

ATTACHMENT A

Application Package



DEVELOPMENT SERVICES
PLANNING DIVISION

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

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 CHECKLIST &
MEETING ORDER](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|--|
| ☐ Technical Advisory Committee | ☐ Art in Public Places Committee | ☒ Variance |
| ☒ Planning and Development Board | ☐ Historic Preservation Board | ☐ Special Exception |
| ☐ City Commission | ☐ Administrative Approval | |

PROPERTY INFORMATION

Location Address: 1834 & 1840 Mayo Street

Lot(s): 1 & 2 Block(s): 2 Subdivision: Alden Manor

Folio Number(s): 1834- Mayo: 5142 2233 0110

1840 Mayo: 5142 2233 0120

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

Existing Property Use: Single Family Sq Ft/Number of Units: 1,446 s.f. & 1,049 s.f.

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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Proposed 49- Unit Multi-Family Development

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>49</u> #Rooms <u>65</u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>10</u> (Area: <u>1,826.33</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>70</u>)
Height (# of stories)	(# STORIES) <u> </u> (<u> </u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>16,321</u> FT.)

Name of Current Property Owner: 1840 Mayo Street LLC

Address of Property Owner: 1833 S. Ocean Drive #1209 Hallandale Beach, Blvd #1209

Telephone: 954-274-5651 Email Address: lazar081@yahoo.com

Applicant Luis La Rosa

Consultant ☐ Representative ☒ Tenant ☐

Address: 9000 Sheridan Street#158, Pembroke Pines, FL 33024 Telephone: 954-862-2248

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 3-14-2023 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: _____



GENERAL APPLICATION

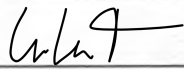
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:  Date: 4/15/25

PRINT NAME: Angela Strimbu Date: _____

Signature of Consultant/Representative:  Date: 04/16/2025

PRINT NAME: Luis La Rosa Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

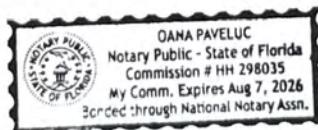
Current Owner Power of Attorney

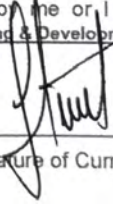
I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa to be my legal representative before the Planning & Development (Board and/or Committee)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

Sworn to and subscribed before me
this 15 day of April

QANA PAVELUC
Notary Public
State of Florida

My Commission Expires: 08/07/26 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____




Signature of Current Owner

ANGELA STRIMBU
Print Name



LLR Architects Inc.

Legal description- 1834-11840 Mayo Street

Lot 1, Block 2, ALDEN MANOR, according to the plat thereof, as recorded in **Plat Book 24, Page 8**, of the Public Records of Broward County, Florida.

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



LLR Architects Inc.

May 14, 2025

1840 Mayo Street LLC
1834-1840 Mayo St.
Hollywood, FL 33020

FILE NUMBER: 23-DP-50

SUBJECT: Preliminary Site Plan review for a 49 Unit residential development.

SITE DATA

Owner/Applicant:	1840 Mayo Street LLC
Address/Location:	1834-1840 Mayo Street
Net Size of Property:	16,321 sq. ft. (0.37 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Single Family Residence
Year Built:	1949

ADJACENT LAND USE

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

ADJACENT ZONING

North:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
East:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West:	Parkside Low Intensity Multi-Family District (PS-1)

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 9564-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

Dear Board Members,

It's with great pleasure we are presenting a 49-unit, 6-story, multi-family residential building. This project was designed with the intention of enhancing the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 49-unit 6-story, +/-44,000 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and painting at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 6-story scale is designed for the East Side of the lot. The center feature is an elegant Lobby with stone and glass as well as cantilevered bands and decorative aluminum screening.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street.

4. Site Massing: The 6-story project is located on Mayo Street just West of US-1. The setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height along the setback line. The Lobby has a pronounced cantilevered marquis over the entry and the upper floor step back with large windows and wood siding. The balance of the front façade has cantilevered balconies and recessed balconies. The varied element prevents the front façade from being flat. The side façade along are setback from neighbors 5' even though) feet is allowed. The center feature is an elegant Lobby with stone and glass as well as cantilevered bands and decorative aluminum screening. Architecturally this movement in the facade works with the neighborhood and enhances the street and pedestrian areas. The side facades carry out similar features as emphasized on front facades. All of the parapets on all elevations vary in height.

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LLR Architects Inc.

May 14, 2025

Dear Board Members:

We are presenting a 49-unit, 6-story, multi-family residential building. This project was designed with the intention of enhancing the property and the surrounding neighborhood.

We are seeking a variance to allow for the following:

1. Height encroachment within 100' of PS-1

a. We feel that the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Variance request is not impactful due to the other height encroachment closer to the PS-1 district that are allowed by code, i.e. Stairs and Amenities area.

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

Variance request is compatible with surrounding land use.

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

Variance request is consistent with comprehensive plan and is not impactful due to the other height encroachment closer to the PS-1 district that are allowed by code, i.e. Stairs and Amenities area.

d. That the need for the requested Variance is not economically based or self-imposed.

Variance request is not self-imposed. We had an alternative design that met the 100' distance criteria but the design suffered. We offered this compromise in the design reducing the height to 65' but encroaching 18' into the 100' setback requirement. Again, other allowable elements such as stairs and amenities are allowed to encroach into the 100' distance separation so we feel the design enhances the look but does encroach 18' into 100' setback.

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e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Variance request is the minimum variance necessary to comply with applicable law.



LLR Architects Inc.



1834 Mayo Street – Subject property (view to South)



1840 Mayo Street – Subject property (view to South)

LLR Architects Inc.

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Pembroke Pines, FL 33024

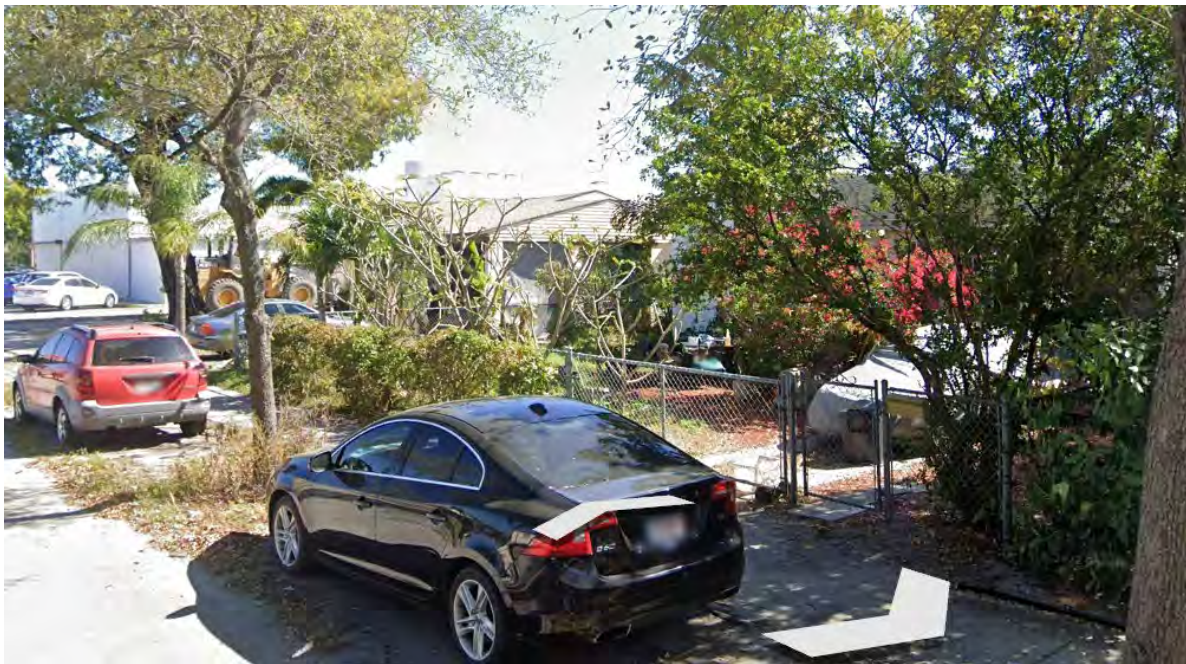
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LLR Architects Inc.



View from S 18th Court Neighbor to East of Subject property



View from Mayo Street Neighbor to West of Subject property

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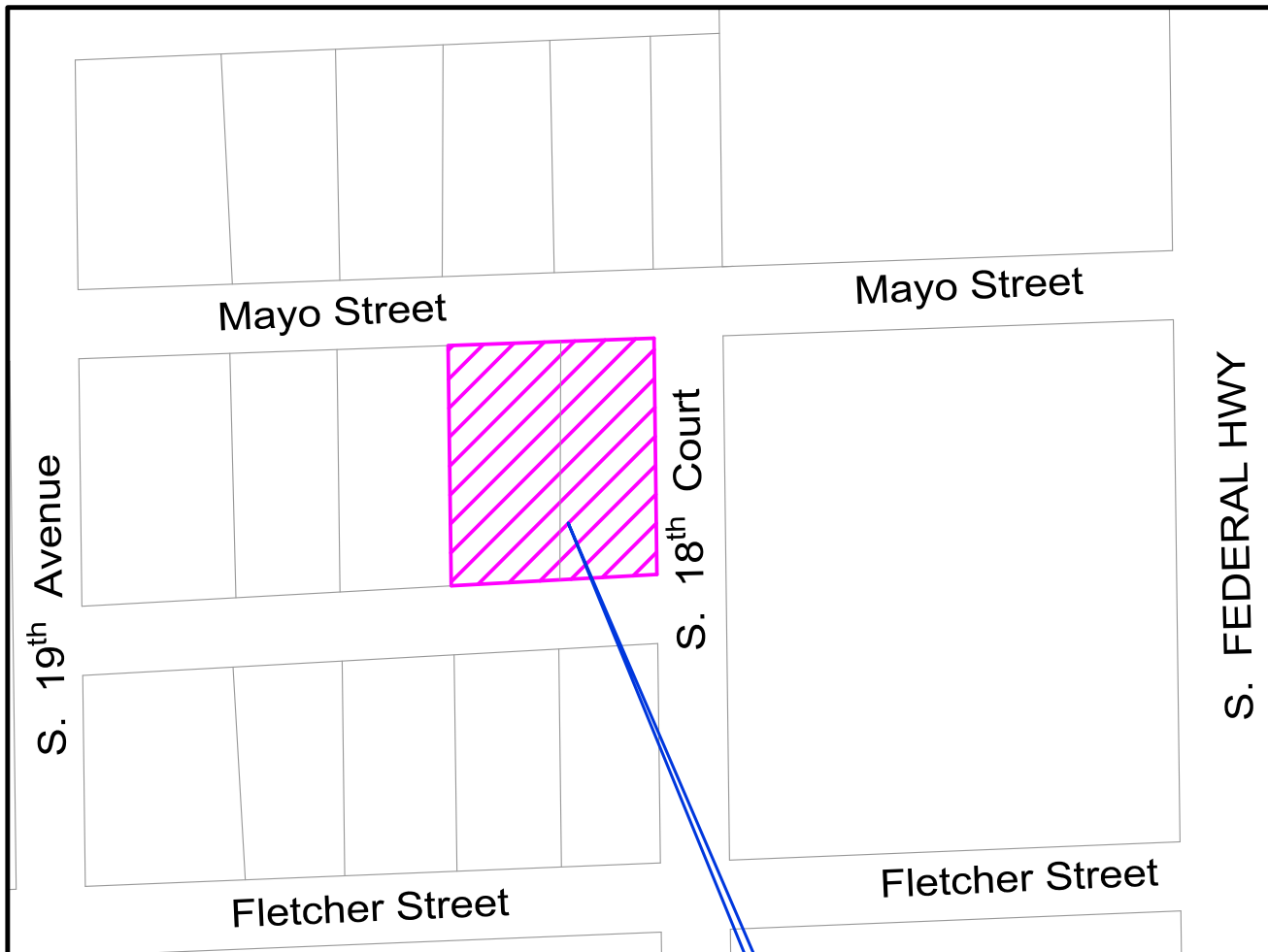
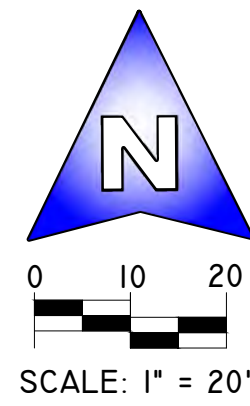






ALTA / NSPS LAND TITLE SURVEY

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



1 VICINITY MAP

Not to Scale



Project Location

2 PROPERTY ADDRESS

1834-1840 Mayo Street, Hollywood, Florida 33020
Folio parcel: 5142 22 33 0120 and 5142 22 33 0110

3 LEGAL DESCRIPTION

Lot 1, Block 2, **ALDEN MANOR**, according to the plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Broward County, Florida.
Lot 2, Block 2, **ALDEN MANOR**, according to the plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 16 321.33 SqFt (+/-0.37 Acres)
Gross Area of subject parcel: 20 216.92 SqFt (+/-0.46 Acres)

5 ZONING INFORMATION

Zoning District: FH-2 (as per City Hollywood Zoning Map)
<https://map.gridics.com/us/fl/hollywood>

7 CERTIFICATIONS

I hereby certify to: 1840 May Street LLC

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, Zoning information as per City of Hollywood zoning map (Zoning report not provided), 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: May 3rd, 2023

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

6 SURVEYOR'S REPORT

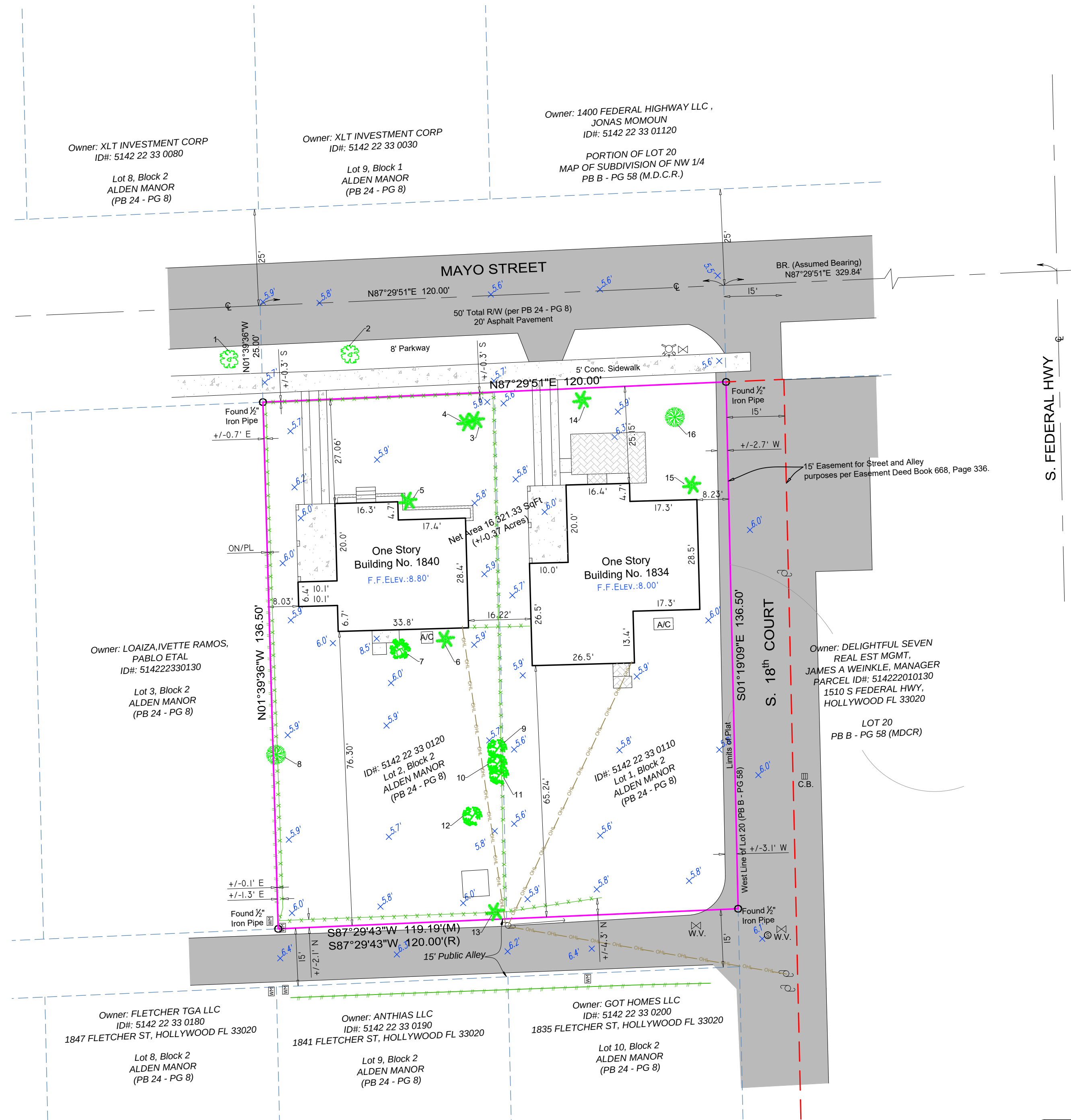
- This ALTA/NSPS Survey has been made on the ground on May 3rd, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship 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 23rd, 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. The legal description of this property prepared by the undersigned Professional Land Surveyor 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 the recorded plats used for the preparation of this survey.
- 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 Way: Mayo Street - along the North property line and a platted 15 feet public alley- along the South property line. Additionally this property abuts a 15 feet Easement for Street and Alley purposes, as per Easement Deed Book 668, Page 336, for S 18th Court, along the East property line.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0732, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: National Geodetic Survey Bench Mark BM 1135, Elevation = 10.770 feet (NGVD29)
Bench Mark # 2: National Geodetic Survey Bench Mark BM 1080, Elevation = 9.130 feet (NGVD29)
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal on the digital signature of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of 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 Mayo Street being N87°29'51"E.
- While preparing this survey the undersigned examined and reviewed the Ownership and Encumbrance Report (O&E), dated May 19th, 2023 prepared by Carusi Law that searched public records from January 9th, 1948 thru April 21th, 2023 at 11:00 AM. According to said O&E Report there are no active encumbrances that affect this parcel. The following restrictions of record were listed therein:

Item # 1: Restrictions contained in Deed Book 613, Page 149, Public Records of Broward County, Florida. (Restrictions are of blanket nature, not plotted herein).
Item #2: Lien recorded against Lazar Holdings LLC in Instrument Number 117818204, Public Records of Broward County, Florida. (Not a survey related matter).

TREE LOCATION CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Live Oak	Quercus Virginiana	14	30	22
2	Live Oak	Quercus Virginiana	12	28	18
3	Palm	Arecaceae	6	10	6
4	Palm	Arecaceae	6	10	6
5	Palm	Arecaceae	4	32	6
6	Palm	Arecaceae	15	15	10
7	Mango Tree	Mangifera Indica	6	12	12
8	Unidentified	Unidentified	6	15	12
9	Royal Poinciana	Delonix regia	4	18	10
10	Royal Poinciana	Delonix regia	14	18	13
11	Royal Poinciana	Delonix regia	4	18	10
12	Royal Poinciana	Delonix regia	13	20	14
13	Palm	Arecaceae	4	30	6
14	Palm	Arecaceae	12	12	10
15	Palm	Arecaceae	12	20	16
16	Unidentified	Unidentified	48	40	32

* Dimensions are approximate. The identification of the trees shown herein has not been based on a Certified Arborist Report.

9 IMPROVEMENTS SKETCH



LEGEND, SYMBOLS & ABBREVIATIONS			
CONCRETE (CONC.)	WATER VALVE	FPL TRANSFORMER	(CMA X-X) = CITY OF MIAMI
WOOD DECK	GUY ANCHOR	CATCH BASIN OR INLET	MUNICIPAL ATLAS X-X
COVERED AREA	WATER METER	EXISTING ELEVATION	ELEV = ELEVATION
PAVERS SLAB / DRIVEWAY	CONC. LIGHT POLE	PERMANENT REFERENCE MONUMENT	ENCR = ENCROACHMENT
TILE SLAB / DRIVEWAY	WELL	PROPERTY CORNER	FF ELEV = FINISHED FLOOR ELEVATION (IN) = FIELD MEASURED
ASPHALT PAVEMENT	ELECTRIC BOX	PERMANENT CONTROL POINT	N = NONMENT LINE
CHAIN LINK FENCE (CLF)	STREET SIGN	AIR CONDITIONER PAD	ORB = OFFICIAL RECORD BOOK
WOOD FENCE (WF)	SANITARY MANHOLE	BASE BUILDING LINE	OPB = PLAT BOOK
IRON METAL BARS FENCE (IF)	BRANCH MARK	BEARING REFERENCE	PL = PLAT OF RECORD
PLASTIC FENCE (PF)	MANHOLE	CALCULATED	PB = POINT OF CURVATURE
METAL FENCE (MF)	FIRE HYDRANT	CONCRETE BLOCK STRUCTURE	PCC = POINT OF COMPOUND CURVE
OVERHEAD UTILITY LINES	CABLE BOX (CATV)	CENTER LINE	PG = PAGE
			PRC = POINT OF REVERSE CURVE

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.

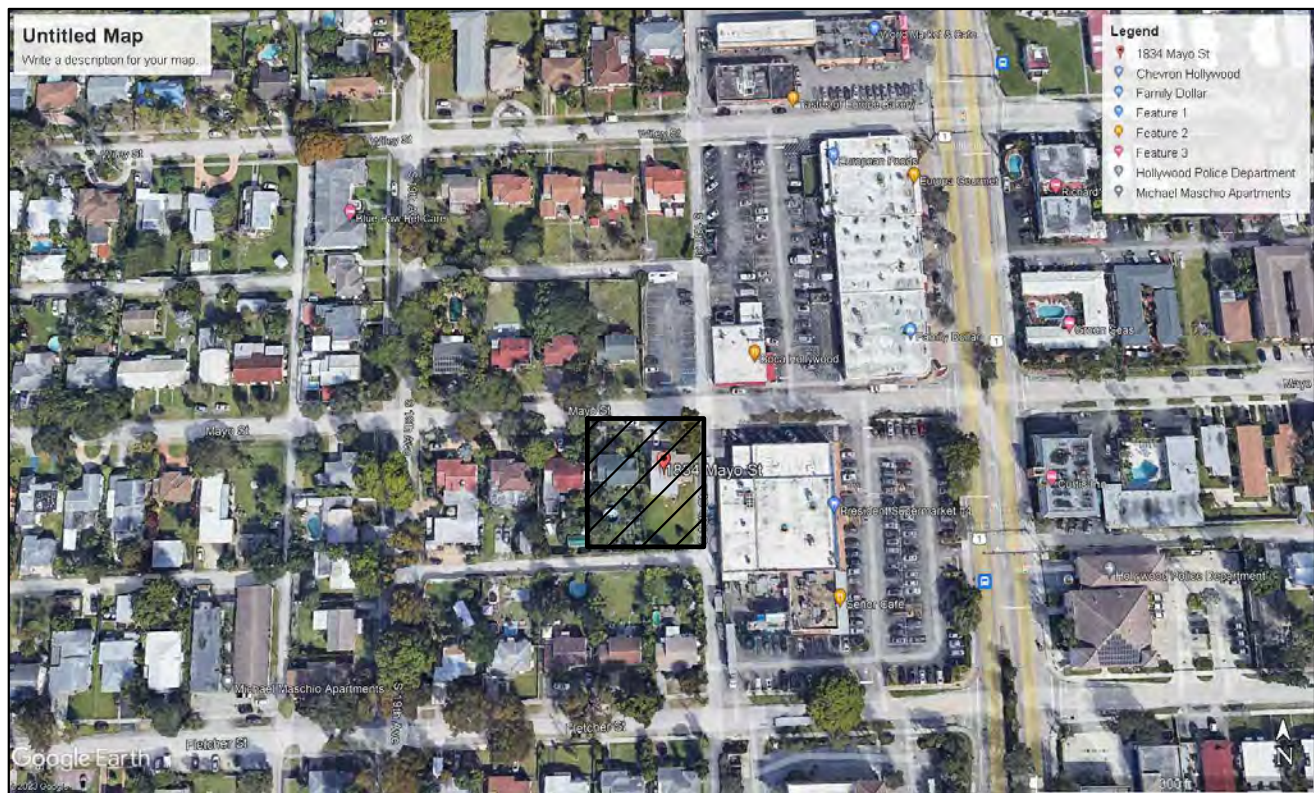
QA/QC BY: OCBI
FIELD DATE: 05/03/2023
DRAWN BY: UR
UPDATED DATE: N/A

8 PROJECT NUMBER 22980 Page 1 of 1

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LBH7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



PROPOSED 49-UNITS MULTI FAMILY DEVELOPMENT FOR::
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(O)- 305-403-7926
(F)- 305-403-7928
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE, FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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

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TAC-1 MEETING DATE: June 19, 2023
TAC-2 MEETING DATE: September 5, 2023

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION, NFPA 1341SR 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 PROCEED'S 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.

