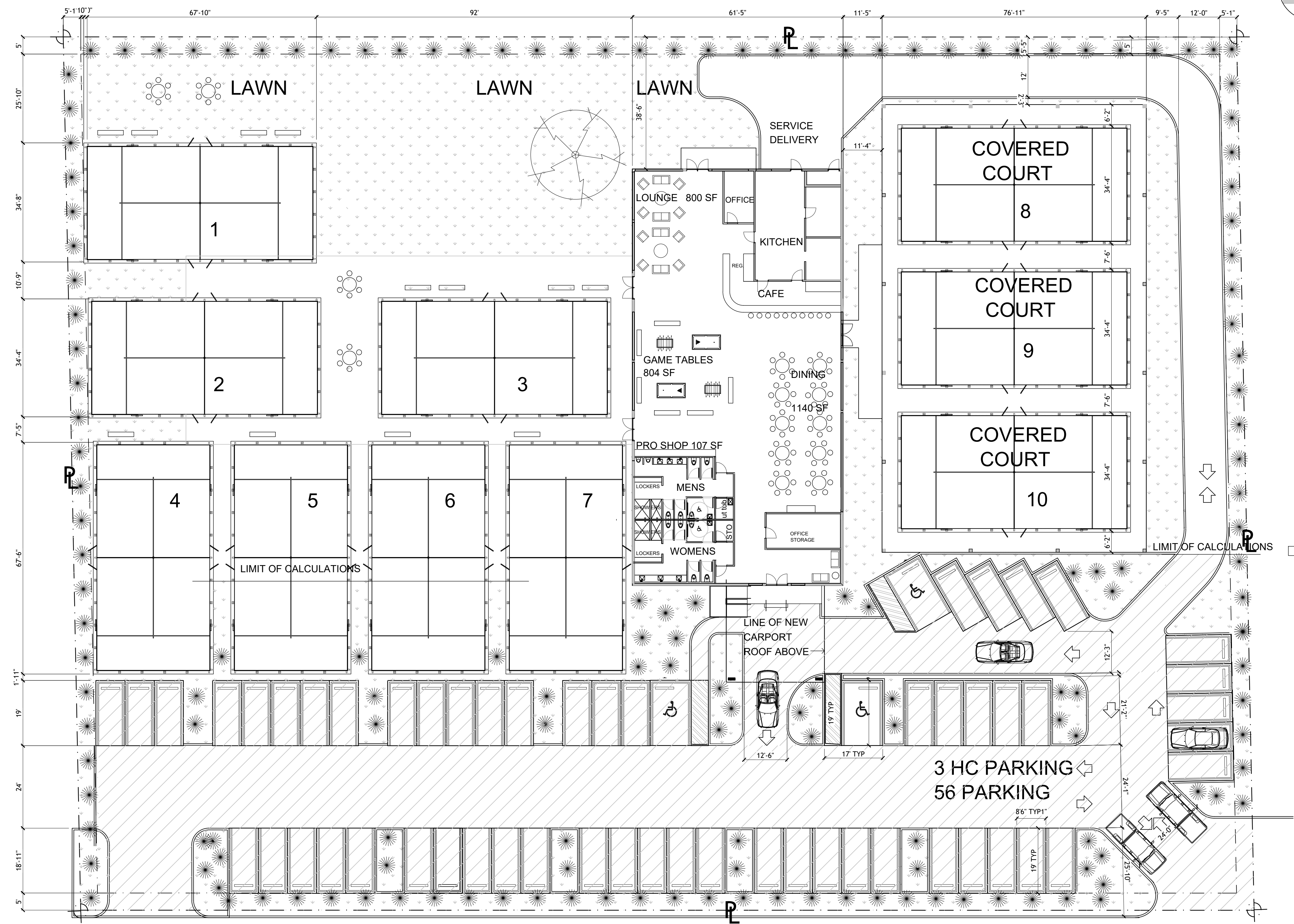
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DEPARTMENT APPROVALS ARE OBTAINED.

A-1.1

ZONING DATA/ SITE
PLAN/ GENERAL NOTES



LOCATION



PARKING CALCULATIONS

TABLE	EXTERIOR
(4) 6 TOP TABLE = 50 SF X 4	= 200 SF
BENCH	(12) 7'-6" BENCH = 10.0 SF X 12 = 120 SF
INTERIOR	
PRO SHOP = 107 SF	
DINING AREA = 1140 SF	
LOUNGE AREA = 800 SF	
GAME AREA = (6) 10 SF BENCHES = 60 SF	REQUIRED PROVIDED
(10) CAFE SEATS = 10.0 SF X 6 = 60 SF	
2,851 SF OF SEATING AREA / 60 = 47.5 = 48	48 59

ASPHALT LANDSCAPE AREAS

LANDSCAPE	ASPHALT
6,950 SF	22,083 SF
25% OF 22,083 = 5,520.75	
ASPHALT LANDSCAPE CALCULATIONS	
LANDSCAPE REQUIRED	PROVIDED
5,520.75 SF	6,950 SF

ASPHALT LANDSCAPE KEY

ASPHALT	
LANDSCAPE	

KNIGHTS ROAD

SITE PLAN PHASE 2

1/16" = 1'-0"

AA0003669
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

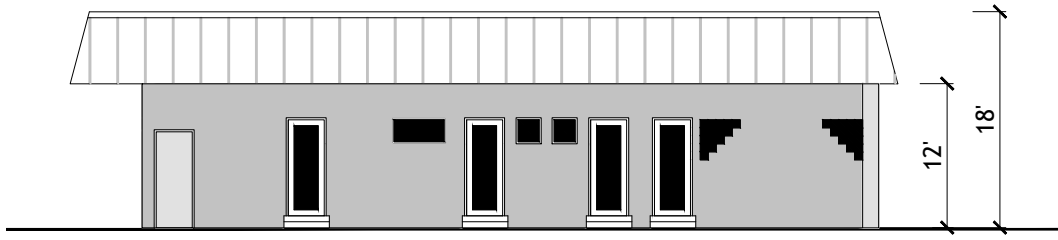
DRAWN BY:

REVISIONS:

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

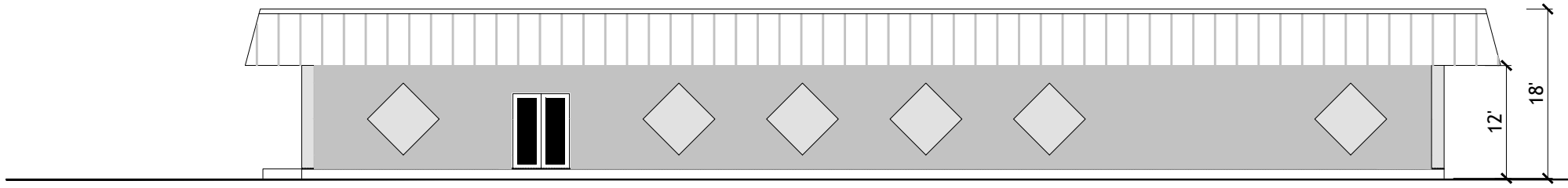
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ZONING DATA/ SITE PLAN/ GENERAL NOTES



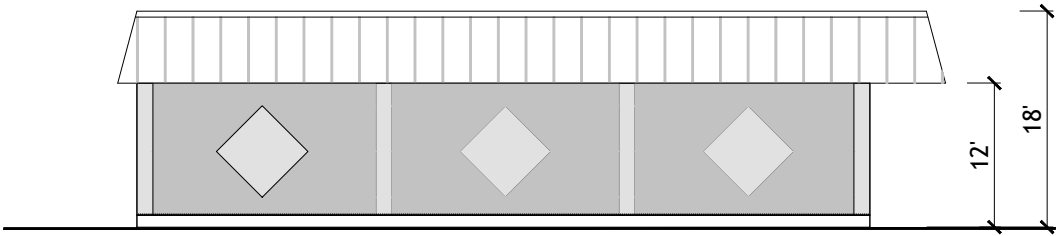
WEST BUILDING ELEVATION

1/16"=1'-0"



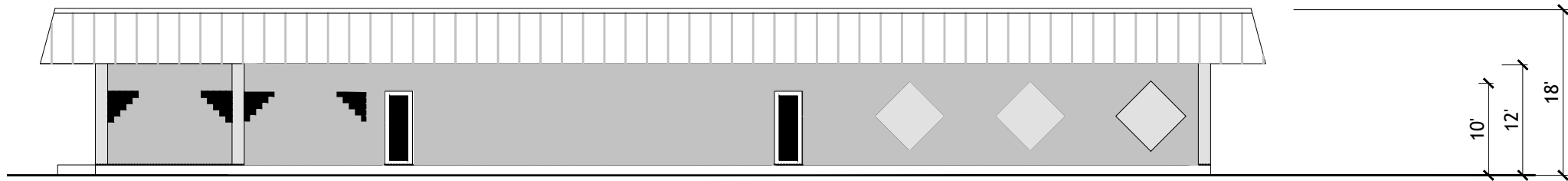
NORTH BUILDING ELEVATION

1/16"=1'-0"



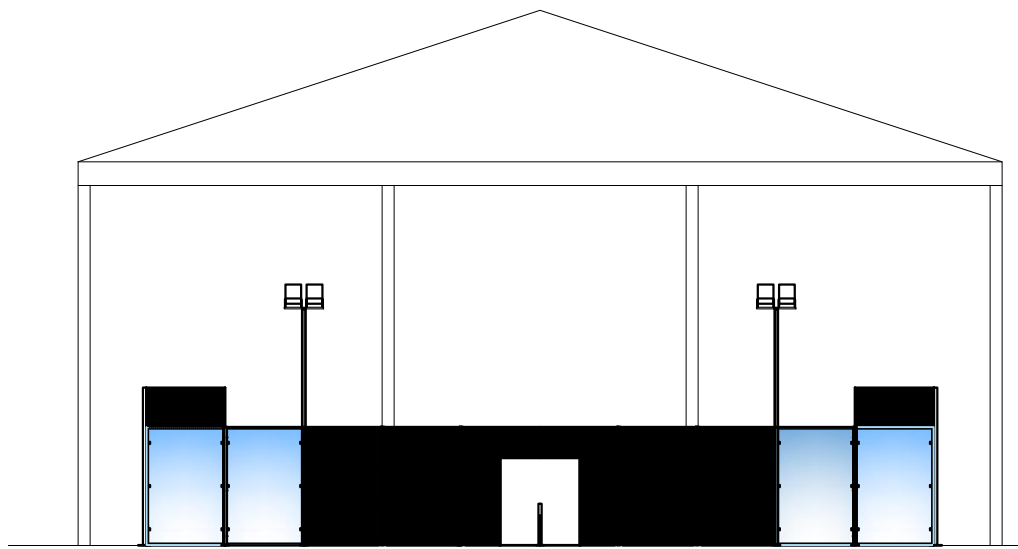
EAST BUILDING ELEVATION

1/16"=1'-0"



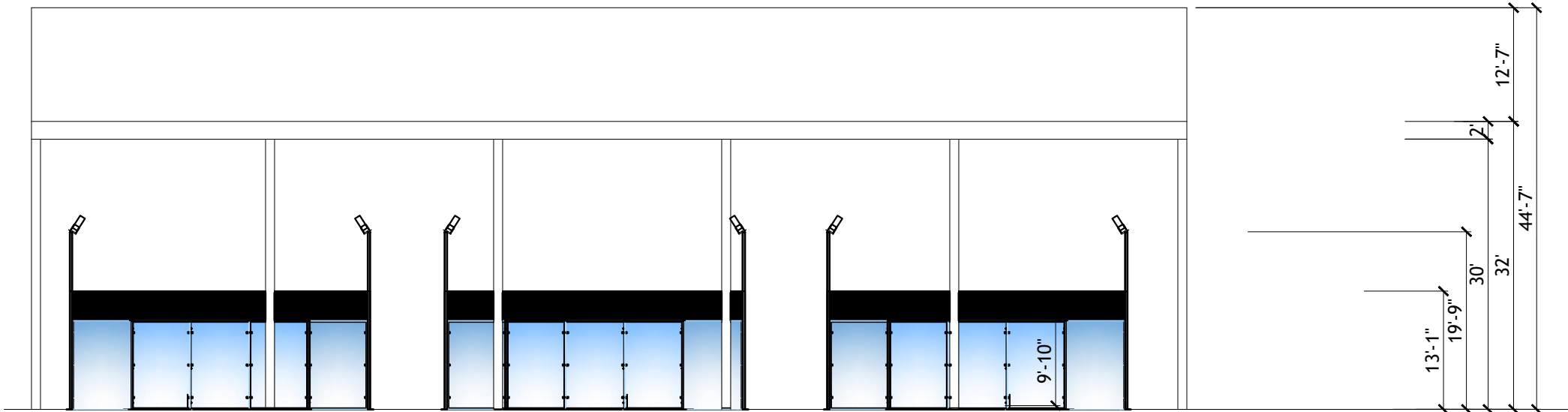
SOUTH BUILDING ELEVATION

1/16"=1'-0"



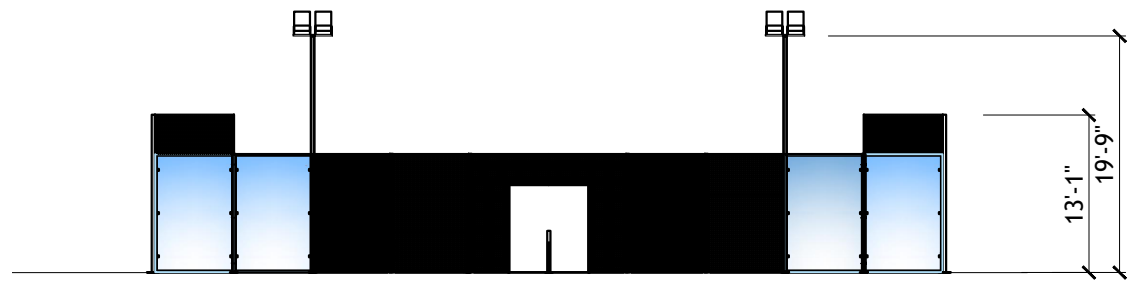
E & W COVERED COURT ELEVATION

1/16"=1'-0"



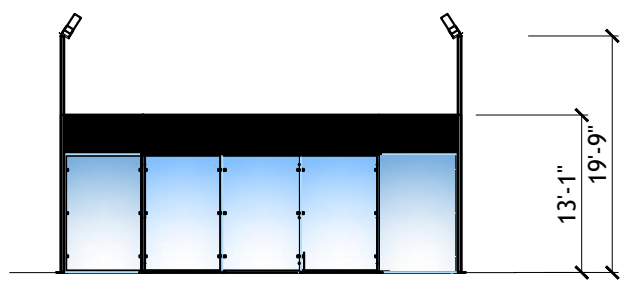
N & S COVERED COURT ELEVATION

1/16"=1'-0"



SIDE COURT ELEVATION

1/16"=1'-0"

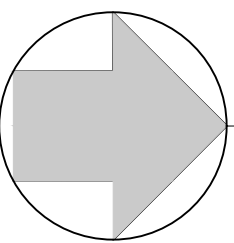
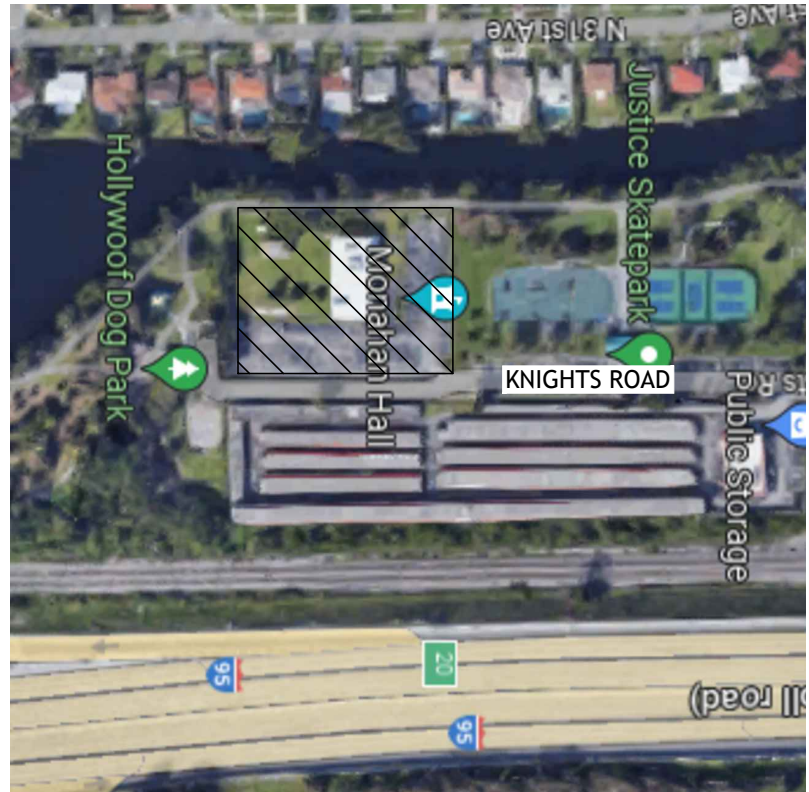


END COURT ELEVATION

1/16"=1'-0"

ELEVATIONS PHASE 1

1/16"=1'-0"



LOCATION

AA0003569
ARCHITECTURE
ANTHONY
0016732

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

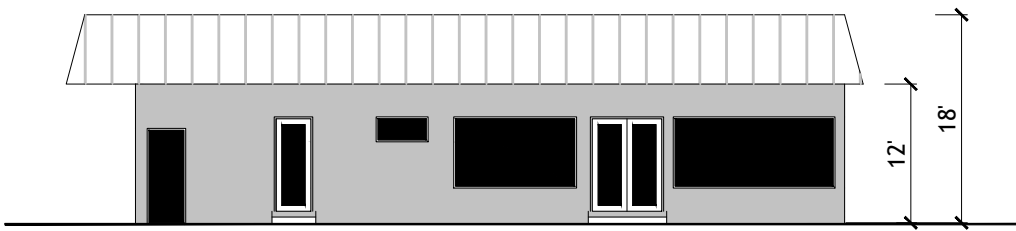
PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:

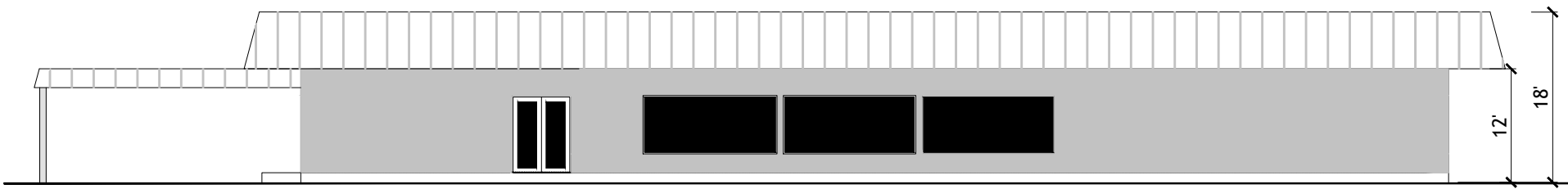
REVISIONS:

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

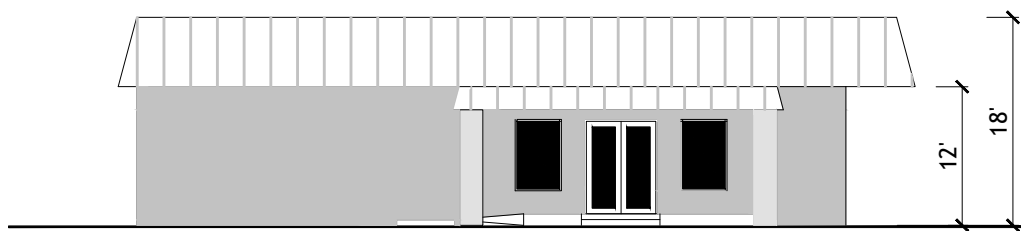
A-1.2
PHASE 1 ELEVATIONS



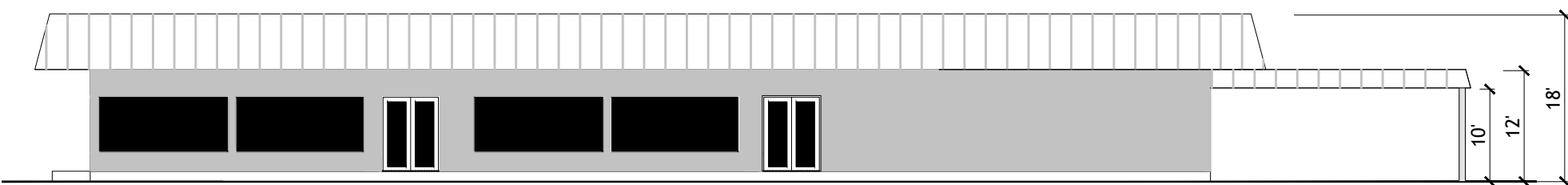
WEST BUILDING ELEVATION
1/16"=1'-0"



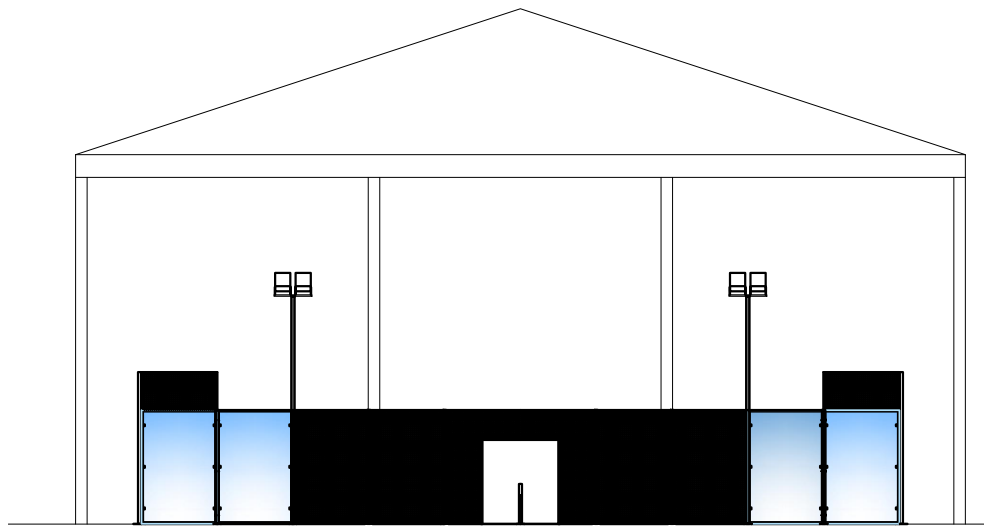
NORTH BUILDING ELEVATION
1/16"=1'-0"



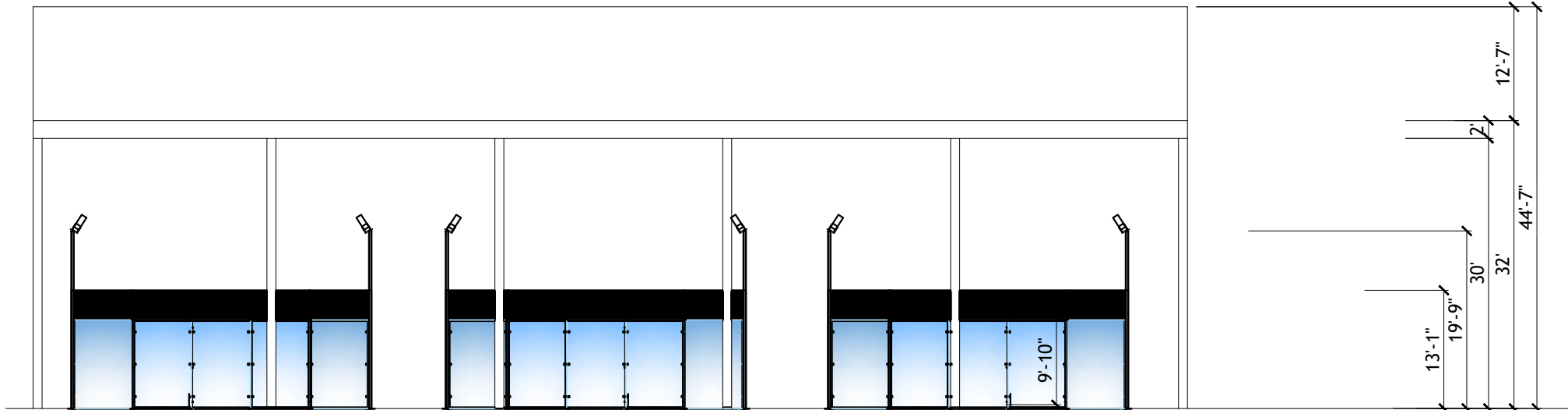
EAST BUILDING ELEVATION
1/16"=1'-0"



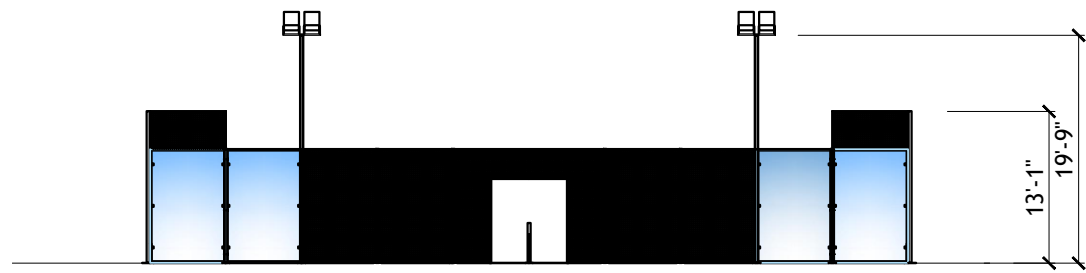
SOUTH BUILDING ELEVATION
1/16"=1'-0"



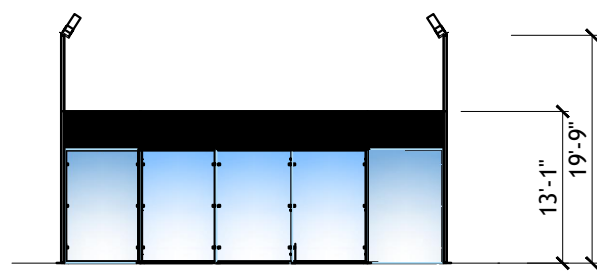
E & W COVERED COURT ELEVATION
1/16"=1'-0"



N & S COVERED COURT ELEVATION
1/16"=1'-0"

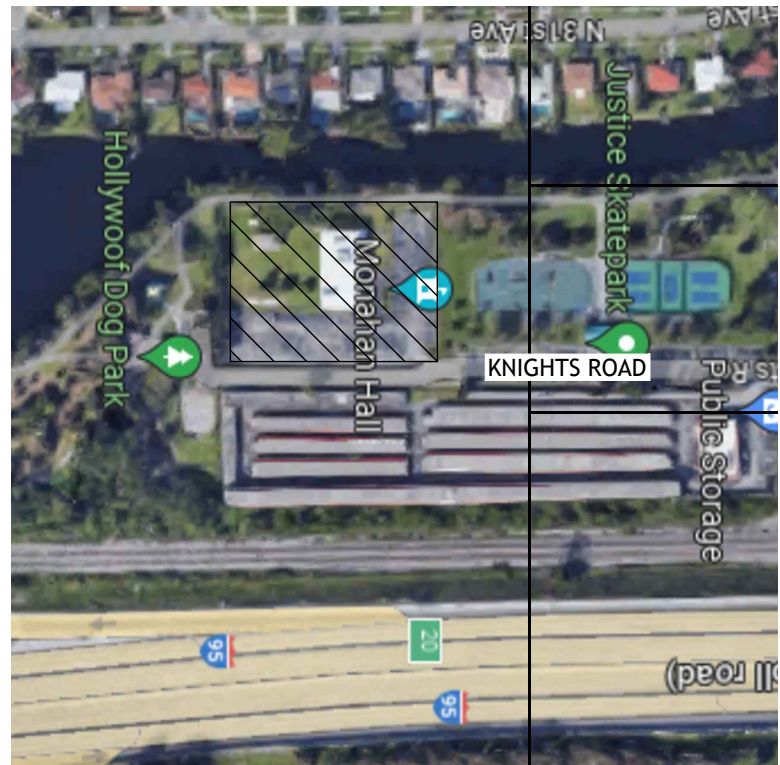


SIDE COURT ELEVATION
1/16"=1'-0"



END COURT ELEVATION
1/16"=1'-0"

ELEVATIONS PHASE 2
1/16"=1'-0"



LOCATION

AA0003569
ANTHONY LEON
0016752
3 DESIGN
ARCHITECTURE
3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379



PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:

REVISIONS:

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-1.2
PHASE 2
ELEVATIONS



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 4. 2024_0122

Agenda Date: 1/22/2024

Agenda Number:

To: Technical Advisory Committee

Title:

FILE NO.:	23-DP-26
APPLICANT:	Aviva & Sam, LIC.
LOCATION:	2420 Lincoln Street
REQUEST:	Site Plan Review for a 9-unit residential development

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 11/20/2022

Location Address: 2420 LCOLN STREET HOLLYWOOD
Lot(s): 27 Block(s): 14 Subdivision: HOLLYWOOD LITTLE RANCHES
Folio Number(s): 5142 1601 5510
Zoning Classification: RM 18 Land Use Classification: MULTIFAMILY
Existing Property Use: MULTIFAMILY Sq Ft/Number of Units: 3700 SQ FT / 8 UNITS
Is the request the result of a violation notice? () Yes () No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO

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

Explanation of Request: _____

Number of units/rooms: 9 UNITS / 27 ROOMS Sq Ft: 1886 / UNIT
Value of Improvement: 3 MILLION Estimated Date of Completion: 12 / 24
Will Project be Phased? () Yes (x) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: AVIVA & SAM LLC
Address of Property Owner: 1835 E HALLANDALE BCH BLVD #761 HALLANDALE BEACH FL 33009
Telephone: 954 918-9573 Fax: _____ Email Address: HADDADHOMES@YAHOO.COM
Name of Consultant/Representative/Tenant (circle one): SAM HADDAD
Address: HOLLYWOOD FL Telephone: 4195091015
Fax: _____ Email Address: HADDADHOMES@YAHOO.COM

Date of Purchase: 8 / 2020 Is there an option to purchase the Property? Yes () No (x)
If Yes, Attach Copy of the Contract.

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

Address: _____
Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: SAMHO Date: 11/20/2022

PRINT NAME: AVIVA & SAM LLC Date: 11/20/2022

Signature of Consultant/Representative: SALIM HADDAD Date: 11/20/2022

PRINT NAME: SALIM HADDAD Date: 11/20/2022

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 _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

TITLE SEARCH REPORT

Fund File Number: 1339059

Effective Date of approved base title information: January 18, 1949

Effective Date of Search: November 8, 2022 at 11:00 PM

Apparent Title Vested in:

Aviva & Sam LLC, a Florida limited liability company

Description of real property to be insured/foreclosed situated in Broward County, Florida.

Lot 27, Block 14, An Amended Plat of Hollywood Little Ranches, according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from George Diedrich and Wife not legible to Fred H. Tebbe and Melva E. Tebbe, recorded January 18, 1949 in O.R. Book 650, Page 65, Instrument Number 1949-351089, Public Records of Broward County, Florida.
2. Warranty Deed from Fred H. Tebbe and Melva E. Tebbe to Vincnet Santucci and Mina Santucci, recorded February 1, 1972 in O.R. Book 4757, Page 762, Public Records of Broward County, Florida.
3. Warranty Deed from Vincent Santucci and Mina Santuci to Donald S. Leaman and Norma C. Leaman, recorded April 5, 1974 in O.R. Book 5703, Page 225, Public Records of Broward County, Florida.
4. Warranty Deed from Donald S. Leaman and Norma C. Leaman to Roberta Manzi, recorded January 25, 1996 in O.R. Book 24415, Page 371, Public Records of Broward County, Florida.
5. Foreclosure proceedings under Case No. CACE96012486 as evidenced by Lis Pendens in O.R. Book 25415, Page 466, Final Judgment in O.R. Book 25633, Page 304, Certificate of Title in favor of Daniel Alessi and Patricia A. Alessi recorded in O.R. Book 25832, Page 682. Also see the following Books and Pages: O.R. Book 24415, Page 379.
6. Quit Claim Deed from Patricia A. Alessi and Daniel Alessi to Daniel A. Alessi, recorded May 16, 1997 in O.R. Book 26433, Page 386, Corrective Quit Claim Deed recorded June 18, 2001 in O.R. Book 31730, Page 253, Public Records of Broward County, Florida.
7. Warranty Deed from Daniel A. Alessi to Jerome Carpenter and Gladys Carpenter, recorded June 18, 2001 in O.R. Book 31730, Page 254, Public Records of Broward County, Florida.
8. Warranty Deed from Jerome J. Carpenter and Gladys P. Carpenter to Bayside Development, LLC, a Florida limited liability company, recorded April 29, 2004 in O.R. Book 37340, Page 724, Public Records of Broward County, Florida.
9. Warranty Deed from Bayside Development, LLC, a Florida limited liability company to Clemence, LLC, a Florida limited liability company, recorded May 16, 2005 in O.R. Book 39642, Page 1391, Public Records of Broward County, Florida.

TITLE SEARCH REPORT

Fund File Number: 1339059

10. Warranty Deed from Clemence, LLC, a Florida limited liability company to Lincoln Park Developers, LLC, a Florida limited liability company, recorded April 22, 2006 in O.R. Book 41873, Page 439, Public Records of Broward County, Florida.
11. Foreclosure proceedings under Case No. CACE08016794 as evidenced by Lis Pendens in O.R. Book 45345, Page 913, Final Judgment in O.R. Book 45726, Page 678, Assignment of Final Judgment in O.R. Book 45751, Page 1552, Certificate of Title in favor of Shelly Brodie, Steven Brodie, Michael S. Steiner, Carol D. Steiner, William K. Steiner, Mortgagex, LLC, a Florida limited liability company, Charles Flaxman, Gerrie Flaxman, Susan Cohen Fischer, as Trustee of the S. Cohen Fischer Revocable Trust, Eric Jacobs, Northern Trust Bank, as Trustee of the Jeff M. Cohen IRA, Art Jacowitz, Joan Jacowitz, Edilberto J. Rodriguez and Laurie D. Rodriguez, Edith Osman, all as Assignees of City First Mortgage Corp, a Florida Corporation recorded in O.R. Book 45925, Page 695, following Books and Pages: O.R. Book 41873, Page 441, O.R. Book 42069, Page 591, O.R. Book 42883, Page 42, O.R. Book 44600, Page 1858.
12. Quit Claim Deed from City First Mortgage Corp., a Florida corporation to 2420 Lincoln Street LLC, a Florida limited liability company, recorded March 27, 2009 in O.R. Book 46088, Page 655, Public Records of Broward County, Florida.
13. Quit Claim Deed from Northern Trust Bank, as Trustee of the Jeff M. Cohen IRA to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1389, Public Records of Broward County, Florida.
14. Quit Claim Deed from Eric Jacobs to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1391, Public Records of Broward County, Florida.
15. Quit Claim Deed from Charles Flaxman to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1393, Public Records of Broward County, Florida.
16. Quit Claim Deed from Gerrie Flaxman to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1395, Public Records of Broward County, Florida.
17. Quit Claim Deed from Edith Osman to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1397, Public Records of Broward County, Florida.
18. Quit Claim Deed from Carol D. Steiner to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1399, Public Records of Broward County, Florida.
19. Quit Claim Deed from Michael S. Steiner to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1401, Public Records of Broward County, Florida.
20. Quit Claim Deed from William K. Steiner to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1403, Public Records of Broward County, Florida.
21. Quit Claim Deed from Edilberto Rodriguez to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1405, Public Records of Broward County, Florida.

TITLE SEARCH REPORT

Fund File Number: 1339059

22. Quit Claim Deed from Laurie D. Rodriguez to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1407, Public Records of Broward County, Florida.
23. Quit Claim Deed from Joan Jacowitz to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1409, Public Records of Broward County, Florida.
24. Quit Claim Deed from Art Jacowitz to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1411, Public Records of Broward County, Florida.
25. Quit Claim Deed from Susan Cohen Fischer, as Trustee of the S. Cohen Fischer Revocable Trust to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1413, Public Records of Broward County, Florida.
26. Quit Claim Deed from Steven Brodie to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1415, Public Records of Broward County, Florida.
27. Quit Claim Deed from Shelly Brodie to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1417, Public Records of Broward County, Florida.
28. Quit Claim Deed from Mortgagex LLC, a Florida limited liability company to 2420 Lincoln Street LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1419, Public Records of Broward County, Florida.
29. Warranty Deed from 2420 Lincoln Street LLC, a Florida limited liability company to Rus's Property, LLC, a Florida limited liability company, recorded December 8, 2011 in O.R. Book 48355, Page 1428, Public Records of Broward County, Florida.
30. Warranty Deed from Rus's Property, L.L.C., a Florida limited liability company to San Francisco Group of Florida II, LLC, a Florida limited liability company, recorded August 19, 2013 in O.R. Book 50092, Page 1431, and Corrective Warranty Deed recorded in O.R. Book 50237, Page 934, Public Records of Broward County, Florida.
31. Warranty Deed from San Francisco Group of Florida II LLC, a Florida limited liability company to Aviva & Sam LLC, a Florida limited liability company, recorded March 10, 2021 in Instrument Number 117111603, Public Records of Broward County, Florida.

Mortgages, Assignments and Modifications:

1. Mortgage to Valley National Bank, mortgagee(s), recorded in Instrument Number 117166850, Public Records of Broward County, Florida.
2. Assignment of Leases, Rents, and Profits filed April 1, 2021, in Instrument Number 117166851, Public Records of Broward County, Florida.
3. UCC Financing Statement between Valley National Bank and Aviva & Sam LLC as recorded in Instrument Number 117166852, Public Records of Broward County, Florida.

Other Property Liens:

TITLE SEARCH REPORT

Fund File Number: 1339059

1. FOR INFORMATIONAL PURPOSES ONLY: 2022 taxes were paid under receipt number WWW-22-00024288, on November 6, 2022, Parcel/Account ID# 5142 16 01 5510, the gross amount being \$16,363.04.

Restrictions/Easements:

1. All matters contained on the Plat of An Amended Plat of Hollywood Little Ranches, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.
2. Ordinance #76 recorded in O.R. Book 8136, Page 244, Public Records of Broward County, Florida.
3. Resolution recorded in O.R. Book 45500, Page 1751, Public Records of Broward County, Florida.
4. Resolution recorded in O.R. Book 43034, Page 1937, Public Records of Broward County, Florida.
5. Rights of the lessees under unrecorded leases.

Other Encumbrances:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2023 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*

TITLE SEARCH REPORT

Fund File Number: 1339059

3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

TITLE SEARCH REPORT

Fund File Number: 1339059

Fund File Number: 1339059

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC.

Provided For: USA Trust Title, LLC Agent's File Reference: AVIVA AND SAM

Prepared Date: November 16, 2022

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.



Authorized Signatory
USA Trust Title, LLC
20801 Biscayne Blvd, STE 403
Aventura, FL 33180

A. APPLICATION SUBMITTAL

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. General Application Form

- a. Ensure the project address is correct. BCPA states that the address is 2420-2430 Lincoln. Please include all addresses associated with the project site. CORRECTED

2. Coversheet

- a. The coversheet must include: The name of the development, page index, preliminary or final TAC meeting date, title and location map. Some of these items are missing. Revise coversheet, per comments. CORRECTED

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

- a. Must be dated within 30 days of submittal packet. CORRECTED
- b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated. CORRECTED

4. Alta Survey:

- a. An updated Alta Survey must be resubmitted. The O&E was submitted was older than 30 days, from the submittal date. CORRECTED
- b. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced. CORRECTED
- c. The survey reflects observed evidence of utilities. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated. CORRECTED

5. Site Plan:

- a. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval. SEE A-1
- b. Change fuchsia, green and red line weights to hue and shades that are easier to read. Use a heavier line weight and label the building location. As submitted, it is difficult to determine where the footprint of the building is shown on the site plan. Lastly, beyond the building location line weights should be evaluated and adjusted to better communicate the relationship of the building, setbacks and other zoning considerations. SEE REVISED A-1 FOR BUILDING OUTLINE
- c.

6. Site Data:

- a. Zoning data should be in a tabular format. Revise and create a Site Data Table. SEE A-1
- b. Provide full legal description. SEE A-2
- c. Plans must be fully dimensioned. SEE REVISED DIMENSION PLAN

- d. Number of dwelling units in each building including the number of bedrooms/bathrooms for each unit type. If one type, indicate. ONE BUILDING 9 UNITS
- e. Total floor area of each type of residential unit including a breakdown of air conditioned and non-air conditioned space (i.e. balconies, garages, terraces, etc.); SEE A-2
- f. Net and gross size of site including square footage and acreage, must be listed. SEE A-2
- g. Minimum unit size for a townhome for this district is 800 sq. ft. This standard is met; however, the presentation of this information on the site plan is confusing. Modify and include in revised Site Data Table. SEE A-2
- h. The setback requirements for RM-18 are the following; however there are parking lot setback requirements in §4.22 of the code. If this code section is being applied, the required and provided setback information must be included in the tabular data. Specifically, at grade parking lot setback requirements were listed nor provided. NO PARKING DRIVEWAY

C. (1) Setback requirements main structure: RM-9, RM-12 and RM-18.

Front	Side/Interior	Side/Street	Rear
20 ft. for structures; 5 ft. for at-grade parking lots.	The sum of the side yard setbacks shall be at least 20% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing Building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.	15 ft.; except at-grade lot 5 ft.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min.

30'

Per §4.22(l)(2)(b), at Grade parking lots shall have the following setbacks:

Lot Width/Depth	Side or Rear Yard Setback	Front Setback
50 ft or less	5 ft.	5 ft.
More than 50 ft. but 100 ft.	5 ft.	10 ft. *
More than 100 ft. but 150 ft.	10 ft.	10 ft. *
Greater than 150 ft.	10 ft.	10 ft. *
* Except in O-1 Light Intensity Office Districts where a 5 ft. setback is permitted (See Performance Standards § 4.3.J.).		

- i. The maximum height requirement for RM-18 is 4 stories not to exceed 45ft. Data provided by the applicant does not include the maximum stories. This building is three (3) stories; thus, this information is relevant. Revise. SHT A-2 FOR 30' HEIGHT
- j. Add a vehicular circulation system, including required radii, dimensioned sight distance triangle, and non-access lines as shown on the plat or other separate document. A-1
- k. Identify curbing for all vehicular impact points (roadway curves, parking islands, etc. A-1

- l. Provide method of mail delivery. SEE MAIL BOX A-1
- m. Identify the locations for existing and proposed fire hydrants on-site or the closest off-site locations
SEE CIVIL PLAN
- n. Identify the location of the garbage enclosure. Clarify how will garbage collection operate.
GARBAGE BINS LOCATED IN GARAGE
- o. Parking calculation is incorrect. Townhome are required to have 2 spaces per unit. Townhome developments that have more than 4 units, are required to add 1 space per 5 units. Per §7.1 of the Hollywood Zoning and Land Use Development Regulations, fractional measurements shall be calculated to the nearest whole number. A fraction of 1/2 shall be rounded to the highest whole number. Modify. See table below: SEE A-1

Use	Required No. of Spaces	Special Conditions; Additional Spaces Required
35. Single Family Residence	2 spaces for residences with 2,000 sq. ft. or less	1 space per 500 sq. ft. above first 2,000 sq. ft.; provided, however, an addition of 500 sq. ft. or less with no bedroom shall not require any additional spaces. Total required spaces not to exceed 5. Tandem spaces allowed if carport or garage present
36. Theater and places of assembly with fixed seating	1 per 4 seats	1 per movie booth
37. Townhome	2 per Unit	If in a development that has more than 4 units then 1 space per 5 units (marked guest)
38. Warehouse	1 per 1000 sq. ft.	Non-warehouse Uses: 1 per 1000 sq. ft.
39. Yacht Club	1 per 60 sq. ft. of area available for seating	See marina for wet and dry slips.

7. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.
PLATED ALREADY EXISTING BUILDING
8. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration
Website:
<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf> DONE
9. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date. DONE
10. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such
DONE

notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s). DONE

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

- a. North Central Hollywood

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

11. Additional comments may be forthcoming.

12. Provide written responses to all comments with next submittal.

B. ZONING

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Provide a diagram depicting areas accounted for in the calculation of the vehicular use area.
SEE A-1 FOR DIAGRAM
2. Work with the City's Landscape Architect to ensure that all landscape requirements are met.
DONE

C. ARCHITECTURE AND URBAN DESIGN

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. On sheet A-2, are those patios on the ground floor? Clarify. NO PATIOS ON GROUND FLOOR ONLY
CONC STEPS AT SL GLASS DOORS
2. List all building materials and treatments. CENTER BLOOCKS STUCCO AND COMPOSITE PVC PANNELS
3. Per Sec. 4.6.B.3.a.(11), building articulation is required to reduce visual mass. Other than balcony projections, there is no articulation to the building façade. Consider adding articulation to all four sides of the building. COMPOSITE PVC PANNELS
4. Include the property lines and setbacks to the building, balconies and all other projections on the floor plans and elevations. DONE
5. The proposed color scheme on the renderings predominantly uses a single color. Consider adding additional colors, materials and finishes for the building, rather than a single color over what appears to be stucco.
6. Provide color, finish and materials legend for all elevations. The legend was provided but it does not include color and finish samples / specifications. DONE
7. Provide renderings for all four sides of the building and ensure the renderings match the proposed elevations and landscaping plan, as well as identify any fencing and gates. Work with the City's Landscape Architect to ensure species proposed are appropriate. NO FENCING
8. If applicable, provide the location and height/size of fences, walls, dumpster enclosures and signage.
DONE

9. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations. DONE
10. Staff has identified several discrepancies between the floor plan and elevations. Revise floor plans to include all architectural projections. DONE
11. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate. DONE

D. SIGNAGE

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided. NO SIGNAGE
2. Include note on Site Plan indicating all signage shall be in compliance with the Zoning and Land Development Regulations.
3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

E. LIGHTING

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. See attached memorandum from Engineering dated March 15, 2023. SEE RESPONSE CIVIL ENGINEERING PLAN

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

1. Revise mitigation chart: 4 palms are required to be mitigated.
2. revise mitigation chart: Multi trunk Wax Myrtle cannot be counted per trunk to meet mitigation requirements. Trees must be single trunk with a 2" dbh minimum. Revise counts and resubmit.
3. Remove mitigation payment amounts if that option is not being requested.
4. Minimum tree height for code is 12' ht. revise plant list as needed.
5. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

SEE RESPONSE
LANDSCAPING PLAN

- LANDSCAPING PLAN

Alicia Vereas-Feria, Floodplain Development Review Administrator (avereas-feria@hollywoodfl.org) 954-921-3302

-

- SEE RESPONSE CIVIL
ENGINEERING PLAN

10. Landscape shall coordinate with civil plans to accommodate proposed drainage features. Verify if trees/landscaping are proposed on top of exfiltration trench area.

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

SEE RESPONSE CIVIL
ENGINEERING PLAN

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490
Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. No comments.

2. Planning staff will follow up with building to determine if the application is complaint.

K. FIRE

Chris Clinton, Deputy Fire Marshal / Deputy Division Chief (cclinton@hollywoodfl.org) 954-967-4404

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

2. As per NFPA 1 (2018 Ed.) Section 18.2.3.2.1 --- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. As these are townhomes separated by firewalls, then the front door to each townhome shall be considered within the distance measurements. --- Show this on the plans.

3. As per NFPA 1 (2018 Ed.) Section 18.2.3.2.1.1 --- Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with Section 13.3, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft. (46 m). --- Show this on the plans.

4. As per NFPA 1 (2018 Ed.) Section 18.2.3.5.4 (Dead Ends) --- Dead-end fire department access roads in excess of 150 ft. (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around. --- Diagrams of acceptable methods attached.

5. When submitting plans, they must show fire department access roads along with the required turning radii. --- The minimum width for FD access roads is 20' unobstructed as per NFPA 1:18.2.3.5.1.1, per 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m) and per 18.2.3.5.3.1, the turning radius for fire truck access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.

6. If a fire sprinkler system is to be installed, at time of submittal, water supply must meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

7. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1.

SEE RESPONSE CIVIL
ENGINEERING PLAN

8. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2.

L. PUBLIC WORKS

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

Daniel Millien, Environmental Services Manager (dmilien@hollywoodfl.org) 954-967-4526

1. No comments received.
2. Planning staff will follow up with Public works to obtain their comments. Will provide once received.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Need to submit park impact fee.
2. Coordinate with Parks.

N. COMMUNITY DEVELOPMENT

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

1. No comments received.
2. Planning staff will follow up with Community Development and forward comments.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

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

1. Application is substantially compliant.

P. POLICE DEPARTMENT

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

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. See memorandum from the Police Department dated March 8, 2023.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

R. PARKING

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

1. No comments received.
2. Planning Staff will follow up with Parking and provide comments to the applicant.

S. ADDITIONAL COMMENTS

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

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

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

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

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

Sincerely,



Mawusi Khadija Watson
Planning Administrator

C: Mr. Sam Haddad via email haddadhomes@yahoo.com

July 17, 2023

City of Hollywood

**RE: TAC 23-DP-26
Lincoln Street Townhomes
2420 Lincoln Street
Hollywood, FL 33020**

Below are responses to the above-referenced project.

ENGINEERING (3/15/23)

- 1) Provide and show on plans for a 5' wide right-of-way dedication along Lincoln Street. Identify the current property line and the property line after the dedication on plans. All features of the proposed development shall begin from the proposed property line after the right-of-way dedication.

RESPONSE: Please see sheet C5.

- 2) Provide plat determination letter from the Broward County Planning Council.

RESPONSE: Please see attached plat determination letter.

- 3) On overall site plan and all applicable plans, please provide items such as:

- a. Existing right-of-way width dimension and show limits of the rights-of-way on all street / alleys adjacent to the site.

RESPONSE: Please see R.O.W. dimensions on sheet C5.

- b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.

RESPONSE: Please see revised plan sheets.

- c. Provide sight triangle as per Chapter 155.12 of the City code, be sure to provide dimension for distance between edge of pavement and the property line.

RESPONSE: Please see sight triangle on sheet C5.

- d. Setback dimensions for all features (slabs and walkways) adjacent to the site's property lines.

RESPONSE: Please see revised architectural site plan.

- e. Label property line around all sides of site.

RESPONSE: Please see revised plan sheets.

- f. Indicate location and type of curb.

RESPONSE: Please see curb callouts on sheet C2.

- g. Provide dimension for curb cuts at the property line and for all walkways connecting to the public sidewalk or alley. Curb cuts shall meet Chapter 155.08 of the City code.

RESPONSE: Please see sheet C5.

- h. Indicate location of mailboxes/ mail services.

RESPONSE: Please see revised architectural site plan.

- i. Indicate how garbage storage will be provided.

RESPONSE: Please see revised site plan for location of trash bins.

- j. Label and dimension vehicular turnaround space.

RESPONSE: Please see sheet C5.

- 4) On Sheet A-1, west setback should measure from the outside of curb.

RESPONSE: Please see revised sheet A-1.

- 5) On Sheet A-1, provide dimension for the parking in front of the garage, minimum size is 8.5' wide by 18' length.

RESPONSE: Please see revised sheet A-1.

- 6) Provide new 5' sidewalk along Lincoln Street. Sidewalks should be flush through driveway opening, provide ADA detectable warning and include detail.

RESPONSE: Please see revised sheet C2.

- 7) Provide a proper apron with proper flare for the driveway connections. Sidewalks shall be flush through driveway openings with ADA detectable warnings. Provide details as required.

RESPONSE: Please see plan sheet C2 and detail on sheet C4.

- 8) Show the balcony overhangs along the property lines on plans and provide any applicable dimensions.

RESPONSE: Please see revised architectural plans.

- 9) Sheet C-3, show street names on plan. Show on plans for full road width asphalt pavement adjacent to the site to be milled and resurfaced. For the utility tie-in at the intersection, provide full intersection asphalt pavement mill and resurfacing to the tangent of each leg, please show on plan.

RESPONSE: Please see revised sheet C6.

- 10) Provide vehicular turning radii on plans.

RESPONSE: Please see revised sheet C5.

- 11) MOT plans required at the time of City Building Permit review.

RESPONSE: Acknowledged.

- 12) All outside agency permits must be _obtained prior to issuance of City building permit.

RESPONSE: Acknowledged.

- 13) Impact fees (inclusive of park impact fee) under the new City Ordinance P0- 2022-17, effective September 21, 2022, to be paid prior to building permit issuance.

RESPONSE: Acknowledged.

More comments may follow upon review of the requested in format.

RESPONSE: Acknowledged.

UTILITIES

1. Please revise Sheet C5 to include the existing utilities within the ROWs.

RESPONSE: Sheet C5 has been converted to sheet C6. Please see revised sheet C6.

2. Submit MOPS lift station details.

RESPONSE: Please see added lift station sheet LS-1.

3. Minimum private forcemain proposed within the ROW shall be 4-inch in diameter.

RESPONSE: Please see revised sheet C6.

4. Specify length and material of private forcemain within the ROW.

RESPONSE: Please see sheet C6.

5. Verify connection into City's 6-inch forcemain east of N 24th Ave.

RESPONSE: Please see revised sheet C6.

6. Label streets on Sheet C5.

RESPONSE: Sheet C5 has been changed to sheet C6. Please see revised sheet C6.

7. Indicate FFE for all enclosed areas and elevation of bottom of A/C unit or A/C pad on the ground floor.

RESPONSE: Please see sheet C2.

8. Ensure all stormwater is retained onsite.

RESPONSE: Please see drainage plan sheet C2 and preliminary drainage calculations.

9. Permit approval from outside agencies will be required.

RESPONSE: Acknowledged.

10. Landscape shall coordinate with civil plans to accommodate proposed drainage features. Verify if trees/landscaping are proposed on top of exfiltration trench area.

RESPONSE: Please see revised sheet C2. The exfiltration trench has been relocated to be fully underneath the proposed pavement.

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

RESPONSE: Acknowledged.

9 UNIT TOWNHOMES
2420 2430 LINCOLN STREET
HOLLYWOOD , FLORIDA

Miguel de Diego
ARCHITECT P.A.
AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DRAWING INDEX

- A-1 SITE PLAN
- A-2 PROJECT INFORMATION
- A-3 GROUND FLOOR PLAN
- A-4 SECOND AND THIRD FLOOR PLAN
- A-5 ELEVATIONS

- L-1 DISPOSITION PLAN
- L-2 LANDSCAPE DETAILS AND NOTES
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION SCHEDULE
- IR-3 IRRIGATION DETAIL AND NOTES

- C-1 EROSION AND SEDIMENT CONTROL PLAN
- C-2 PAVING, GRADING AND DRAINAGE PLAN
- C-3 CIVIL DETAILS
- C-4 CIVIL DETAILS
- C-5 PAVEMENT MARKING AND SIGNAGE PLAN
- C-6 WATER AND SEWER PLAN
- C-7 UTILITY DETAILS
- C-8 PUMP STATION DETAILS



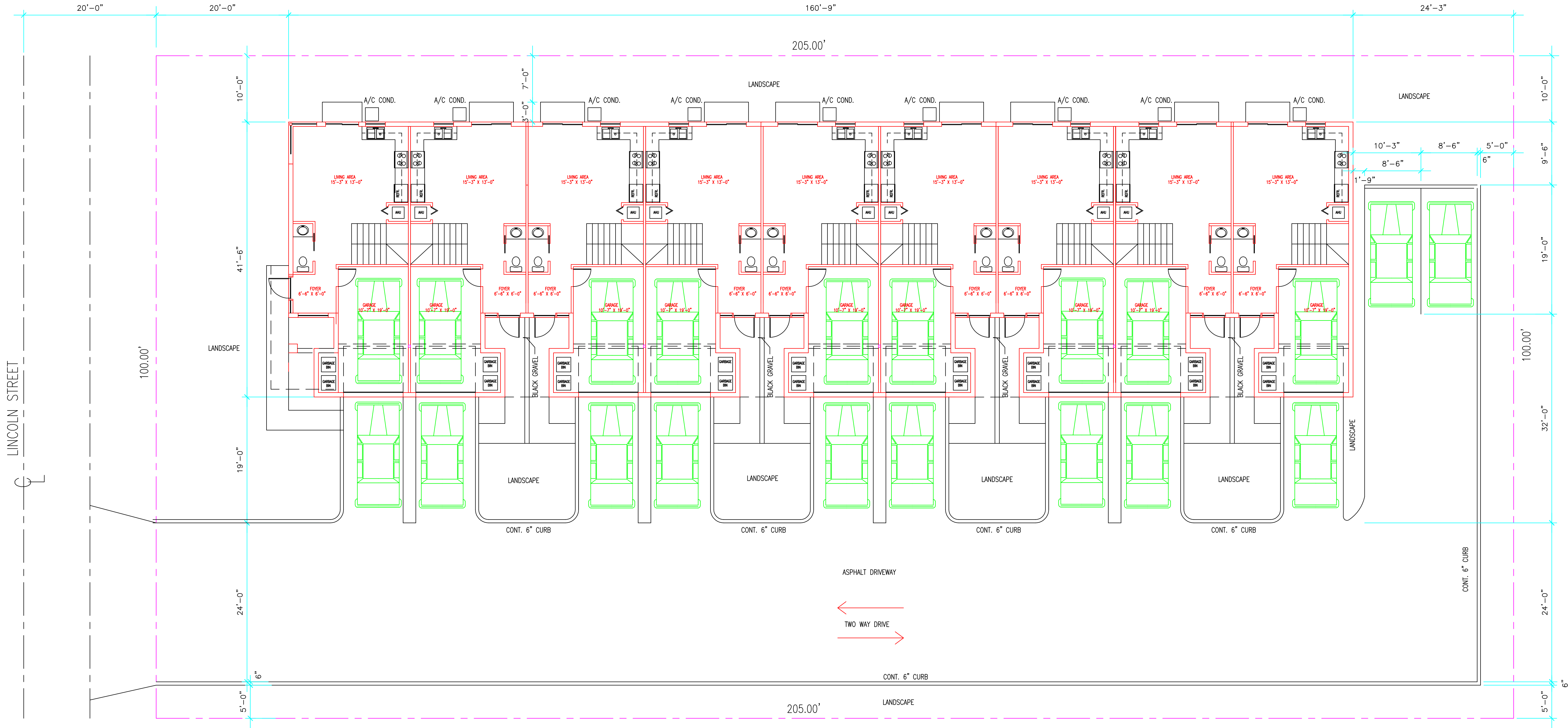
N LOCATION PLAN
SCALE: 1/8"=1'-0"

Miguel F
de Diego
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Miguel F de Diego®
Date: 2024.01.02
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PACO MEETING 1.1-2022
TAC MEETING 0.3-2023



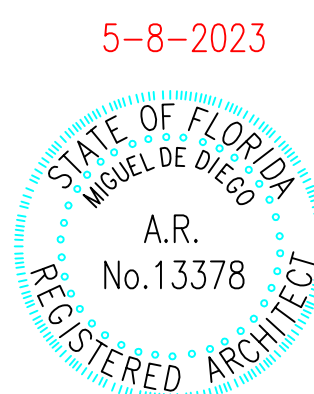
Miguel de Diego



SITE PLAN
SCALE: 1/8"=1'-0"
ZONED RM-18
FLOOD ZONE "X"

Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED	
DRAWN	
DATE	5-8-2023
COMM. NO.	21-196



A-1
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9 UNIT TOWNHOMES
2420 2430 LINCOLN STREET
HOLLYWOOD, FLORIDA

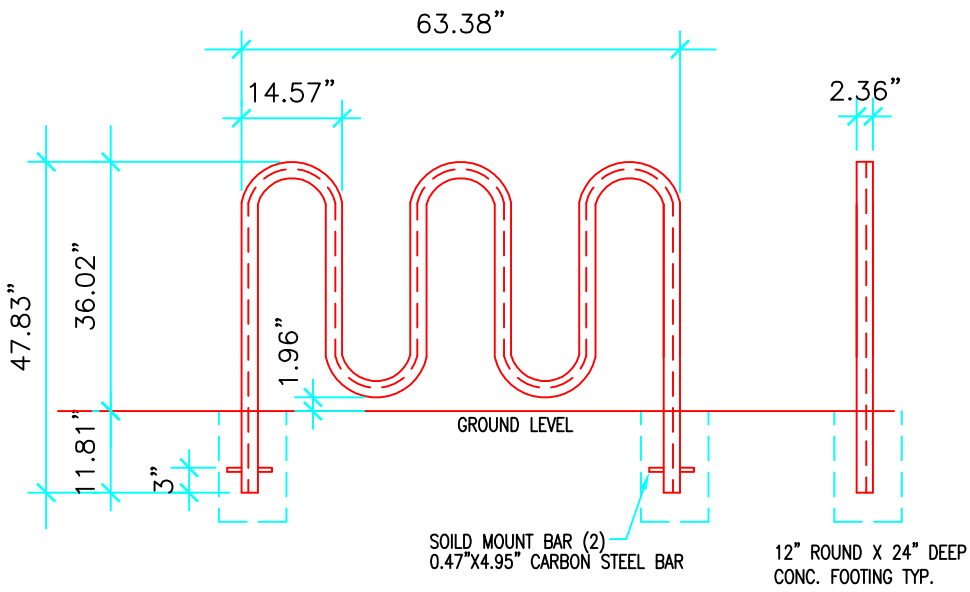
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CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

GREEN BUILDING REQUIREMENTS (151.153)

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOORS LIGHTS INCLUDING FLUORECENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
7. ALL WINDOWS TO BE IMPACT LOW E RATED
8. ALL HOT WATER PIPES TO BE INSULATED
9. ALL UNITS TO HAVE TANKLESS WATER HEATERS
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE



BICYCLE RACK DETAIL

N.T.S.

PARKING REQUIRED

- 2 PARKING SPACE PER UNIT
- 9 UNITS = 18 PARKING SPACES REQUIRED
- 2 GUEST SPACES PROVIDED
- TOTAL 20 SPACES PROVIDED

TYPICAL UNIT:

GROUND FLOOR	
LIVING AREA	483.33 S.F.
GARAGE	238.00 S.F.
TOTAL	721.30 S.F.

SECOND FLOOR

AREA	581.66 S.F.
------	-------------

THIRD FLOOR

AREA	610.22 S.F.
------	-------------

TOTAL LIVING AREA	1,675.10 S.F.
TOTAL UNIT	1,913.10 S.F.

FAR = 1.75
20,500 X 1.75 = 35,875 SF ALLOWED
17,217.90 S.F. PROVIDED

CUMULATIVE AVERAGE SQ. FT.

TOTAL UNDER AIR S.T. = 15,075.90 S.F.
15,075.90 / 12 = 1,256.32 S.F. CUMULATIVE AVERAGE

SETBACKS

	REQUIRED	PROVIDED
FRONT	20'-0"	20'-6"
REAR	20'-0"	24'-3"
INTERIOR SIDE	10'-0"	10'-0"
BLDG HEIGHT	45'-0"	33'-0"
PERVIOUS		34.37 %
BUILDING HEIGHT	45' MAX	33 FT

JOB ADDRESS:
2420 2430 LINCOLN STREET
HOLLYWOOD , FLORIDA
ZONED RM-18 FLOOD ZONE "X"

LEGAL DESCRIPTION:

LOT 27, BLOCK 14 OF HOLLYWOOD LITTLE RANCHES
PLAT BOOK 1 PAGE 26 BROWARD COUNTY FLORIDA

SITE CALCULATIONS

SITE:	20,500.00 S.F.	.47 ACRES
BLDG FOOTPRINT	6,492.00 S.F.	31.66 %
ROOFED ENTRY	284.00 S.F.	1.38 %
CONC. WALKWAYS	366.00 S.F.	1.78 %
ASPHALT DRIVES	8,050.00 S.F.	39.26 %
LANDSCAPE	5,308.00 S.F.	25.89 %

NOTE:

1. ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
3. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
4. RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE

NOTE:

ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES
MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL
PRIOR TO CONSTRUCTION.

ELECTRIC VEHICLE CHARGING

PROVIDE TWO EMPTY 3/4" COND.
JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772
TO A TWO GANG JUNCTION BOX WITH BLANK PLATE AT EACH GARAGE

8,050 S.F.

ASPHALT AREA DESIGNATION

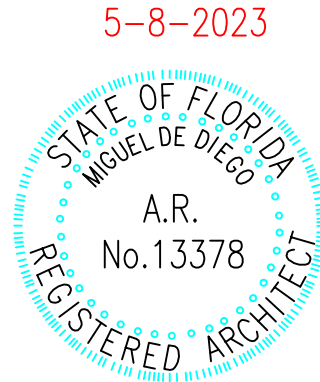
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9 UNIT TOWNHOMES
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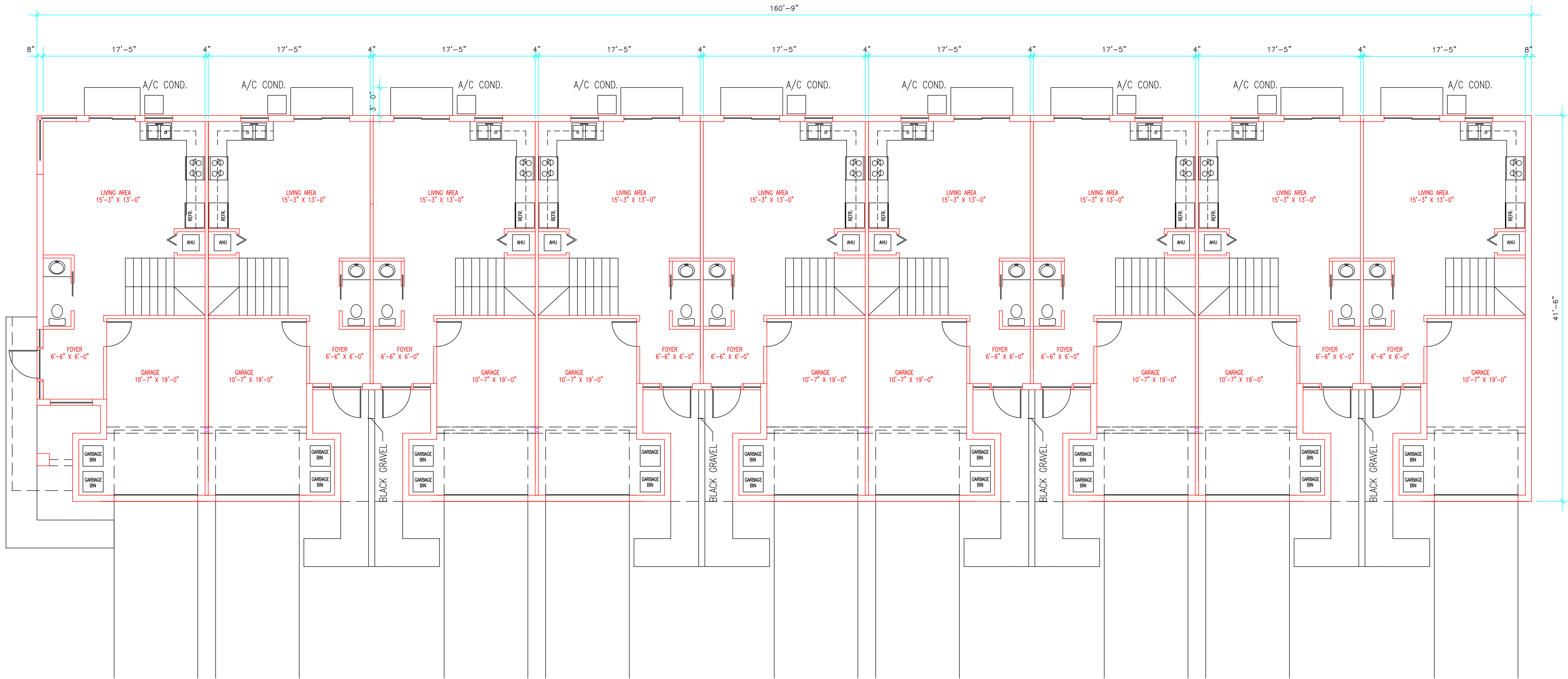
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COMM. NO.	21-196



A-2
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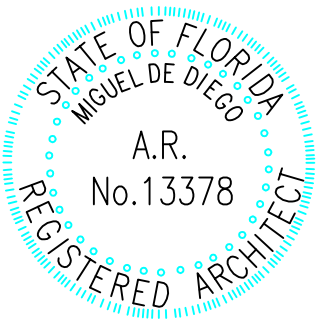


GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"

Miguel de Diego
ARCHITECT P.A.
AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

5-8-2023



Miguel de Diego

A-3
5

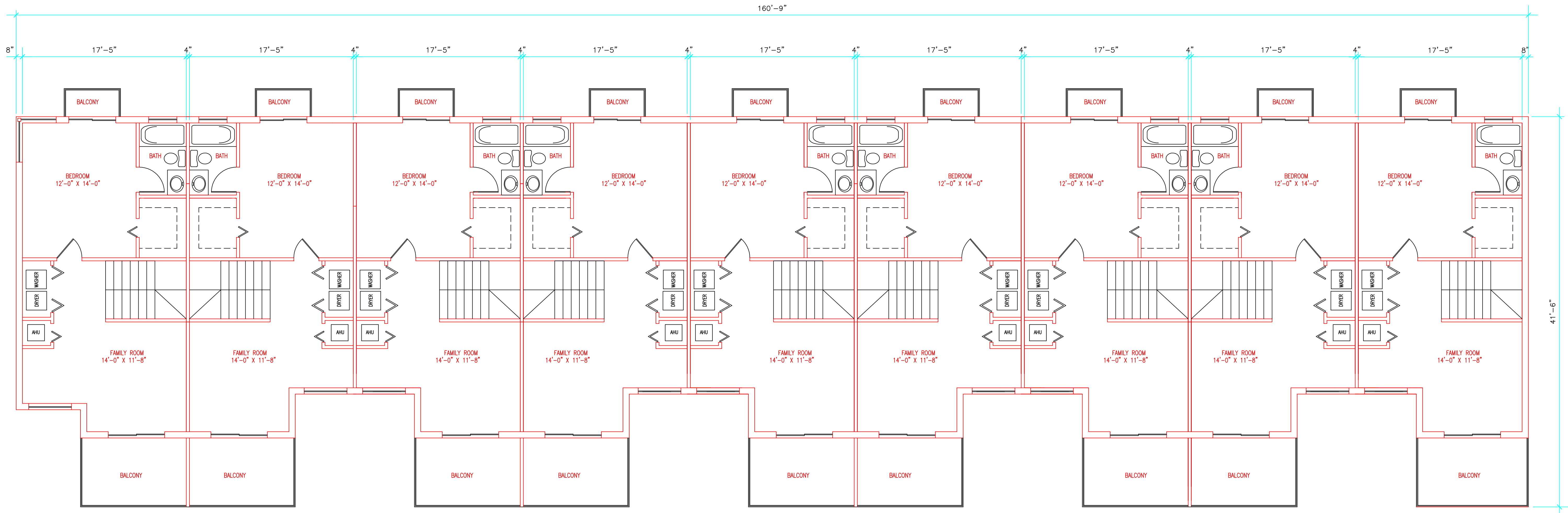
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DRAWN	
DATE	5-8-2023
COMM. NO.	21-196

9 UNIT TOWNHOMES
2420 2430 LINCOLN STREET
HOLLYWOOD, FLORIDA

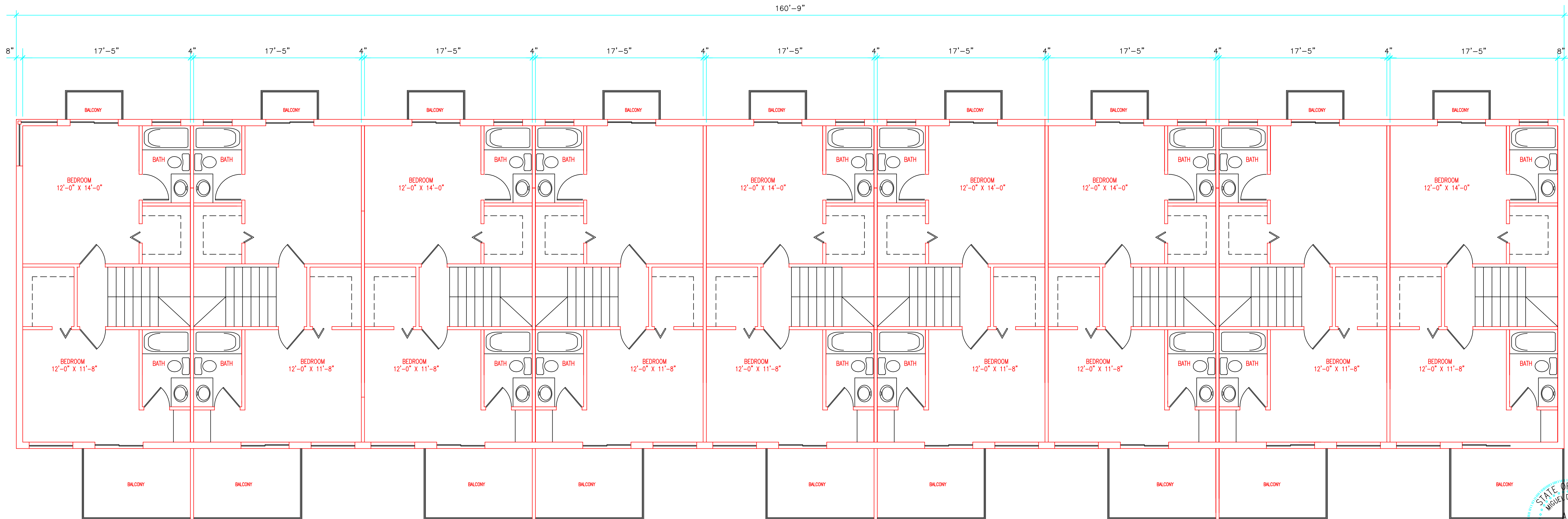
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N SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



N THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

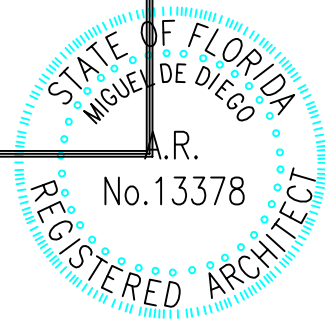
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NO.	DATE	REVISION

9 UNIT TOWNHOMES
2420 2430 LINCOLN STREET
HOLLYWOOD, FLORIDA

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ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

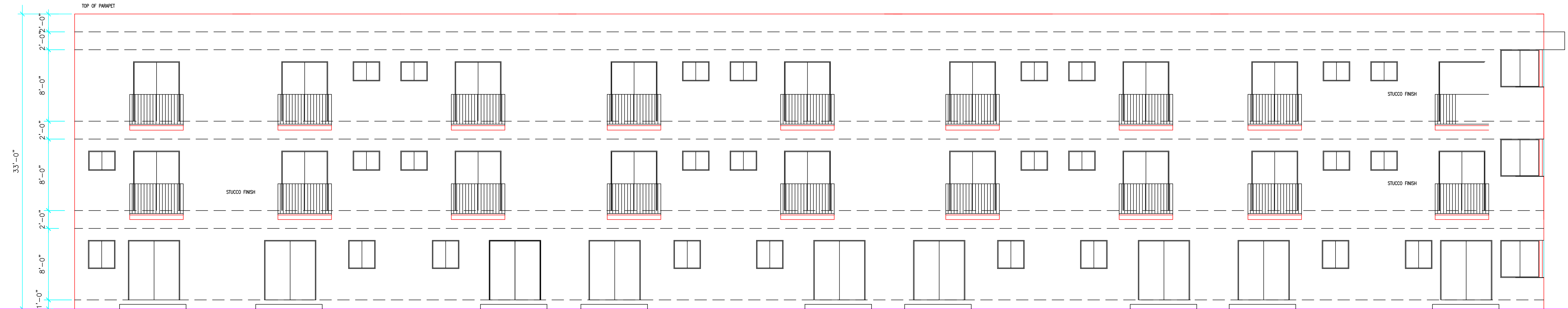
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DATE 3-2-2022
COMM. NO. 21-196



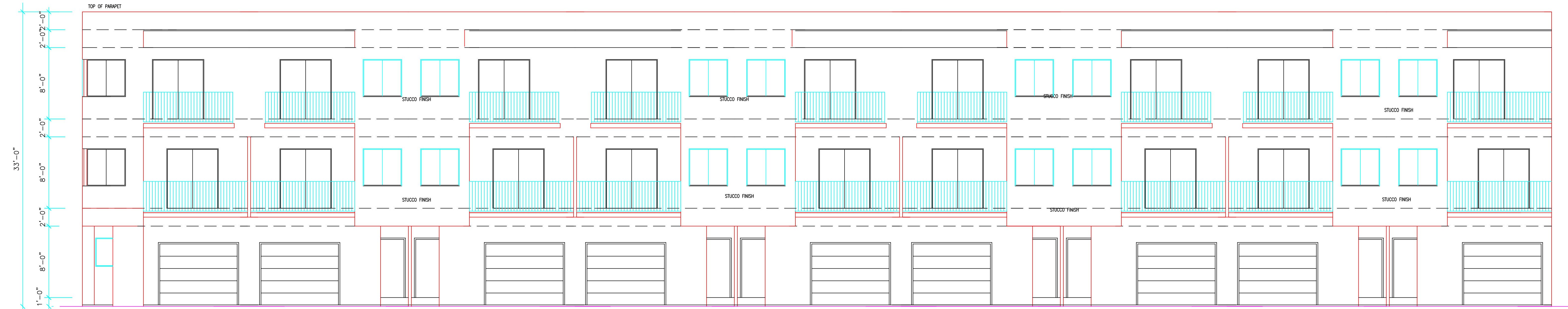
5-8-2023 *Miguel de Diego*

A-4
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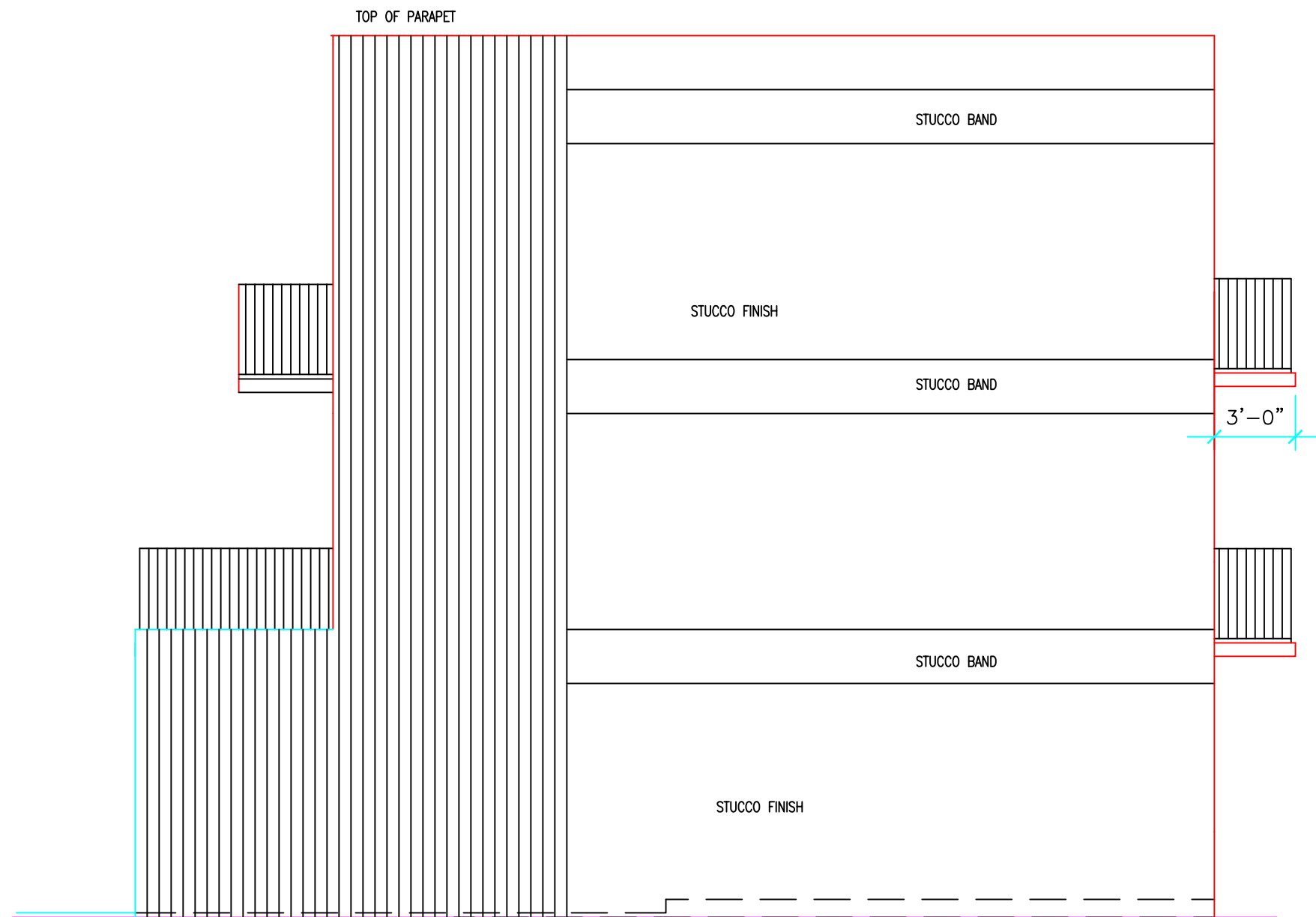
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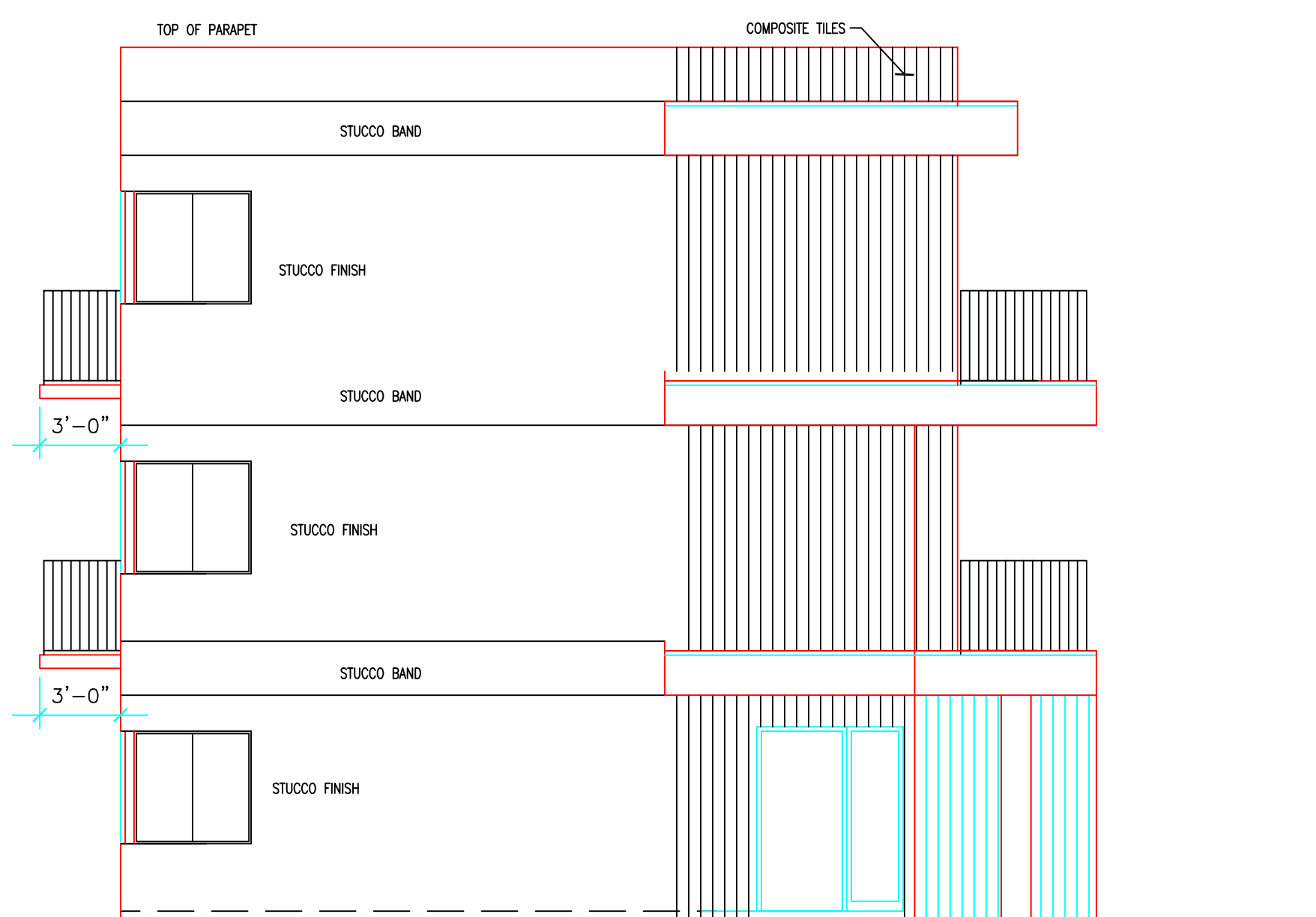
REAR ELEVATION
SCALE: 3/16"=1'-0" EAST



FRONT ELEVATION
SCALE: 3/16"=1'-0" WEST



RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0" SOUTH



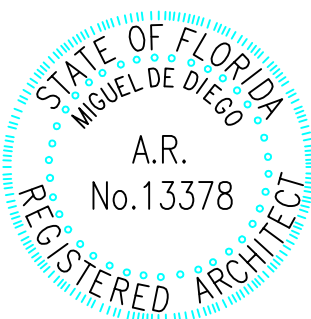
LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0" NORTH

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HOLLYWOOD, FLORIDA

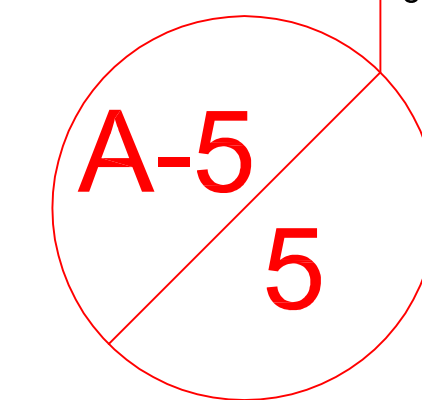
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DATE	3-2-2022
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CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION:
LOT 27 BLOCK 14, "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES",
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SURVEYOR NOTES:

- 1.) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2.) THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.
- 3.) THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- 5.) BENCHMARK REFERENCE - NATIONAL GEODETIC SURVEY DESIGNATION - M 312, PID - AD2500, ELEVATION = 13.44
- 6.) ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7.) THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.
- 8.) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 9.) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF POLK STREET.
- 10.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 11.) RESERVATION FOR 5' SIDEWALK DEDICATED BY PLAT FOR PUBLIC USE.
- 12.) WATER SERVICE MAIN LOCATED NEAR REAR PROPERTY LINE UNABLE TO FIELD LOCATE UNKNOWN SIZE. CALL FOR LOCATES BEFORE DIGGING.