1 | GENERAL NOTES

SITE CALCULATIONS:		
TOTAL NET AREA:	16.32133 SF. OR 0.371 ACRES	
TOTAL GROSS AREA:	20216.92 SF. OR 0.46 ACRES	
BUILDING FOOTPRINT AREA	13,960 SF.	
DRIVEWAY	309 SF.	
CONC. SLAB	230 SF.	
TOTAL IMPERVIOUS AREA=	14,499 SF. (89.8%)	
TOTAL PERVIOUS AREA=	1,826.33 SF. (11.2%)	

SETBACK CALCULATIONS:		
	REQUIRED	PROVIDED
ALL-FRONTAGES	15'	15'-0"
REAR	5'	5'-0"
SIDE-INTERIOR	0'	2'-5½"
SIDE-ALLEY	0'	1'-6"

PARKING CALCULATIONS:		
	REQUIRED	PROVIDED
(9)-STUDIOS= 9X1= 9 PARKING SPACES	9.0	9.0
24-(1) BEDROOM= 24X1= 24 PARKING SPACE	24.0	24.0
16-(2) BEDROOMS=16X1.5= 24 PARKING SPACE	24.0 SEE NOTE-1	32.0
1-GUEST SPACE FOR EVERY 10 UNITS-(49)=	5.0	5.0
TOTAL PARKING SPACES	61	70

TOTAL LIFTS USED= 16 / 0 TENDEM
TOTAL SINGLES PARKING SPACES= 36
ADA PARKING STALLS - 3 REQUIRED/ 3-PROVIDED
NOTE:
1 LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT

2 | SITE DATA

WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION, NFPA 1341SR APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

CHAPTER 3- OCCUPANCY= 228 OCCUPANTS
RESIDENTIAL (R-2)

OCCUPANCY CALCULATION
49,100 SF UNITS/200= 228 OCCUPANTS

CHAPTER 4 : NOT APPLICABLE

CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS:
• TABLE 503- R-2 TYPE I-B (UNLIMITED HEIGHT AND AREA. WE ARE PROVIDING 5 STORIES).

CHAPTER 6- TYPE OF CONSTRUCTION:

- TABLE 601- TYPE I B REQUIRES PRIMAR STRUCTURAL FRAME TO BE 2 HOURS- (WE COMPLY). EXTERIOR AND INTERIOR BEARING WALLS TO BE 2 HOURS. (WE COMPLY). FLOOR CONSTRUCTION TO BE 2 HOURS. (WE COMPLY).
- TABLE 602- FIRE-RESISTENCE RATING BASED ON DISTANCE SEPARATION, IB-RESIDENTIAL R-2, (WE COMPLY)
- 603.1 ALLOWABLE MATERIALS: COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS: AND IN ACCORDANCE WITH SECTIONS 603.11 THROUGH 603.13

CHAPTER 7- FIRE AND SMOKE PROTECTION FEATURES:
• 105.2 NO PROJECTIONS

CHAPTER 8- INTERIOR FINISHES

TABLE 803.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

- INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS- TYPE C
- CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT RAMPS- TYPE C
- ROOMS AND ENCLOSED SPACES- TYPE C

CHAPTER 9- FIRE PROTECTION SYSTEMS

- 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

CHAPTER 10- MEANS OF EGRESS

- OCCUPANT LOAD= GROSS AREA*51/671 DIVIDED BY 200=258 OCCUPANTS.
- TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL
- "R-2" OCCUPANCY WITH AN AUTOMATIC SPRINKLER SYSTEM=125'
- SECTION 1019.2 TWO EXITS OR EXIT ACCESS DOORWAYS. 2-EXITS PER FLOOR PROVIDED. 51 OCCUPANTS PER FLOOR

4 | BUILDING CODE DATA

BUILDING CALCULATION																
	UNIT # 1 (TWO BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (ONE BED.)	UNIT # 4 (ONE BED.)	UNIT # 5 (ONE BED.)	UNIT # 6 (STUDIO.)	UNIT # 7 (STUDIO.)	UNIT # 8 (STUDIO.)	UNIT # 9 (TWO BED.)	UNIT # 10 (ONE BED.)	UNIT # 11 (ONE BED.)	UNIT # 12 (ONE BED.)	UNIT # 13 (TWO BED.)	UNIT # 14 (TWO BED.)	UNIT # 15 (ONE BED.)	
1ST. FLOOR COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,822 SF.
2ND. FLOOR COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,470 SF.
OFFICE MANAGER=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	786 SF.
TOTAL GROSS AREA=																2,256 SF.
3RD. FLOOR LIVING AREA=	890 SF.	615 SF.	615 SF.	615 SF.	648 SF.	400 SF.	400 SF.	444 SF.	882 SF.	660 SF.	660 SF.	660 SF.	1,006 SF.	896 SF.	570 SF.	9,961 SF.
BALCONY AREA=	97 SF.	6 SF.	6 SF.	6 SF.	72 SF.	33 SF.	33 SF.	33 SF.	33 SF.	6 SF.	6 SF.	6 SF.	33 SF.	33 SF.	6 SF.	409 SF.
TOTAL UNIT AREA=	987 SF.	621 SF.	621 SF.	621 SF.	720 SF.	433 SF.	433 SF.	477 SF.	915 SF.	666 SF.	666 SF.	666 SF.	1,039 SF.	929 SF.	576 SF.	10,370 SF.
COMMON AREA=																3,260 SF.
TOTAL GROSS AREA=																13,630 SF.
4TH. FLOOR LIVING AREA=	890 SF.	615 SF.	615 SF.	615 SF.	648 SF.	400 SF.	400 SF.	444 SF.	882 SF.	660 SF.	660 SF.	660 SF.	1,006 SF.	896 SF.	570 SF.	9,961 SF.
BALCONY AREA=	97 SF.	6 SF.	6 SF.	6 SF.	72 SF.	33 SF.	33 SF.	33 SF.	33 SF.	6 SF.	6 SF.	6 SF.	33 SF.	33 SF.	6 SF.	409 SF.
TOTAL UNIT AREA=	987 SF.	621 SF.	621 SF.	621 SF.	720 SF.	433 SF.	433 SF.	477 SF.	915 SF.	666 SF.	666 SF.	666 SF.	1,039 SF.	929 SF.	576 SF.	10,370 SF.
COMMON AREA=																3,260 SF.
TOTAL GROSS AREA=																13,630 SF.
5TH. FLOOR LIVING AREA=	890 SF.	615 SF.	615 SF.	615 SF.	648 SF.	400 SF.	400 SF.	444 SF.	882 SF.	660 SF.	660 SF.	660 SF.	1,006 SF.	896 SF.	570 SF.	9,961 SF.
BALCONY AREA=	97 SF.	6 SF.	6 SF.	6 SF.	72 SF.	33 SF.	33 SF.	33 SF.	33 SF.	6 SF.	6 SF.	6 SF.	33 SF.	33 SF.	6 SF.	409 SF.
TOTAL UNIT AREA=	987 SF.	621 SF.	621 SF.	621 SF.	720 SF.	433 SF.	433 SF.	477 SF.	915 SF.	666 SF.	666 SF.	666 SF.	1,039 SF.	929 SF.	576 SF.	10,370 SF.
COMMON AREA=																3,260 SF.
TOTAL GROSS AREA=																13,630 SF.
6TH. FLOOR LIVING=	865 SF.	865 SF.	865 SF.	865 SF.												3,460 SF.
BALCONY AREA=	387 SF.	6	6	403 SF.												802 SF.
TOTAL UNIT AREA=	1,252 SF.	871 SF.	871 SF.	1,268 SF.												4,262 SF.
COMMON AREA=																1,872 SF.
SUNDECK & SITTING AREA=																8,067 SF.
TOTAL GROSS AREA=																14,201 SF.
TOTAL GROSS AREA=																59,169 SF.

	TOTAL UNITS
STUDY =	9 UNITS
1 BEDROOM =	24 UNITS
2 BEDROOMS=	16 UNITS
TOTAL =	49 UNITS

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE		
	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	400 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	680.46 SF.



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Luis LaRosa-Registered

Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
△ 10/6/2023 TAC 1	AG.
△ 2/22/2024 TAC 2	AG.
△ 6/12/2024 FDB	AG.
△ 10/7/2024 FDB	AG.

PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	

GN-1.1

OF SHEETS

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND 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.

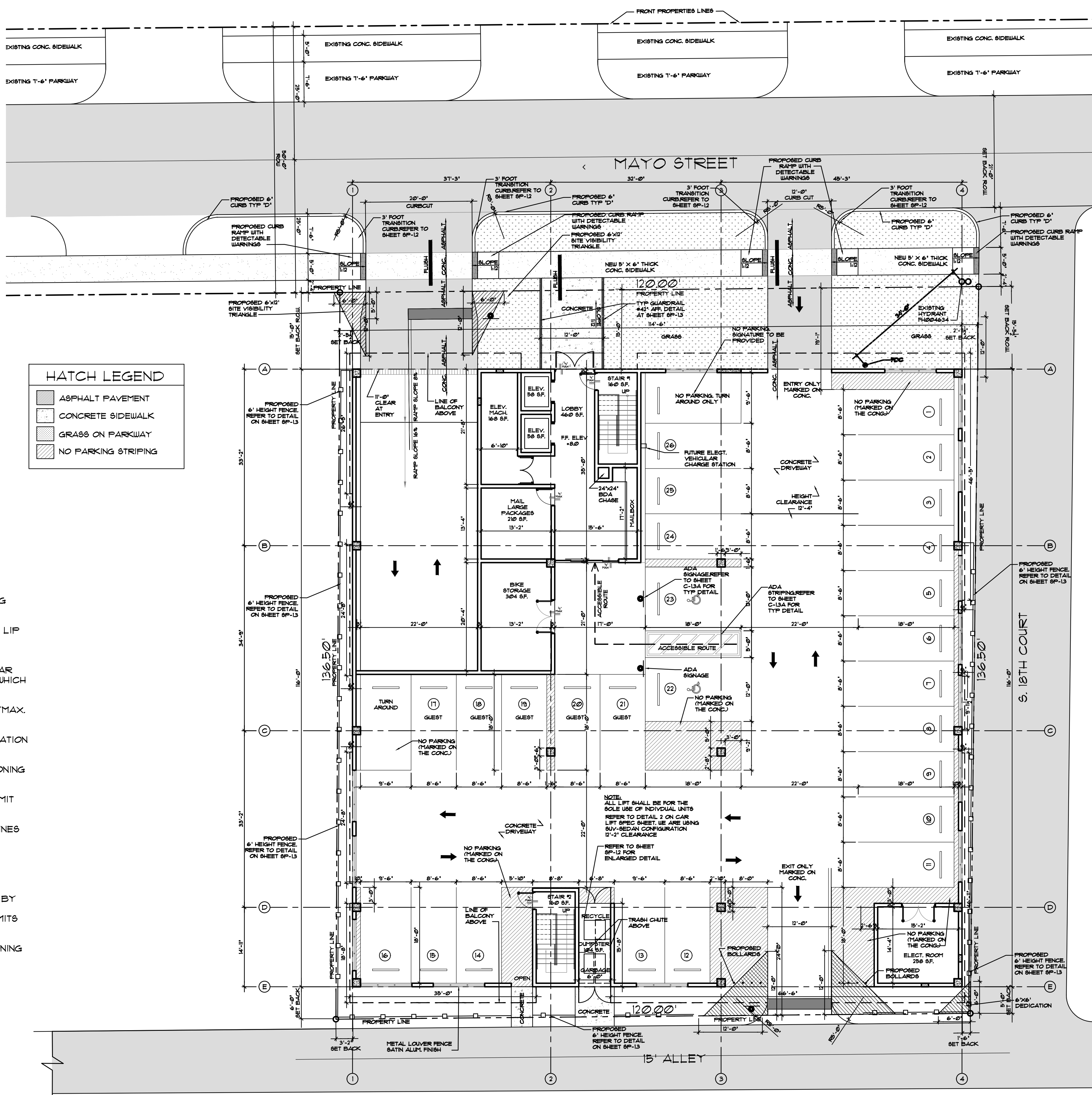
GREEN BUILDING PRACTICE

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

GREEN BUILDING PRACTICE

- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (H) PROGRAMMABLE THERMOSTATS.
- (N) DUAL FLUSH TOILETS.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).
- (Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
- (R) ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION)
- (T) ALL HOT WATER PIPES INSULATED.
- (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.
- (V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
- (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

- NOTE:
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.
 - THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET ADA REQUIREMENT.
 - 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.
 - MAX. FOOT CANDLE LEVEL @ ALL PROPERTY LINES (MAX. 5' ALLOWED).
 - OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND 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
 - 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.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



- NOTE:
- THE MAX LIP AT GROUND FLOOR DOORS IS 1/2", ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET ADA.
 - ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. REFER TO SHADED AREAS ON C-11 SHEET.

- NOTE:
- SITE PLAN INDICATING THAT ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

SITE CALCULATIONS:

TOTAL NET AREA:	16,371.33 S.F. OR 0.37 ACRES
TOTAL GROSS AREA:	20,216.32 S.F. OR 0.46 ACRES
BUILDING FOOTPRINT AREA	13,960 S.F.
DRIVEWAY CONC. SLAB	305 S.F.
TOTAL IMPERVIOUS AREA:	14,495 S.F. (88.2%)
TOTAL PERVIOUS AREA:	1,826.33 S.F. (11.2%)

F.A.R. CALCULATIONS:

FIRST FLOOR (NOT DUMPSTER, ELEV. MACHINE, MAIL ROOM, RECYCLE ROOM, STORAGE & ELECTRICAL ROOM)	896 S.F.
2ND FLOOR (NOT TRASH CHUTE, MAIL ROOM, RECYCLE ROOM, STORAGE & ELECTRICAL ROOM)	1,472 S.F.
3RD FLOOR (NOT TRASH CHUTE, STORAGE, JAN. & TERRACE)	11,916 S.F.
4TH FLOOR (NOT TRASH CHUTE, STORAGE, JAN. & OPEN)	11,916 S.F.
5TH FLOOR (NOT TRASH CHUTE, STORAGE, JAN. & OPEN)	11,916 S.F.
6TH FLOOR (NOT TRASH CHUTE, OPEN & SUN DECK)	5,072 S.F.

F.A.R. PROVIDED	43,188 S.F.
F.A.R. ALLOWED	48,963.93 S.F.

ZONING DESIGNATION: DH-3

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(9)-STUDIOS= 9X1= 9 PARKING SPACES	9.0	9.0
24-(1) BEDROOM= 24X1= 24 PARKING SPACE	24.0	24.0
16-(2) BEDROOMS=16X1.5= 24 PARKING SPACE	24.0 SEE NOTE-1	32.0
1-GUEST SPACE FOR EVERY 10 UNITS-(49)=	5.0	5.0
TOTAL PARKING SPACES	61	70

TOTAL LIFTS USED= 16 / 0 TENDEM
TOTAL SINGLES PARKING SPACES= 36
ADA PARKING STALLS - 3 REQUIRED/ 3-PROVIDED

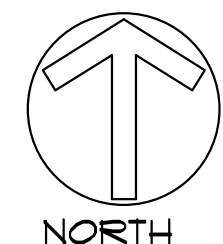
NOTE:
1. LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
ALL-FRONTAGES	15'	15'-0"
REAR	5'	5'-0"
SIDE-INTERIOR	0'	2'-5 1/2"
SIDE-ALLEY	0'	1'-6"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	15'-10" TOP OF ROOF
LAND USE DESIGNATION:	RAC	



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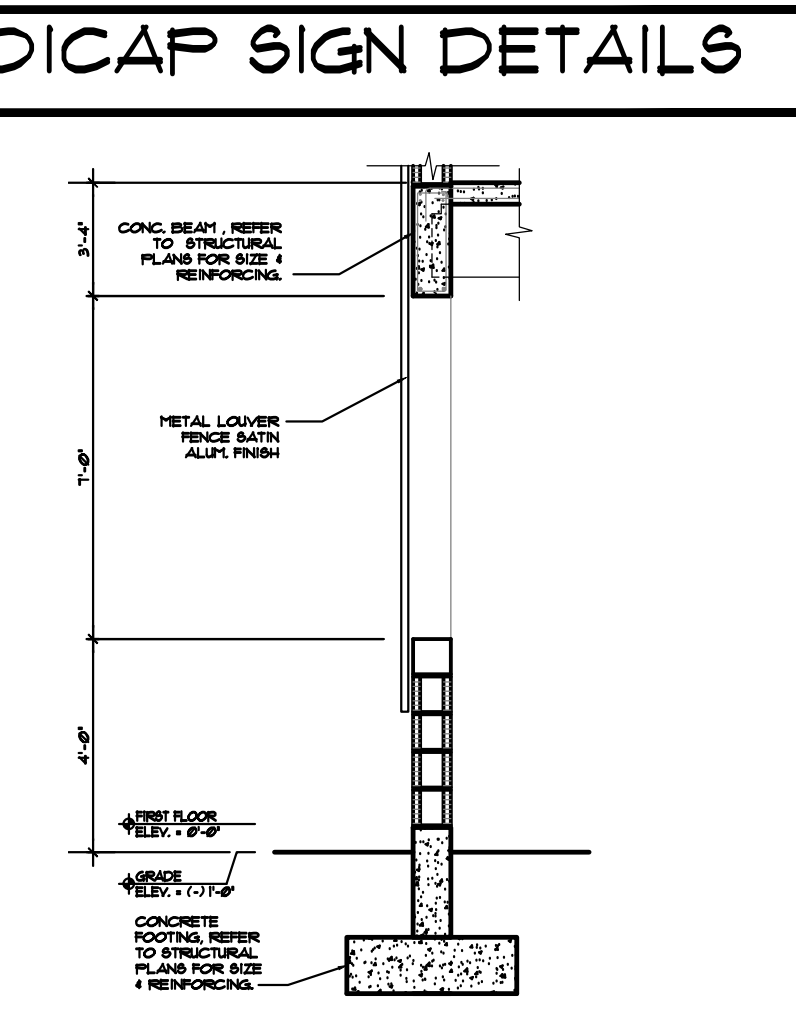
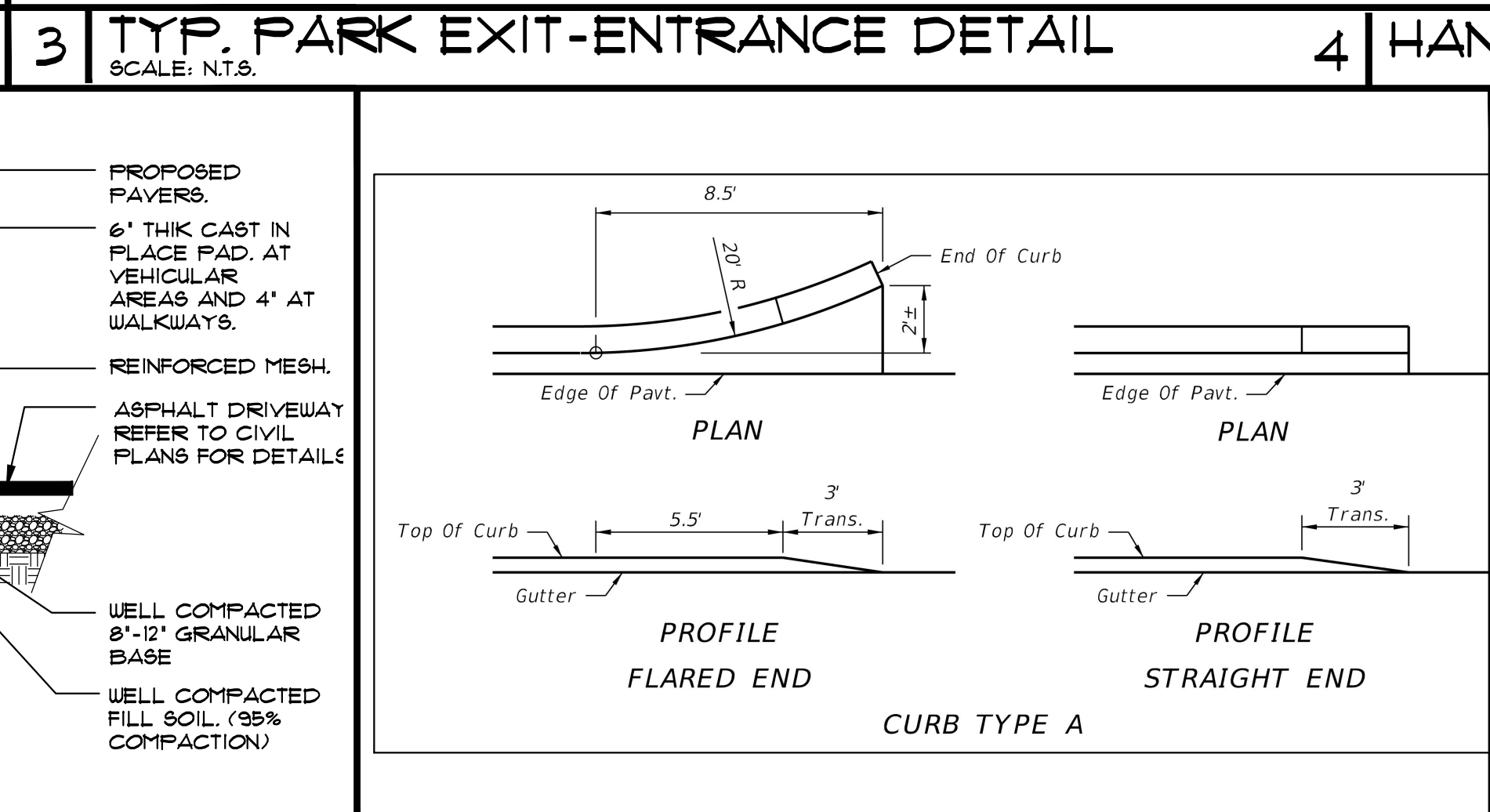
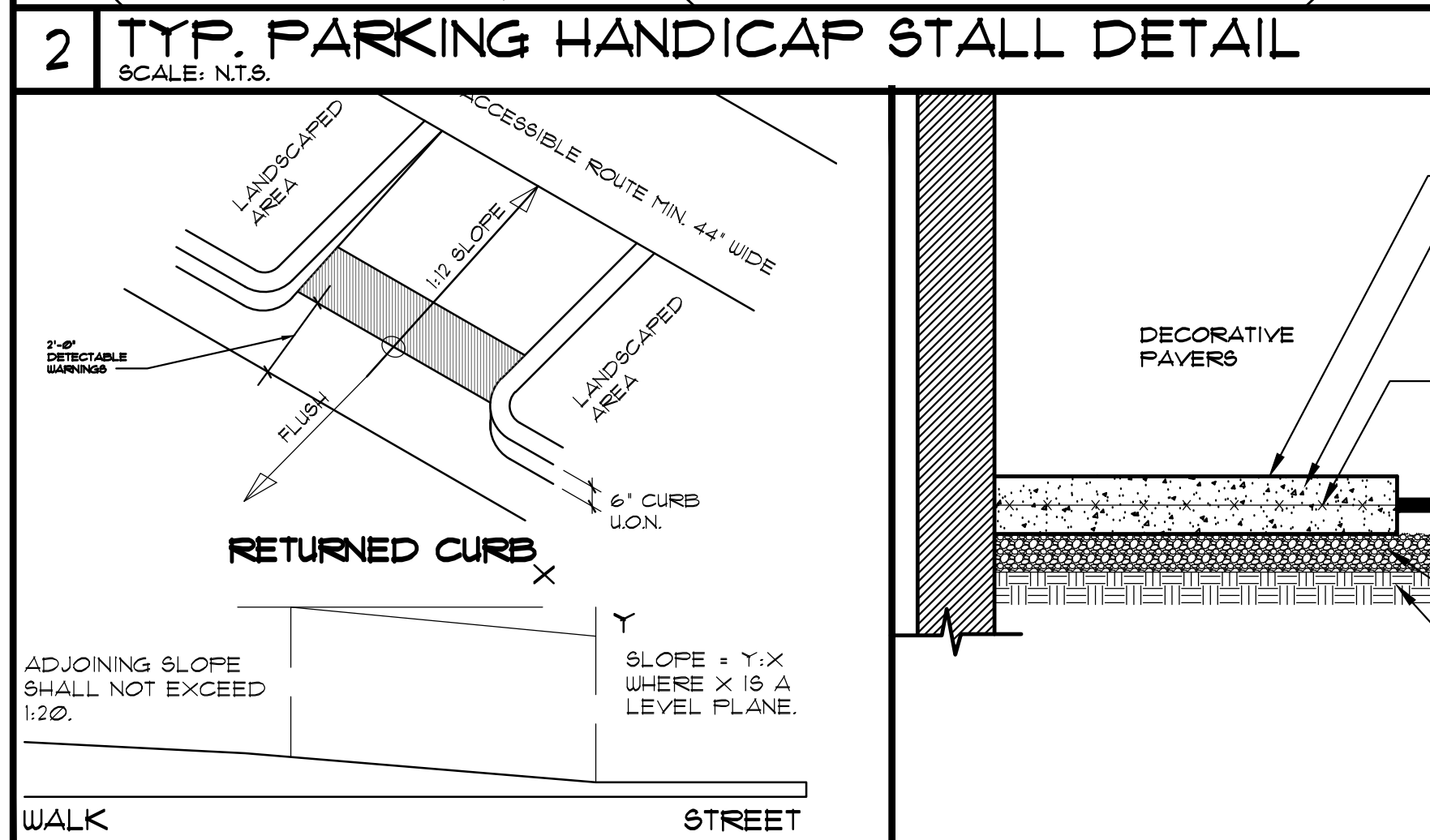
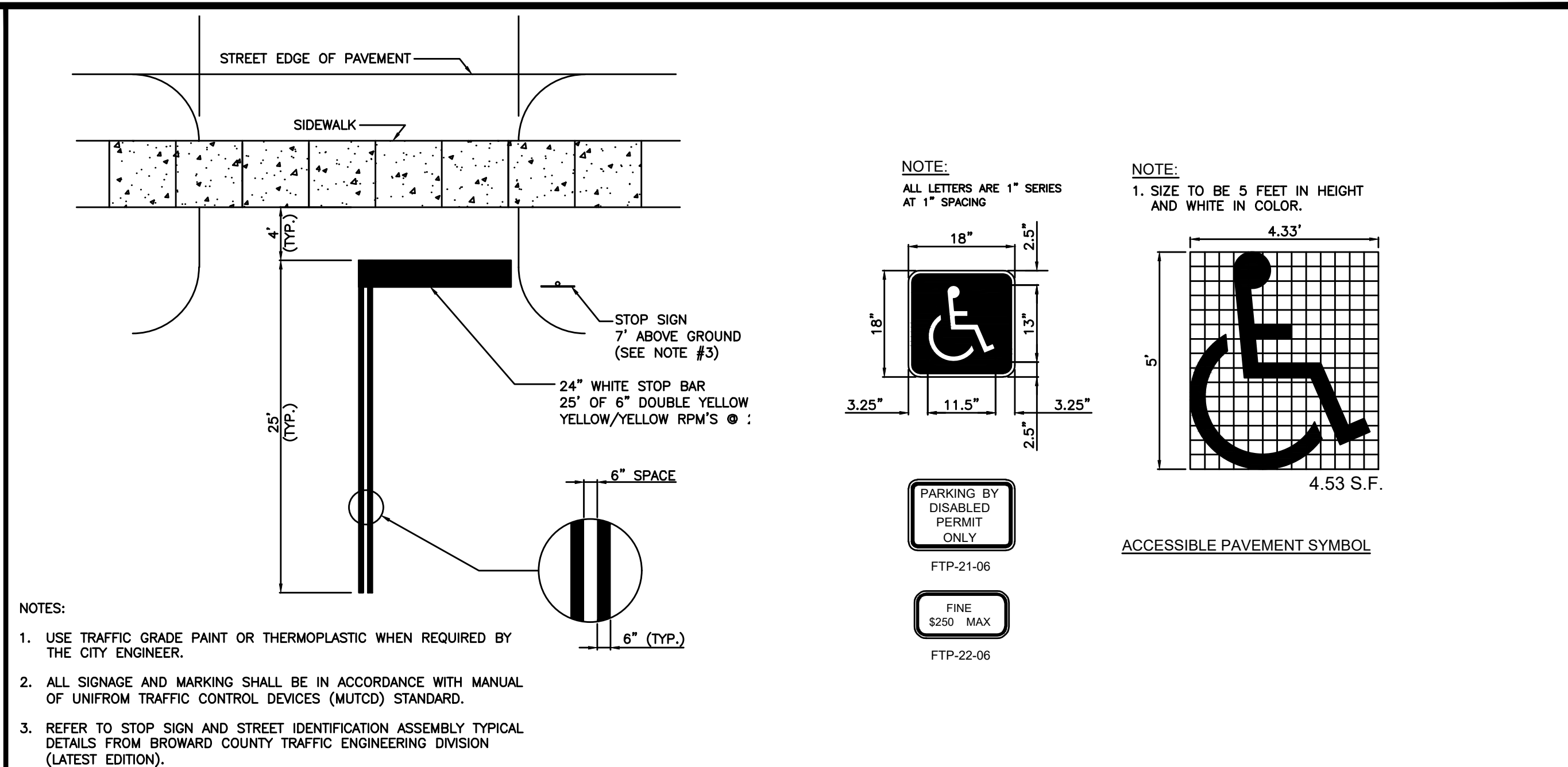
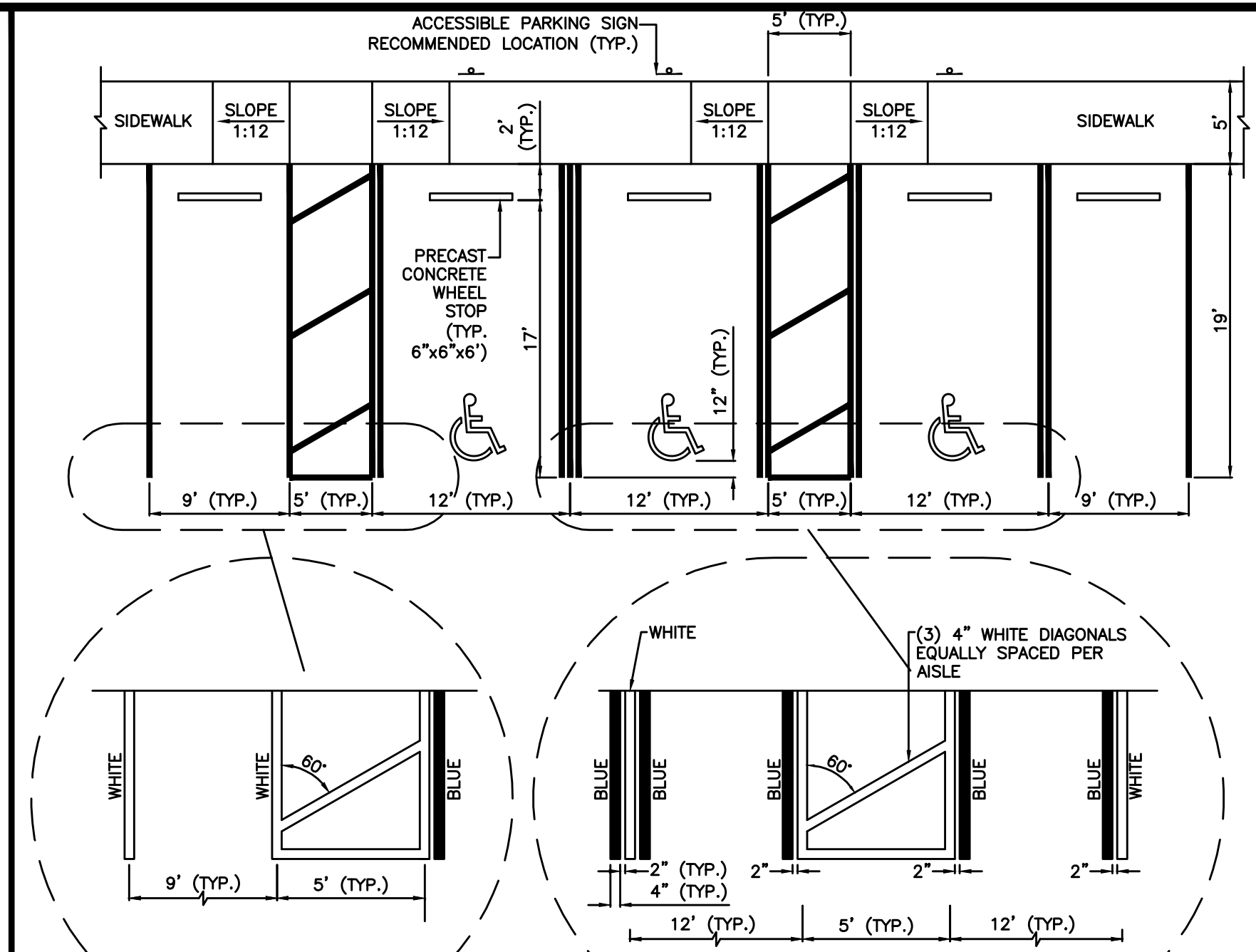
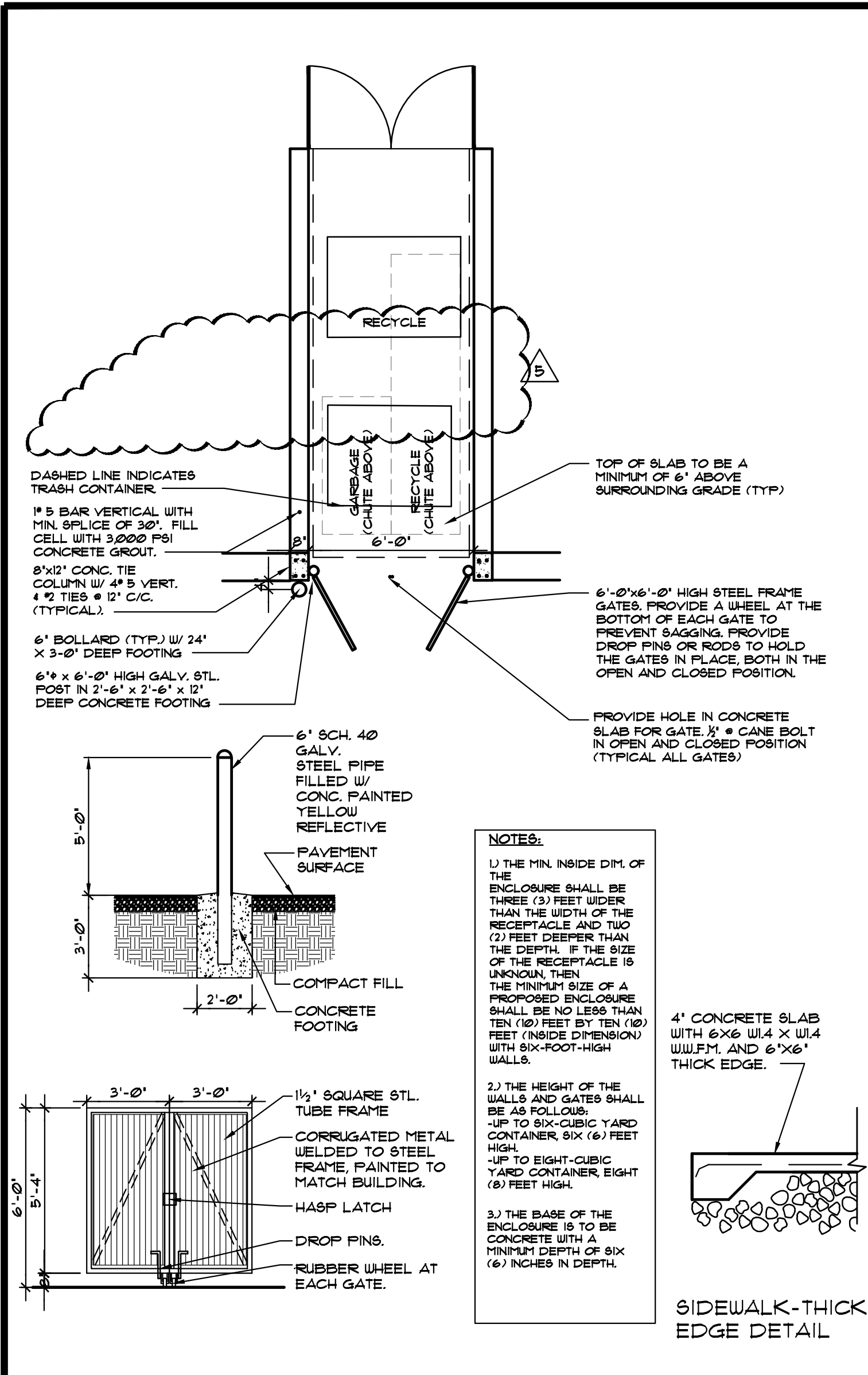
PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
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1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

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SP-1.1

OF SHEETS

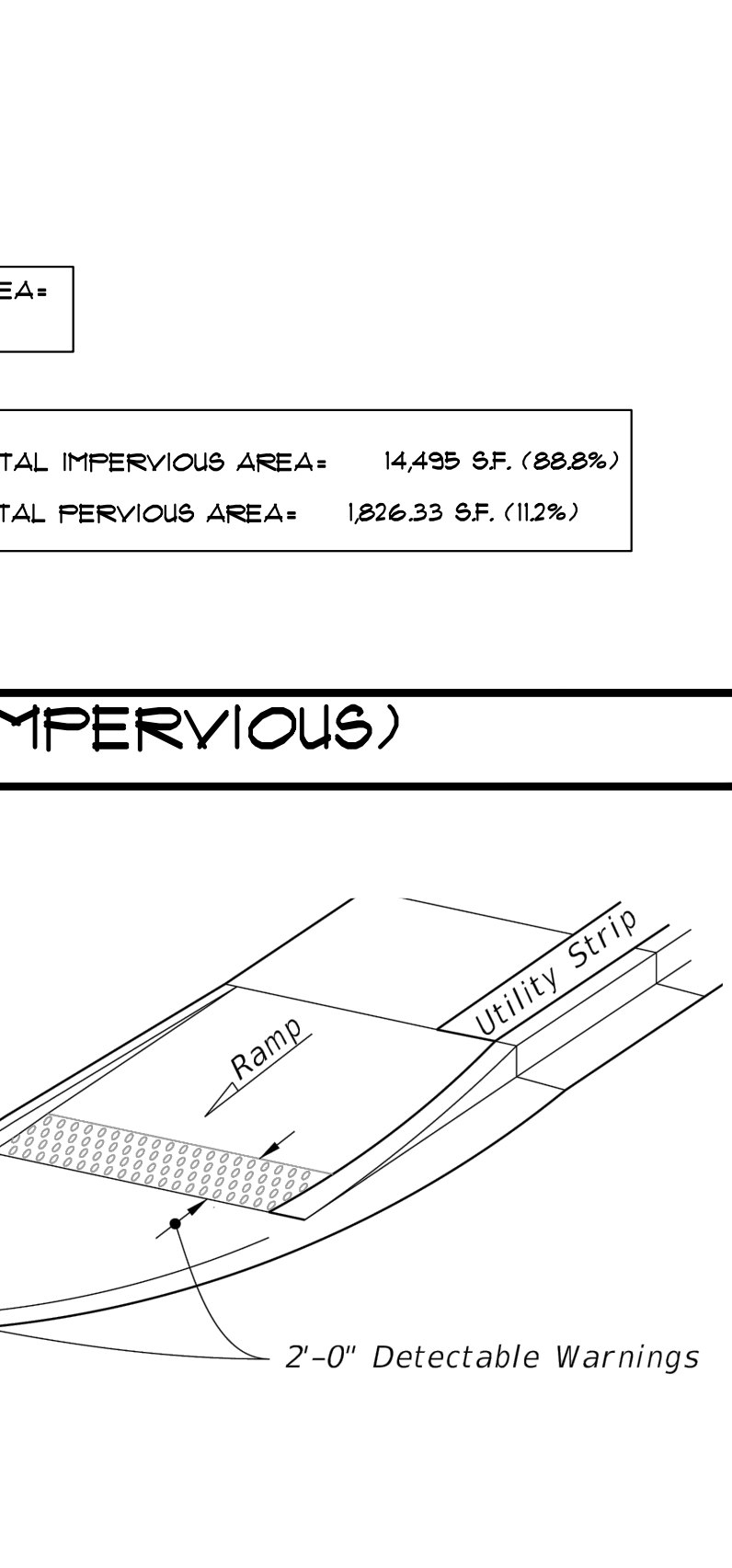
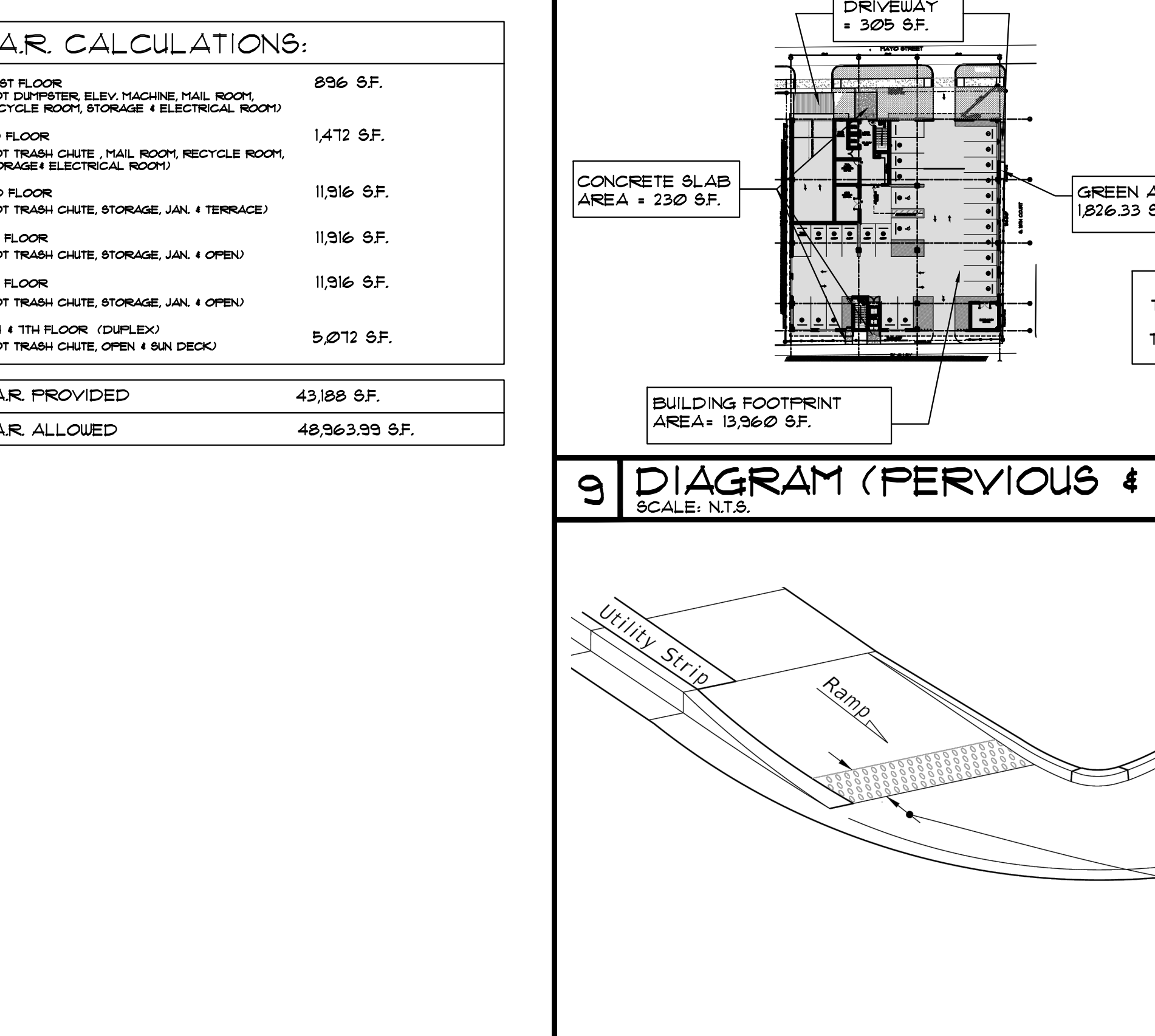
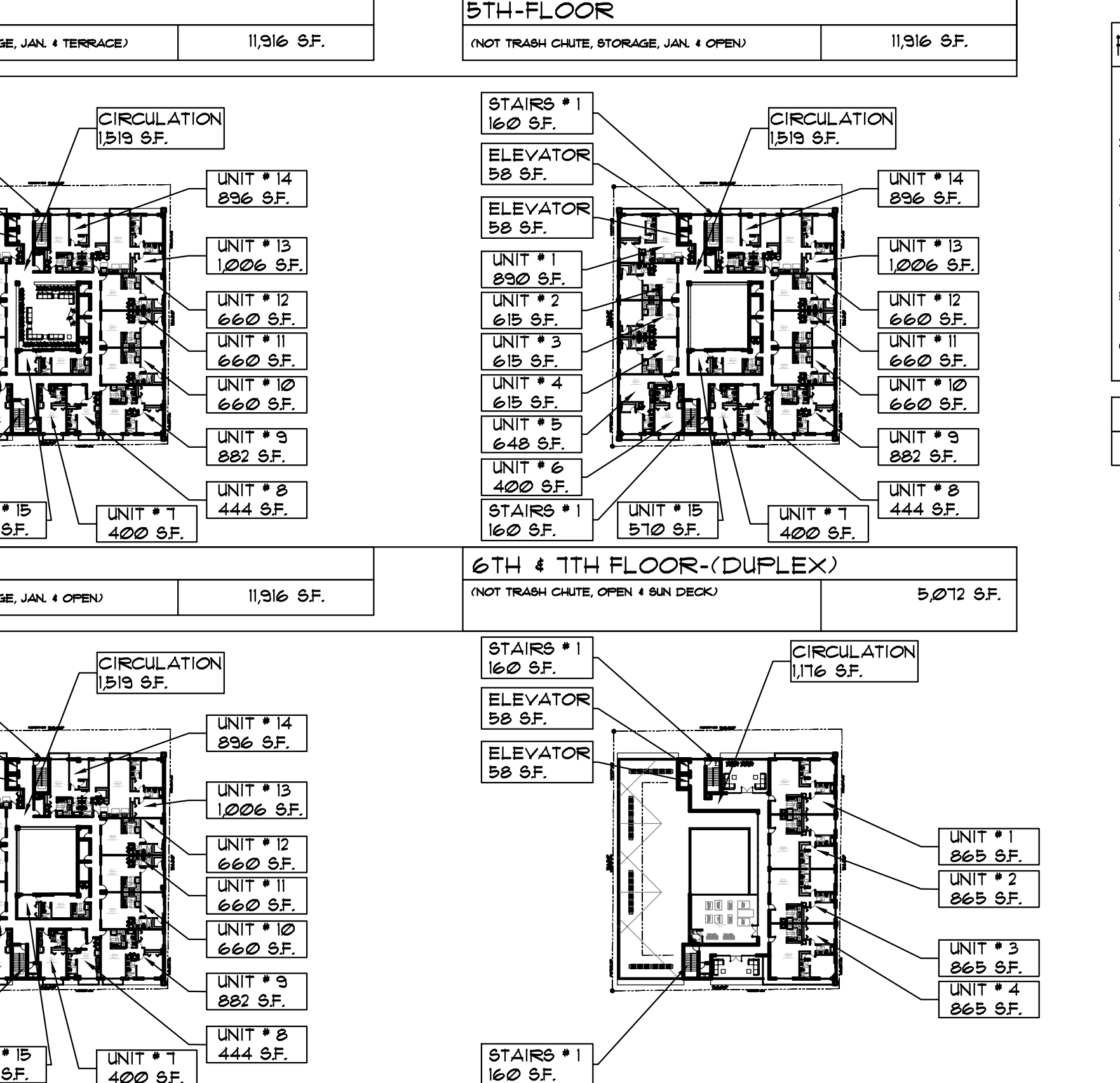
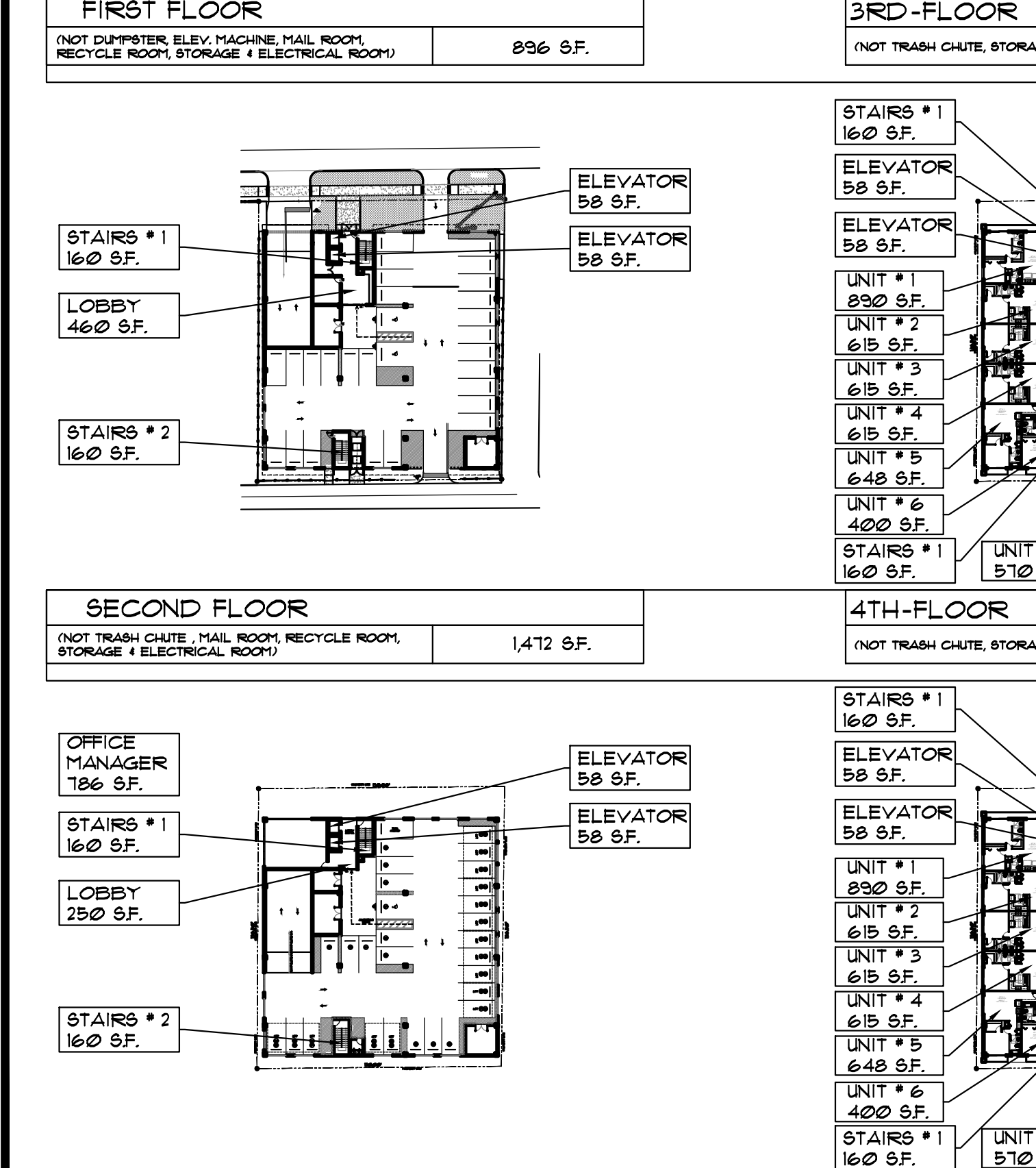