SUMMARY TABLE OF TITLE EXCEPTIONS

STANDARD EXCEPTIONS

FUND FILE NUMBER 1339059	DATED: NOVEMBER 8, 2022
EXCEPTIONS	COMMENTS
1. Special taxes, assessments (shown as paid)	Not a Survey Matter
2. Rights or claims of parties	Not a Survey Matter
3. Encroachments, overlaps	See Survey - Fence encroachment
4. Unrecorded Easements	Ingress/Egress - See Survey
5. Liens for services not recorded	Not a Survey Matter
6. Any adverse claim by the State of Florida by right of Sovereignty	Not a Survey Matter
7. Federal Liens and Judgment Liens, if any	Not a Survey Matter
8. Any Lien provided by County Ordinance or by Chapter 159, F.S.	Not a Survey Matter

RESTRICTIONS / EASEMENTS

- 1. All matters contained on the Plat of An Amended Plat of Hollywood Little Ranches, Plat Book 1, Pg. 26, Broward County Records.
- 2. Ordinance #76, O.R.B. 8136, Pg. 244, B.C.R. - Street Naming
- 3. Resolution recorded in O.R.B. 45500, Pg. 1751, B.C.R.
- 4. #05-DP-103a - Development Review Board - 8 Townhomes
- 4. Resolution recorded in O.R.B. 43034, Pg. 1937, B.C.R.
- 4. #06-DPV-103 - Development Review Board - 8 Townhomes
- 5. Rights of Lessees - unrecorded leases - Not a Survey Matter

TITLE SEARCH REPORT

FURNISHED BY ATTORNEYS' TITLE FUND SERVICES, LLC
PROVIDED FOR: USA TRUST TITLE, LLC
AGENTS FILE REFERENCE: AVIVA AND SAM
PREPARED DATE: NOVEMBER 16, 2022

SURVEY CERTIFICATION:

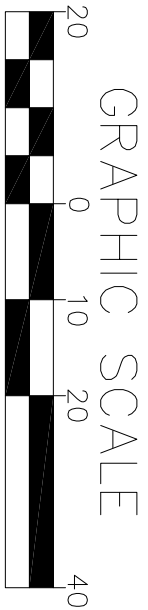
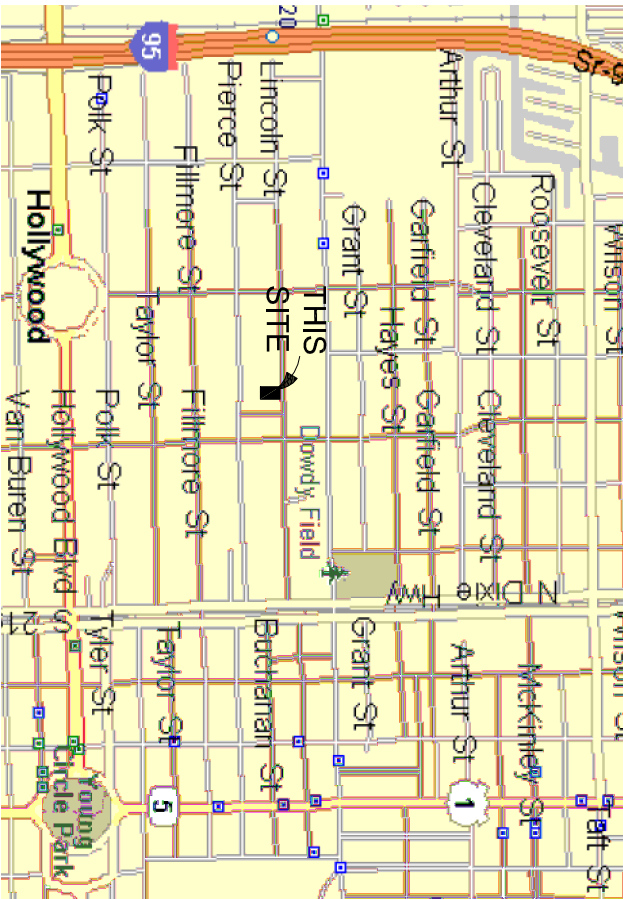
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, EFFECTIVE FEBRUARY 23, 2021

AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (LIMITED), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2022

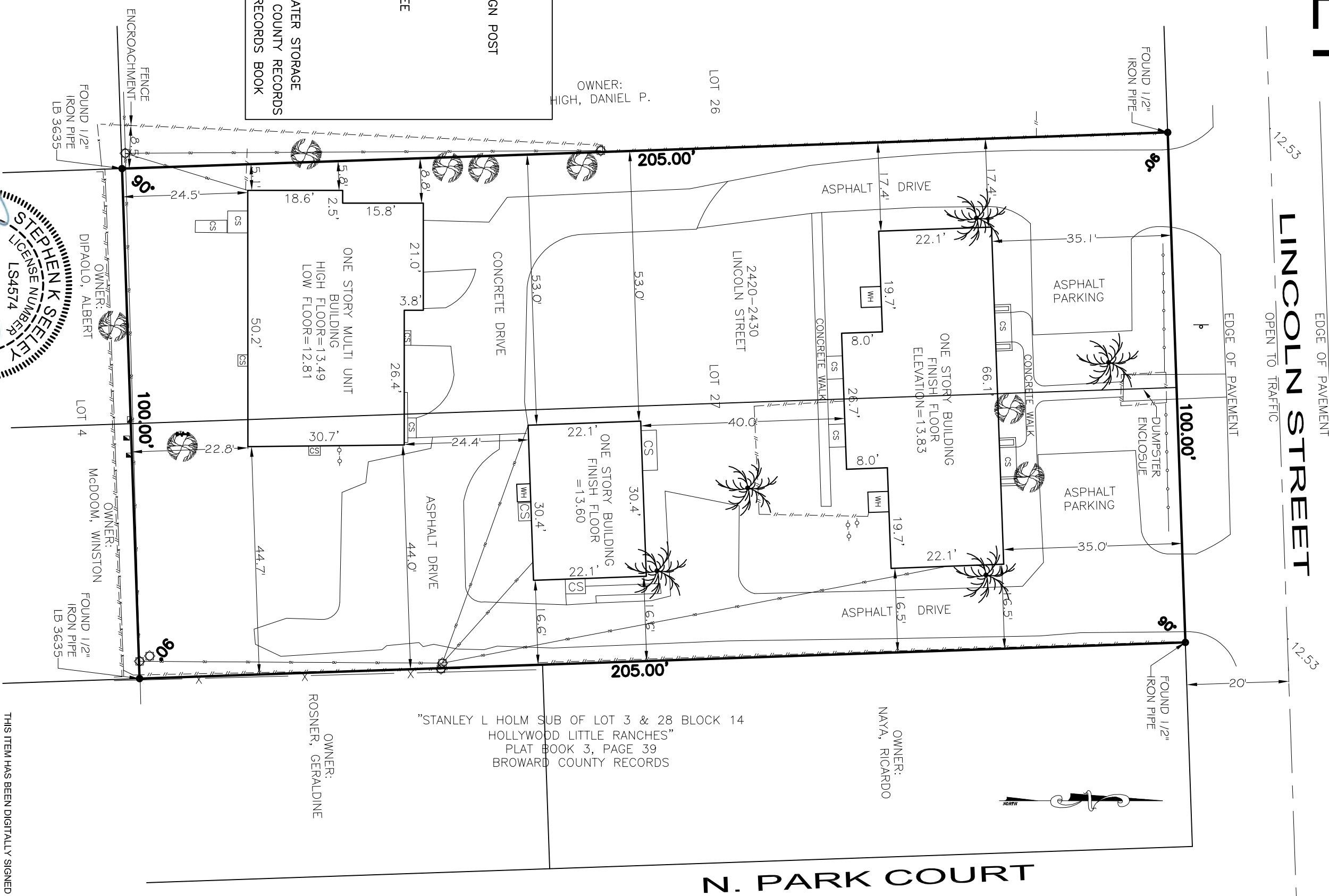
LAND AREA/PROPERTY SIZE:

GROSS: 22,500 SQUARE FEET - 0.52 ACRE
(TO RIGHT-OF-WAY CENTERLINE)
NET: 20,500 SQUARE FEET - 0.47 ACRE



(IN FEET)
FEMA FLOOD
INSURANCE RATE MAP
HOLLYWOOD
BROWARD COUNTY, FLORIDA
125113
ZONE X
BASE FLOOD ELEVATION=N/A
PANEL No. 12011 C0 569 H
FIRM DATE=08/18/2014

LEGEND	
CHAIN/LINK FENCE	TRAFFIC SIGN POST
WOOD FENCE	CLEANOUT
CONCRETE WALL	CONCRETE
SANITARY SEWER LINE	LARGE TREE
WATER LINE	PALM
OVERHEAD UTILITY	ELEVATION
CENTERLINE	WATER HEATER STORAGE
RIGHT-OF-WAY LINE	BROWARD COUNTY RECORDS
WATER METER	OFFICIAL RECORDS BOOK
WOOD POWER POLE	
CONCRETE SLAB	



ALTA/NSPS LAND TITLE SURVEY		STEPHEN K. SEELY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	
JOB #FHN9294	DATE: 11/18/2022	DRAWN BY: CM	
SCALE: 1"=20'	SHEET 1 of 1	CHECKED BY: SKS	

GIBBS LAND SURVEYORS	
2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018	



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

K. FIRE

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

RESPONSE: Acknowledged.

2. As per NFPA 1 (2018 Ed.) Section 18.2.3.2.1 --- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. As these are townhomes separated by firewalls, then the front door to each townhome shall be considered within the distance measurements. --- Show this on the plans.

RESPONSE: Please see fire department access dimensions on sheet C5.

3. As per NFPA 1 (2018 Ed.) Section 18.2.3.2.1.1 --- Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with Section 13.3, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft. (46 m). --- Show this on the plans.

RESPONSE: Acknowledged.

4. As per NFPA 1 (2018 Ed.) Section 18.2.3.5.4 (Dead Ends) --- Dead-end fire department access roads in excess of 150 ft. (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around. --- Diagrams of acceptable methods attached.

RESPONSE: Please see fire department access dimensions on sheet C5.

5. When submitting plans, they must show fire department access roads along with the required turning radii. --- The minimum width for FD access roads is 20' unobstructed as per NFPA 1:18.2.3.5.1.1, per 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m) and per 18.2.3.5.3.1, the turning radius for fire truck access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.

RESPONSE: Please see fire department access dimensions on sheet C5.

6. If a fire sprinkler system is to be installed, at time of submittal, water supply must meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

RESPONSE: Please see attached fire flow test.

7. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1.

RESPONSE: Please see note on sheet C6.



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8. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2.

RESPONSE: Acknowledged.



A Civil Engineering Firm
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January 1, 2024

FIRE FLOW CALCULATIONS

Lincoln Street Apartments

2420 Lincoln Street
Hollywood, FL 33020

These calculations are for a two-story building, with a total area of 16,974 SF.

Fire Flow Area = 16,974 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 1,500 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.

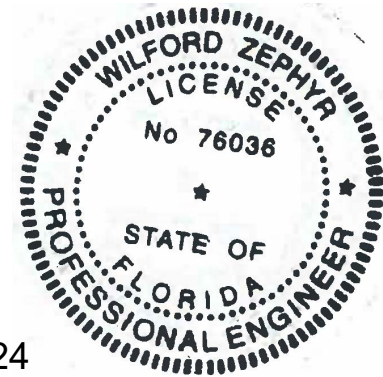
$(1,500 \text{ GPM}) \times 0.75 = 1,125 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(1,500 \text{ GPM}) - (1,125 \text{ GPM}) = 375 \text{ GPM}$

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:



1-1-24

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

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February 8, 2023

Drainage Calculations for **9 Unit Townhomes** **Hollywood, FL**

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	9.69' NAVD88
25 YEAR - 3 DAY	13.79' NAVD88	13.13' NAVD88
100 YEAR - 3 DAY	14.17' NAVD88	13.56' NAVD88

Prepared by:



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

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Project Name: 9 Unit Townhomes
Project Address: 2420 Lincoln Street
Hollywood, FL
ZE Project #: 23-04

Date: 02/08/23
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.15 AC	
Building Area:	0.13 AC	
Grass Area (Pervious):	0.19 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.19 AC	40.43%
Total Impervious Area:	0.28 AC	59.57%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.53
Average Finished Grades:	12.35 ft
Prop. Finished Floor Elev.:	14.05 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.19 (0.60) + 0.15 (.90)}{0.34} = 0.73$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor 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 = 12.35 ft

Average Depth to Water Table (DWT) = 10.85 ft

Cumulative Water Storage (CWS) = 8.18 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)

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

2.73

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) =$ 78.56

Water Quality Retention/Detention & Pretreatment 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.

1/2" Pretreatment

0.5" X 3.97 acres = 1.99 acre-inches (0.165 acre-ft)

1 IN Over Entire Site

1" X 0.47 acres = 0.47 acre-inches (0.039 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.47 acres - 0.13 acres = 0.34 acres

0.34 acres - 0.19 acres (pervious area) = 0.15 acres

0.15 acres / 0.34 acres X 100% = 44.12% impervious

2.5" X 0.4412 = 1.103" to be treated

1.103" X 0.47 acres = 0.52 acre-inches (0.043 acre-feet)

0.043 acre-ft of storage required for water quality.

Water quality storage provided in existing dry retention area and proposed exfiltration trench system.

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

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 = 2.73 (inches)

A = 0.47 (acre)

Q = 14.77 (inches)

V = 0.58 (ac-ft)

Corresponding Stage = 13.56 ft

Set minimum finished floor elevation at 14.05' 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 = 2.73 (inches) (see "Soil Storage" sheet

A = 0.47 (acre) for calculating "S")

Q = 11.45 (inches)

V = 0.45 (ac-ft)

Corresponding Stage = 13.13 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event:	3.28 (inches)
S=	2.73 (inches)
A=	0.47 (acre)

Q = 1.37 (inches)

V = 0.05 (ac-ft)

Corresponding Stage = 9.69 ft

Set minimum lowest catch basin at elevation at 11.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.47 AC

(0.171 AC)
(Lin. 11.50'-12.50')

(0.15 AC)
(Lin. from 11.50'-13.15')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
9.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
10.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
10.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
11.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
11.50 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
12.00 '	0.04 AC-FT	0.04 AC-FT	0.13 AC-FT	0.21 AC-FT
12.50 '	0.09 AC-FT	0.08 AC-FT	0.13 AC-FT	0.29 AC-FT
13.00 '	0.17 AC-FT	0.11 AC-FT	0.13 AC-FT	0.41 AC-FT
13.50 '	0.26 AC-FT	0.18 AC-FT	0.13 AC-FT	0.56 AC-FT
14.00 '	0.34 AC-FT	0.25 AC-FT	0.13 AC-FT	0.72 AC-FT

*total landscape area=0.19 AC. 10% reduction applied (-0.019 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 = 11.50 ft
 Bottom of Exfiltration Trench = 4.70 ft
 Top of Exfiltration Trench = 9.70 ft
 $EL_{inv.} = N/A$

$H_2 = 6.80$ ft

Calculating Exfiltration Trench Length

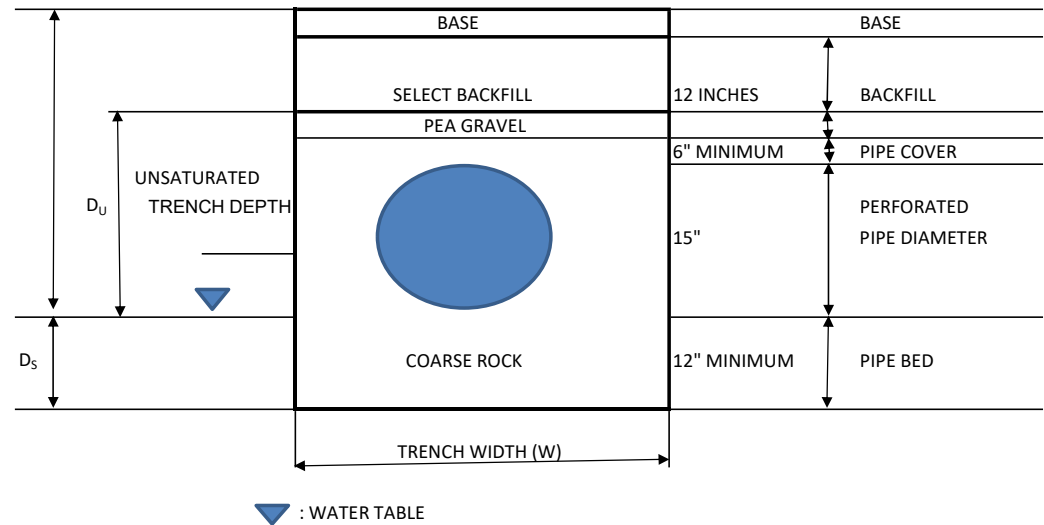
$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_R = length of trench required (ft)
 L_P = length of trench provided (ft)
 $V_{ext.}$ = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K = hydraulic conductivity (cfs/ft² - ft head)
 H_2 = head on saturated surface (ft)
 W = trench width (ft)
 D_U = unsaturated trench depth (ft)
 D_S = saturated trench depth

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

$V_{wq} = 0.52$ (0.043 ac-ft)
 $V_{add} = 1.02$ (0.085 ac-ft)
 $\%WQ = 0.5$
 $FS = 2$
 $K = 0.00015$
 $H_2 = 6.8$
 $W = 8$
 $D_U = 5$
 $D_S = 0$

$L_R = 126.92'$ of exfiltration trench required.

$L_P = 163.00'$ of exfiltration trench provided.



Project Name: 9 Unit Townhomes
Project Address: 2420 Lincoln Street
Hollywood, FL
ZE Project #: 23-04

Date: 02/08/23
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.15 AC	
Building Area:	0.09 AC	
Grass Area (Pervious):	0.23 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.23 AC	48.94%
Total Impervious Area:	0.24 AC	51.06%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.53 ft
Average Finished Grades:	12.50 ft
Exist. Finished Floor Elev.:	13.60 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.23 (0.60) + 0.15 (.90)}{0.38} = 0.72$$

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 = 12.50 ft

Average Depth to Water Table (DWT) = 11.00 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)

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

3.30

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) =$ 75.17

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 = 3.30 (inches)

A = 0.47 (acre)

Q = 14.24 (inches)

V = 0.56 (ac-ft)

Corresponding Stage = 14.17 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 = 3.30 (inches) (see "Soil Storage" sheet

A = 0.47 (acre) for calculating "S")

Q = 10.95 (inches)

V = 0.43 (ac-ft)

Corresponding Stage = 13.79 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.47 AC

(0.207 AC)

(0.15 AC)

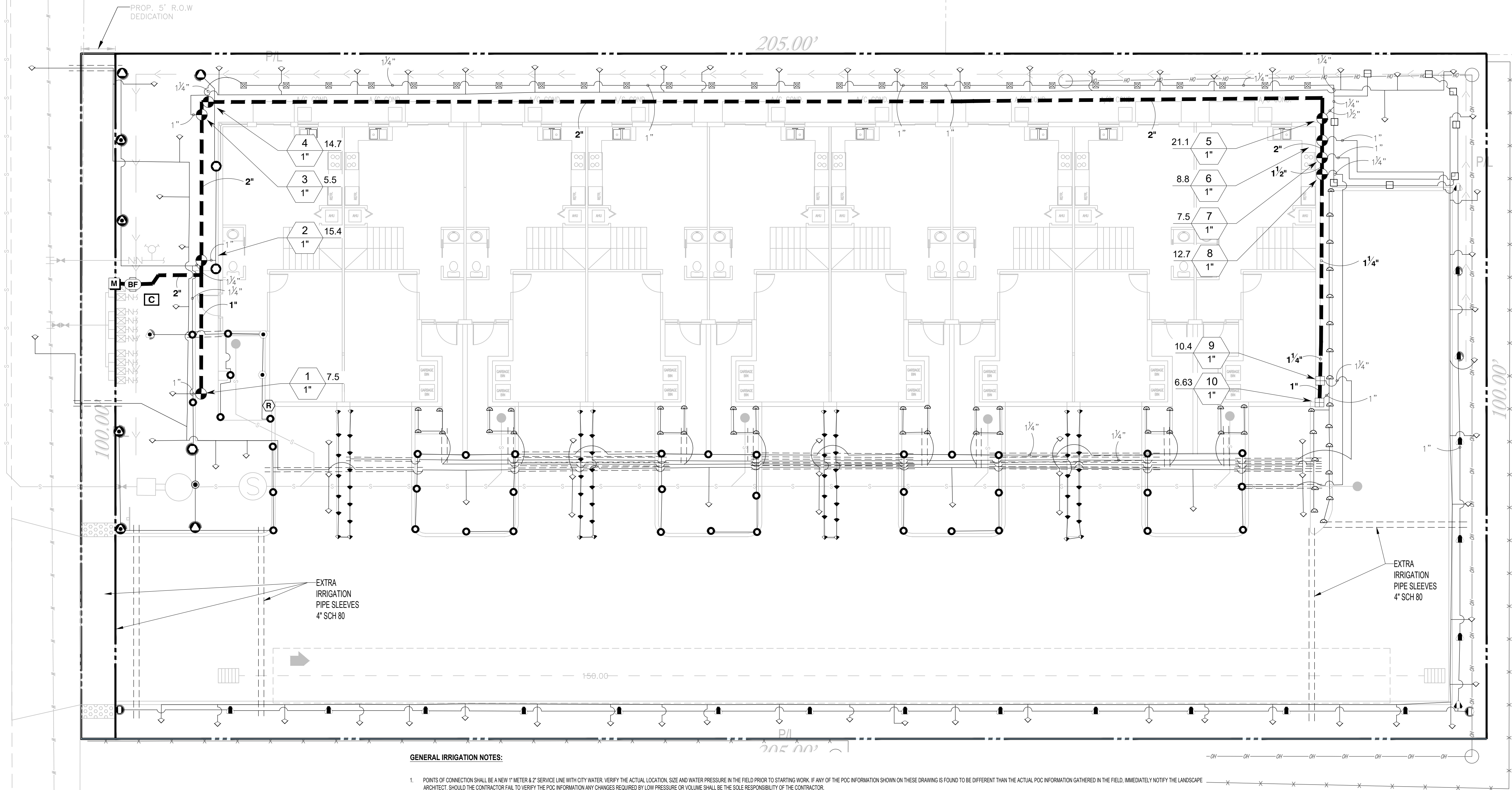
(Lin. 12.00'-12.50')

(Lin. from 12.50'-13.60')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
12.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
12.50 '	0.05 AC-FT	0.00 AC-FT	0.000 AC-FT	0.05 AC-FT
13.00 '	0.16 AC-FT	0.04 AC-FT	0.000 AC-FT	0.19 AC-FT
13.50 '	0.26 AC-FT	0.08 AC-FT	0.000 AC-FT	0.33 AC-FT
14.00 '	0.36 AC-FT	0.14 AC-FT	0.000 AC-FT	0.50 AC-FT
14.50 '	0.47 AC-FT	0.22 AC-FT	0.000 AC-FT	0.68 AC-FT

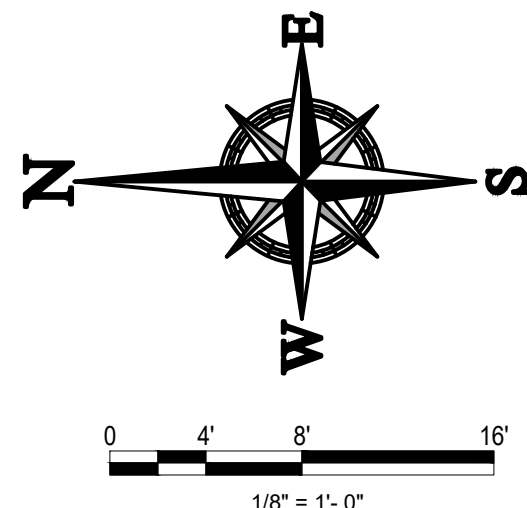
*total landscape area=0.23 AC. 10% reduction applied (-0.023 AC) due to loss of stormwater storage from tree trunks.

LINCOLN STREET



GENERAL IRRIGATION NOTES:

- POINTS OF CONNECTION SHALL BE A NEW 1" METER & 2" SERVICE LINE WITH CITY WATER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
51 PSI
MINIMUM PRESSURE REQUIRED
35 PSI
DESIGN STATIC WATER PRESSURE
30 GPM
MAXIMUM SYSTEM DEMAND
- ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
- PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BUSTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 18, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
3. PVC PIPE FITTINGS: ASTM D241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD. SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE. HEIGHT AS REQUIRED FOR 100% COVERAGE.
6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DRY DIRECT BURY SPLICE KIT.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST ROV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
- CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
- MANUFACTURERS SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY. AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
- INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.



REVISIONS / SUBMISSIONS



PHASE:

CLIENT:

9 UNIT TOWNHOMES

2420 LINCOLN ST
HOLLYWOOD, FL 33020

IRRIGATION PLAN

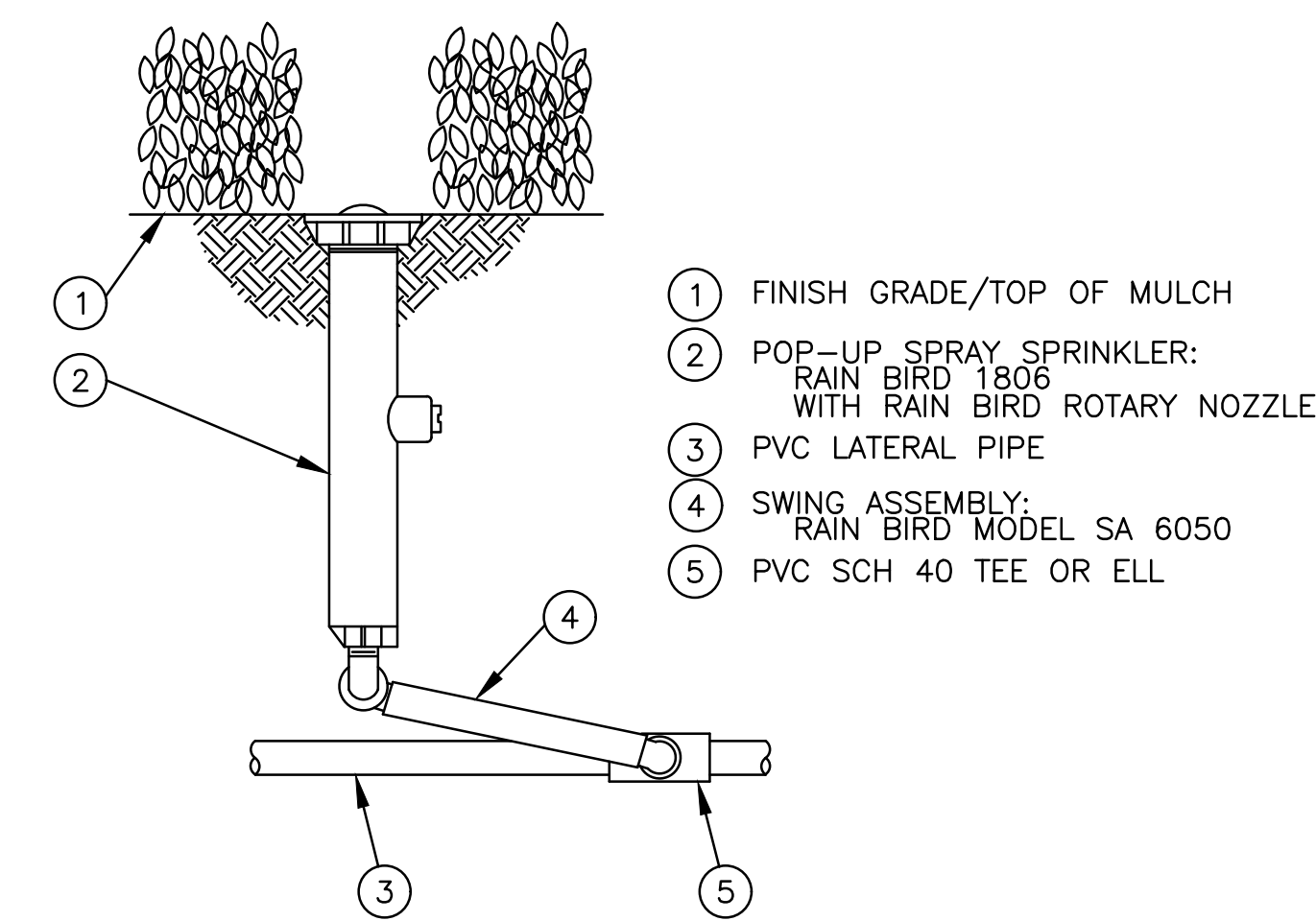


RYAN J. KING EBRAHIMIAN
LA6667324

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CHECKED BY:
DATE: 2023-06-28

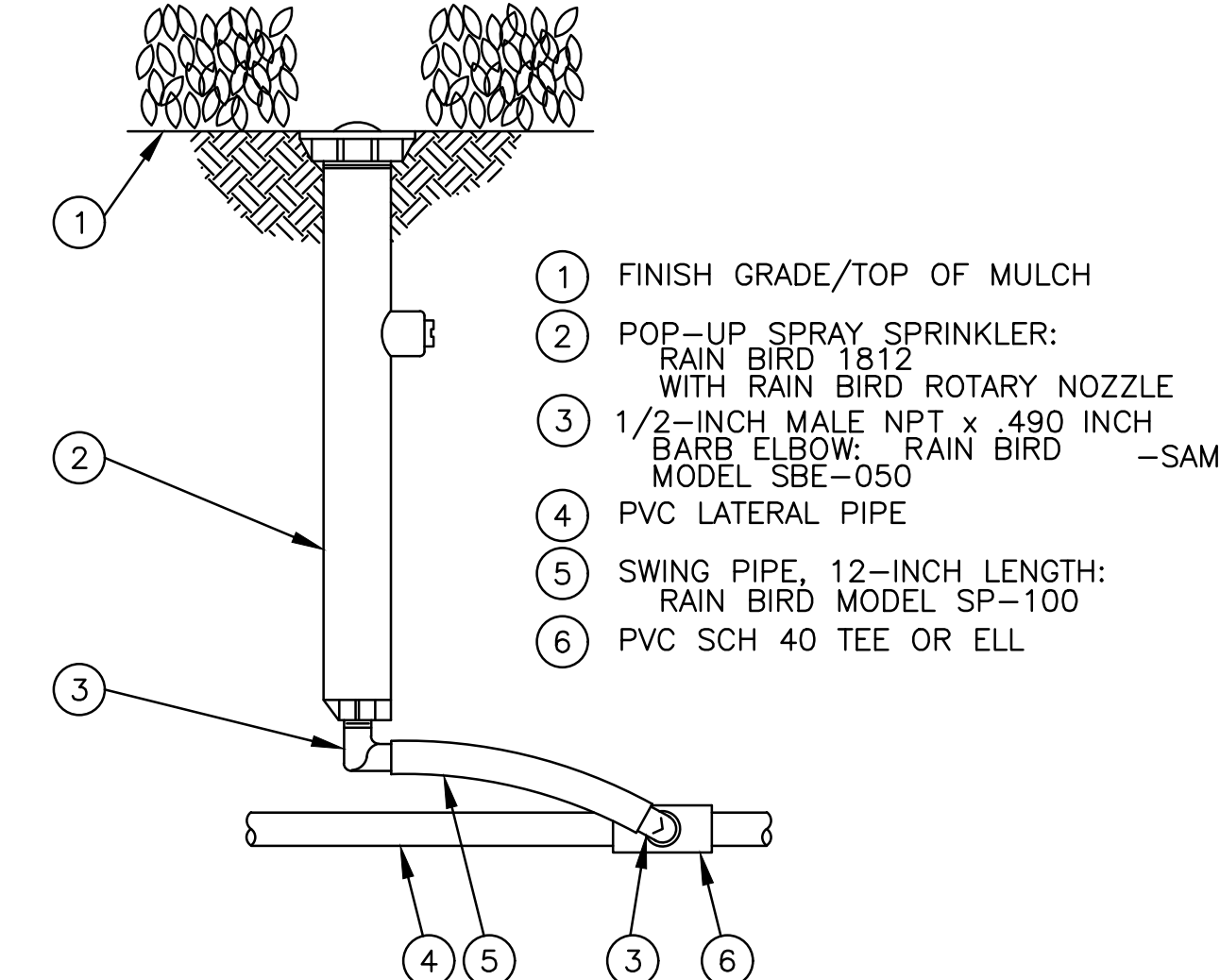
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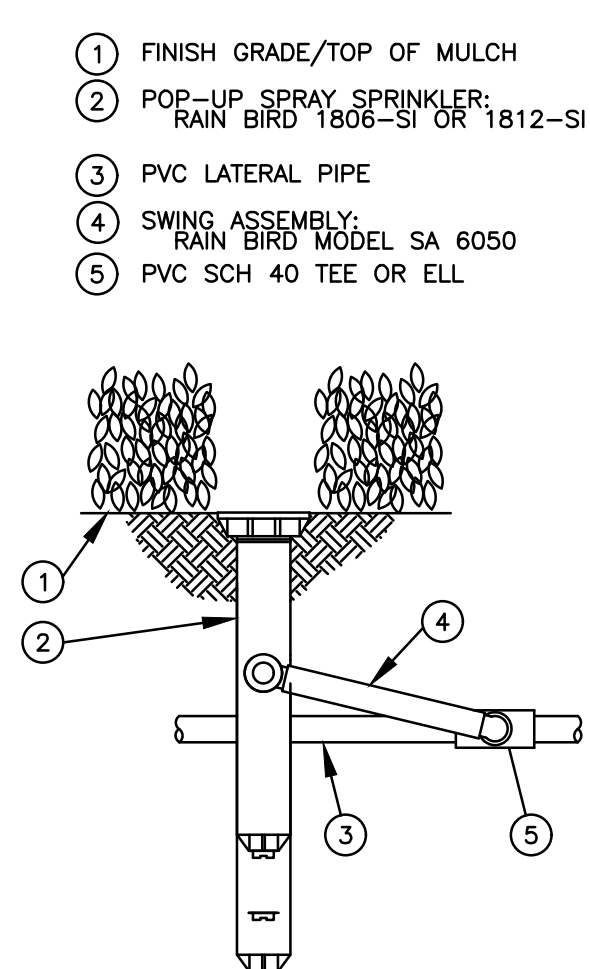
A 1806 POP-UP SPRAY SPRINKLER
WITH ROTARY NOZZLE
N.T.S.

S-1806Rotary-SP.DWG

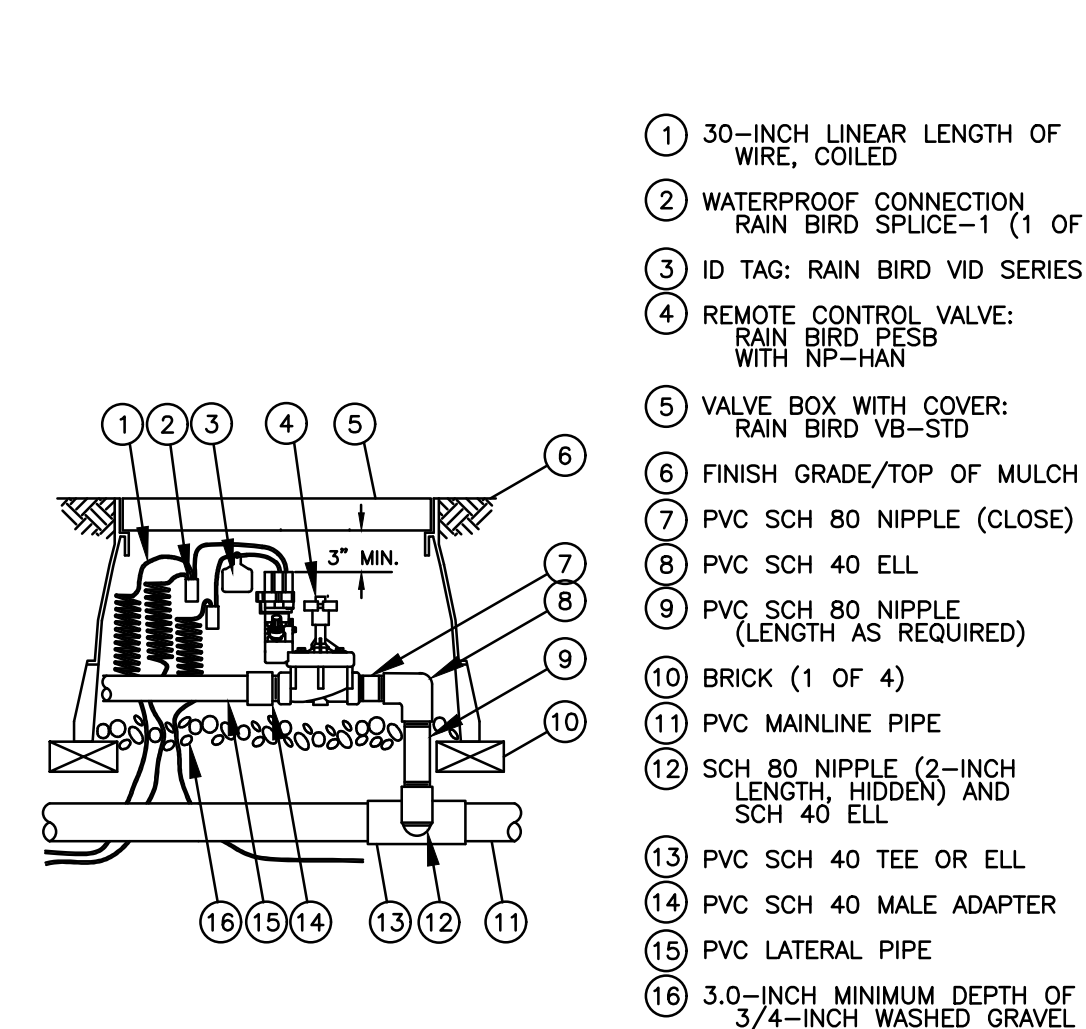


B 1812 POP-UP SPRAY SPRINKLER
WITH ROTARY NOZZLE
N.T.S.

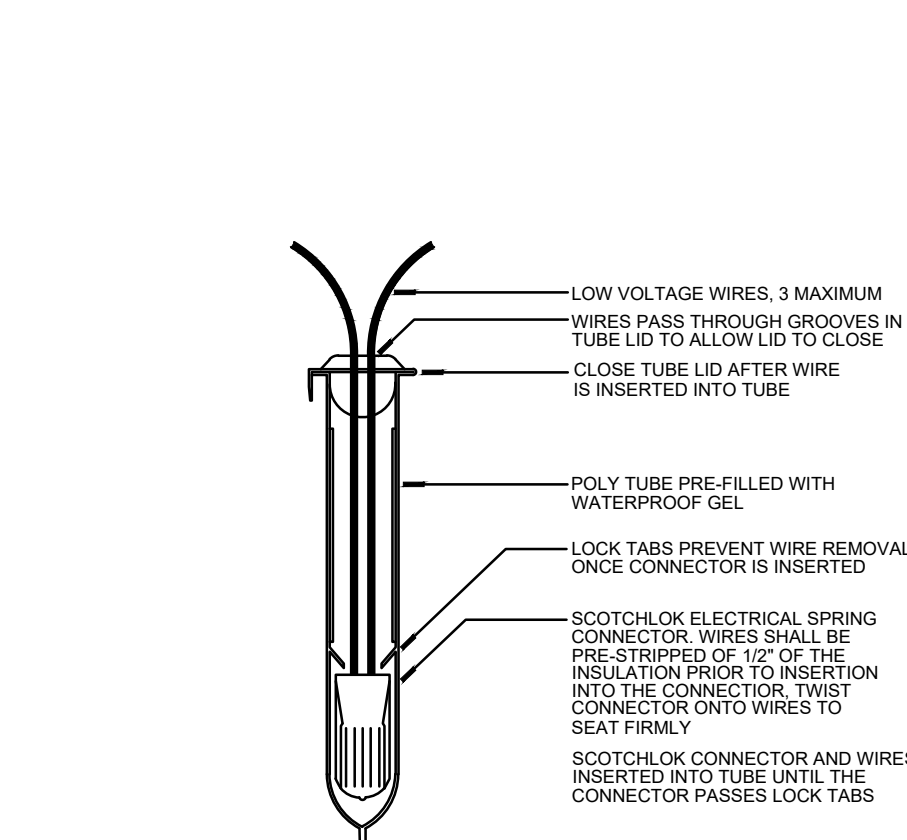
S-1812Rotary-SP.DWG



C POP-UP SPRAY SPRINKLER
1800-SI WITH SWING PIPE
N.T.S.

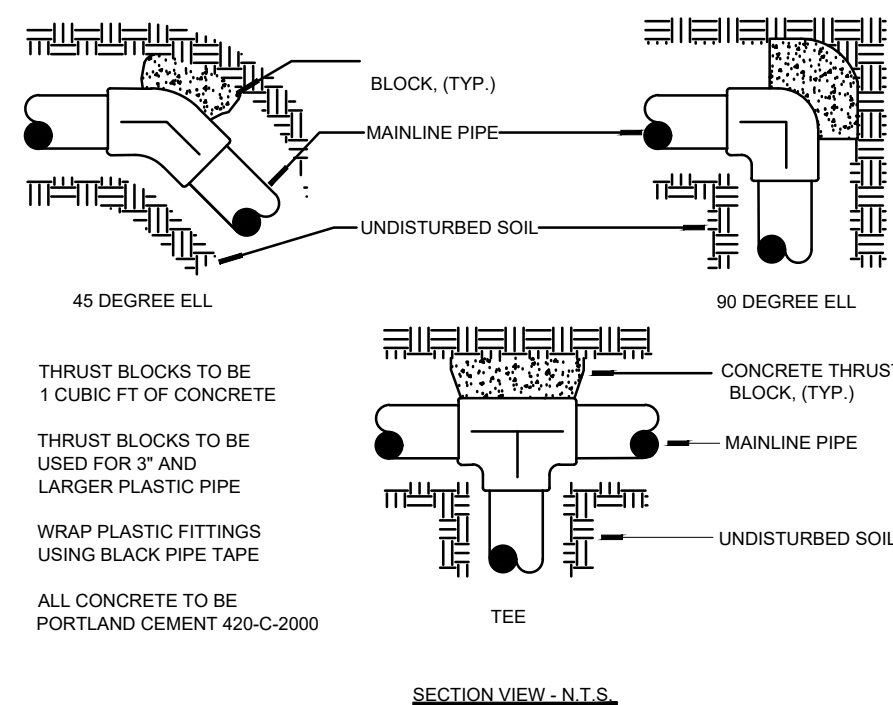


D ELECTRIC REMOTE-CONTROL VALVE
PEB OR PEBS SERIES
N.T.S.

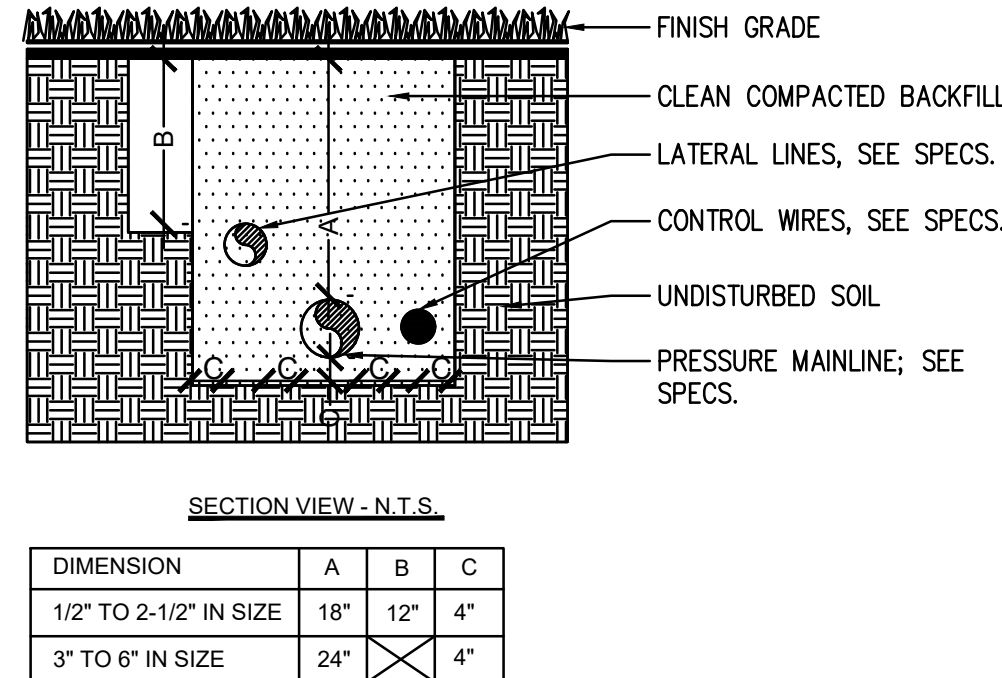


E WIRE CONNECTION
N.T.S.

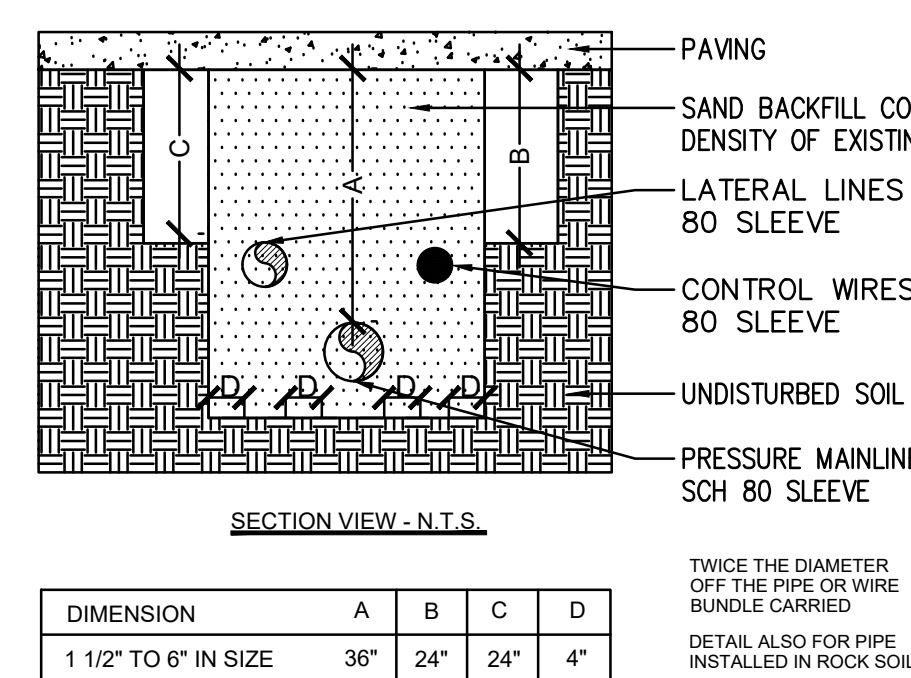
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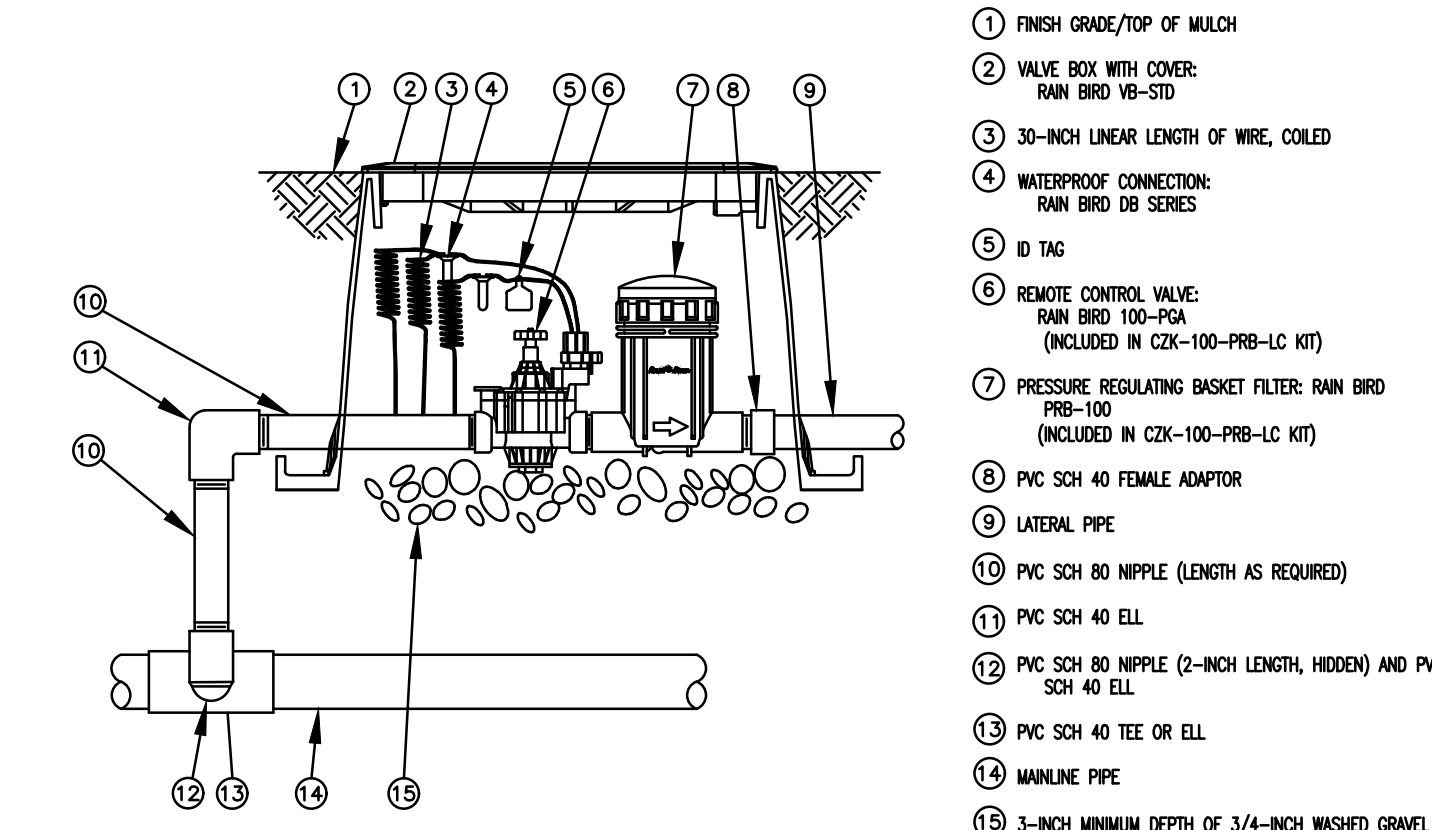
F THRUST BLOCKING
N.T.S.



G PIPE INSTALLATION
N.T.S.



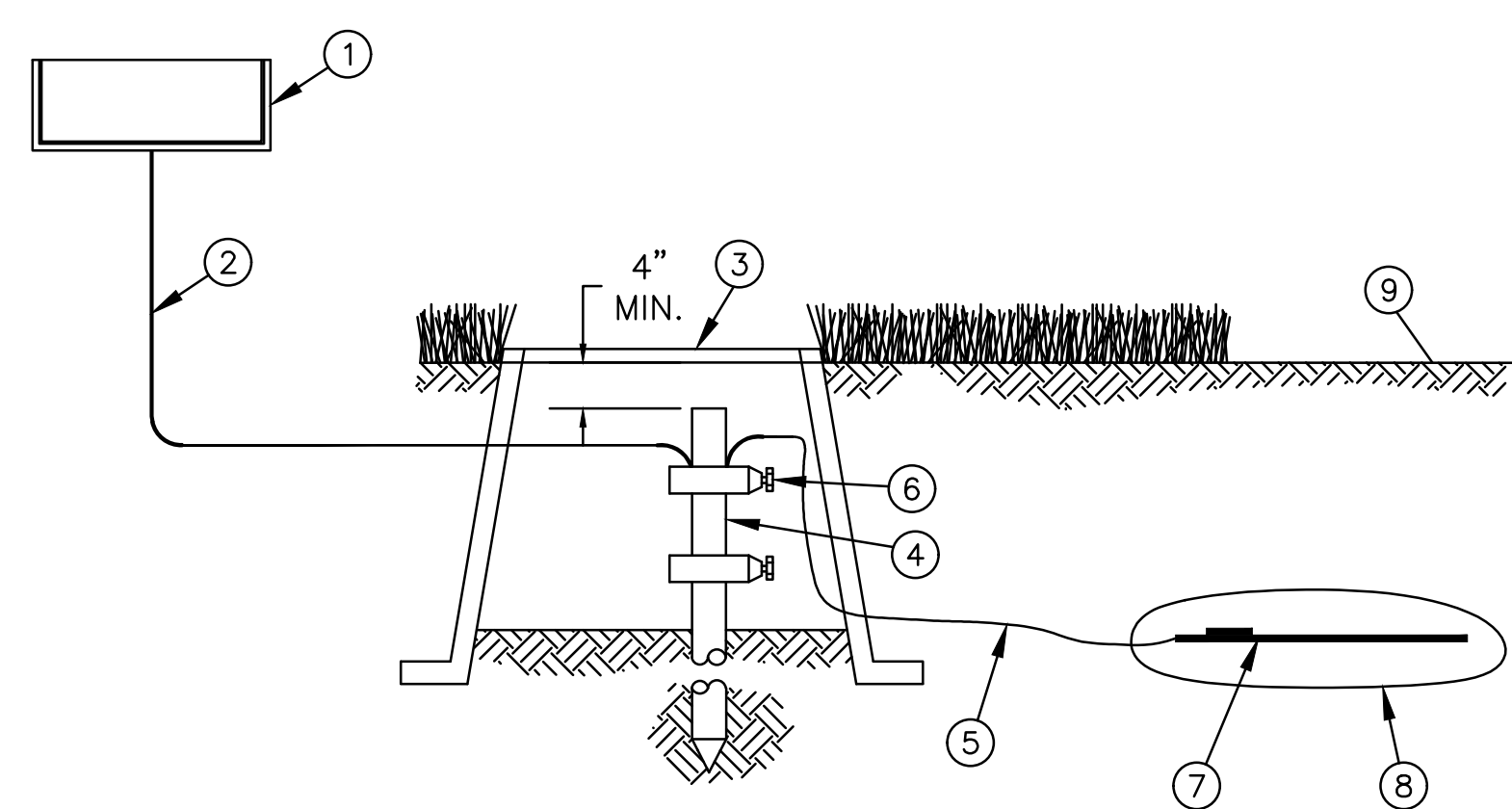
H SLEEVE INSTALLATION
N.T.S.



I XCV-100-PRB-LC 1" LIGHT COMMERCIAL
CONTROL ZONE KIT
OPTION 1
N.T.S.

12-22-10

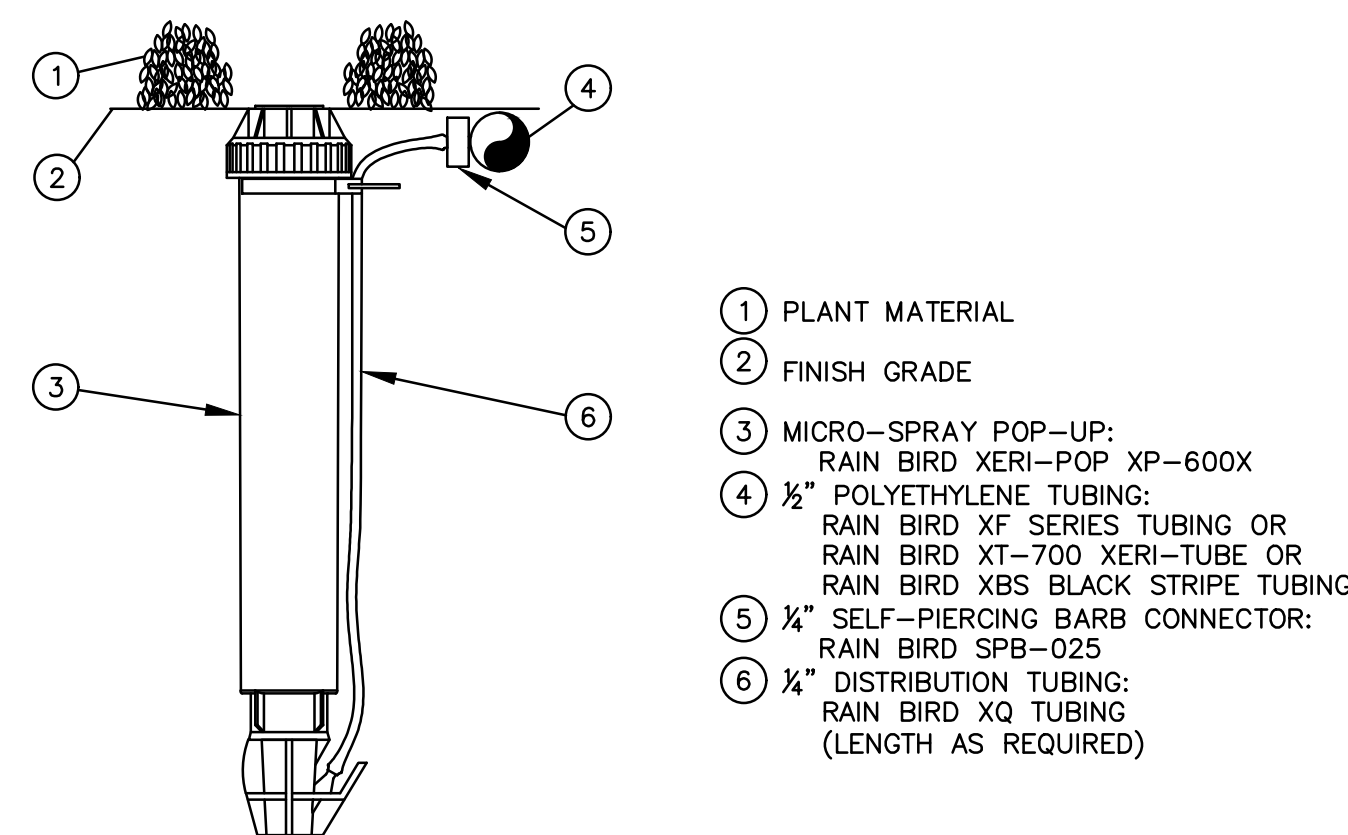
CZK-100-PRB-LC Option 1.dwg



J CONTROLLER GROUNDING GRID
GROUNDING PLATE DESIGN LAYOUT
N.T.S.

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG

- RAIN BIRD CONTROLLER
- SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
- COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
- 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
- BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
- GROUND ROD CLAMP OR WELDS
- COPPER GROUNDING PLATE
- GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
- FINISH GRADE

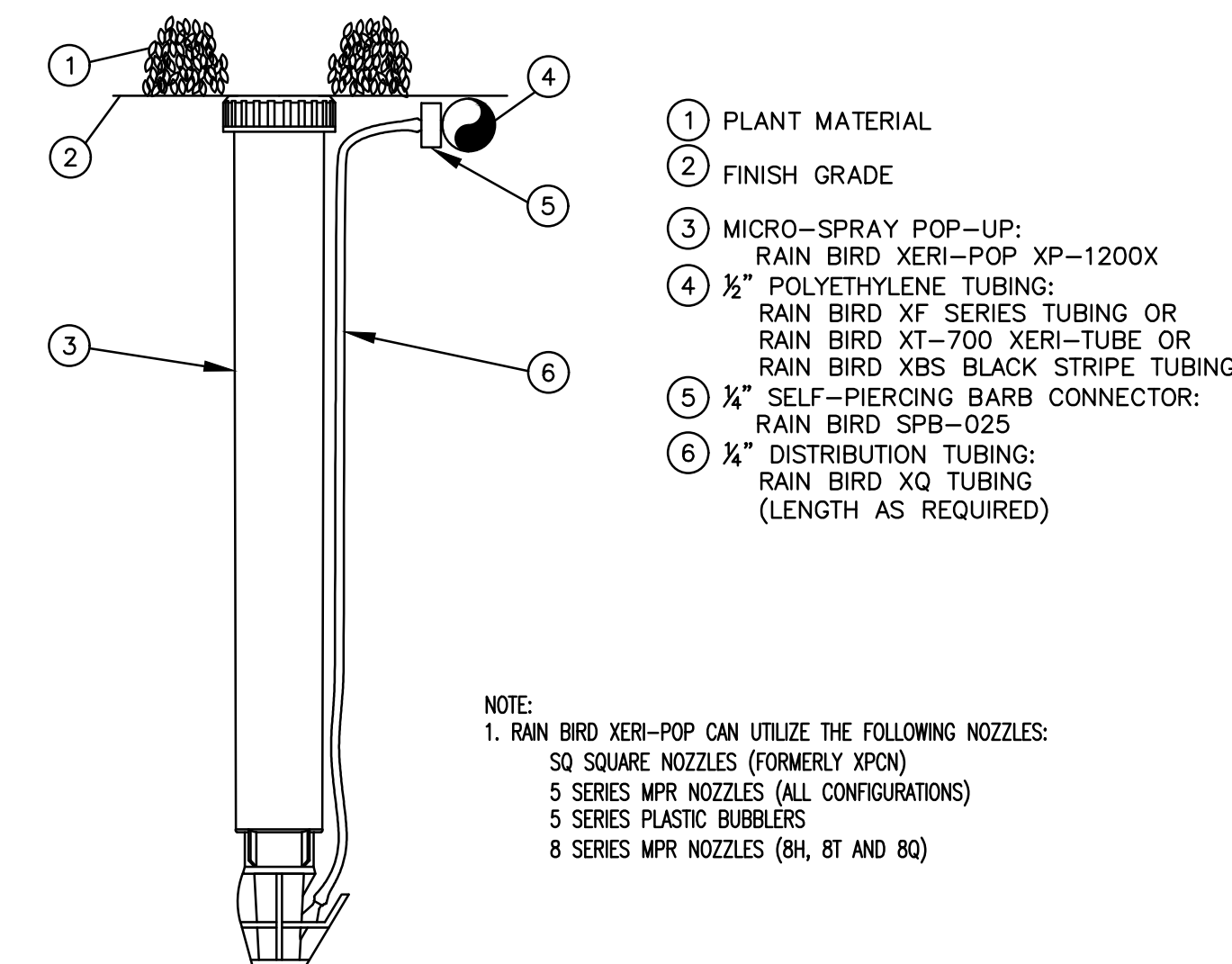


NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
SQ SQUARE NOZZLE (FORMERLY XPCN)
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

K XERI-POP MICRO-SPRAY 6" FROM BARBED
CONNECTOR INTO 1/2" POLYETHYLENE
TUBING - OPTION 1B
N.T.S.

1-21-10

Xeri-Pop 6 Option 1B.dwg



NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
SQ SQUARE NOZZLES (FORMERLY XPCN)
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

L XERI-POP MICRO-SPRAY 12" FROM
BARBED CONNECTOR INTO 1/2"
POLYETHYLENE TUBING - OPTION 1C
N.T.S.

1-21-10

Xeri-Pop 12 Option 1C.dwg

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE



PHASE:

CLIENT:

9 UNIT TOWNHOMES

2420 LINCOLN ST
HOLLYWOOD, FL 33020

IRRIGATION
DETAILS & NOTES



RYAN J. KING EBRAHIMIAN
LA6667324

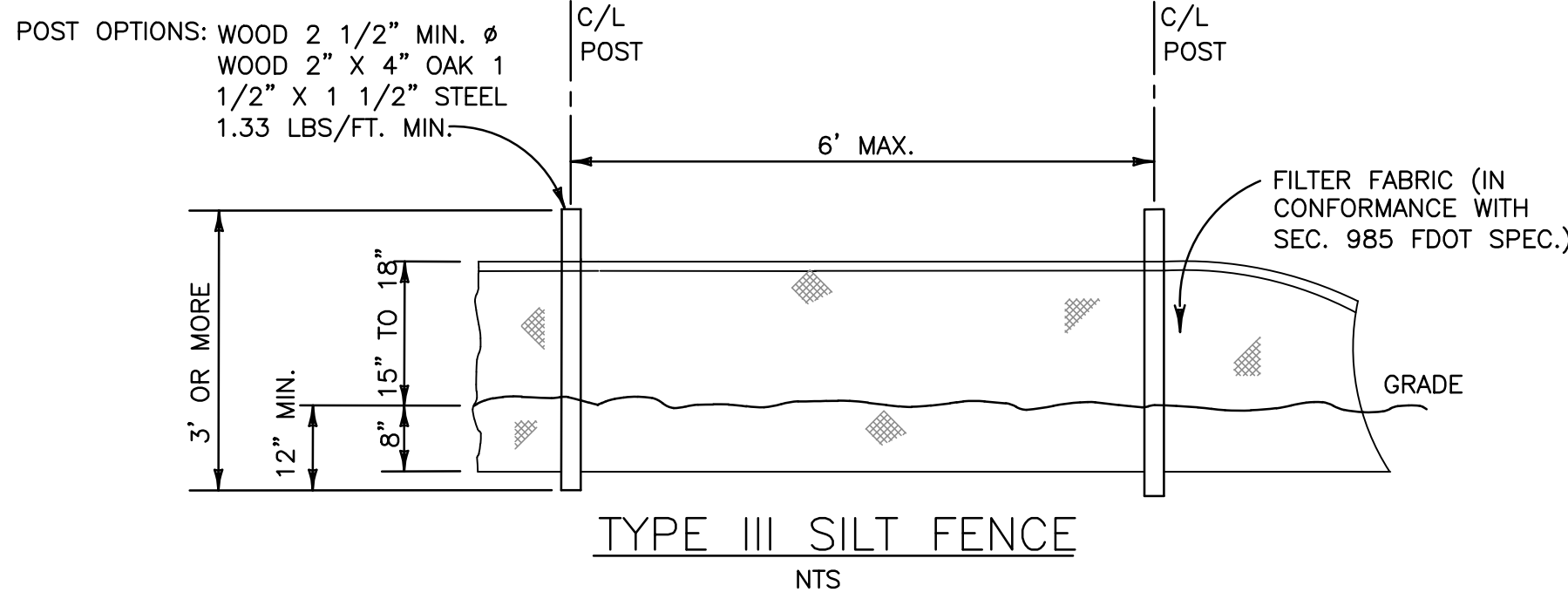
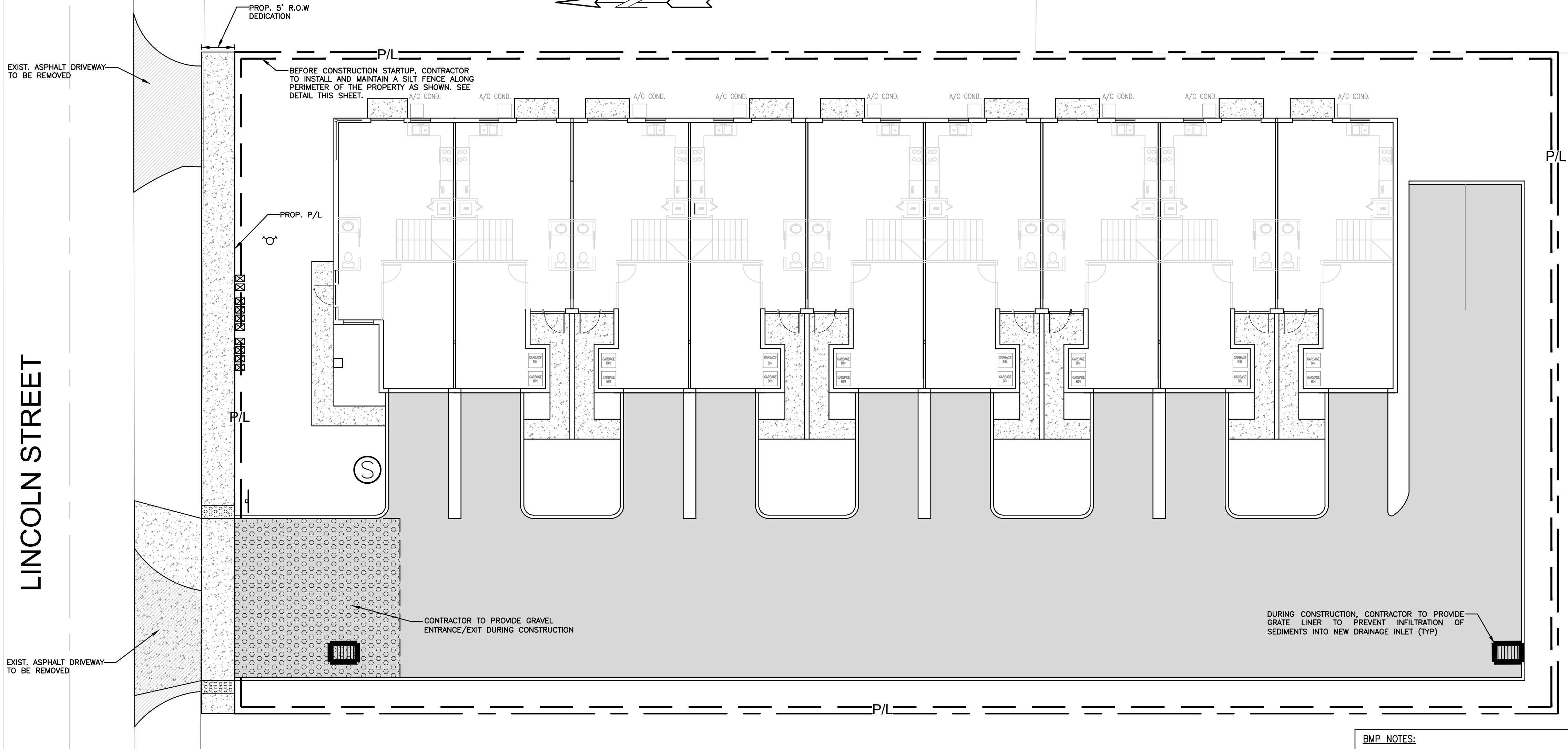
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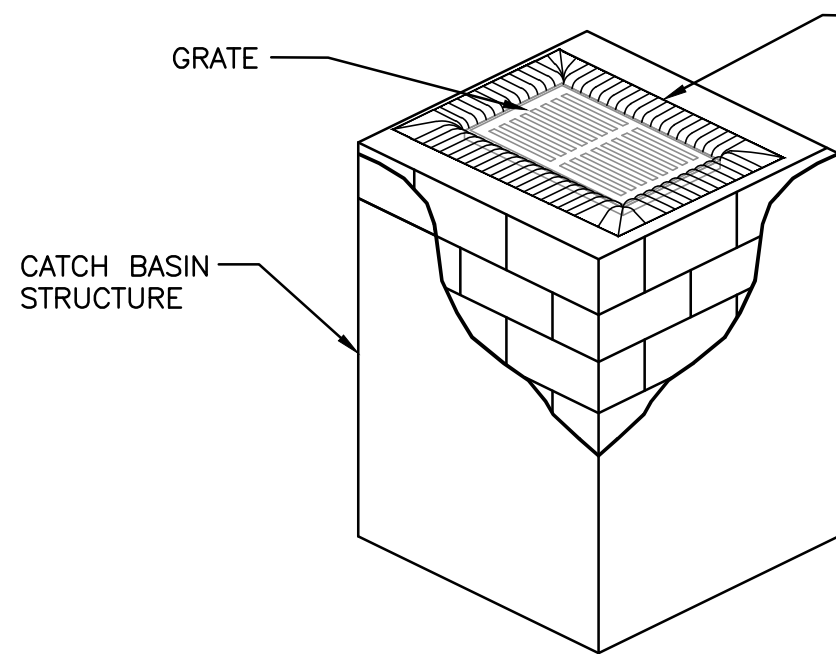
IR-3

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

LINCOLN STREET

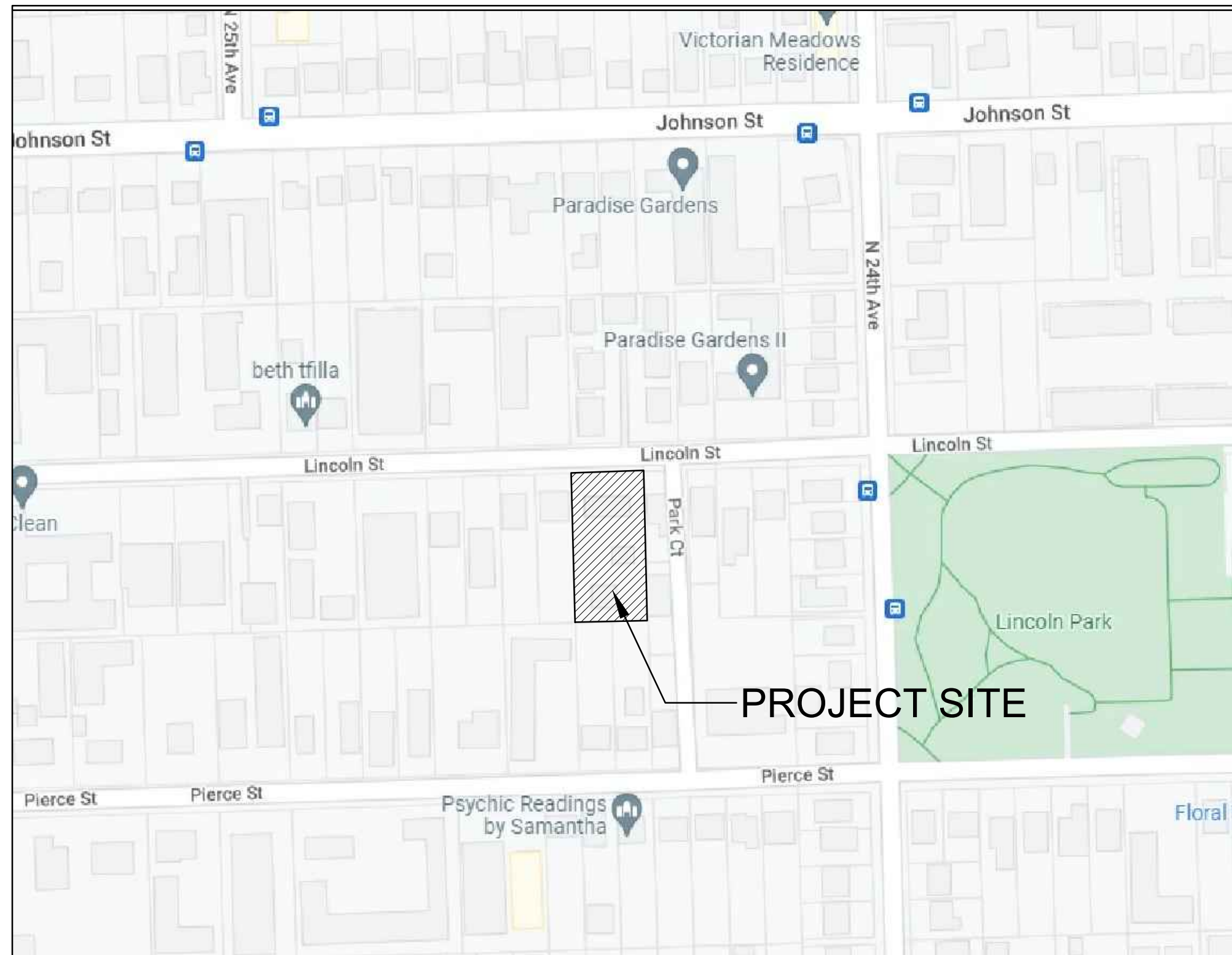


- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT



POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

- NOTES:**
- FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
 - CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.