1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4\"/>

5 ACCESSIBLE CURB RAMP
NOT TO SCALE

6 WALKWAY DETAIL
SCALE: N.T.S.

7 SCREEN WITH WALL
SCALE: N.T.S.



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2	2/22/2024	TAC 2	AG
3	6/12/2024	FDB	AG
4	10/17/2024	FDB	AG

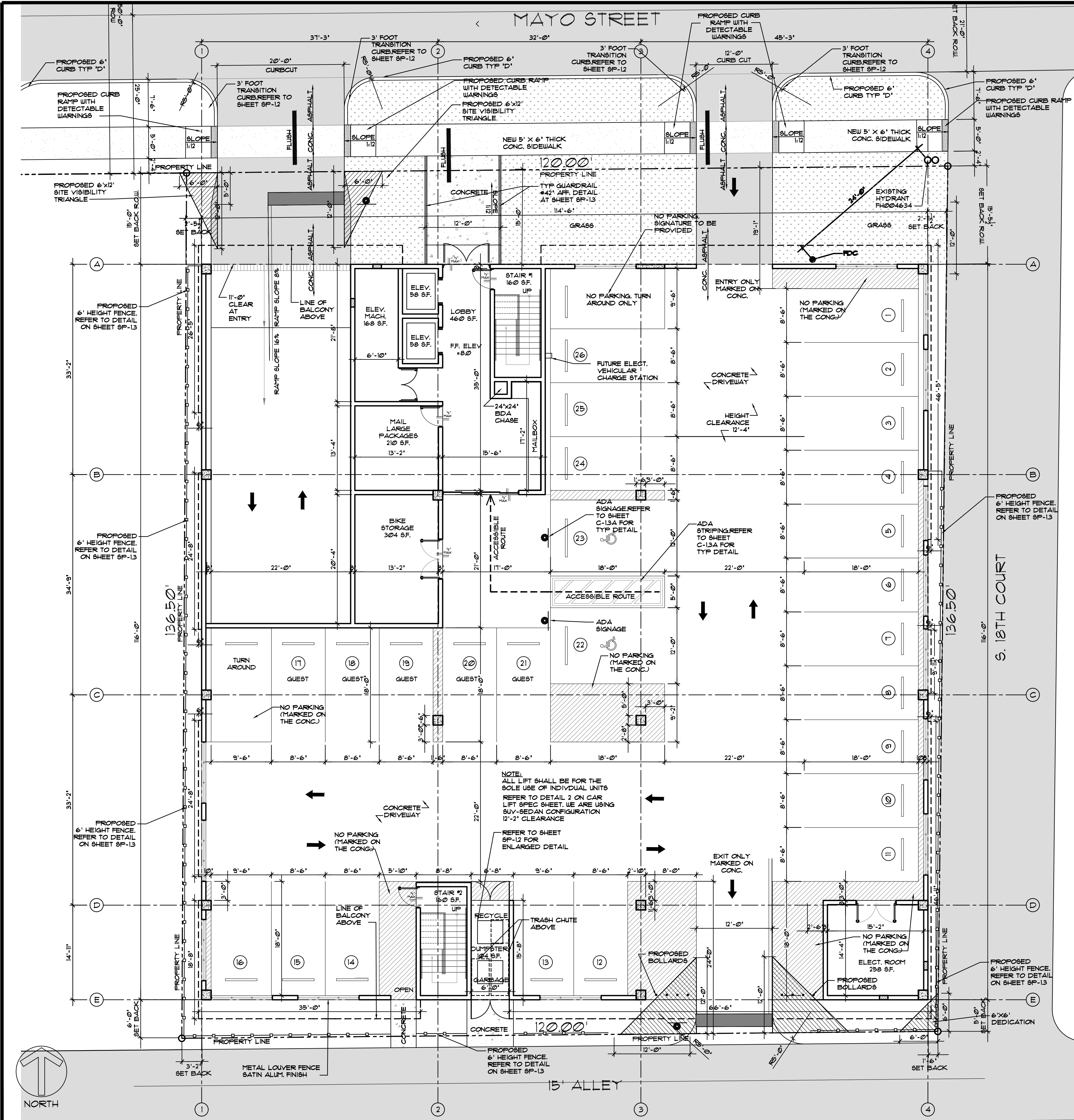
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LUIS LA ROSA

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DATE: 04-10-2023
SCALE: AS NOTED
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OF SHEETS





HATCH LEGEND	
[Hatch Pattern]	ASPHALT PAVEMENT
[Hatch Pattern]	CONCRETE SIDEWALK
[Hatch Pattern]	GRASS ON PARKWAY
[Hatch Pattern]	NO PARKING STRIPING

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

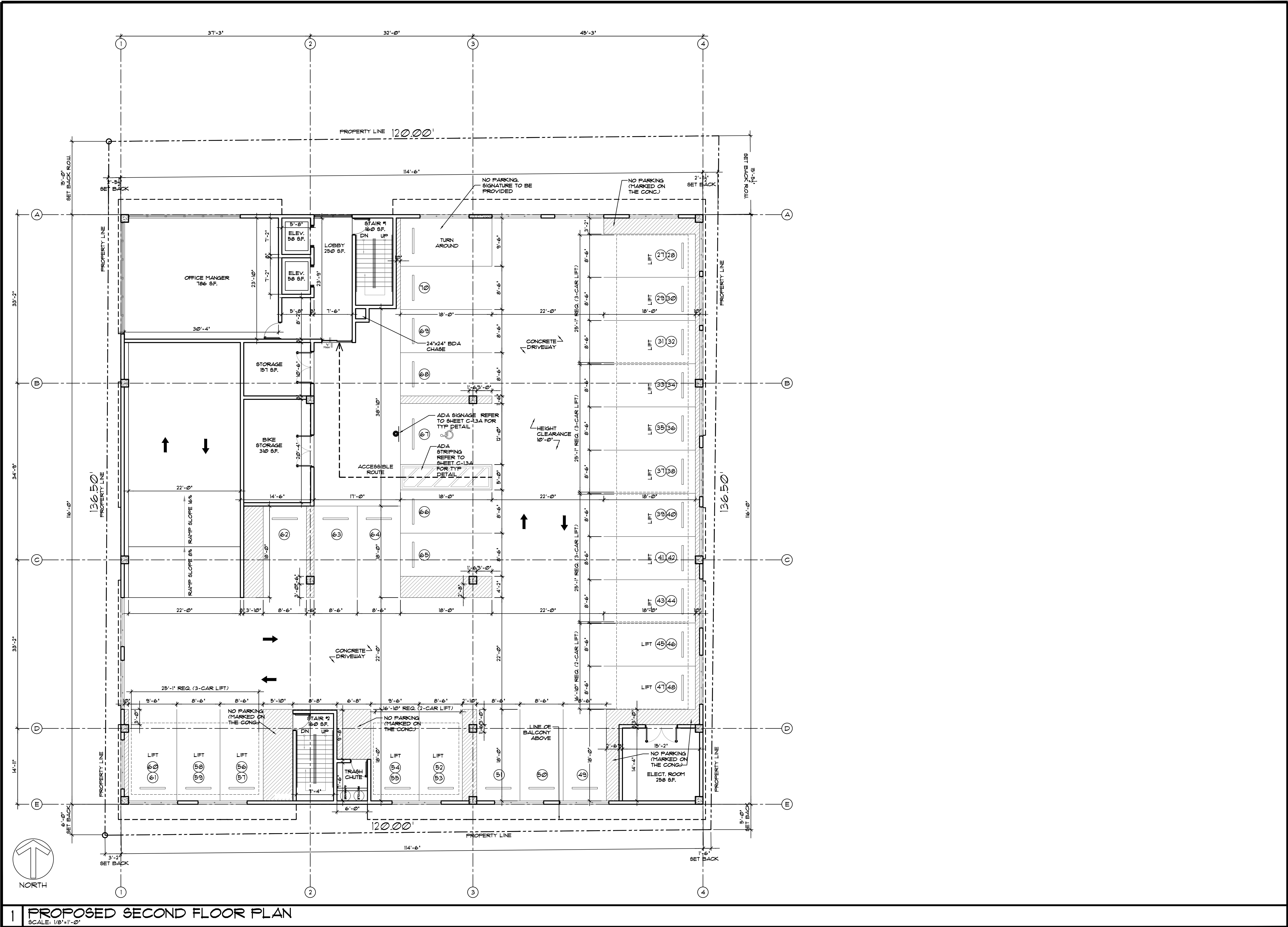
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1 10/16/2023 TAC 1	AG
2 2/22/2024 TAC 2	AG
3 6/12/2024 FDB	AG
4 10/17/2024 FDB	AG

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DRAWN	CC
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DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	
A-1.1	
OF	SHEETS



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

03/11/2025
AG
FDB

03/11/2025
AG
FDB

03/11/2025
AG
FDB

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AA#-26003693

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2/22/2024 TAC 2	AG
6/12/2024 FDB	AG
10/17/2024 FDB	AG

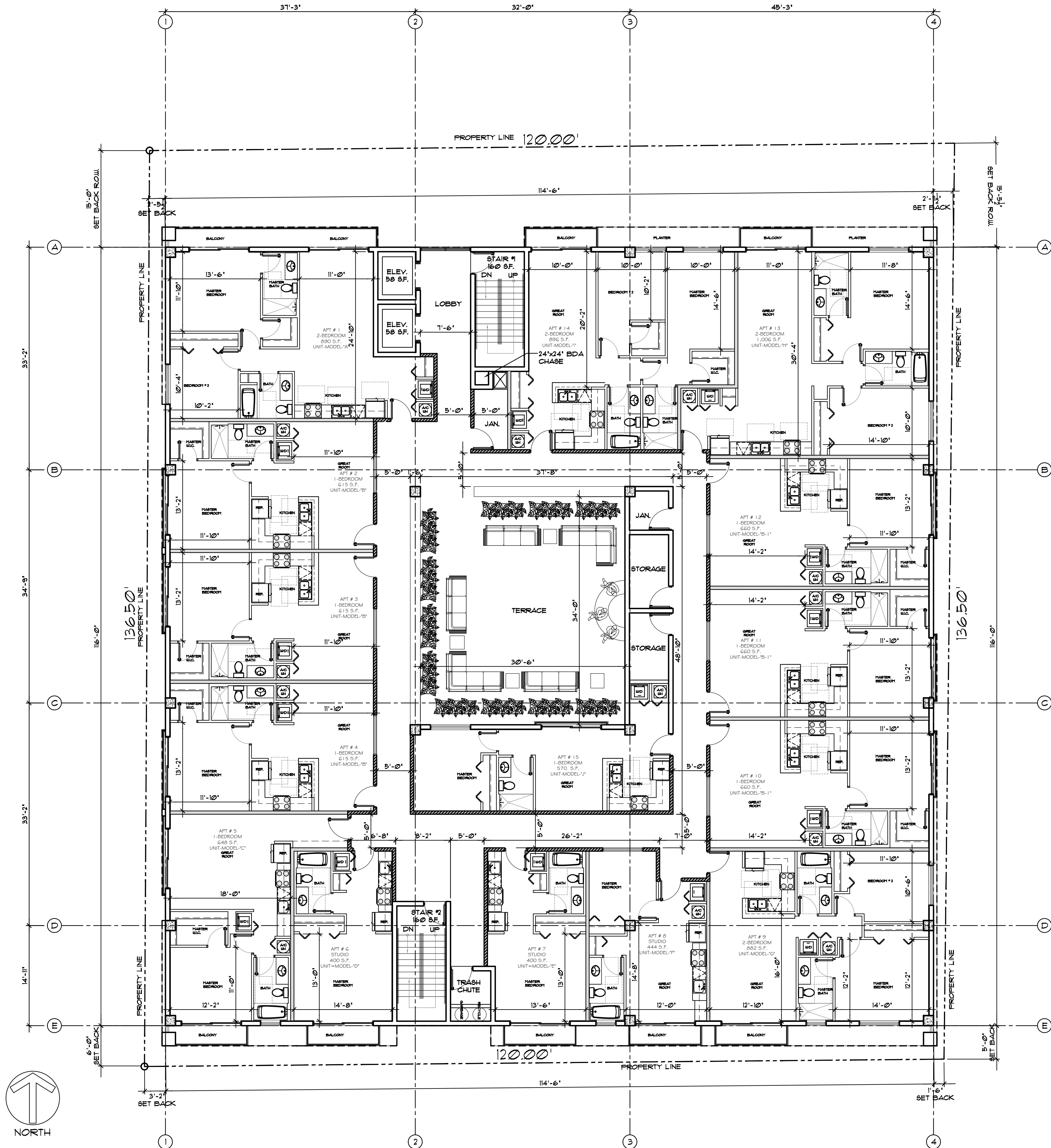
PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	

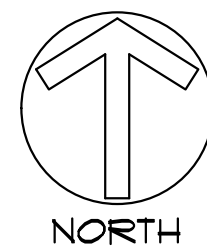
A-1.2

OF SHEETS



NOTE:
REFER TO SHEET A-1.1 &
A-1.2 FOR ENLARGED
PROTOTYPES

STUDY	TOTAL UNITS
1 BEDROOM	9 UNITS
2 BEDROOMS	24 UNITS
2 BEDROOMS DUPLEX	12 UNITS
2 BEDROOMS DUPLEX	4 UNITS
TOTAL	49 UNITS



1 PROPOSED 3RD FLOOR PLAN

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

03/11/2025 AG
03/11/2025 AG
03/11/2025 AG
03/11/2025 AG



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6/12/2024 FDB	AG
10/17/2024 FDB	AG

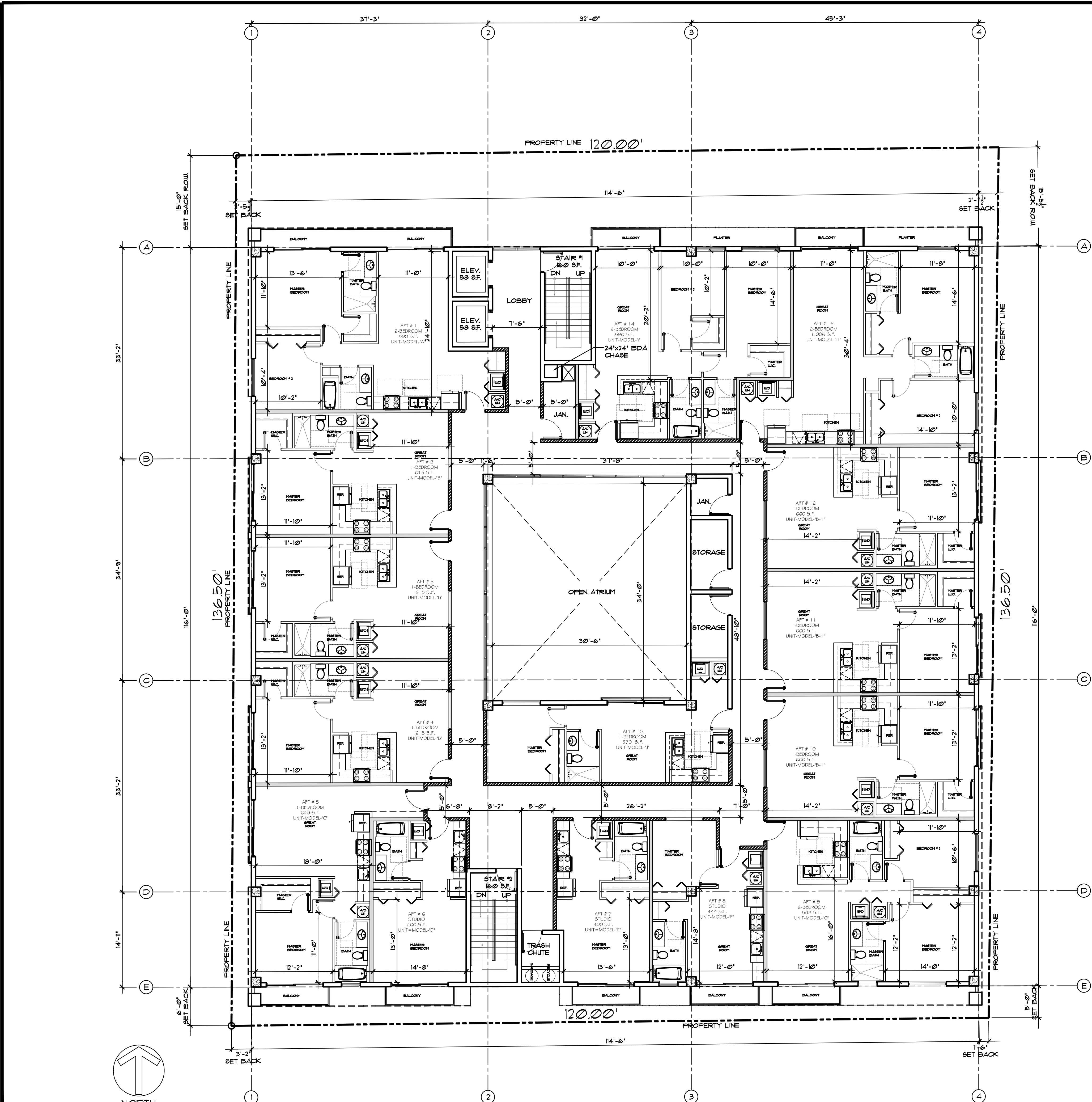
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SCALE	AS NOTED
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SHEET	

A-1.3

OF SHEETS



NOTE:
REFER TO SHEET A-1.1 &
A-1.2 FOR ENLARGED
PROTOTYPES

STUDY	TOTAL UNITS
1 BEDROOM	9 UNITS
2 BEDROOM	24 UNITS
3 BEDROOMS	2 UNITS
DUPLEX	4 UNITS
TOTAL	49 UNITS

1 PROPOSED 4TH FLOOR TYP. FLOOR PLAN
SCALE: 1/8"=1'-0"

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TAC 1

AG

2/22/2024
TAC 2

AG

6/12/2024
FDB

AG

10/1/2024
FDB

AG

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SEAL: AR 0017852
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DATE
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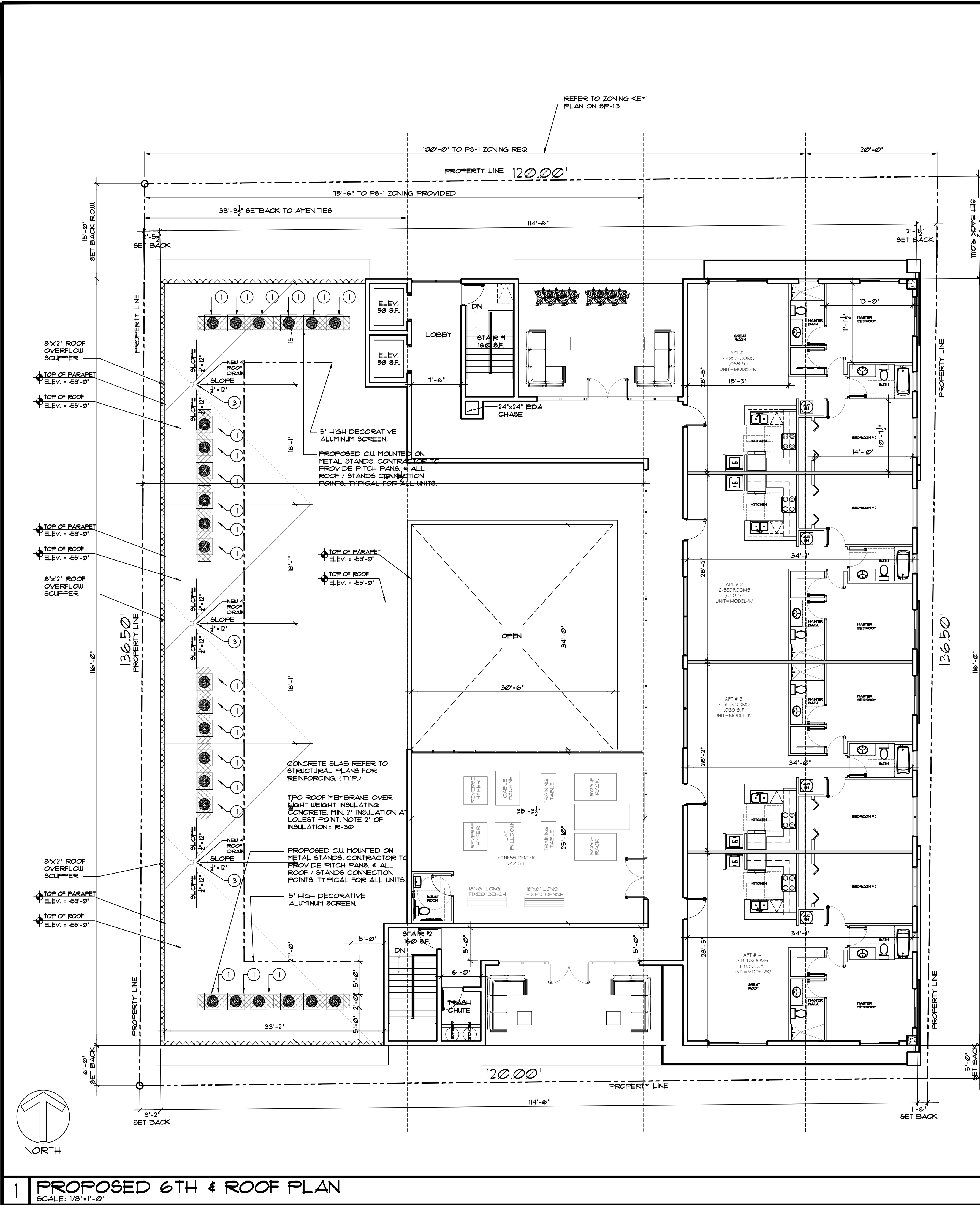
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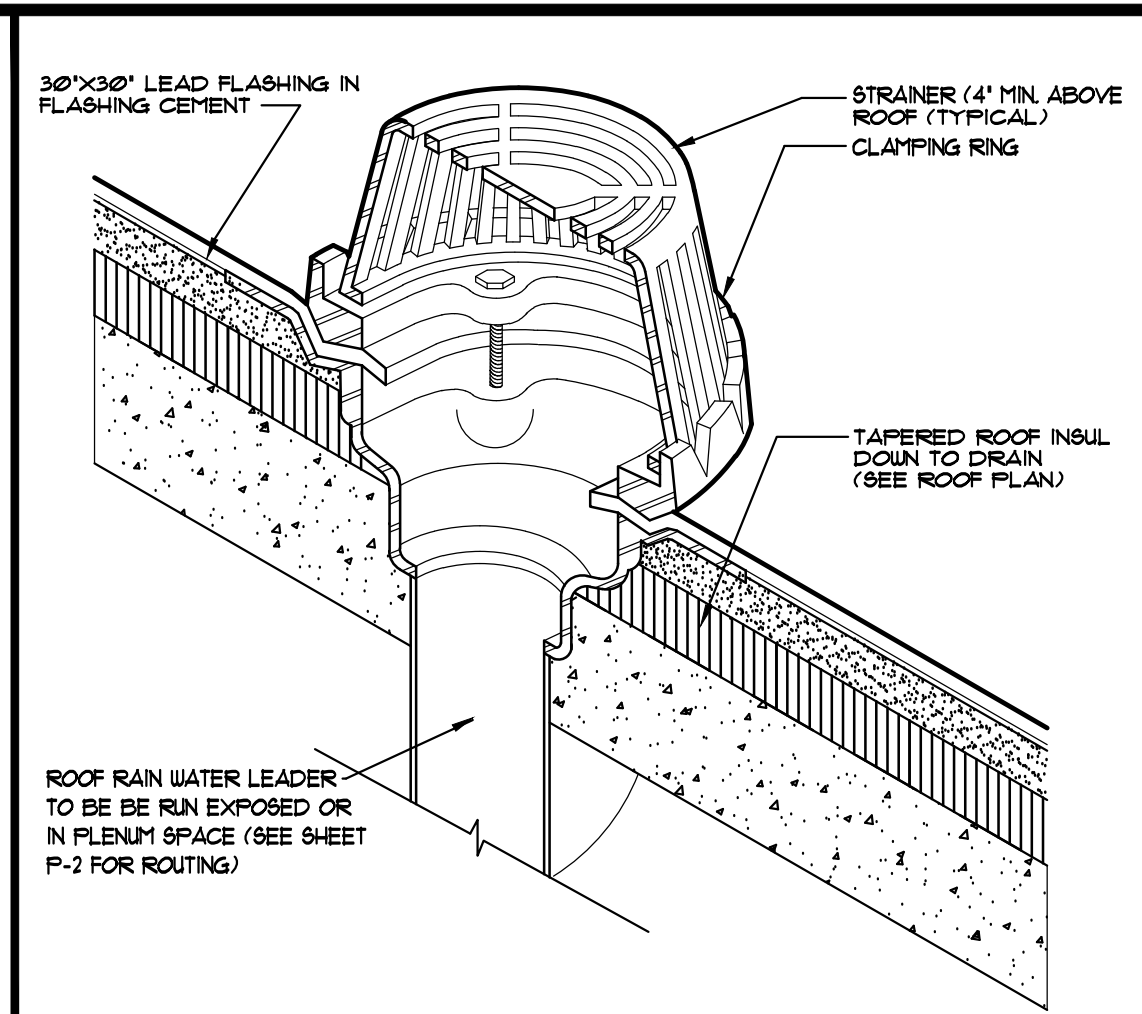
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A-1.3A

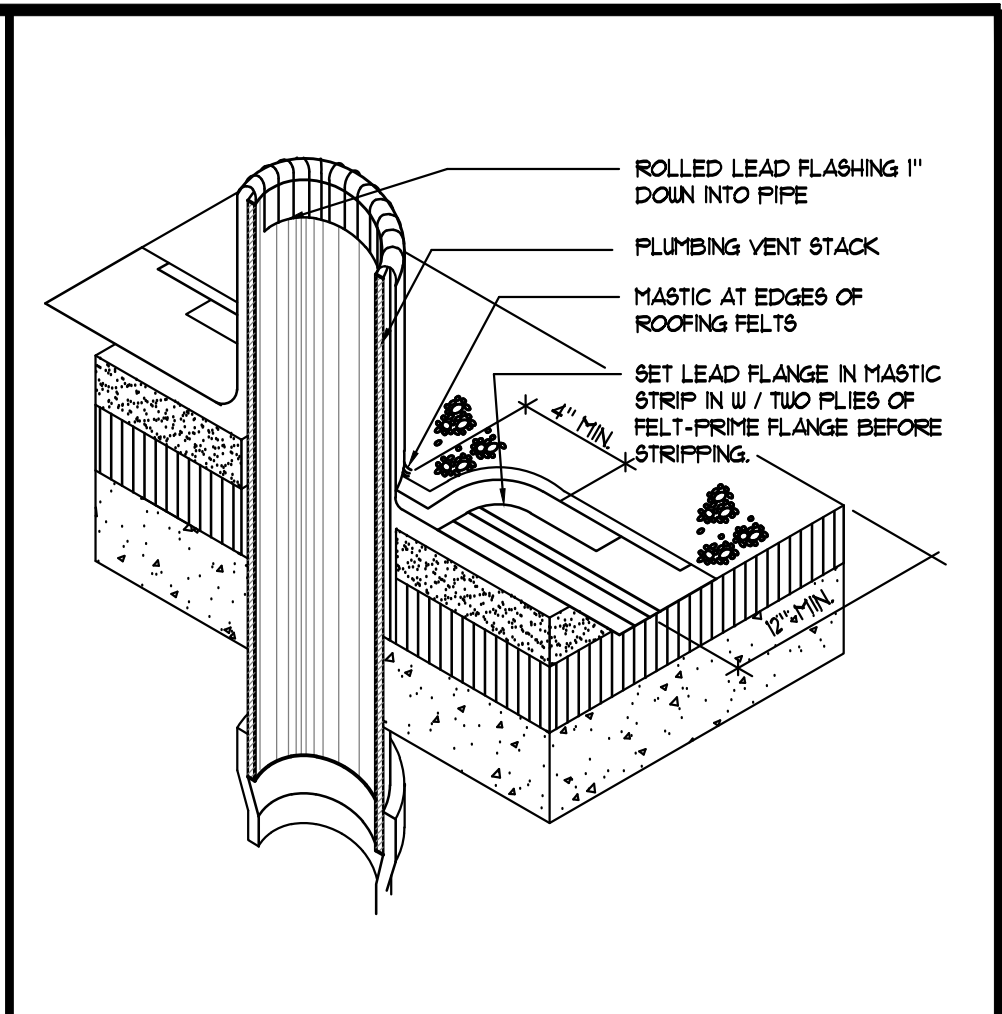
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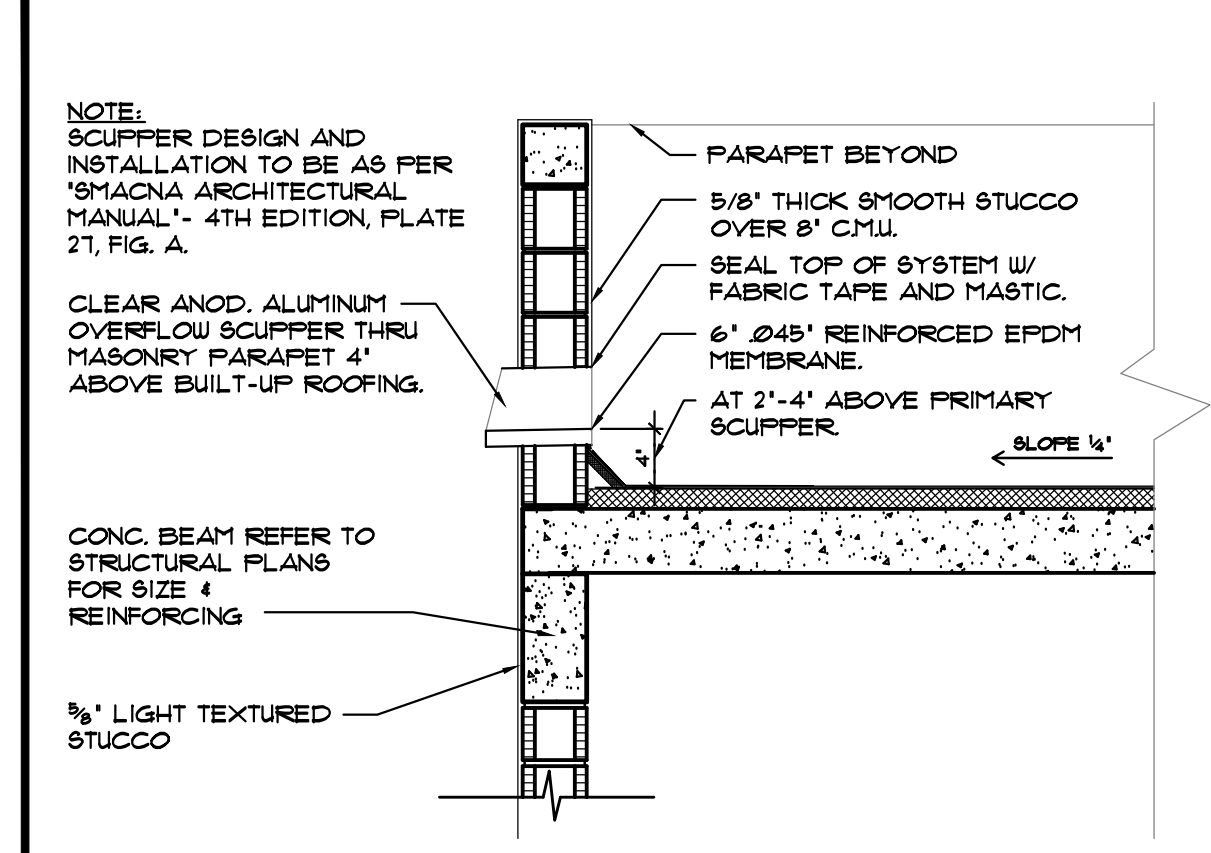
1 PROPOSED 6TH & ROOF PLAN
SCALE: 1/8"=1'-0"



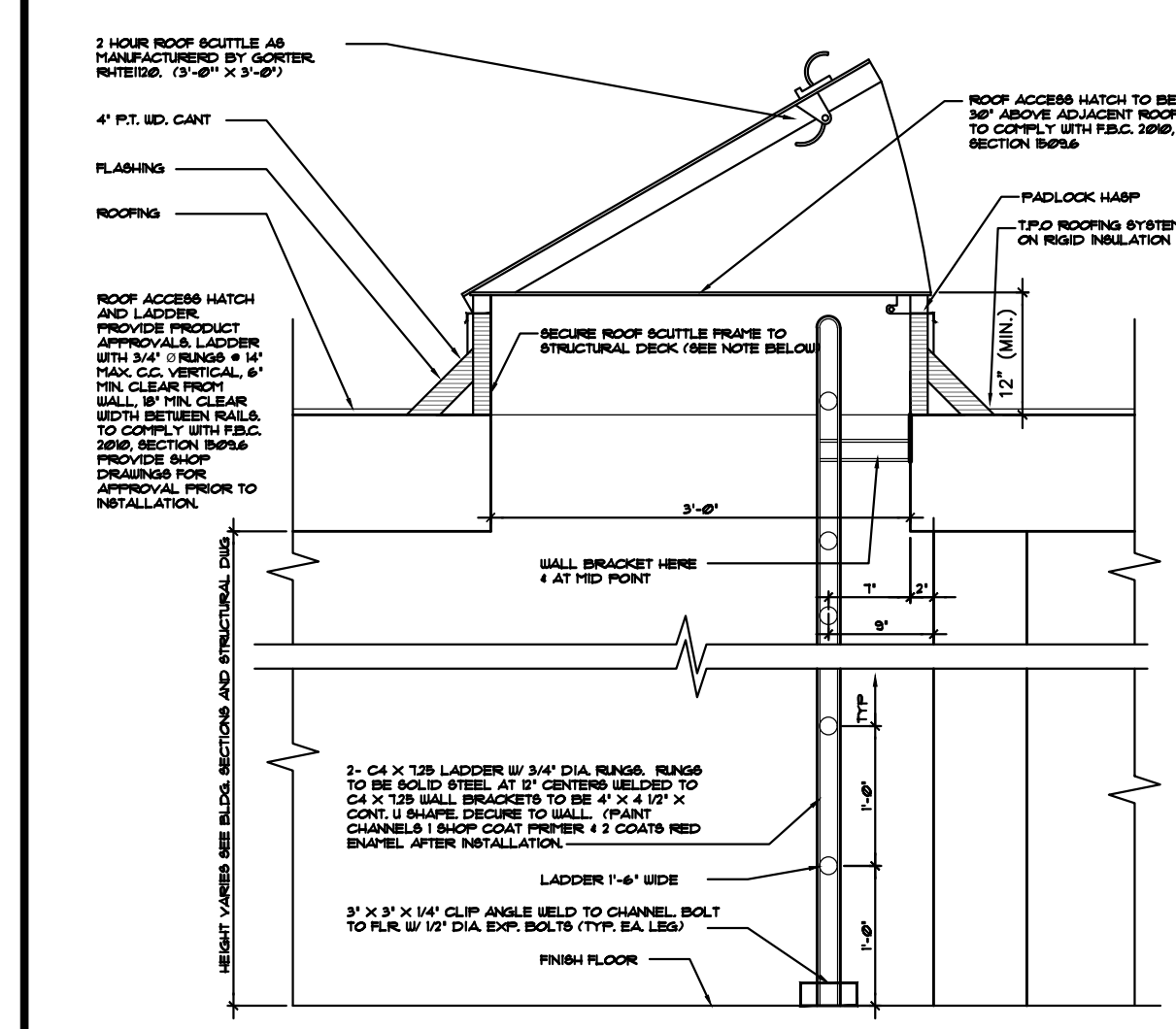
2 DETAIL-ROOF DRAIN
SCALE: N.T.S.



3 TYP. VENT THRU ROOF
SCALE: N.T.S.



4 ROOF SCUPPER DETAIL
SCALE: 1/2"=1'-0"



5 ROOF HATCH DETAIL
SCALE: 1/2"=1'-0"

NOTE: REFER TO SHEET A-11 & A-12 FOR ENLARGED PROTOTYPES

STUDY	TOTAL UNITS
1 BEDROOM	9 UNITS
2 BEDROOMS	24 UNITS
2 BEDROOMS + 1 BATH	12 UNITS
2 BEDROOMS + 2 BATHS	4 UNITS
TOTAL	49 UNITS

ROOF PLAN KEY NOTES:

- A/C COMPRESSOR (SEE MECH. DIAG'S)
- ROOF ACCESS HATCH (SEE DETAIL 5/A-1/6 AND STR. DIAG'S)
- RUL. SEE DETAIL 2/A-1/6 (SEE DETAIL DIAG'S)
- N/A
- EMERGENCY OVER FLOW SCUPPERS, F.B.C. SECTION 1503.4.2 (5' RAINFALL RATE) 1" HEAD X 12" WEIR = 632 SQ. FT. PROVIDE 2" PER AREA = 1384 SQ. FT. (MAX ROOF AREA PER RUL. = 1290 SQ. FT.)

NOTE: ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.2.1

AS PER F.B.C. 5TH EDITION (2014) BUILDING 1503.4.2) OVER FLOW SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2' NOR MORE THAN 4' ABOVE LOWEST POINT OF ROOF LEVEL.

ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.4.2 & 1616.3

6 ROOF PLAN KEY NOTES
SCALE: 1/2"=1'-0"

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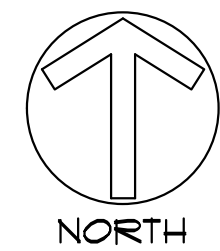
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A-1.4
OF SHEETS



30"X30" LEAD FLASHING IN FLASHING CEMENT

STRAINER (4" MIN. ABOVE ROOF (TYPICAL))

CLAMPING RING

TAPERED ROOF INSUL (SEE ROOF PLAN)

ROOF RAIN WATER LEADER TO BE RUN EXPOSED OR IN PLENUM SPACE (SEE SHEET P-2 FOR ROUTING)

ROLLED LEAD FLASHING 1" DOWN INTO PIPE

FLUIMING VENT STACK

MASTIC AT EDGES OF ROOFING FELTS

SET LEAD FLANGE IN MASTIC STRIP IN W / TWO PLYS OF FELT-PRIME FLANGE BEFORE STRIPPING.

NOTE: SCUPPER DESIGN AND INSTALLATION TO BE AS PER 'SHIMADA ARCHITECTURAL MANUAL' - 4TH EDITION, PLATE 21, FIG. A.

CLEAR ANOD. ALUMINUM OVERFLOW SCUPPER THRU MASONRY PARAPET 4" ABOVE BUILT-UP ROOFING.

CONC. BEAM REFER TO STRUCTURAL PLANS FOR SIZE & REINFORCING

1/2" LIGHT TEXTURED STUCCO

PARAPET BEYOND

5/8" THICK SMOOTH STUCCO OVER 1/2" G.M.U.

SEAL TOP OF SYSTEM W/ FABRIC TAPE AND MASTIC.

6" 245# REINFORCED EPDM MEMBRANE.