LOCATION MAP
NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'

BMP NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
- CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
- THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



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

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7-17-23

REVISIONS

NO.	DATE	DESCRIPTION
1	4-24-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

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

ZE

9 UNIT TOWNHOMES
2420 LINCOLN STREET
HOLLYWOOD, FL

P.E.#:78036

DATE: 1/25/23

SCALE: 1"=10'

SHEET NO.:

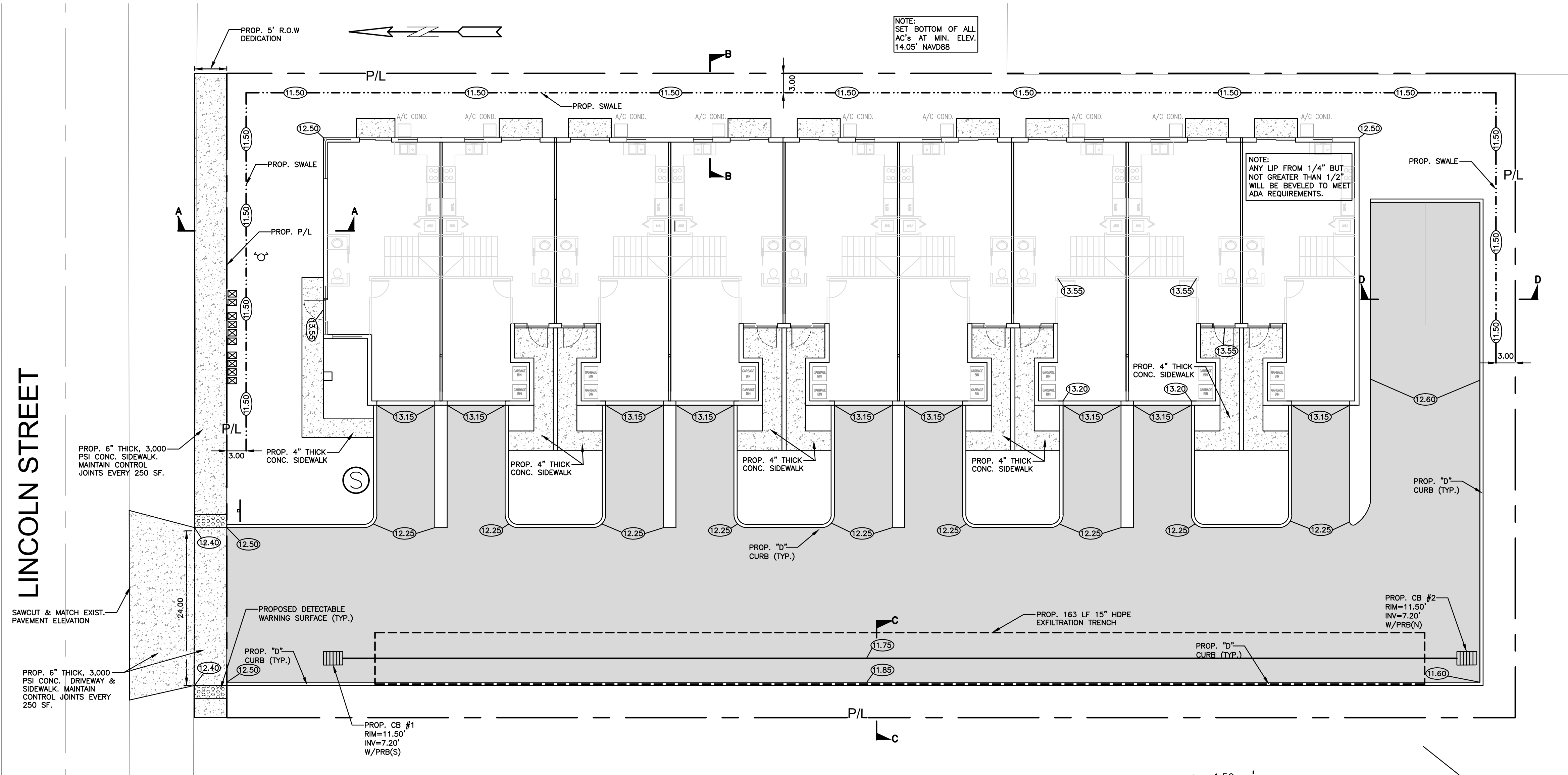
C1

1 OF 8

PROJECT NO.: 23-04

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

LINCOLN STREET



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.

REVISIONS

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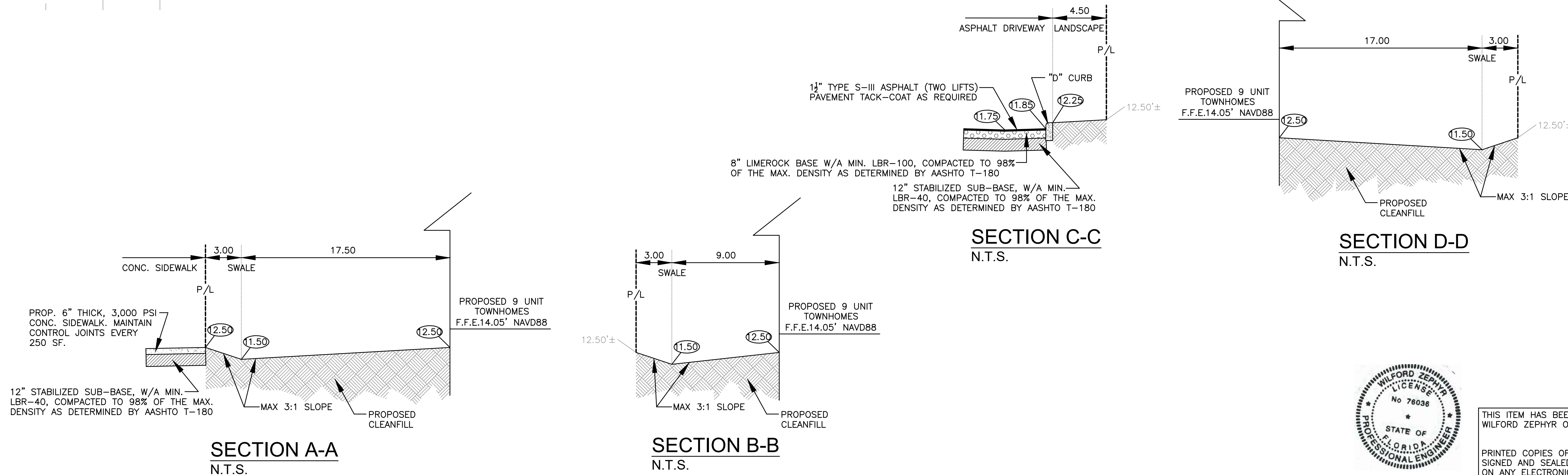
SCALE: 1"=10'

SHEET NO.:

C2

2 OF 8

PROJECT NO.: 23-04



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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7-17-23

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

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.S.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
PMP = 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, 1996 EDITION, SECTION 916-1.

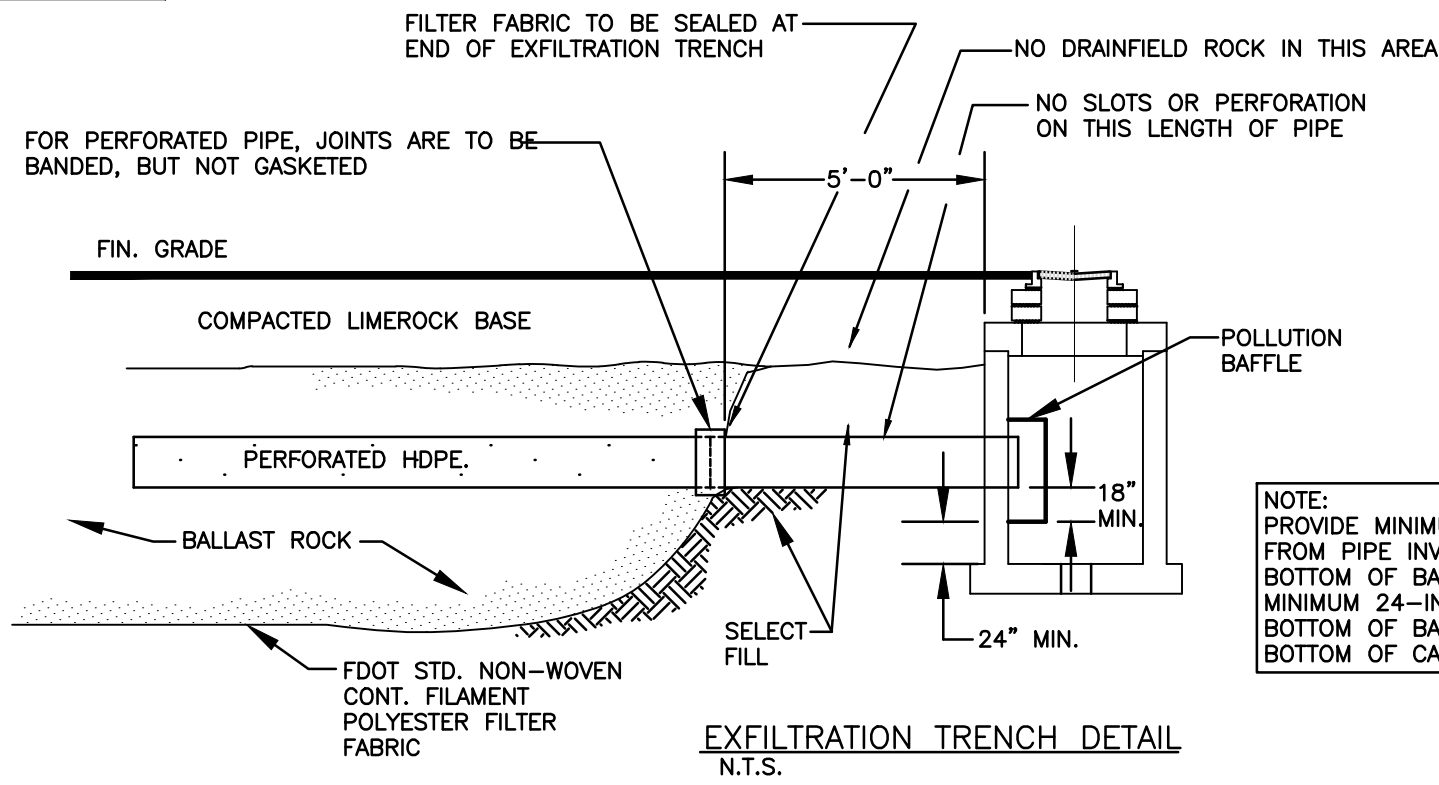
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

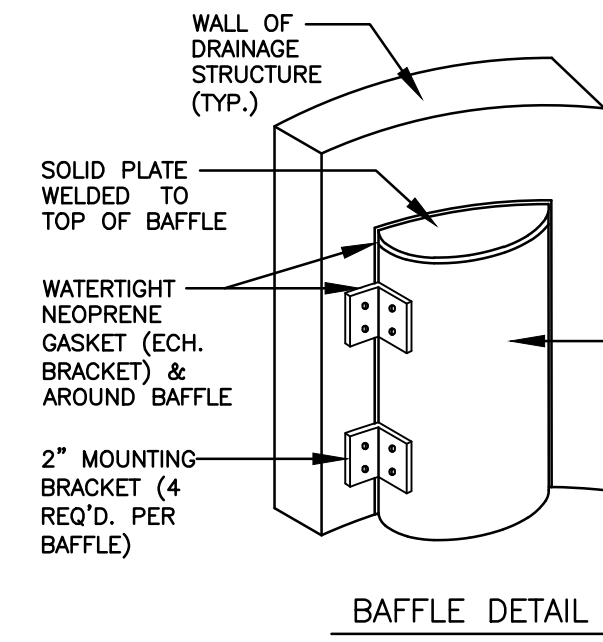
PAVEMENT MARKING & SIGNING STANDARD NOTES :

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.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



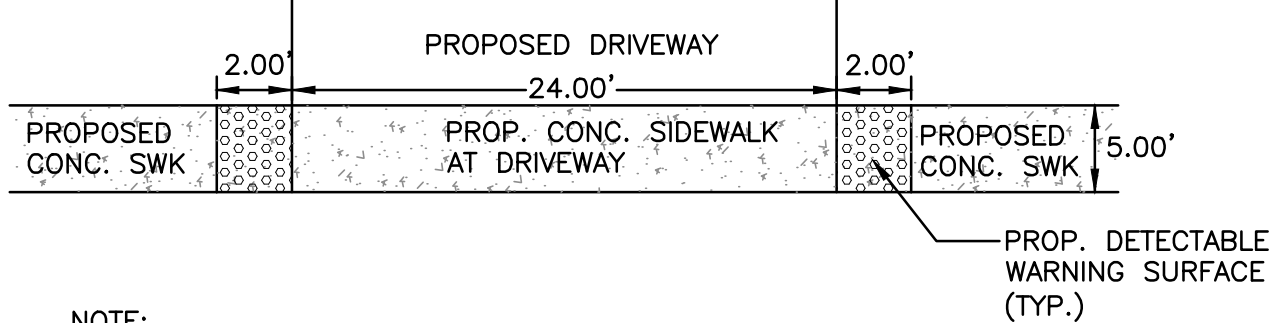
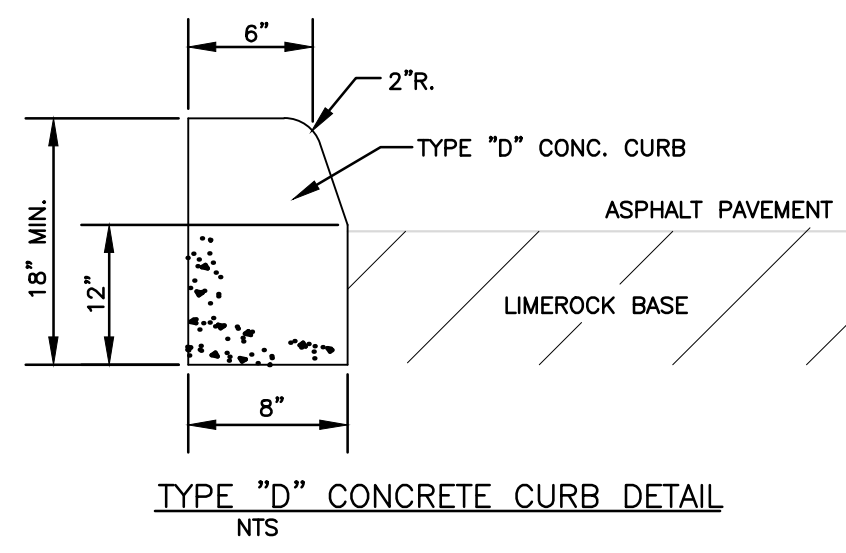
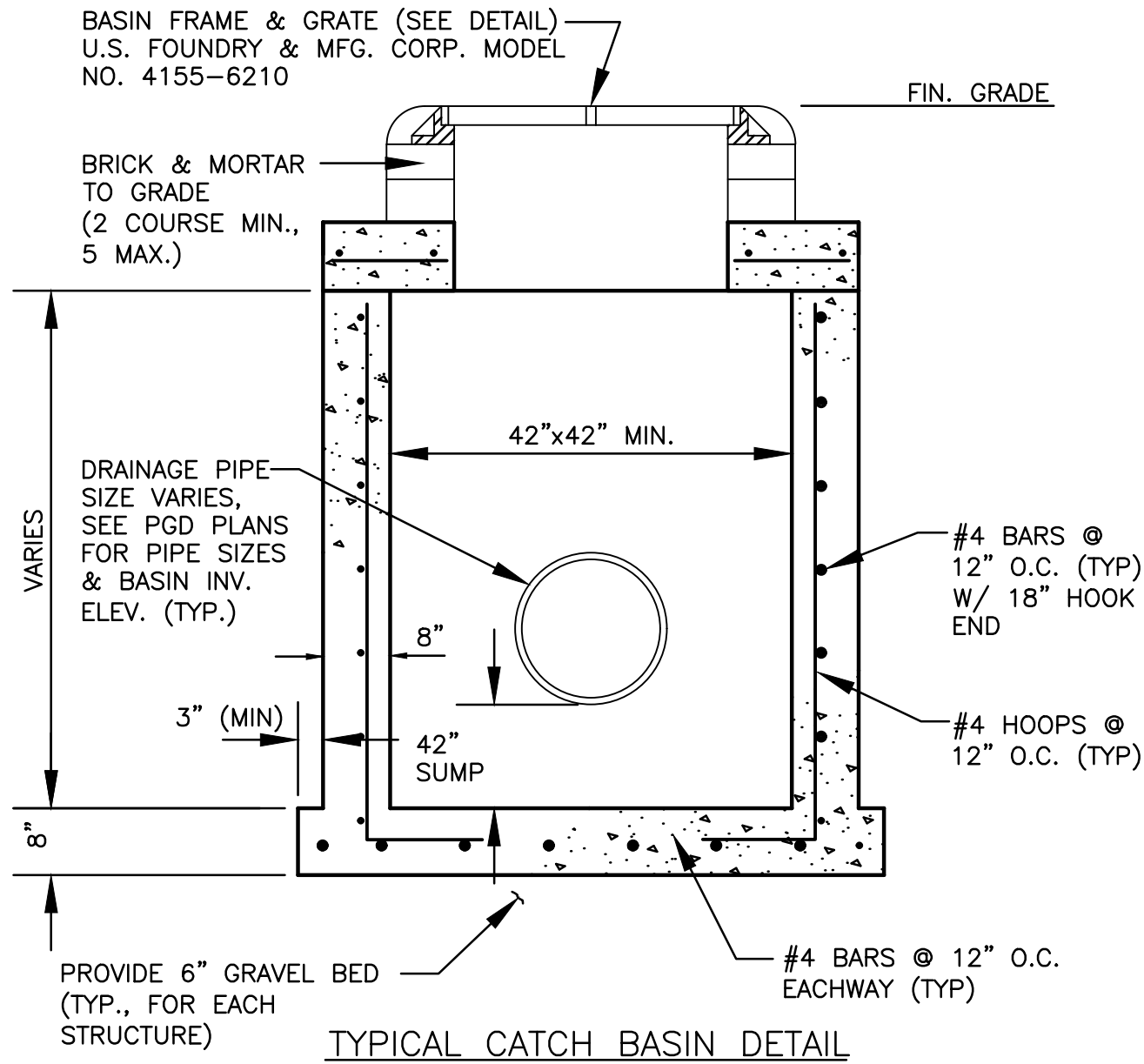
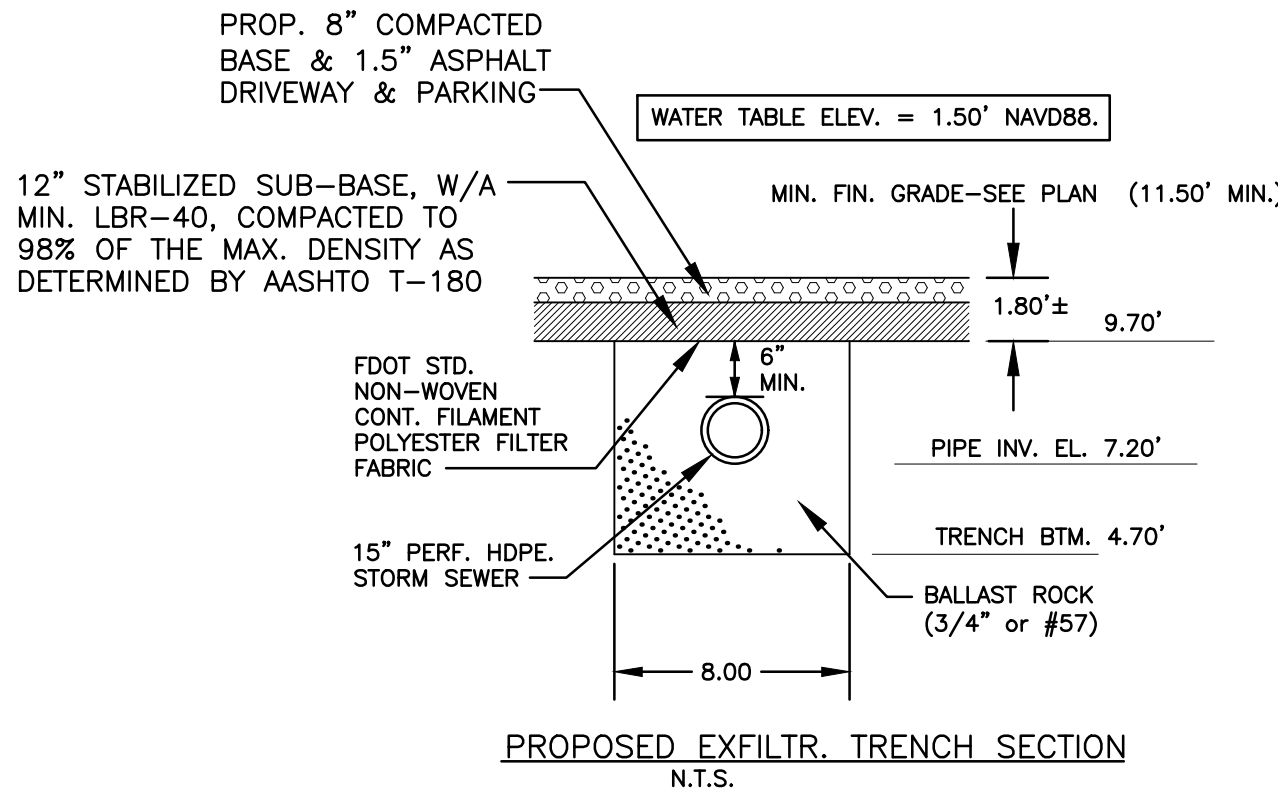
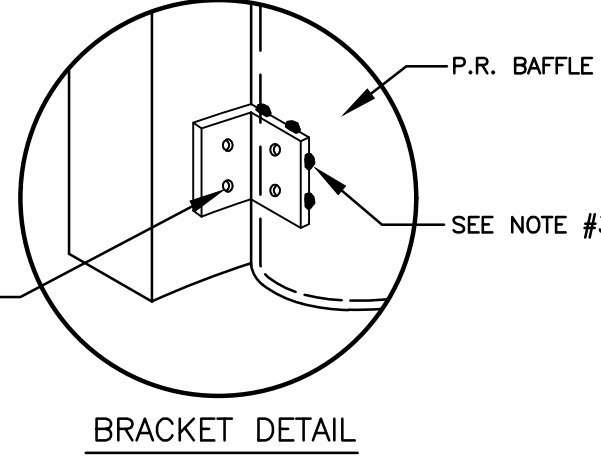
NOTE:
PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN



POLLUTION RETARDANT BAFFLE DETAIL NTS

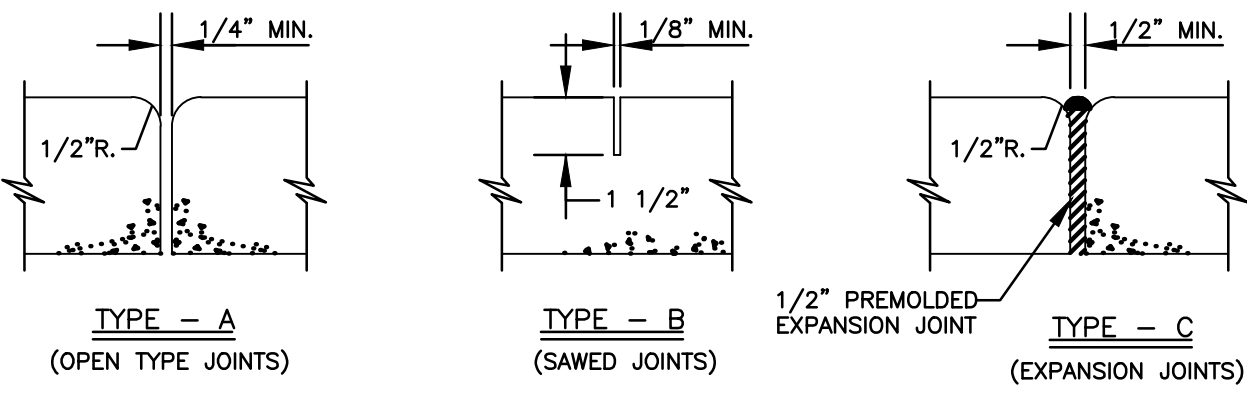
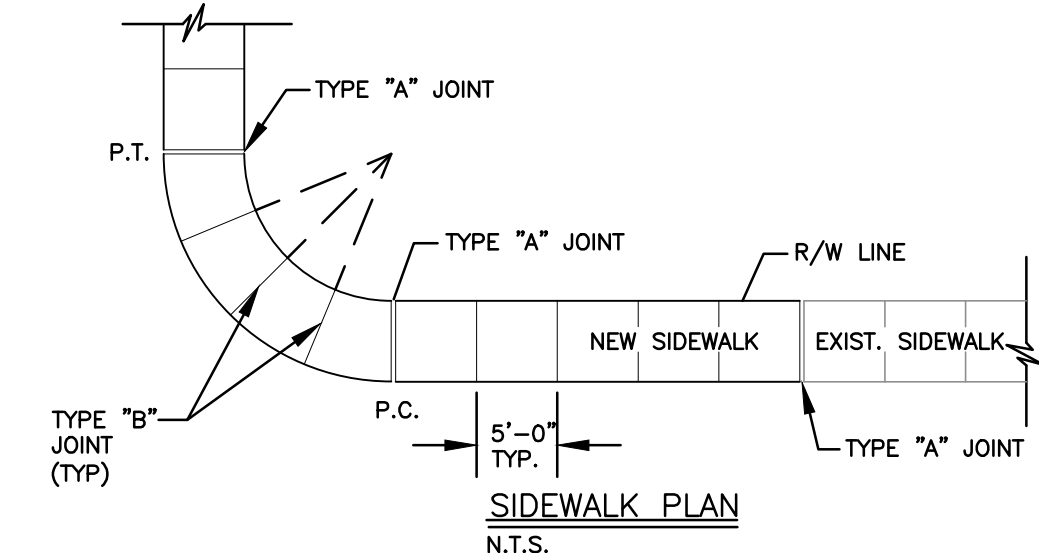
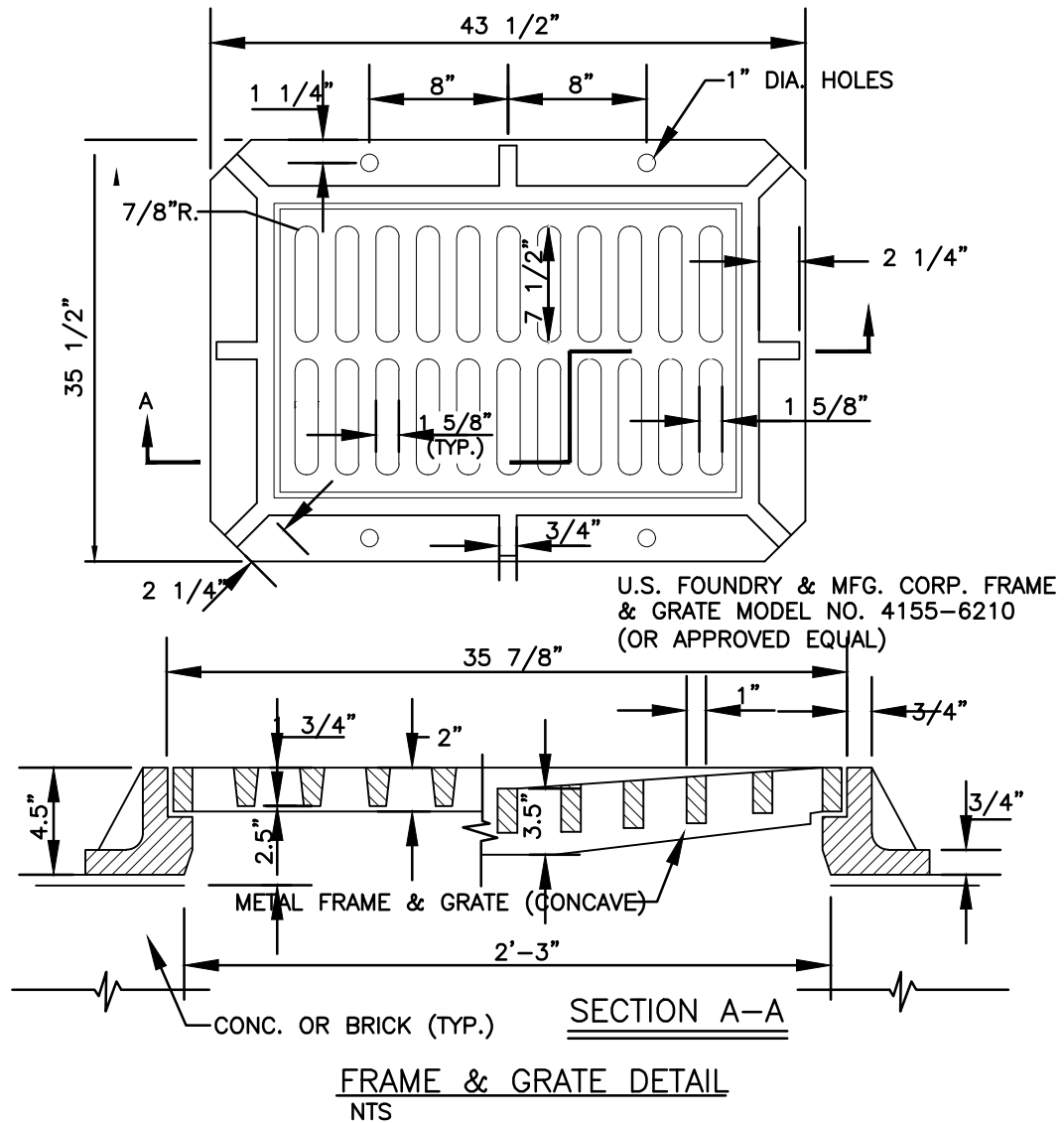
GENERAL NOTES :

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.



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 ASSESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

DETECTABLE WARNING SURFACE DETAIL NTS



TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

- NOTES:
1. EXPANSION JOINTS EVERY 50' O.C.
 2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
 3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

SIDEWALK JOINTS N.T.S.

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

* INSTALLED AT THE DISCRETION OF THE ENGINEER

SIDEWALK DETAIL NTS



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CIVIL DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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(786) 302-7693
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CA# 31158

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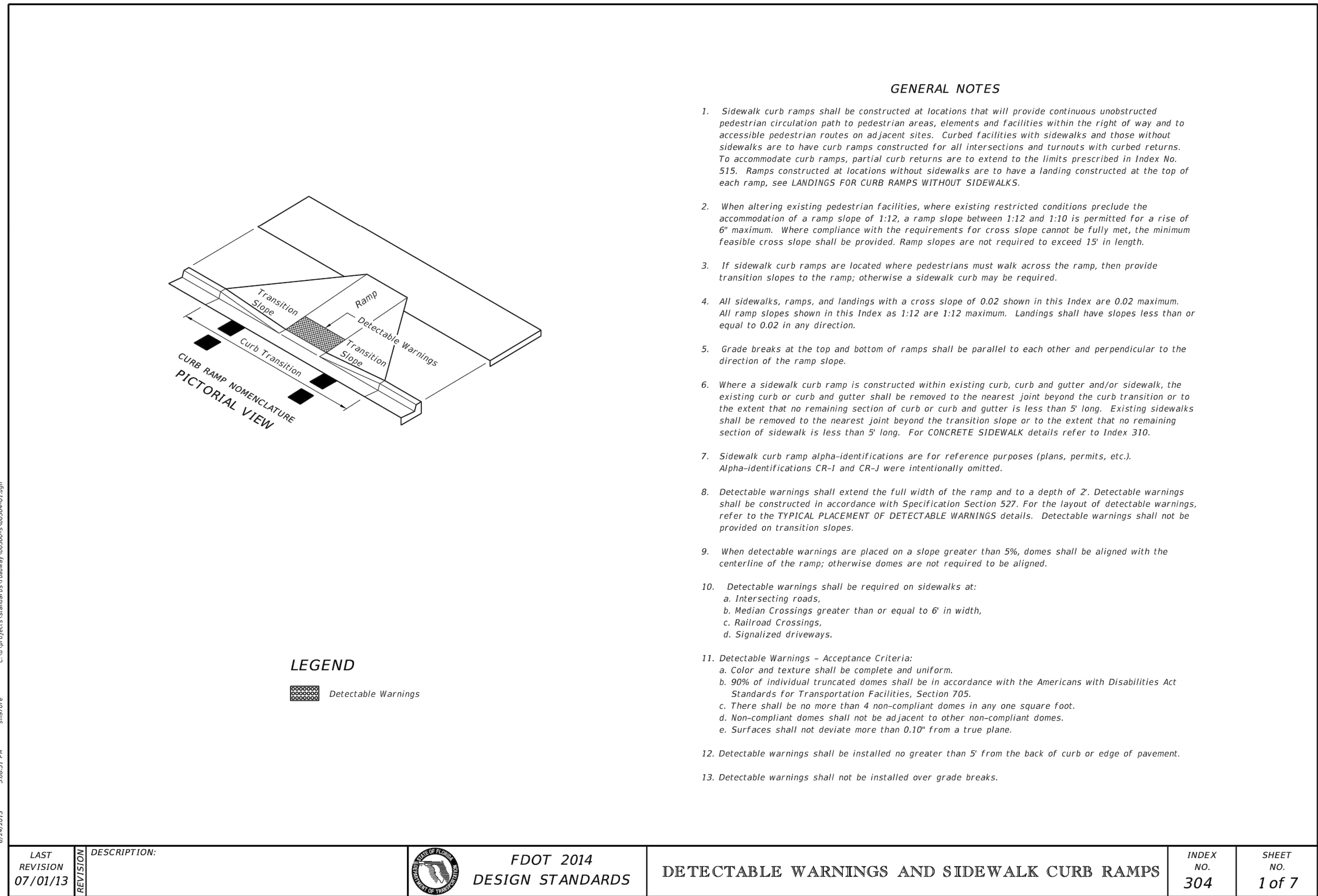
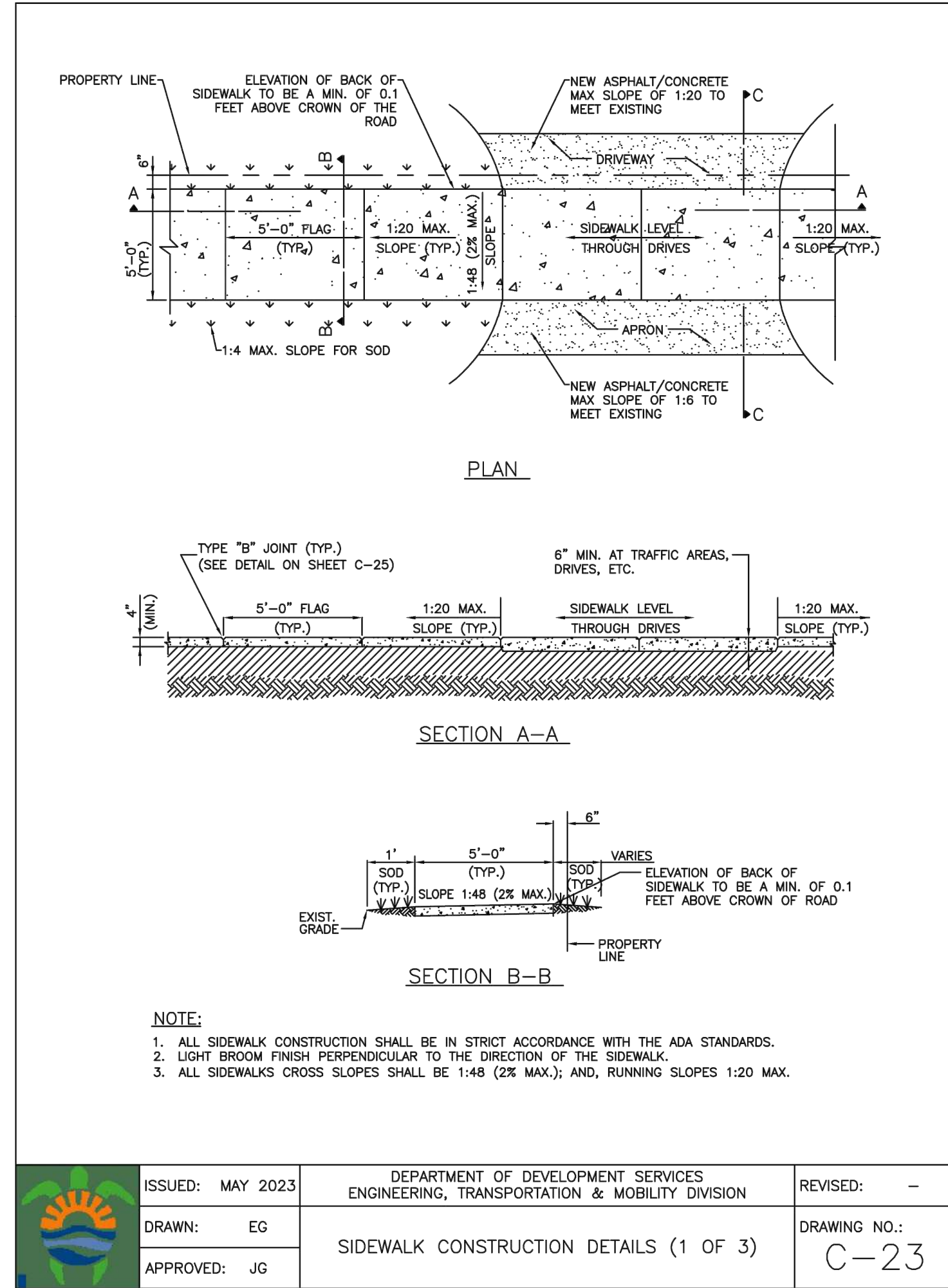
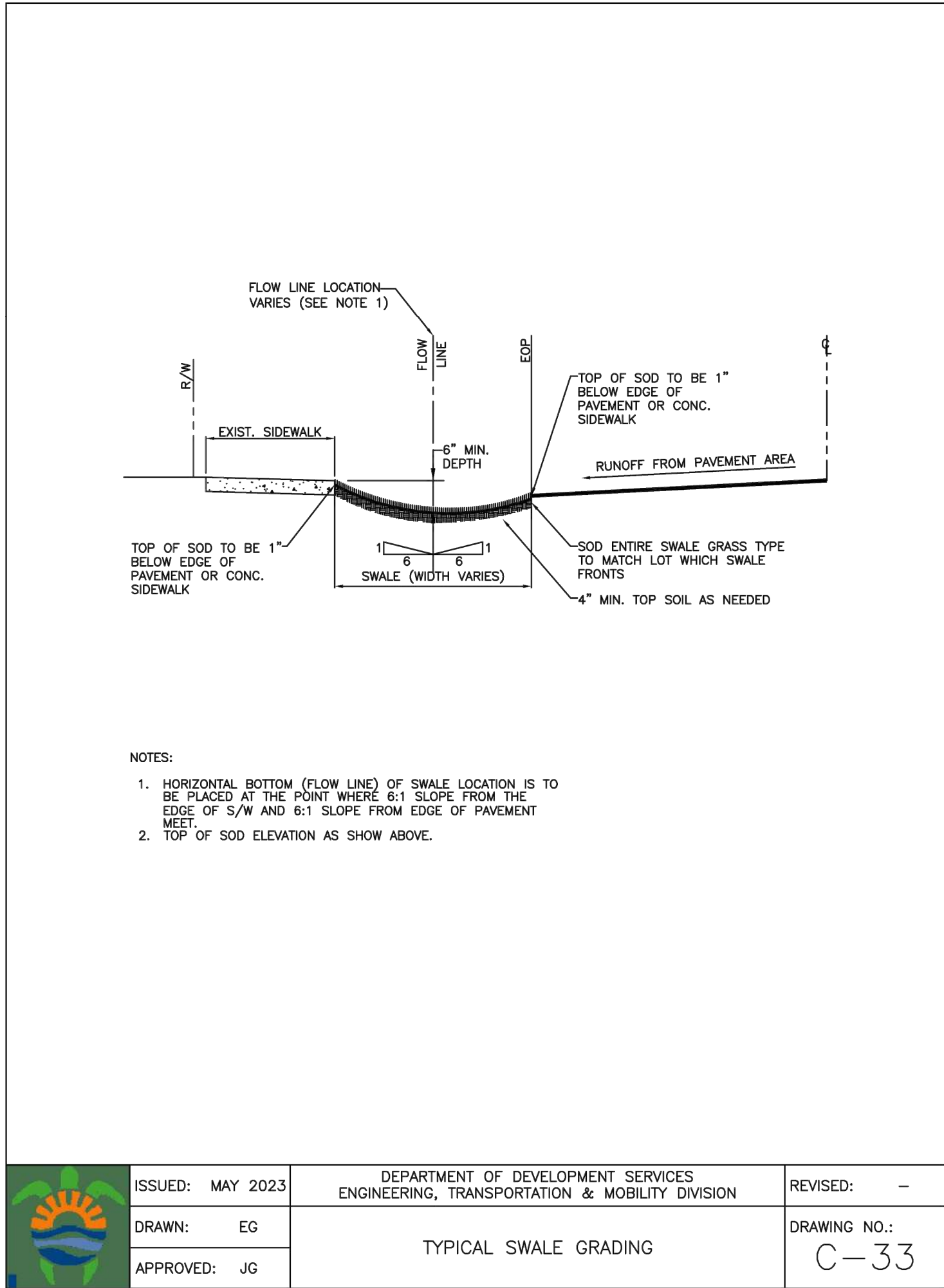
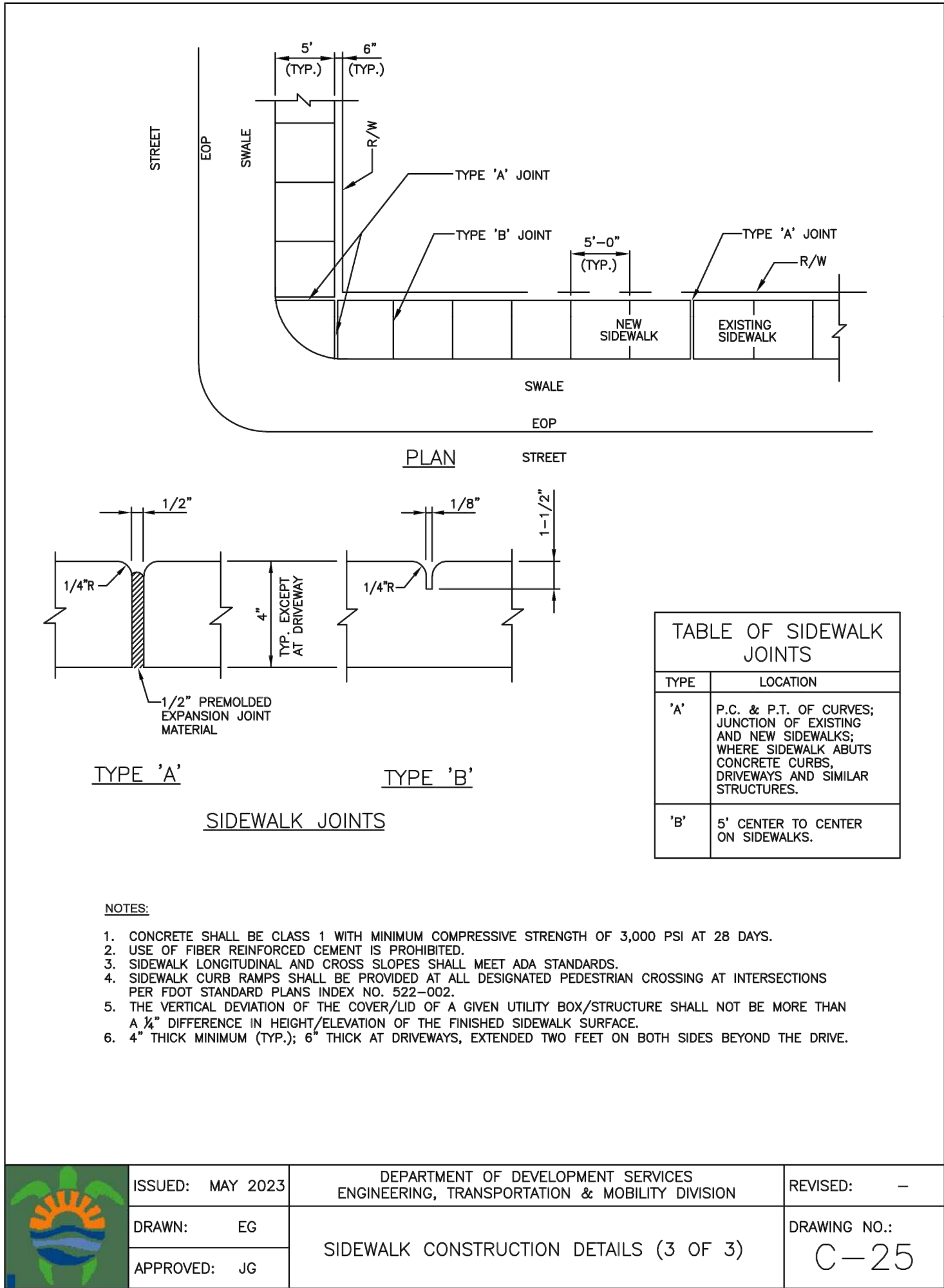
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SHEET NO.:

C3

3 OF 8

PROJECT NO.: 23-04



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CIVIL DETAILS II
SCALE: N.T.S.

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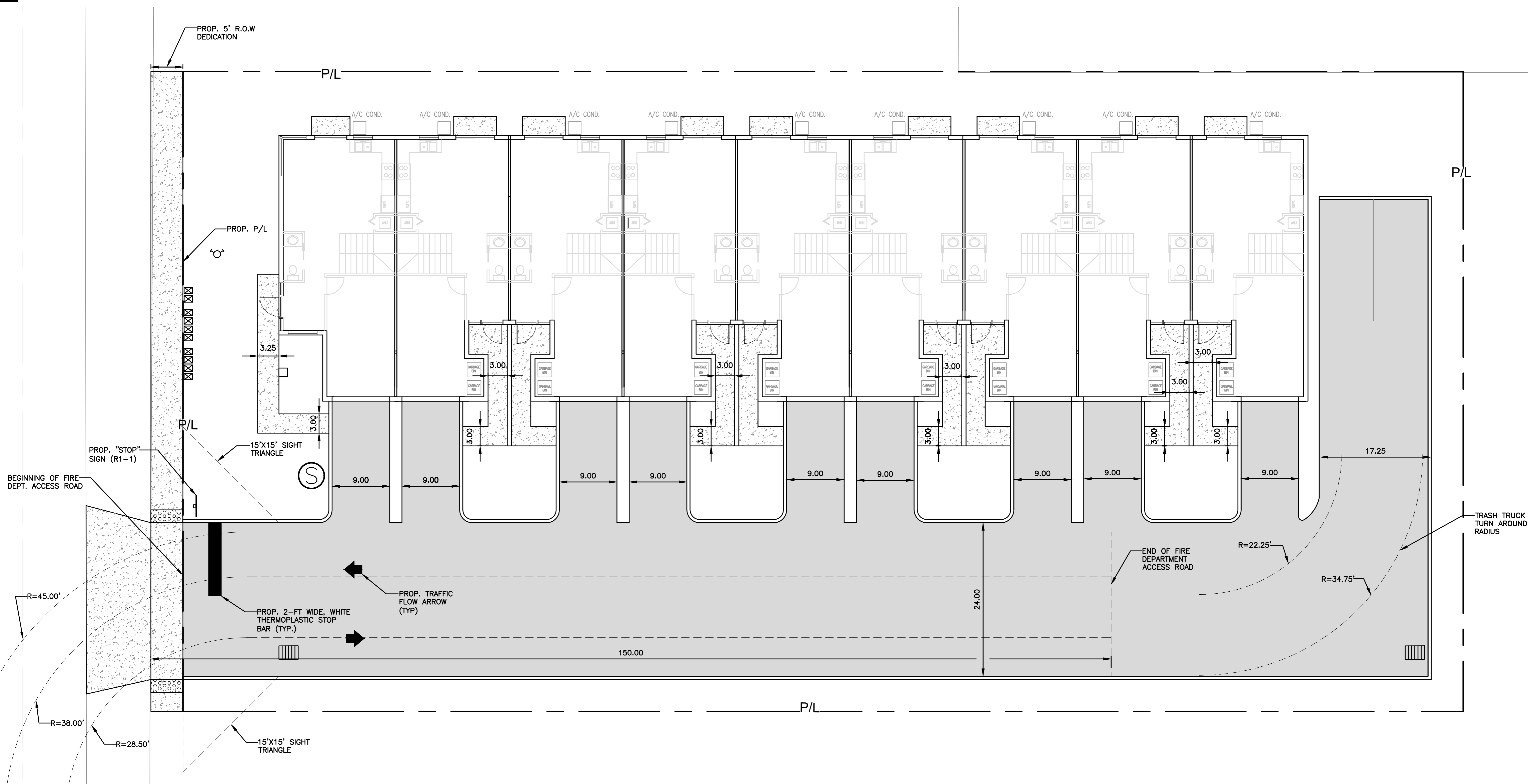
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4 OF 8

PROJECT NO.: 23-04

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

LINCOLN STREET

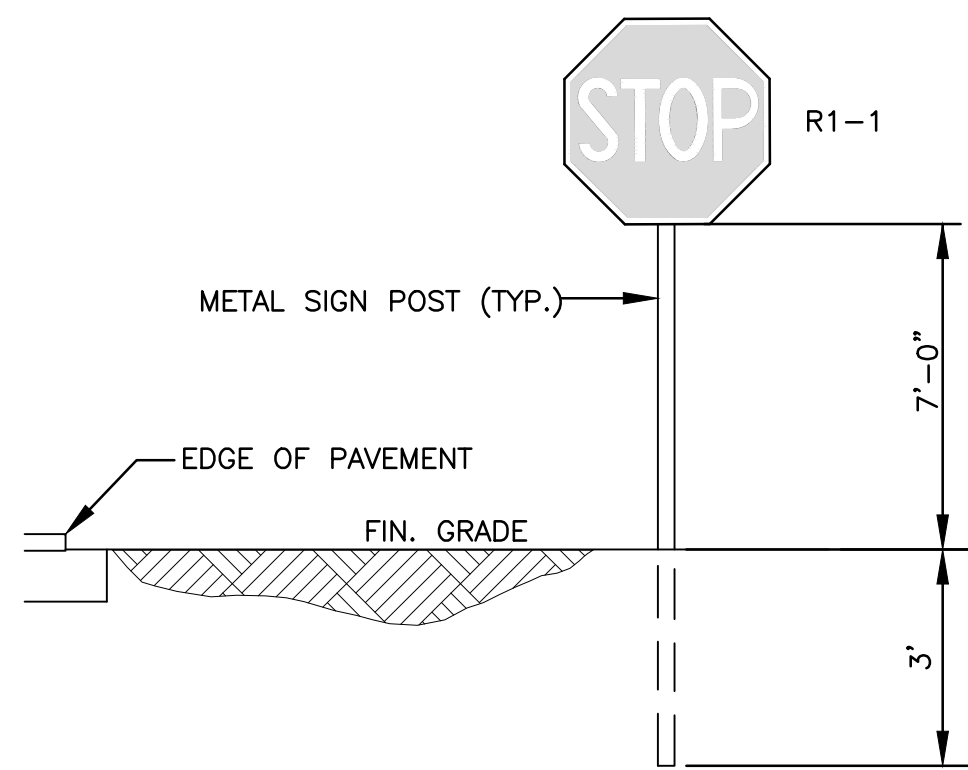
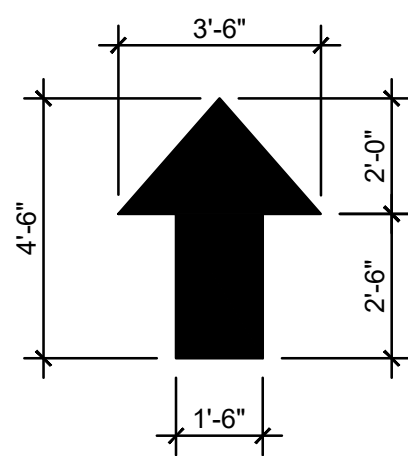


TRAFFIC CONTROL ARROWS: DIRECTIONAL
ARROWS PAINTED ON CONCRETE - SEE
LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM
OF 2-COATS OF D.O.T. APPROVED PAINT -
UTILIZE "YELLOW" COLORED PAINT ON
CONCRETE.

TRAFFIC CONTROL ARROWS DETAILS

NTS



TYPICAL SIGN INSTALLATION DETAIL

NTS

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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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-13-23	TAC REVIEW COMMENTS
2	4-24-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

9 UNIT TOWNHOMES
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HOLLYWOOD, FL

P.E.#: 78036

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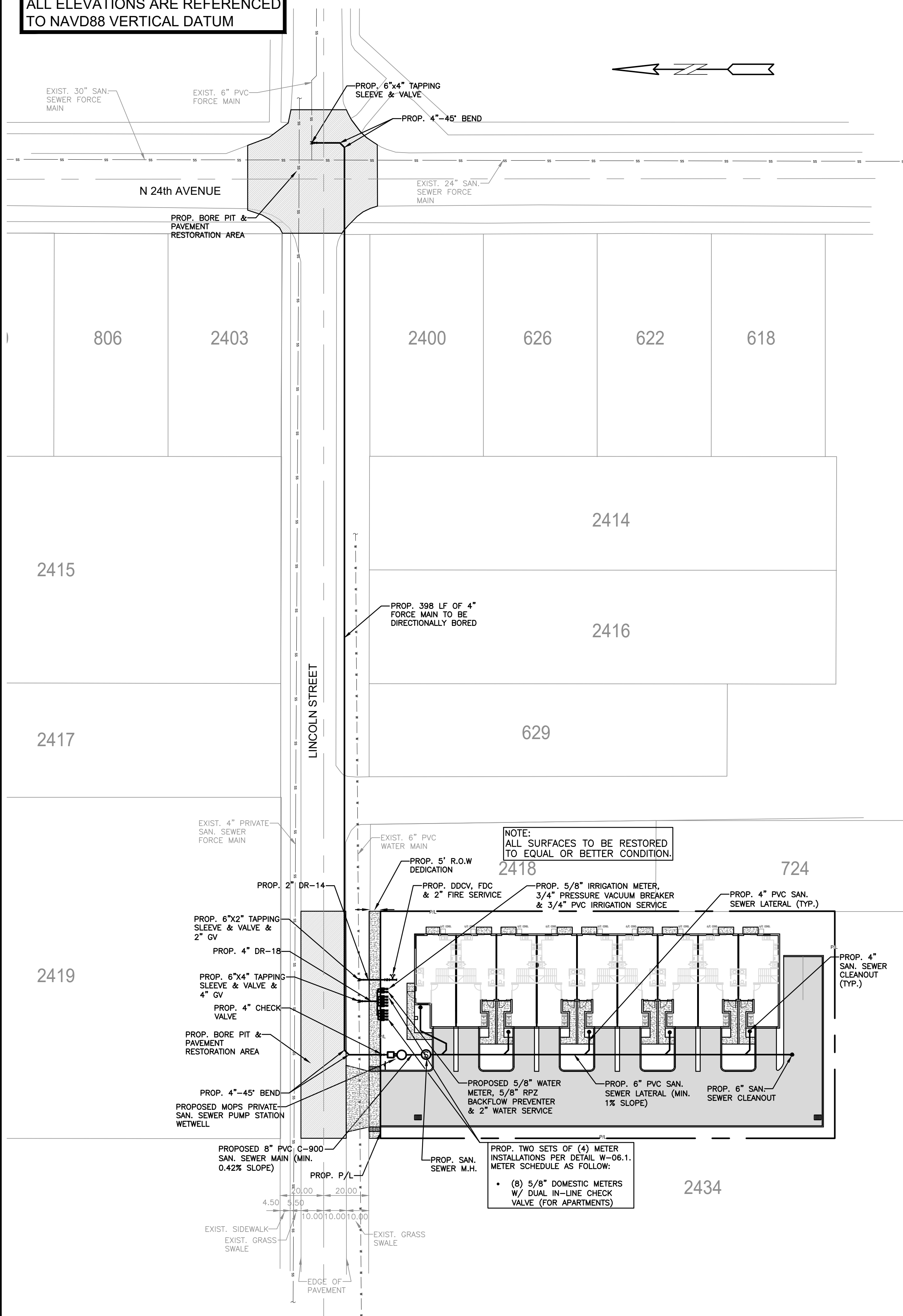
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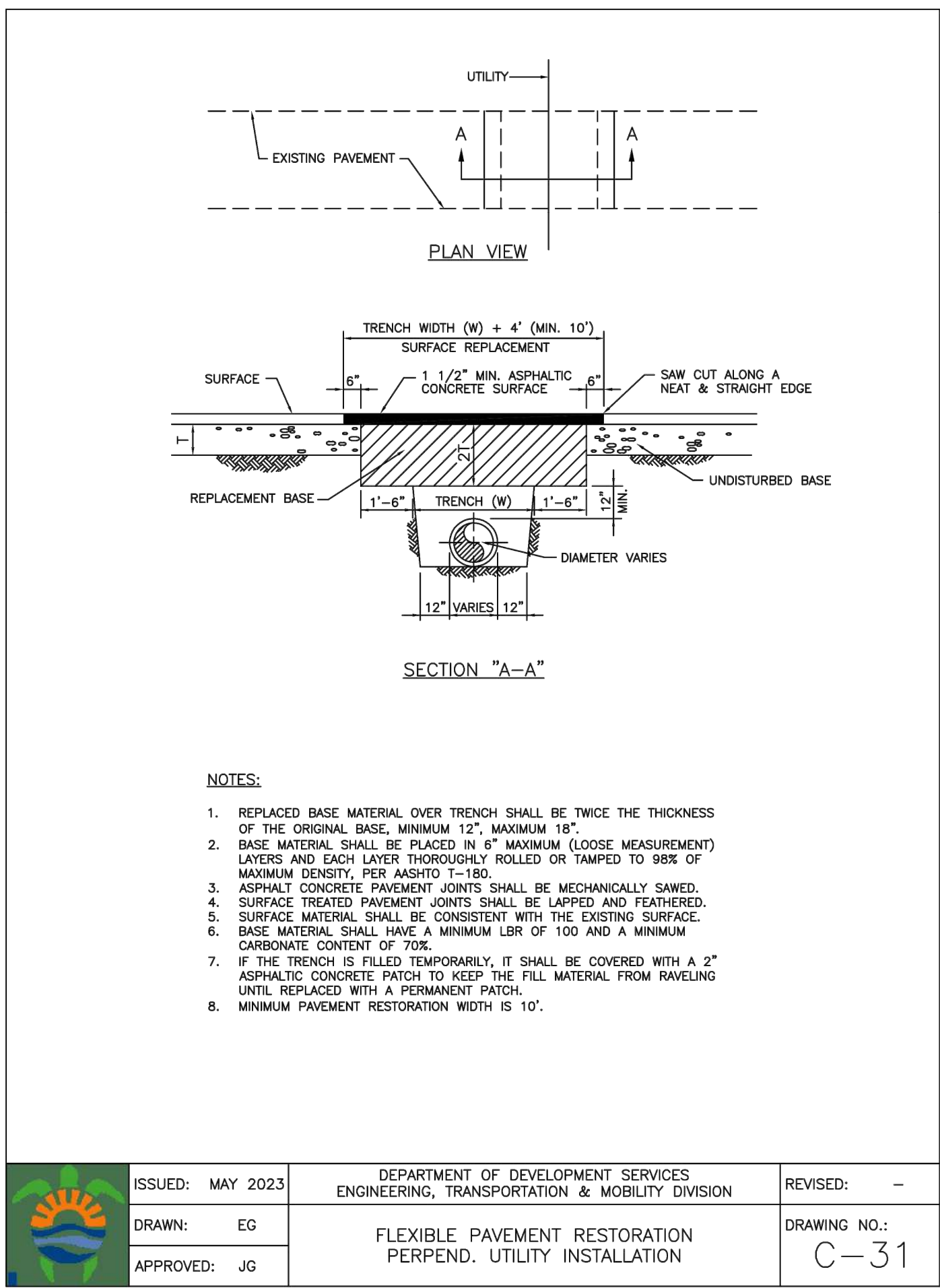
5 OF 8

PROJECT NO.: 23-04

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



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



SEWER NOTES:

- 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".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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:
$$L = S \times D \times \sqrt{P}$$

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



ISSUED: 03/01/1994
DRAWN: EAM
APPROVED: XXX

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
SANITARY SEWER MAIN
CONSTRUCTION NOTES

REVISED: 06/08/2014
DRAWING NO.: S-01

NOTE:
WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN
PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE
MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.

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.

WATER & SEWER DEMAND CALCULATIONS:

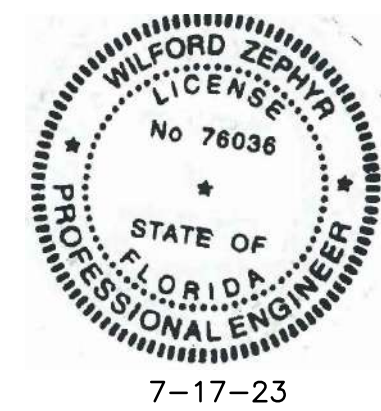
PROJECT INFO:

- 9 RESIDENTIAL UNITS

WATER DEMAND
(9 RESIDENTIAL UNITS)X(141 GPD/UNIT)=1,269 GPD

WASTEWATER DEMAND
(9 RESIDENTIAL UNITS)X(100 GPD/UNIT)=900 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)



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

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SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
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WATER & SEWER PLAN & DETAILS

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-24-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

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

9 UNIT TOWNHOMES
2420 LINCOLN STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 1/25/23

SCALE: 1"=30'

SHEET NO.: C5

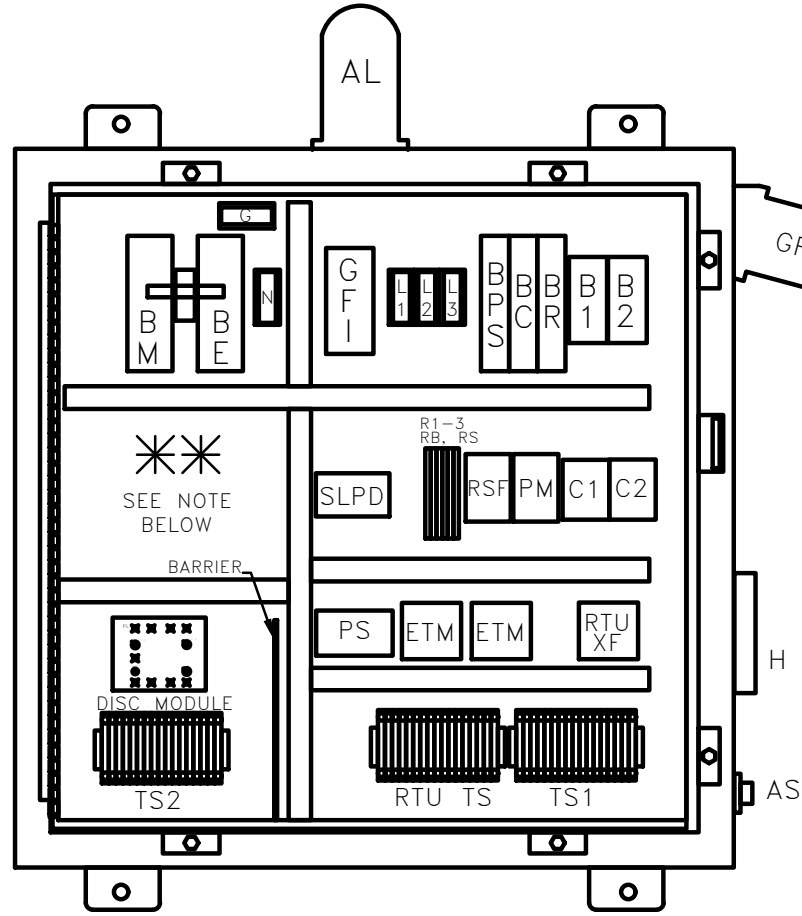
6 OF 8

PROJECT NO.: 23-04

CONTROL CENTER DESIGNED
& MANUFACTURED TO MEET
ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

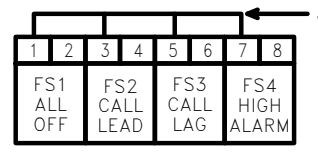
SEE SCHEDULE FOR
ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

TERMINAL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
TS1	NEU	120V	RTU	PUMP	MOTOR	MT1	G	MOTOR	MT2	G	NEU	120V	RTU	PUMP	MOTOR	MT1	G	MOTOR	MT2	G	NEU	120V	RTU	PUMP	MOTOR	MT1	G	MOTOR	MT2	G

TS1 TERMINAL SCHEDULE



TS2 TERMINAL SCHEDULE

✱ THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1-2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
HOA	HORN
C	HAND-OFF-AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1-3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

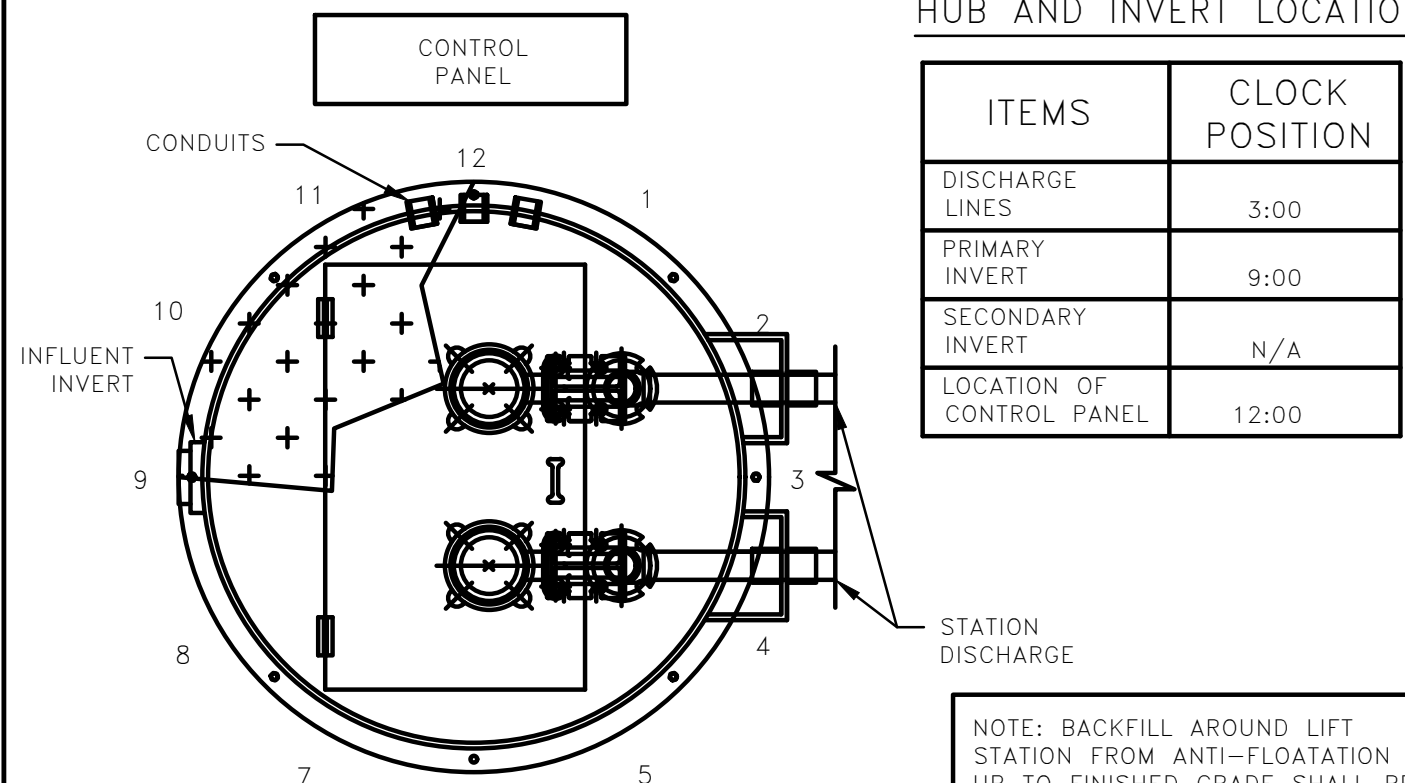
ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

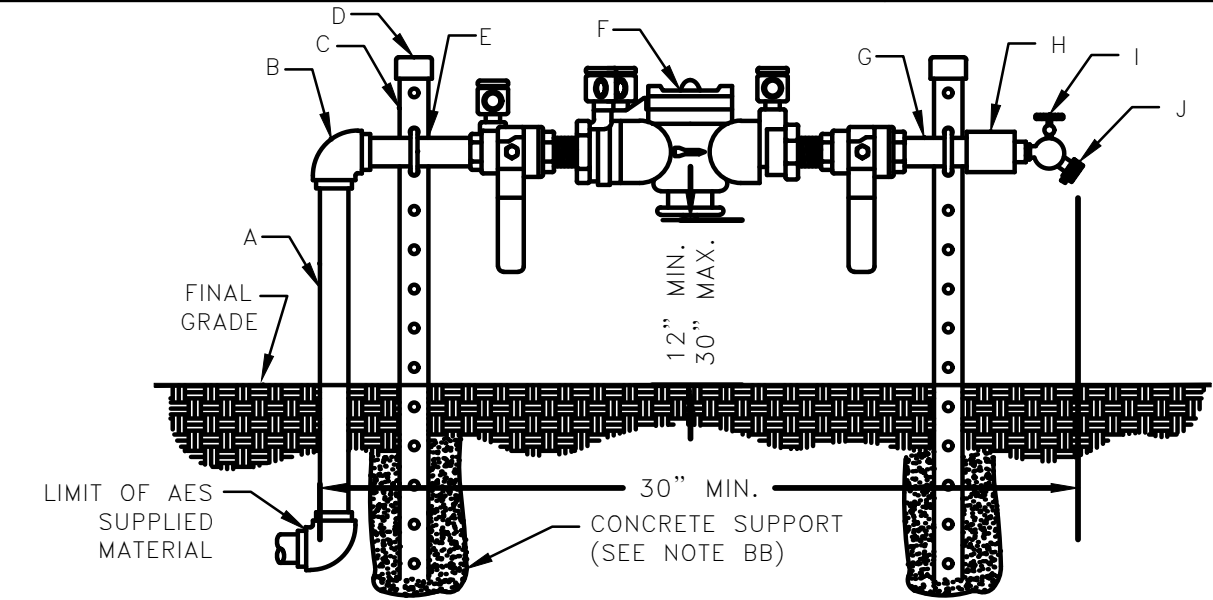
- PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)
- COMPLETE BACK-UP, SELF-CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSF-45.
- SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

HUB AND INVERT LOCATION



SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-150. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1"-5/8"x1"-5/8"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1804
E	2	3/4" S.S. PIPE BOLTS

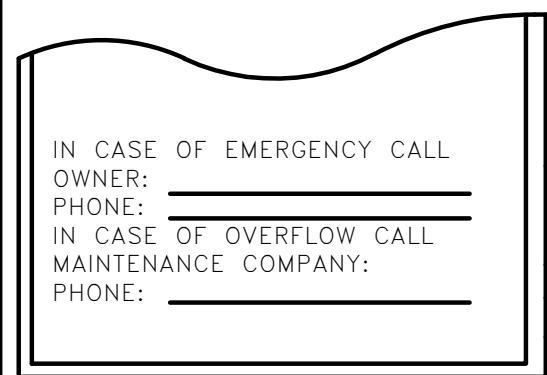
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 6" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

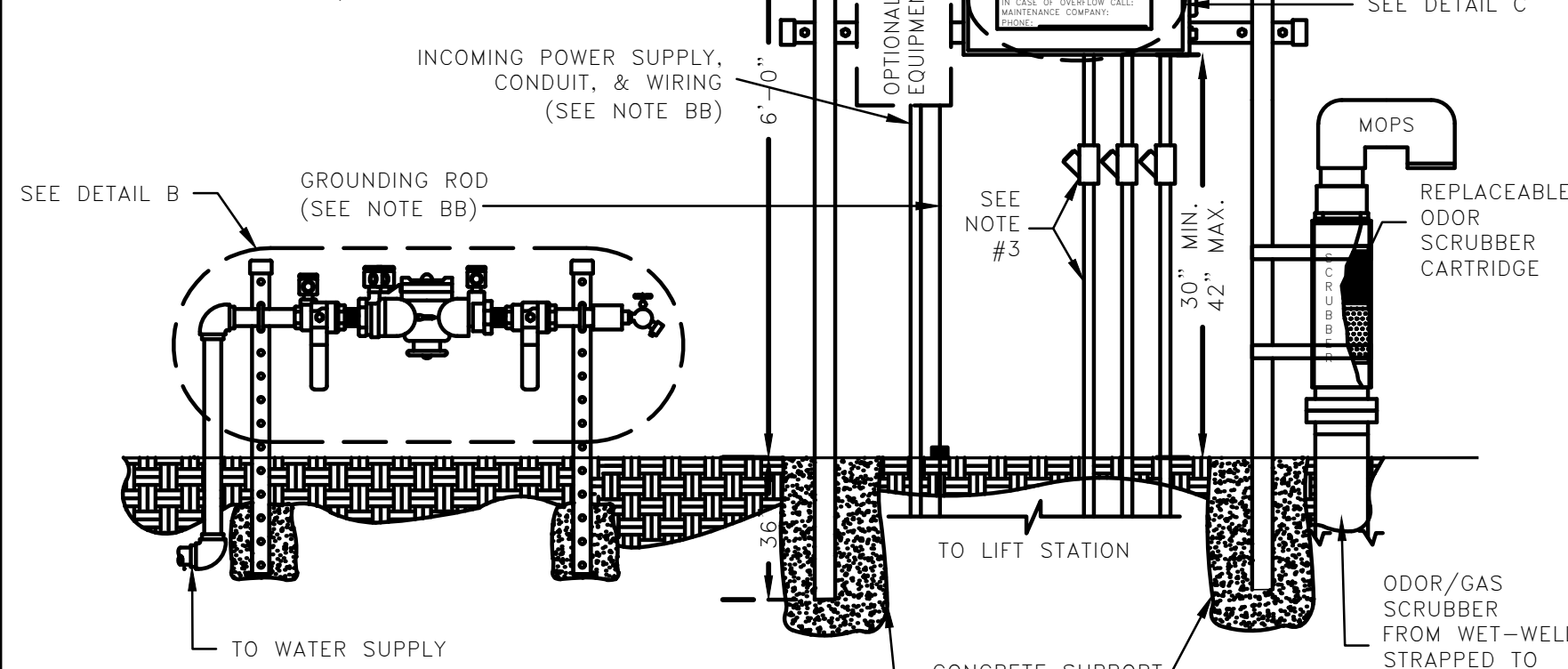
R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED

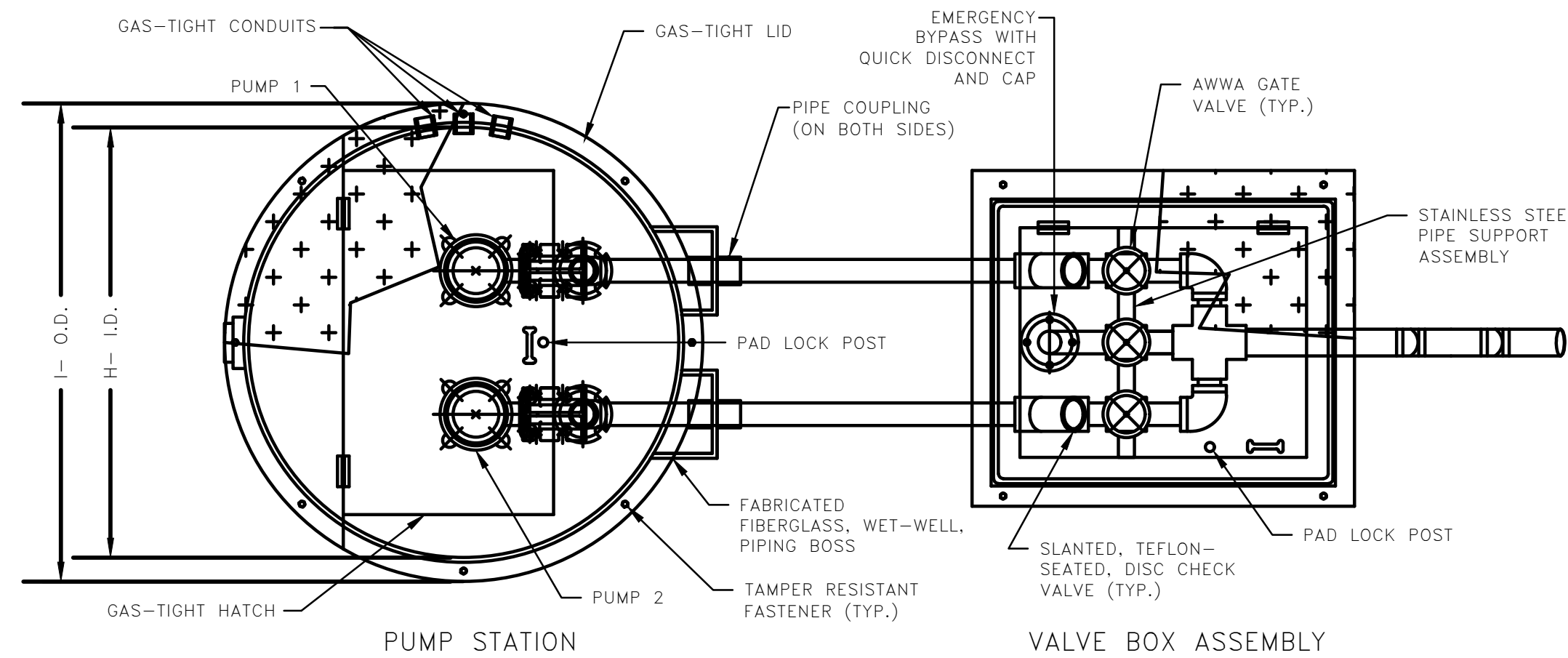
N.T.S.



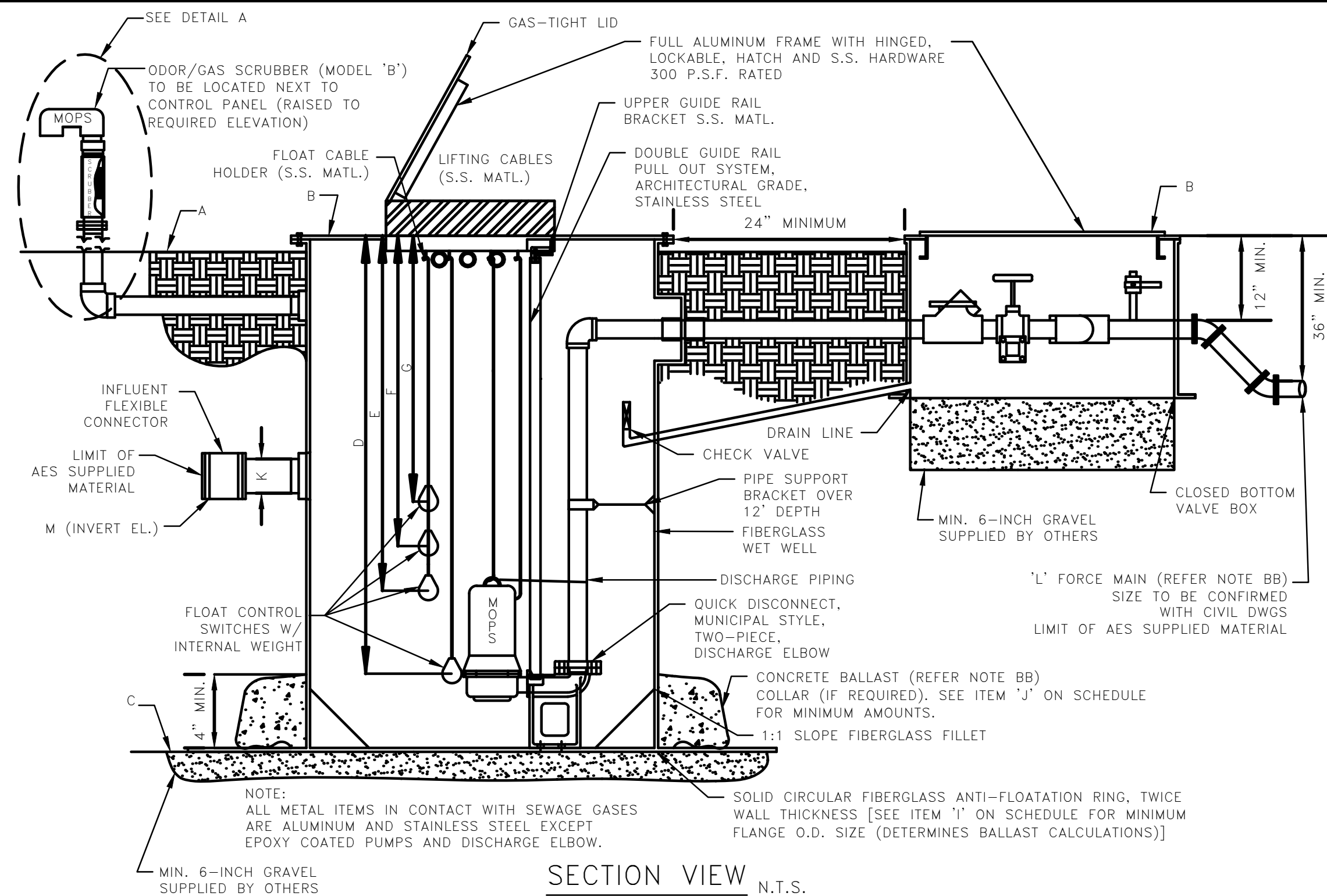
DETAIL C
(SUPPLIED BY MAINT. COMPANY)



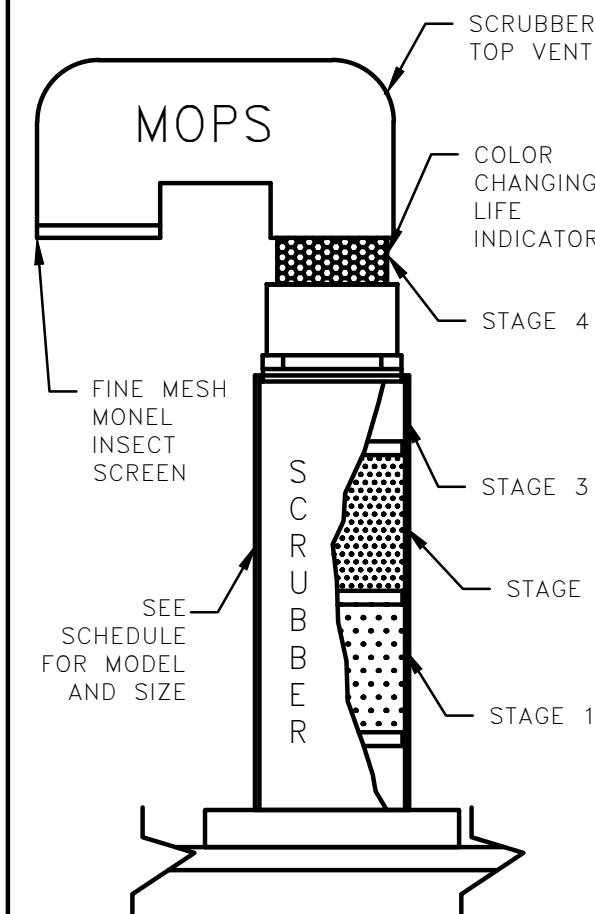
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



TOP VIEW N.T.S.



SECTION VIEW N.T.S.



DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:

- SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H₂S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
- SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-CELL OR TOP MOUNTED.
- MODEL 'B' SHOWN.

MOPS

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.

LAKE WORTH, FL 33461

PH: (561) 547-8080 FAX: (561) 547-3999

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PRIVATE SERIES

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MOPS PUMP STATION SCHEDULE

MOPS SERIES	ITEM DESCRIPTION
INITIAL DESIGN FLOW (G.P.M.)	80
INITIAL DESIGN HEAD (T.D.H.)	23'
SECONDARY DESIGN FLOW (G.P.M.)	N/A
SECONDARY DESIGN HEAD (T.D.H.)	N/A
RATED PERFORMANCE SPEED	3450 RPM
RATED MOTOR HORSEPOWER	4.0
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG
PUMP MODEL NUMBER	MOPS
SERVICE ENTRANCE VOLTAGE	208
SERVICE ENTRANCE PHASE	1
CONTROL CENTER FULL LOAD AMPS	57
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60
WET WELL SCOURER SYSTEM	N/A
REMOTE STATION MONITOR (TELEMETRY)	W/SA
ON-SITE GENERATOR SYSTEM	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24-72120-B-4.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-221-4.0-I
MOPS DISCONNECT SWITCH	1	FDS-60-1-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

- PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
- THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
- THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
- THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
- THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
- THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
- THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
- THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

- AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
- BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
- CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
- DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
- EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.
- THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

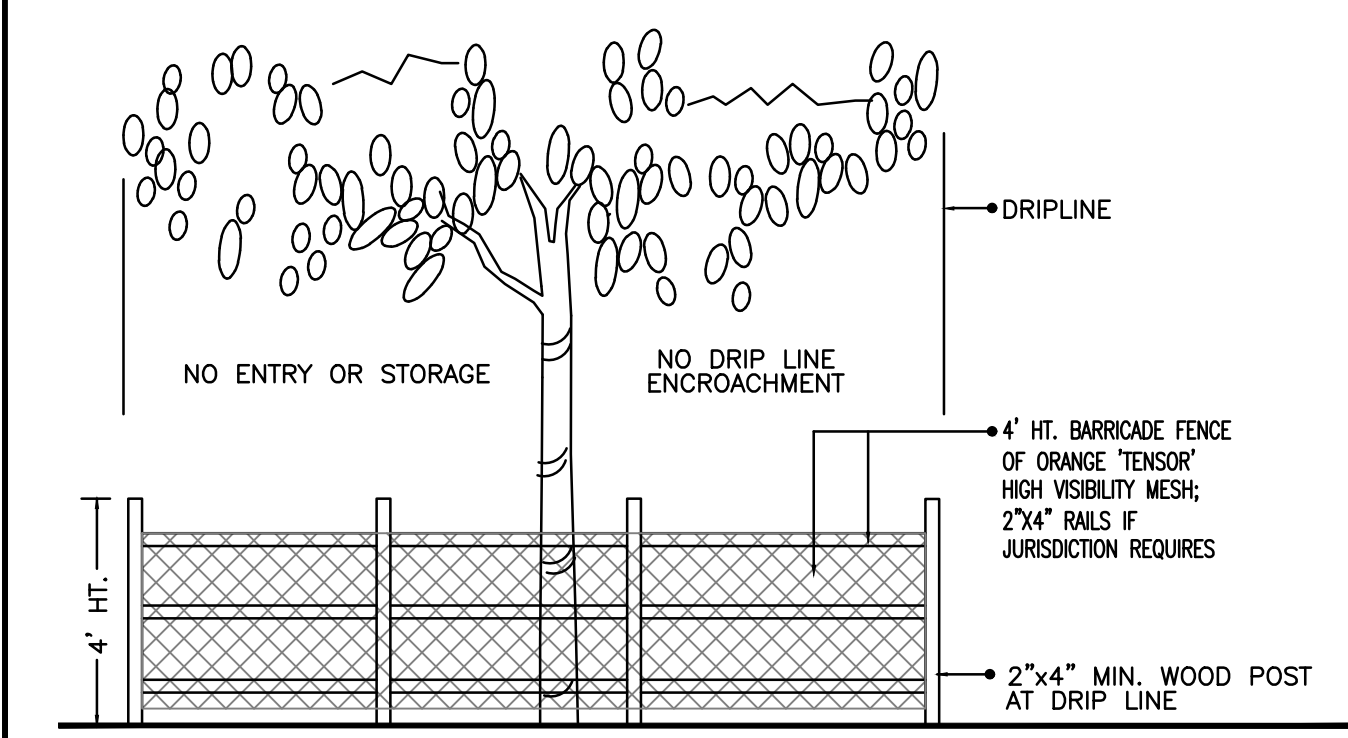
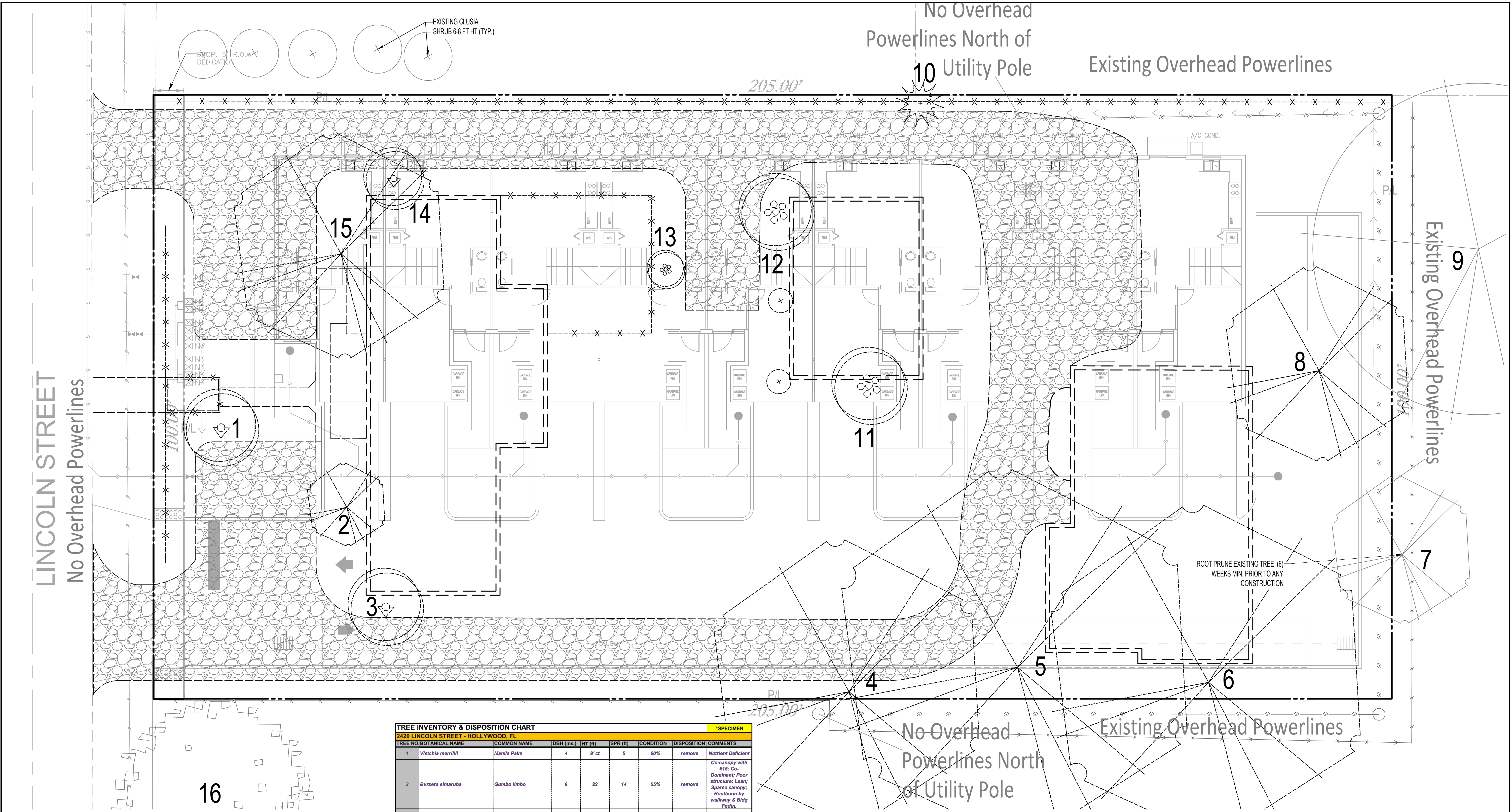
Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 Fax: 561-547-3999

REVISION	DATE
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9 UNITS TH - 2420 LINCOLN STREET, HOLLYWOOD, FL 33020
ZEPHYR ENGINEERING
5451 PIERCE ST., HOLLYWOOD, FL 33021

Project:	Prepared For:
N/A	01/12/2023

Page No.
LS-1



TREE PRESERVATION BARRICADE FENCING DETAIL

NTB

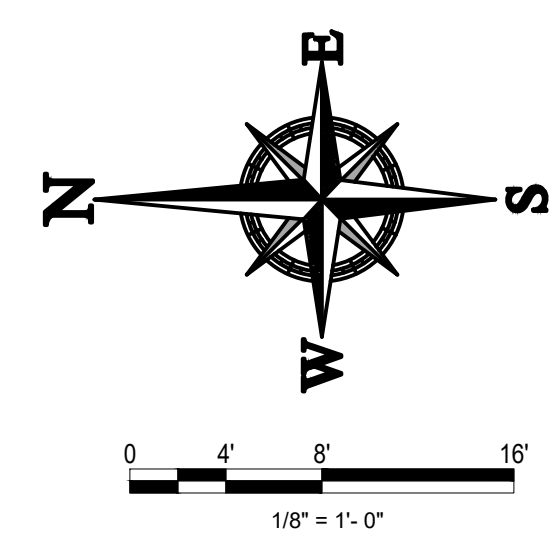
TREE INVENTORY & DISPOSITION CHART										*SPECIMEN
2420 LINCOLN STREET - HOLLYWOOD, FL										
TREE NO	BOTANICAL NAME	COMMON NAME	DBH (ins.)	HT (ft)	SPR (ft)	CONDITION	DISPOSITION	COMMENTS		
1	Vectelia merrilli	Manilla Palm	4	9' ct	5	60%	remove	Nutrient Deficient		
2	Bursera simaruba	Gumbo limbo	8	22	14	55%	remove	Co-canopy with #15; Co-Dominant; Poor structure; Lean; Sparse canopy; Rootbound by walkway & Bldg Fdn.		
3	Vectelia merrilli	Manilla Palm	4	11' ct	8	60%	remove	Nutrient Deficient		
4*	Ficus citrifolia	Shortleaf Fig	60	58	48	65%	remove	SPECIMEN; OHW; Root Bound by Driveway; Multi-Dominant		
5*	Ficus citrifolia	Shortleaf Fig	120	65	62.5	70%	remove	SPECIMEN; OHW; Root Bound by Driveway; Multi-Dominant		
6	Ficus nitida	Indian Laurel Fig	30	62	56	65%	remove	Prohibited/Not Protected; Root Bound & Adj. Bldg Fdn.		
7	Bursera simaruba	Gumbo limbo	11	33	25	65%	REMAIN	OHW; OFFSITE		
8	Bursera simaruba	Gumbo limbo	15	32	33	65%	remove	OHW		
9	Unknown		18	42	56	65%	REMAIN	OFFSITE		
10*	Cycas revoluta	Carrotwood	18	10	6.5	60%	remove	Invasive		
11	Dysoxylum	Areca Palm	12	12	7	50%	remove			
12	Dysoxylum	Areca Palm	16	16	8	55%	remove			
13	Dysoxylum	Areca Palm	8	8	6	55%	remove			
14	Livistonia chinensis	Chinese Fan Palm	10	10	7	65%	remove	Adj. Bldg Fdn.; Not Protected		
15	Ficus benjamina	Weeping Fig	12	36	38	50%	remove	Prohibited/Not Protected; Root Bound & Adj. Bldg Fdn.		
16*	Coccoloba uvifera	Seagrape	30	38	32	70%	REMAIN	SPECIMEN; OFFSITE		

TREE MITIGATION CALCULATIONS	
TOTAL DBH INCHES OF PROTECTED TREES ON SITE:	203
TOTAL DBH INCHES TO REMAIN:	0
TOTAL DBH INCHES OF TREES TO BE REMOVED FROM SITE:	203
2" DBH REPLACEMENT TREES REQUIRED:	101.5
TOTAL PALMS ≥8" CT REMOVED FROM SITE:	5
TOTAL REPLACEMENT PALMS REQUIRED:	5
TOTAL 2" DBH REPLACEMENT TREES REQUIRED:	106.5
TOTAL TREE TRUST CONTRIBUTION (\$350 PER REPLACEMENT TREE):	\$ 37,275.00

NOTE: SPECIMEN TREES ≥16" DBH; TOTALS ABOVE ONLY INCLUDE ON-SITE & PROTECTED TREES

GENERAL EXISTING TREE NOTES:

- TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PREVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION, NO FILL, COMPACTION, OR REMOVAL OF SOIL, & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
- ALL ROOT PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES. NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS & ANSI A-300 PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
- ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
- LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100 PER DBH INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5) ABOVE SURROUNDING GROUND.
- IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
- ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
- ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
- ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
- DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
- UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS.
- VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS.



EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
PH.: 305 879 7965

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

811 Know what's below. Call before you dig.

PHASE:

CLIENT:

9 UNIT TOWNHOMES
2420 LINCOLN ST
HOLLYWOOD, FL 33020

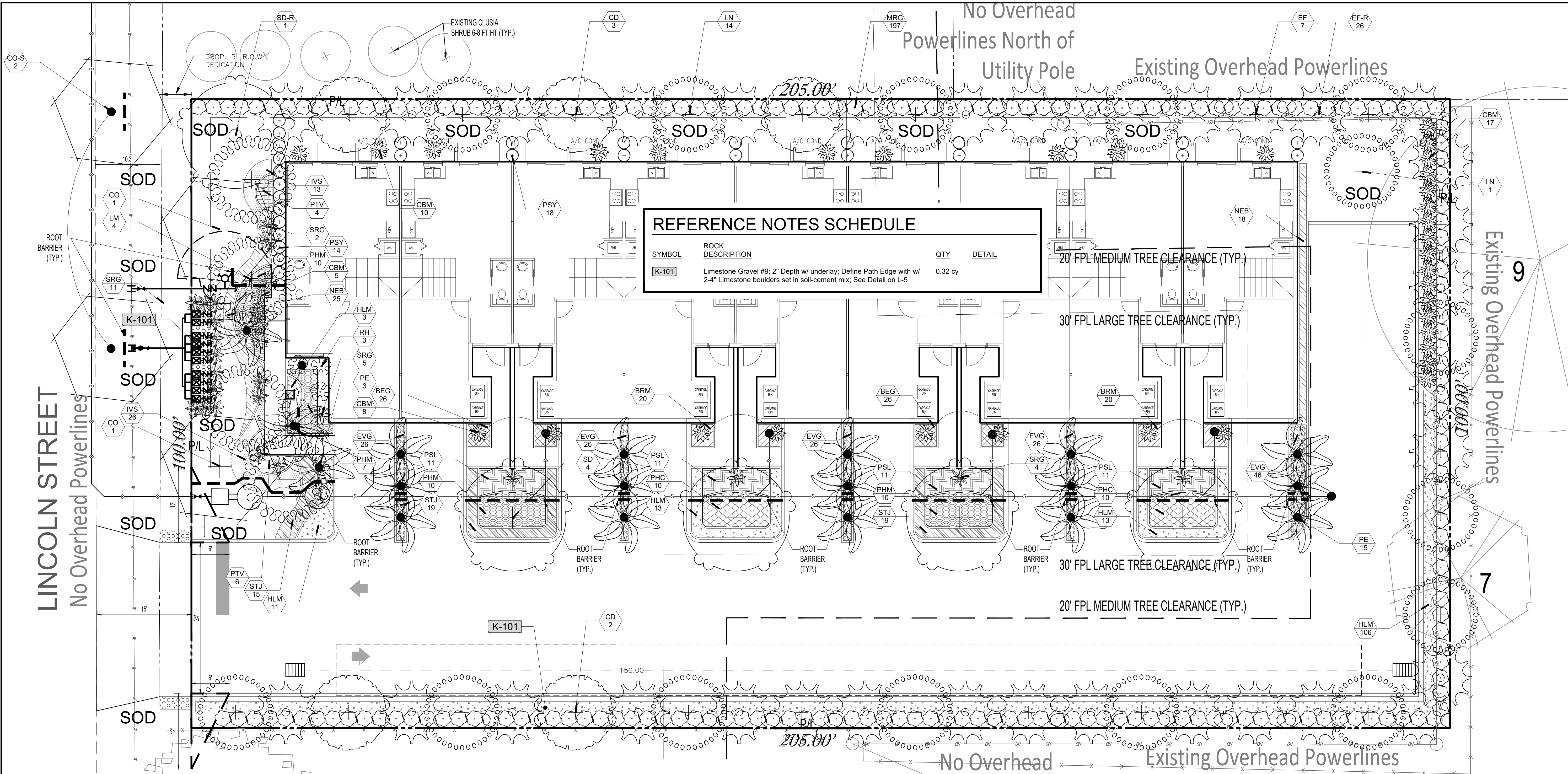
EXISTING TREE DISPOSITION PLAN



RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK
CHECKED BY:
DATE: 2023-06-28

SHEET NUMBER:
L-1

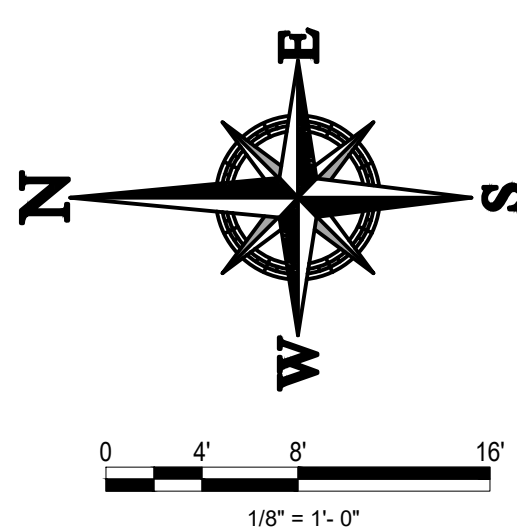


REFERENCE NOTES SCHEDULE			
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	Limestone Gravel #9; 2" Depth w/ underlay; Define Path Edge with w/ 2-4" Limestone boulders set in soil-cement mix; See Detail on L-5	0.32 cy	

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PLANT SCHEDULE										
TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CD	5	Papaya Palm	Carica papaya	2.5" DBH	12" Ht	5-6'	Yes	High	5' CT, FL FANCY	
CO	2	Satireaf	Chrysophyllum oliviforme	B & B	4" DBH	16' Ht	7'	Yes	High	6' CT, FL FANCY
EF	7	Spanish Stopper	Eugenia foetida	45 gal	2" DBH	12' Ht	5'	Yes	High	5' CT, STD
LM	4	Muskogee Crape Myrtle	Lagerstroemia fauriei 'Muskogee'	FG/B&B	2" DBH	12' Ht	5-6'	No	High	6' CT, STD(II)
LN	15	'Natchez' Crape Myrtle	Lagerstroemia fauriei 'Natchez'	FG/B&B	2" DBH	12' Ht	5-6'	No	High	5' CT, STD(II)
SD	4	Bustic Willow	Sideroxylon salicifolium	65 gal	4" DBH	16' Ht	7'	Yes	High	6' CT, STD, FL FANCY
REPLACEMENT TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
EF-R	26	Spanish Stopper	Eugenia foetida	45 gal	2" DBH	12' Ht	5'	Yes	High	5' CT, STD
SD-R	1	Bustic Willow	Sideroxylon salicifolium	65 gal	4" DBH	16' Ht	7'	Yes	High	6' CT, STD, FL FANCY
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
PE	18	Alexander Palm	Butorophora elegans	B & B	16" ct	6-8'	No	High	Counted @3:1	
STREET TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CO-S	2	Satireaf	Chrysophyllum oliviforme	B & B	4" DBH	16' Ht	7'	Yes	High	6' CT, FL FANCY
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CBM	40	Black Magic Ti Plant	Cordyline frutescens 'Black Magic'	NA	As Shown	30"	18-24"	No	High	
MRG	197	Colicwood	Myrsine cubana	7 gal	30"	42"	24"	Yes	High	Full to Base
PSY	32	Wild Coffee	Psychotria nervosa	NA	24"	24"	18"	Yes	High	Full to Base
RH	3	Slender Lady Palm	Rhapsodia humilis	7 gal	As Shown	48-60"	30-36"	No	High	Fl Fanc; Columnar; Multi
SRG	22	Bird Of Paradise	Strelitzia reginae	NA	As Shown	30"	30-36"	No	Medium	
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
PHC	20	Congo Philodendron	Philodendron x 'Congo'	n/a	30"	18"	18"	No	High	Full/Low Branched; Shade Grown
PHM	37	Philodendron 'Moonlight'	Philodendron 'Moonlight'	3 gal.	30"	16"-20"	18"	No	High	Full/Low Branched; Shade Grown
PSL	44	Dwarf Wild Coffee	Psychotria ligustrifolia 'Nana'	7 gal	24"	18"	18"	Yes	High	
PTV	10	Dwarf Variegated Pittosporum	Pittosporum tobira 'Dwarf Variegata'	n/a	24"	14-16"	14-16"	No	High	
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
BEG	52	Wax Begonia	Begonia x semperflorens-cultorum	n/a	12"	8-10"	8-10"	No	High	
BRM	40	Baby Rubber Plant 'Marble'	Paperomia obtusifolia 'Marble'	1 gal.	14"	8-10"	8-10"	Yes	High	Shade Grown; Variegated
EVG	150	Dwarf Morning Glory	Evolvulus glomeratus 'Blue Daze'	n/a	12"	8-10"	10-12"	No	High	
HLM	146	Spider Lily	Hymenocallis latifolia	n/a	24"	16"-18"	18"	Yes	High	
IVS	39	Schillings Yaupon Holly	Ilex vomitoria 'Schillings'	n/a	18"	8-10"	10-12"	Yes	High	
NEB	43	Boston Fern	Nephrolepis exaltata	n/a	20"	14-16"	16"-18"	Yes	High	Full Clumps
STJ	53	Blue Porterweed	Stachytarpheta jamaicensis	n/a	20"	16"	16-18"	Yes	High	

100% IRRIGATION COVERAGE SHALL BE PROVIDED SEE IRRIGATION PLAN SHEETS IR-1, IR-2, & IR-3



CITY OF HOLLYWOOD: CODE COMPLIANCE CHART			
CITY OF HOLLYWOOD LANDSCAPE MANUAL - SECTION 2: LANDSCAPE REQUIREMENTS			
2420 LINCOLN STREET - HOLLYWOOD, FL			
MATERIAL SPECIFICATIONS		NET SITE AREA: 20,521 SF (0.47 AC)	
Trees: 12" Ht, 2" DBH Min.		ZONING DISTRICT: RM-18	
Palm: 6' ct Min.; @3:1, max. 50% of required trees		Shrubs: 24" Ht. Min.	
AT-GRADE PARKING LOT AND VUA SETBACK REQUIREMENTS (±6 SPACES)		REQUIRED	
Front - 10 ft setback; Side/Interior - 5 ft setback		PROVIDED	
STREET TREES		2 STREET TREES	
(1) Street Tree / 50 If of street frontage of property where in said improvements are proposed		2 STREET TREES	
Lincoln St.: 100 ft		(76 W/20)	
PERIMETER LANDSCAPE & BUFFERS		4 TREES	
Residential Uses shall provide 5 ft landscape buffer within required setback		10 TREES	
Areas with (1) Tree / 20 ft of required buffer area		10 TREES	
Lincoln St.: 100 ft - 24 ft driveway = 76 ft		5 TREES	
East: 205 ft		Complies	
West: 205 ft			
South: 100 ft			
A perimeter wall or dense hedge of at least 3.5' in height			
AT-GRADE PARKING LOT BUFFERS			
Landscape Manual, Sec. 2.11: At-grade parking lots with more than 6 spaces shall have landscaped setbacks:			
Within exterior perimeter buffer strips, a hedge, decorative fence or wall, berm or other durable landscaped visual barrier, shall be installed at a height of not less than 24" Ht.			
(1) Shrub or Vine shall be planted / 10 ft of said barrier			
INTERIOR VUA LANDSCAPE			
Terminal Islands 190 sf min. shall each contain at least (1) Tree		6 TREES	
Lots with ≥50 ft width: 25% of the total paved VUA shall be landscaped		1,679.13 sf	
OPEN SPACE			
RM Districts: 40% min. of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.		8,208.4 sf	
(1) Tree / 1,000 sf of Pervious Area of property in addition to VUA trees		8 TREES	
TREE MITIGATION			
Inch. Inch DBH replacement for removed Canopy Trees: 203 Inches DBH & (5) Palms Removed/Replaced		203" DBH & (5) PALMS OR	
203" DBH / 2" DBH Min. Replacement Trees = (101.5) - 2" Replacement Trees x\$350 each = \$ 35,525		74.5" OVER CODE &	
Palm: Palm replacement for removed Palms: (5) Palms Removed, (5) Palms required x\$350 each = \$1750		\$24,237.50 TO CITY	
74.5" DBH PROPOSED: 138.5" REQUIRED MITIGATION REMAINING EQ. TO		TREE FUND	
69.25 TREES X \$350 = \$24,237.50			
TOTAL TREES:		48 TREES	
60% NATIVE TREES:		27/45 (66%)	
60% NATIVE SHRUBS:		557/928 (60%)	
NOTE: 100% DROUGHT TOLERANT TREES & SHRUBS PROVIDED			

EBRAHIMIAN
CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
PH.: 305 879 7965

REVISIONS / SUBMISSIONS



PHASE:

CLIENT:

9 UNIT TOWNHOMES
2420 LINCOLN ST
HOLLYWOOD, FL 33020

LANDSCAPE PLAN



RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK

CHECKED BY:

DATE: 2023-06-28

SHEET NUMBER:

L-2



10708 NW 12th Manor
Plantation, FL 33322
Ph: 305 879 7965

FILE NO: 23-DP-26

***1ST SITE PLAN REVIEW
LANDSCAPE COMMENT RESPONSE LETTER***

June 29, 2023
Via Electronic Mail

**RE: Landscape Comment Responses
9 Unit Townhomes – 2420 Lincoln Street
Hollywood, FL 33020**

We respectfully submit the following comment responses to *1st Site Plan Review Landscape Comments* for the new 9 Unit Townhomes to be located at *2420 Lincoln Street in the City of Hollywood, Florida*.

H. LANDSCAPING:

1. Revise mitigation chart: 4 palms are required to be mitigated.

RESPONSE: A total of 5 existing Palms are proposed for removal. As such, 5 Palms are now included in the required Mitigation Calculations. See sheets L-1 Disposition Plan & Code Chart on sheet L-2 Landscape Plan.

2. Revise mitigation chart: Multi trunk Wax Myrtle cannot be counted per trunk to meet mitigation requirements. Trees must be single trunk with a 2" dbh minimum. Revise counts and resubmit.

RESPONSE: Wax Myrtle is no longer proposed to meet mitigation requirements. See sheet L-2 Landscape Plan for revised Plant Schedule & proposed tree mitigation, including replacement DBH inches from proposed trees provided above Code minimum size of 2" DBH & also proposed 'Replacement Trees' as noted on the Plant Schedule.

3. Remove mitigation payment amounts if that option is not being requested.

RESPONSE: Mitigation has been revised. See sheets L-1 Disposition Plan & Code Chart on sheet L-2 Landscape Plan.

4. Minimum tree height for code is 12' ht. revise plant list as needed.

RESPONSE: Tree height has been revised to be 12 ft ht minimum. See Plant Schedule on sheet L-2 Landscape Plan.

5. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

RESPONSE: See Sight Triangles at the driveway on sheet L-2 Landscape Plan. Unobstructed cross visibility is provided in the required sight triangles at heights between 30 inches & 72 inches above finish grade.

6. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

RESPONSE: Proposed shrubs at the meter & backflow preventer locations screen & meet or exceed the height of the equipment, as required. See General Landscape Note #26 on sheet L-3 Landscape Details & Notes for note requiring the screening of all above ground utilities.

7. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.



RESPONSE: Locations of overhead power lines are now indicated on the Landscape Plans, with dashed line clearances shown for Large & Medium Tree plantings. Proposed tree species now comply with FPL right-tree-right-place guidelines for planting adjacent to overhead power lines.

8. Add note: 100% irrigation coverage shall be provided.

RESPONSE: Note has been added to sheet L-2 Landscape Plan at the lower left hand corner. Note also exists on sheet IR-1 Irrigation Plan, General Irrigation Note #15.

9. Additional comments may follow upon further review of requested items and information provided.

RESPONSE: Acknowledged.

10. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900.

RESPONSE: Acknowledged.

If you have any questions or wish to discuss this project in further detail, please do not hesitate to contact our office at (305) 879-7965 at your convenience.

Sincerely,



A handwritten signature in black ink, appearing to read "Ryan J. King Ebrahiman", written in a cursive style.

Ryan J. King Ebrahiman, PLA LA6667324

Principal

M: (305) 879-7965



CERTIFICATION LETTER

City of Hollywood

Date: October 12, 2023

Applicant: Aviva & Sam LLC

Legal Description: Lot 27 Block 14 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

**Address or
General Location:** 2420-2430 Lincoln Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of October 10, 2023, and Planning Department, Civic Association within 500 feet, and City Commissions.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed October 12, 2023.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted October 12, 2023.

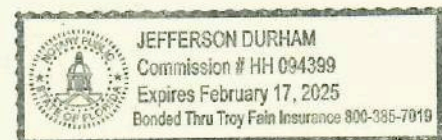
Thank You,

A blue ink signature of Christina Mathews, written in a cursive style.

Christina Mathews

Sworn and subscribed before me this 12th day of
October, 2023. She is personally known to me.

Signature of Notary



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205

Email: cutroplanning@yahoo.com

VIRTUAL COMMUNITY MEETING INVITATION

AVIVA & SAM LLC are pleased to invite you to a Public Participation Outreach Meeting for a proposed development located in your neighborhood and submitted for approval to the City of Hollywood.

MEETING DATE:

Monday, October 30', 2023 at 5:30pm

MEETING LOCATION:

This meeting will be a virtually meeting, Please register to attend no later than noon on October 29', 2023, by a quick email to Ronnie Shoua : 2420lincoln@gmail.com and we will send you the zoom link;

PROJECT INFORMATION

explain the development plans for nine (9) unit townhome

development Address: 2420 LINCOLN ST, HOLLYWOOD, FL 33020-

3927

Comments of any interested party relative to this matter may be submitted via email and/or presented at the meeting.

Should you have any additional questions, please feel free to contact us : Ronnie Shoua (954)918-9573 or via email at: 2420lincoln@gmail.com







City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 5. 2024_0122

Agenda Date: 1/22/2024

Agenda Number:

To: Technical Advisory Committee

Title:

FILE NO.:	23-DP-89
APPLICANT:	GN Dixiana, LLC.
LOCATION:	1822 Dixiana Street
REQUEST:	Site Plan Review for a 70-unit residential development

GENERAL APPLICATION

APPLICATION DATE: October 16, 2023

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS

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

NOTE:

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

CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES

APPLICATION TYPE (CHECK ONE):

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

PROPERTY INFORMATION

Location Address: 1822 Dixiana Street Hollywood, FL 33020

Lot(s): 11, 12, 13, 14 E 30 Block(s): 7-11 B Subdivision: FRANK ADD TO

Folio Number(s): 514210180050

FH-2

Zoning Classification: FH-2 Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 13 units

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

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Pre-TAC submittal for Apartment Development Project

Phased Project: Yes / No ☐ Number of Phases: 1

Project	Proposal		
Units/rooms (# of units)	70	(Area:	S.F.)
Proposed Non-Residential Uses	None		S.F.
Open Space (% and SQ.FT.)		(Area: 4,340	S.F.)
Parking (# of spaces)	89	(Area: 4,340 SF	S.F.)
Height (# of stories)	10	(107	FT.)
Gross Floor Area (SQ. FT)	63,055 SF		

Name of Current Property Owner: GN Dixiana LLC

Address of Property Owner: 317 Grove Way Delray Beach, FL 33444

Telephone: 561-315-8477 Email Address: kevin@nealdevelopments.com

Applicant Joseph B. Kaller, AIA, LEED ☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 2417 Hollywood Blvd Hollywood, FL 33020 Telephone: 954-920-5746

Email Address: joseph@kallerarchitects.com

Email Address #2: rocky@kallerarchitects.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Cutro & Associates

E-mail Address: Cutro planning@yahoo.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. 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: Kevin Neal Date: 10/16/2023

PRINT NAME: Kevin Neal Date: _____

Signature of Consultant/Representative: Joseph B. Kaller Date: 10/16/23

PRINT NAME: Joseph B. Kaller Date: 10/16/23

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

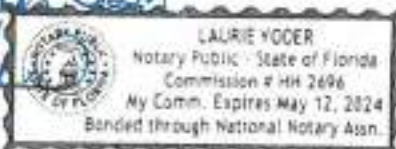
Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 16th day of October 2023

Laurie Yoder
Notary Public
State of Florida



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

Kevin Neal
Signature of Current Owner
Kevin Neal
Print Name

1822 DIXIANA APARTMENT PROJECT

A. APPLICATION SUBMITTAL

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

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

1. Indicate it was searched from time of platting or 1953 (earliest of the two).

RESPONSE: O & E Report was searched from the time of platting on January 27, 1925. This date is noted on the report.

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

RESPONSE: We have emailed our latest O&E Report (Dated November 1, 2023) to the Engineering Department and they have not identified any inaccuracies or any easements or dedications that are missing.

3. Ensure O&E addresses the requirements on the TAC submittal checklist:

<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

RESPONSE: The O&E Report includes all items from the TAC submittal checklist listed here:

- Dated within 30 days of submittal packet
- Indicate it was searched from time of platting or 1953 (earliest of the two)
- Legal description of property
- Names of all current owners
- Names of all outstanding mortgage holders or a no lien affidavit
- Listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access lines, etc.)
- Listing and hard copy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so)

2. Alta Survey:

1. Provide the square footage of the lot. Alta survey says perimeter area, not site area. Provide information in square feet and acres. Site Plan and Alta Survey shall match information.

RESPONSE: The square footage of the lot has been provided on the ALTA Survey in square feet and acres. Site plan and ALTA survey are matching as well.

2. Alta survey shall be based on and dated after O&E.

RESPONSE: The Alta survey is based on and dated after the O&E Report.

3. Easements and/or dedications with O.R. or plat books and page numbers.

RESPONSE: This information is included on the survey.

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

Response: ALTA Survey is based on the O&E report and according to the reports, the survey reflects all easements and dedications. We emailed our latest survey to the Engineering Department and they have not indicated that any easements and dedications are missing.

3. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Plat determination letter shall be for all properties in this project.

RESPONSE: We have received a Plat Determination letter and it has been submitted to the City. Platting is not necessary.

4. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

RESPONSE: Meeting dates have been added to the bottom right of the Title Block as requested.

5. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project.

1. Downtown Parkside Royal Poinciana Civic Association
2. North Central Hollywood Civic Association
3. Hollywood Lakes Civic Association

For contact information: <mailto:https://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> Page 2 of 12

Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

RESPONSE: We held a community outreach meeting on November 7, 2023. Please see the attached community package including the letter, meeting information and presentation.

6. Additional comments may be forthcoming.

RESPONSE: Noted

7. Provide written responses to all comments with next submittal.

RESPONSE: Written responses have been provided.

B. ZONING

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. The legal description on the Site Plan, sheet A-1.0 is incorrect.

RESPONSE: The legal description has been corrected on Sheet A-1.0.

2. Provide the net and gross area of the site. Areas shall match the Alta survey information.

RESPONSE: The net and gross area for the site has been provided on the ALTA survey and match the Site Plan Sheet A-1.0.

3. The font used for the Project Data is very small, please match Zoning Info font.

RESPONSE: The font has been updated as requested.

4. Eliminate information that is not necessary for this project. Residential density. The RAC goes by FAR, not density.

RESPONSE: Residential density has been deleted.

5. Indicate on a map how you measure the 100' from ND-1.

RESPONSE: The 100' line East of ND-1 is shown on the survey as requested. Per the Zoning department the line is measured from the center of N 18th Court.

6. Maximum building height is 140'-0" / Sites or portions of sites within 100 ft. of ND-1: 5 stories, not to exceed 5 stories.

RESPONSE: Noted. The proposed development meets the Code requirements.

7. Maximum height is 140' (do not specify number of stories). What is the height of the proposed building and how many stories does the proposed building have?

RESPONSE: The height of the proposed building is 107'-6" (rood top of slab) and the building has 10 stories.

8. Eliminate "estimated residential units allowed". Units are not unlimited.

RESPONSE: "Estimated residential units allowed" has been deleted.

9. Staircase #2, exterior walkway to the front of the street shall be 3' min. setback from property line. Provide setback at the corner where the door swings.

RESPONSE: 3' min. setback provided. Please see attached Site Plan Sheet A-1.0.

10. Check with Engineering if you are providing enough distance between both curb cuts: the entrance to the parking garage and the loading parking space.

RESPONSE: Please see the attached latest plans which shows the location of the two curb cuts. We are attempting to coordinate with Engineering due to the placement of the loading space being most ideal in this location of the building.

11. Loading parking space height shall be 14ft. clearance at the entrance and inside the garage.

RESPONSE: Noted. Design complies with the code requirement.

12. Will the loading parking space have an overhead door?

RESPONSE: Yes. Please see attached elevation Sheet A-3.2.

13. Indicate on the Site Plan the type of fence the walk up garden has. Specify material and height (4ft.max.).

RESPONSE: The walk up gardens will have 4' tall metal fences. Please see the attached revised Sheet A-3.1 showing the elevation with height of fence.

14. 40% of the walk up garden shall be pervious. Provide this calculation.

RESPONSE: Calculation Provided on sheet A-1.1 which shows pervious area proposed at 60%.

15. Indicate on the elevation, where 18th Court is.

RESPONSE: Please see revised Sheet A-3.1.

16. Vehicle electric stations shall be assigned to guest parking spaces.

RESPONSE: provided 4 electric stations at ground level and one more at Handicap space in level 02. See floor plan sheets A-2.1 and A-2.2.

17. What is the floor material for the deck?

RESPONSE: Material note provided sheet A-2.6 under on the Pool Terrace (IVORY TRAVERTINE ANTI-SLIP PAVER TILE FINISH)

18. Provide a break down of the FAR per floor on a separate sheet.

RESPONSE: Provided in Sheet A-1.1

19. How much open space/landscape are you providing?

RESPONSE: Total proposed 4,907 SF (see Sheet A-1.1)

20. Does the amenity floor have sod/real vegetation around the pool deck?

RESPONSE: The amenity deck will have vegetation. It will not have sod.

21. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

RESPONSE: Please see attached Landscape Architecture plans showing the Code Compliant plans as requested.

C. ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide a 3D rendering showing the west elevation. The main streets are Dixieana Street and 18th Court.

RESPONSE: Please see Sheets A-R.3 and A-R.2 including the West elevation.

2. Ensure that all plumbing, mechanical and electrical fixtures, and equipment are indicated on the Site Plan and elevations.

RESPONSE: Architectural plans are showing the plumbing, mechanical, electrical and equipment on the Site Plan and elevations as requested.

3. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.

RESPONSE: This will be coordinated with the building department during building permit review.

4. SIGNAGE

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development regulations".

RESPONSE: This note has been added to the drawings on Sheet A-1.0.

2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign."

RESPONSE: This note has been added to the drawings on Sheet A-1.0.

5. LIGHTING

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential".

RESPONSE: This note has been added to the drawings on Sheet A-1.0.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

RESPONSE: The Project has been registered with the Florida Green Building Coalition.

2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle- charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. Recommend to locate the charging stations on the visitor parking spaces.

RESPONSE: the Charging stations have been located on visitor parking spaces as requested. Please see attached Sheet A-1.0.

3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

RESPONSE: The project will comply with the requirements of the Florida Green Building Coalition Certification. A note has been added to the drawings.

G. ENGINEERING

ENGINEERING

Azita Behmardi, Deputy Director Development Services (abehmardi@hollywoodfl.org) 954-921-3251 Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. *Provide a plat determination letter from the Broward County Planning Council.*

RESPONSE: Plat determination letter has been provided with this submittal.

2. *Provide O & E report with all applicable easement documents.*

RESPONSE: An updated Owner & Encumbrances report has been provided with this submittal which includes all applicable easement documents.

3. *Survey is not signed by Surveyor please provide a signed and sealed survey.*

RESPONSE: A digitally signed and sealed ALTA survey has been provided with this submittal.

4. *Provide 10'x10' corner right-of-way dedication at the corner of Dixieana Street and North 18th Court.*

RESPONSE: Provided. See Site Plan sheet A-1.0

5. *Provide an overall site plan with the following information:*

1. *Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys*

adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions.)

2. *Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any*

curb cuts, edge of pavement, swale, sidewalks etc.

3. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

RESPONSE: See attached revised Site Plan Sheet A-1.0

6. Please list all variances being requested on the cover sheet and clearly call them out on the plan. (i.e. setbacks to walkways, curb cuts etc.)

RESPONSE: No variances are being requested at this time.

7. Curb cut of 38'-8" does not meet Chapter 155.08 of the City Code of Ordinances.

RESPONSE: Please see the attached latest plans which shows the location of the two curb cuts. We are attempting to coordinate with Engineering due to the placement of the loading space being most ideal in this location of the building.

8. Please identify the apron radius flares proposed for the curb cut.

RESPONSE: Please see attached revised Sheet A-1.0.

9. Please indicate if there is a proposed access gate at the site entrance on North 18th Court on the Site Plan. If so, provide detail on how the gate operates, i.e. remote, sensor, sliding. If not, please indicate no gate proposed on Site Plan.

RESPONSE: Yes, there will be an access gate that will have FOB access for residents. See Sheet A-4.1 for details.

10. Will there be a door for the loading space? Please indicate on plans.

RESPONSE: Yes, there will be a door for the loading space.

11. Please label the walkway along the South property line and provide dimension for the setback. Walkways are to be setback a minimum of 3 feet from the side property line.

RESPONSE: 3' setback provided. Please see attached revised Sheet A-1.0 showing dimension.

12. Please identify the sidewalk on the site plan. Additionally, please indicate for sidewalk in the rights-of way to removed and replaced with new 5 foot wide sidewalk along all frontages of the property.

RESPONSE: See note on Site Plan Sheet A-1.0

13. Please clearly call out in the plans for swales to be restored along Dixieana Street. This should be restored with grass to the City of Hollywood Standard Swale Restoration Detail, please include detail in plan set.

RESPONSE: See note on Site Plan Sheet A-1.0

14. Detectable warnings shall be provided at all drive aisles. Please show on Site and Civil plans and please include a standard FDOT detail in the plans for the detectable warnings.

RESPONSE: provided. Please see detail in Sheet A-4.1

15. Please provide a corner setback triangle. This triangle is to be a minimum of 25'X25" along the property lines of the Northwest corner of the property. No obstructions higher than 2' are to be permitted within this triangle.

RESPONSE: Please see attached revised Site Plan Sheet A-1.0

16. Please identify the white lines that enclose the walk-up gardens shown on the plans. Per rendering, area is surrounded by walls, please indicate on site plan. In addition, fully dimension wall setback along the entire wall.

RESPONSE: Walk up gardens are enclosed by metal fences, not walls. See Site plan / ground floor for dimensions the height is 4' TYP.

17. Please fully dimension or provide detail for the slab concrete walk paths along Dixieana Street, including the space in between and the size of the concrete slabs, etc.

RESPONSE: Please see attached ground floor plan Sheet A-2.1 for dimensions

18. Please identify the separation between all walkways from property line to property.

RESPONSE: Please see ground floor plan for dimensions on Site Plan Sheet A-1.0

19. Provide dimension, slope and details for the ramp to and from the Lobby to show that it is ADA compliant. The ramp must have handrails on both sides with a clear interior width of 36". The ramp must meet a slope ratio of 1:12 (1:16 is recommended). Please provide a detail of the ramp proposed to show the clear interior width railing to railing to ensure ADA compliance.

RESPONSE: Ramp will comply with ADA and the Fair Housing Act. See detail sheet A-4.1

20. Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan. Provide a detail for the proposed ramps showing how they achieve ADA compliance. Please note the entire accessible route shall be stripped with ADA compliant stripping.

RESPONSE: Please see attached sheet A-1.0 with note. The proposed plan includes all accessible route striped and comply with ADA requirements.

21. Please identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall.

RESPONSE: ADA signage to be wall mounted. See note in floor plans.

22. All non-vehicular areas shall be stripped and clearly identified. This stripping shall not be the same stripping as the ADA accessible aisle. Please show on plan.

RESPONSE: Please see attached plan showing the striping provided in floor plans

23. Please provide a trash chute for the garbage room, label in plans.

RESPONSE: A trash chute has been provided and labeled in plans.

24. Please identify the type of door to be used for the dumpster enclosure. Call out in plans.

RESPONSE: 3-Panel Steel Solid Sliding Door for Garbage Room. See note in plans

25. Minimum queuing space required is 8.5'X19'. Please show on plan.

RESPONSE: Please see attached ground floor plan Sheet A-2.1 showing the queuing space being met.

26. On the site plan, provide building column dimensions and show building columns are setback a minimum of 3' from the entrance of all parking stall.

RESPONSE: Provided. The TYP. Column dimension we are using is: 14"x24" see note in plans

27. Turn around stall on Level 5 of the garage shall be stripped out and labeled "No Parking."

RESPONSE: Labeled.

28. Provide vehicular turning radii (inside, centerline and outside) around the garage.

RESPONSE: Provided on all floor plan sheets of garage.

29. Please call out all materials for the walkways, drive aisles and vehicular parking areas.

Ensure the material requirements align with City of Hollywood Code:

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

RESPONSE: Please see note on floor plans and sheet A-1.0 showing materials being called out.

30. Applicant shows a proposed fence or wall. Be sure that no portion of the fence/gate or footers are to encroach into adjacent property or City right-of-way. Please provide a

cross section of the fence showing the setback to ensure all encroachment is avoided. In addition, please include the minimum setback of the fence on the site plan to accommodate the footers/fence.

RESPONSE: portion of fence was removed.

31. *Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.*

RESPONSE: Please see attached Civil Plans showing the requested information.

32. *Please provide a pavement marking plan for both on and off-site. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.*

RESPONSE: Please see attached Civil Plans showing the requested information.

33. *All roads and alleys adjacent to the property are to be milled and resurfaced. Please make a note on the Site plan and Civil plans, provide hatching to show limitations.*

RESPONSE: Please see attached Civil Plans showing the requested information.

34. *Please include the latest standard City of Hollywood details in the plan set. Applicant is using old standards.*

<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details.

RESPONSE: Please see attached Civil Plans showing the requested details and information.

35. *BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.*

RESPONSE: Please see attached Civil Plans showing the requested information.

36. *Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the Regional Activity Center area. Continued coordination will be required.*

RESPONSE: Noted

37. *For utilities work within City rights-of-way, ROW permit will be required at the time of permit.*

RESPONSE: Noted

38. *MOT plans required at the time of City Building Permit review.*

RESPONSE: Noted

39. *All outside agency permits are required at the time of City building permit review.*

RESPONSE: Noted

40. *This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO- 2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.*

RESPONSE: Noted

41. *More comments may follow upon review of the requested information.*

RESPONSE: Noted

Azita Behmardi, Deputy Director Development Services (abehmardi@hollywoodfl.org) 954-921-3251 Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. No comments received.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900 No landscape plan submitted on set.

1. Satellite images show existing trees/palms.

RESPONSE: Existing trees are shown on the survey and on the landscape plans.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate.

RESPONSE: Please see attached Landscape Architecture Plans showing the requested information.

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criterion may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

RESPONSE: Understood. Please see attached Landscape Architecture Plans.

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)
RESPONSE: Provided. Please see attached.
5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.
RESPONSE: Understood. Please see attached Landscape Architecture Plans.
6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
RESPONSE: Understood. Please see attached Landscape Architecture Plans.
7. 7.Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'
RESPONSE: Understood. Please see attached Landscape Architecture Plans with the requested note.
8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.
RESPONSE: Understood. Please see attached Landscape Architecture Plans with the requested information.
9. Add note: All landscaping shall be warranted for 1 year after final inspection.
RESPONSE: Noted.
10. Provide site requirements as per project zoning. RAC requirements.
RESPONSE: Understood. Please see attached Landscape Architecture Plans with the requested information.
11. Add note: 100% irrigation coverage shall be provided.
RESPONSE: Understood. Please see attached Landscape Architecture Plans with the requested information.

Additional comments may follow upon further review of requested items and information provided. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921- 3900.

I. UTILITIES

Alicia Vereas-Feria, Utilities Permit Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

12. Submit civil engineering plans indicating existing and proposed Water, Sewer, and Drainage for initial review.
RESPONSE: Civil engineering plans have been included with this submittal.
13. Show Water and Sewer demand calculations on proposed utilities plans.

RESPONSE: Civil engineering plans and calculations have been included with this submittal.

14. Include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link:

<http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>

RESPONSE: Civil engineering plans and calculations have been included with this submittal.

15. This site resides currently within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable.

1. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
2. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link:

<https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e>

3. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:
<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

RESPONSE: Civil engineering plans and calculations have been included with this submittal. The proposed plans are meeting or exceed the requirements of the FFE.

16. Indicate FFE for all enclosed areas on the ground floor.

RESPONSE: Civil engineering plans and calculations have been included with this submittal which include the requested information.

17. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.

RESPONSE: Civil engineering plans and calculations have been included with this submittal which include the requested information.

18. Ensure all stormwater is retained onsite.

RESPONSE: Noted. Please see attached Civil Engineering plans retaining stormwater on site.

19. Indicate how roof drainage will be collected and connected to the on-site drainage system.

RESPONSE: On-site drainage will be based on roof drainage and to be coordinated during building permit submittal with plumbing engineer.

20. Provide preliminary drainage calculations.

RESPONSE: Civil engineering plans and calculations have been included with this submittal which include the requested information.

21. Submit Erosion Control Plan.

RESPONSE: Civil engineering plans and calculations have been included with this submittal which include the requested information.

22. Permit approval from outside agencies will be required.

RESPONSE: Noted

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

RESPONSE: Civil engineering plans and landscape architecture plans have been coordinated.

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

RESPONSE: Noted

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. Application is substantially compliant.

RESPONSE: Noted

K. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404

Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

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

RESPONSE: Noted

2. Water supply shall meet the requirements of NFPA 1 (2018 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

RESPONSE: Fire Flow test has been paid for by Owner and scheduled by the city.

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

3. Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2016 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply."

RESPONSE: Civil engineering plans and calculations have been included with this submittal which include the requested information.

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

RESPONSE: Civil engineering plans have been included with this submittal which include the requested note.

5. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans.

RESPONSE: Civil engineering plans have been included with this submittal which include the requested note.

6. As this structure is a high-rise, at time of submittal, ensure compliance with Florida Fire Prevention Code (7th Ed.), NFPA 1 (2018 Ed.), NFPA 101 (2018 Ed.), and Chapter 11 of NFPA 101 (2018 Ed.) --- "Special Structures and High-Rise Buildings."

Be advised, there is no indication of an Emergency Generator on the plans.

RESPONSE: Please see the attached roof plan which includes the emergency generator shown.

FIRE FLOW CALCULATIONS
NEW MIXED USE DH-3
A Ten Story Mixed Use Building
810 South Dixie Highway, Hollywood

These calculations are for a ten (10) story mixed use building, with a total ground floor square footage of 1,988 SF. The entire building is non-combustible construction.

Fire Flow Area = 24,228 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 24,228 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$1,750 \text{ gpm} \times 75\% = 1,312.50 \text{ gpm}$ (fire flow credit)

$1,750 \text{ gpm} - 1,312.50 \text{ gpm} = 437.50 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

L. PUBLIC WORKS

Joseph S. Kroll, Public Works Director (jkroll@hollywoodfl.org) 954-967-4207

Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4207

1. No comments received.

RESPONSE: Noted

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Park Impact Fee application required.

RESPONSE: Noted . Please see attached.

N. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Director (RCoote@hollywoodfl.org) 954-924-2958

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

1. No comments received.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922

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

1. Application is substantially compliant.

RESPONSE Noted

P. POLICE DEPARTMENT

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

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

Application is substantially compliant.

RESPONSE: Noted

1. Issue: Crime Prevention Through Environmental Design Blueprint Review/Recommendations.

RESPONSE: Noted

2. Explanation: The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for "1822 Dixieana Street – Hollywood, Florida". Preliminary.

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

RESPONSE: Noted

CPTED Strategies.

3. Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

External Lighting:

RESPONSE: Noted

4. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

1. Parking Lots 3-5
2. Walking surfaces 3
3. Recreational Areas 2-3
4. Building Entryways 5

foot candles foot candles foot candles foot candles

RESPONSE: Noted

5. These levels may be subject to reduction in specific circumstances where after hours use is restricted.

RESPONSE: Noted

6. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
RESPONSE: Noted
7. Exterior lighting should be controlled by automatic devices (preferably by photocell).
RESPONSE: Noted
8. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
RESPONSE: Noted
9. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
RESPONSE: Noted
10. Lighting fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
RESPONSE: Noted

Landscaping:

11. Make sure all landscaping is trimmed and well maintained.
RESPONSE: Noted
12. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
RESPONSE: Noted
13. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
RESPONSE: Noted
14. Plants/Shrubbery should not be more than 2 ft in height.
RESPONSE: Noted
15. Tree canopies should not be lower than 6ft in height.
RESPONSE: Noted

Buildings Perimeter Doors:

16. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
RESPONSE: Noted

17. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

RESPONSE: Noted

18. Electrical, mechanical, pumproom, maintenance rooms, should be kept locked when not in use.

RESPONSE: Noted

Internal Circulation and Control:

19. There should not be recessed areas in corridors that could be used for hiding or loitering.

RESPONSE: Noted

19. Convex mirrors should be used in corners and in stairwells.

RESPONSE: Noted

21. A/C unit area of roof should remain locked when not in use.

RESPONSE: Noted

22. All storage rooms should remain locked when not in use.

RESPONSE: Noted

23. All rooms/offices should remain locked when not in use.

RESPONSE: Noted

24. Equipment areas should remain locked when not in use

RESPONSE: Noted

25. Roof top access should remain locked when not in use.

RESPONSE: Noted

25. Lobby should remain locked after hours

RESPONSE: Noted

27. Package room should be secure

RESPONSE: Noted

28. Leasing office should remain locked when not in use

RESPONSE: Noted

29. Pool area should have life saving devices easily accessible

RESPONSE: Noted

30. Amenity space should be locked when not in use

RESPONSE: Noted

Corridors

31. Corridors should be well-lighted with no dark areas.

RESPONSE: Noted

32. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

RESPONSE: Noted

General locations:

33. Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster enclosures. CCTV:

RESPONSE: Noted

40. CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

RESPONSE: Noted

Fencing:

41. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Non-Pedestrian Building Entry Points

RESPONSE: Noted

42. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.

RESPONSE: Noted

42. Locations where gas and electric utilities enter buildings should be well lighted.

RESPONSE: Noted

Signage

Ensure proper signage is posted throughout property.

RESPONSE: Noted

35. Pool should have signage whether or not a lifeguard is on duty.

RESPONSE: Noted

36. Pool should have rules and regulations plus hours of operation posted.

RESPONSE: Noted

37. Amenity space should have rules and regulations plus hours of operation posted.

RESPONSE: Noted

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

RESPONSE: Noted

R. PARKING

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

Angela Kelsheimer, Parking Operation Manager (akelsheimer@hollywoodfl.org) 954-921-3548

1. Comments not received.

RESPONSE: Noted

S. ADDITIONAL COMMENTS

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471 1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

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

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

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471. Sincerely,

Carmen Diaz

Planning Administrator

C: Joseph Kaller: joseph@kallerarchitects.com Rocky Kaller: rocky@kallerarchitects.com

Thank you,

Joseph Kaller

**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: Mr. Kevin Neal
2. Project Name: Duena Apartments
3. Project Address: 1822 Duena Street
4. Contact person: Joseph B Kauler - Architect
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: 70 Units
8. Unit Fee per residential dwelling based on sq. ft.: 17 units = 1401.00 = 23,817.00
57 units = 1132.00 = 64,524.00
9. Unit Fee per hotel/motel room: \$1,355.00
10. Total Park Impact Fee: \$88,341.00 Date: 10/19/23

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 with any inquiries.



October 25, 2023

Kevin Neal, Founder
Neal Development Company
317 Grove Way
Delray Beach, Florida 33444

Via Email Only

Dear Mr. Neal:

Re: Platting requirements for a parcel legally described as Lots 11-14, "Frank Addition," according to the Plat thereof, as recorded in Plat Book 7, Page 11, of the Public Records of Broward County, Florida; less a portion of Lot 14 for right-of-way purposes. This parcel is generally located on the southeast corner of Dixieana Street and North 18 Court, in the City of Hollywood.

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

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

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

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

The subject parcel is less than 10 acres (approximately 0.51 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 whether or not a subject property meets the specifically delineated requirement.

Kevin Neal
October 25, 2023
Page Two

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

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

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

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: George Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood



Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

GN DIXIANA LLC

Date:	11/20/23	Time:	9:15am	Static Pressure -		60psi
Residual/Static Hydrant		Address/Location		Residual Pressures		
P - Hydrant FH004571	1833 N 18th Ct	F-1 Only		F-2 Only		
		57psi		57psi		
		F-1& F-2		 57psi		
Flow Hydrants		Address/Location		Flow Rate		
F-1 Hydrant (Individual) FH004572	1102 N 19th Ct	GPM				
		1160				
F-2 Hydrant (Individual) FH000173	1090 N Federal Hwy	GPM				
		1130				
F-1 Hydrant (Both Flowing)		GPM				
		1130				
F-2 Hydrant (Both Flowing)		GPM				
		1130				



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

December 1, 2023

FIRE FLOW CALCULATIONS
DIXIANA APARTMENTS

1822 Dixiana Street
Hollywood, FL 33020

These calculations are for a fourteen-story building. The total area of the three (3) largest floors is 24,005 SF. The floors used for the fire flow calculations are as follow:

6th Floor: 8,877 SF
7th Floor: 7,564 SF
8th Floor: 7,564 SF

Fire Flow Area = 24,005 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 1,750 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.

$(1,750 \text{ GPM}) \times 0.75 = 1,312.50 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(1,750 \text{ GPM}) - (1,312.50 \text{ GPM}) = 437.50 \text{ GPM}$

Fire flow required=1,000 GPM

Prepared by:

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

12-1-23



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.



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

November 29, 2023

Drainage Calculations for **Dixiana Street Apartments** **Hollywood, FL 33020**

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	5.85' NAVD88
25 YEAR - 3 DAY	9.06' NAVD88	9.05' NAVD88
100 YEAR - 3 DAY	9.44' NAVD88	9.42' NAVD88

Prepared by:

12-1-23

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



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.

Project Name: Dixieana Street Apartments
Project Address: 1822 Dixieanna Street
Hollywood, FL 33020
ZE Project #: 23-48

Date: 11/29/23
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.48 AC	
Pavement Area:	0.27 AC	
Building Area:	0.11 AC	
Grass Area (Pervious):	0.1 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.1 AC	20.83%
Total Impervious Area:	0.38 AC	79.17%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	7.56 ft
Average Finished Grades:	8.60 ft
Prop. Finished Floor Elev.:	11.00 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.10 (0.60) + 0.27 (.90)}{0.37} = 0.82$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor 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 = 8.60 ft

Average Depth to Water Table (DWT) = 7.10 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)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 1.41$

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 87.67$

Water Quality Retention/Detention & Pretreatment 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.

1/2" Pretreatment

0.5" X 0.48 acres = 0.24 acre-inches (0.02 acre-ft)

1 IN Over Entire Site

1" X 0.48 acres = 0.48 acre-inches (0.04 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.48 acres - 0.11 acres = 0.37 acres

0.37 acres - 0.10 acres (pervious area) = 0.27 acres

0.27 acres / 0.37 acres X 100% = 72.97% impervious

2.5" X 0.7297 = 1.82" to be treated

1.82" X 0.48 acres = 0.87 acre-inches (0.073 acre-feet)

0.073 acre-ft of storage required for water quality.

Water quality storage provided in existing dry retention area and proposed exfiltration trench system.

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

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 = 1.41 (inches)

A = 0.48 (acre)

Q = 16.08 (inches)

V = 0.64 (ac-ft)

Corresponding Stage = 9.42 ft

Set minimum finished floor elevation at 11.00' 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 = 1.41 (inches) (see "Soil Storage" sheet

A = 0.48 (acre) for calculating "S")

Q = 12.71 (inches)

V = 0.51 (ac-ft)

Corresponding Stage = 9.05 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event:		3.28 (inches)
	S=	1.41 (inches)
	A=	0.48 (acre)

Q = 2.04 (inches)

V = 0.08 (ac-ft)

Corresponding Stage = 5.85 ft

Set minimum lowest catch basin at elevation at 7.35' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.36 AC

(0.09 AC)
(Lin. 7.00'-8.25')

(0.27 AC)
(Lin. from 7.80'-8.50')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
7.00 '	0.00 AC-FT	0.00 AC-FT	0.13 AC-FT	0.13 AC-FT
7.50 '	0.02 AC-FT	0.00 AC-FT	0.13 AC-FT	0.15 AC-FT
8.00 '	0.05 AC-FT	0.03 AC-FT	0.13 AC-FT	0.20 AC-FT
8.50 '	0.08 AC-FT	0.09 AC-FT	0.13 AC-FT	0.31 AC-FT
9.00 '	0.12 AC-FT	0.23 AC-FT	0.13 AC-FT	0.49 AC-FT
9.50 '	0.17 AC-FT	0.36 AC-FT	0.13 AC-FT	0.67 AC-FT

*total landscape area=0.10 AC. 10% reduction applied (-0.01 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 = 7.35 ft
 Bottom of Exfiltration Trench = 0.85 ft
 Top of Exfiltration Trench = 5.85 ft
 $EL_{inv.} = N/A$

$H_2 = 5.85$ ft

Calculating Exfiltration Trench Length

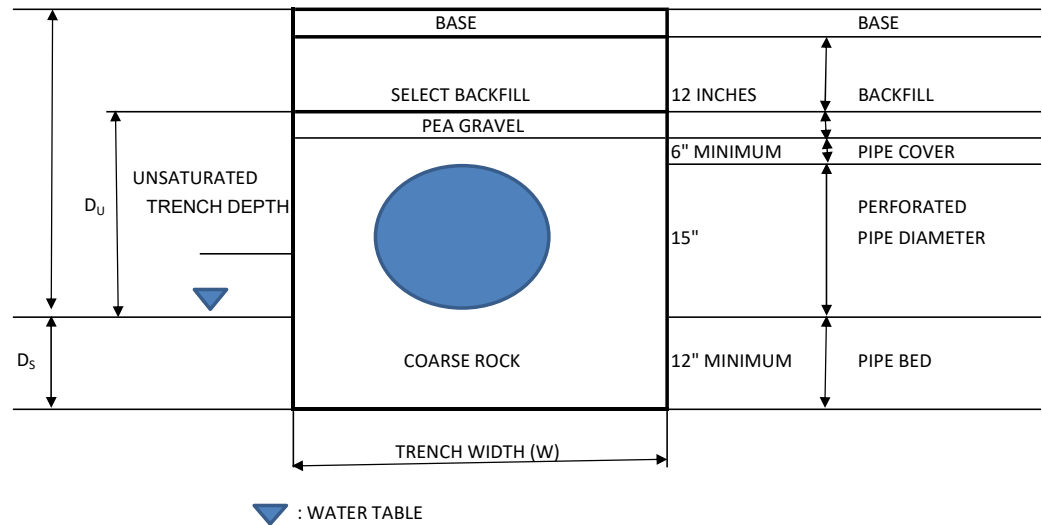
$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_R = length of trench required (ft)
 L_P = length of trench provided (ft)
 $V_{ext.}$ = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K = hydraulic conductivity (cfs/ft² - ft head)
 H_2 = head on saturated surface (ft)
 W = trench width (ft)
 D_U = unsaturated trench depth (ft)
 D_S = saturated trench depth

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

$V_{wq} = 0.87$ (0.073 ac-ft)
 $V_{add} = 0.7$ (0.059 ac-ft)
 $\%WQ = 0.5$
 $FS = 2$
 $K = 0.000133$
 $H_2 = 5.85$
 $W = 10$
 $D_U = 4.35$
 $D_S = 0.65$

$L_R = 118.91'$ of exfiltration trench required.

$L_P = 119.00'$ of exfiltration trench provided.



Project Name: Dixieana Street Apartments
Project Address: 1822 Dixieanna Street
Hollywood, FL 33020
ZE Project #: 23-48

Date: 11/29/23
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.48 AC	
Pavement Area:	0.11 AC	
Building Area:	0.11 AC	
Grass Area (Pervious):	0.26 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.26 AC	54.17%
Total Impervious Area:	0.22 AC	45.83%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	7.56 ft
Average Finished Grades:	7.90 ft
Prop. Finished Floor Elev.:	N/A

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.26 (0.60) + 0.11 (0.90)}{0.37} = 0.69$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor 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 = 7.90 ft

Average Depth to Water Table (DWT) = 6.40 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)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 3.66$

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 73.23$

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

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 = 3.66 (inches)

A = 0.48 (acre)

Q = 13.93 (inches)

V = 0.56 (ac-ft)

Corresponding Stage = 9.44 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 = 3.66 (inches) (see "Soil Storage" sheet

A = 0.48 (acre) for calculating "S")

Q = 10.66 (inches)

V = 0.43 (ac-ft)

Corresponding Stage = 9.06 ft

Stage Storage

All Elevations are referenced to NAVD88

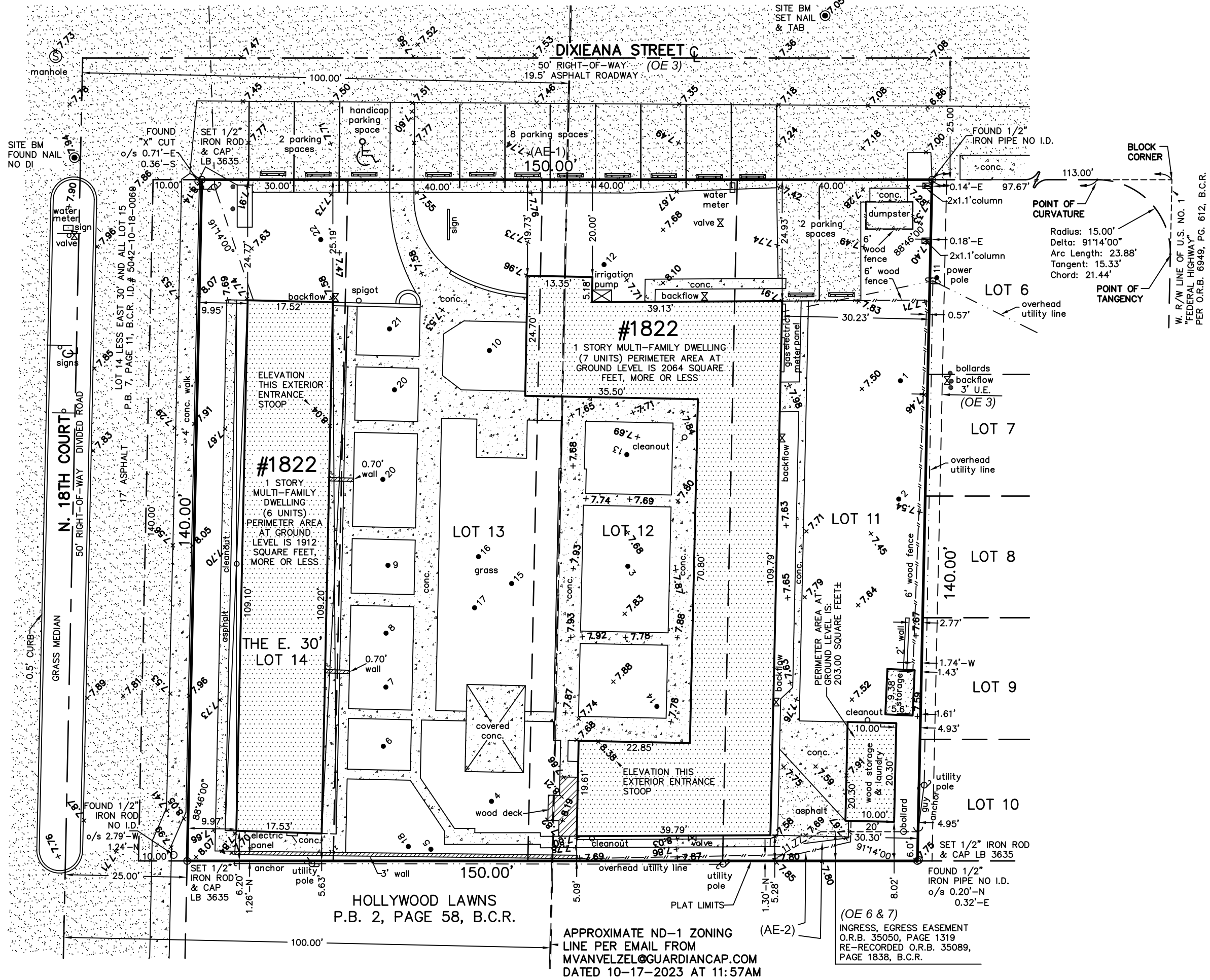
Total Surface Storage Area = 0.34 AC

(0.23 AC)
(Lin. 7.70'-7.90')

(0.11 AC)
(Lin. from 7.70'-7.90')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
7.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
8.00 '	0.05 AC-FT	0.02 AC-FT	0.00 AC-FT	0.07 AC-FT
8.50 '	0.16 AC-FT	0.08 AC-FT	0.00 AC-FT	0.24 AC-FT
9.00 '	0.28 AC-FT	0.13 AC-FT	0.00 AC-FT	0.41 AC-FT
9.50 '	0.39 AC-FT	0.19 AC-FT	0.00 AC-FT	0.58 AC-FT

*total landscape area=0.26 AC. 10% reduction applied (-0.026 AC) due to loss of stormwater storage from tree trunks.