AT 2'-4" ABOVE PRIMARY SCUPPER

SLOPE 1/4"

3 HOUR ROOF ACCESS ASB MANUFACTURED BY GORTER
 4" P.T. ID. CANT
 FLASHING
 ROOFING
 ROOF ACCESS HATCH AND LADDER
 PROVIDE APPROVALS AND LADDER WITH MINIMUM 9" x 14" MAX. C.G. VERTICAL 6" MIN. CLEARANCE WITH WIDTH BETWEEN RAILS TO 10" C.G. WITH 18" MAX. SPACING RINGS PROVIDE ROOF CHAIRMAN APPROVAL PRIOR TO INSTALLATION.
 ROOF ACCESS HATCH TO BE ASB MANUFACTURED TO COMPLY WITH FIBC 36 SECTION BUREAU
 PADLOCK HASP
 2" X 2" ROOFING STRIPS OR INSUL. MATERIAL
 12" (MIN.)
 BEGIN ROOF SCUTTLE FRAME TO STRUCTURAL DECK (SEE NOTE BELOW)
 3'-6"
 WALL BRACKET HERE AT 1" HED POINT
 1" 2" 6"
 2. 64 X 1/2" LADDER 17 3/4" DIA. RINGS RINGS TO BE SOLID STEEL AT 2" CENTERS SELECT TO 64 X 1/2" WALL BRACKETS TO BE 4" X 6" X 1/2" X 1/4" ANGLE 64 X 1/2" COIL TOWERS 4 2 COATS RED INHIBIT AFTER INSTALLATION.
 LADDER 1'-6" WIDE
 3" X 3" X 1/4" CLIP ANGLE WELD TO CHANNEL BOLT TO RAIL 1/2" DIA. BOLT TYPE 316 SS LBS.
 FINISH FLOOR
 RIGHT VARIOUS SEE BELOW SECTION AND STRUCTURAL DECK



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1 10/6/2023 TAC 1	AG.
2 2/22/2024 TAC 2	AG.
3 6/12/2024 PDB	AG.
4 10/7/2024 PDB	AG.

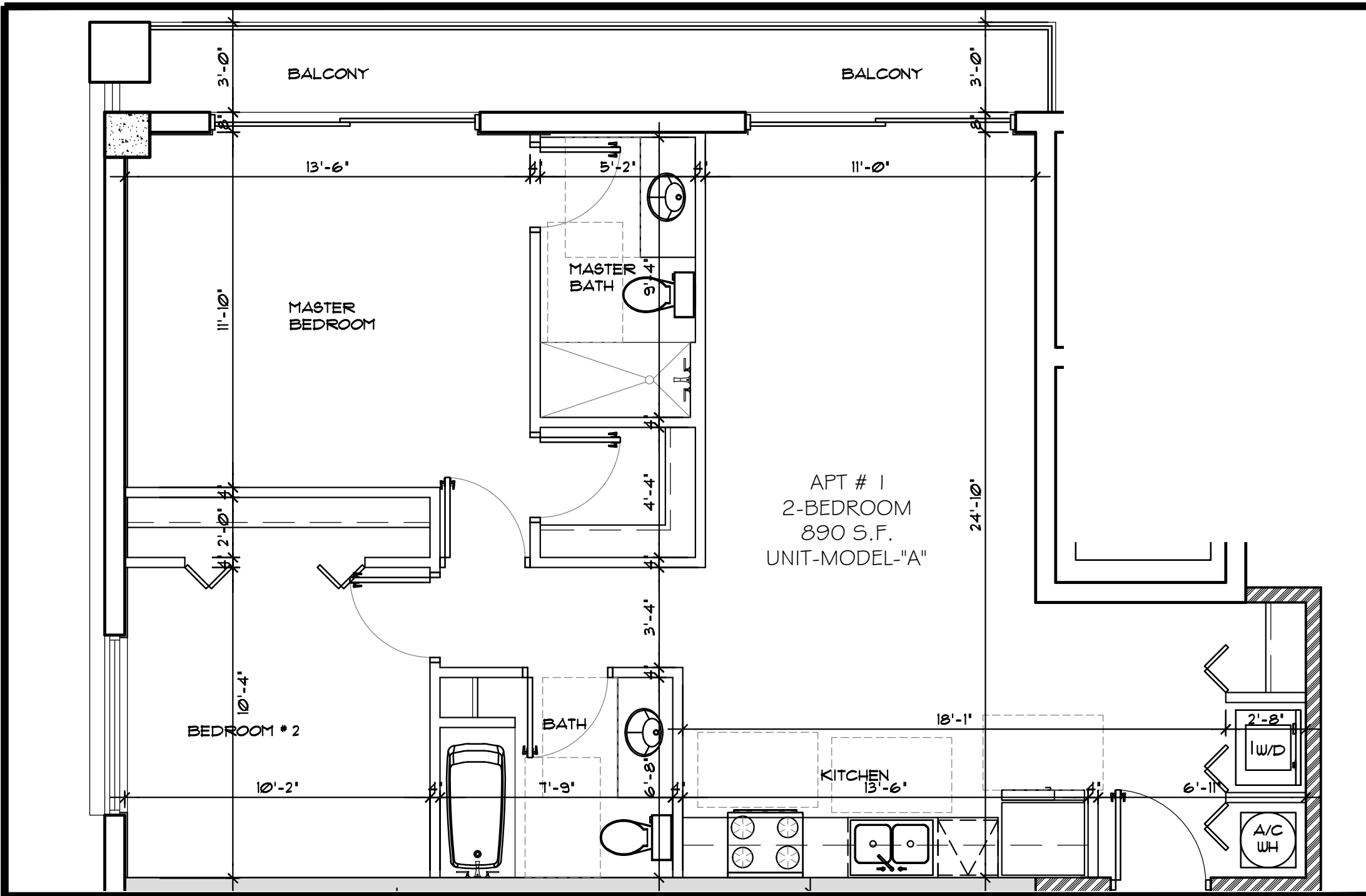
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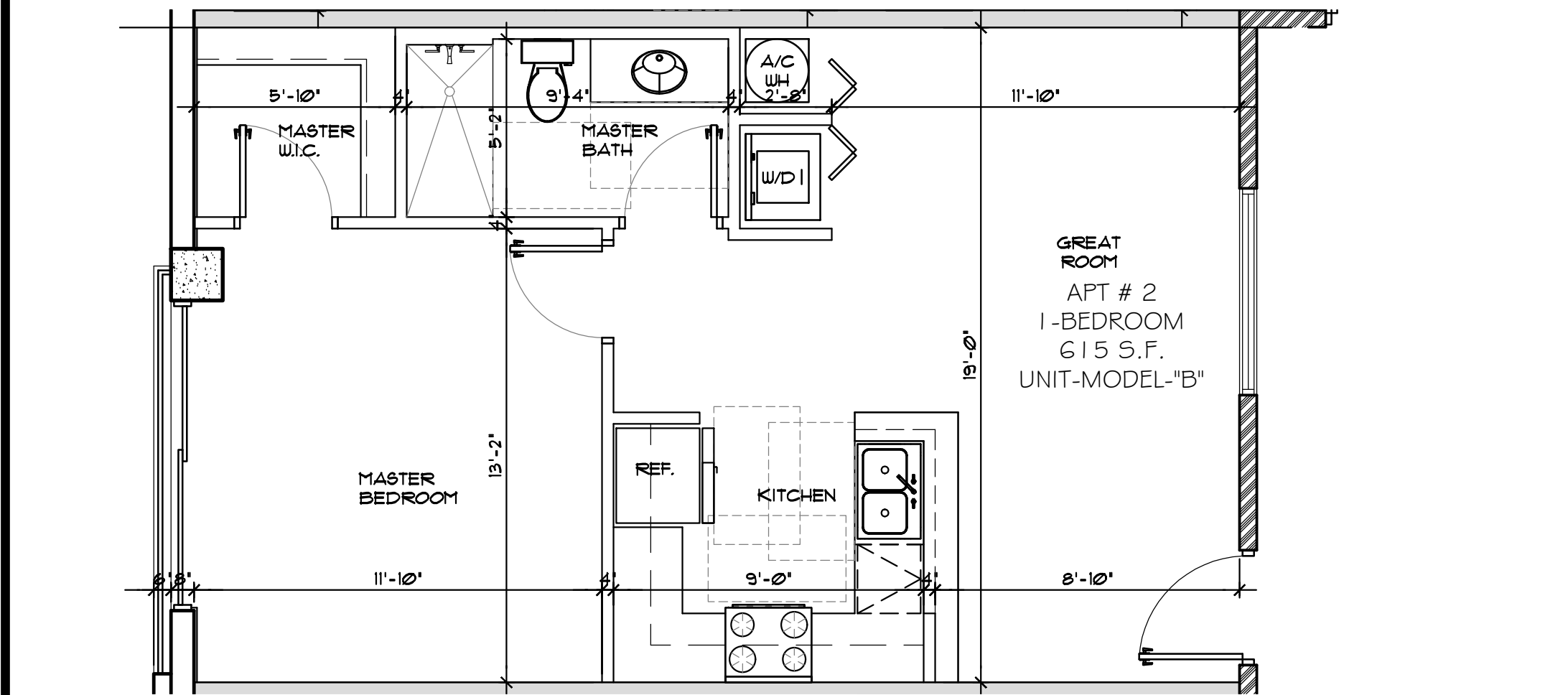
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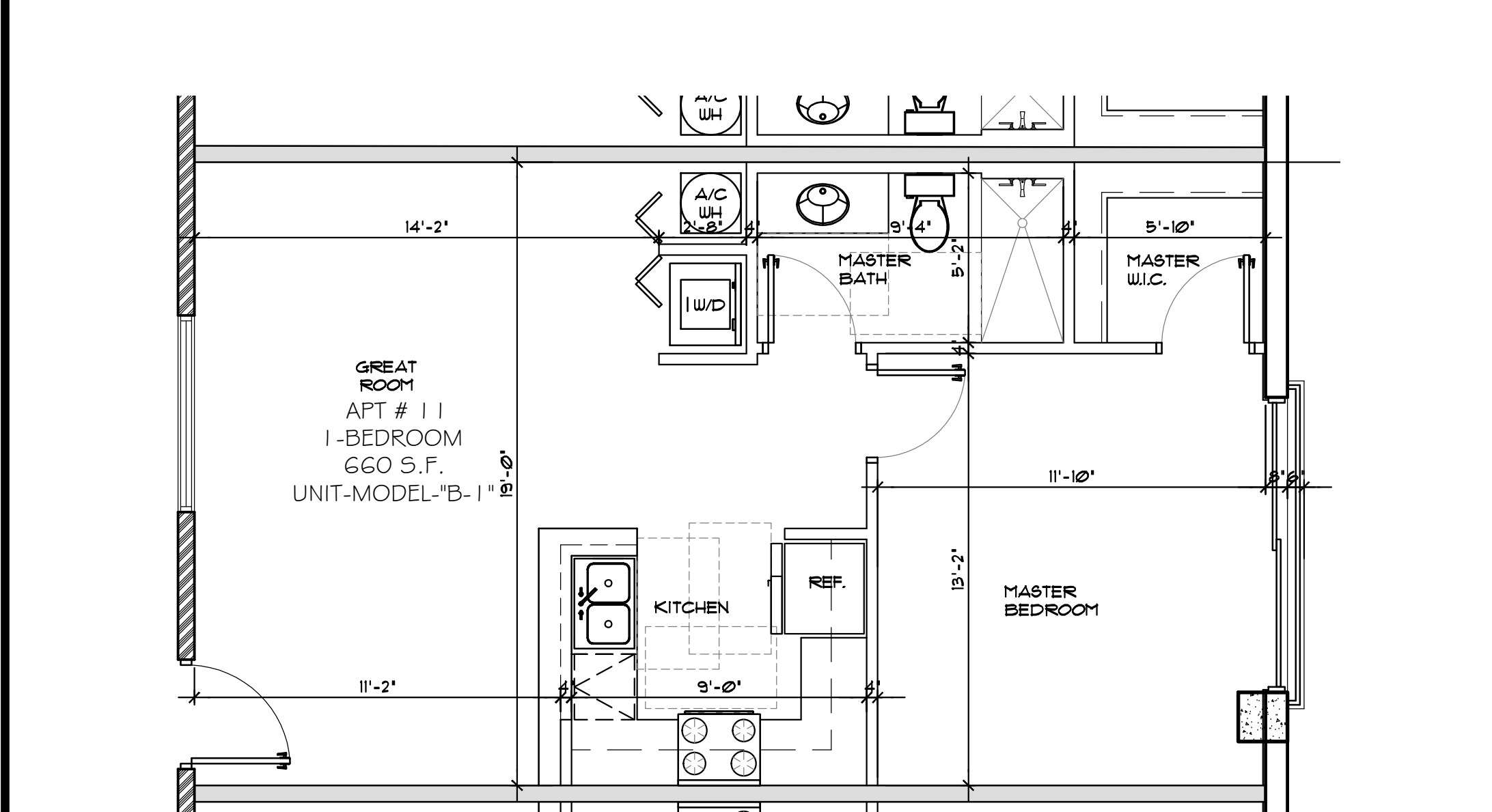
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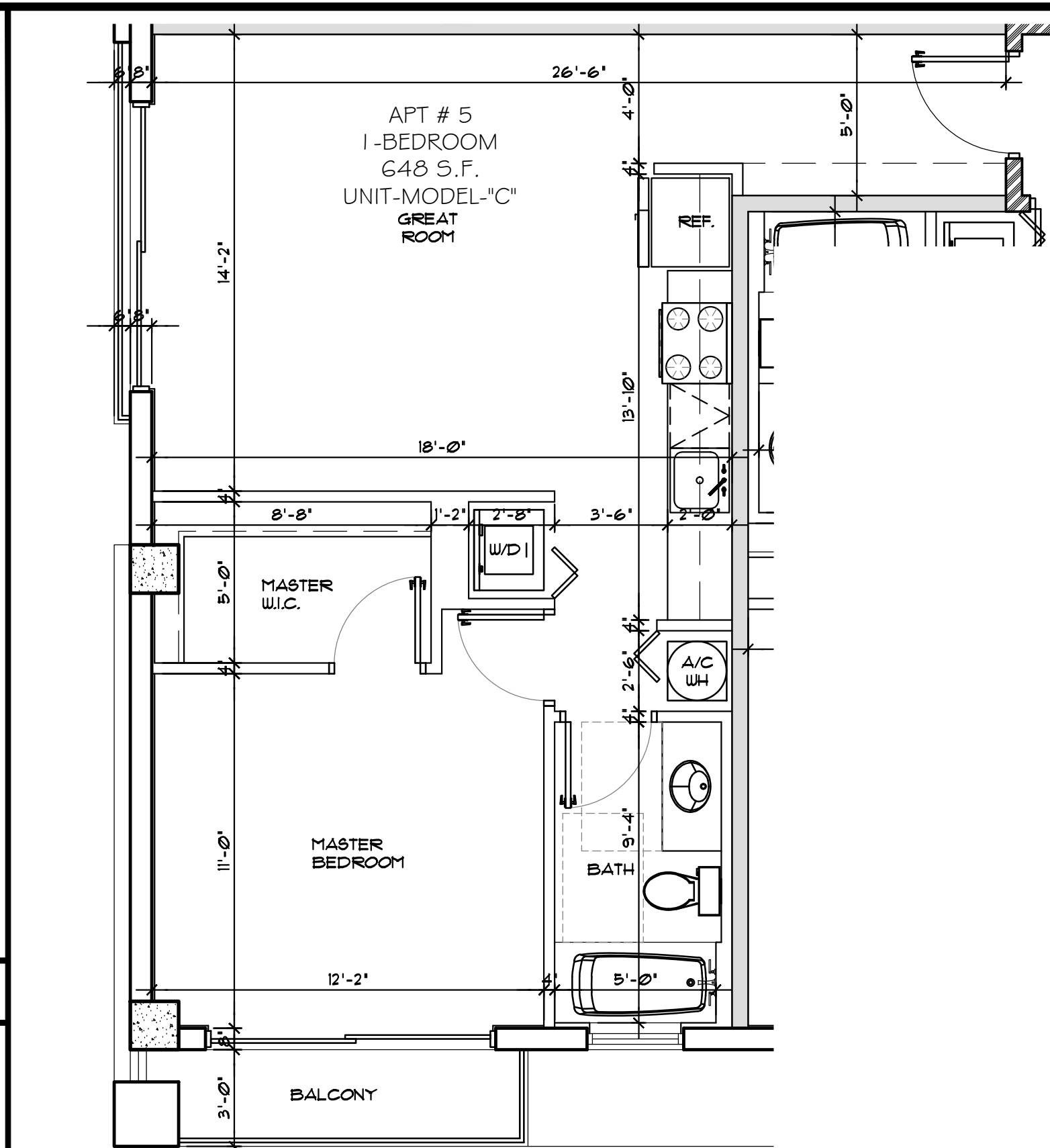
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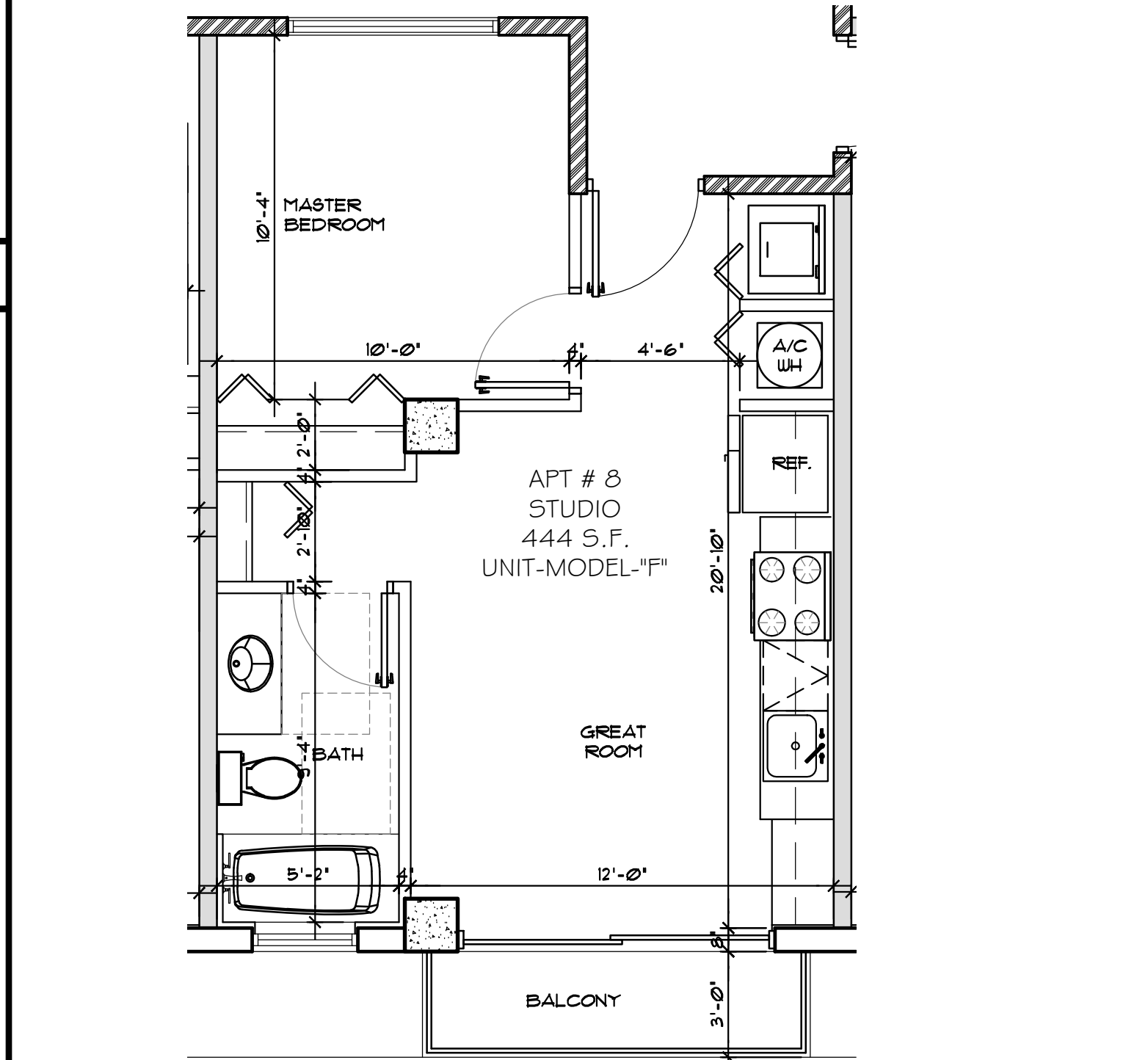
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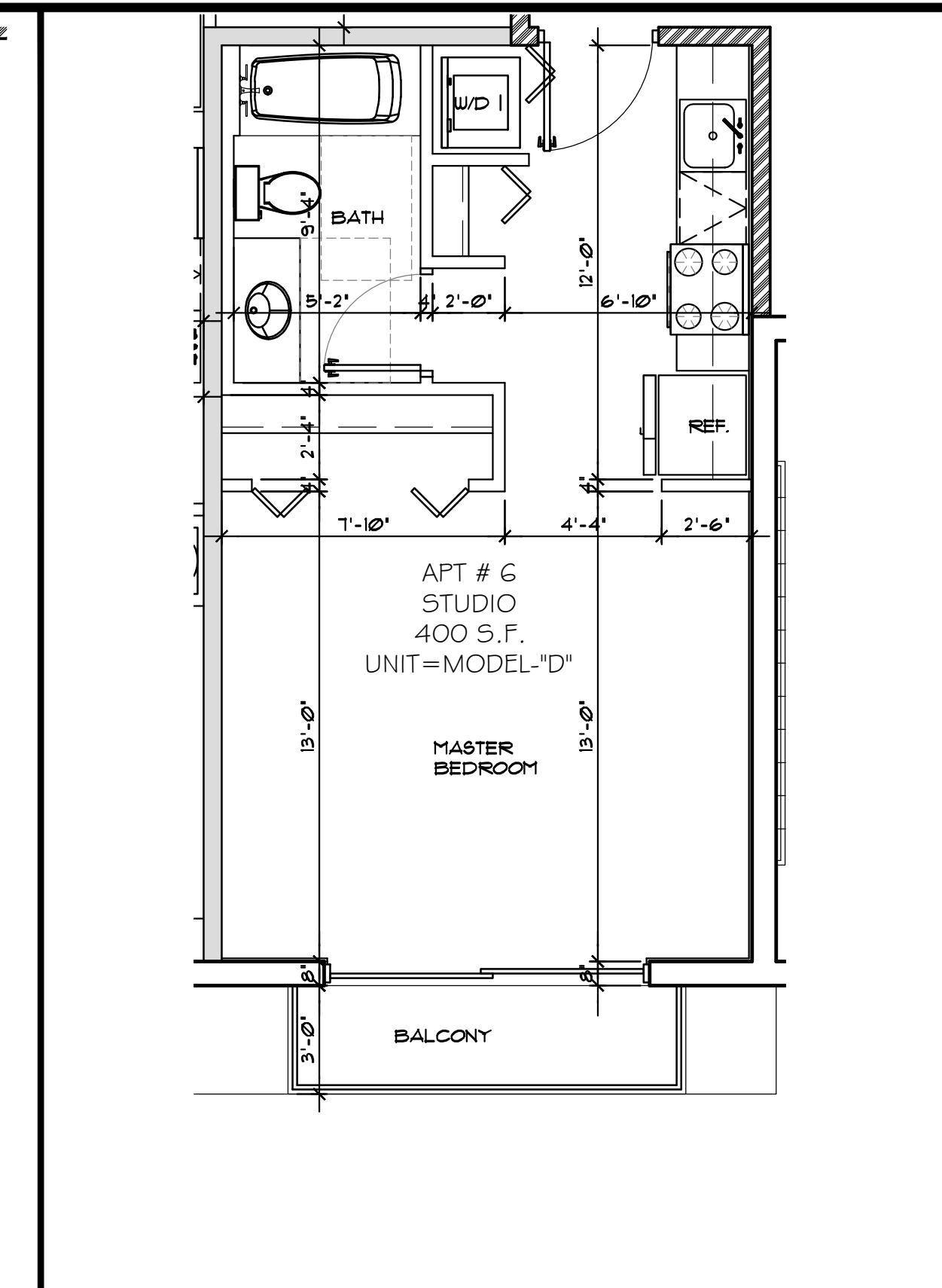
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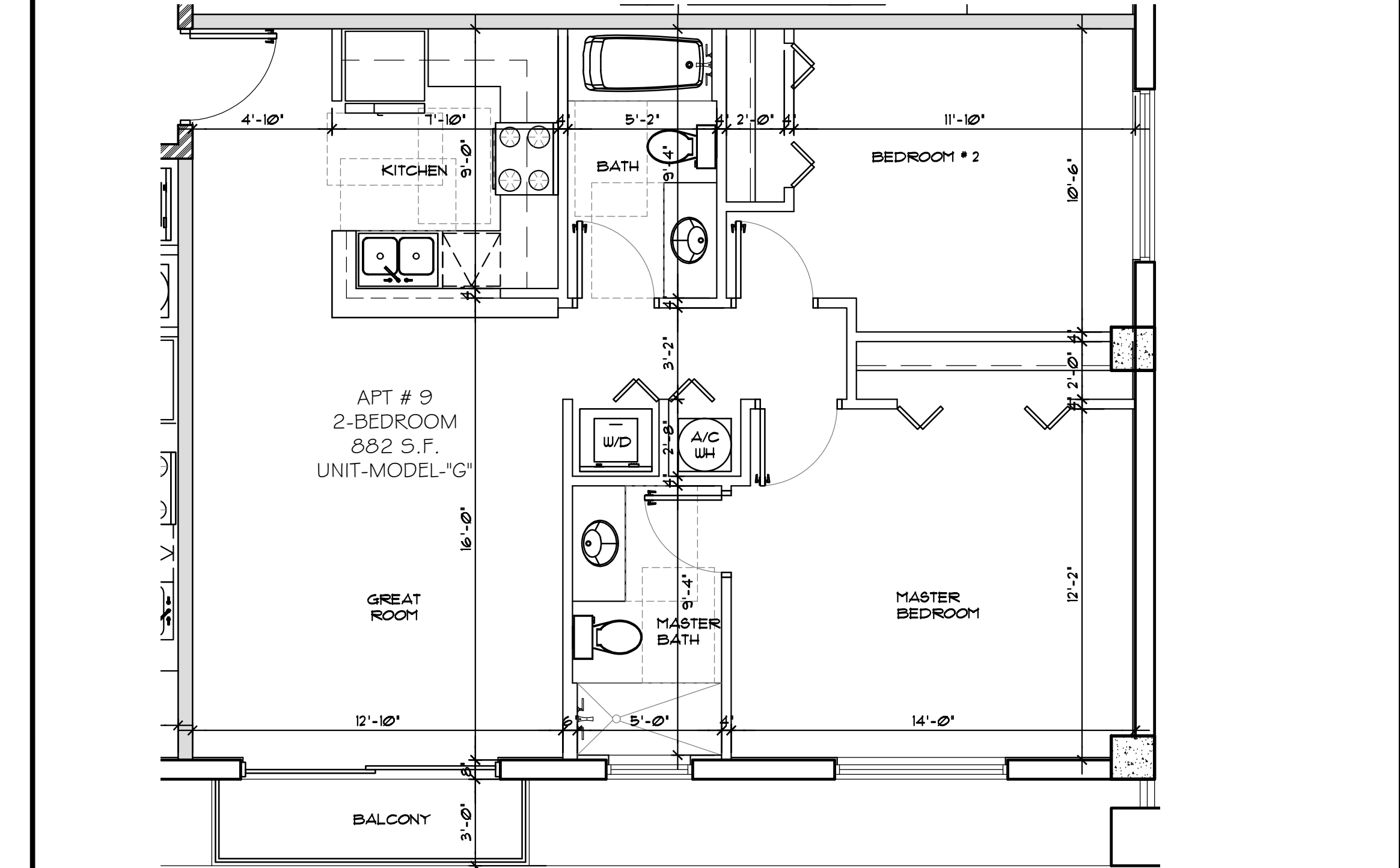
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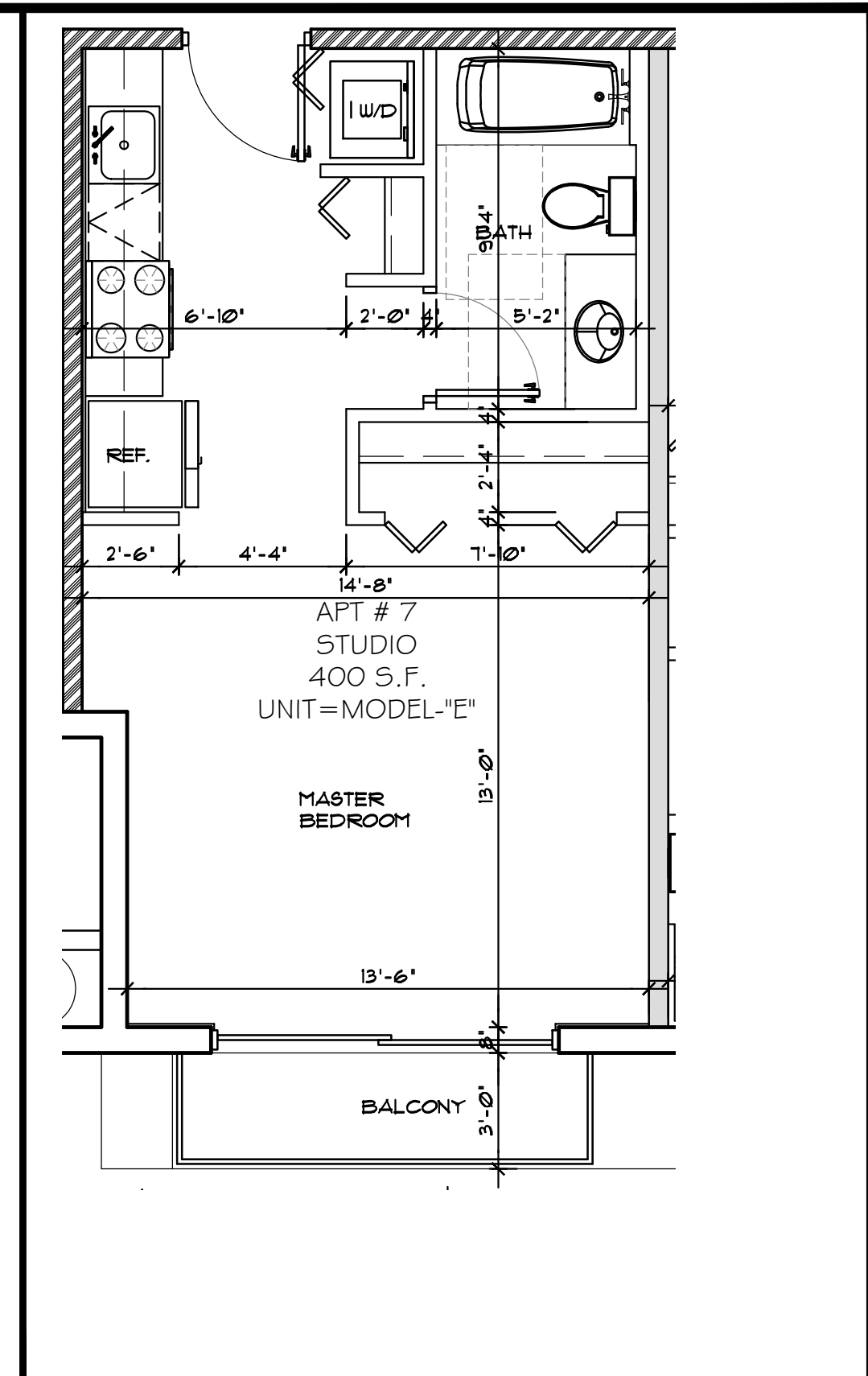
7 | **PROTOTYPE-F-**
SCALE: 1/4"=1'-0"