Existing Tree List Address: 1833 Dixiana Street, Hollywood, FL Date: 10/11/2023 Appraiser: Thomas White, ASLA-ISA ISA Arborist FL-6248A							
Tree #	(Botanical Name / Common Name)	Ht. (Feet)	Spread (Feet)	DBH (Inches)	Condition	DBH Removed (Inches)	DBH To Remain (Inches)
1	Plumeria spp. / Frangipani	8	6	2	Fair	2	
2	Plumeria spp. / Frangipani	12	18	6	Fair	6	
3	Senna surattensis / Glaucous Cassia	8	6	1	Fair	1	
4	Cordia alliodora / Orange Gleditsia	18	10	3	Fair	3	
5	Quercus virginiana / Live Oak	35	40	21	Poor	21	
6	Plumeria spp. / Frangipani	10	8	4	Fair	4	
7	Conocarpus erectus / Green Buttonwood	20	6	5	Poor	5	
8	Conocarpus erectus / Green Buttonwood	20	15	16	Poor	16	
9	Conocarpus erectus / Green Buttonwood	20	6	5	Poor	5	
						DBH Removed	63
						Payment Into the Tree Trust Fund @ \$350 per every 2" =	\$11,025
Existing Palm List							
Palm #	(Botanical Name / Common Name)	Ht. (Feet)	C.T. (Feet)	DBH (Inches)	Condition	Replacement Palms	
11	Sabal palmetto / Cabbage Palm	20	15	3	Good	1	Remove
12	Dypsis lutescens / Areca Palm	20	0	16	Fair	1	Remove
13	Dypsis lutescens / Areca Palm	20	0	16	Fair	1	Remove
14	Phycosperma elegans / Bottle Palm	20	18	3	Fair	1	Remove
15	Syagrus romanzoffiana / Queen palm	22	16	10	Poor	1	Remove
16	Syagrus romanzoffiana / Queen palm	18	12	4	Poor	1	Remove
17	Syagrus romanzoffiana / Queen palm	14	8	4	Poor	1	Remove
18	Sabal palmetto / Cabbage Palm	20	12	4	Good	1	Remove
19	Wodyetia bifurcata / Foxtail Palm	16	12	4	Poor	1	Remove
20	Cocos nucifera / Coconut Palm	20	2	14	Good	1	Remove
21	Cocos nucifera / Coconut Palm	20	2	16	Good	1	Remove
22	Sabal palmetto / Cabbage Palm	26	20	12	Good	1	Remove
						Replacement Palms Required	12



ENCUMBRANCES ACCORDING TO THE AFOREMENTIONED OWNERSHIP AND ENCUMBRANCES REPORT:

- MORTGAGE July 14, 2023 #118979392
From GN Dixiana, LLC, a Delaware Limited Liability Company, and Lakeside Bank.
(This item is not a matter of survey.)
- ASSIGNMENT OF RENTS July 14, 2023 #118979393
Between GN Dixiana, LLC, a Delaware Limited Liability Company, and Lakeside Bank.
(This item is not a matter of survey.)
- PLAT January 27, 1925 PB 7/11
(All Streets and Avenues are dedicated to the public, all platted easements are shown hereon, and all other matters of Survey are shown hereon.)
- ORDINANCE NO. 0-76-18 January 26, 1977 6886/89
(This item affects the subject property however it is not a plottable matter of survey.)
- ORDINANCE NO. 2002-61 November 21, 2002 34145/1891
(This item affects the subject property however it is not a plottable matter of survey.)
- GRANT OF EASEMENT April 30, 2003 35050/1319
(This item affects the subject property and is shown hereon.)
- GRANT OF EASEMENT May 5, 2003 35089/1838
(This item affects the subject property and is shown hereon.)
- CONDITIONAL ASSIGNMENT OF RENTALS June 19, 2003 35425/950
(This item is not a matter of survey.)
- ORDINANCE NO. 2005-18 July 15, 2005 40082/1783
(This item affects the subject property however it is not a plottable matter of survey.)
- ORDINANCE NO. 2005-19 July 15, 2005 40082/1789
(This item affects the subject property however it is not a plottable matter of survey.)

APPARENT ENCROACHMENTS: (AE)

(AE-1) Asphalt parking in road right of way along the north boundary.
(AE-2) Fence and asphalt in ingress and egress easement along the southeast boundary.
(AE-3) Overhead and utility lines, utility poles and anchors along the south boundary without the benefit of known utility easement.

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1600 S. FEDERAL HIGHWAY SUITE 600
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

ALTA/NSPS LAND TITLE TOPOGRAPHIC & TREE SURVEY
SYMBOLS & LEGEND OF ABBREVIATIONS:
R/W = RIGHT OF WAY
N = NORTH
S = SOUTH
E = EAST
W = WEST
D.B. = DEED BOOK
ENCH. = ENCROACH
F.F. = FINISHED FLOOR
GAR. = GARAGE
C/L = CENTERLINE
MH = MANHOLE
(M) = MEASURED
P.B. = PLAT BOOK
A/C = AIR CONDITIONER
P = PLAT
X 7.00' (AE) = ELEVATIONS BASED ON N.A.V.D.
P.B.C.R. = PALM BEACH COUNTY RECORDS
M.D.C.R. = MIAMI-DADE COUNTY RECORDS
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
CHATT. = CHATTAHOOCHEE
F.P.L. = FLORIDA POWER & LIGHT
B.C.R. = BROWARD COUNTY RECORDS
O.R.B. = OFFICIAL RECORDS BOOK
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
D.N.R. = DEPARTMENT OF NATURAL RESOURCES
P.R.M. = PERMANENT REFERENCE MONUMENT
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
VALVE
MANHOLE
BASIN
WELL
WATER METER
MONITORING WELL
PROPERTY CORNER
TREE
UTILITY BOX
HYDRANT
UTILITY POLE
VAULT
LIGHT
BOLLARD
AIR CONDITIONER
PARKING STRIPE
OVERHEAD UTILITY LINES
6" CONCRETE WALL
COVERED AREA
CONCRETE
BRICK PAVERS
TILE
ASPHALT

STREET ADDRESS:
1822 Dixiana Street Hollywood, FL 33020
LEGAL DESCRIPTION:
Lots 11, 12, 13 and the East 30 feet of Lot 14, FRANK ADDITION, Hollywood FLA., according to the Plat thereof, as recorded in Plat Book 7, Page 11, of the Public Records of Broward County, Florida.
NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are based on Plat Book 7, Page 11, of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Chicago Title Insurance Company Ownership and Encumbrance Report File Number: 11359762 Update Reference: 23-007 dated November 1, 2023 at 11:00 P.M.
8. Perimeter area of the subject property is 20,995 square feet or 0.481 acres more or less.
9. Gross area of the subject property is 28,860 square feet, or 0.6625 acres, more or less.
10. Net area of the subject property is 20,995 square feet or 0.481 acres more or less.
11. Gross area was determined by extending the East and South property lines to the centerline of the existing right of way.
12. Net area is the actual perimeter area of the subject property.
13. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
14. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
15. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
16. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
17. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021
18. Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
17. PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.
18. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

FLOOD INFORMATION:
Community name and number: City of Hollywood 125113
Map and panel number: 12011C0569H
Panel date: 08-18-2014
Index date: 08-18-2014
Flood zone: X(0.2%)
Base flood elevation: N/A

BENCHMARK INFORMATION:
City of Hollywood Benchmark nail & tab at point of intersection 19th Avenue and Hayes Street
Elevation = 8.94' NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 04-27-2023		DRAWN BY: AL	
FIELD BOOK: ALS-SU-23-0579		CHECKED BY: RL	
REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
UPDATE O & E DATE AND ADD GROSS AND NET AREA		11-20-2023	MLW
ALTA/NSPS LAND TITLE TOPOGRAPHIC & TREE SURVEY 23-1522		10-17-2023	MLW
CERTIFICATION CHANGE "NO FIELD VISIT"		07-14-2023	MLW

CERTIFY TO:
GN DIXIANA, LLC

CERTIFICATION:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 10-17-2023.

SEAL
Professional Surveyor and Mapper
No. 3869
STATE OF FLORIDA
Accurate Land Surveyors, Inc.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SHEET 1 OF 1

SCALE 1"=20'

SKETCH NUMBER SU-23-0579

DIXIEANA STREET APARTMENTS

1822 DIXIEANA ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

LOTS 11, 12, 13 AND THE EAST 30 FEET OF LOT 14, FRANK ADDITION, HOLLYWOOD FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514210180050

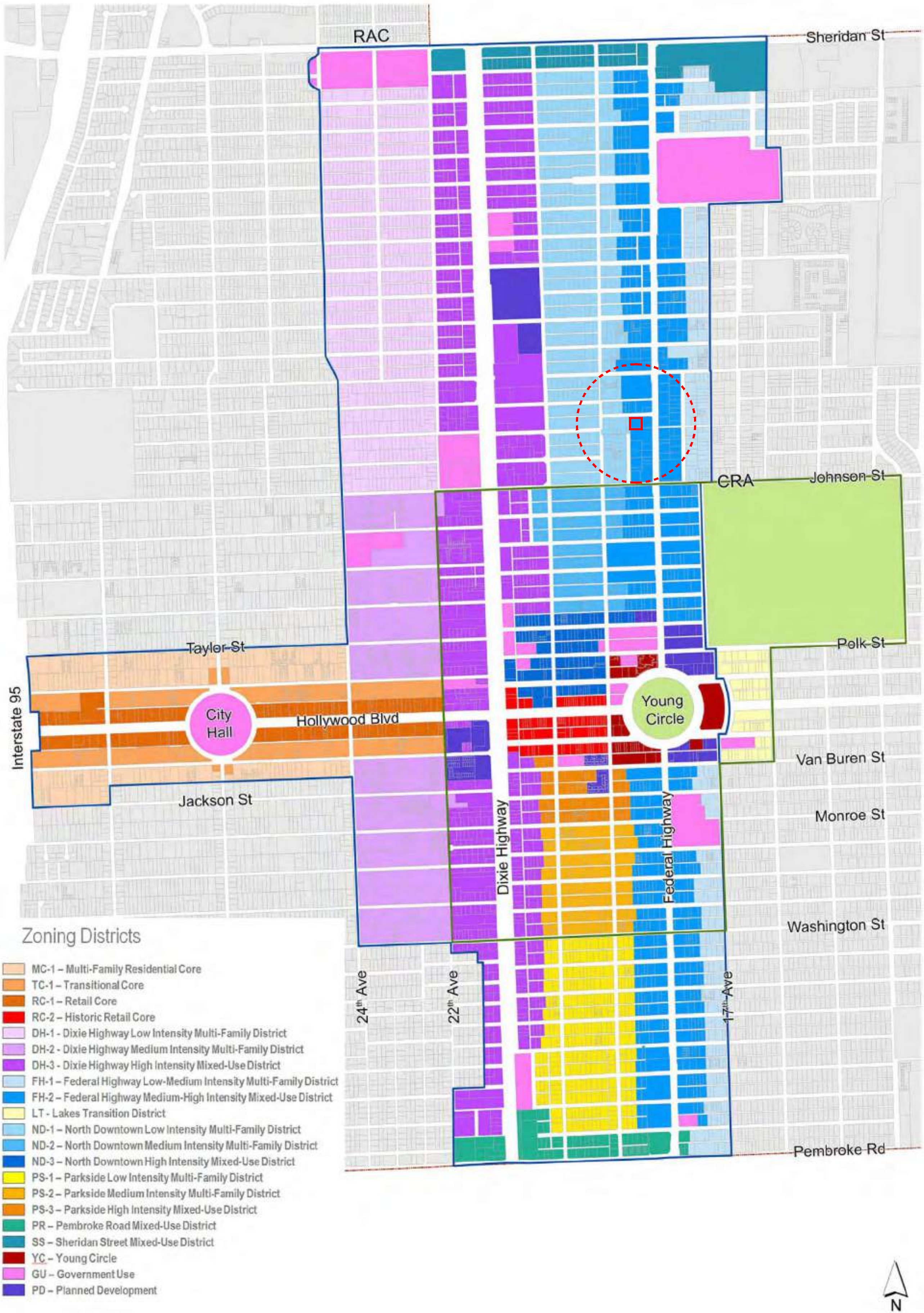
ARCHITECTURE

- A-0.0 COVER
- A-R1 RENDERING
- A-R2 RENDERING
- A-R3 RENDERING
- A-R4 RENDERING
- A-1.0 SITE DATA
- A-1.1 FAR DIAGRAM
- A-2.1 LEVEL 1 - GROUND LEVEL
- A-2.2 LEVEL 2
- A-2.3 LEVEL 3
- A-2.4 LEVEL 4
- A-2.5 LEVEL 5
- A-2.6 LEVEL 6 - POOL TERRACE
- A-2.7 LEVEL 7
- A-2.8 LEVEL 8-10
- A-2.9 LEVEL 11 - ROOF
- A-3.1 NORTH ELEVATION
- A-3.2 WEST ELEVATION
- A-3.3 SOUTH ELEVATION
- A-3.4 EAST ELEVATION
- A-4.1 SIGNAGE AND DETAILS
- A-5.1 NORTH WEST ISOMETRIC
- A-5.2 SOUTH WEST ISOMETRIC
- A-5.3 NORTH EAST ISOMETRIC
- A-5.4 SOUTH EAST ISOMETRIC

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

RAC



PROJECT TITLE

1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE

COVER

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-0.0

KA

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

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R. A.
0009239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

N

NEAL
DEVELOPMENT

GUARDIAN
PROPERTIES



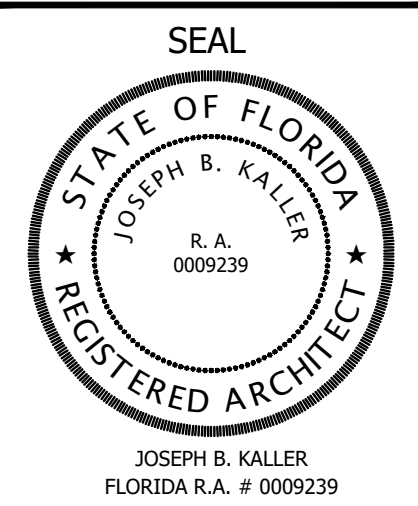
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N.T.S.



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joseph@kallerarchitects.com
www.kallerarchitects.com



**GUARDIAN
PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
RENDERING

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.:	23072
DATE:	12.18.23
DESIGN BY:	K.NEAL
CHECKED BY:	JBK

SHEET
A-R.1



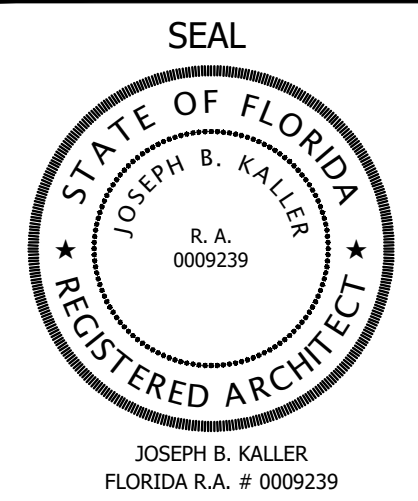
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**GUARDIAN
PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
RENDERING

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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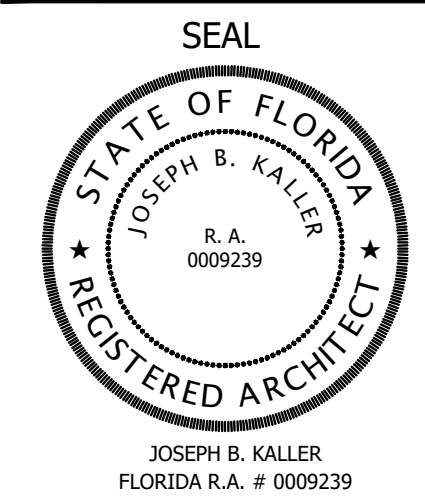
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET
A-R.2



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PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
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HOLLYWOOD, FL. 33020

SHEET TITLE
RENDERING

MEETING DATES

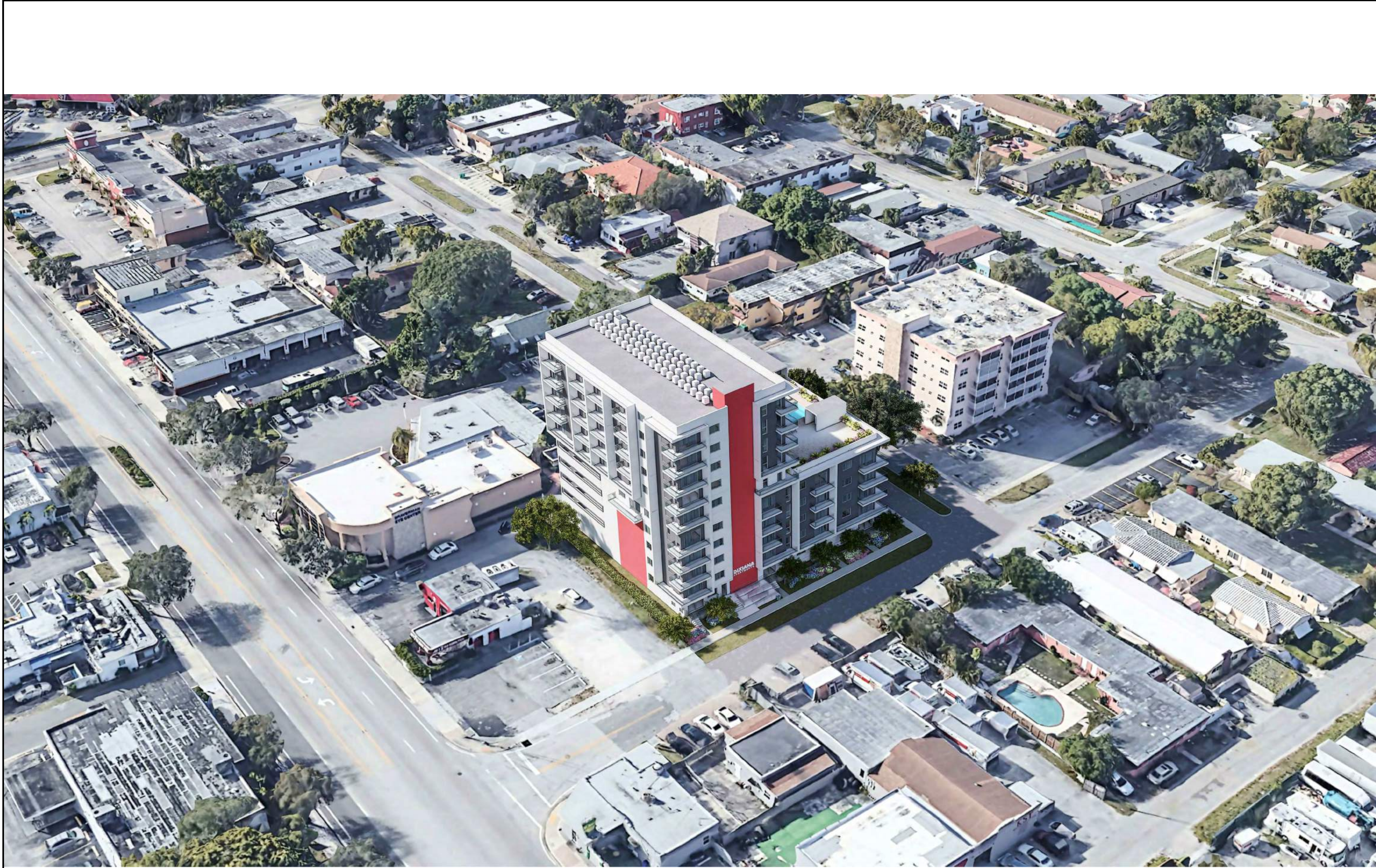
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

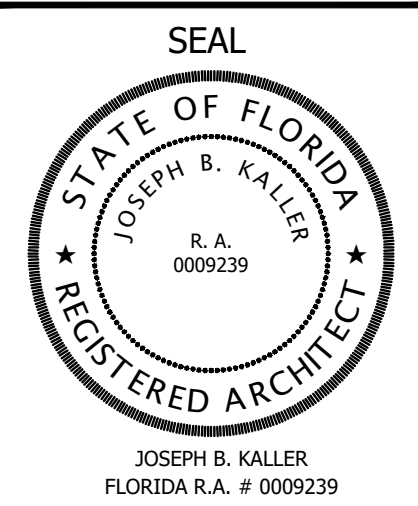
SHEET
A-R.3



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PROJECT TITLE
1822 DIXIEANA ST.
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HOLLYWOOD, FL. 33020

SHEET TITLE
RENDERING

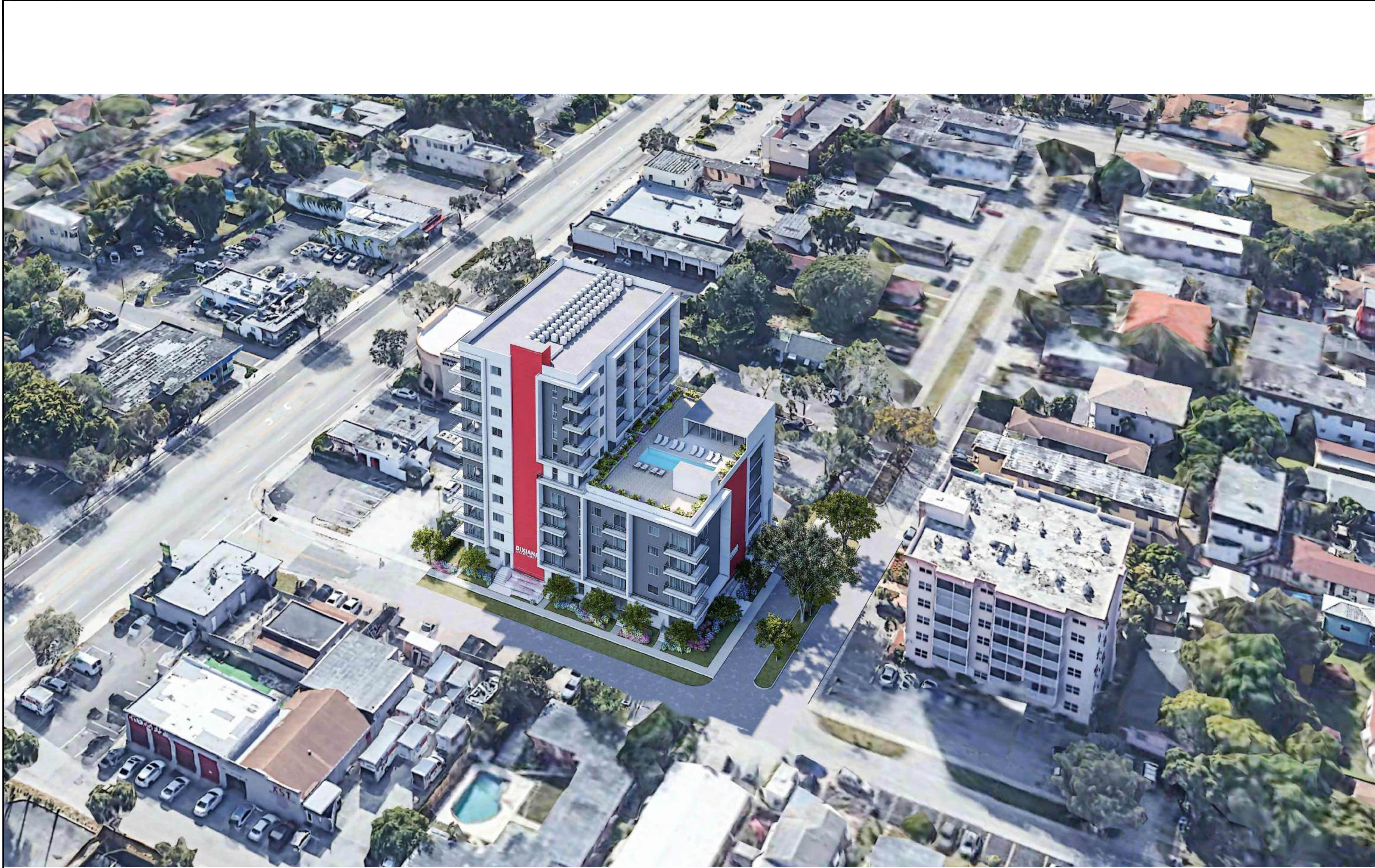
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BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

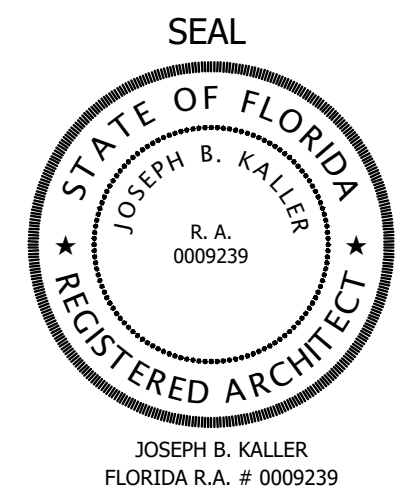
SHEET
A-R.4



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GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
RENDERING

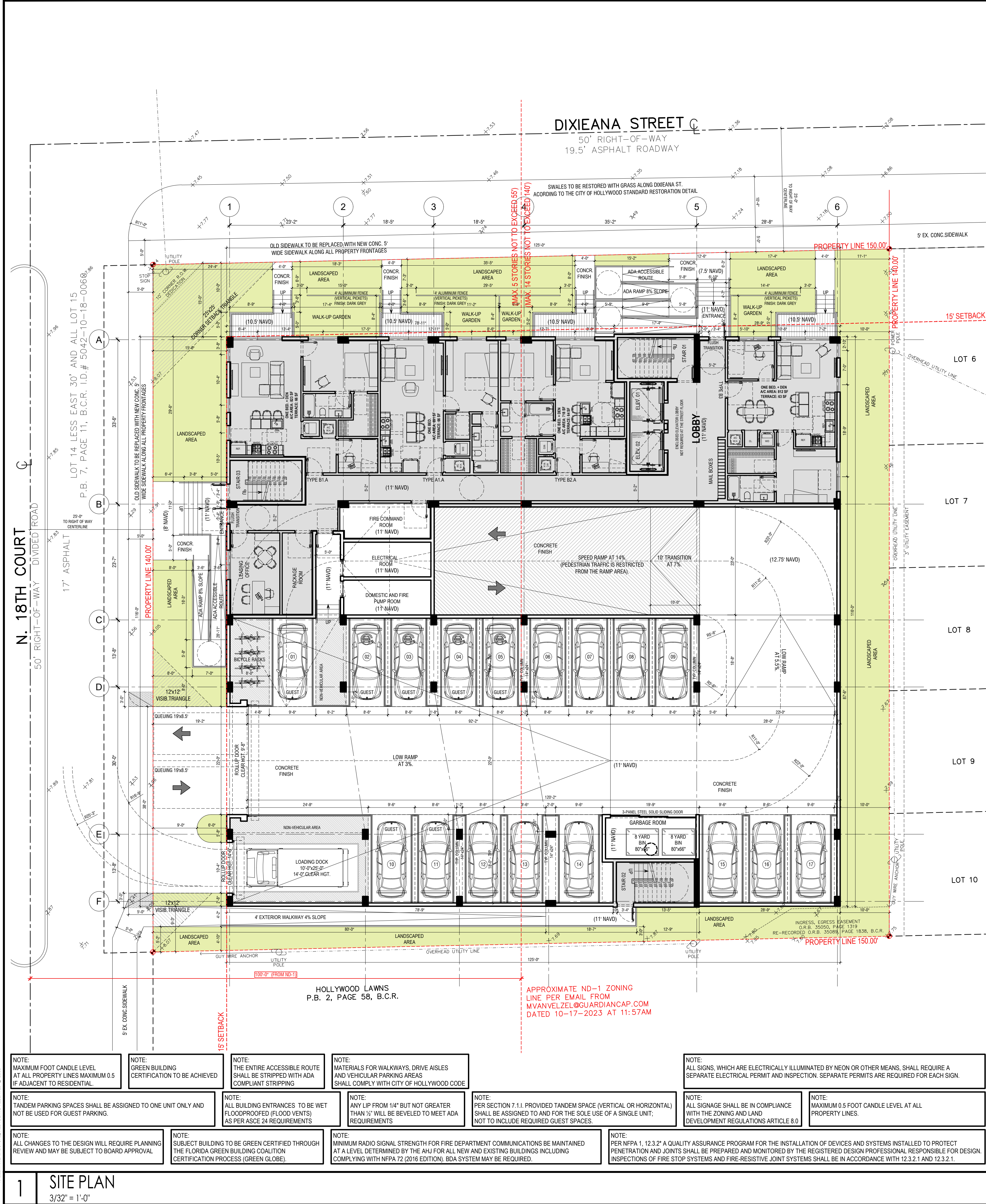
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BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET
A-R.5



PROJECT INFO

N.T.S.

A-1.0

SHEET

CHECKED BY:

DESIGN BY:

DATE:

PROJECT No.:

MEETING DATES

BOARD/COMMITTEE

PRE TAC

PACO

DATE

DESCRIPTION

10.02.23

23-DP-89

11.06.23

23-DP-89

12.04.23

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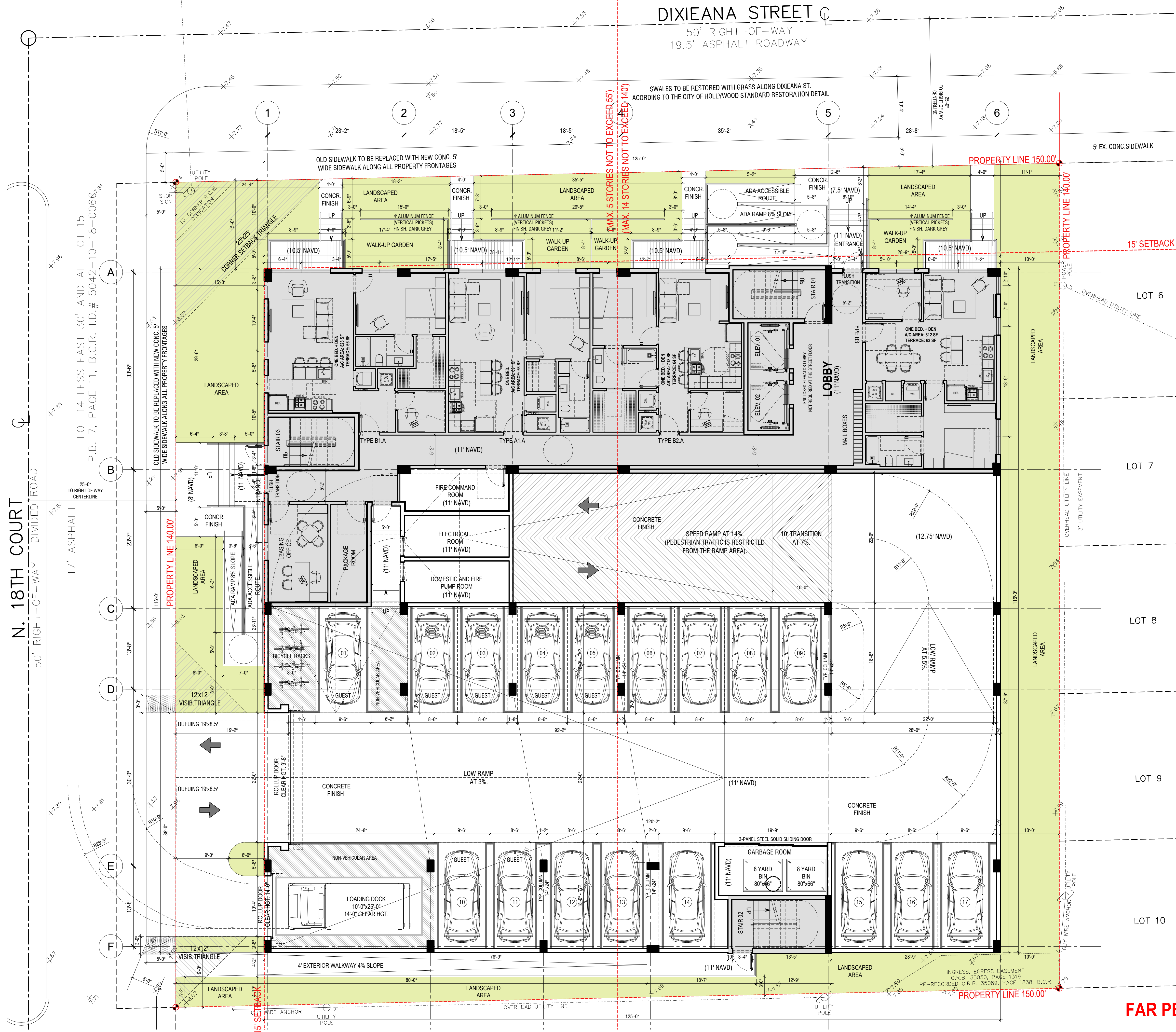
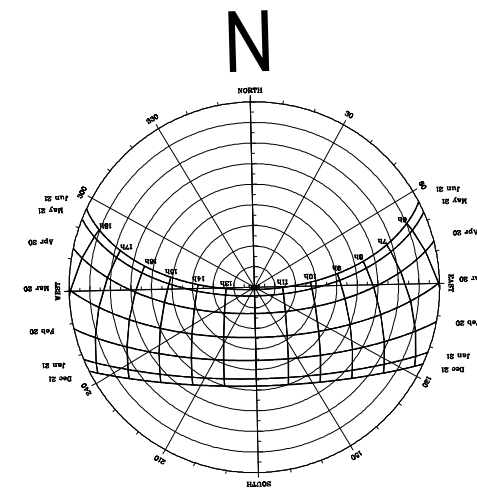
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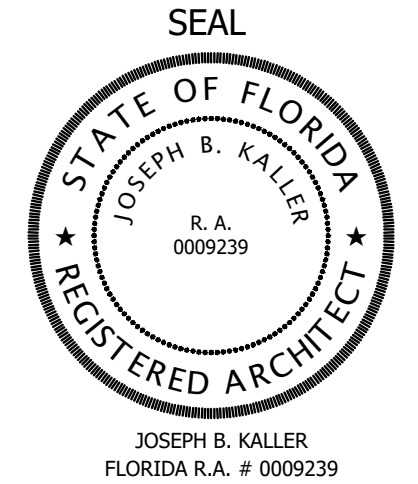
FAR PER FLOOR: 4,938 SF

1
1/8"=1'-0"

GROUND FLOOR



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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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GUARDIAN PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
GROUND FLOOR

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

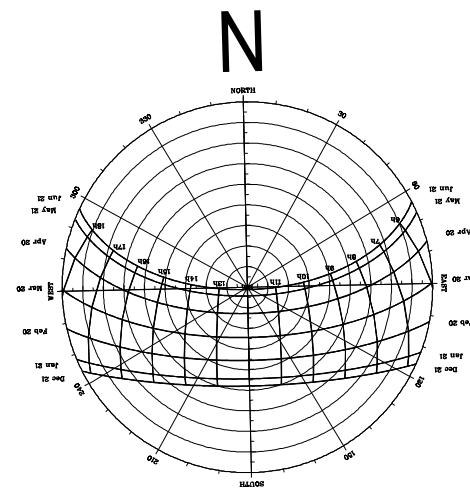
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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.1

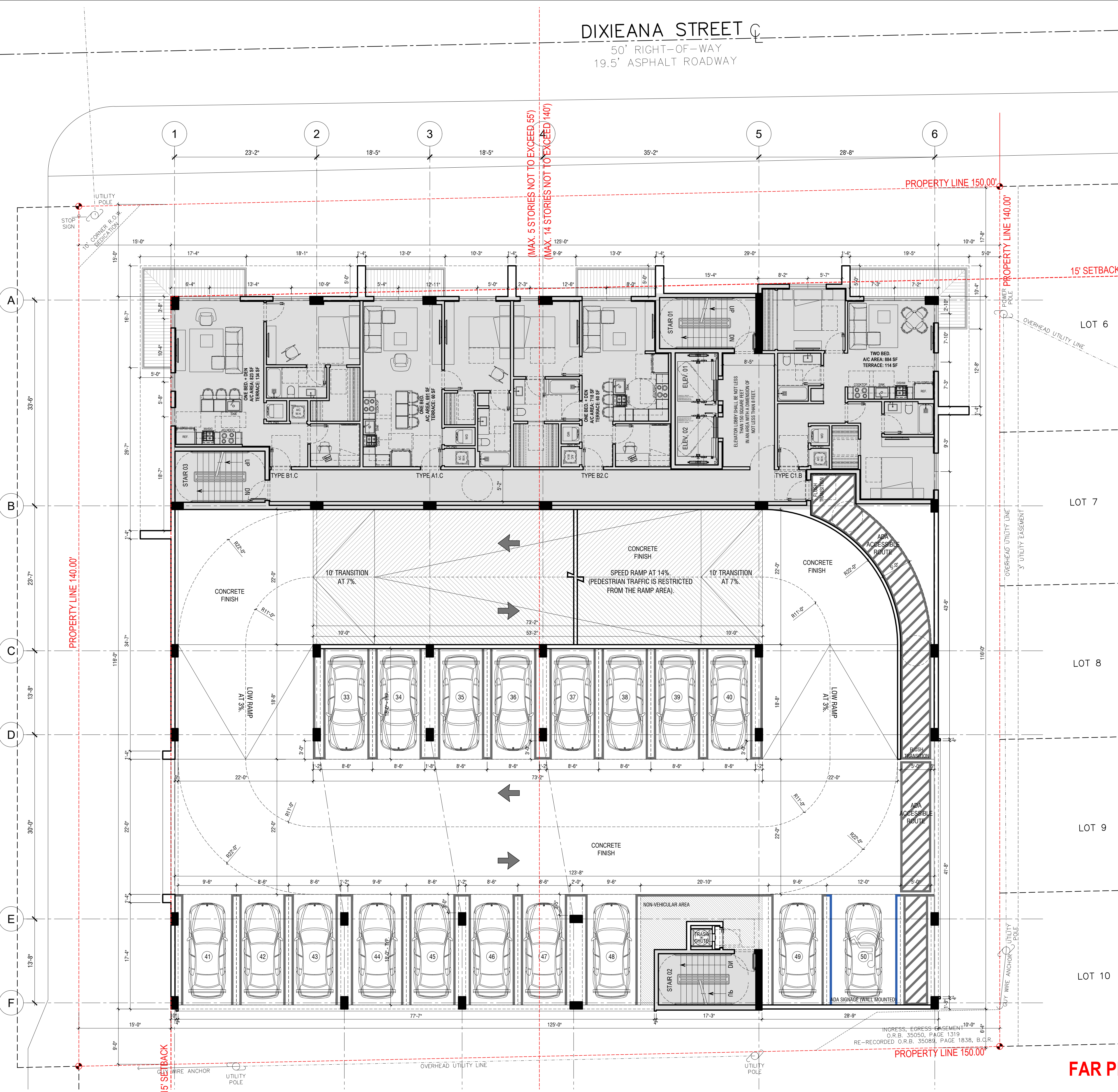


N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

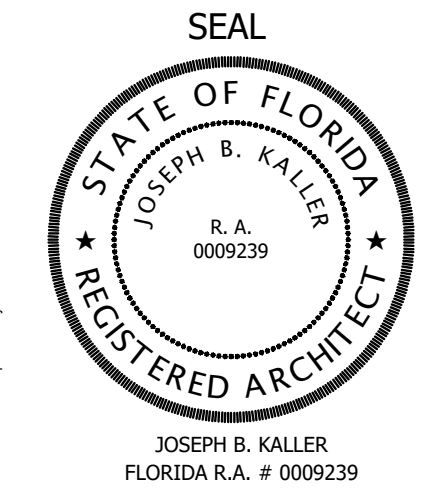
LOT 14 LESS EAST 30' AND ALL LOT 15
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060



FAR PER FLOOR: 4,488 SF



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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 03

MEETING DATES

BOARD/COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

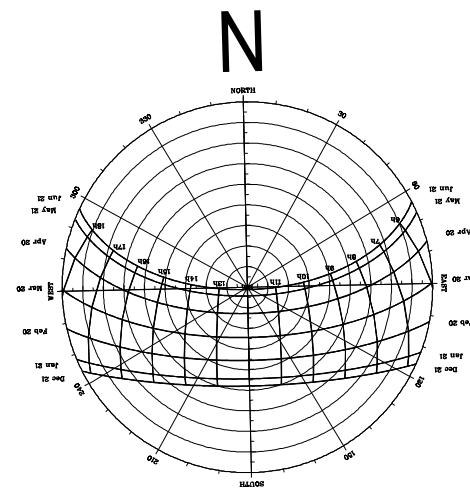
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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.3

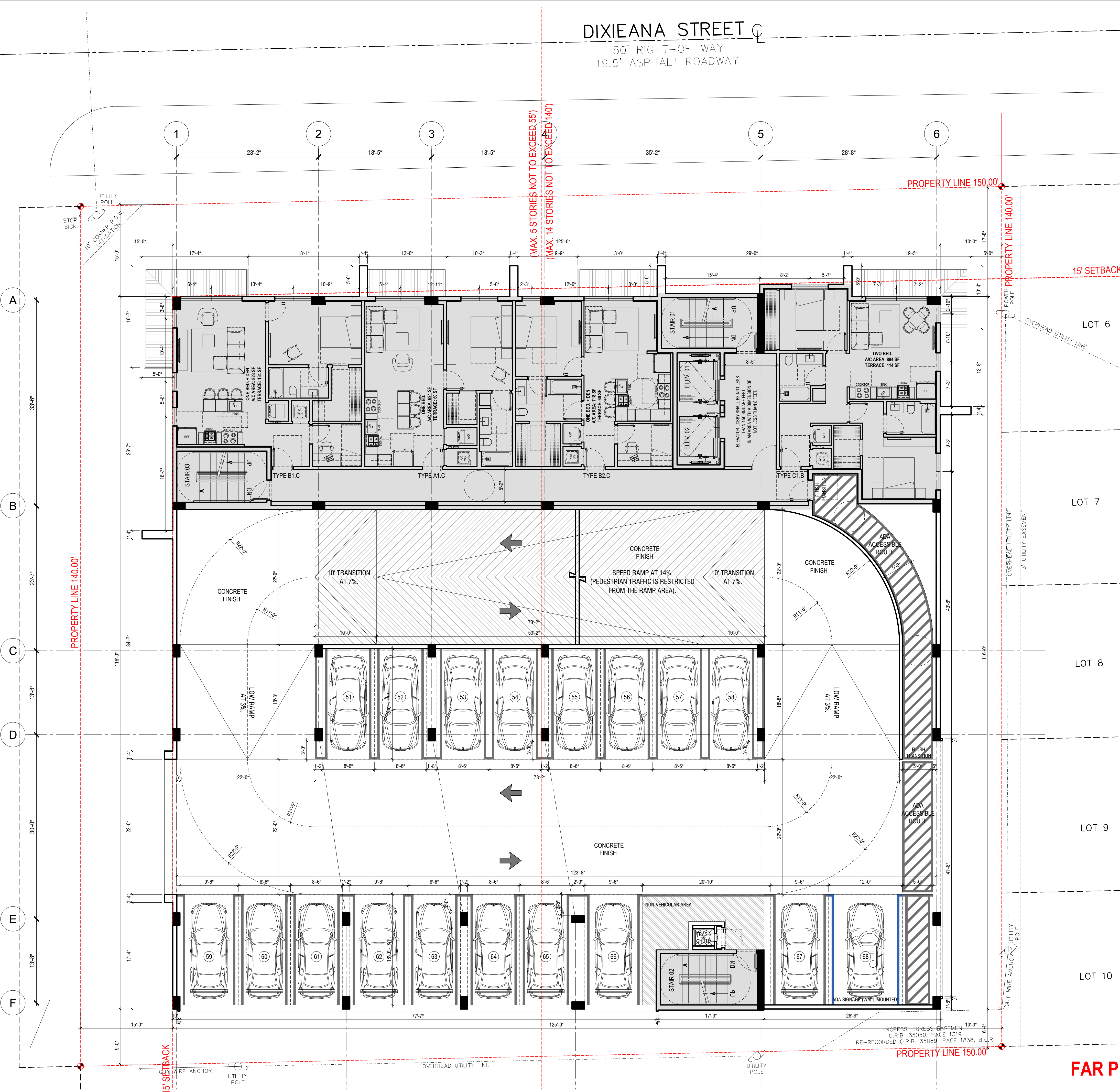


N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

LOT 14 LESS EAST 30' AND ALL LOT 15
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060



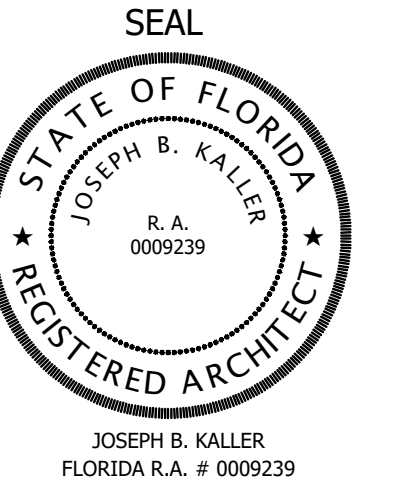
FAR PER FLOOR: 4,488 SF



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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

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GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.

HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 04

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

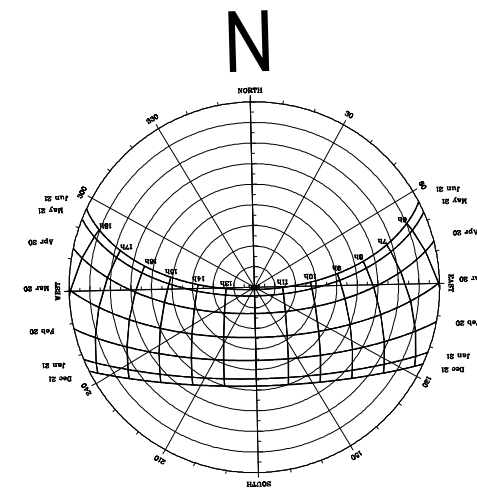
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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.4

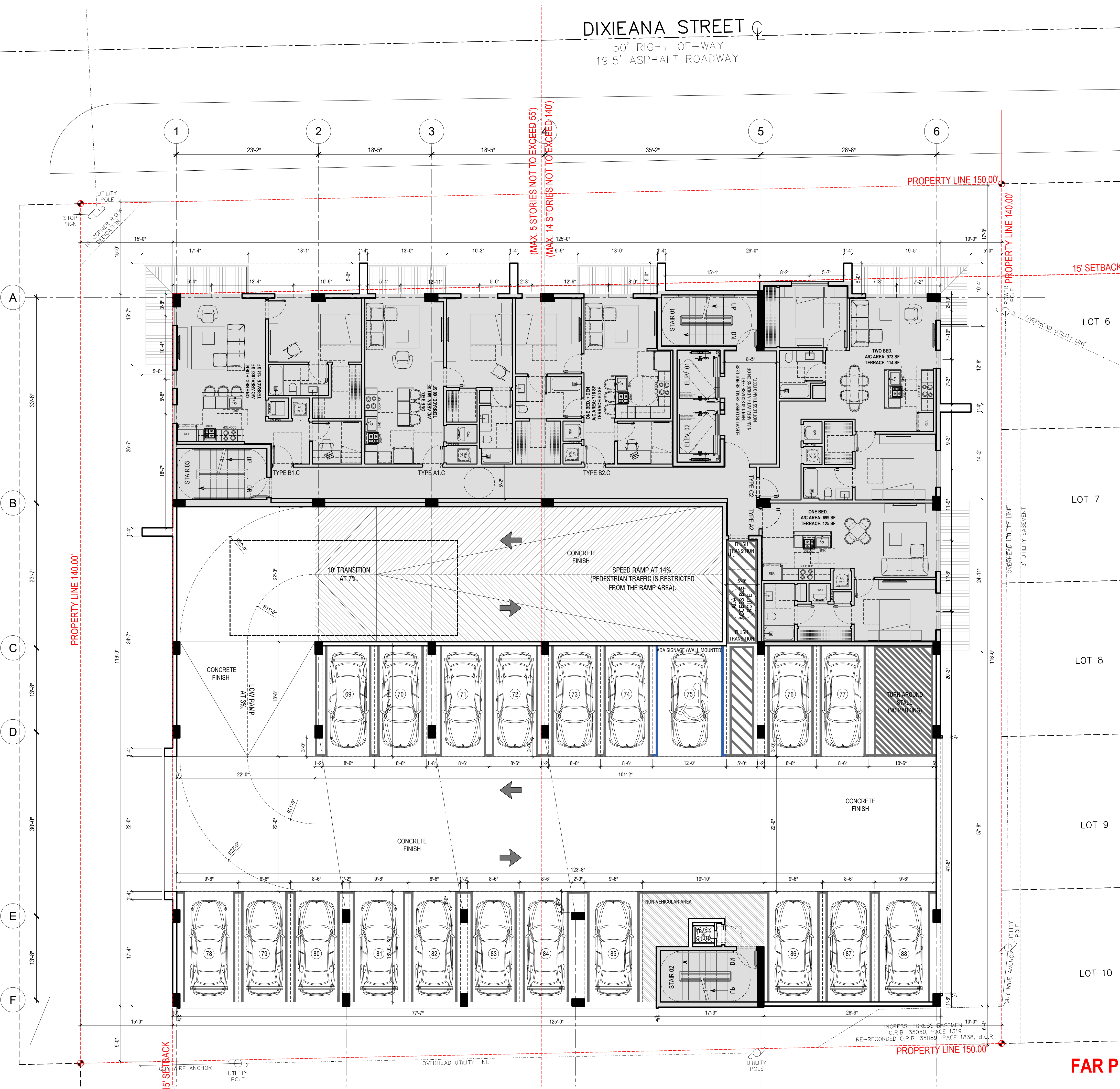


N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

LOT 14 LESS EAST 30' AND ALL LOT 15
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060



DIXIEANA STREET

50' RIGHT-OF-WAY
19.5' ASPHALT ROADWAY

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

INGRESS: EGRESS: EASEMENT: 10'-0"
O.R.B. 35050, PAGE 1319
RE-RECORDED O.R.B. 35089, PAGE 1838, B.C.R.

PROPERTY LINE 150.00'

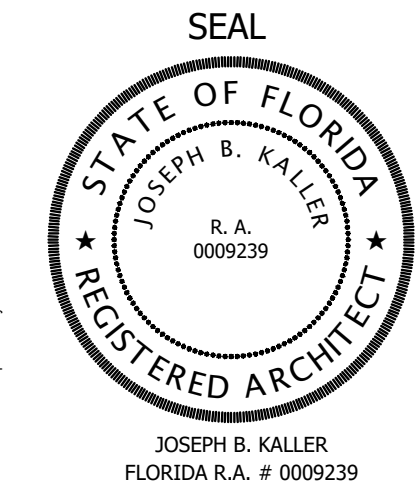
FAR PER FLOOR: 5,249 SF



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2417 Hollywood Blvd.
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954.920.5746
joseph@kallerarchitects.com

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GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.

HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 05

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

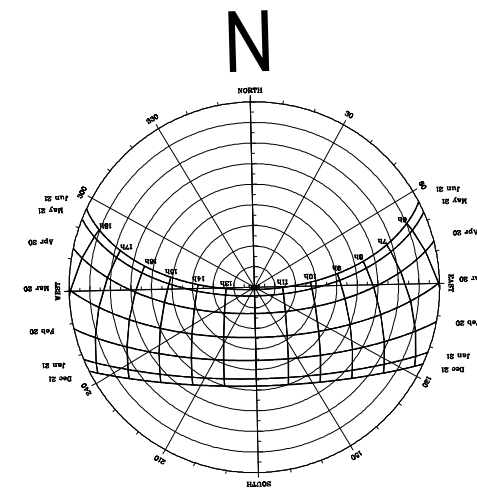
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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.5

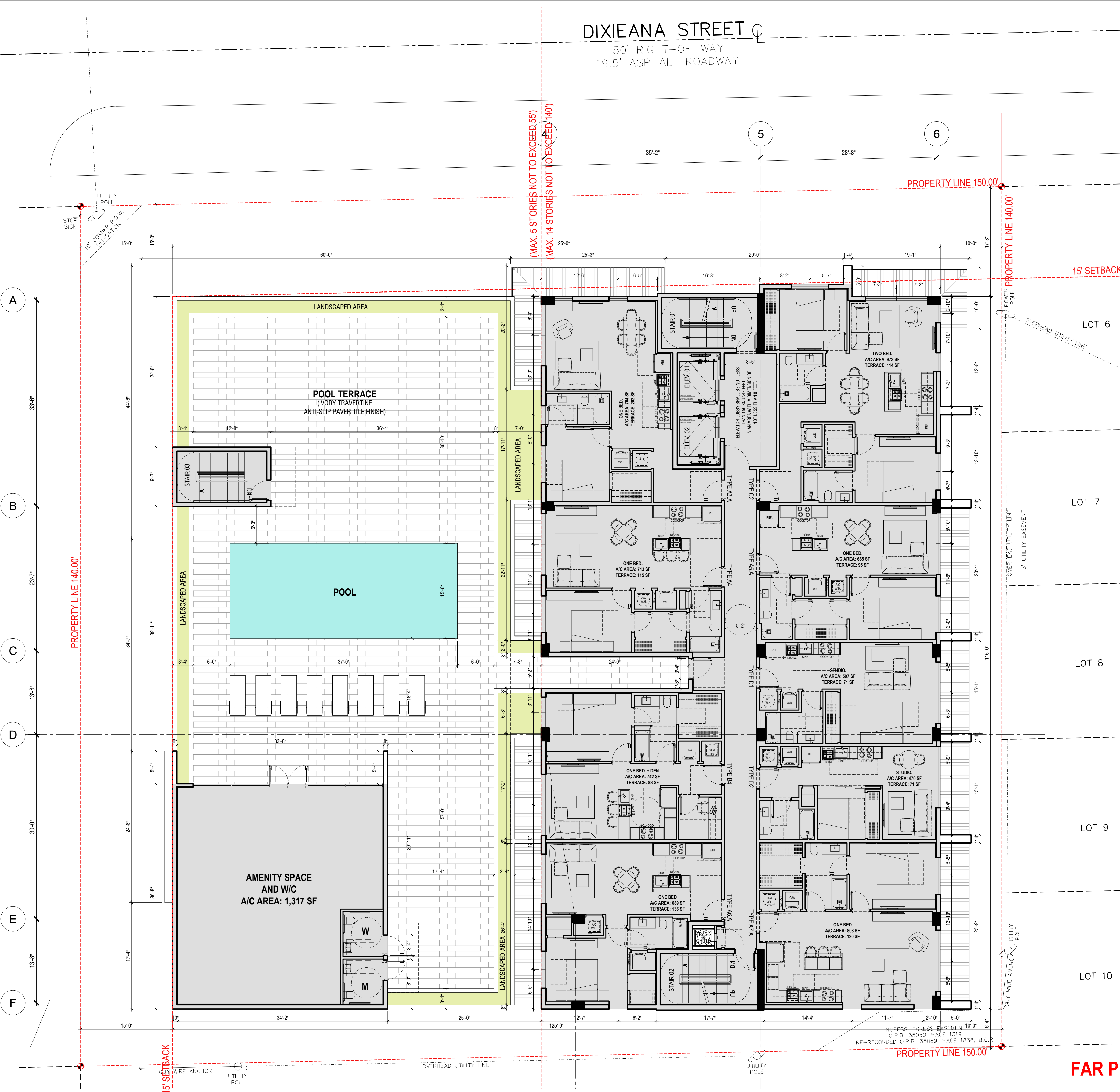


N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

LOT 14 LESS EAST 30' AND ALL LOT 15
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060



DIXIEANA STREET

50' RIGHT-OF-WAY
19.5' ASPHALT ROADWAY

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK

PROPERTY LINE 140.00'

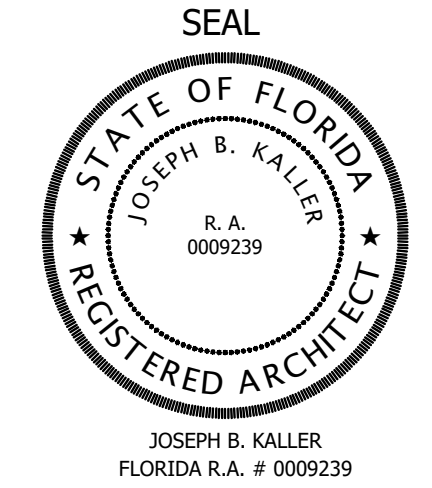
15' SETBACK

PROPERTY LINE 150.00'

FAR PER FLOOR: 8,910 SF



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joseph@kallerarchitects.com
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**GUARDIAN
PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
**LEVEL 06
AMENITIES**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

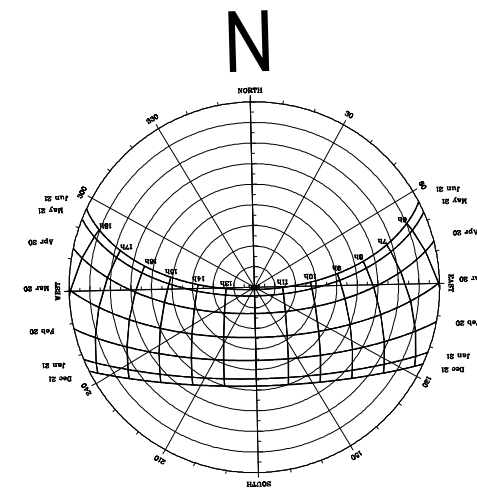
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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.6



N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

LOT 14 LESS EAST 30' AND ALL LOT 15
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060

A

B

C

D

E

F

PROPERTY LINE 140.00'

15' SETBACK

WIRE ANCHOR

UTILITY POLE

OVERHEAD UTILITY LINE

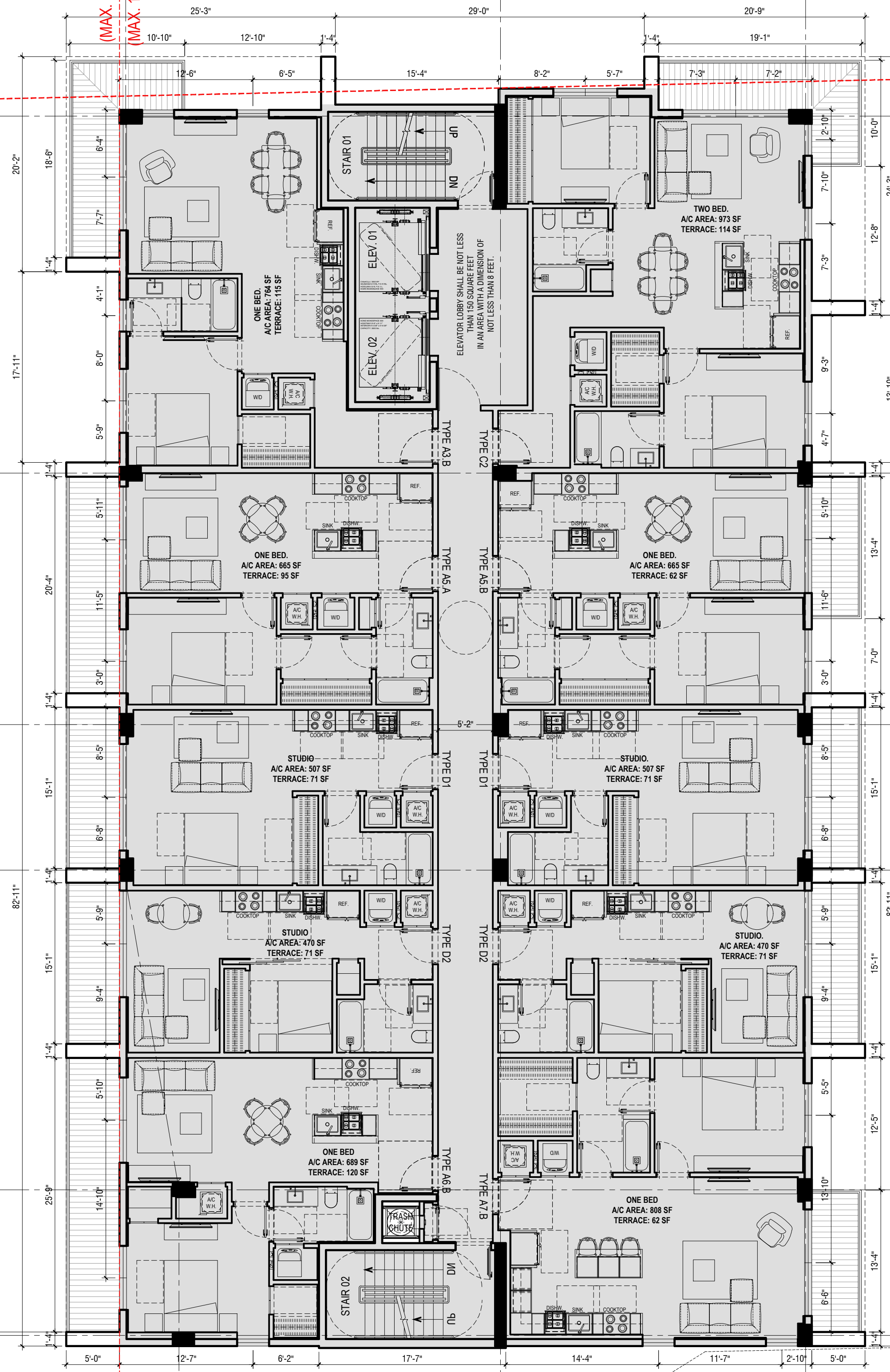
DIXIEANA STREET

50' RIGHT-OF-WAY

19.5' ASPHALT ROADWAY

(MAX. 5 STORIES NOT TO EXCEED 55')

(MAX. 14 STORIES NOT TO EXCEED 140')



PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

INGRESS, EGRESS EASEMENT
O.R.B. 35050, PAGE 1319
RE-RECORDED O.R.B. 35089, PAGE 1838, B.C.R.

PROPERTY LINE 150.00'

FAR PER FLOOR: 7,564 SF

1

LEVEL 07

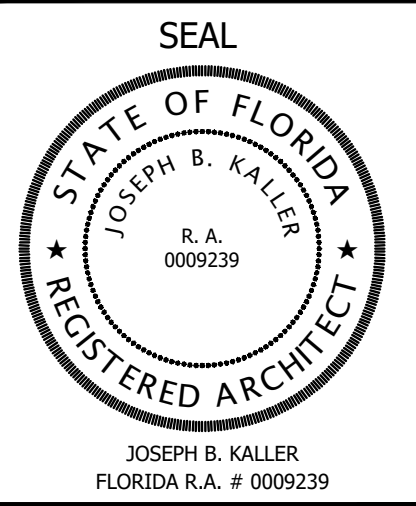
1/8"=1'-0"



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joseph@kallerarchitects.com

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GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 07

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

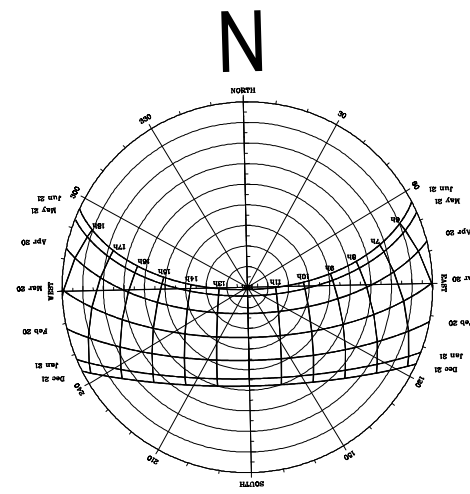
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SCHMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.7



N. 18TH COURT

50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

LOT 14 LESS EAST 30' AND ALL LOT 15
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060

A

B

C

D

E

F

PROPERTY LINE 140.00'

15' SETBACK

WIRE ANCHOR

UTILITY POLE

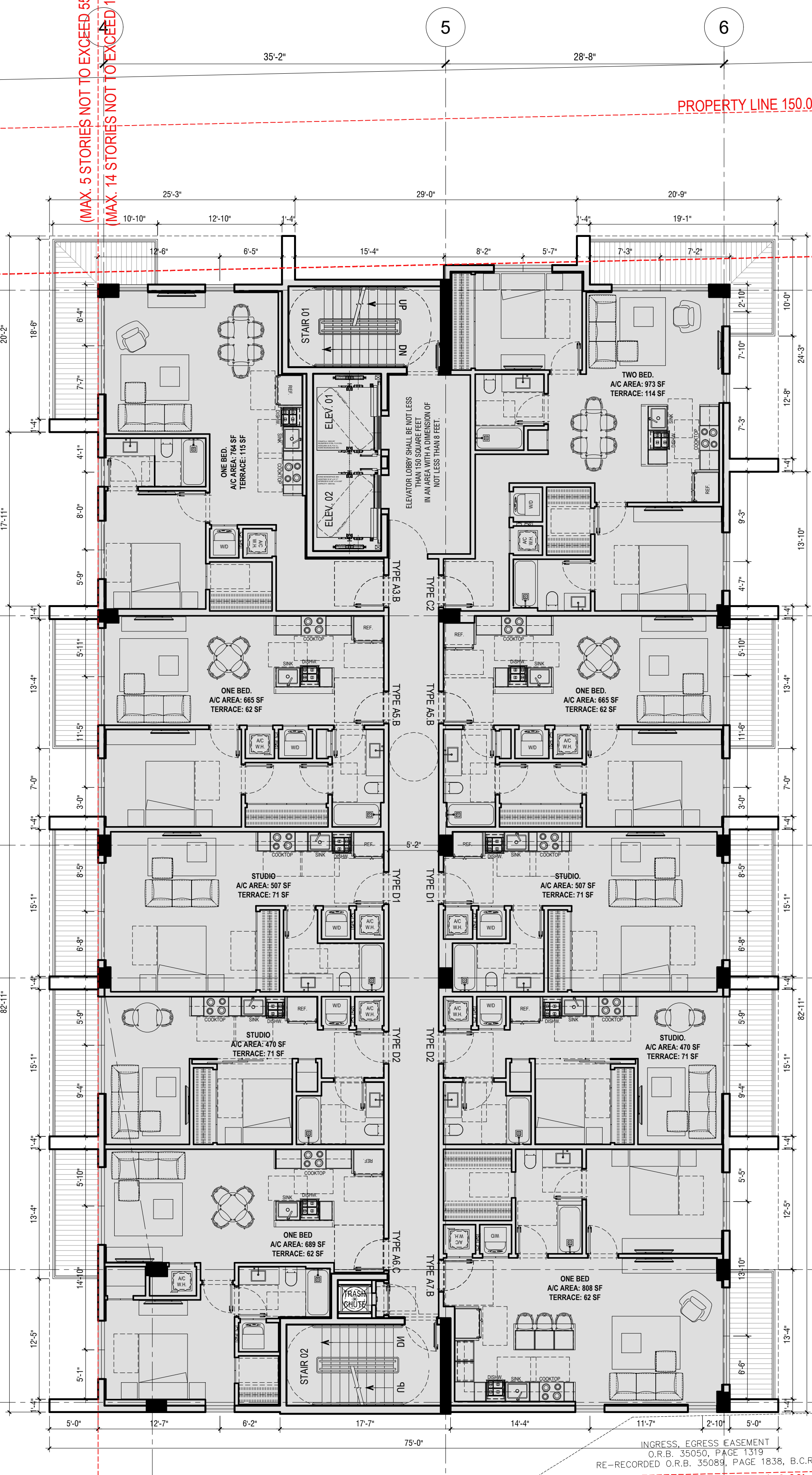
OVERHEAD UTILITY LINE

DIXIEANA STREET

50' RIGHT-OF-WAY

19.5' ASPHALT ROADWAY

(MAX. 5 STORIES NOT TO EXCEED 55')
(MAX. 14 STORIES NOT TO EXCEED 140')



PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

INGRESS, EGRESS EASEMENT
O.R.B. 35050, PAGE 1319
RE-RECORDED O.R.B. 35089, PAGE 1838, B.C.R.

PROPERTY LINE 150.00'

FAR PER FLOOR: 7,564 SF

1

LEVEL 08 to 10

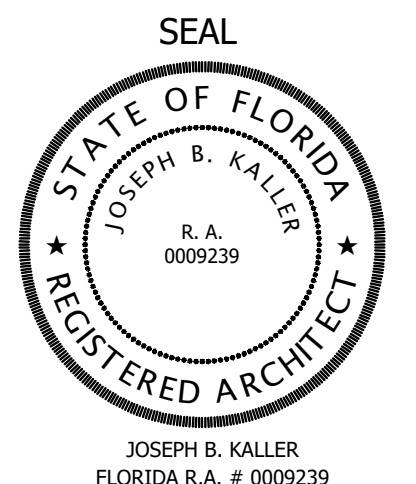
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GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 08 to 10

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

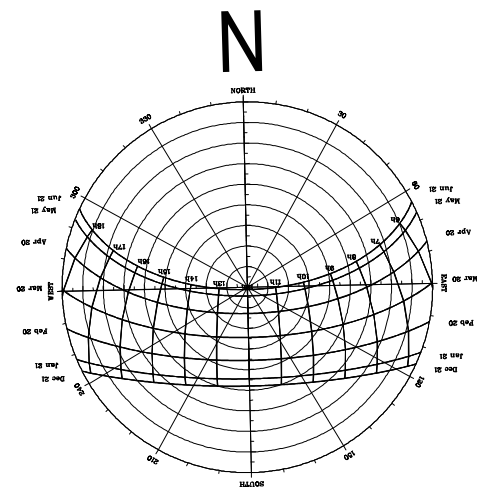
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Schematic Design

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.8



N. 18TH COURT
50' RIGHT-OF-WAY DIVIDED ROAD

17' ASPHALT

LOT 14 LESS EAST 30' AND ALL LOT 15
P.B. 7, PAGE 11, B.C.R. I.D.# 5042-10-18-0060

A
B
C
D
E
F

PROPERTY LINE 140.00'

15' SETBACK

WIRE ANCHOR
UTILITY POLE

OVERHEAD UTILITY LINE

DIXIEANA STREET
50' RIGHT-OF-WAY
19.5' ASPHALT ROADWAY

(MAX. 5 STORIES NOT TO EXCEED 55')
(MAX. 14 STORIES NOT TO EXCEED 140')

PROPERTY LINE 150.00'

PROPERTY LINE 140.00'

15' SETBACK

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

STAIR 01
DM

MACHINE ROOMLESS
ELEVATOR
1-2 ENTERIE

A/C UNIT
TERRACE
(TECHNICAL AREA)

TRASH CHUTE
EXHAUST FAN

INGRESS, EGRESS EASEMENT
O.R.B. 35050, PAGE 1319
RE-RECORDED O.R.B. 35089, PAGE 1838, B.C.R.

PROPERTY LINE 150.00'

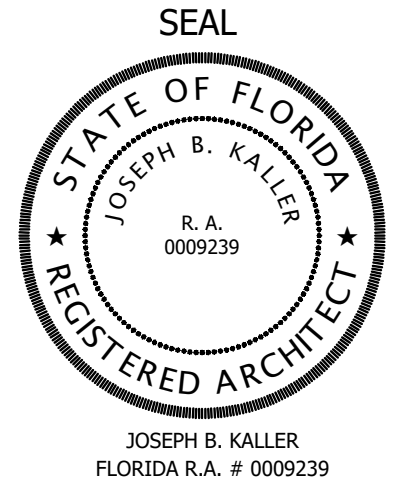
FAR PER FLOOR: 168 SF

1

LEVEL 11 - ROOF
1/8"=1'-0"



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GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
LEVEL 11
ROOF

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-2.9

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954.920.5746
joseph@kallerarchitects.com

SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R. A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER

FLORIDA R.A. # 0009239



GUARDIAN
PROPERTIES

1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020
-

PROJECT TITLE

SHEET TITLE
 NORTH ELEVATION

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-3.1



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954.920.5746
joseph@kallerarchitects.com

SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R. A.

0009239

REGISTERED ARCHITECT

JOSEPH B. KALLER

FLORIDA R.A. # 0009239



GUARDIAN
PROPERTIES

1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020
-

PROJECT TITLE

1499 or preliminary sets of Building Documents. The intent of
SHEET TITLE
WEST ELEVATION

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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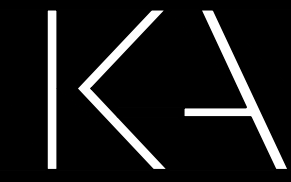
SCHEMATIC DESIGN

PROJECT No.:	23072
DATE:	12.18.23
DESIGN BY:	K.NEAL
CHECKED BY:	JBK

SHEET

A-3.2

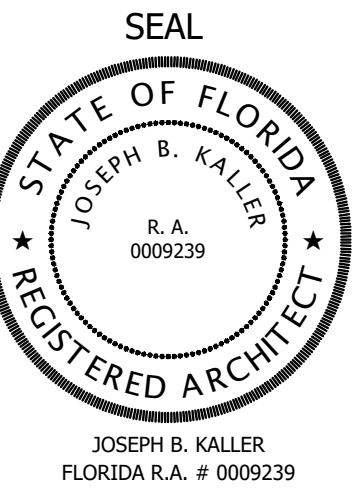




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954.920.5746
joseph@kallerarchitects.com

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**GUARDIAN
PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
SOUTH ELEVATION

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

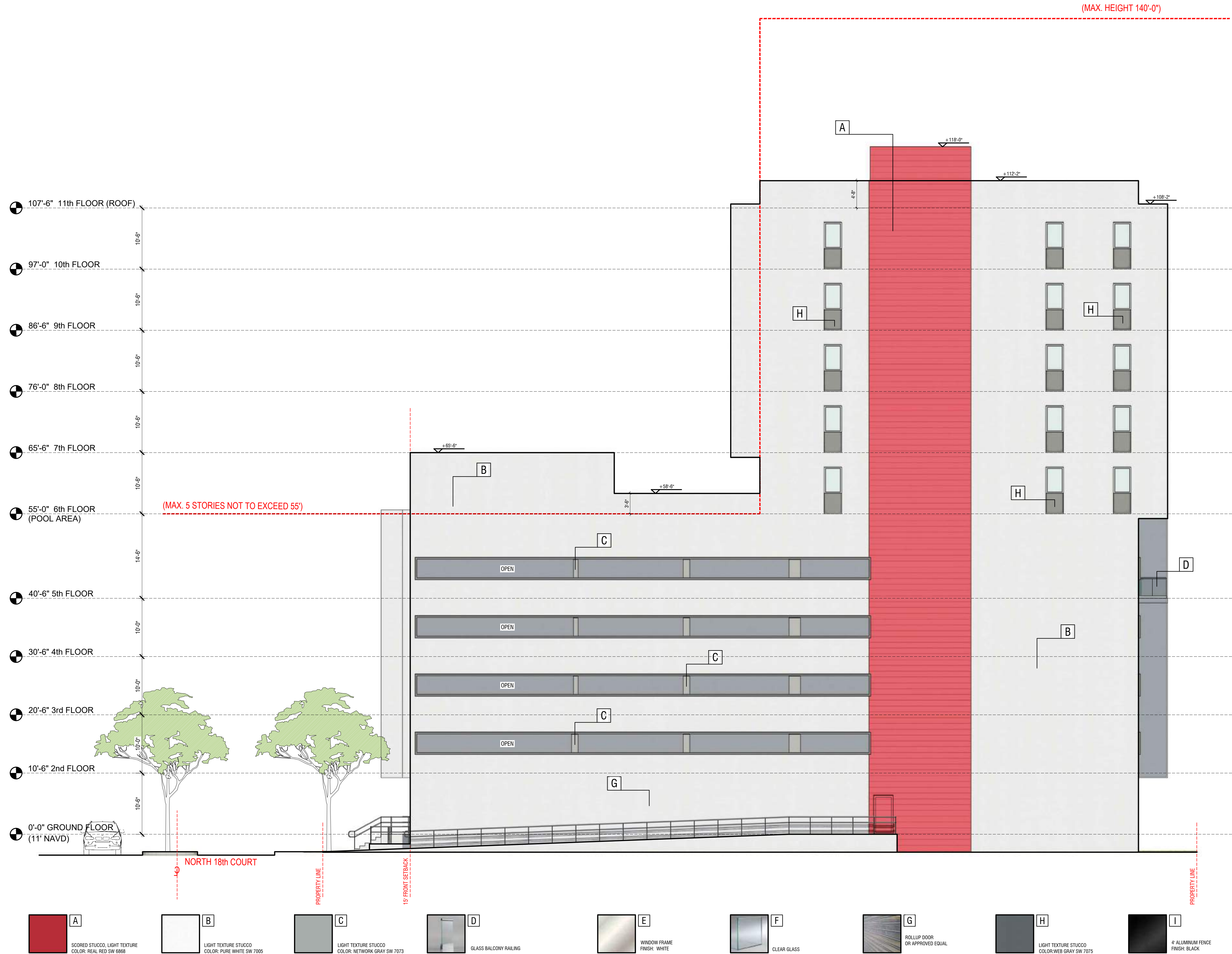
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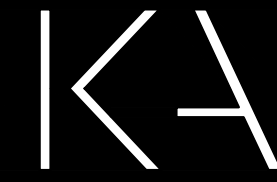
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-3.3



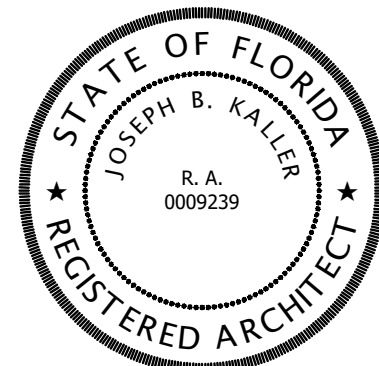


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joseph@kallerarchitects.com

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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239



**GUARDIAN
PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
EAST ELEVATION

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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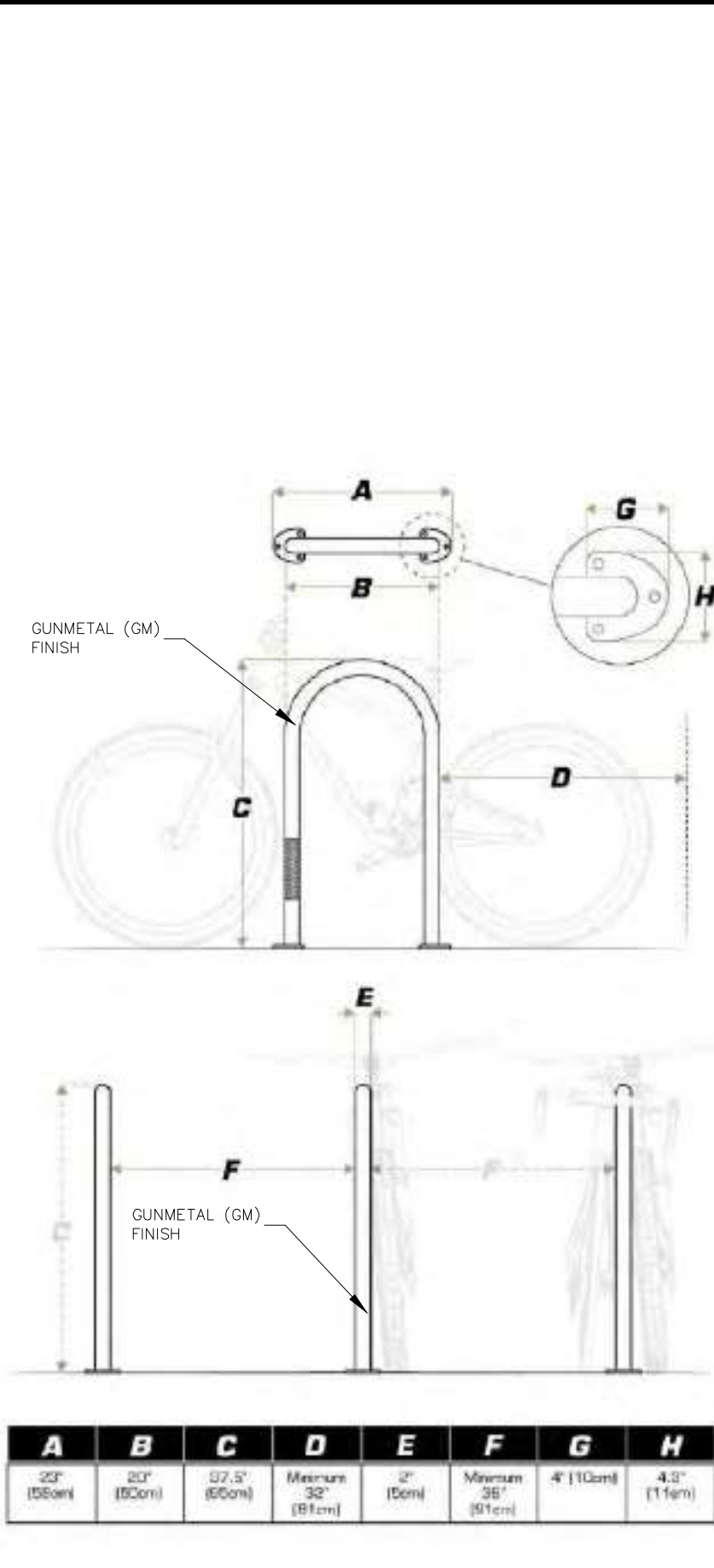
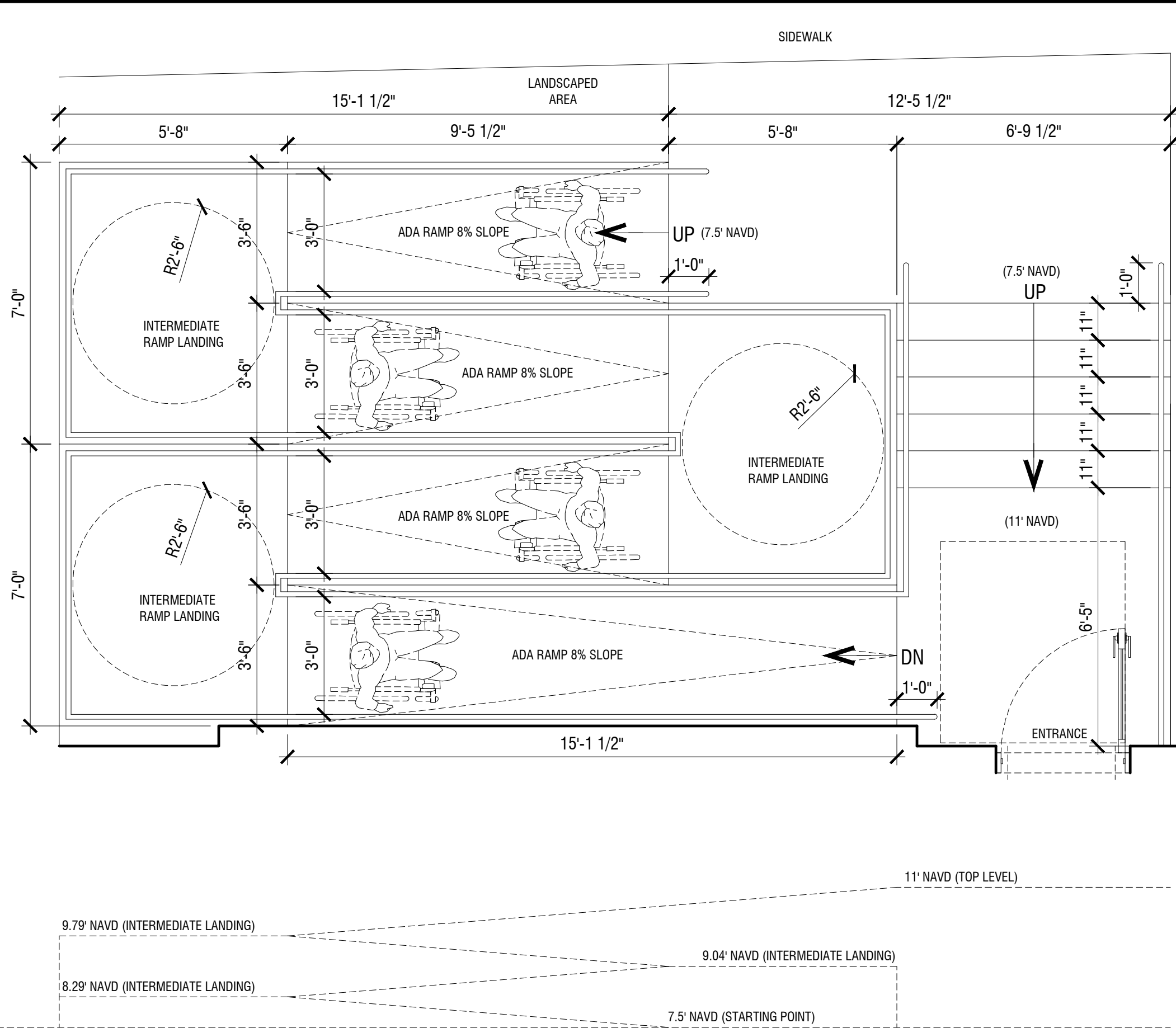
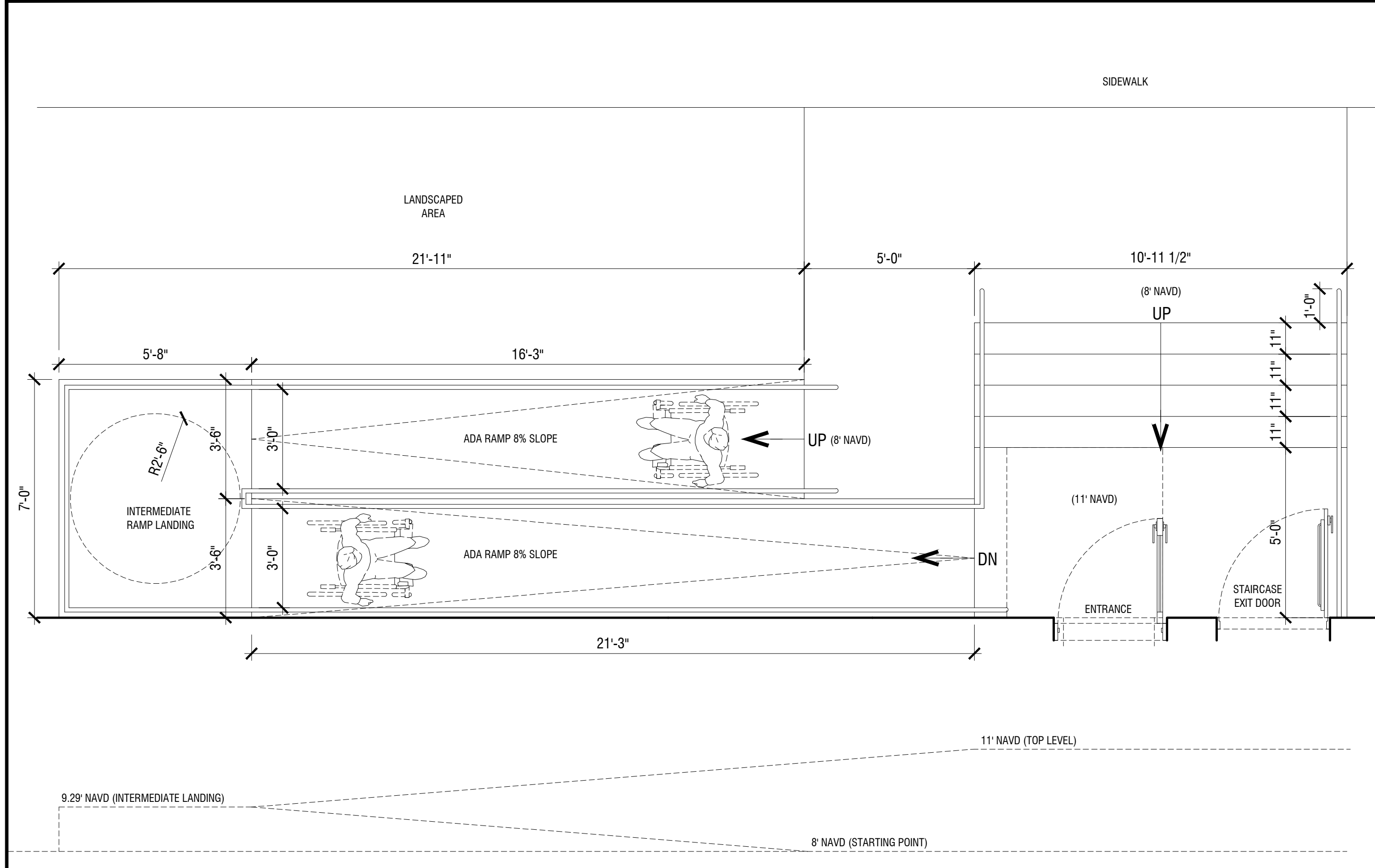
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET

A-3.4

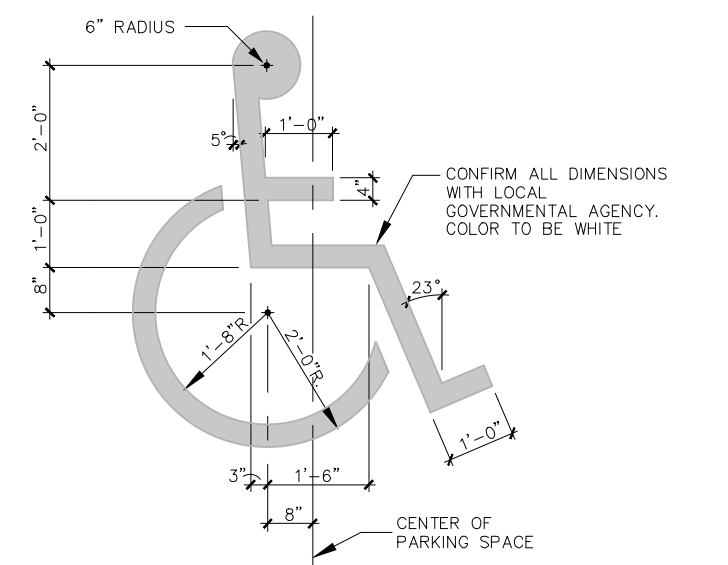




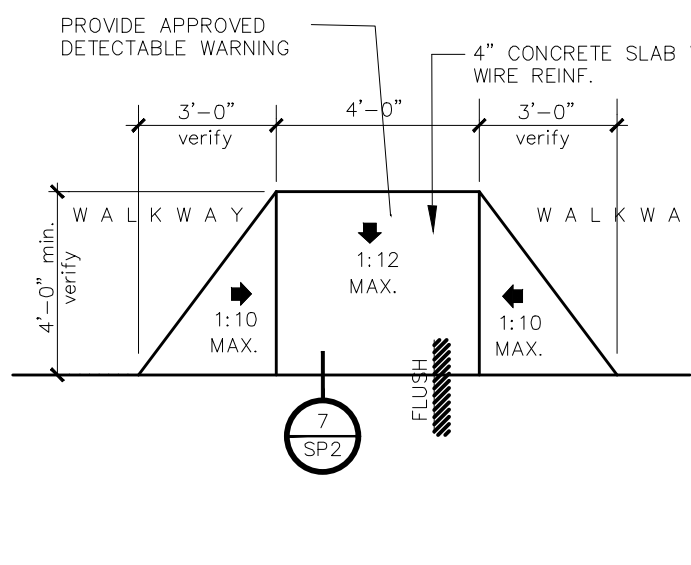
1 ADA RAMP - NORTH 18th COURT
3/8"=1'-0"

2 ADA RAMP - DIXIEANA STREET
3/8"=1'-0"

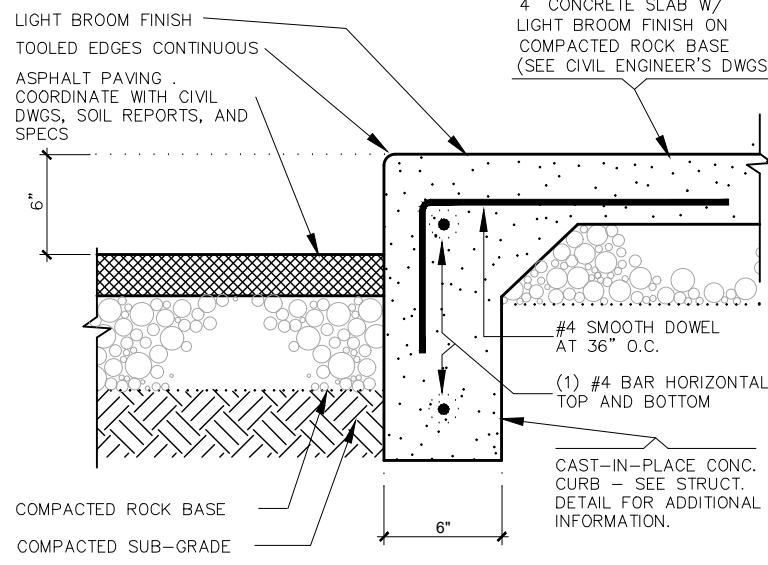
3 BICYCLE RACK
N.T.S.



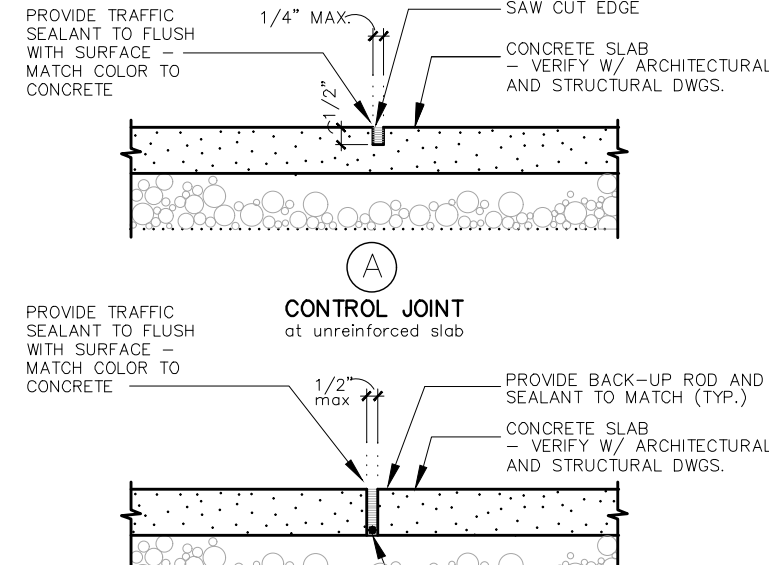
PAINTED H.C. SPACE SYMBOL



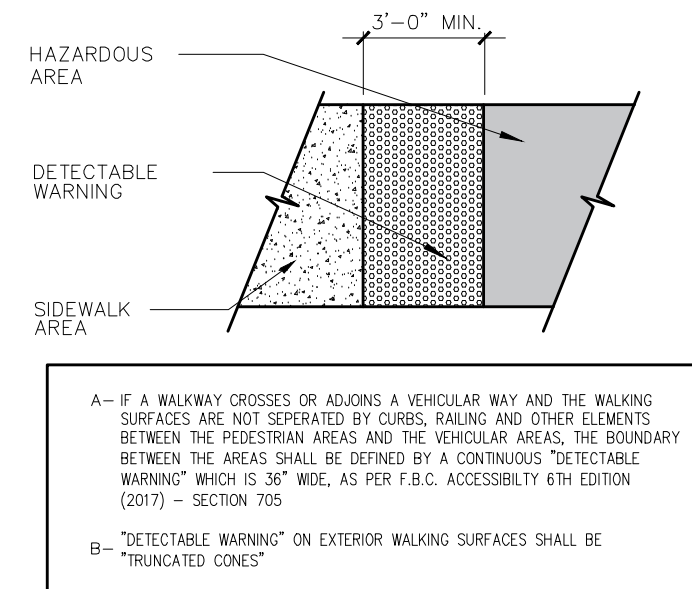
ACCESSIBLE CURB CUT DETAIL



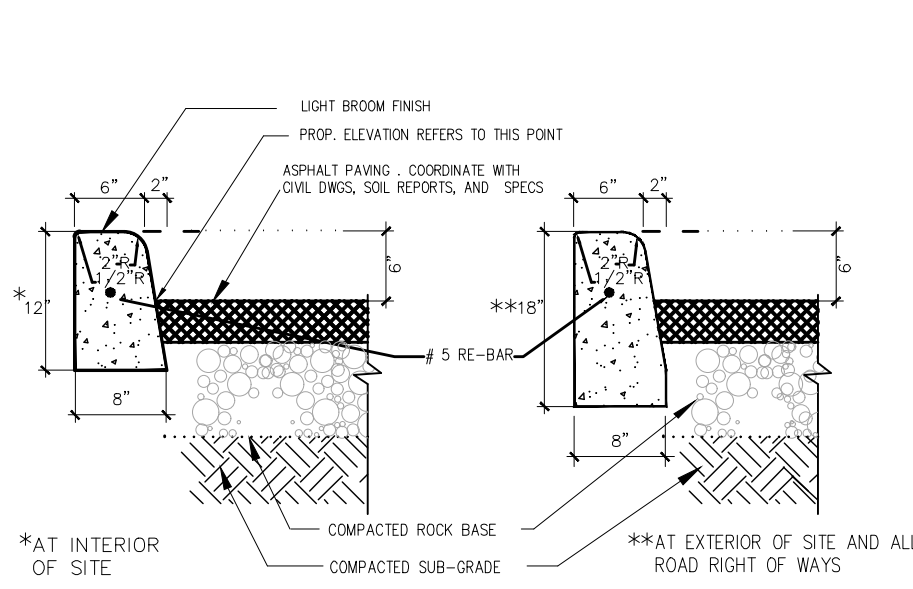
TYP. CONCRETE CURB



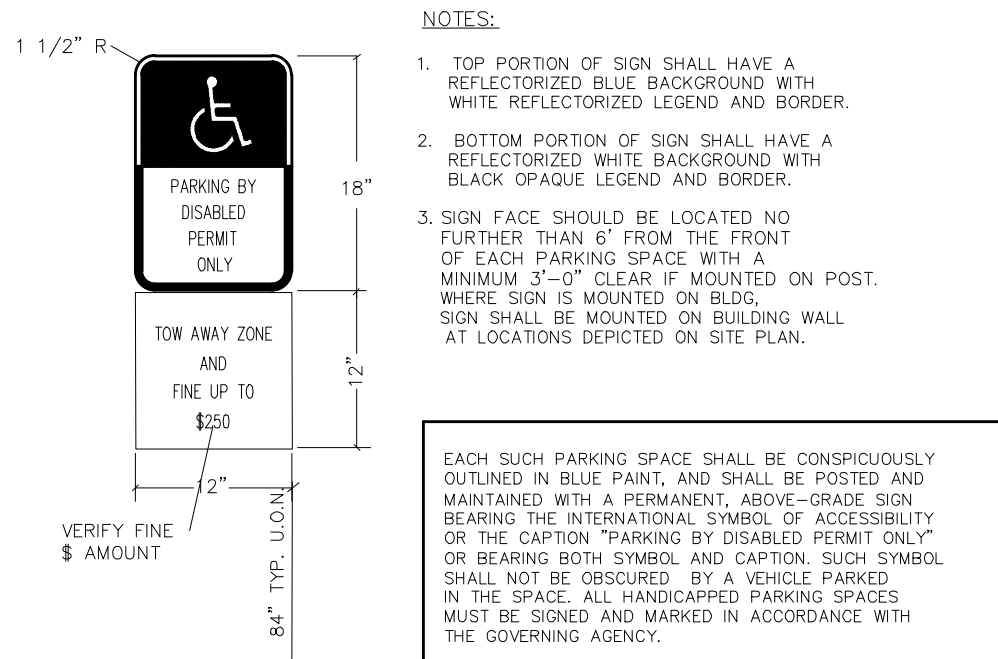
TYP. CONC. SLAB JOINTS



PLAN OF
DETECTABLE WARNING SURFACE



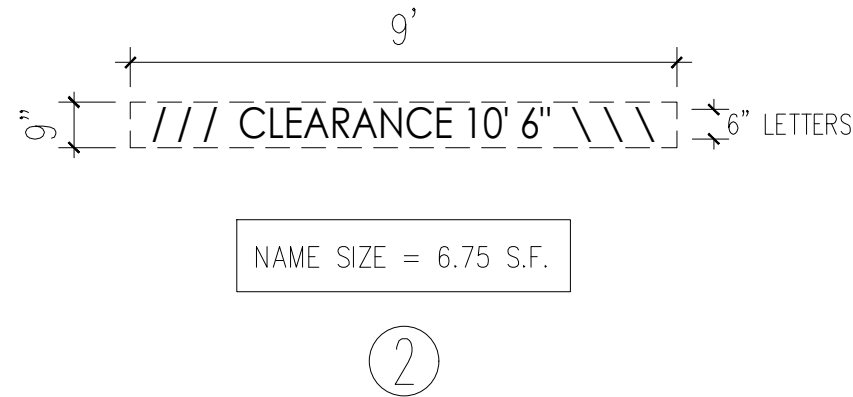
TYP. TYPE D CONCRETE CURB



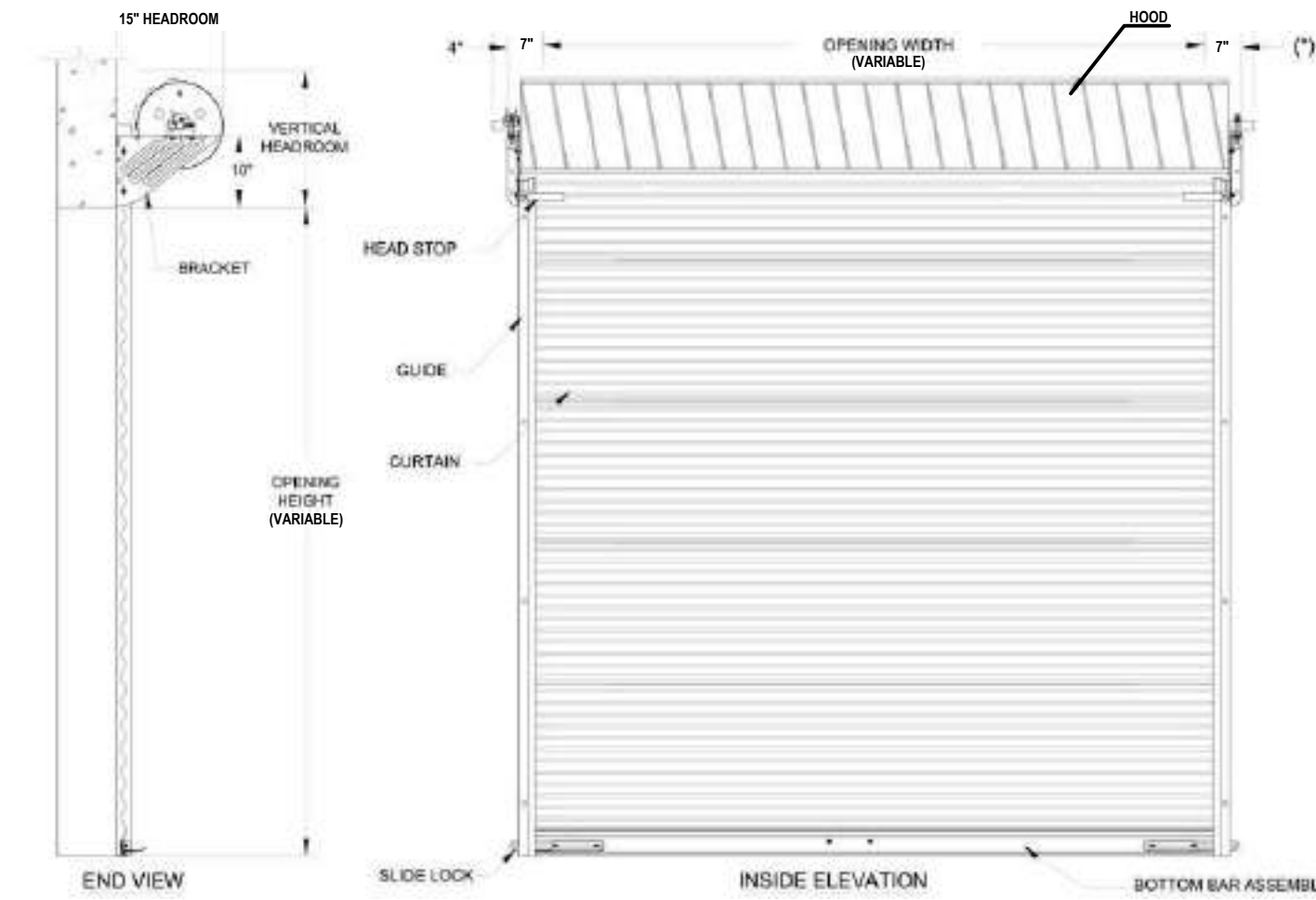
HANDICAPPED SIGNAGE DETAIL



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



NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



- REMOTE CONTROL OPERATED FOR PARKING GARAGE
- SWITCH CONTROL (MANUALLY) OPERATED FOR LOADING DOCK AREA



ROLL UP DOOR OR APPROVED EQUAL
FOR PARKING GARAGE DOOR AND LOADING DOCK

4 DETAILS
N.T.S.

5 SIGNS
N.T.S.

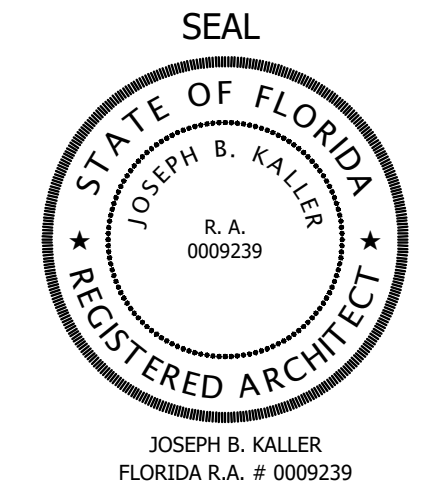
6 GARAGE ROLL-UP DOORS
N.T.S.



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GUARDIAN
PROPERTIES

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
SIGNAGE AND DETAILS

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT NO.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: J.B.K.

SHEET

A-4.1



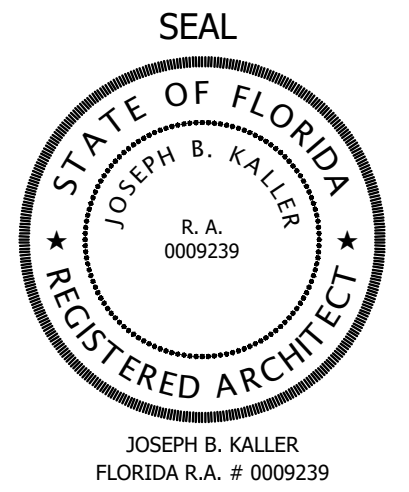
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1

NW ISOMETRIC
N.T.S.



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joseph@kallerarchitects.com
www.kallerarchitects.com



**GUARDIAN
PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
NW ISOMETRIC

MEETING DATES

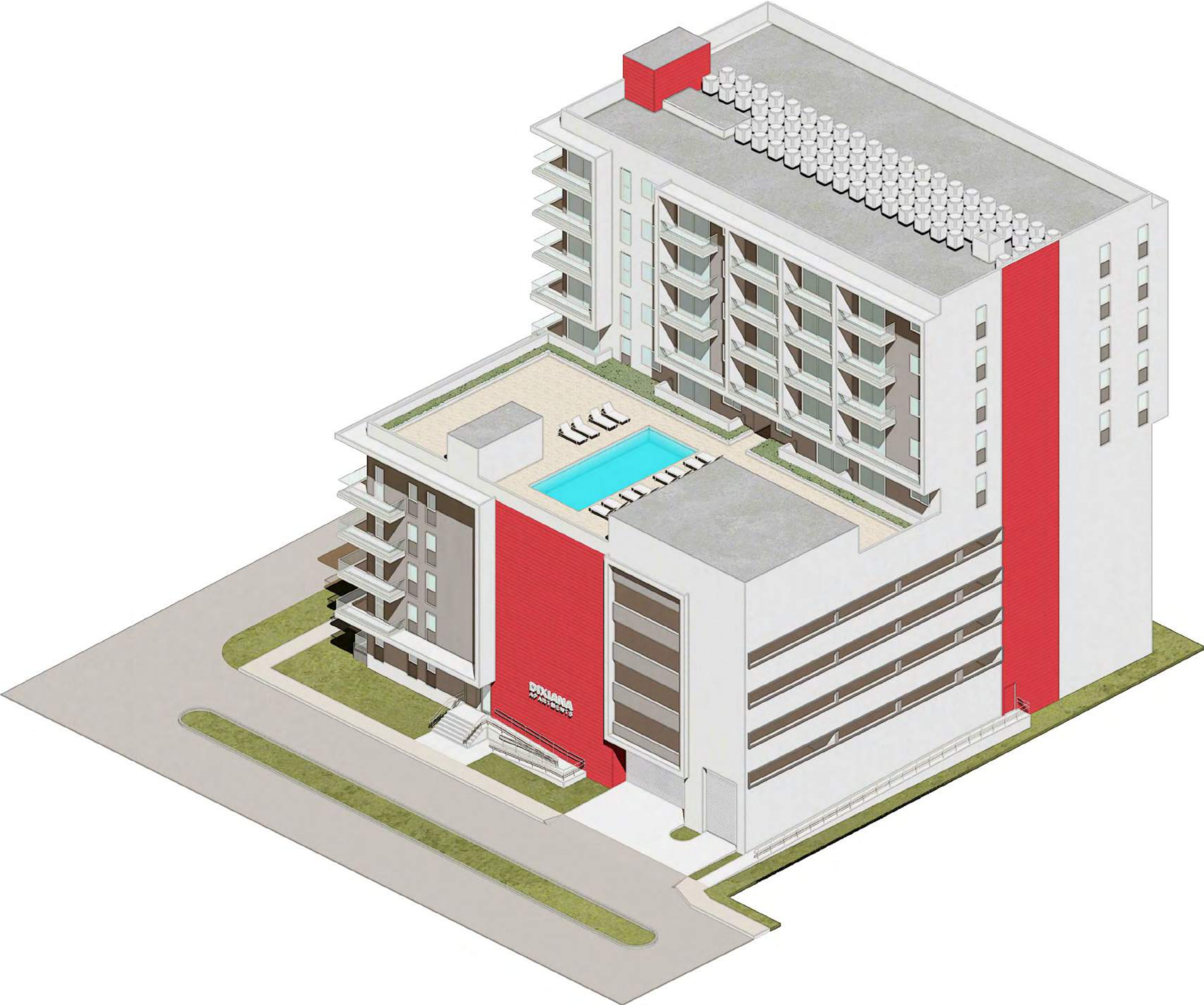
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET
A-5.1



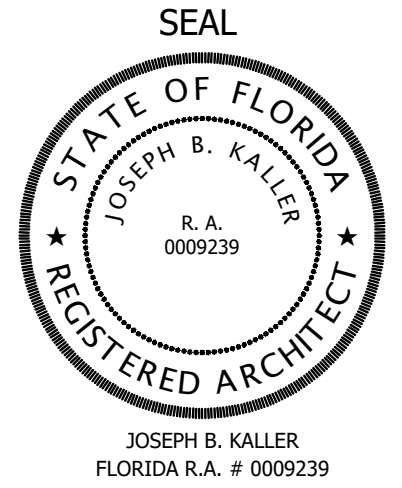
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SW ISOMETRIC
N.T.S.



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**GUARDIAN
PROPERTIES**

PROJECT TITLE
1822 DIXIEANA ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
SW ISOMETRIC

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	10.02.23	23-DP-89
PRE TAC	11.06.23	23-DP-89
FINAL TAC	12.04.23	23-DP-89

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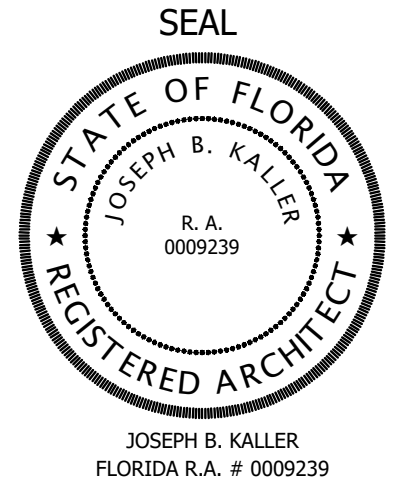
SCHEMATIC DESIGN

PROJECT No.: 23072
DATE: 12.18.23
DESIGN BY: K.NEAL
CHECKED BY: JBK

SHEET
A-5.2



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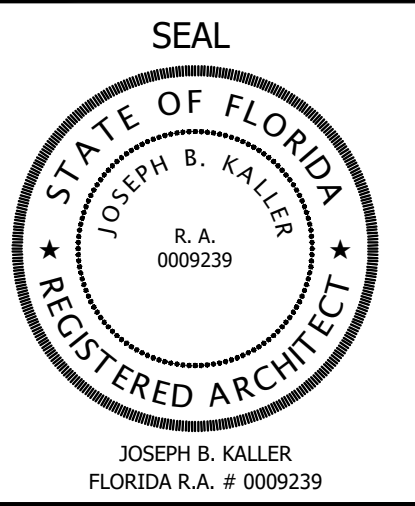


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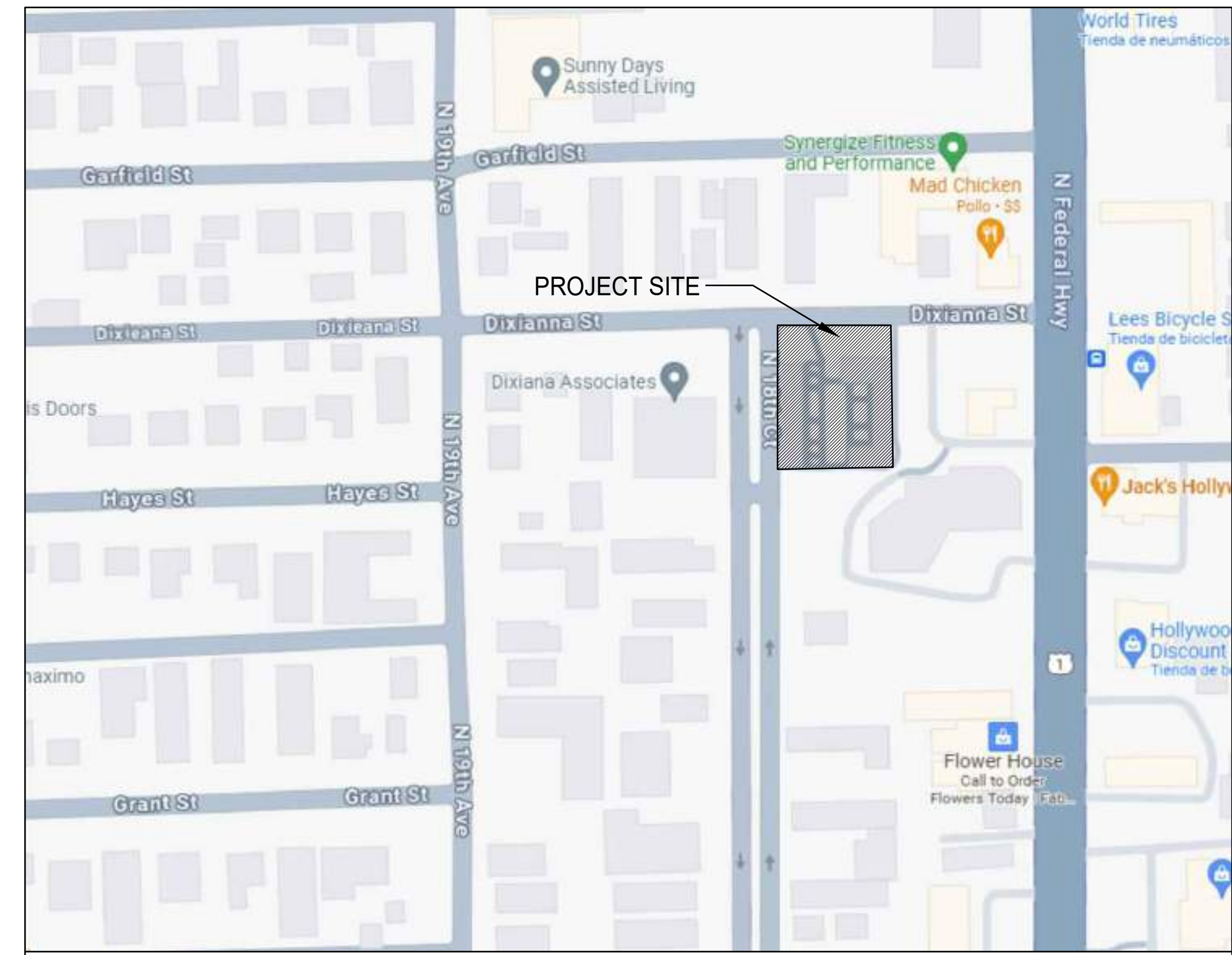
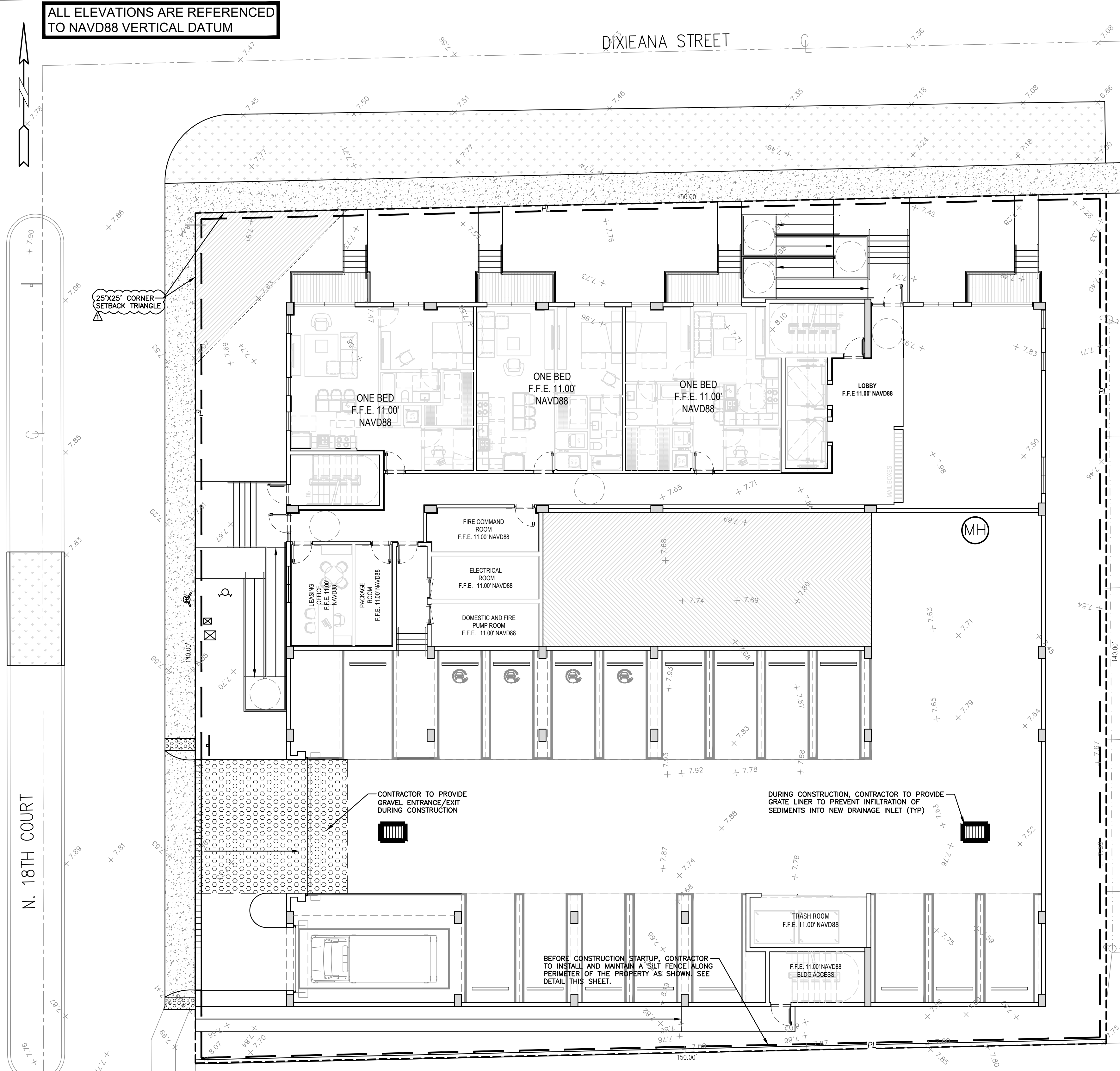
SHEET TITLE
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MEETING DATES		
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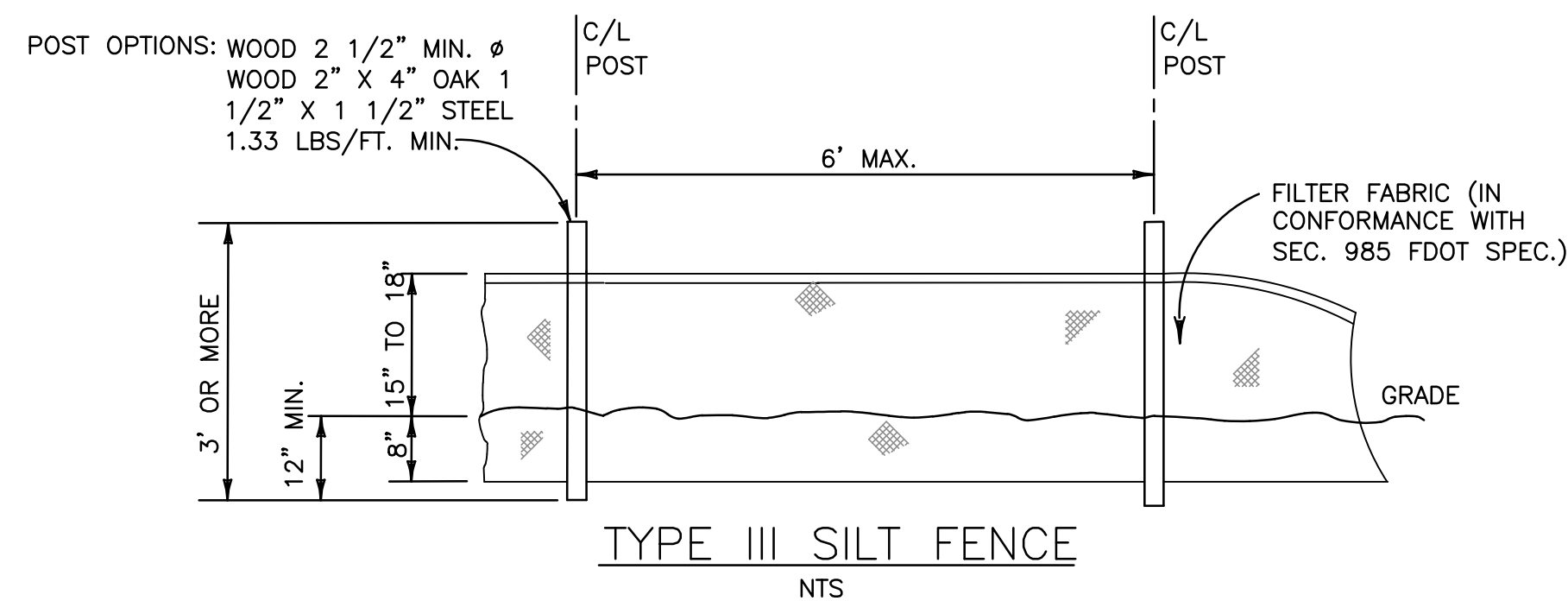
SHEET
A-5.4



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.



REVISIONS			
NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	12-1-23		

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
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wzephyr@gmail.com
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DIXIANA APARTMENTS
1822 DIXIANA STREET
HOLLYWOOD, FL 33020

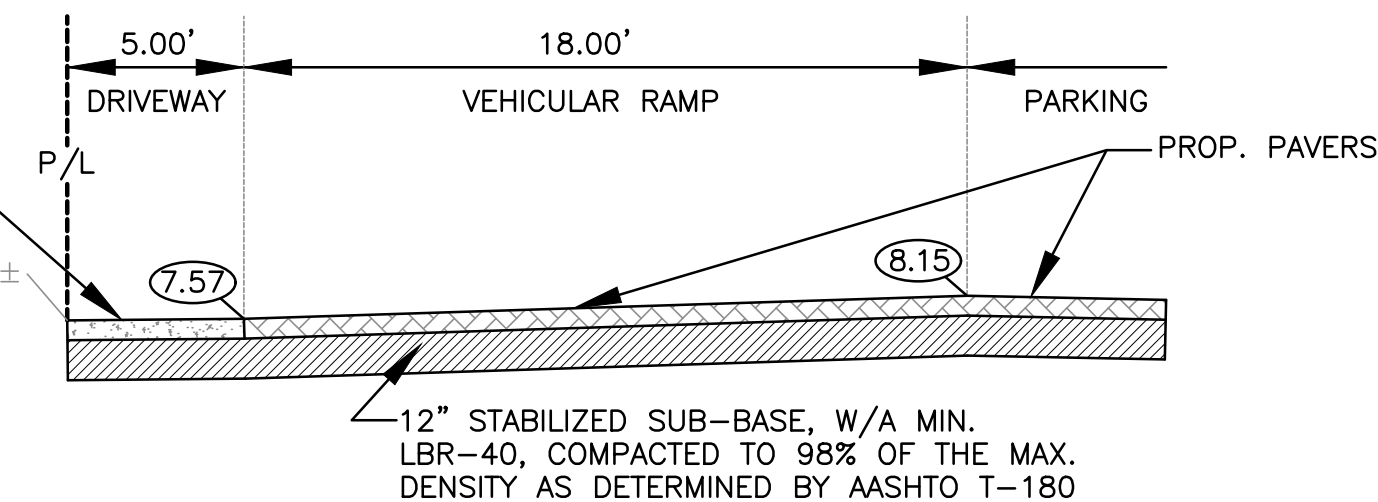
P.E.#: 76036
DATE: 10/23/23
SCALE: 1"=10'
SHEET NO.:
C1
1 OF 9
PROJECT NO.: 23-48

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

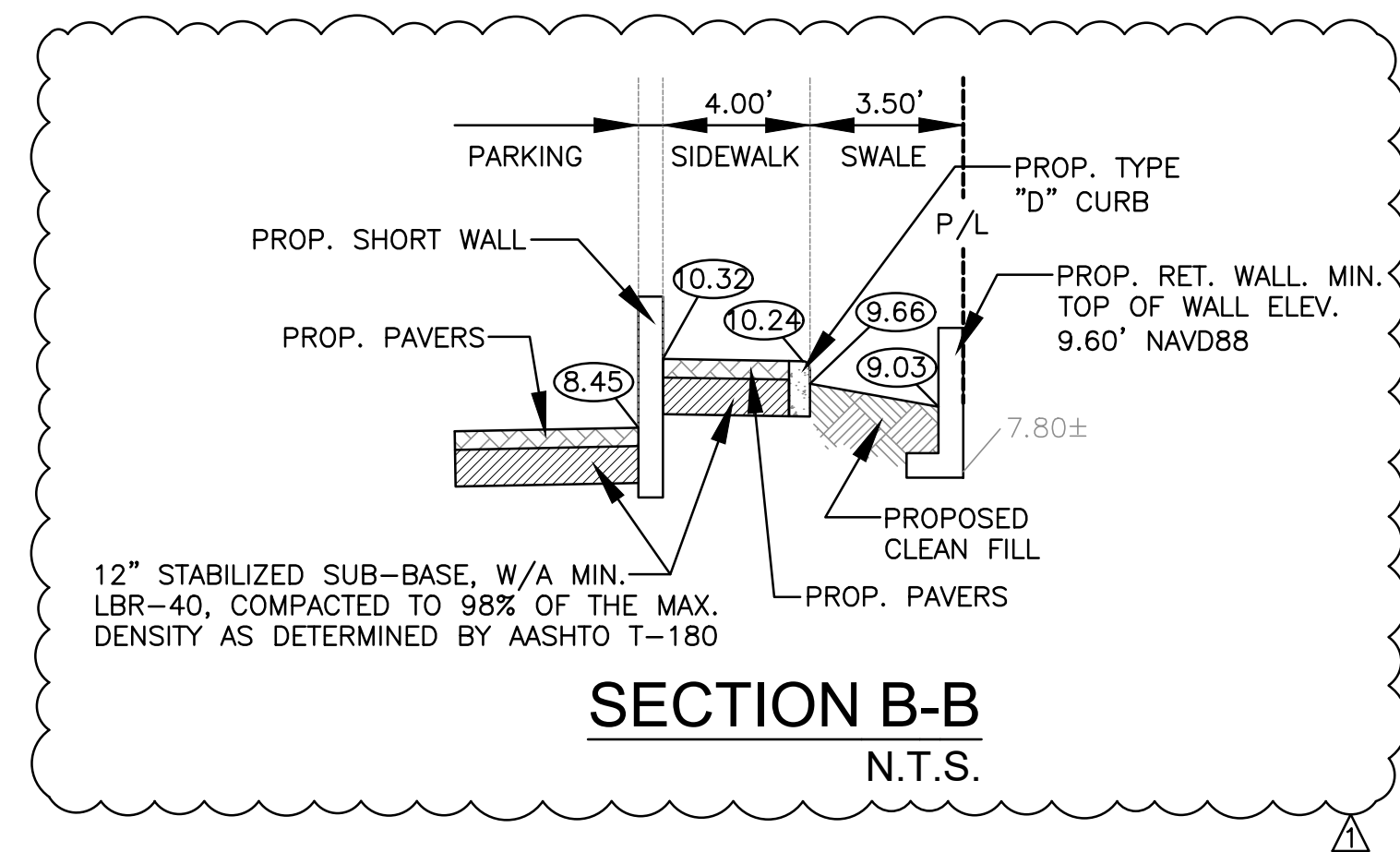
DIXIANA STREET

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.



SECTION B-B
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

12" STABILIZED SUB-BASE, W/A MIN.
LBR-40, COMPACTED TO 98% OF THE MAX.
DENSITY AS DETERMINED BY AASHTO T-180

SECTION C-C
N.T.S.

MAX 3:1 SLOPE

SECTION D-D
N.T.S.

MAX 3:1 SLOPE

SECTION E-E
N.T.S.



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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	12-1-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

DIXIANA APARTMENTS
1822 DIXIANA STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

SCALE: 1"=10'

SHEET NO.:

C2

2 OF 9

PROJECT NO.: 23-48

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
AT&T
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

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.

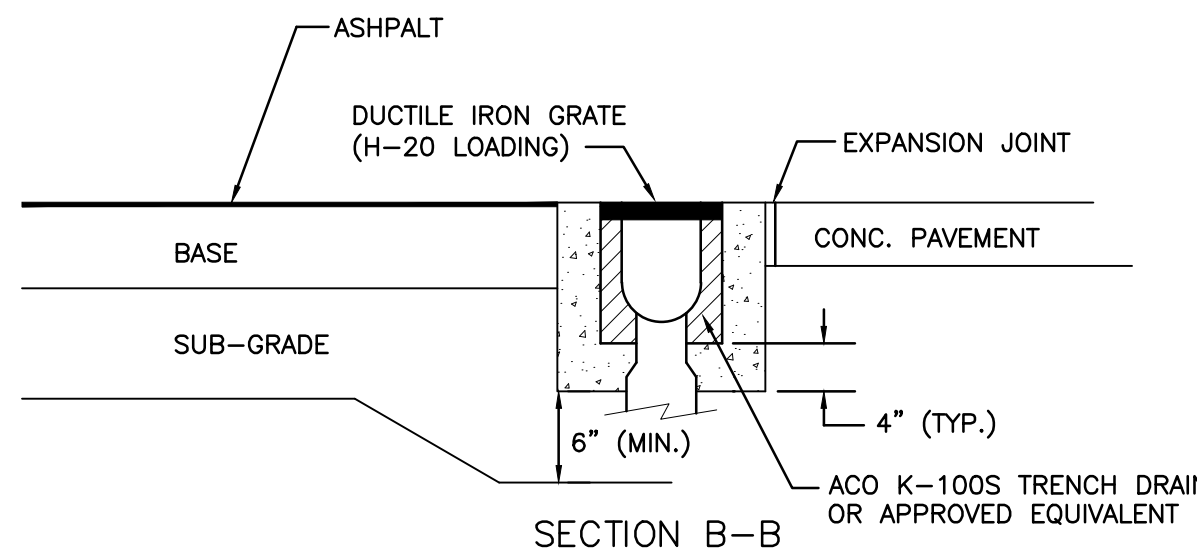
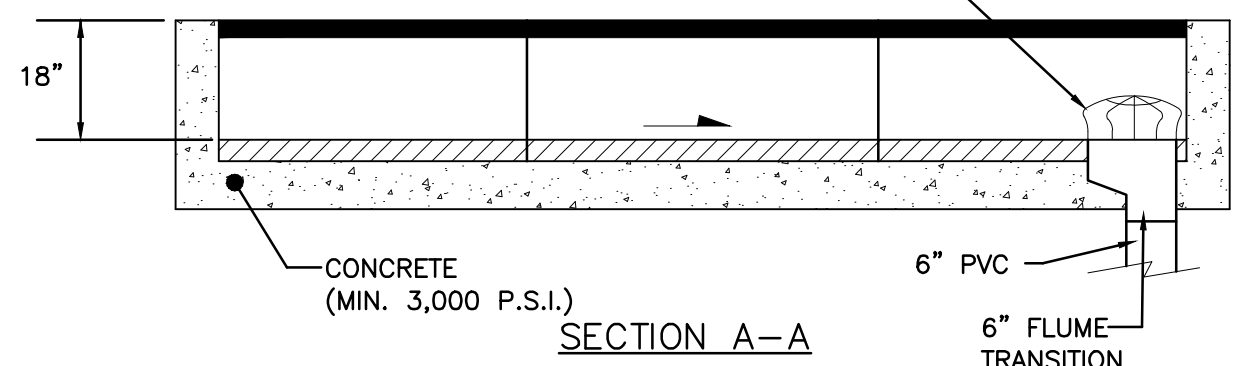
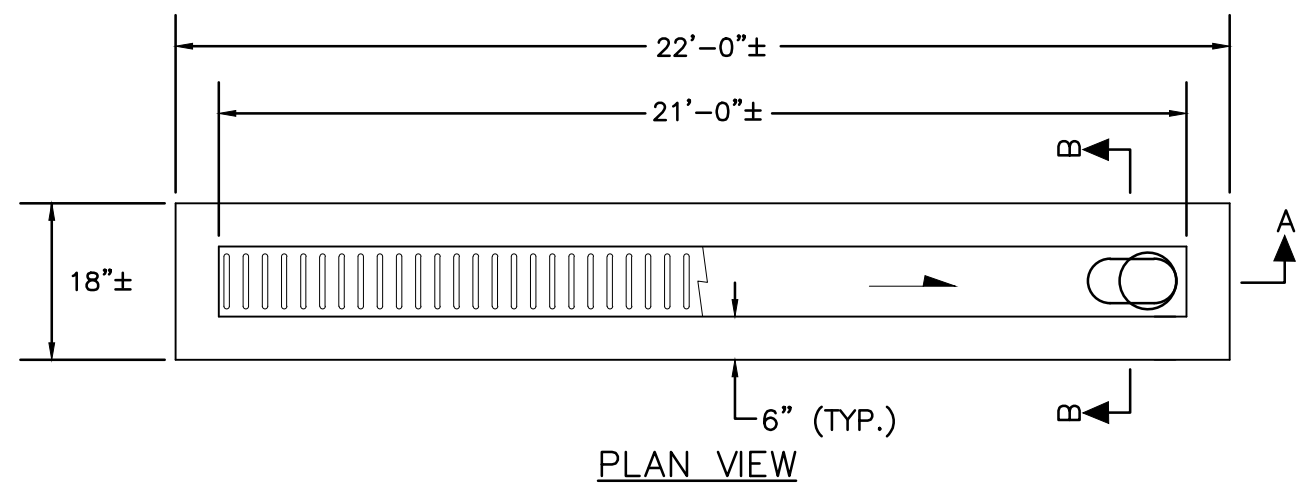
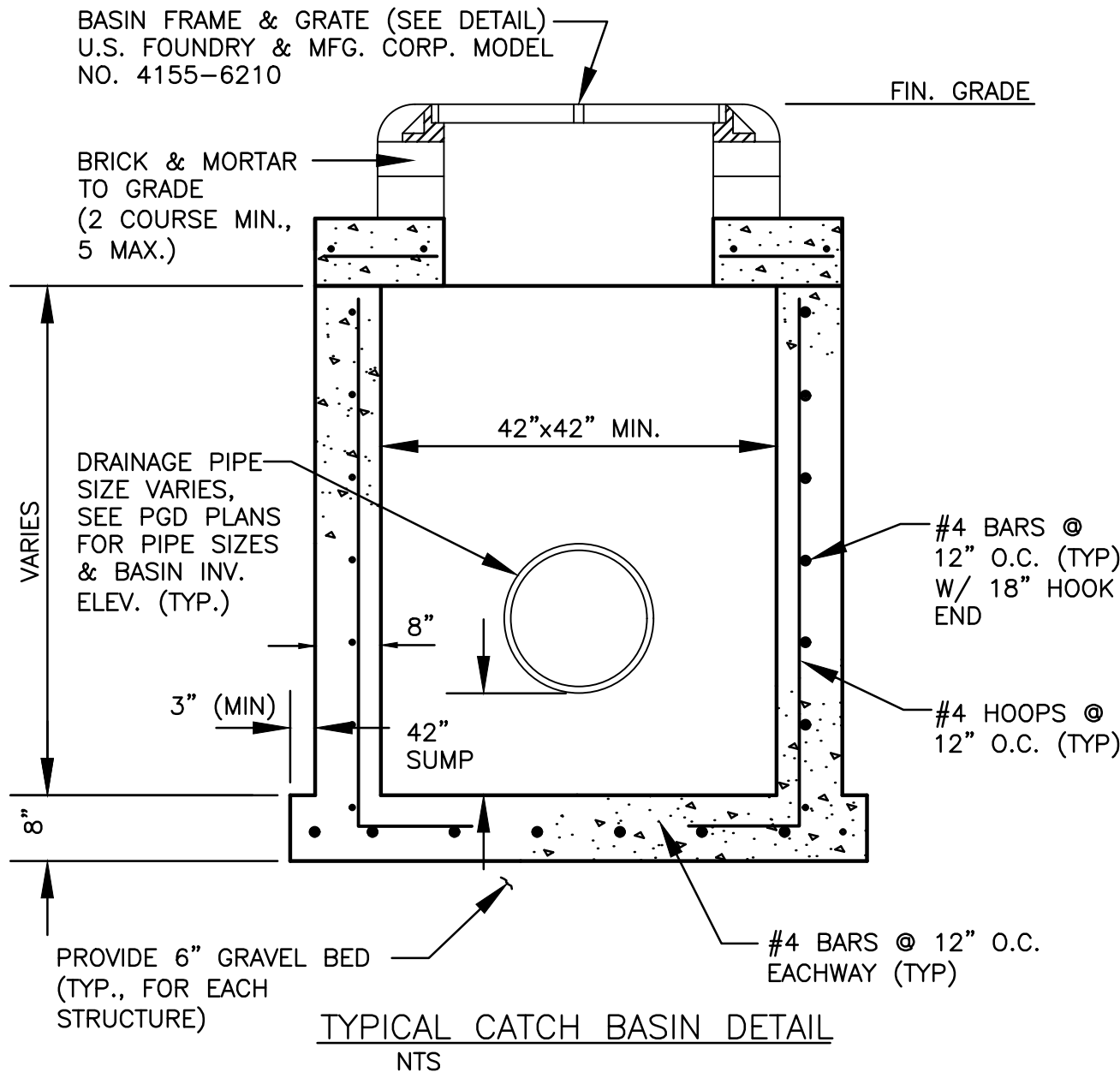
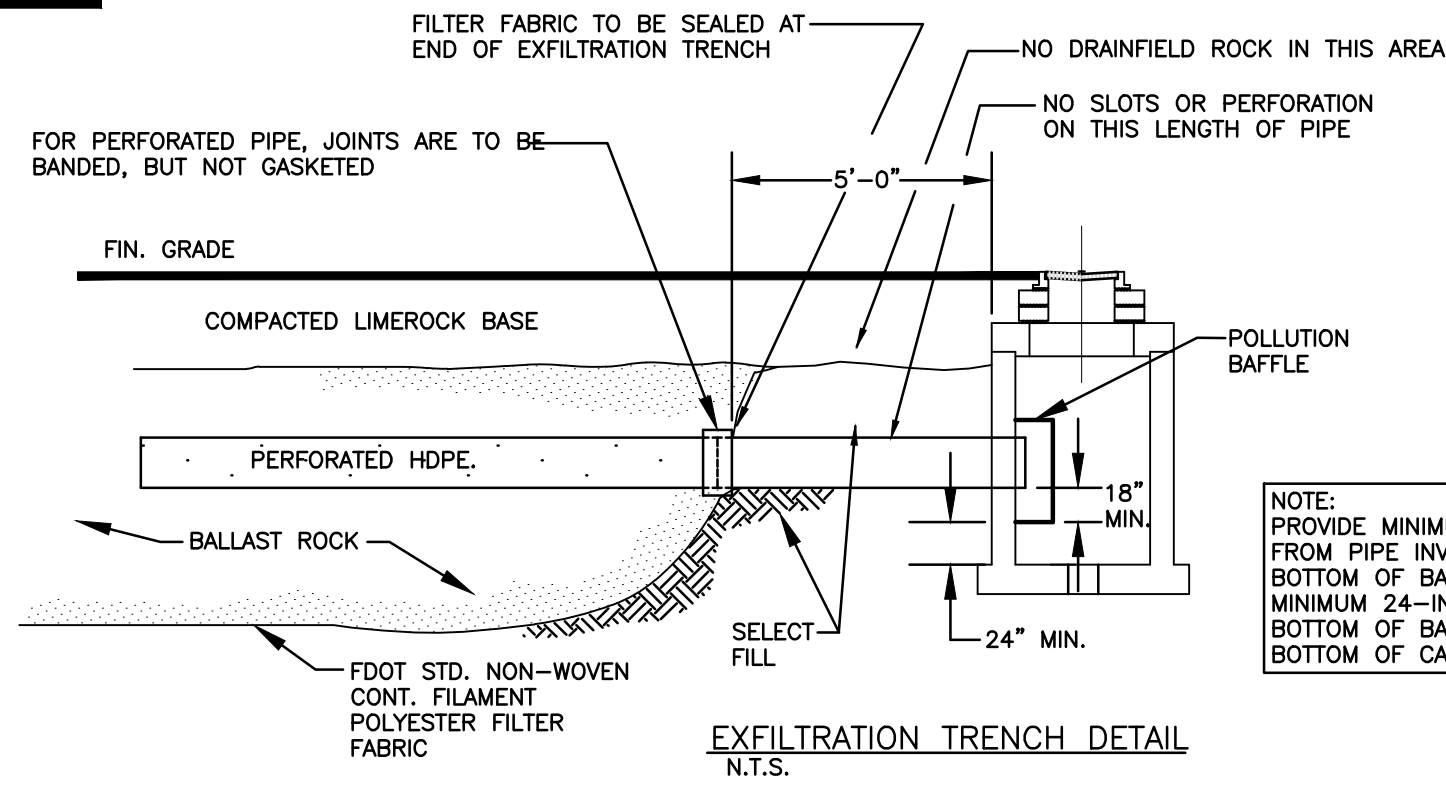
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1996 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (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 :

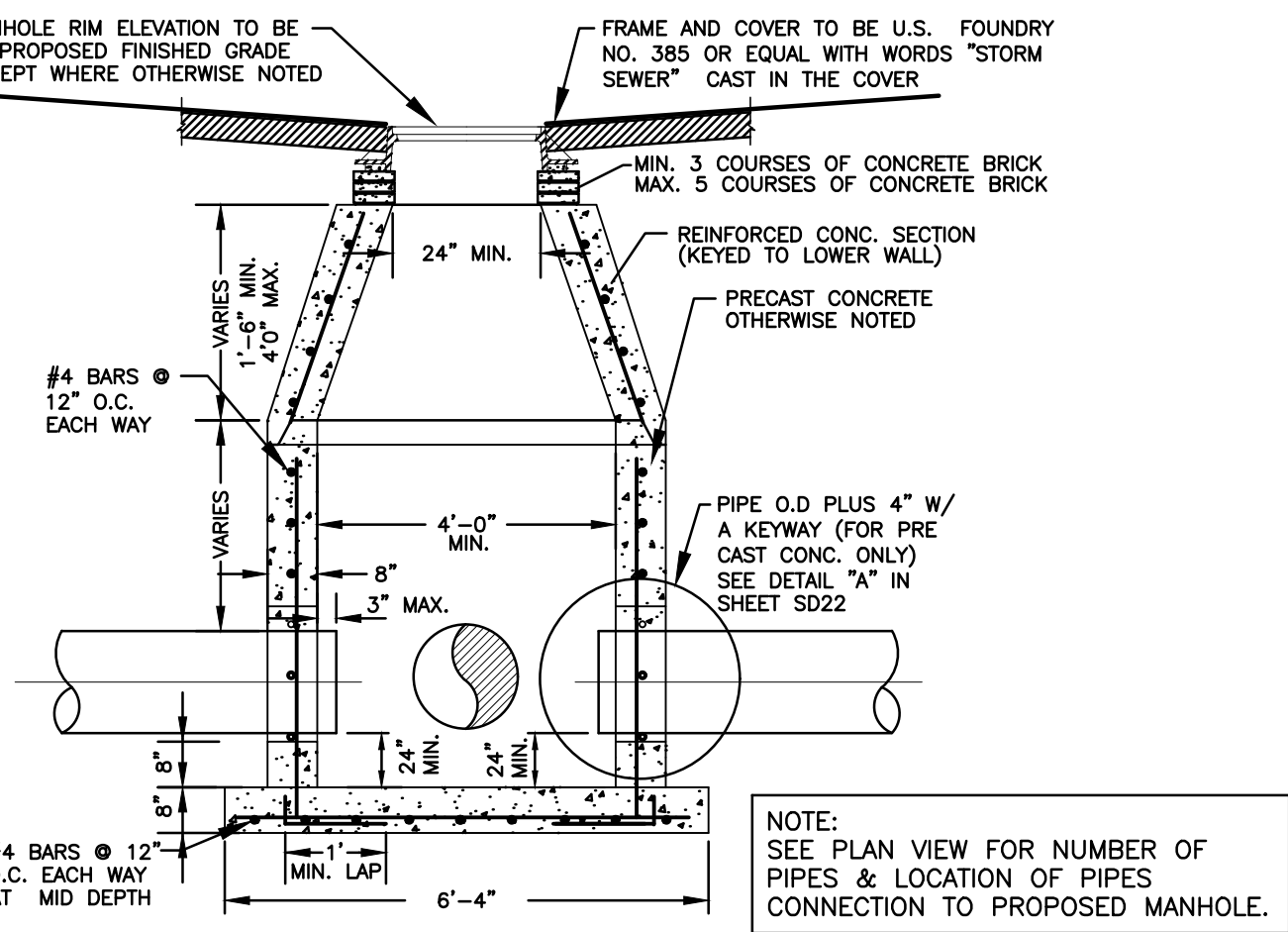
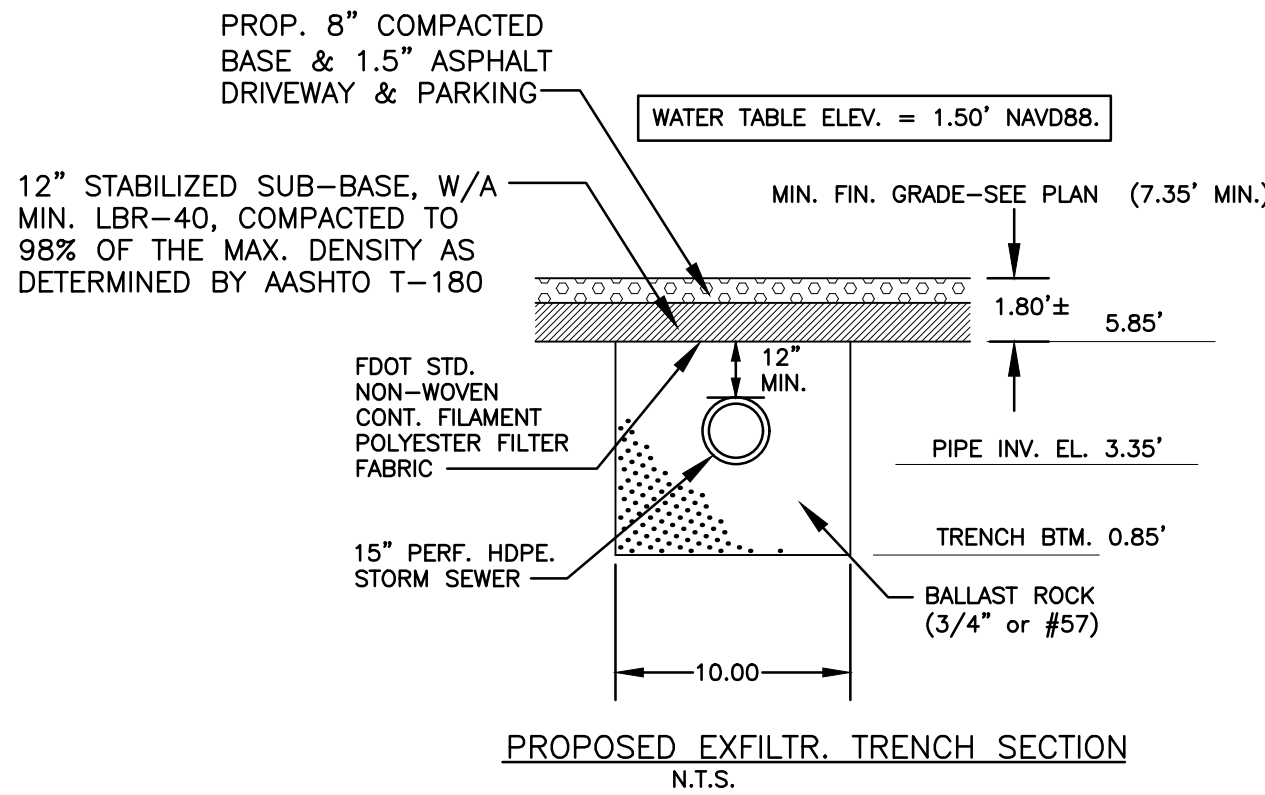
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT 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.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



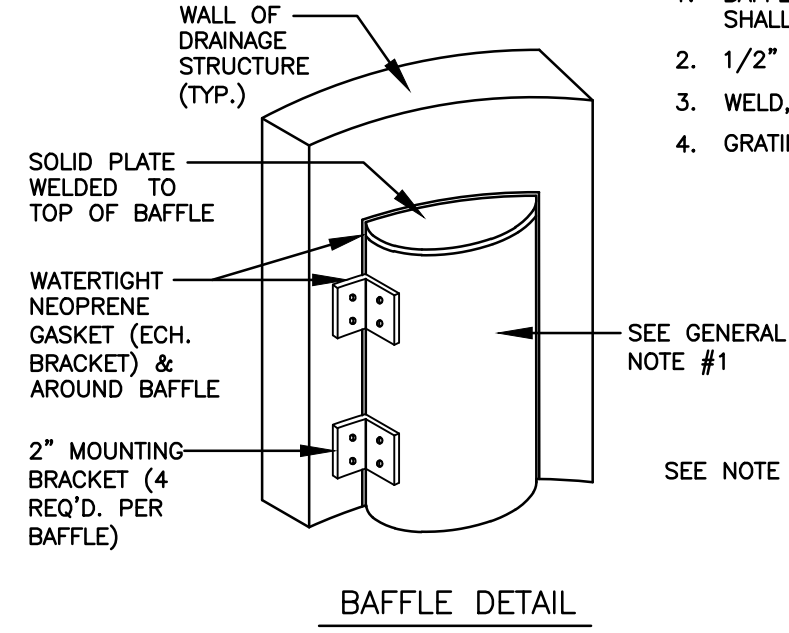
- NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
 2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:
ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL N.T.S.



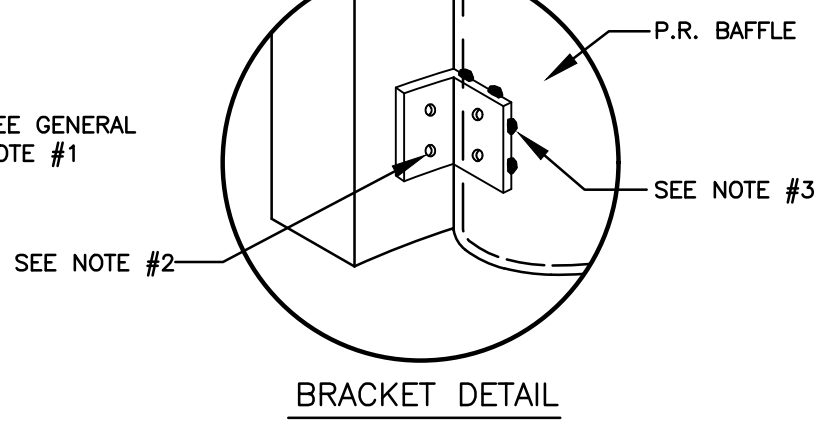
- GENERAL DETAILS:
1. PROVIDE SHOP DRAWINGS OF STRUCTURES.
 2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
 3. REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
 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 N.T.S.

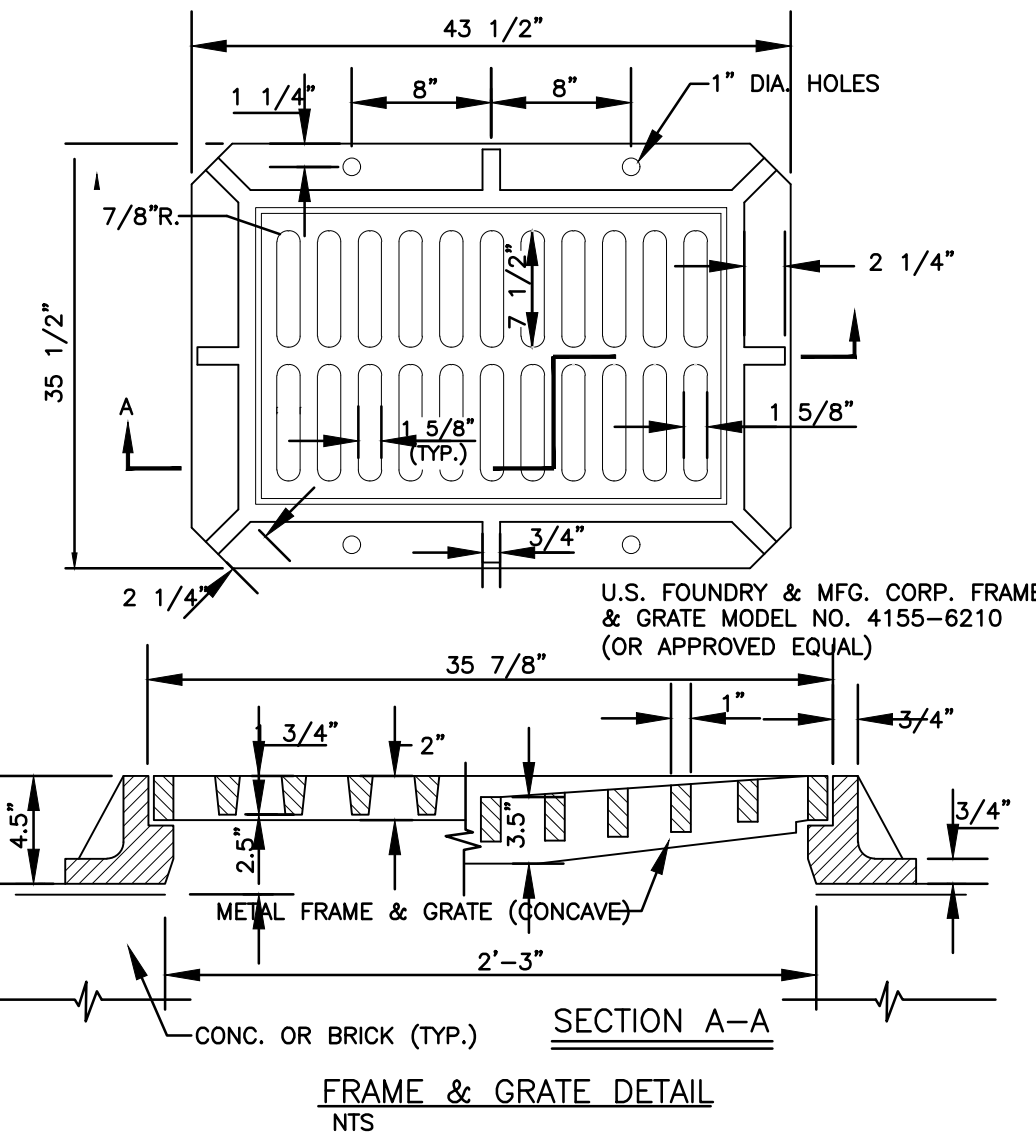


GENERAL NOTES :

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.



POLLUTION RETARDANT BAFFLE DETAIL N.T.S.