5 | **PROTOTYPE-D-**
SCALE: 1/4"=1'-0"



8 | **PROTOTYPE-G-**
SCALE: 1/4"=1'-0"



6 | **PROTOTYPE-E-**
SCALE: 1/4"=1'-0"

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PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
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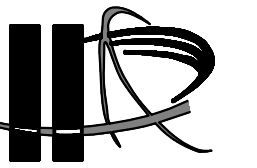
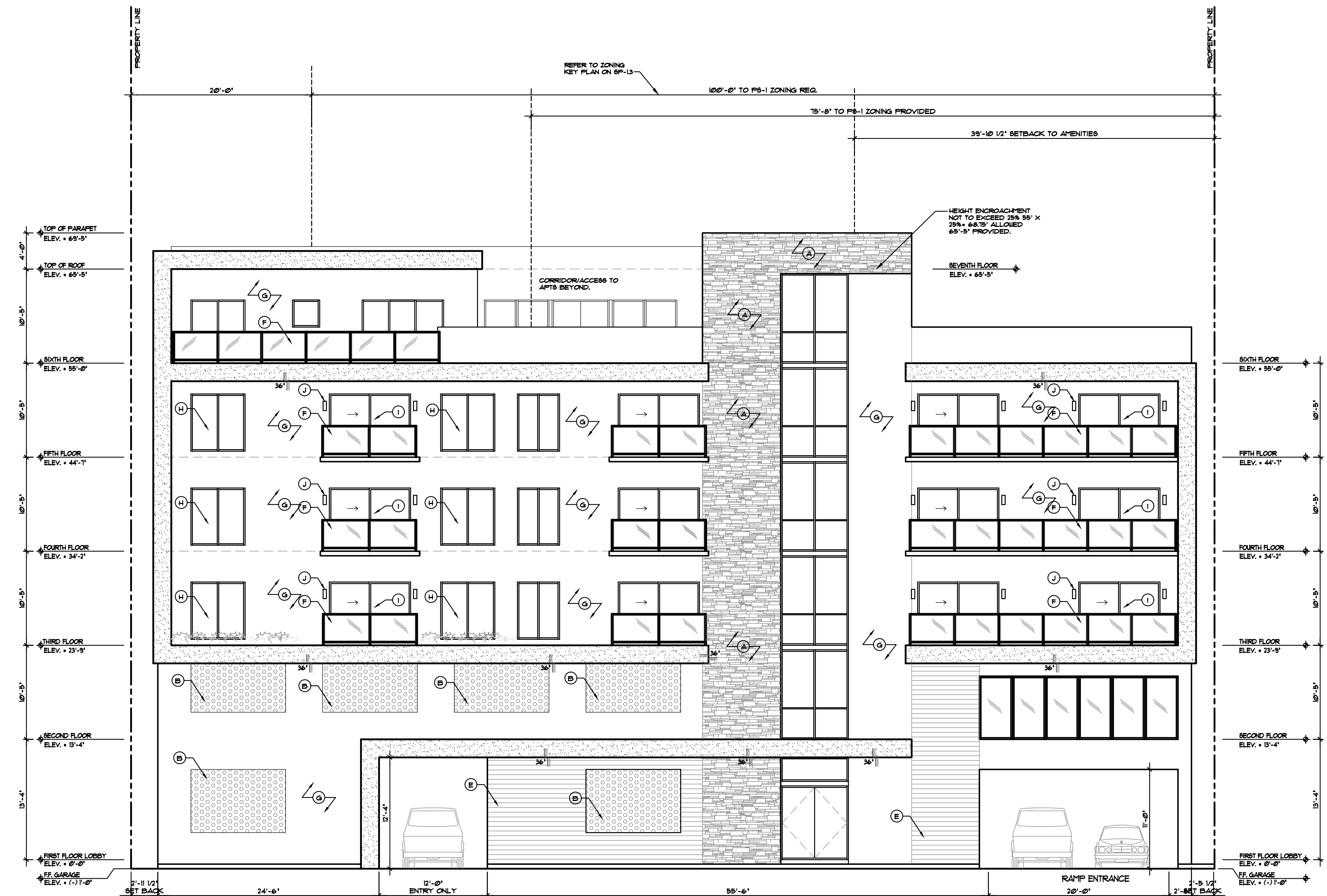
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OF SHEETS



MATERIAL LEGEND

- (A) -FLAGSTONE
- (B) -METAL SCREEN TYPE B-SILVER "PERFORATED"
- (C) -METAL SCREEN VERTICAL BAFFLE
- (D) -IMPACT GLASS
- (E) -PORCELAIN TILE "WOOD"
- (F) -GLASS GUARDRAILS
- (G) -STUCCO
- (H) -IMPACT RESISTANT CASHEMINT WINDOW
- (I) -IMPACT RESISTANT SLIDING GLASS DOORS
- (J) -EXTERIOR LIGHT FIXTURE



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1 10/6/2023 TAC 1	A.G.
2 2/22/2024 TAC 2	A.G.
3 6/12/2024 PDB	A.G.
4 10/7/2024 PDB	A.G.

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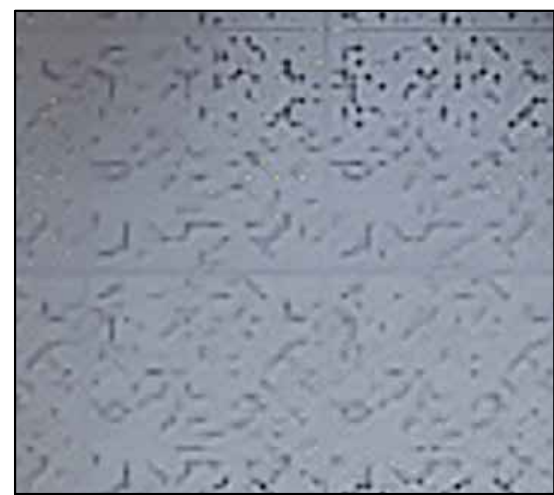
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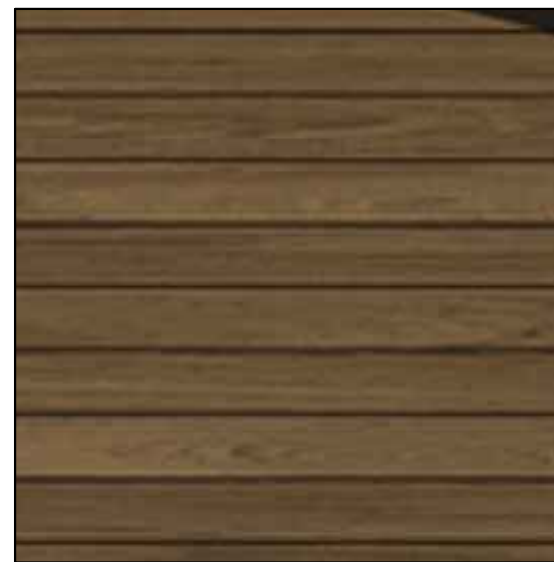
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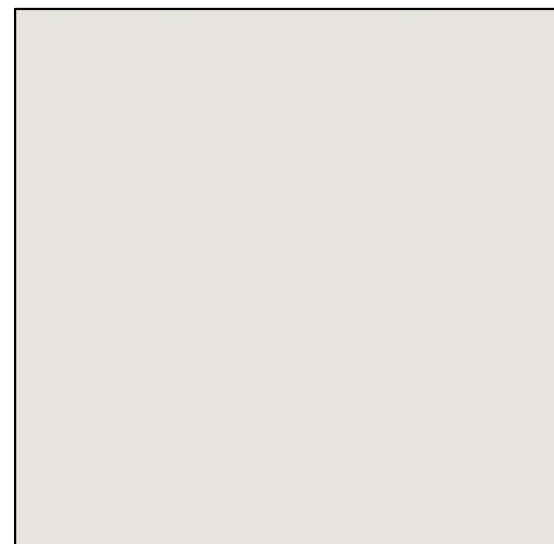
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B
DECORATIVE
METAL SCREEN
COLOR SILVER

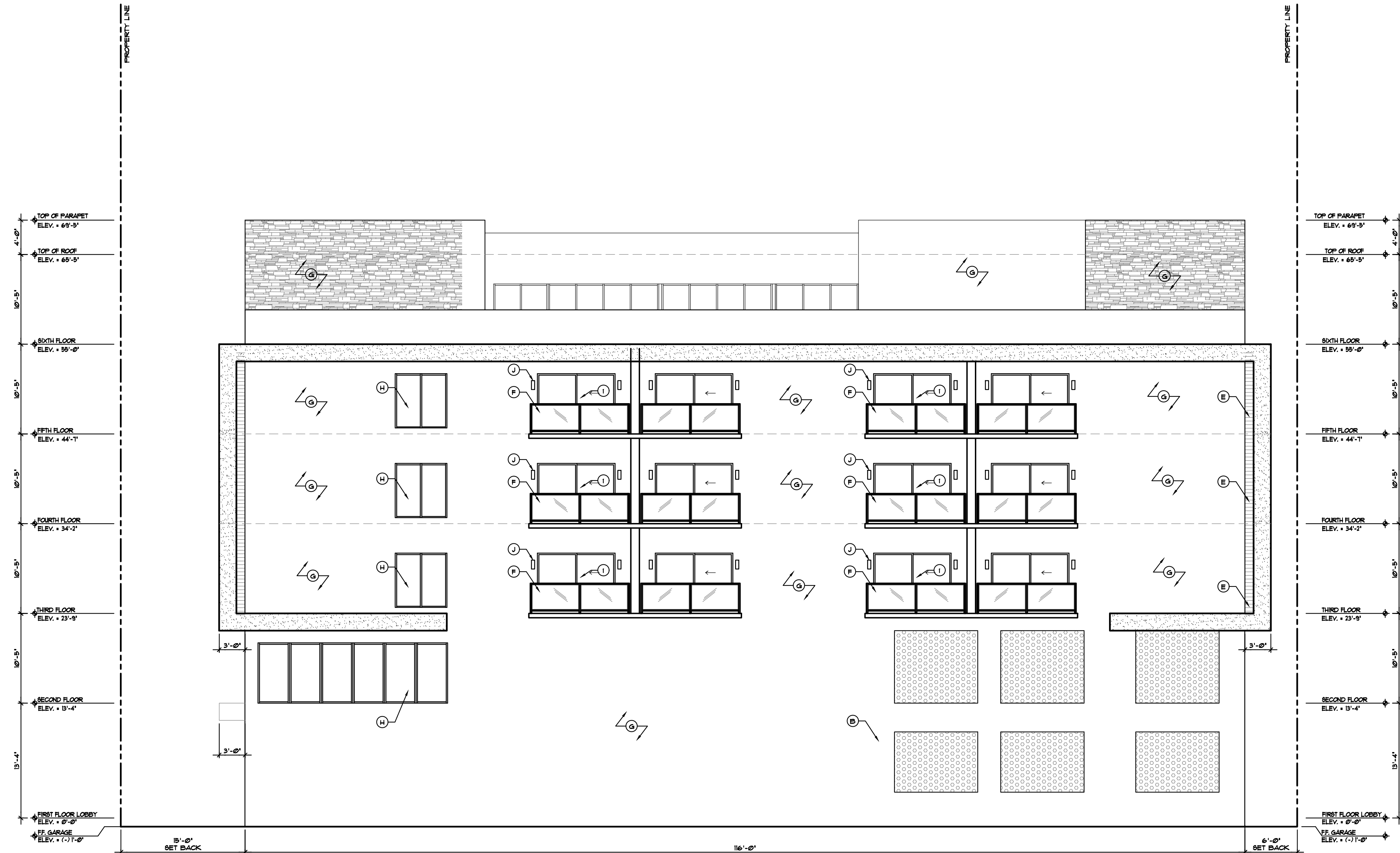


E
PORCELAIN TILE
WOOD, COLOR
BEIGE



G
SMOOTH
STUCCO
COLOR SNOW
WHITE

- MATERIAL LEGEND
- (A) - FLAGSTONE
 - (B) - METAL SCREEN TYPE B-SILVER "PERFORATED"
 - (C) - METAL SCREEN VERTICAL BAFFLE
 - (D) - IMPACT GLASS
 - (E) - PORCELAIN TILE "WOOD"
 - (F) - GLASS GUARDRAILS
 - (G) - STUCCO
 - (H) - IMPACT RESISTANT CASEMENT WINDOW
 - (I) - IMPACT RESISTANT SLIDING GLASS DOORS
 - (J) - EXTERIOR LIGHT FIXTURE



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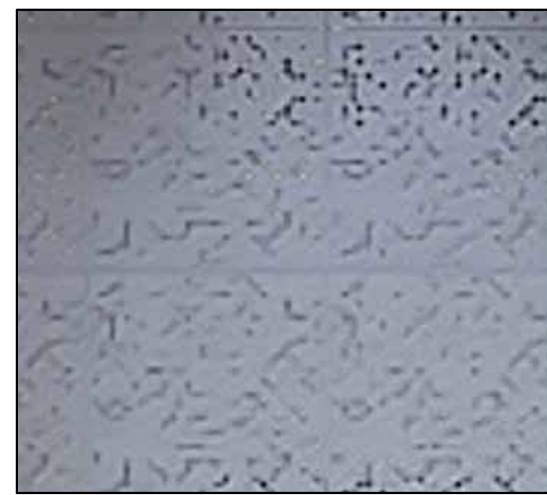
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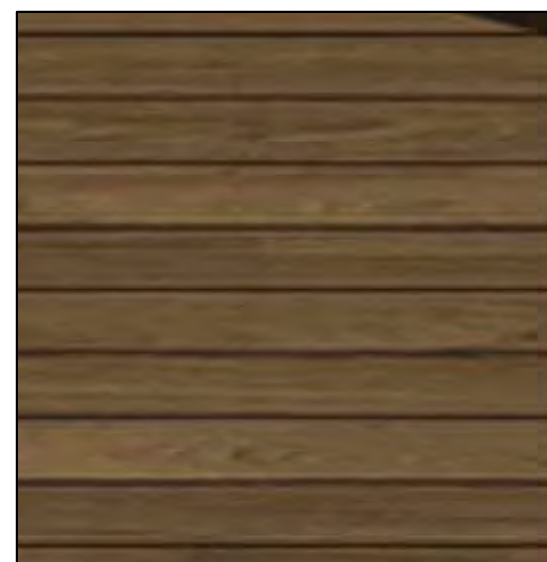
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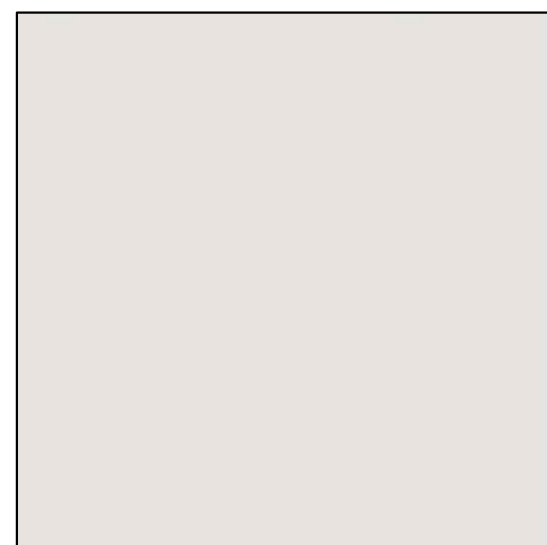
A
FLAGSTONE