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12-1-23

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

ZE

DIXIANA APARTMENTS
1822 DIXIANA STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

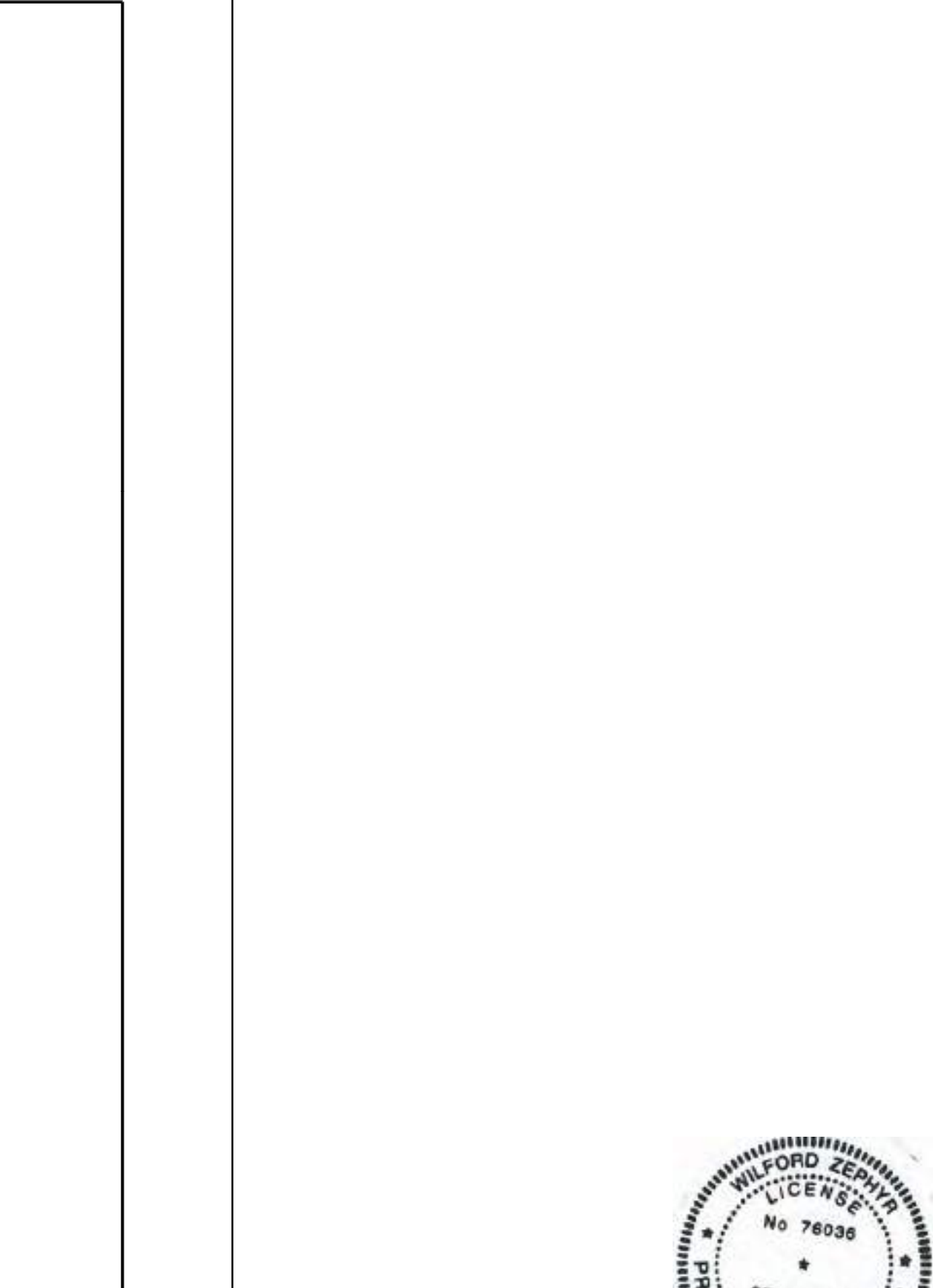
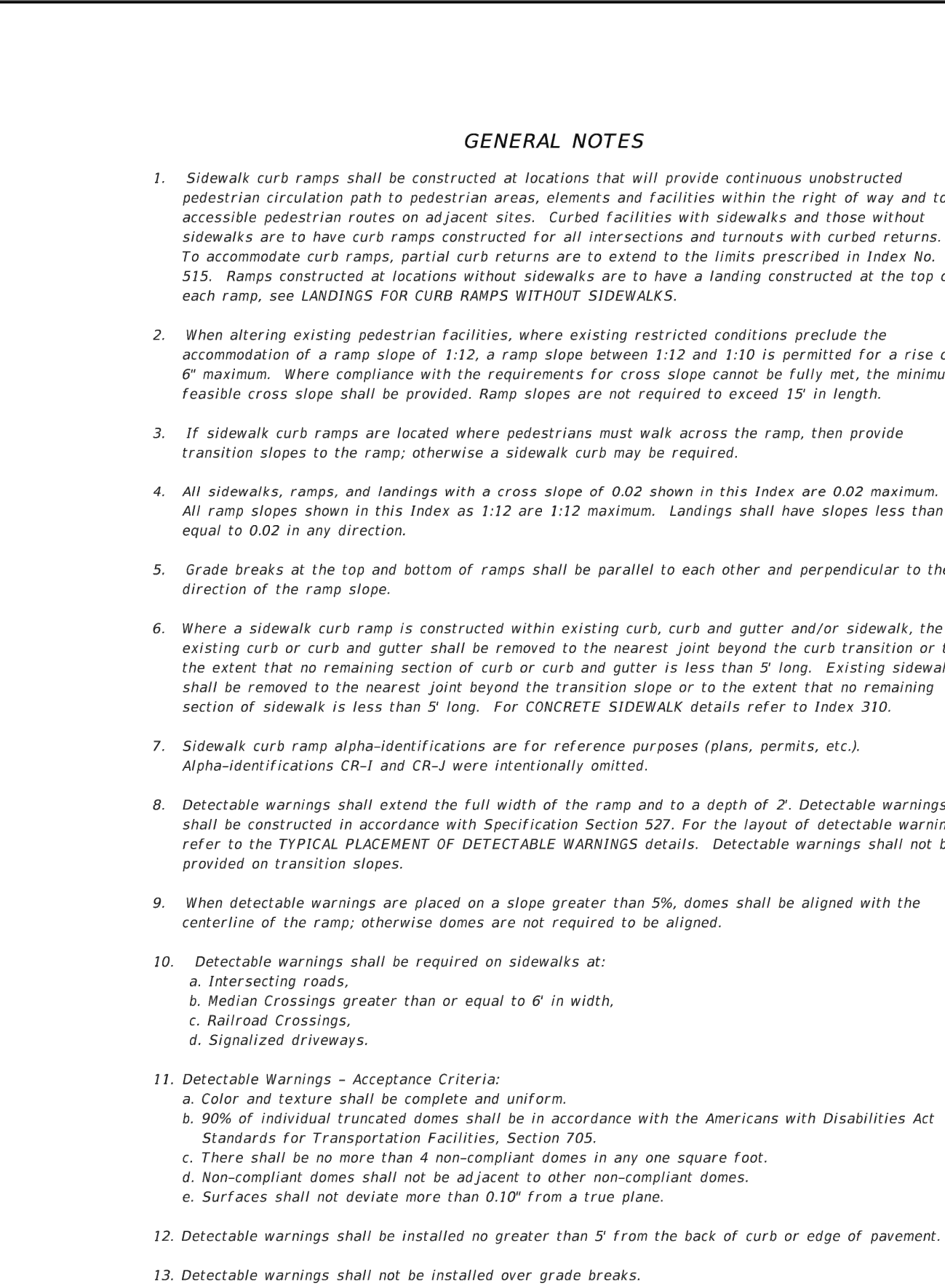
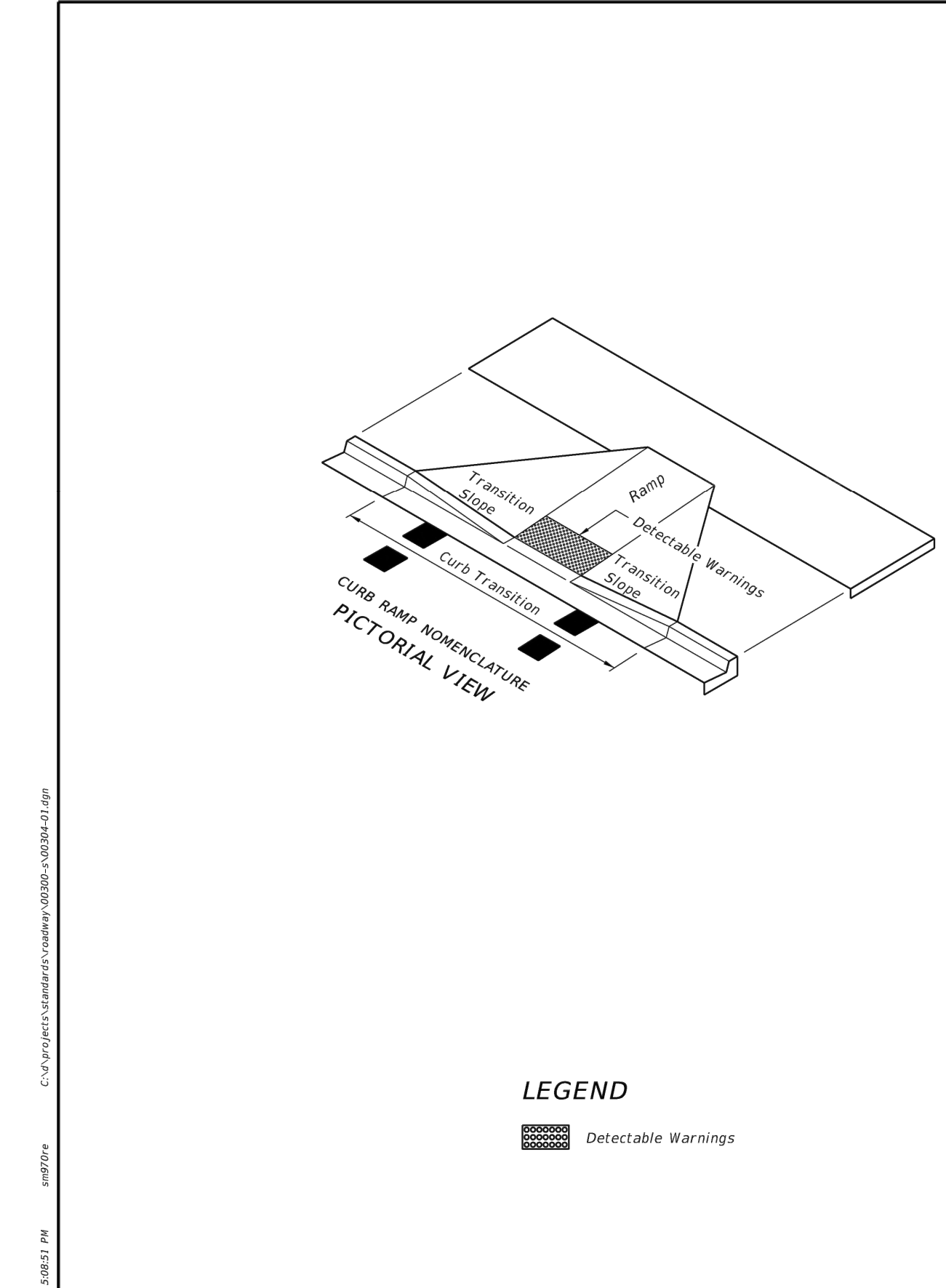
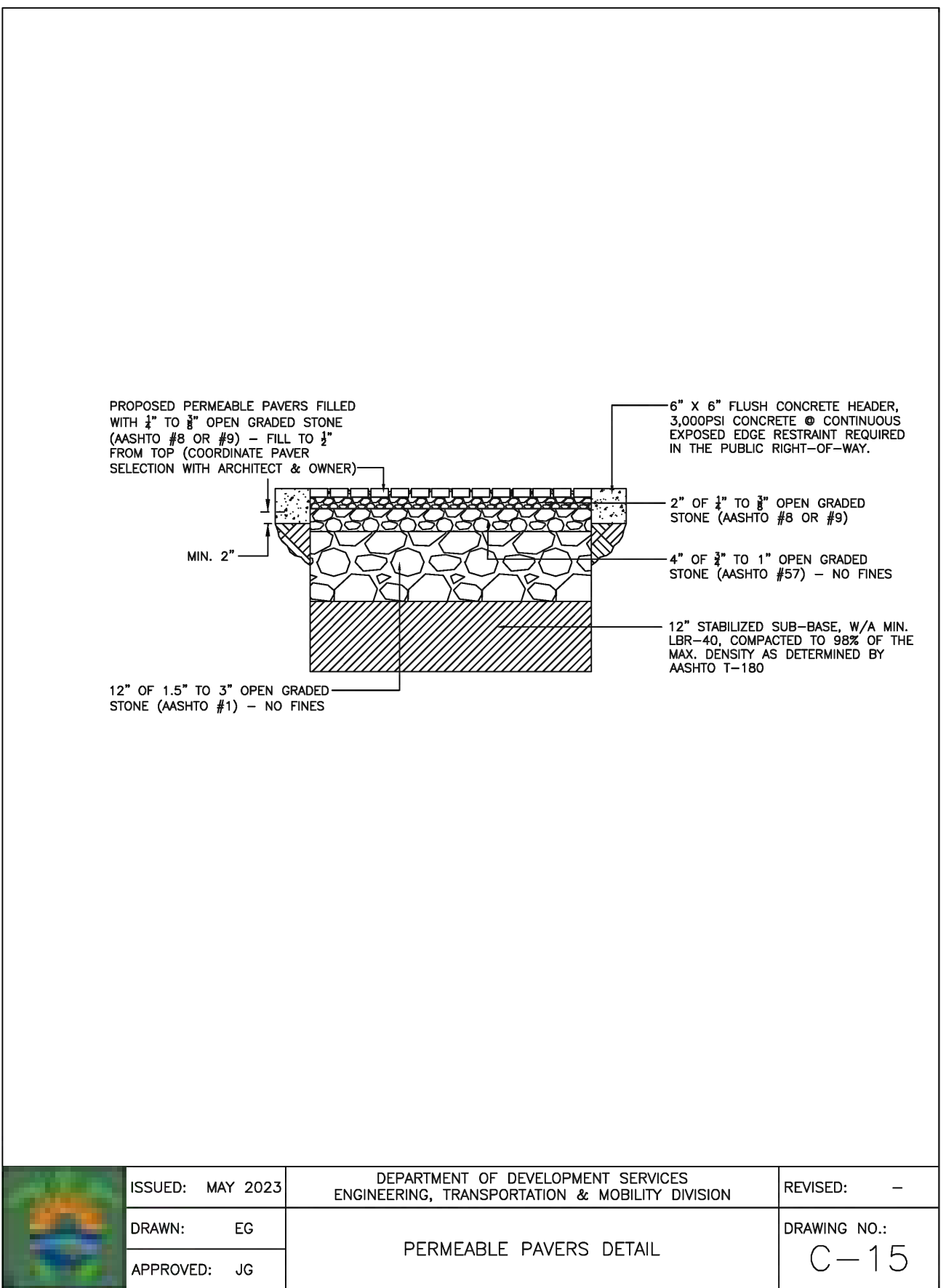
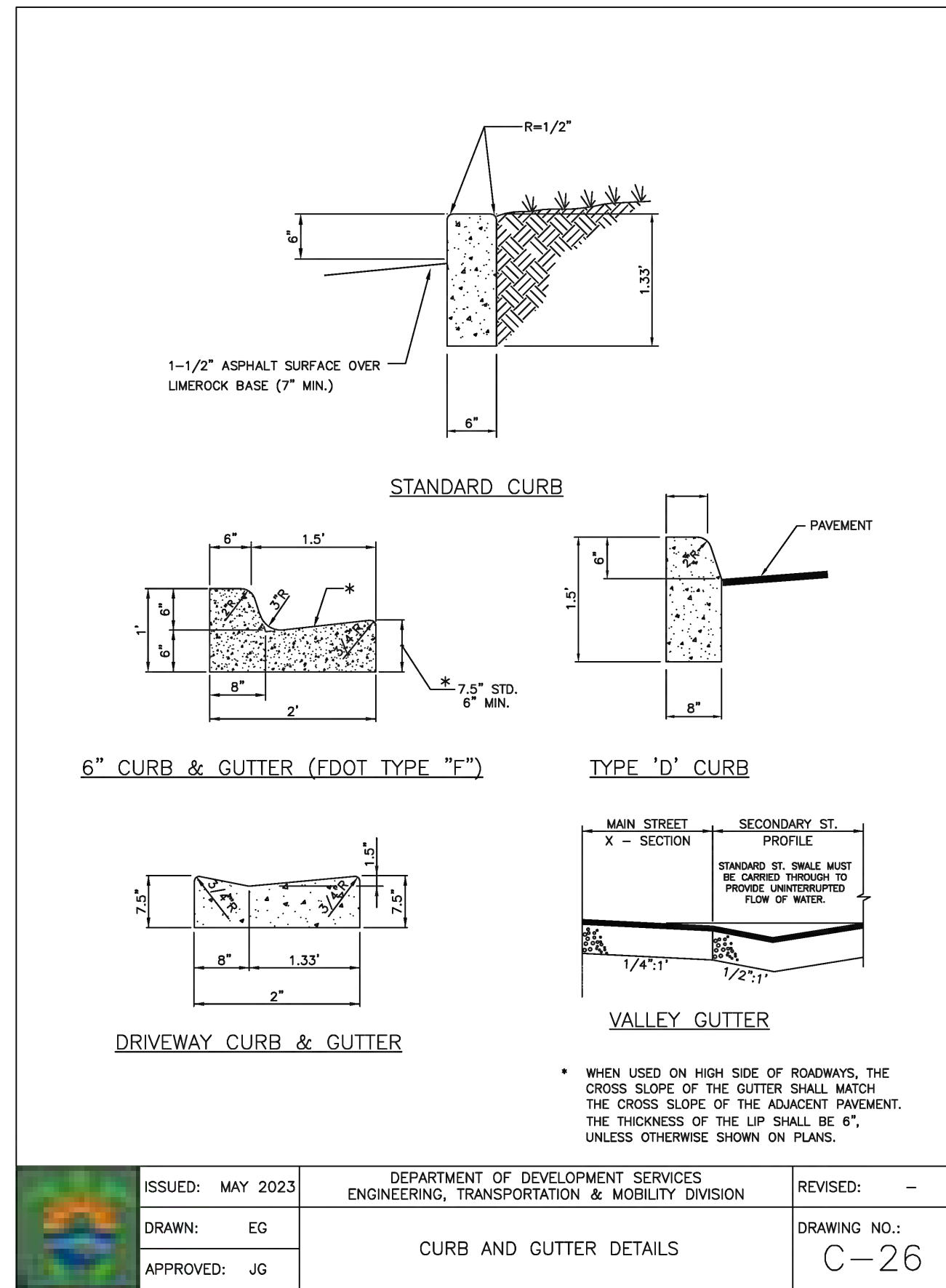
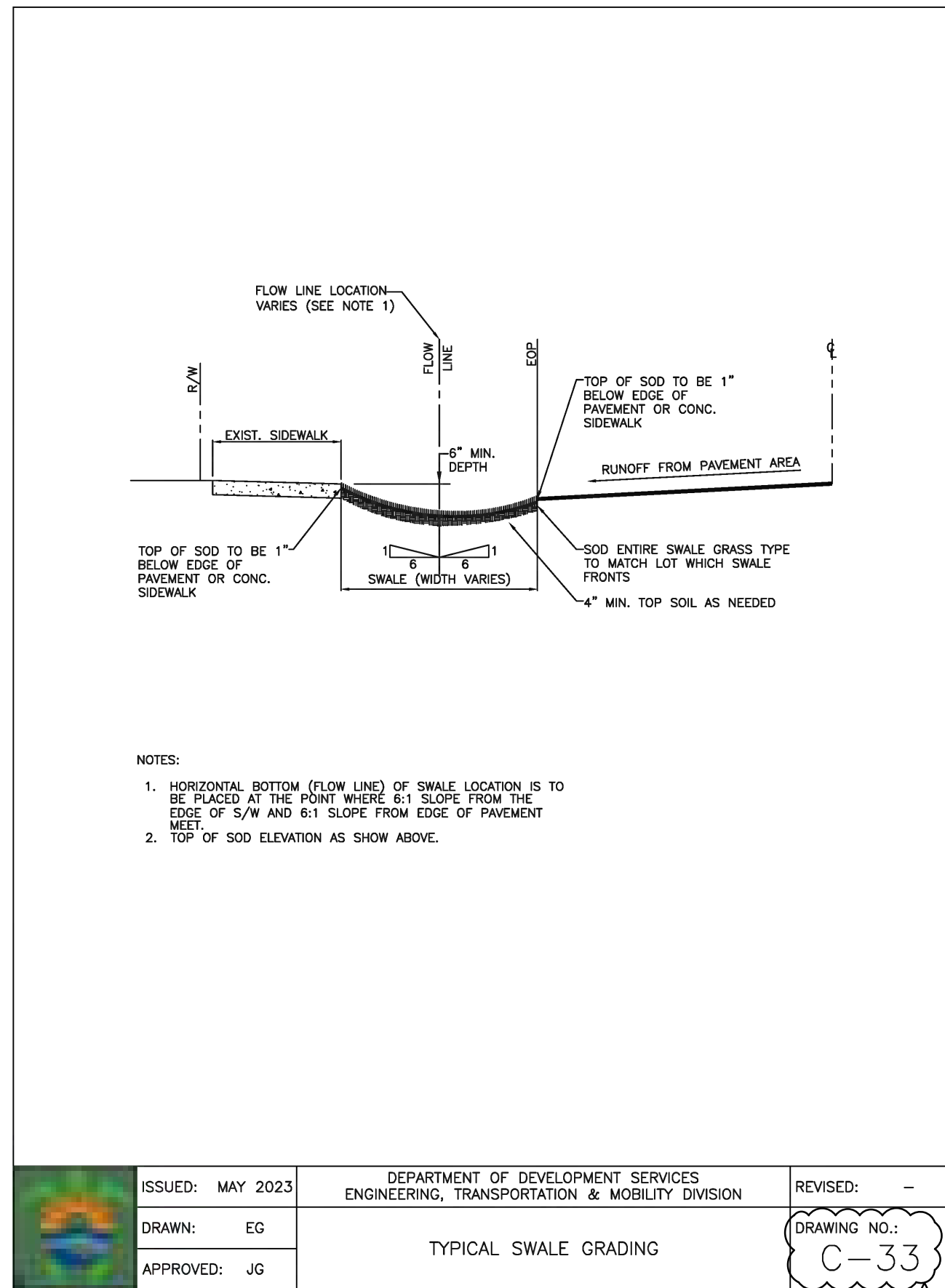
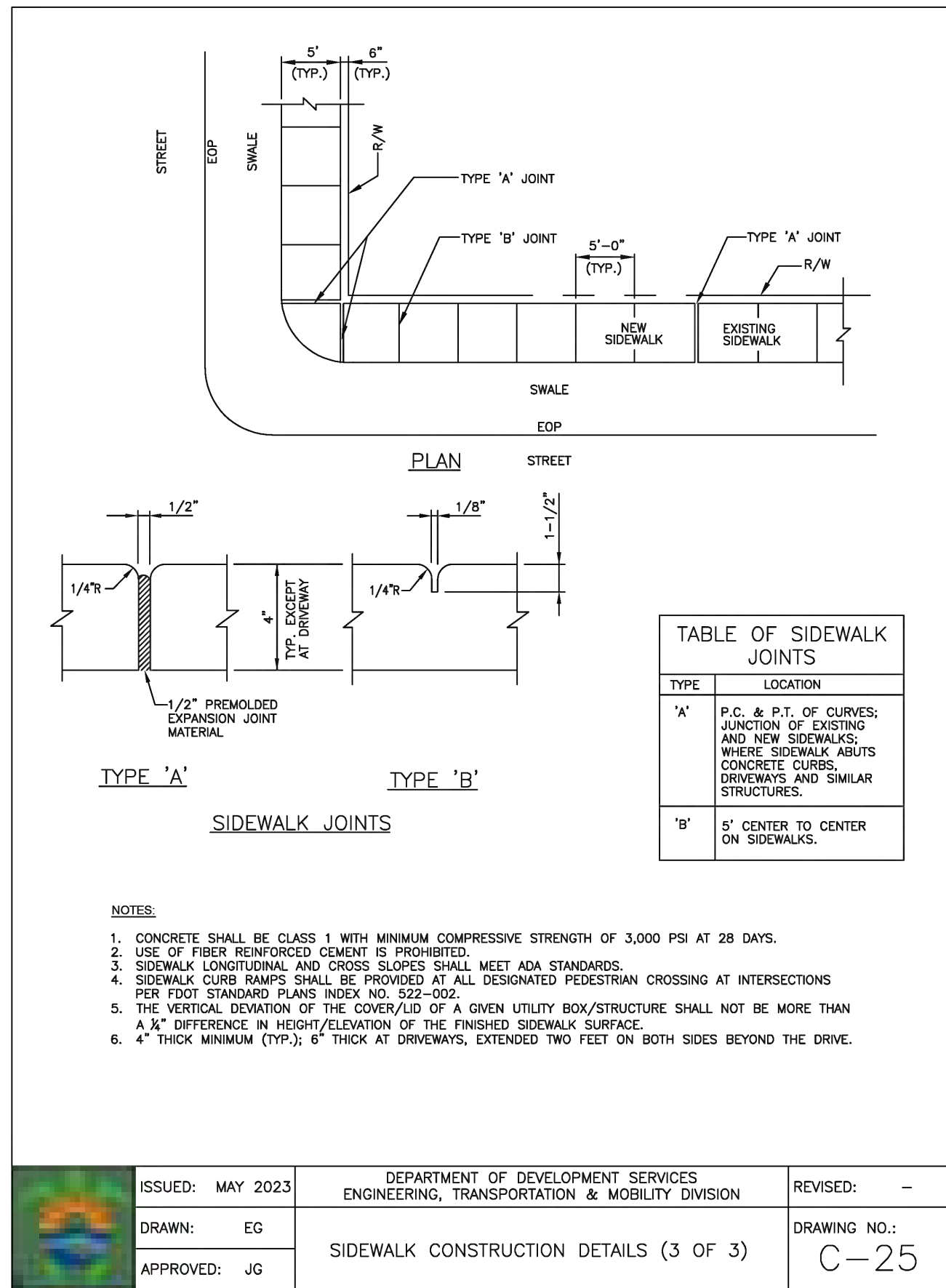
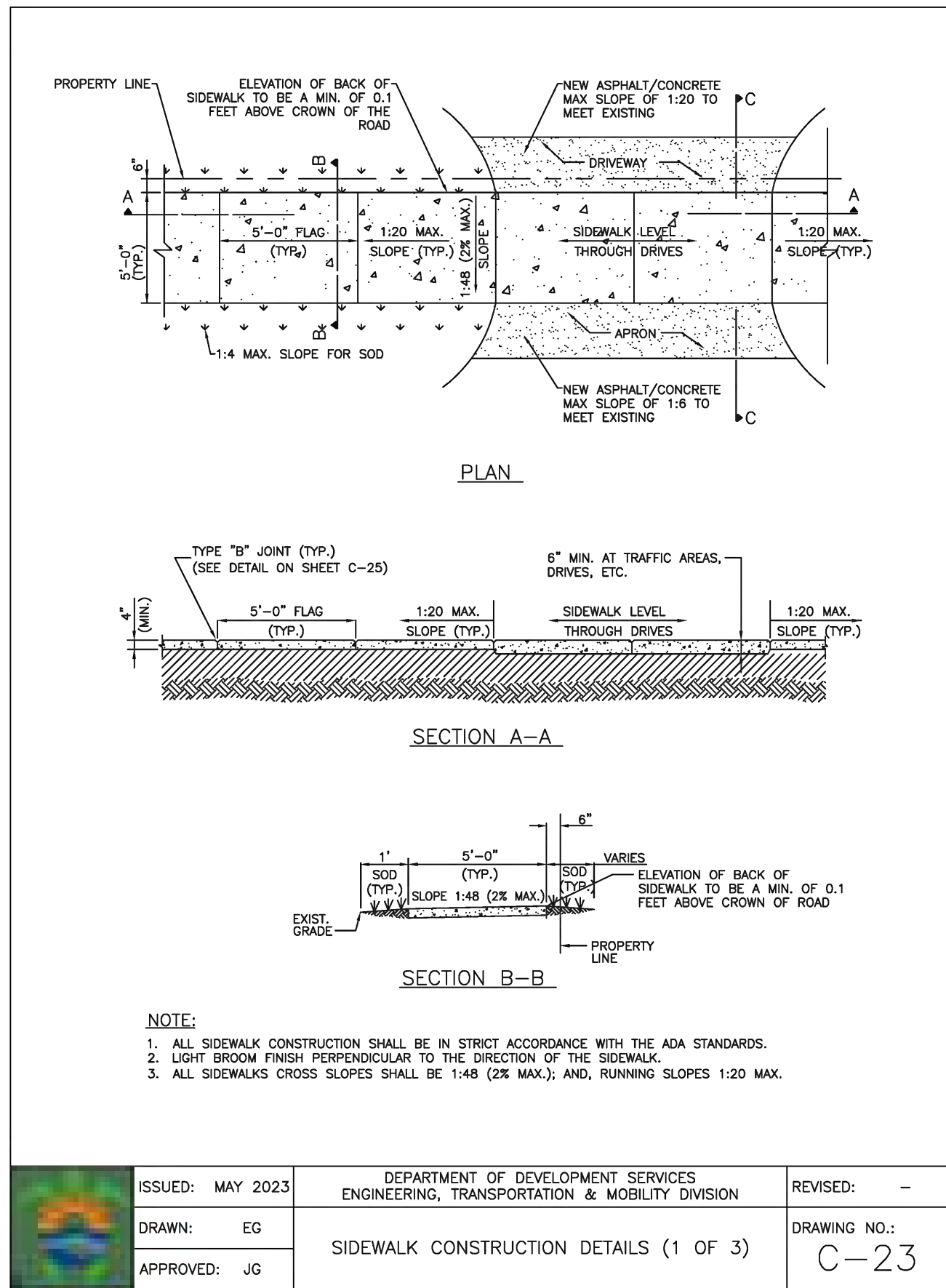
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SHEET NO.:

C3

3 OF 9

PROJECT NO.: 23-48



LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
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07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

LAST REVISION	DESCRIPTION	DATE
07/01/13		

NO.	DATE	DESCRIPTION
1	12-1-23	TAC REVIEW COMMENTS

NO.	DATE	DESCRIPTION
1	12-1-23	TAC REVIEW COMMENTS

NO.	DATE	DESCRIPTION
1	12-1-23	TAC REVIEW COMMENTS

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1	12-1-23	TAC REVIEW COMMENTS

NO.	DATE	DESCRIPTION
1	12-1-23	TAC REVIEW COMMENTS

CIVIL DETAILS II

SCALE: N.T.S.

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P.E.#:76036

DATE: 10/23/23

SCALE: N.T.S.

SHEET NO.: C4

4 OF 9

PROJECT NO.: 23-48

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-1-23	TAC REVIEW COMMENTS

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

ZE

DIXIANA APARTMENTS
1822 DIXIANA STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/24/23

SCALE: 1"=20'

SHEET NO.:

C5

5 OF 9

PROJECT NO.: 23-48

12-1-23

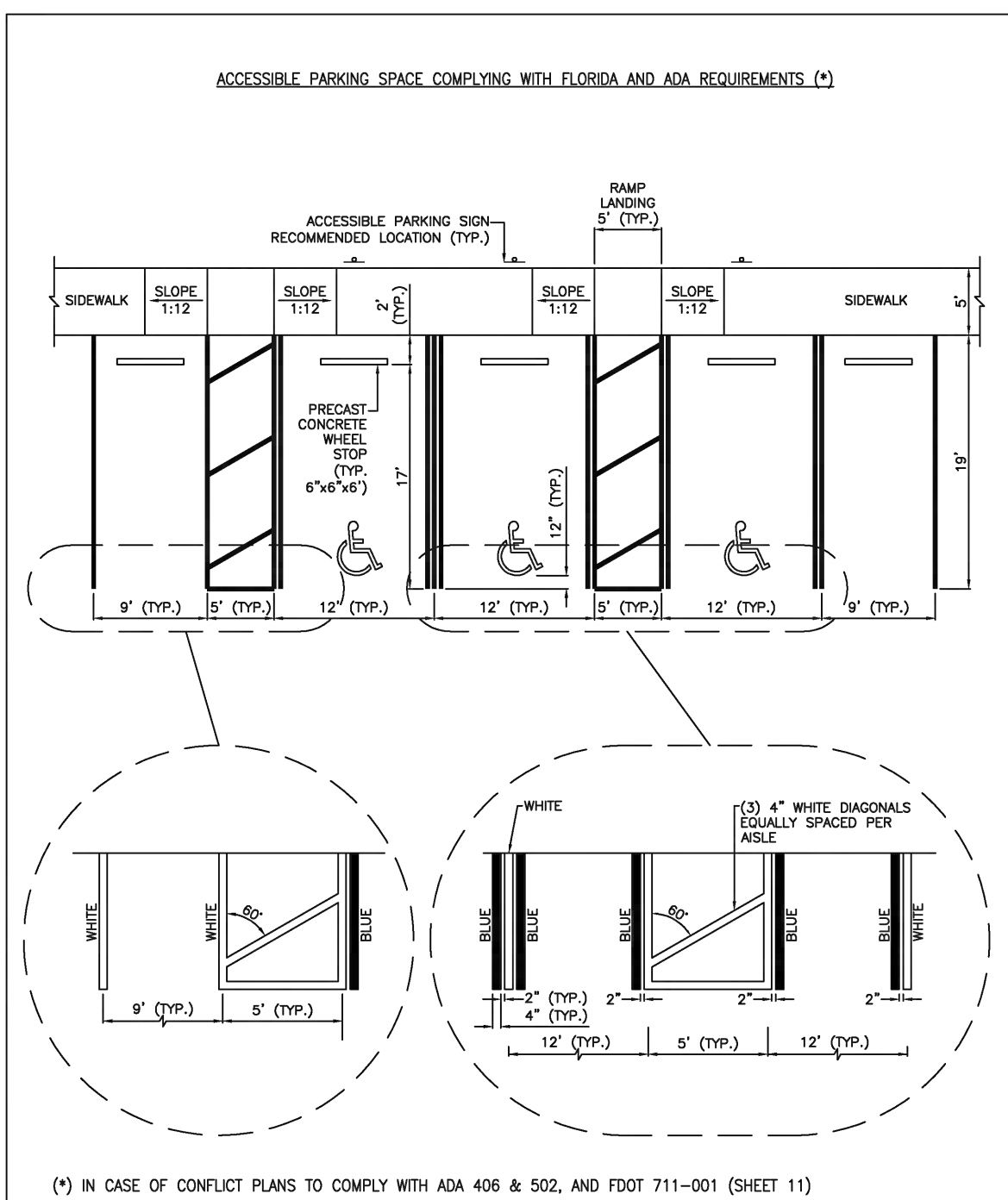
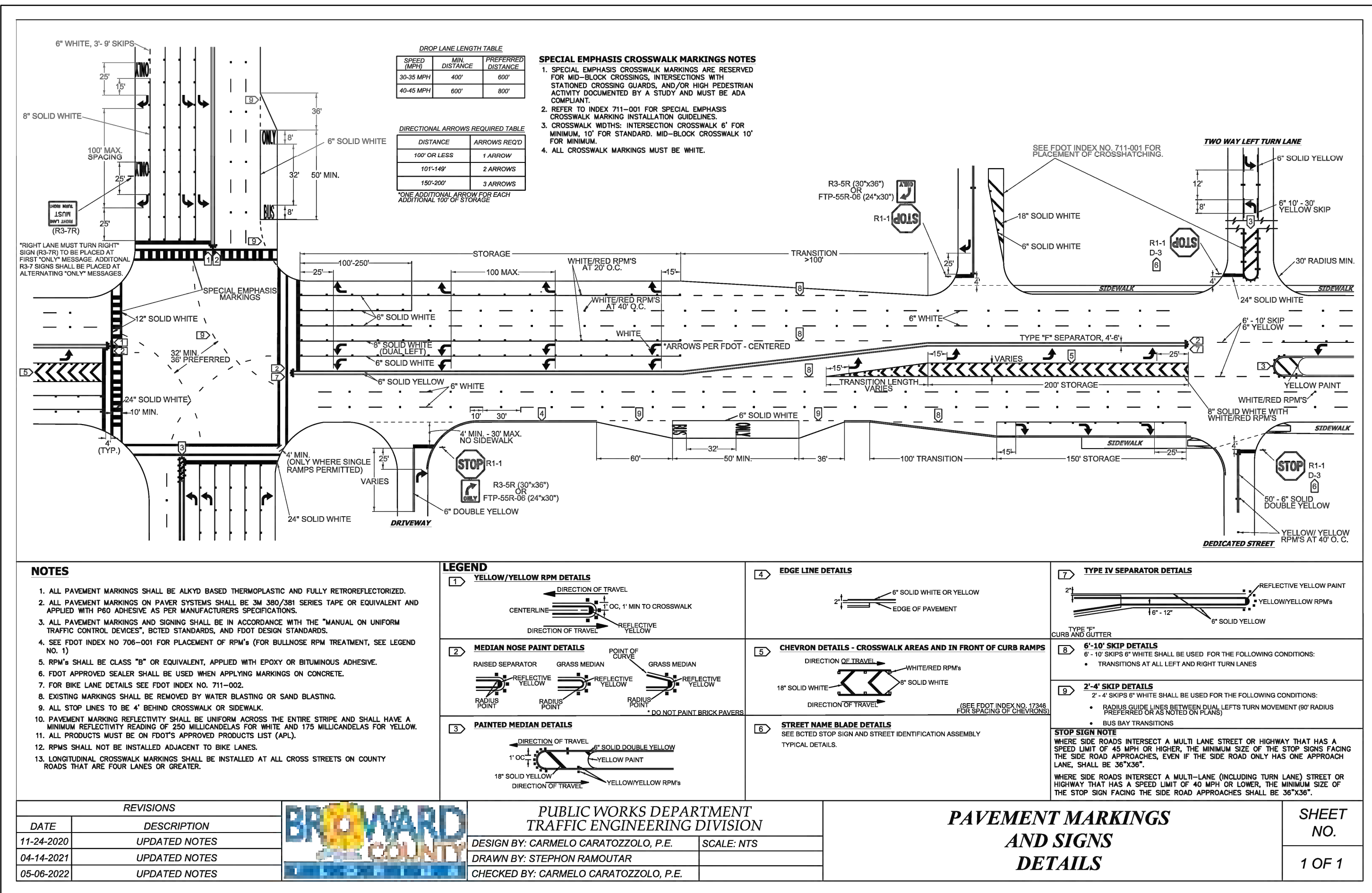


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

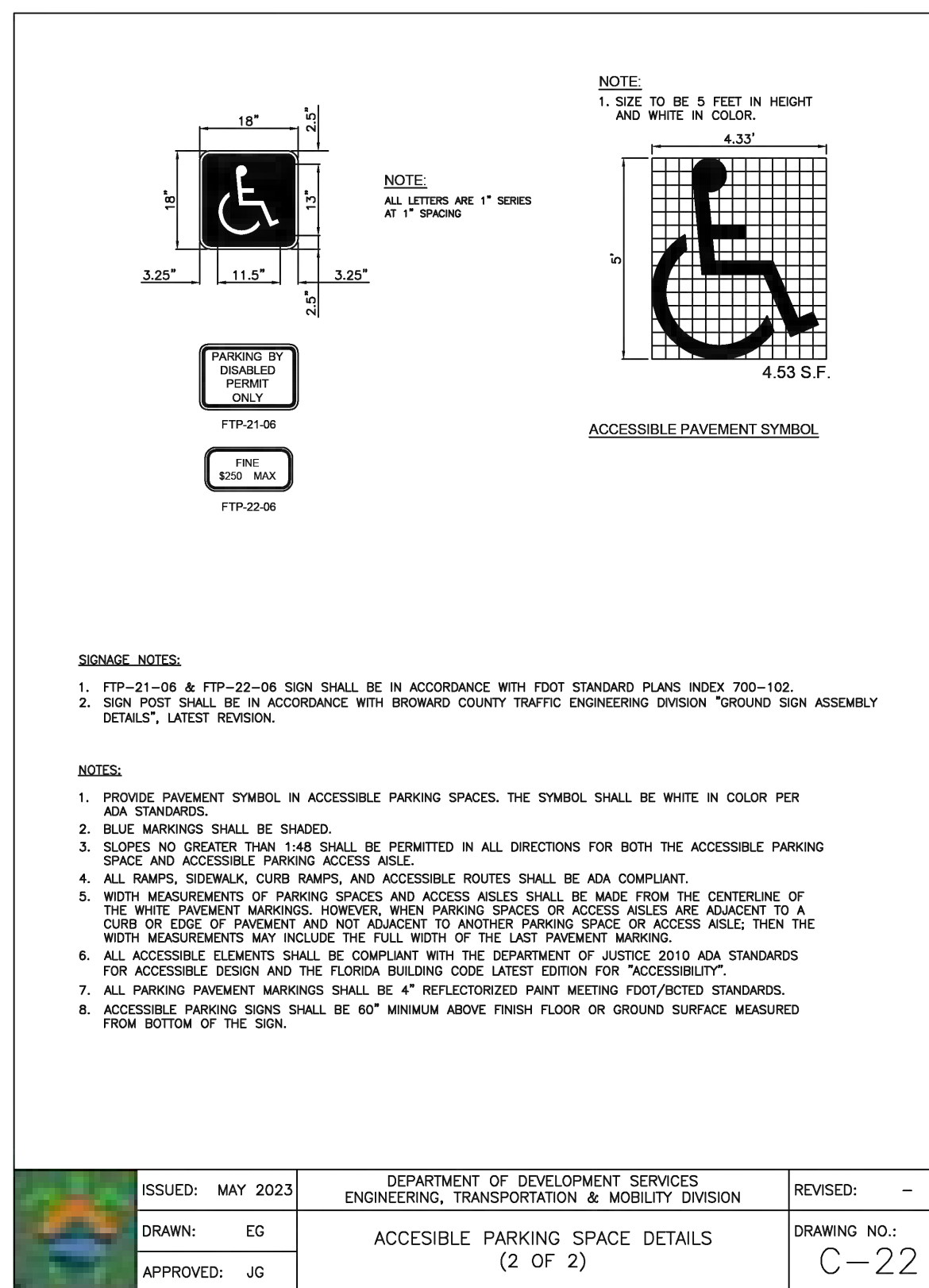
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAVEMENT MARKINGS & SIGNAGE PLAN

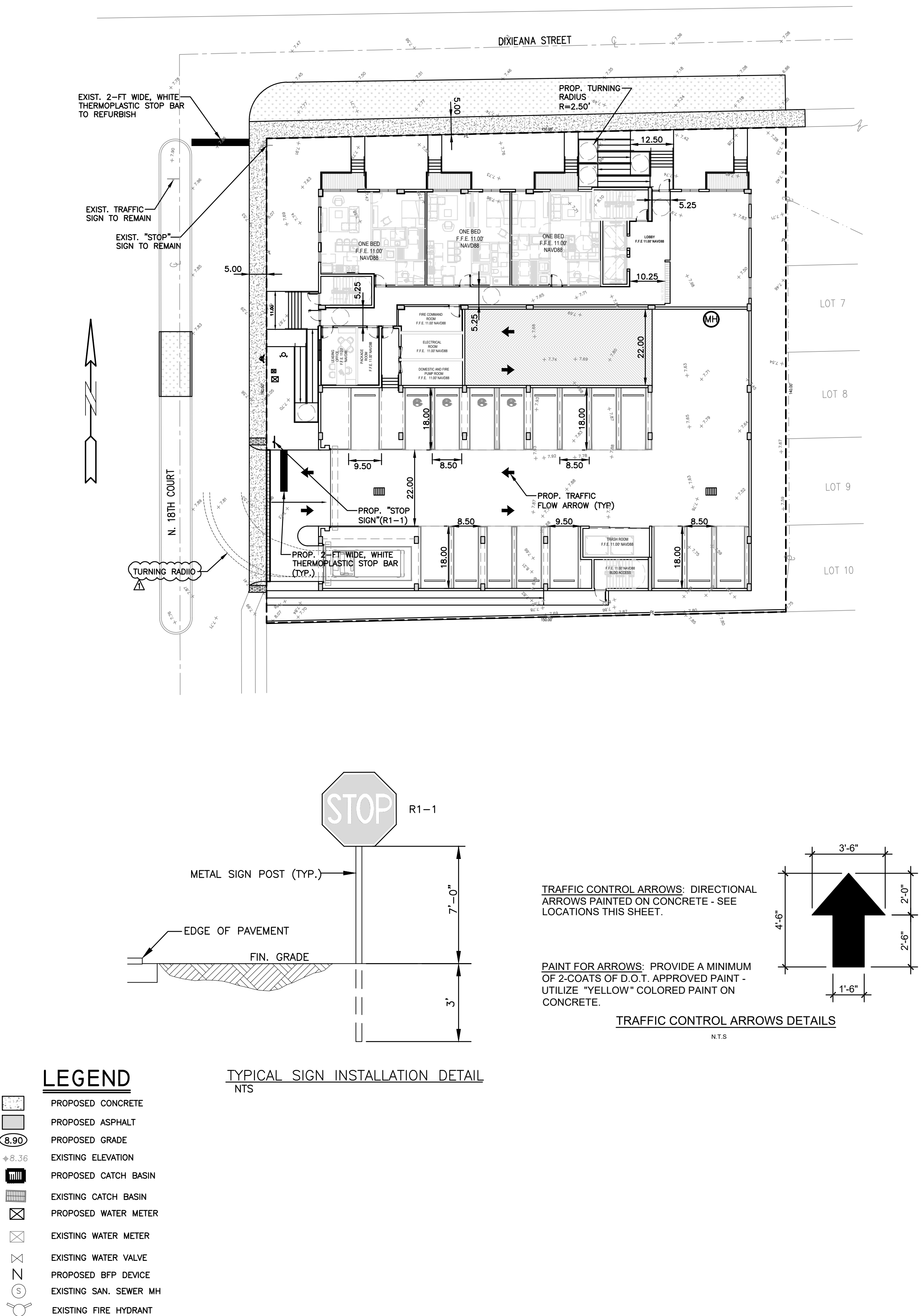
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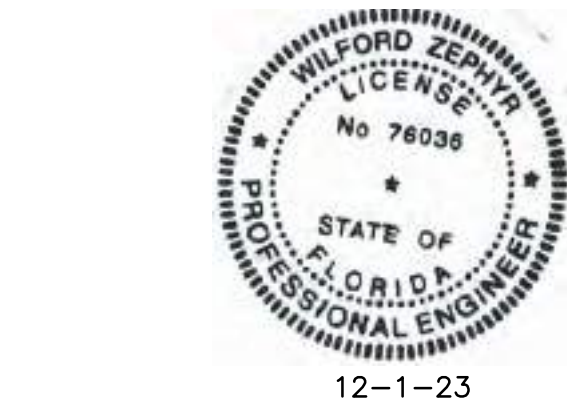
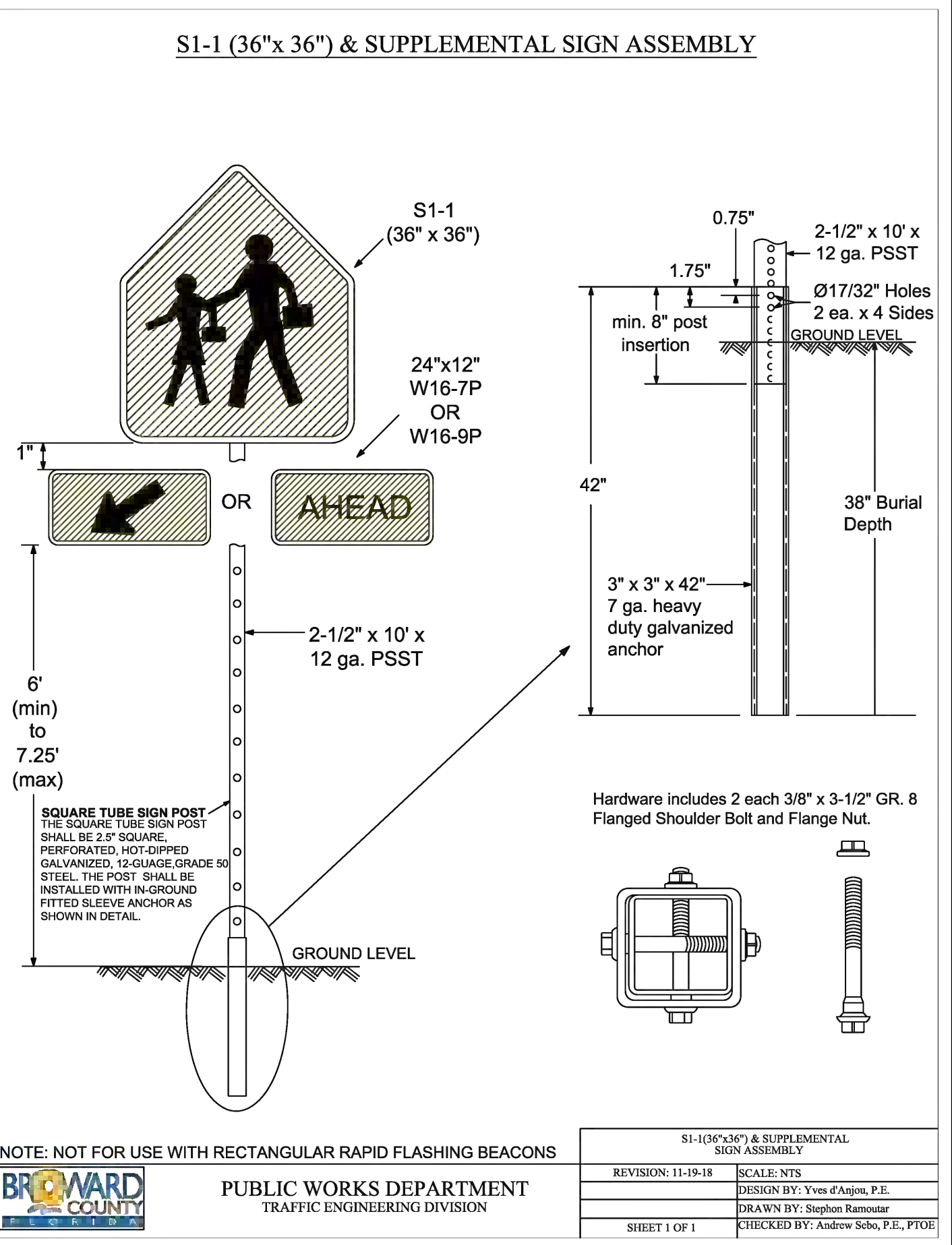
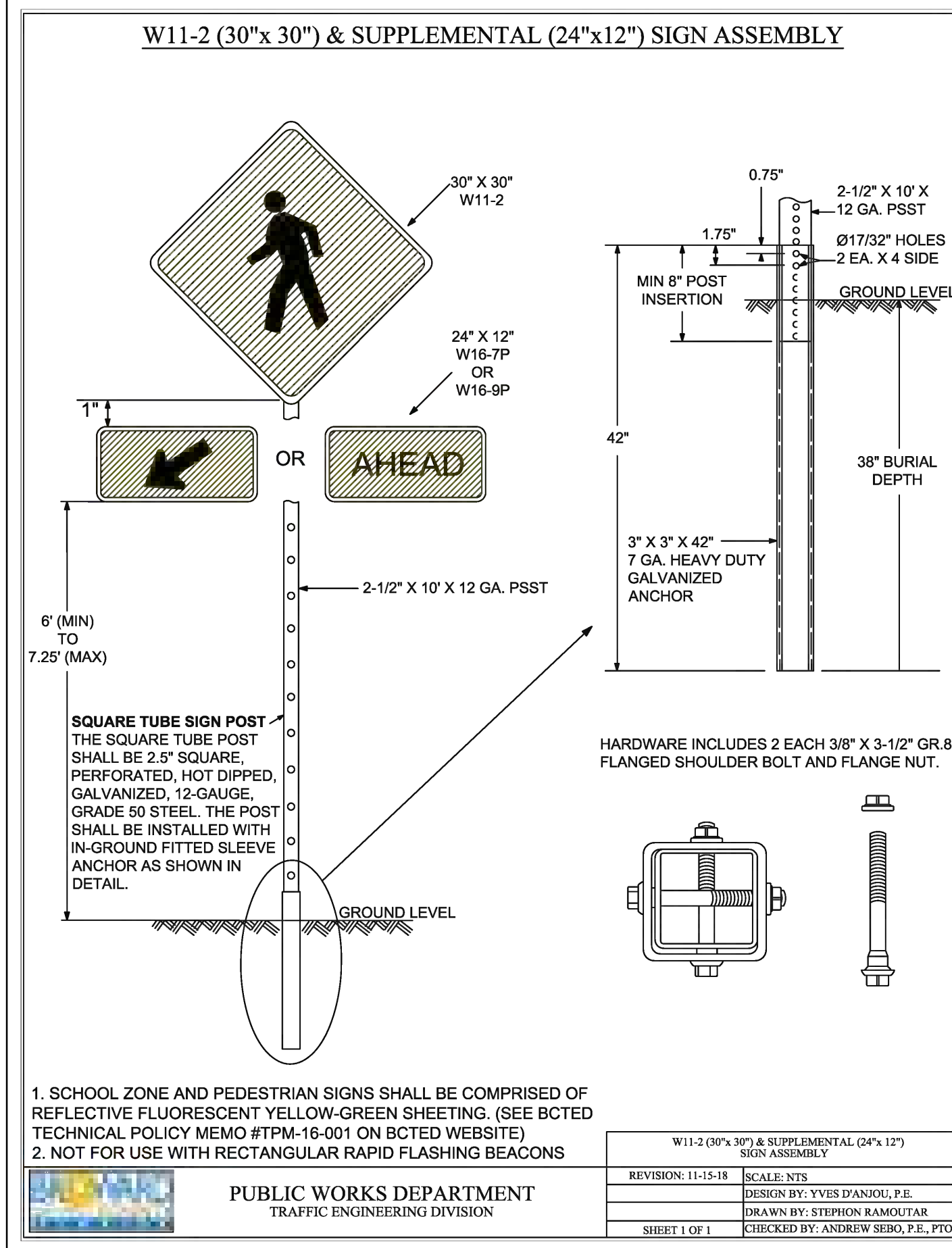
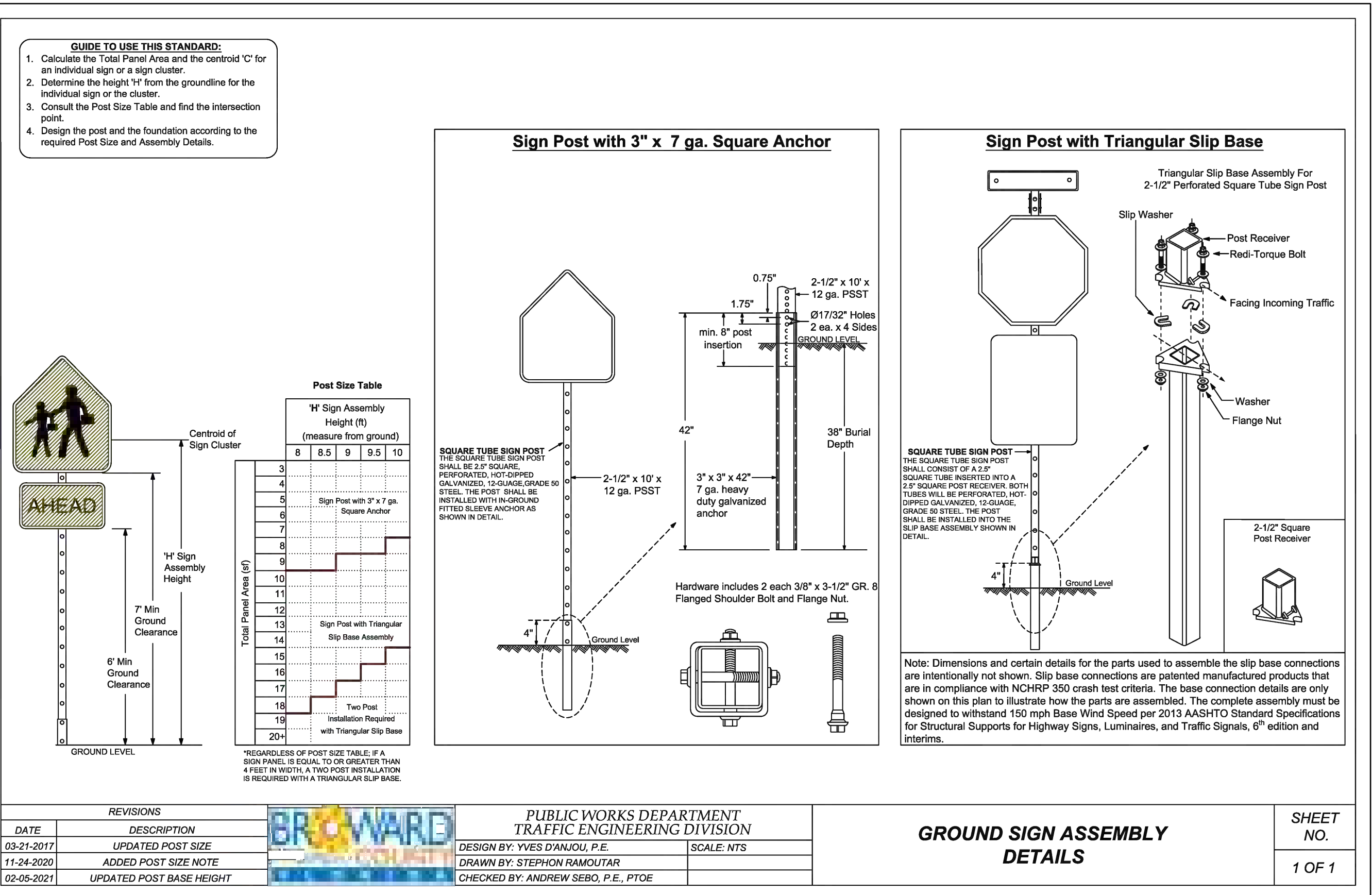
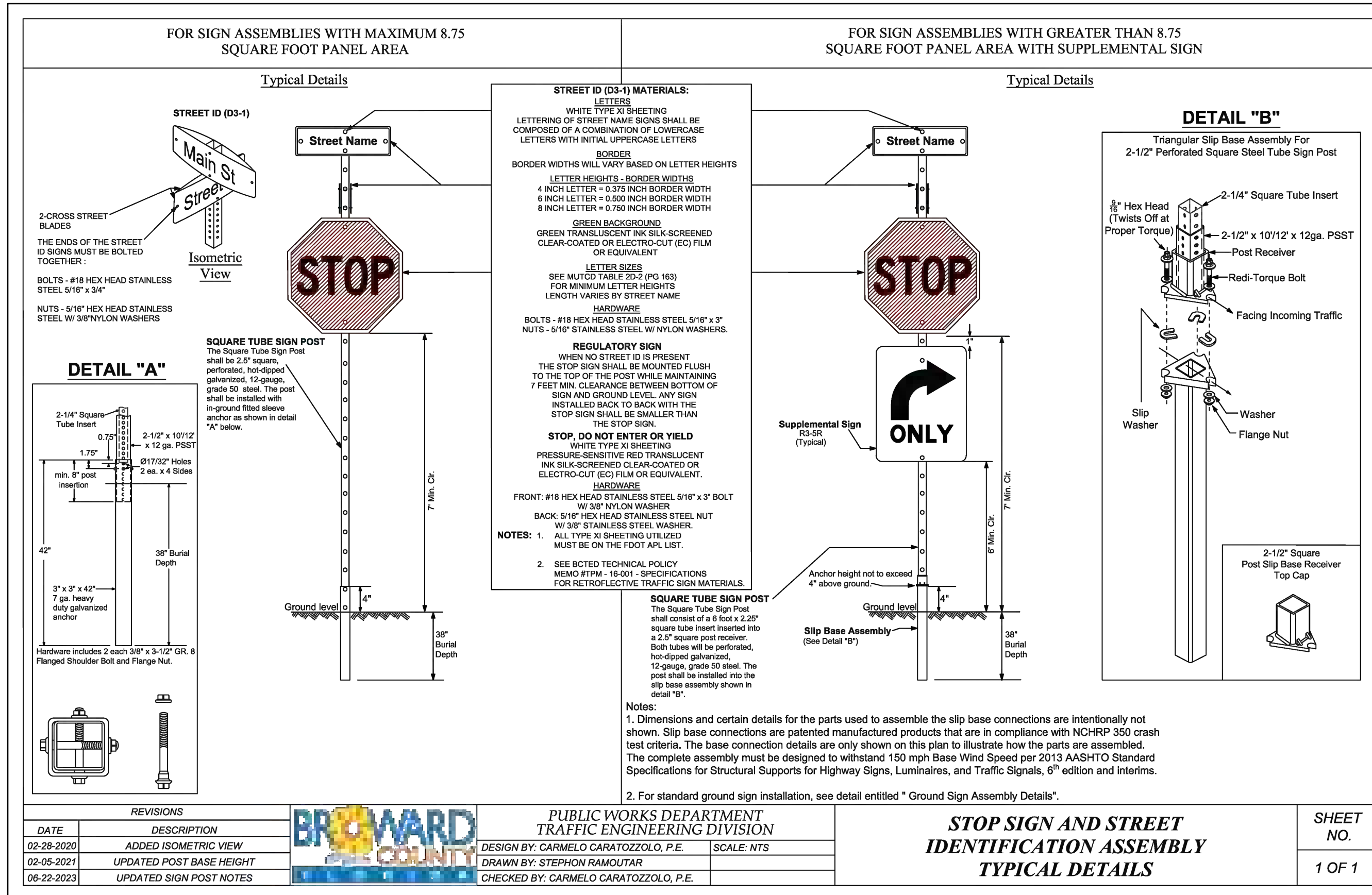


ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		





12-1-23

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R.O.W. PMS DETAILS

SCALE: N.T.S.

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

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

REVISIONS

NO.	DATE	DESCRIPTION
1	12-1-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

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

ZE

DIXIANA APARTMENTS
1822 DIXIANA STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/24/23

SCALE: 1"=10'

SHEET NO.:

C7

7 OF 9

PROJECT NO.: 23-48



PROP. 8"x6" TAPPING
SLEEVE & VALVE & 6"
GATE VALVE

PROPOSED 1" WATER
SERVICE CONNECTION

PROPOSED 2" WATER
SERVICE CONNECTION

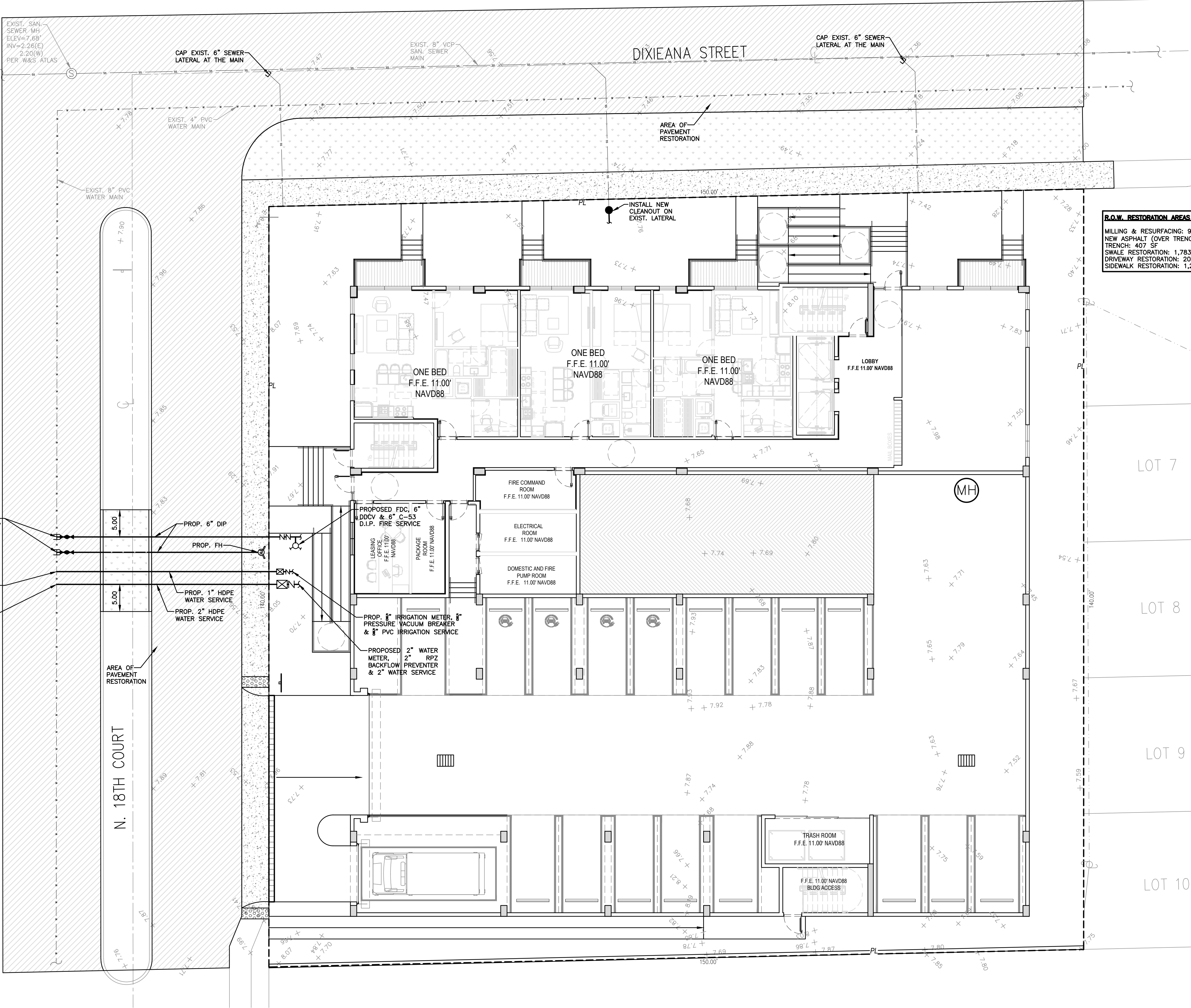
PROP. 6" DIP

PROP. 6" HDPE
WATER SERVICE

PROP. 2" HDPE
WATER SERVICE

AREA OF
PAVEMENT
RESTORATION

N. 18TH COURT



R.O.W. RESTORATION AREAS (UTILITY CONSTRUCTION):

MILLING & RESURFACING: 9,042 SF
NEW ASPHALT (OVER TRENCH): 407 SF
TRENCH: 407 SF
SWALE RESTORATION: 1,783 SF
DRIVEWAY RESTORATION: 206 SF
SIDEWALK RESTORATION: 1,246 SF

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND
RESURFACING WILL BE REQUIRED FOR
ALL STREETS/ROADWAY ADJACENT TO
THE PROJECT SITE

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 70 RESIDENTIAL UNITS

WATER DEMAND

(70 RESIDENTIAL UNITS)X(141 GPD/UNIT)=9,870 GPD

WASTEWATER DEMAND

(70 RESIDENTIAL UNITS)X(100 GPD/UNIT)=7,000 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)

FIRE DEPT. NOTES:

1. 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.

2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE
IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE
MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.



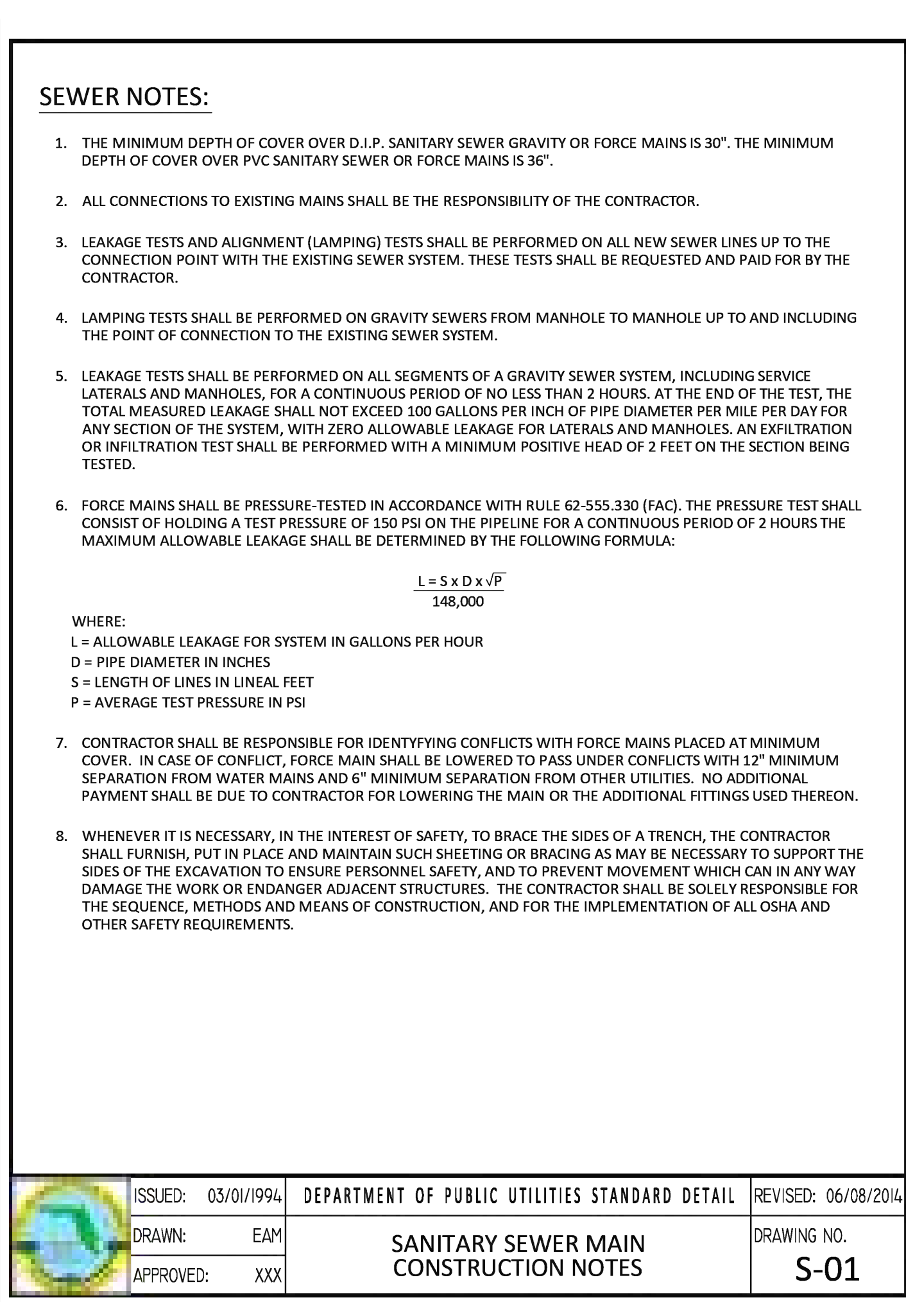
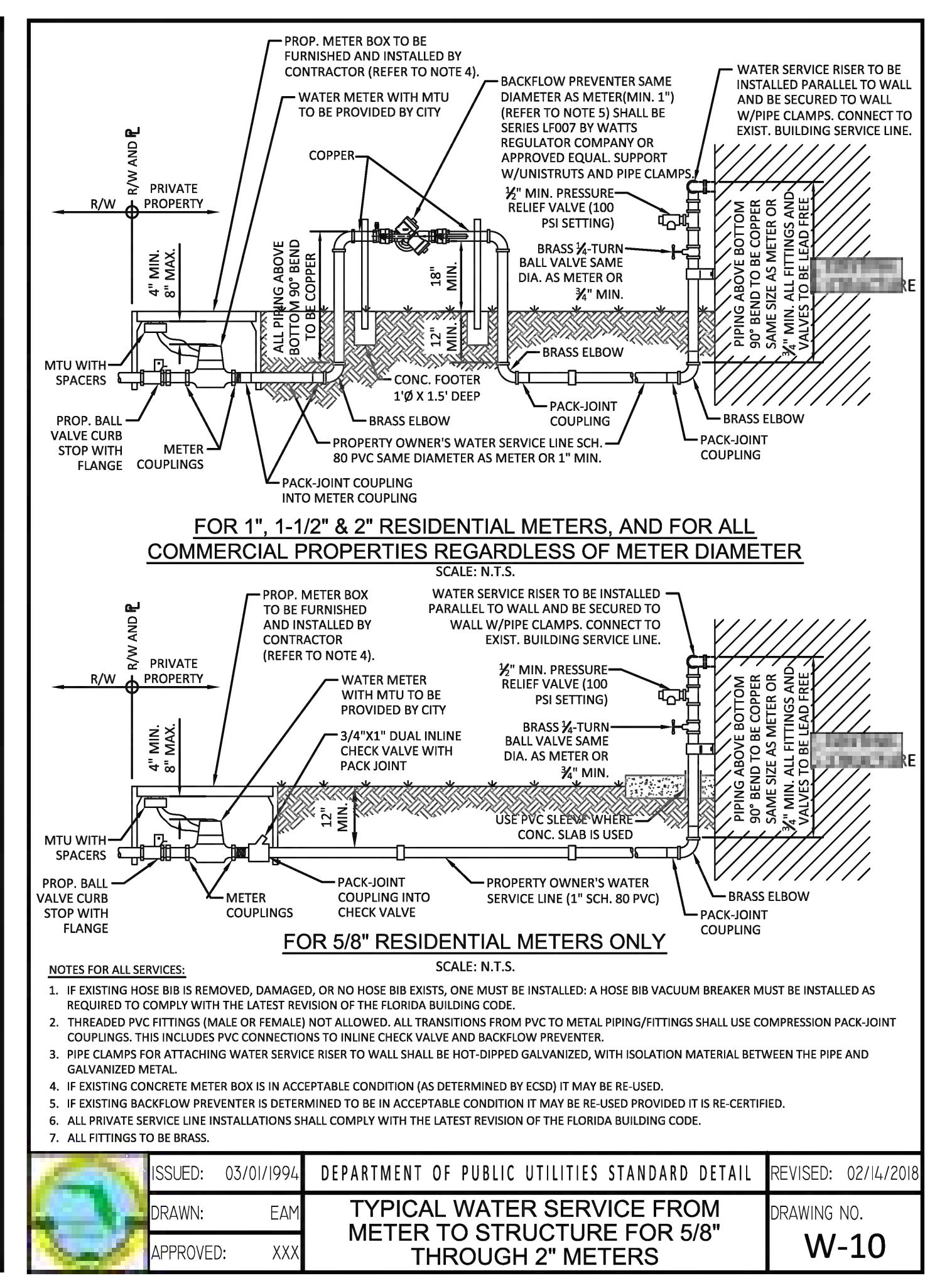
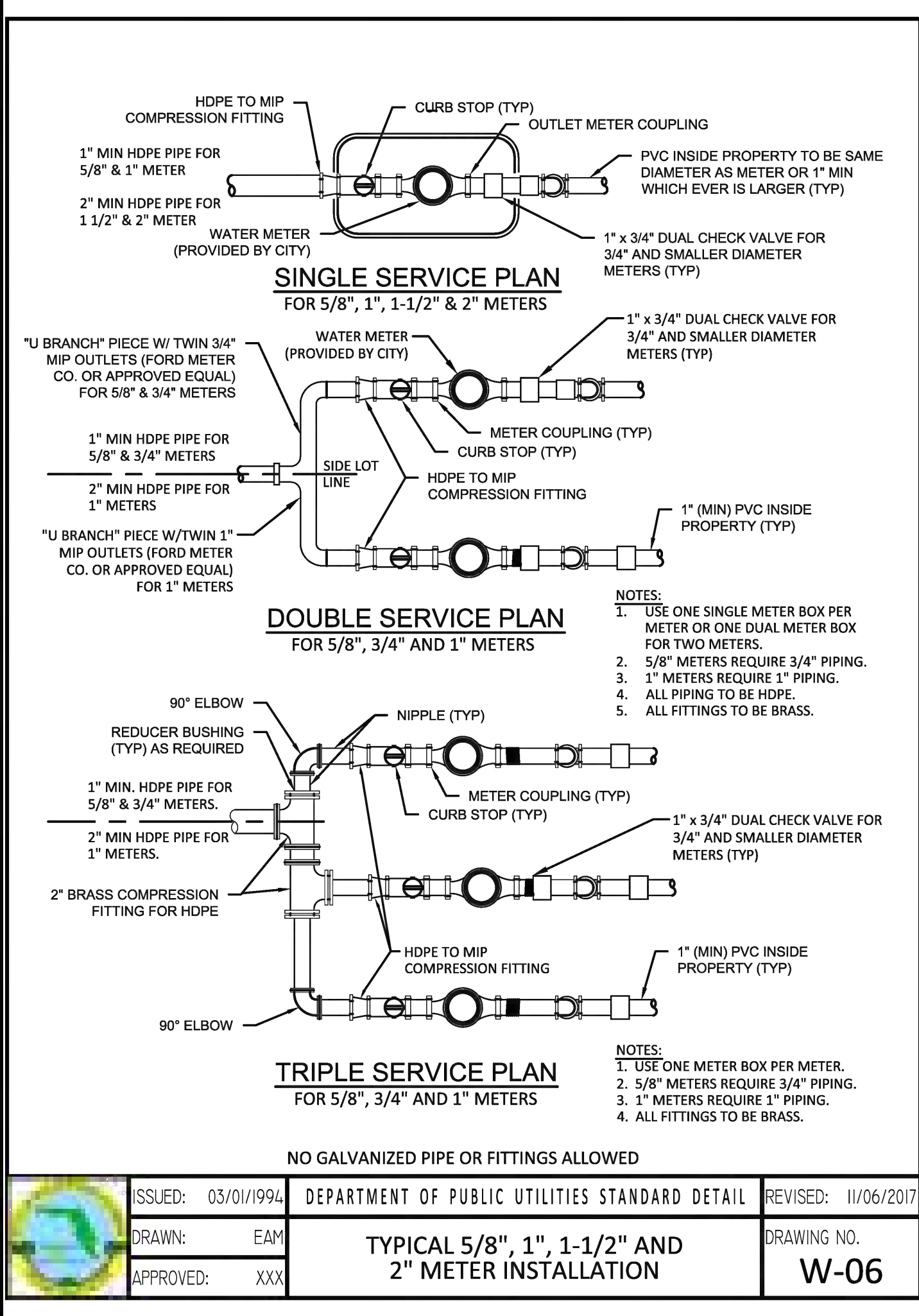
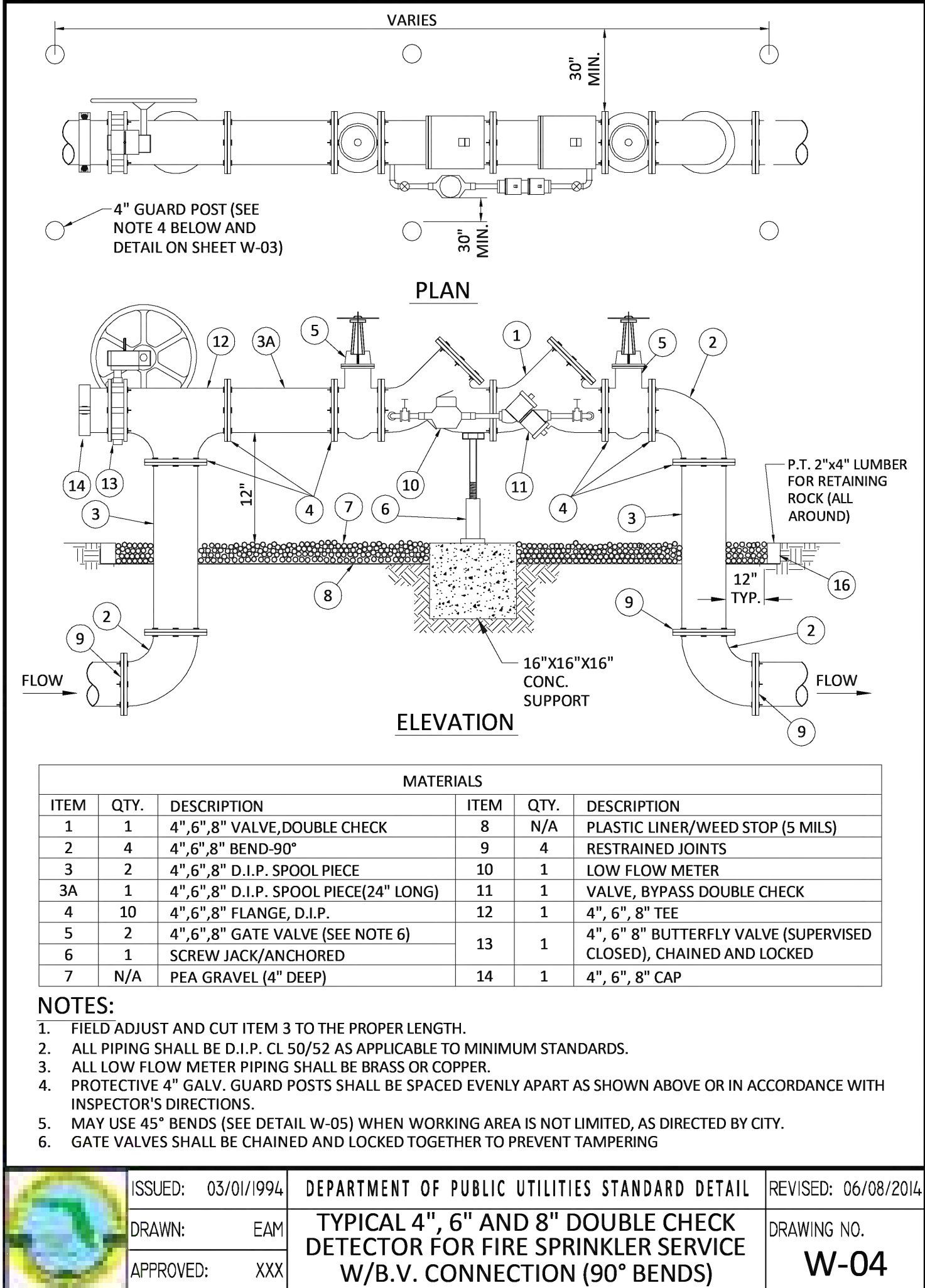
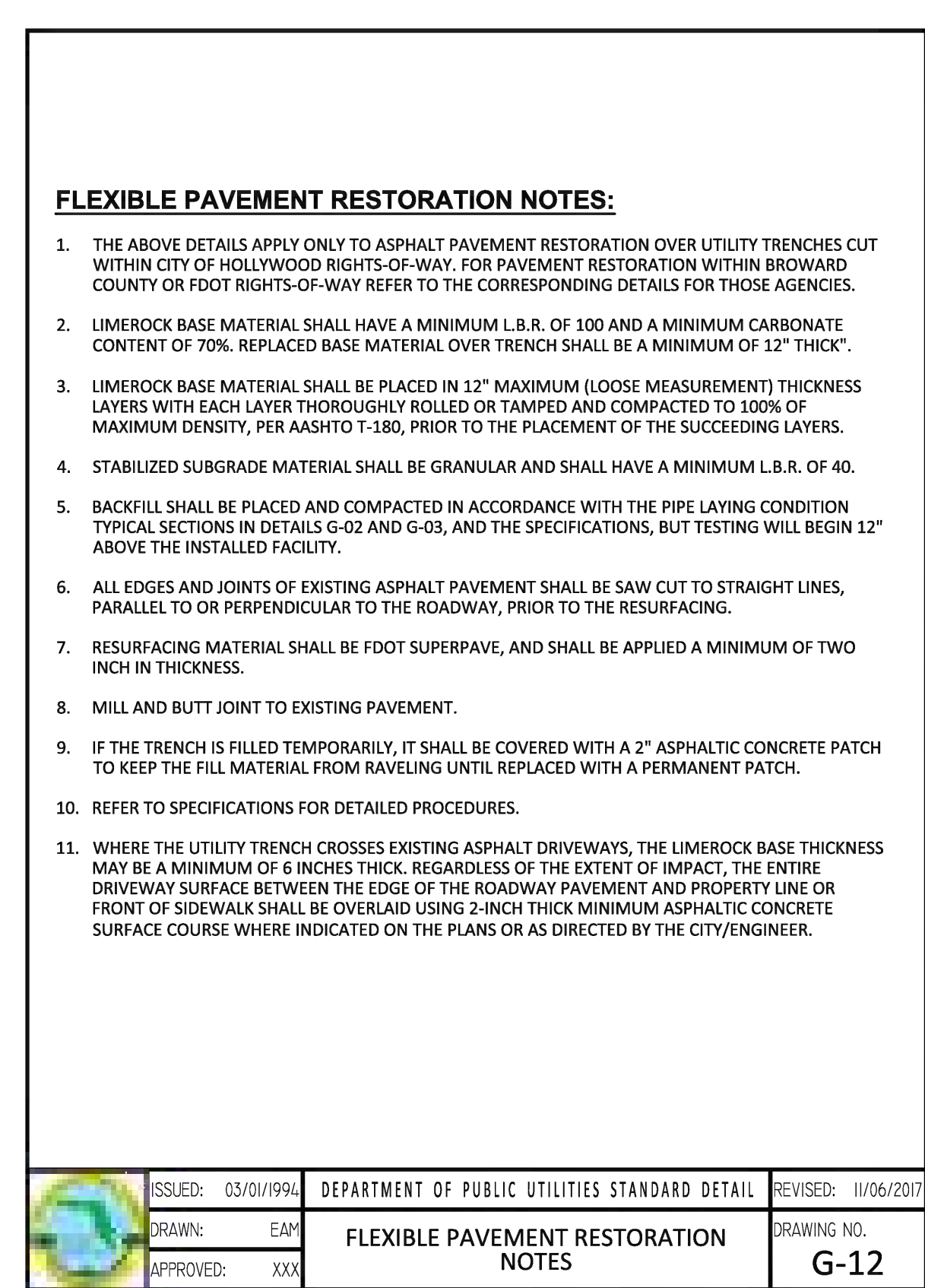
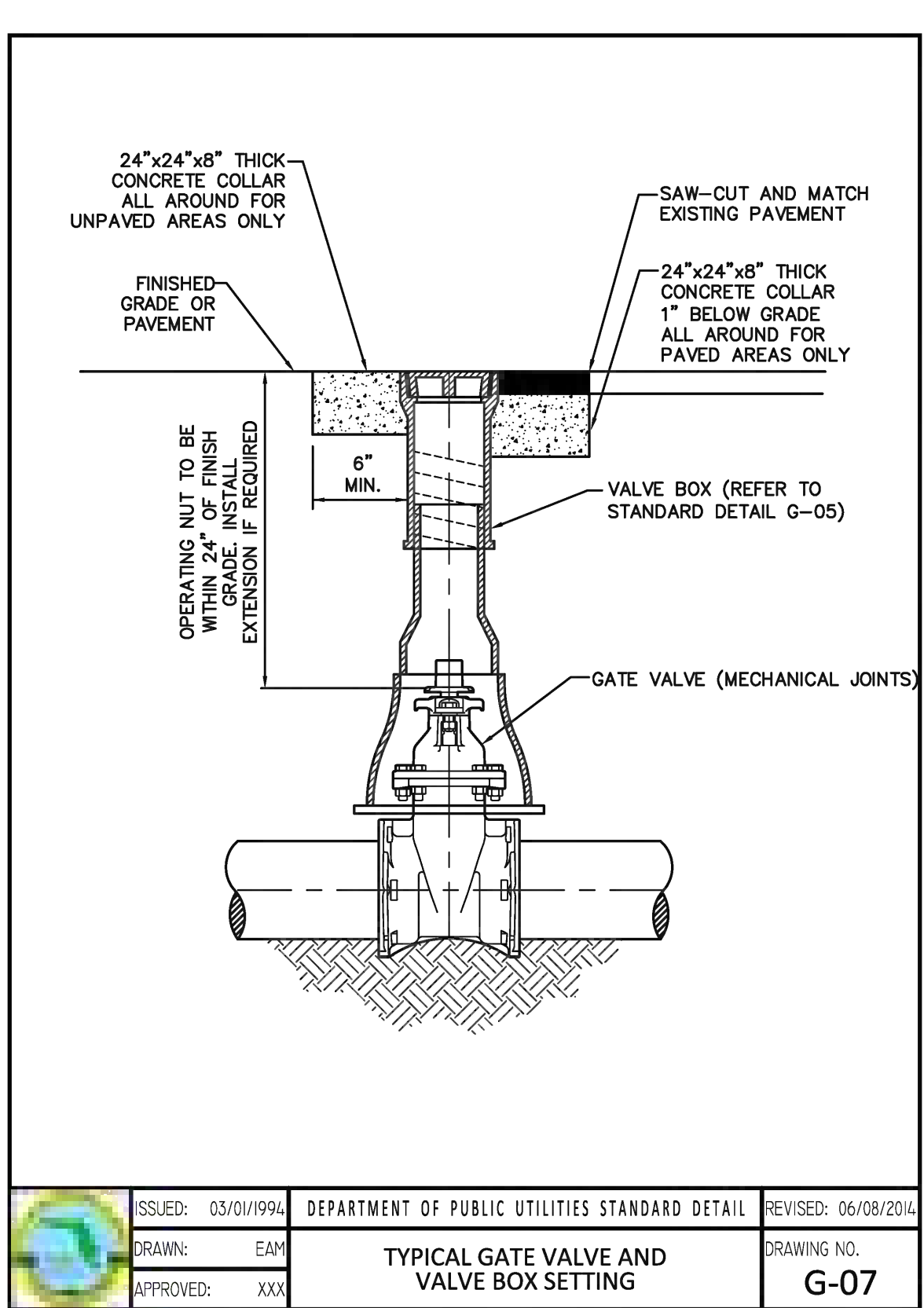
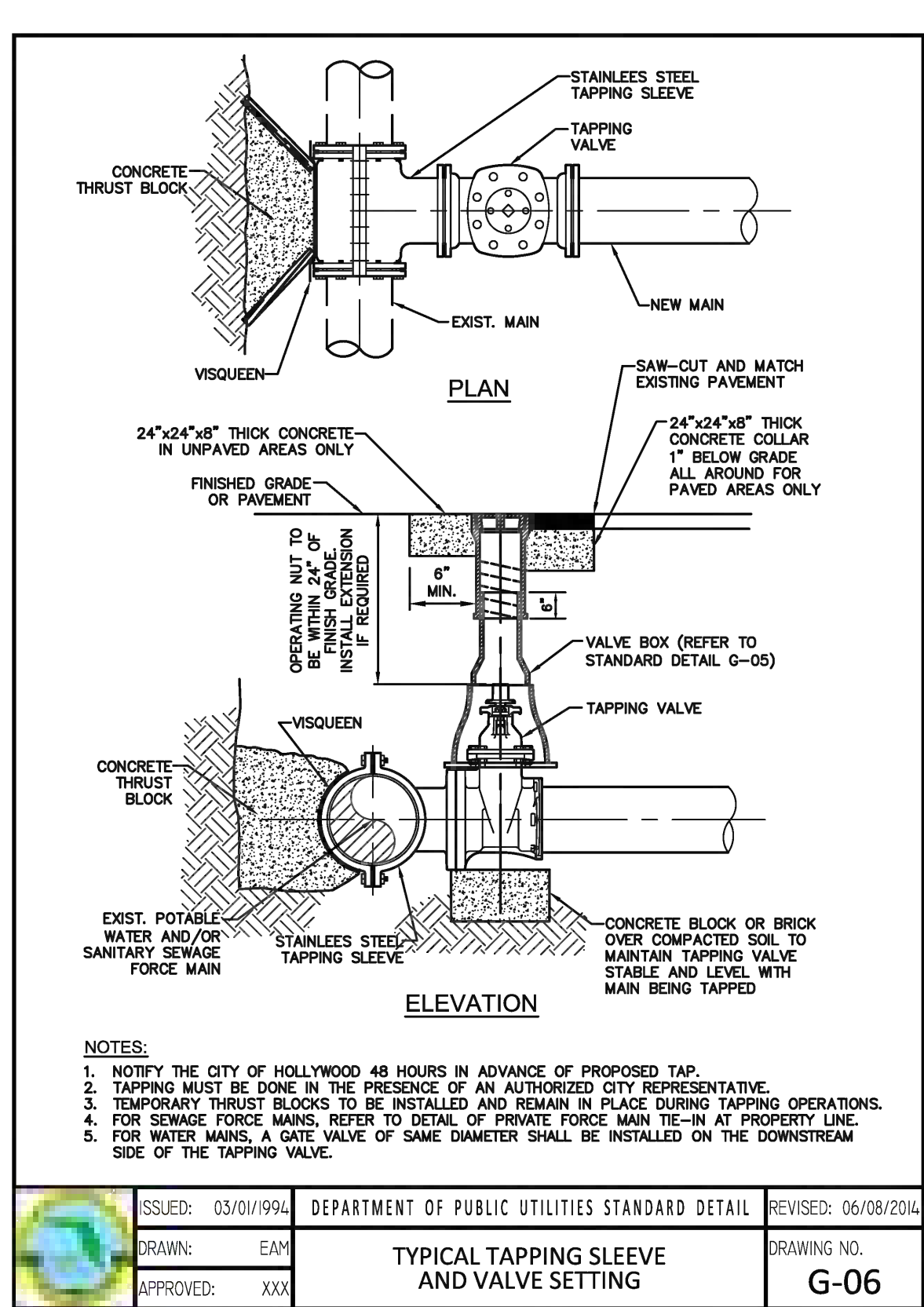
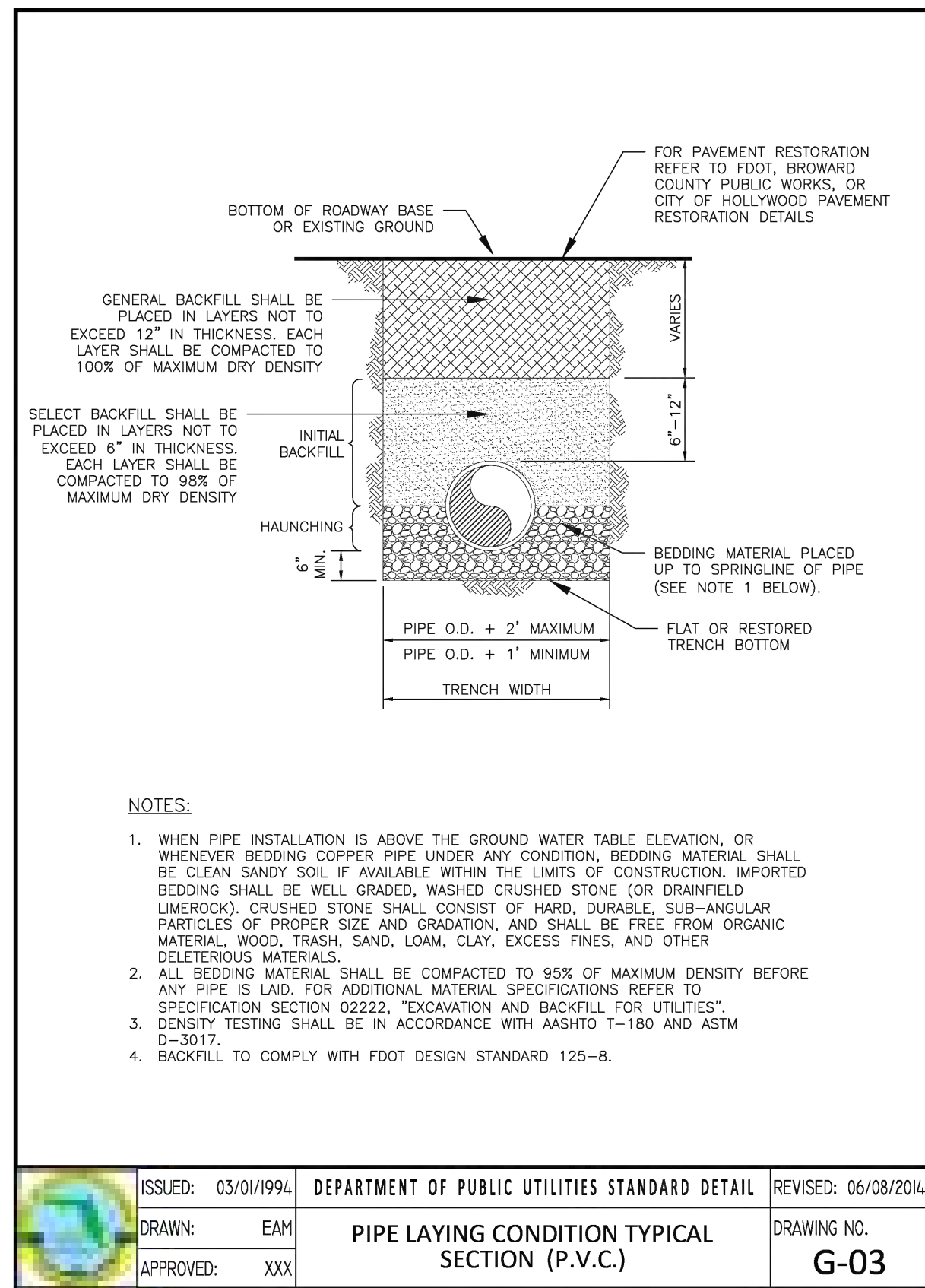
12-1-23

WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

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UTILITIES DETAILS I

SCALE: N.T.S.

12-1-23

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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

ZE

DIXIANA APARTMENTS
1822 DIXIANA STREET
HOLLYWOOD, FL 33020

P.E.#:76036

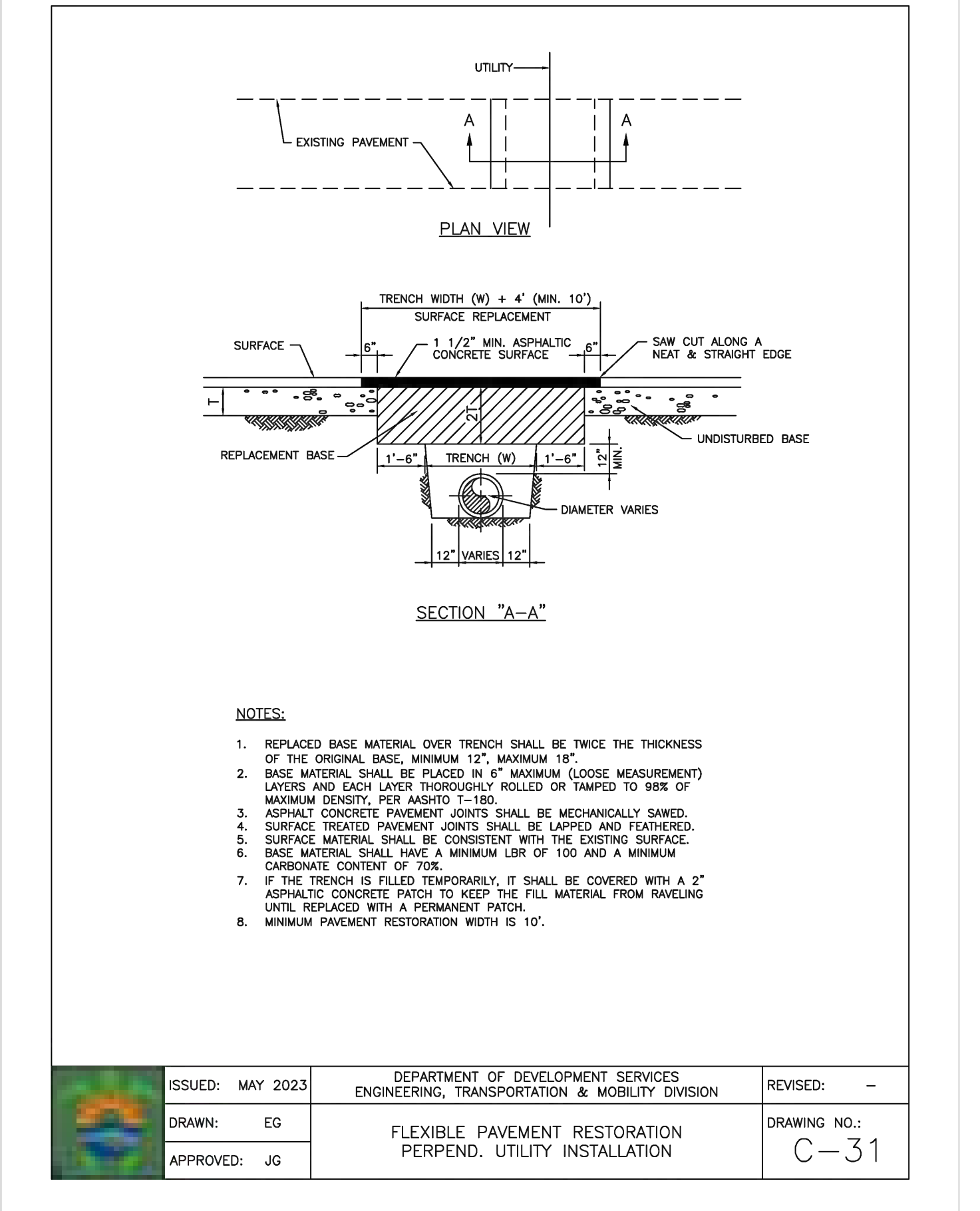
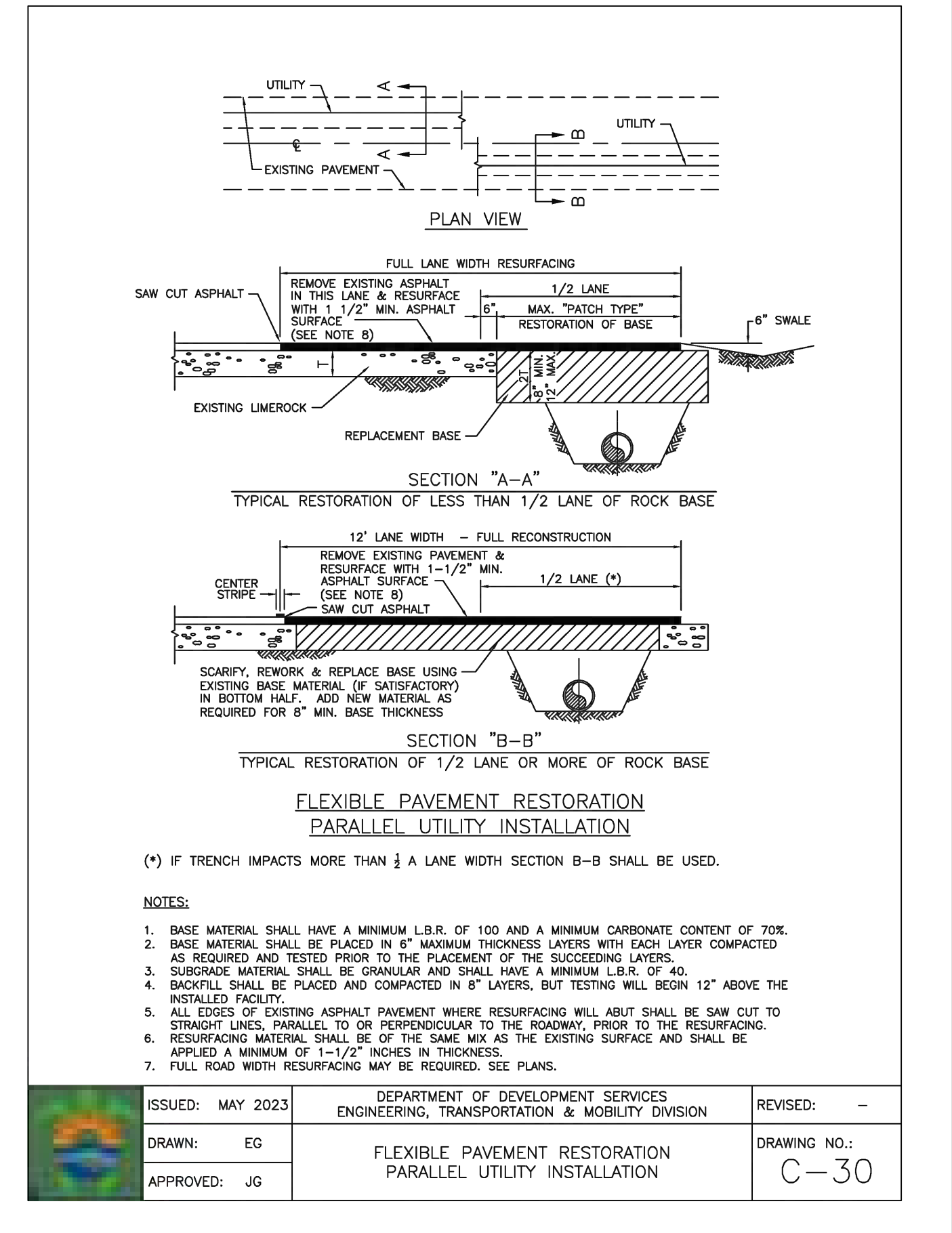
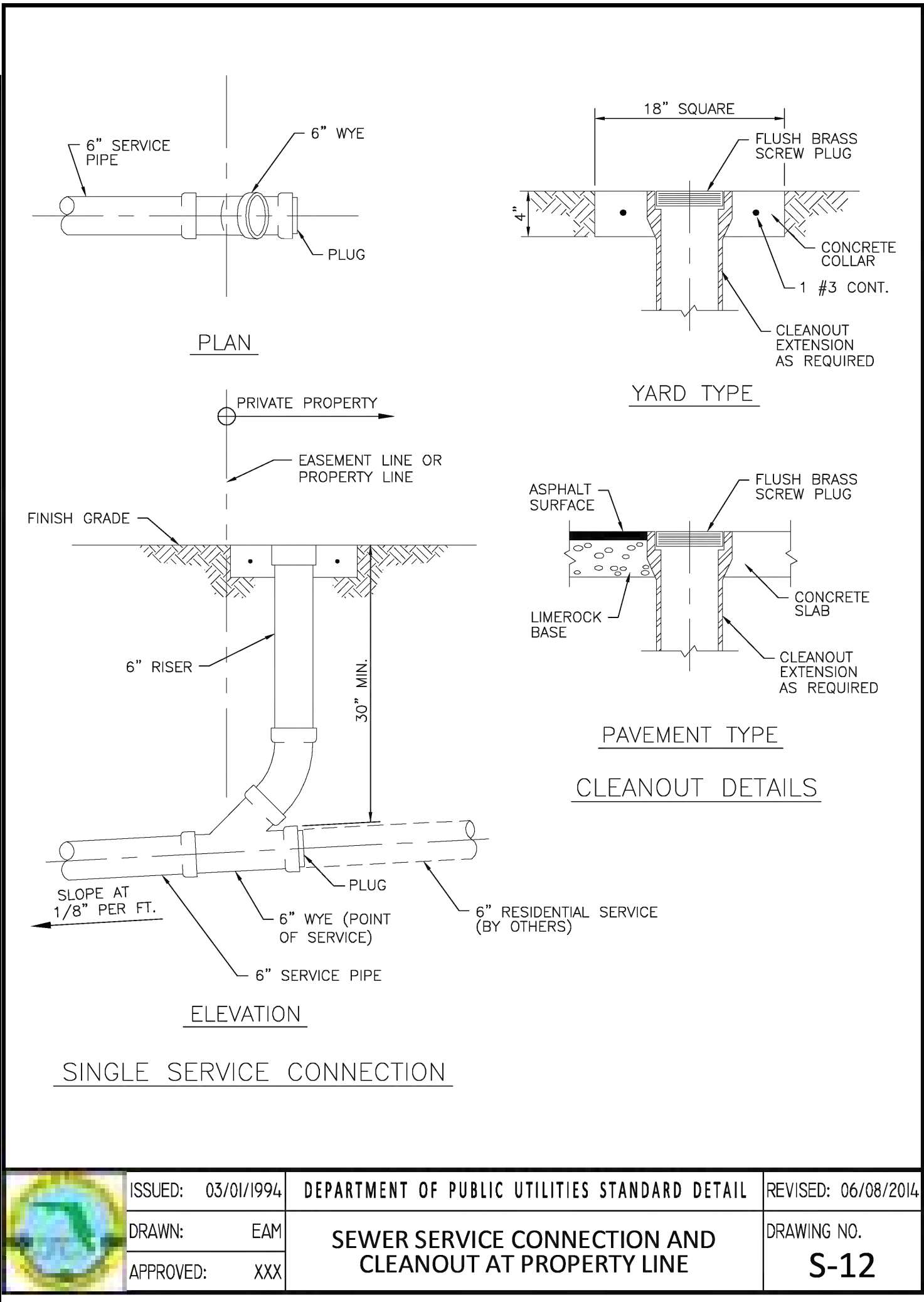
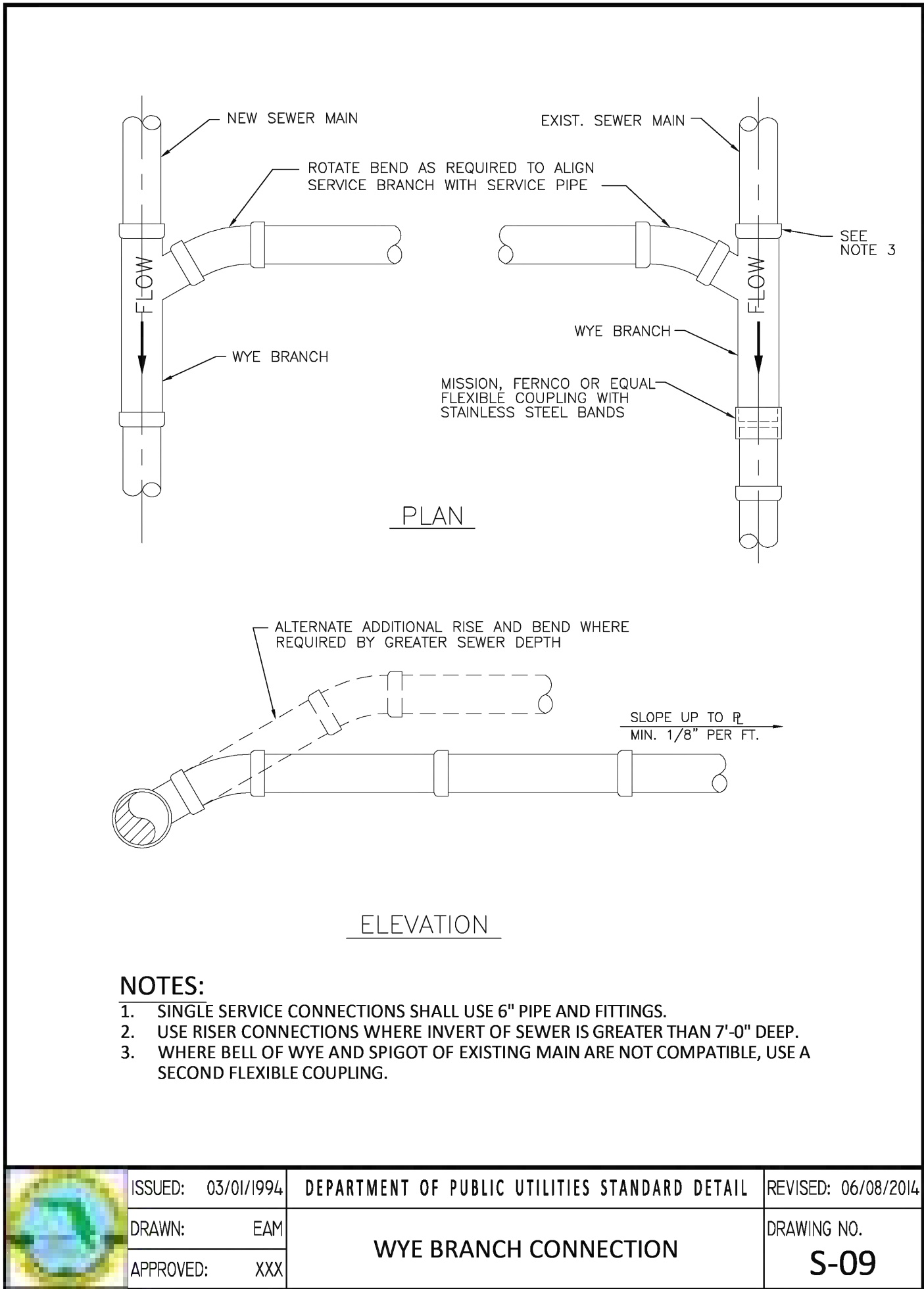
DATE: 10/23/23

SCALE: N.T.S.

SHEET NO.: C8

8 OF 9

PROJECT NO.: 23-48



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UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS	
NO.	DATE

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

ZE

DIXIANA APARTMENTS
1822 DIXIANA STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 10/23/23

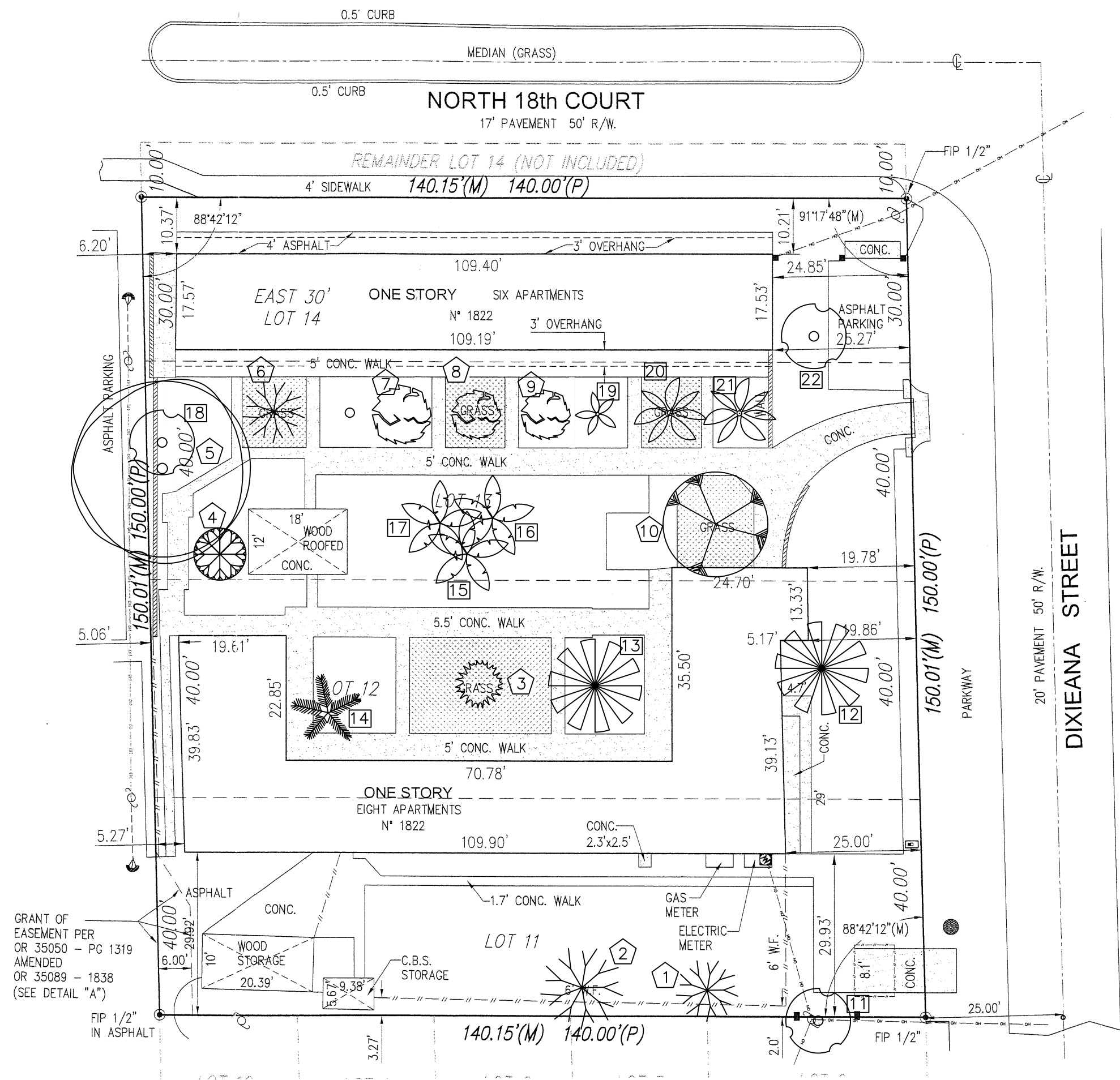
SCALE: N.T.S.

SHEET NO.: C9

9 OF 9

PROJECT NO.: 23-48

Existing Tree List									
Address: 1833 Dixieanna Street, Hollywood, FL									
Date: 10/11/2023									
Appraiser: Thomas White, ASLA-ISA									
ISA Arborist FL-3248A									
Tree #	(Botanical Name / Common Name)	Ht. (Feet)	Spread (Feet)	DBH (Inches)	Condition	DBH Removed (Inches)	DBH To Remain (Inches)	Disposition	
1	Plumeria spp. / Frangipani	8	6	2	Fair	2			Remove
2	Plumeria spp. / Frangipani	12	18	6	Fair	6			Remove
3	Senna surattensis / Glaucous Cassia	8	6	1	Fair	1			Remove
4	Cordia sebestena / Orange Geiger	18	10	3	Fair	3			Remove
5	Quercus virginiana / Live Oak	35	40	21	Poor	21			Remove
6	Plumeria spp. / Frangipani	10	8	4	Fair	4			Remove
7	Conocarpus erectus / Green Buttonwood	20	6	5	Poor	5			Remove
8	Conocarpus erectus / Green Buttonwood	20	15	16	Poor	16			Remove
9	Conocarpus erectus / Green Buttonwood	20	6	5	Poor	5			Remove
DBH Removed						63			
Existing Palm List									
Palm #	(Botanical Name / Common Name)	Ht. (Feet)	C.T. (Feet)	DBH (Inches)	Condition	Replacement Palms			
11	Sabal palmetto / Cabbage Palm	20	15	3	Good	1			Remove
12	Dypsis lutescens / Areca Palm	20	0	16	Fair	1			Remove
13	Dypsis lutescens / Areca Palm	20	0	16	Fair	1			Remove
14	Ptychosperma elegans / Solitaire Palm	20	15	3	Fair	1			Remove
15	Syagrus romanzoffiana / Queen palm	22	16	10	Poor	1			Remove
16	Syagrus romanzoffiana / Queen palm	18	12	4	Poor	1			Remove
17	Syagrus romanzoffiana / Queen palm	14	8	4	Poor	1			Remove
18	Sabal palmetto / Cabbage Palm	20	12	4	Good	1			Remove
19	Wodyetia bilurcata / Foxtail Palm	16	12	4	Poor	1			Remove
20	Cocos nucifera / Coconut Palm	20	2	14	Good	1			Remove
21	Cocos nucifera / Coconut Palm	20	2	16	Good	1			Remove
22	Sabal palmetto / Cabbage Palm	26	20	12	Good	1			Remove
Replacement Palms Required						12			

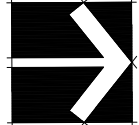


Denotes Existing Trees
Denotes Existing Palms

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

GUARDIAN
PROPERTIES

NEAL
DEVELOPMENT



DRAWN: TW
CHECKED: TW
DATE: 10-12-2023
SCALE: 1"=20'

Sheet No.
L-1
Sheet 1 Of 3

Tree Survey / Disposition Plan
Dixieanna Apartments
1822 Dixieanna Street
Hollywood, Florida 33020

REVISIONS

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST
tcwhite@bellsouth.net
954-253-2265



GENERAL LANDSCAPE NOTES

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. 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 tilled 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.

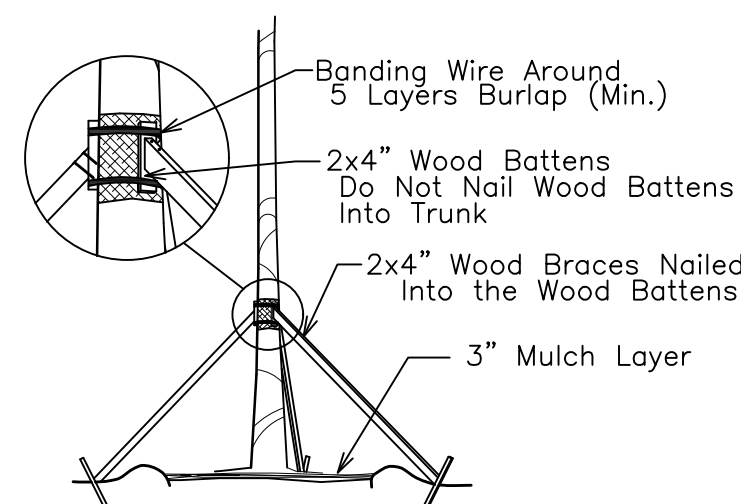
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean 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 of 12 months after final inspection approval.

No landscape substitutions shall be made without the City of Hollywood approval.

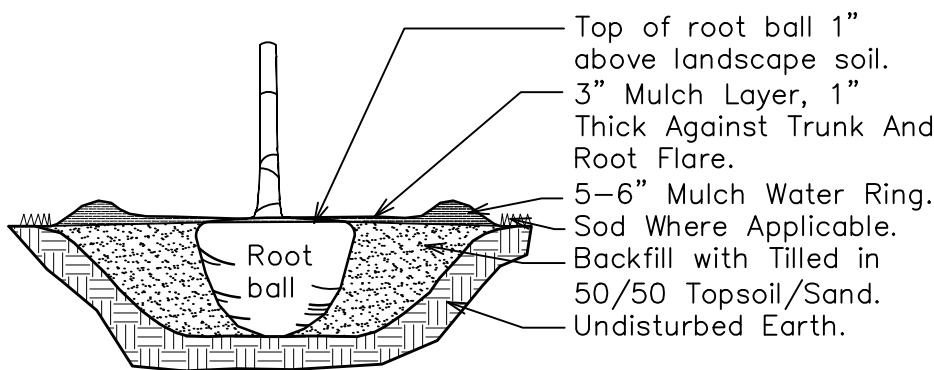
No tree removal or planting allowed until sub permits are fully approved by city.

Submit all submittals to owner, general contractor and landscape architect for review.



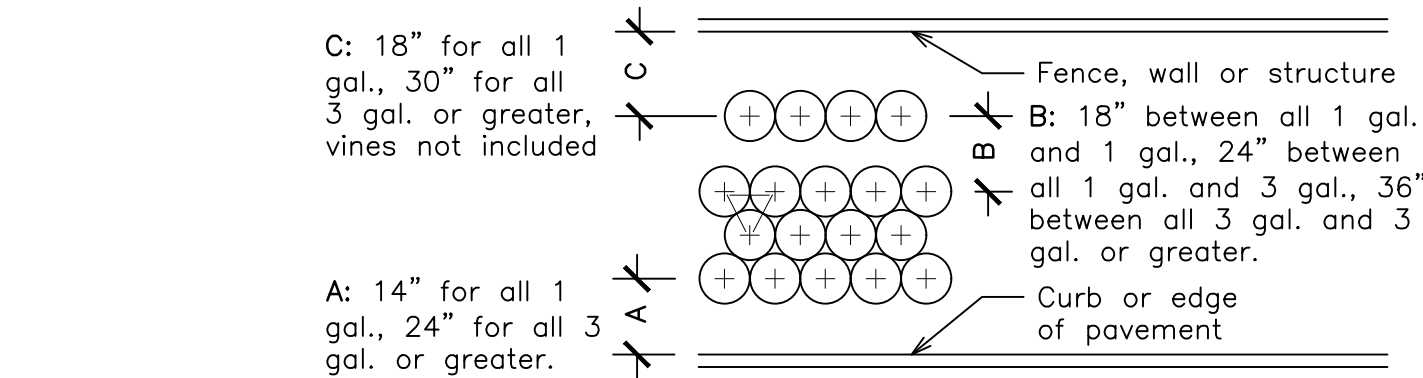
TREE/PALM BRACING DETAIL

NTS



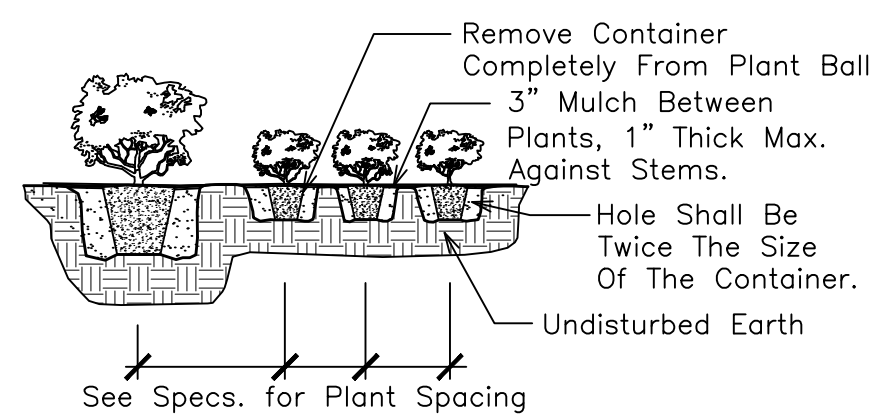
TREE/PALM PLANTING DETAIL

NTS



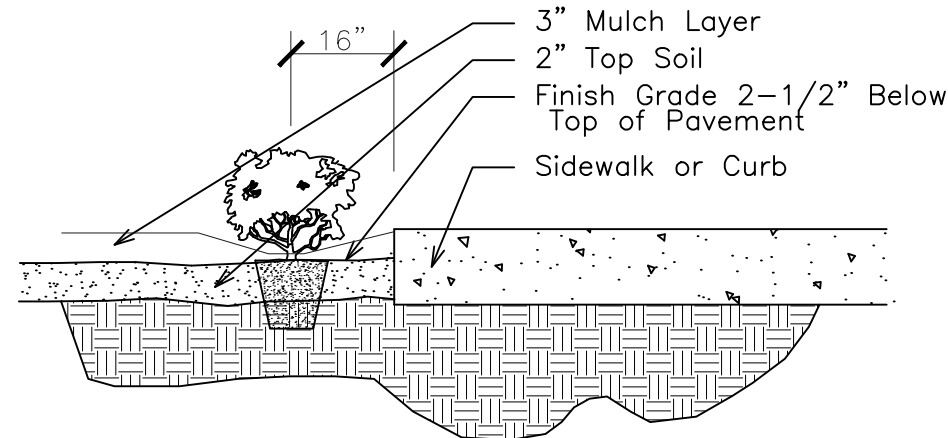
TYPICAL SHRUB SPACING DETAIL

NTS



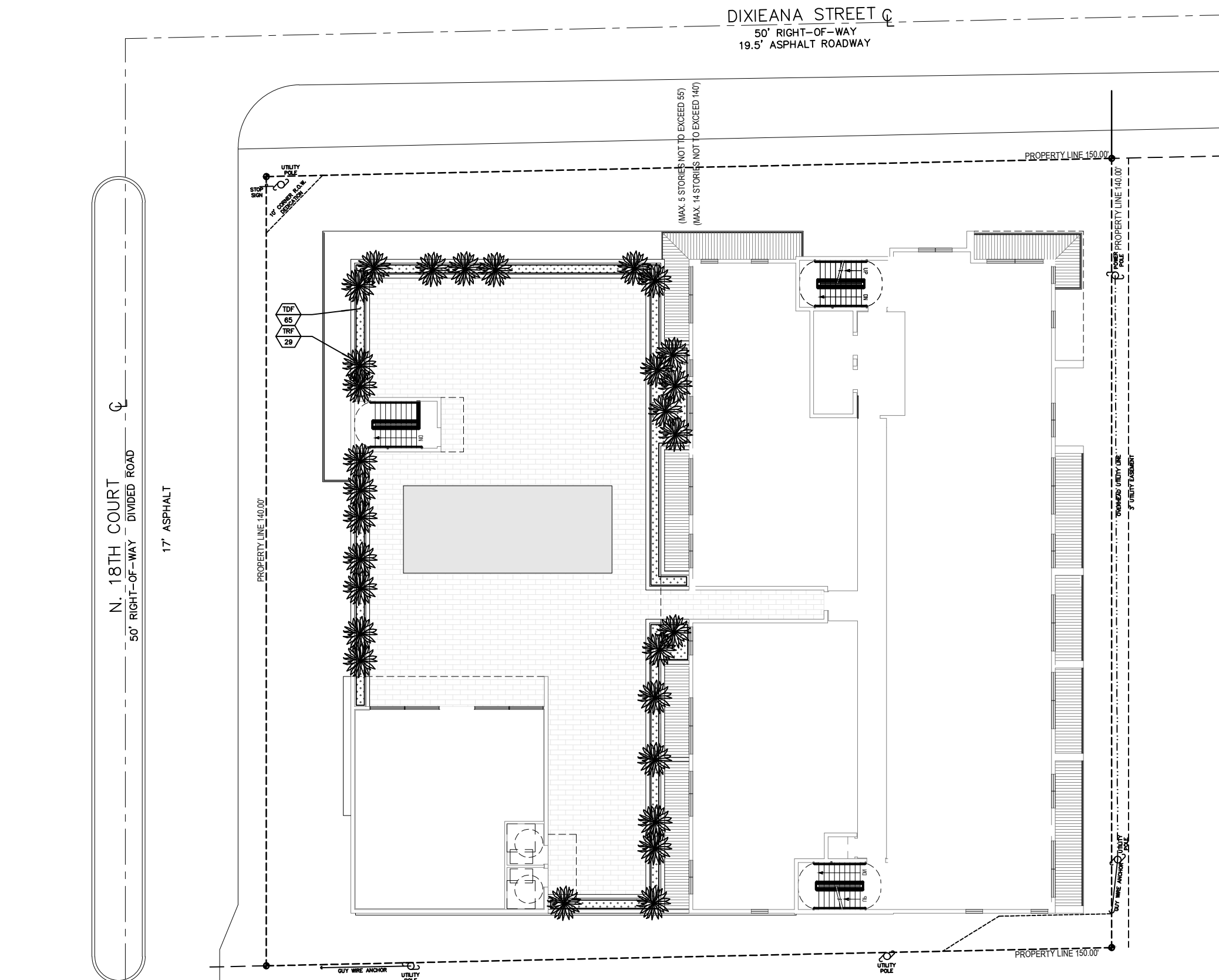
SHRUB PLANTING DETAIL

NTS

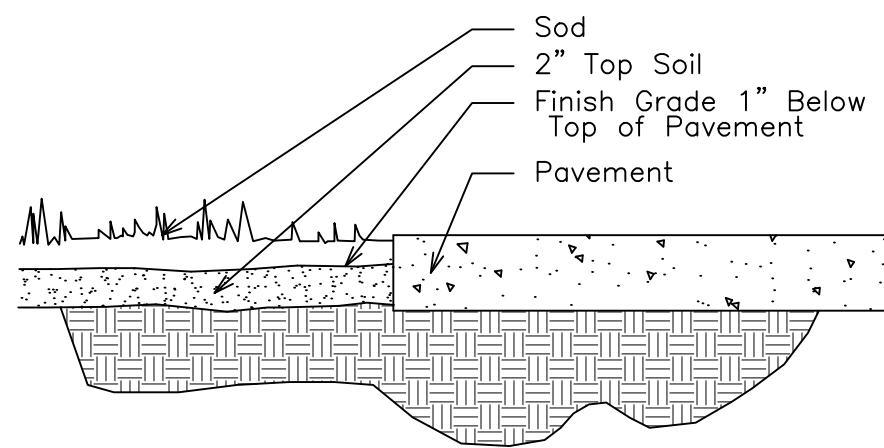


SHRUB INSTALLATION DETAIL

NTS

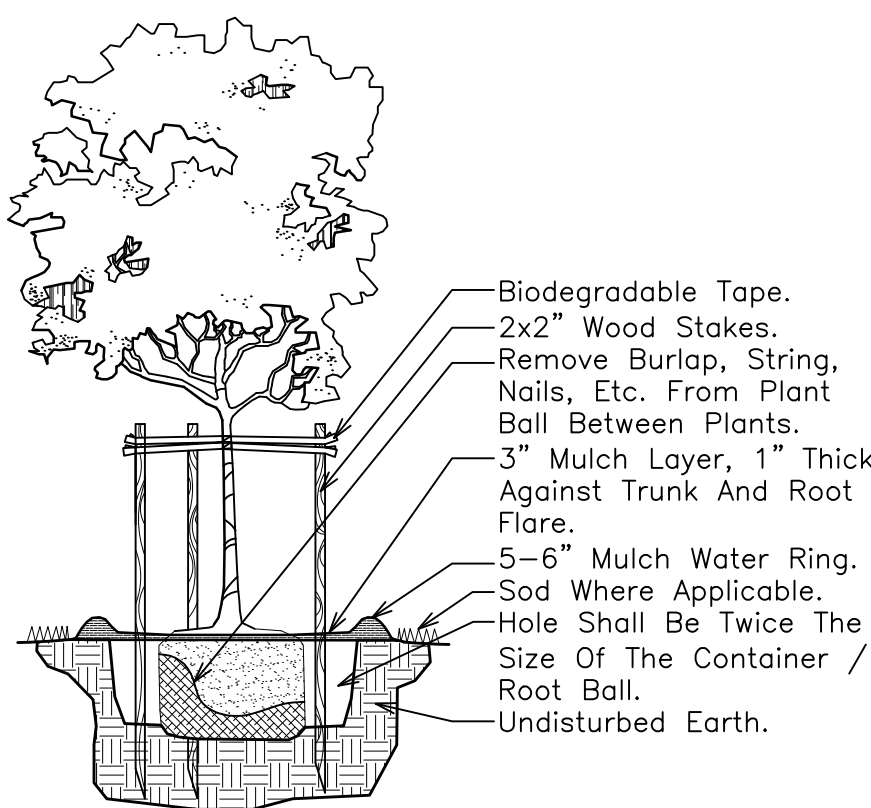


ROOFTOP POOL AREA



SOD INSTALLATION DETAIL

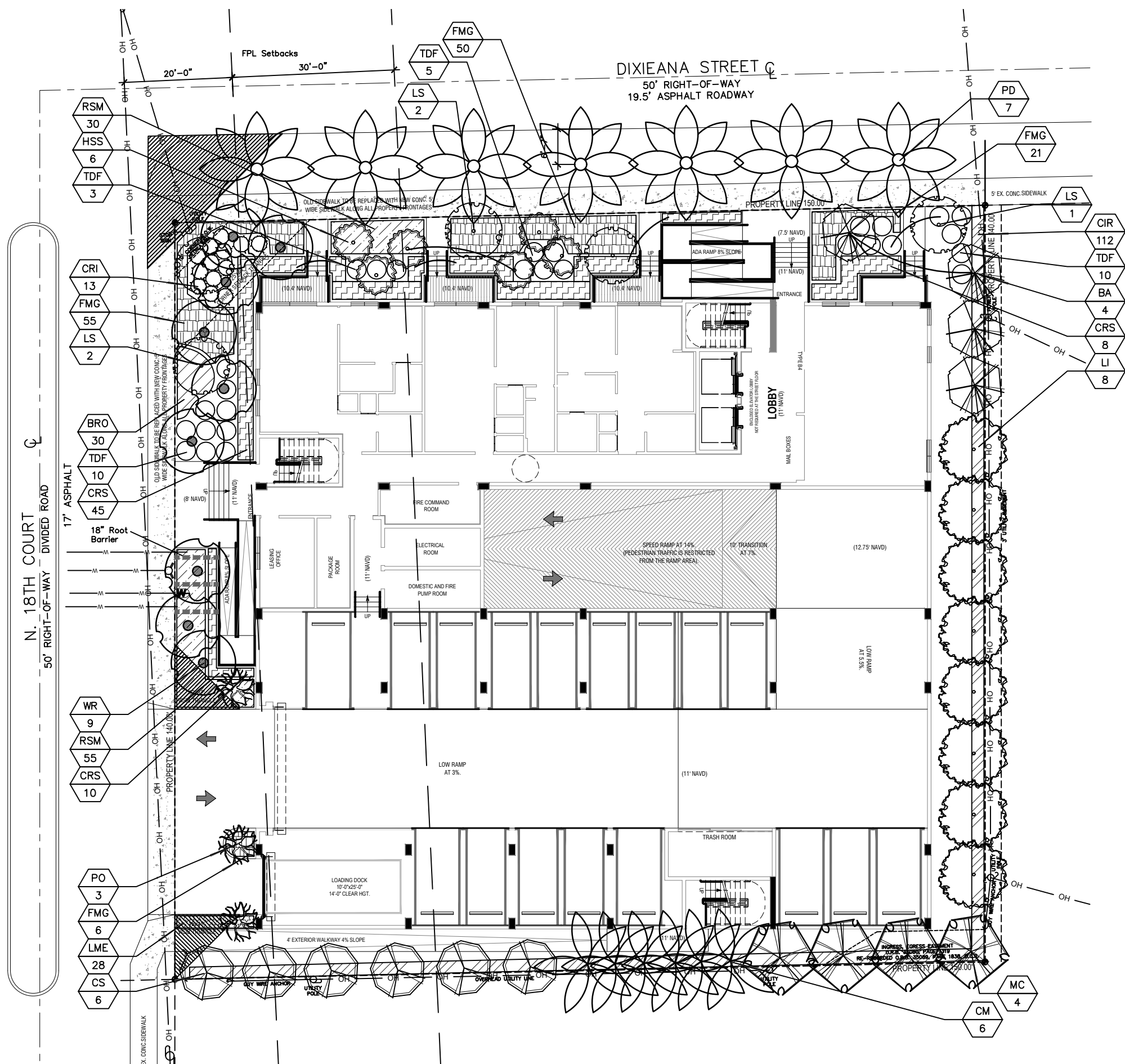
NTS



SMALL TREE PLANTING DETAIL

NTS

CITY OF HOLLYWOOD PLANTING CALCULATIONS				
4.6 RAC				
4.d.(3)1 Street Trees: One Per 30 LF of Street Frontage				
	150	LF	Feet of Dixieana Street	
	140	LF	Feet of North 18th Court	
	290		Total	
			Required	Provided
			10	10
4.d.(3)2 5' Landscape Buffer Required and Provided. One Tree per 20 LF				
	290	LF	Perimeter of South and East Boundaries	
			Required	Provided
			15	15
4.d.(3)5 5' Landscape Buffer Required and Provided. 42" Landscape Element				
	290	LF	Perimeter of South and East Boundaries	
			42" Hedge	42" Hedge
4.d.(3)9 One Tree per every 1,000 square feet of Pervious Area				
	4340	SF	of Ground Floor Pervious Area	
			Required	Provided
			5	5
			Total Trees	30
			30	30



GROUND FLOOR AREA

1833 Dixieanna Street Plant List

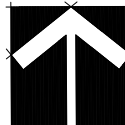
Code	Drought QTY.	Botanical Name / Common Name	Specifications
PROPOSED TREES / PALMS			
BA	V	4	Bulnesia arborea / Verawood
CM	V	3	Caryota mitis / Fishtail Palm
CS	(N)	V	6
LI	V	1	Cordia sebestena / Orange Geiger
LS	V	5	Lagerstroemia indica / Crape Myrtle
MC	(N)	V	4
PO	V	7	Phoenix dactylifera / Medjool Date Palm
TR	(N)	V	29
	59		Total Site Trees
	39		Native Trees
	65%		Native Trees
MITIGATION TREE LIST			
Code	Drought QTY.	Botanical Name / Common Name	Specifications
LI	V	7	Lagerstroemia indica / Crape Myrtle
PO	V	3	Polyalthia longifolia / Pearler / Mast Tree
			12x5-6', 2" DBH, Sing. Trunk
			12x5-6', 2" DBH, Sing. Trunk
			12x5-6', 2" DBH, Sing. Trunk
			12x5-6', 2" DBH, Sing. Trunk
			12x5-6', 2" DBH, Sing. Trunk
			12" CT
			8' CT, Sing. Trunks
			Total DBH Added
			63
			Total DBH Removed
			43
			DBH Deficiency
			Payment into the Tree Trust Fund @ \$350 per every 2" = \$7,525
MITIGATION PALM LIST			
Code	Drought QTY.	Botanical Name / Common Name	Specifications
CM	V	3	Caryota mitis / Fishtail Palm
WR	V	9	Washingtonia robusta / Washington Palm
			16-22' CT
			Total Palms Added
			12
			Total Palms Removed
			12
			Palms Deficiency
			0
HEDGES / SHRUBS			
CIR	(N)	V	112
CRI	(N)	V	13
CRS	(N)	V	63
HSS	V	6	
TDF	(N)	V	93
			267
			Native Shrubs
			100%
GROUND COVERS / SOD			
BFO	V	30	Jasminum volubile / Wax Jasmine
FMG	V	132	Ficus microcarpa / Green Island Ficus
LME	V	28	Liriope muscari / 'Evergreen Giant' Liriope
RSN	V	85	Ruellia simplex, Mexican petunia
			15' OA.Ht., 18' OC
SOD	M	By GC	S.F. Stenotaphrum secundatum / St. Augustine Palmetto
			Solid application - no gaps between seams.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

GUARDIAN PROPERTIES



DRAWN: TW
CHECKED: TW
DATE: 10-12-2023
SCALE: 1"=20'

Sheet No. L-2
Sheet 2 Of 2

Landscape Permit Plan
Dixieanna Apartments
1822 Dixieanna Street
Hollywood, Florida 33020

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
tcwhite@belsouth.net
954-253-2265

REVISIONS

NO.	DESCRIPTION

GROUND FLOOR CONTROLLER – Intermatic 4 station controller.
★ Mini Click automatic rain sensor shutoff switch mounted outside on eave of structure.

GROUND FLOOR ZONE VALVE – Fimco 4 Station Indexing.

ROOFTOP ZONE VALVE – Hunter 2 Station PGV Series Smart Valve Battery Controller.

PROPOSED $\frac{5}{8}$ " CITY WATER METER.

SLEEVES –
Sch. 40, 2 Sizes Larger.
NOTE – Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6" POP-UP SPRAY –
Hunter MP Rotator Series:
Nozzles as Shown.

MP800
6'-12'
Radius

90	Q	□
180	H	⊞

SS-530 5' x 30'

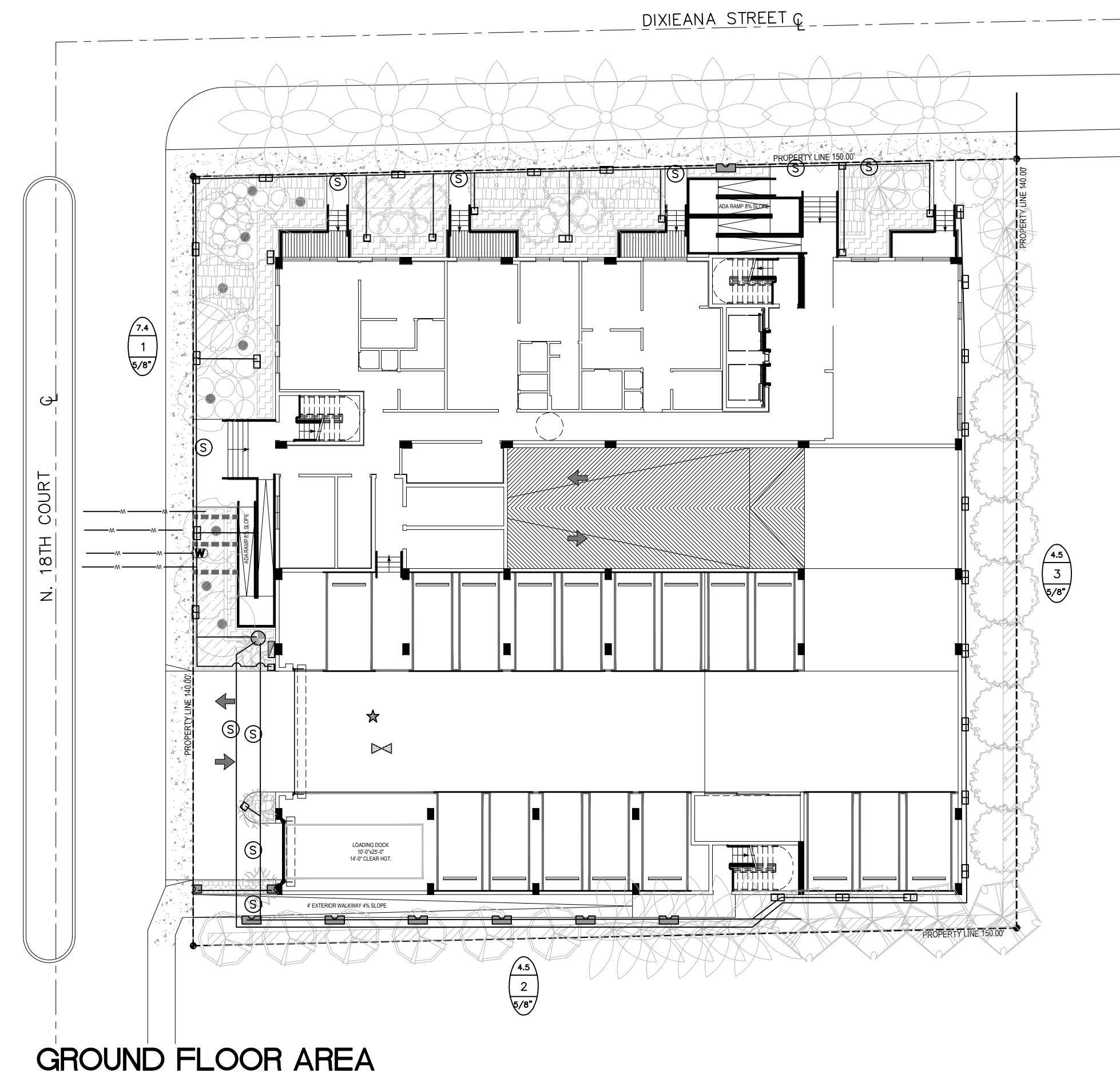
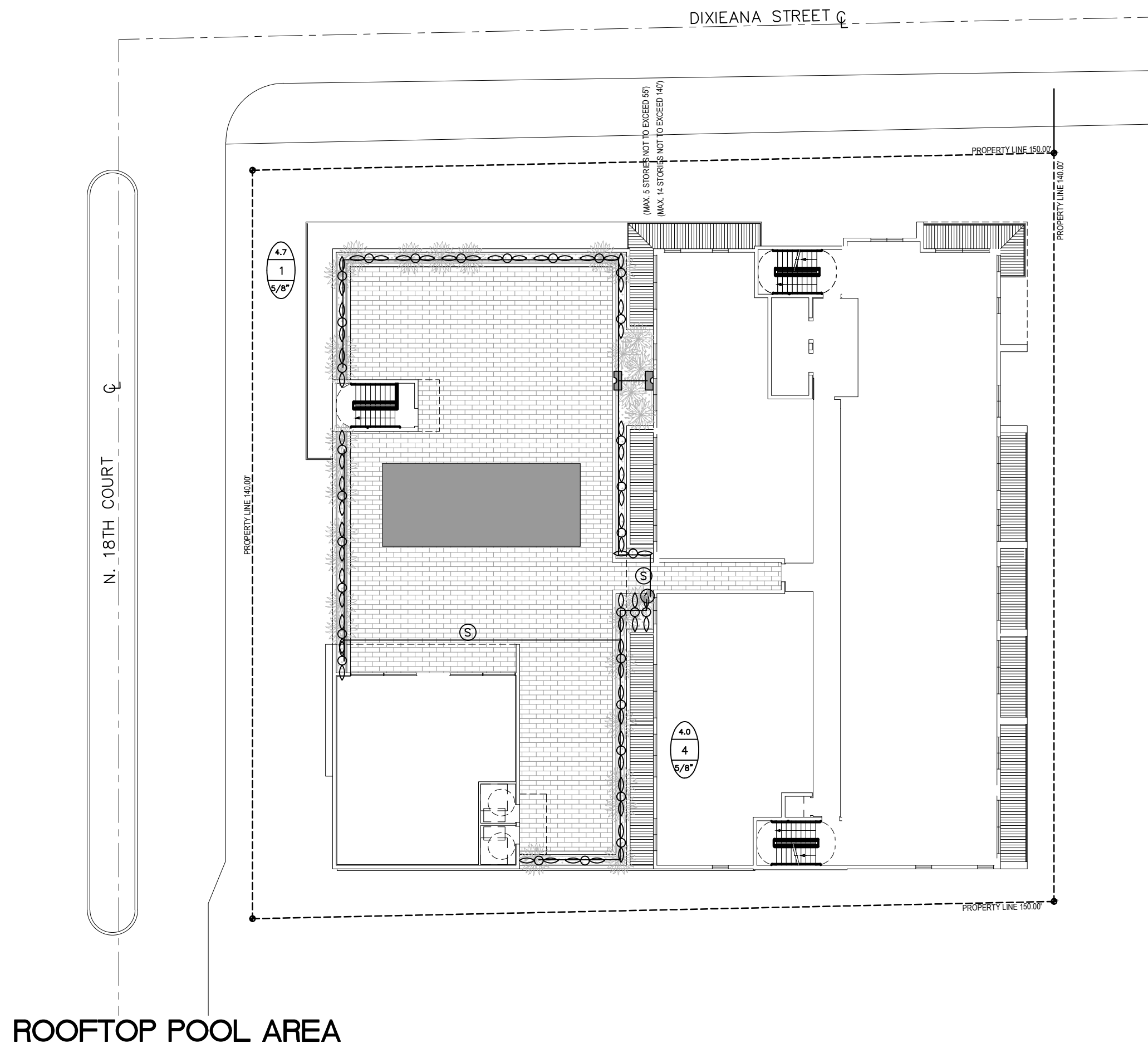
ES-515 5' x 15'

6" POP-UP STREAM BUBBLER – Hunter 5-CST-B 5'R.

0.0 GPM

1 ZONE #

1" VALVE SIZE



Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All pipe is 3/4 in. unless noted.
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC. 1-1/4".

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

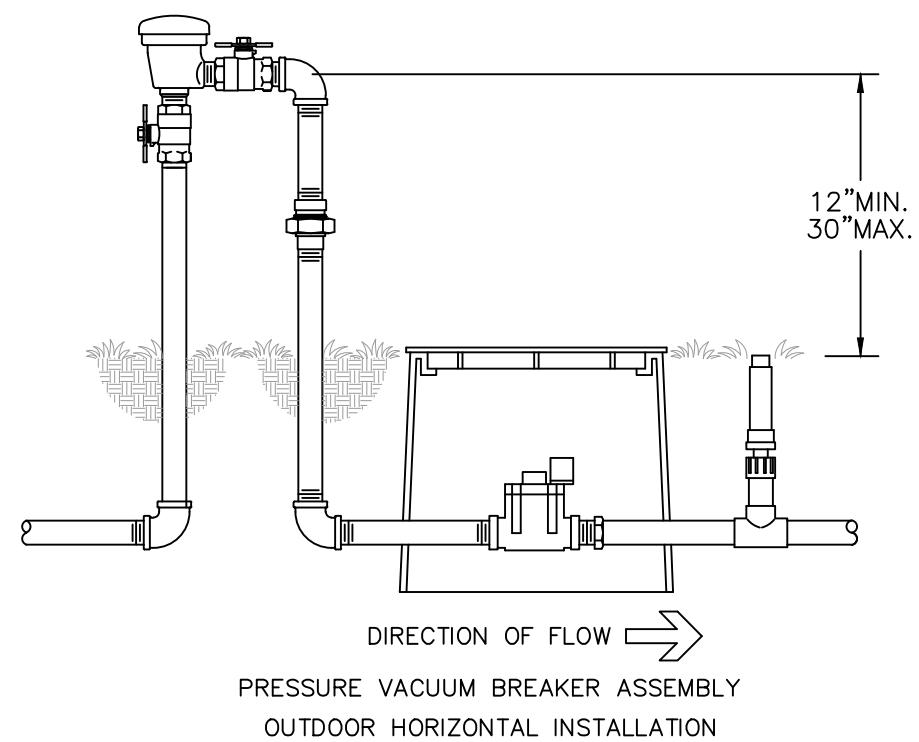
All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

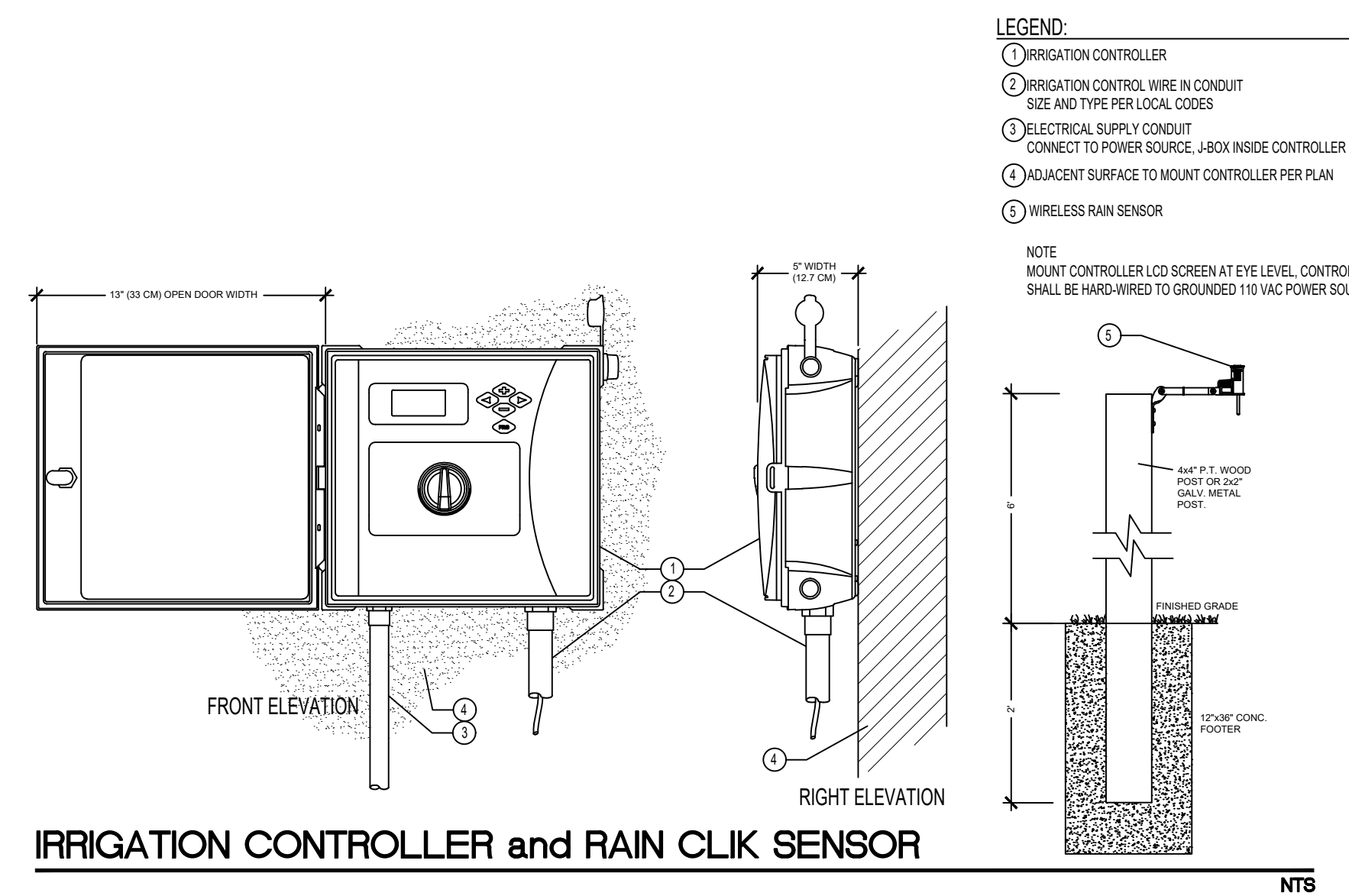
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spores, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap-
tite or DBV UL connectors.
Common shall be white, hot shall be red or color coded
Spore shall be black. Run all wires in Grey Electrical SCH 40 conduit..

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

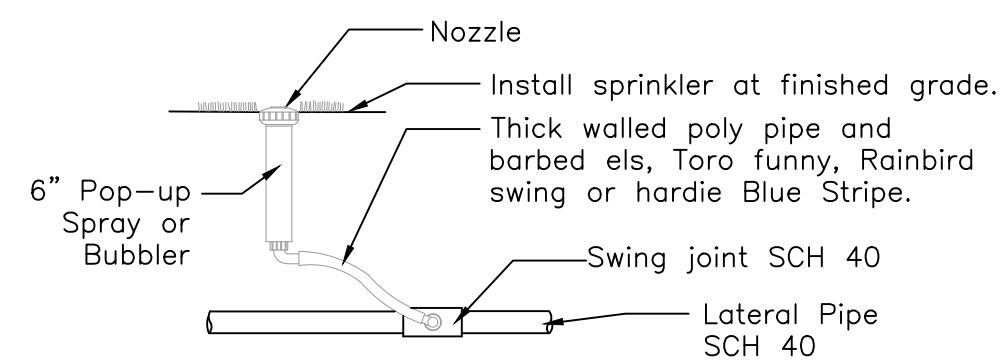
Contractor shall verify all underground utilities prior to commencement of work.



WILKINS MODEL 720A or Approved Equal



IRRIGATION CONTROLLER and RAIN CLIK SENSOR



6" Pop-up Spray / Bubbler Detail

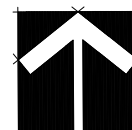
NTS

Sunshine 811 

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Check positive response codes before you dig!

GUARDIAN
PROPERTIES



Sheet No.
L-3
Sheet 3 Of 3

Dixieanna Apartments
1822 Dixieanna Street
Hollywood, Florida 33020

Irrigation Permit Plan

Dixieanna Apartments

1932 Dixieanna Street

REVISIONS

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