B
DECORATIVE
METAL SCREEN
COLOR SILVER



E
PORCELAIN TILE
WOOD, COLOR
BEIGE



G
SMOOTH
STUCCO
COLOR SNOW
WHITE

- MATERIAL LEGEND:
- ① - FLAGSTONE
 - ② - METAL SCREEN TYPE B-SILVER "PERFORATED"
 - ③ - METAL SCREEN VERTICAL BAFFLE
 - ④ - IMPACT GLASS
 - ⑤ - PORCELAIN TILE "WOOD"
 - ⑥ - GLASS GUARDRAILS
 - ⑦ - STUCCO
 - ⑧ - IMPACT RESISTANT CASHEM WINDOW
 - ⑨ - IMPACT RESISTANT SLIDING GLASS DOORS
 - ⑩ - EXTERIOR LIGHT FIXTURE



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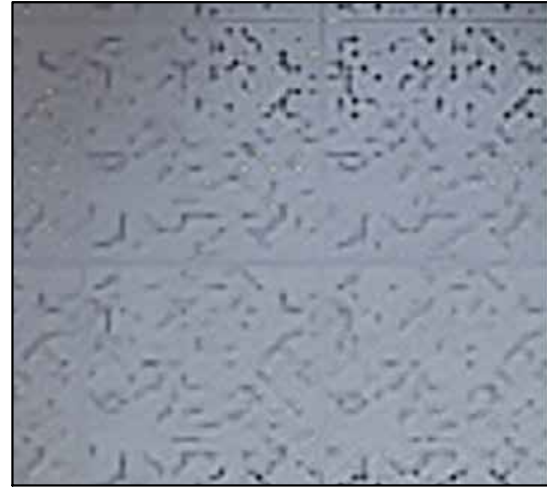
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MATERIAL SAMPLES



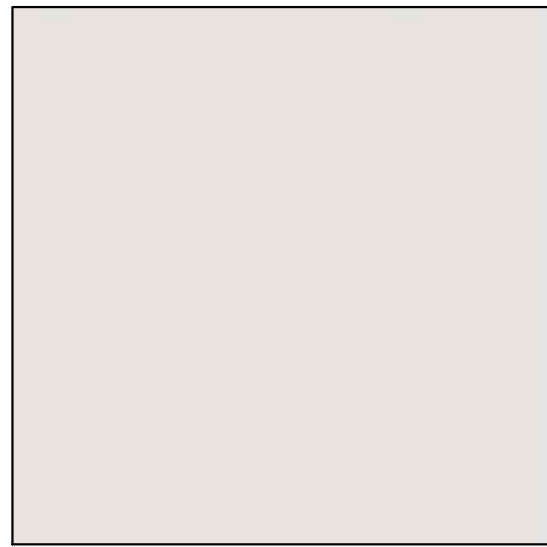
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FLAGSTONE



B
DECORATIVE
METAL SCREEN
COLOR SILVER

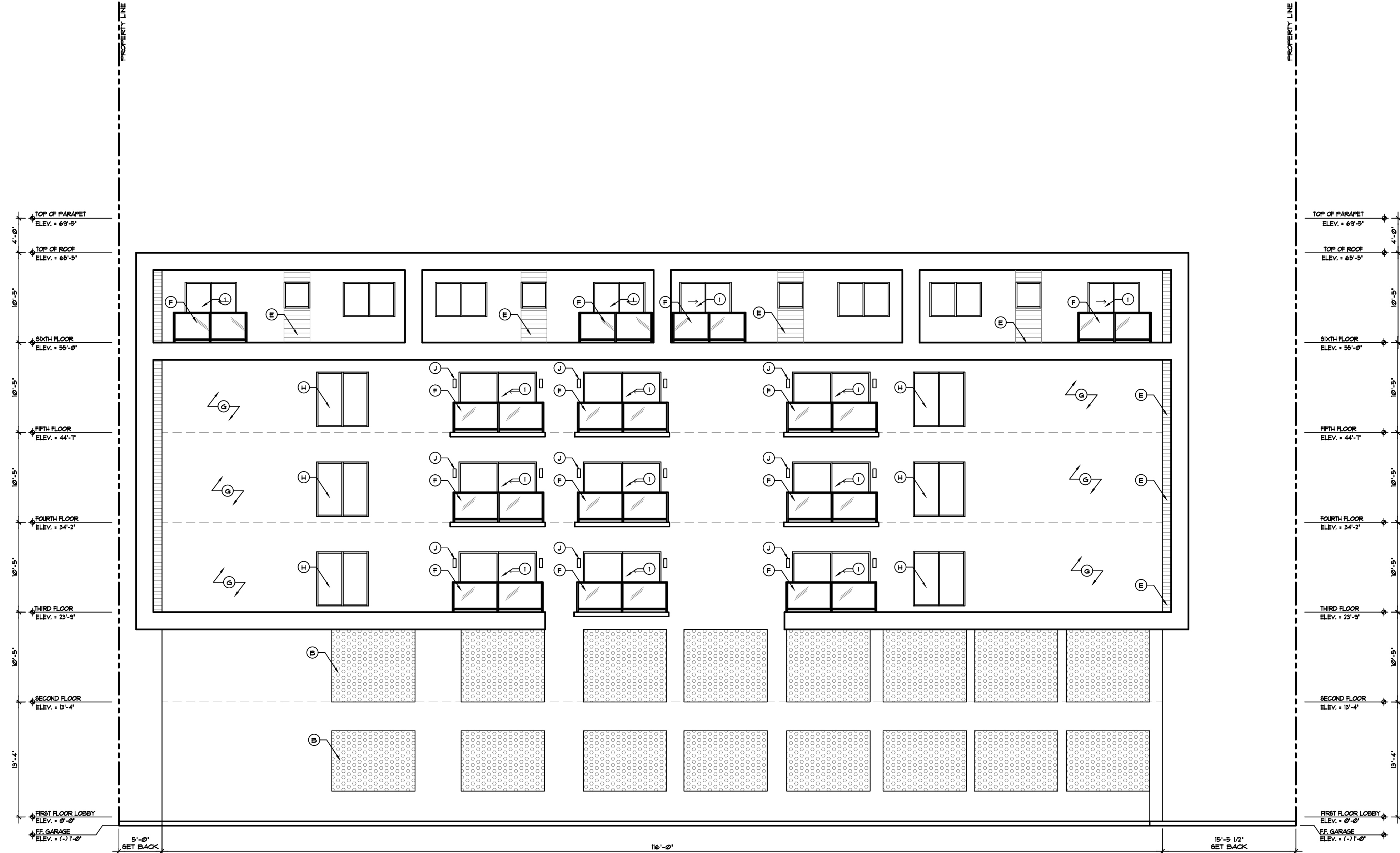


E
PORCELAIN TILE
WOOD, COLOR
BEIGE



G
SMOOTH
STUCCO
COLOR SNOW
WHITE

MATERIAL LEGEND	
Ⓐ	FLAGSTONE
Ⓑ	METAL SCREEN TYPE B-SILVER "PERFORATED"
Ⓒ	METAL SCREEN VERTICAL BAFFLE
Ⓓ	IMPACT GLASS
Ⓔ	PORCELAIN TILE "WOOD"
Ⓛ	GLASS GUARDRAILS
Ⓜ	STUCCO
Ⓝ	IMPACT RESISTANT CASHEM WINDOW
Ⓟ	IMPACT RESISTANT SLIDING GLASS DOORS
Ⓡ	EXTERIOR LIGHT FIXTURE



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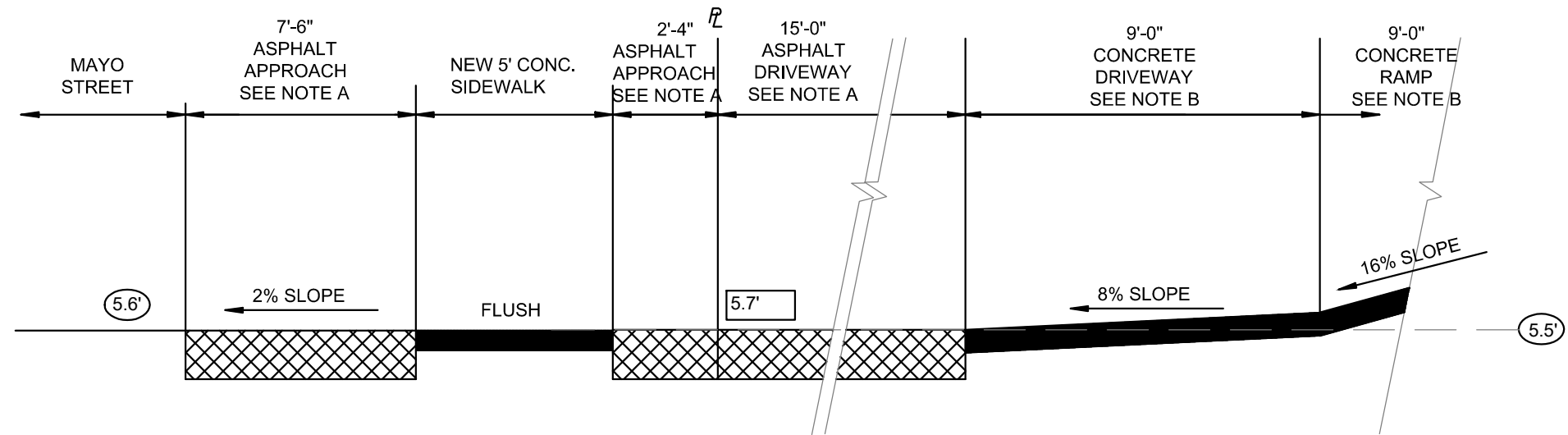
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1 10/6/2023 TAC 1	AG.
2 2/22/2024 TAC 2	AG.
3 6/12/2024 FDB	AG.
4 10/1/2024 FDB	AG.

PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

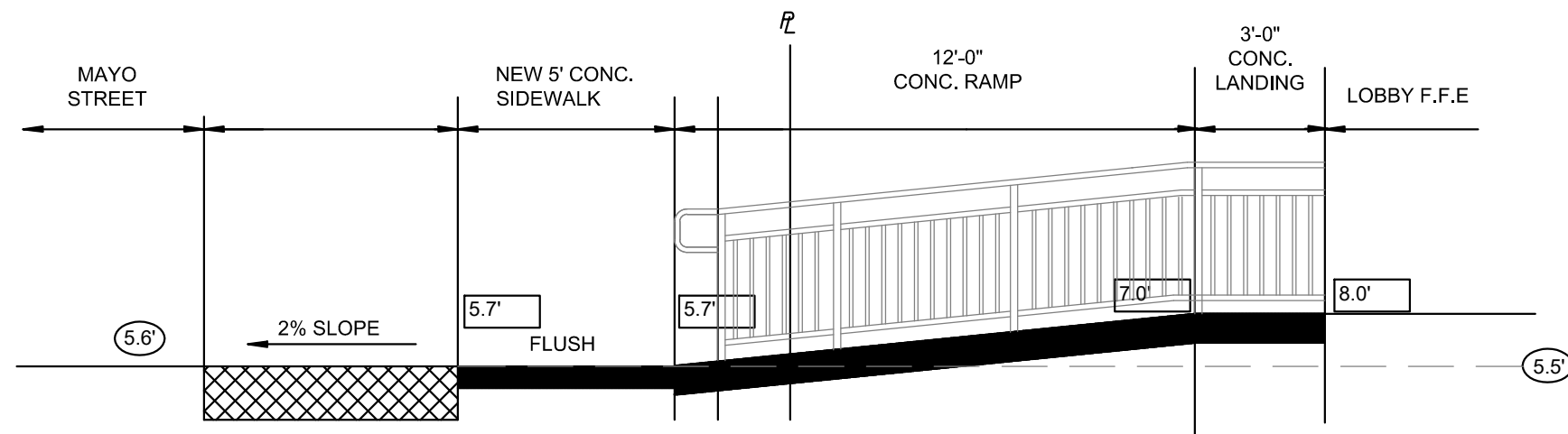
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
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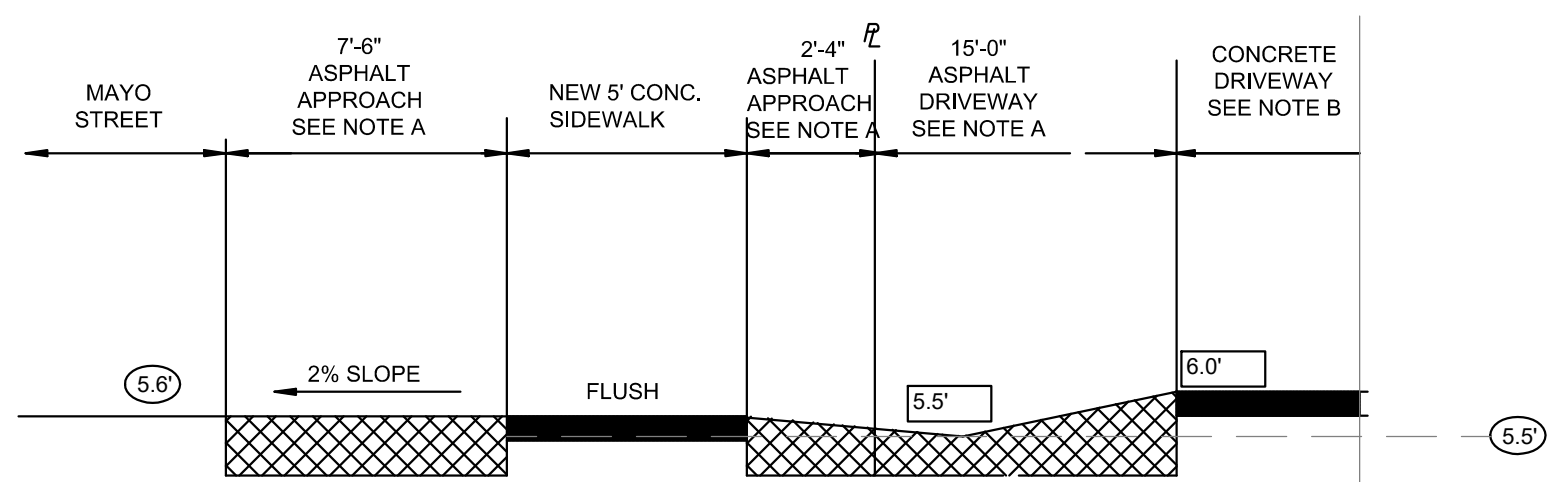




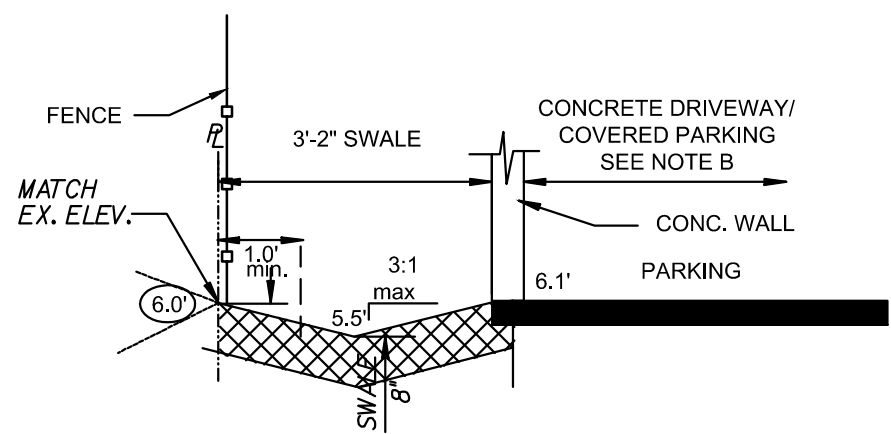
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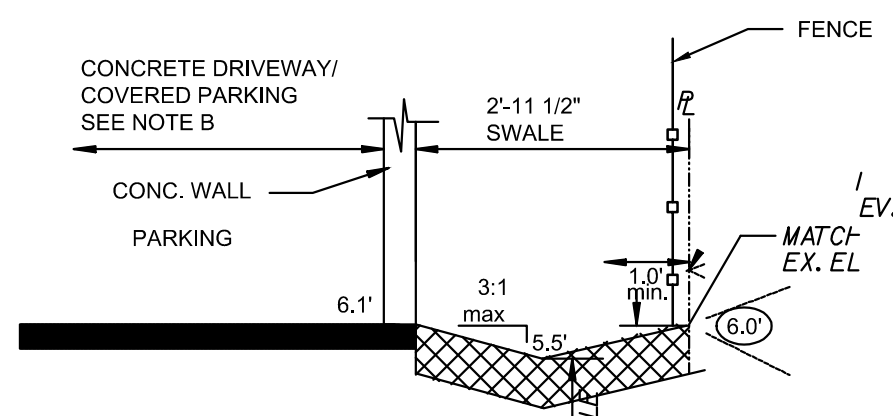
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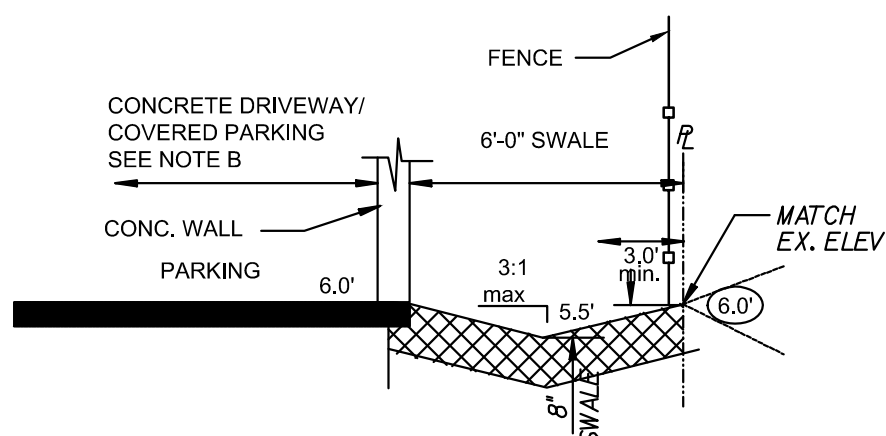
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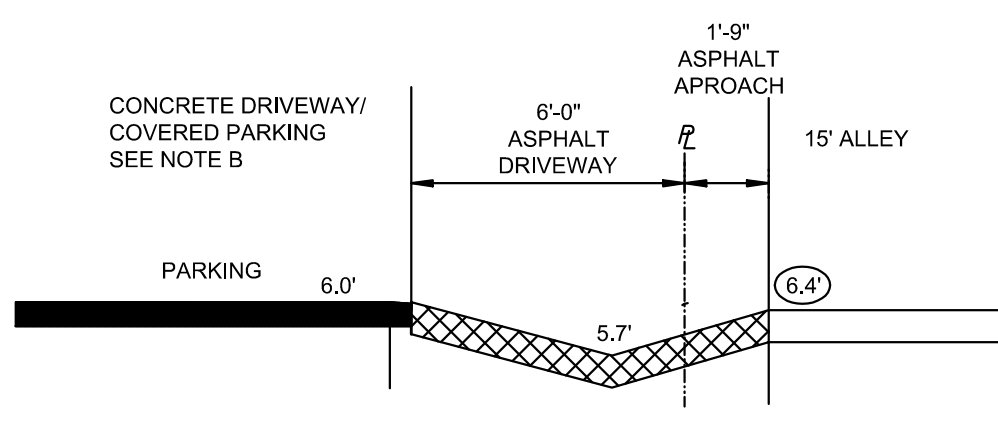
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SECTION "C-C"
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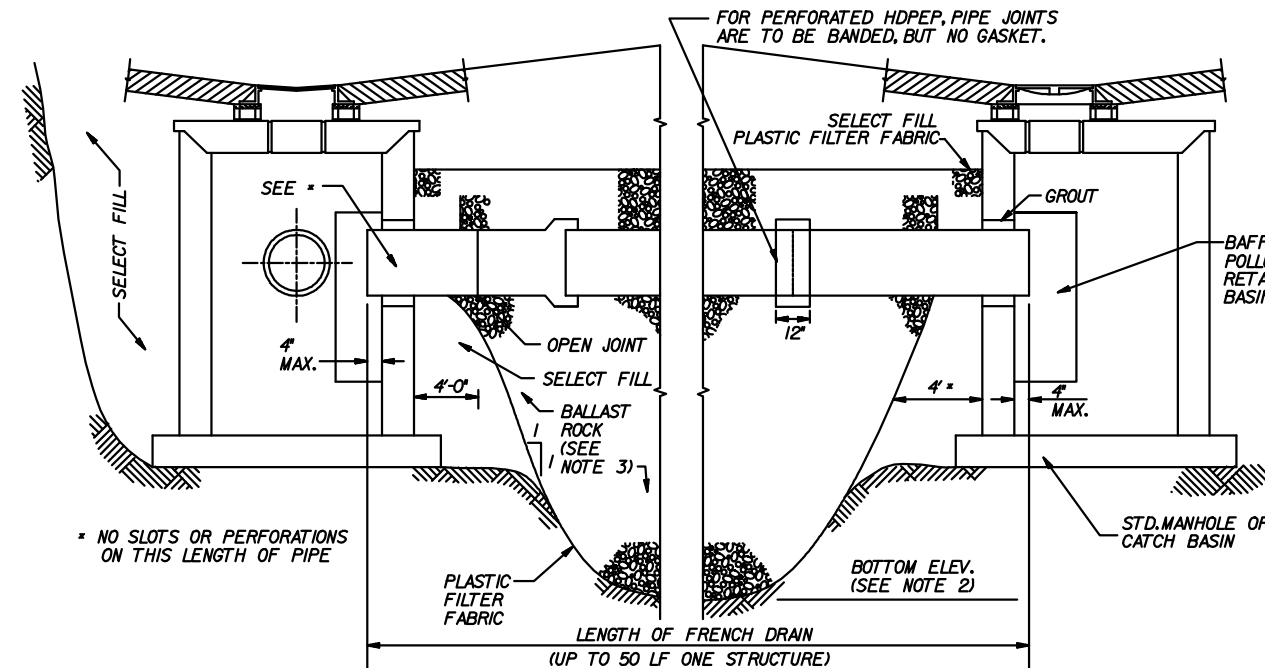
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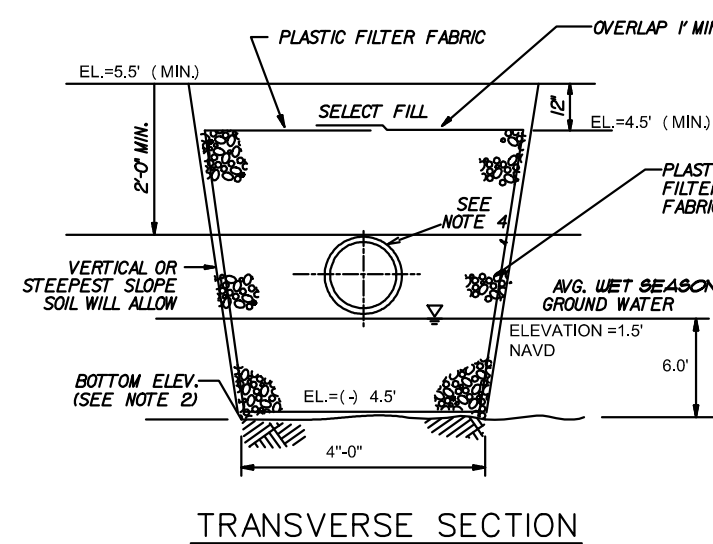
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NOTE:
A. ASPHALT IS TO BE A MINIMUM 6-INCH LIME ROCK BASE, TACK COAT, AND 1-INCH LAYER OF 8-III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
B. 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.

LEGEND: (note all values are NAVD88)
XX DENOTES EXISTING GRADE
XX DENOTES PROPOSED GRADE



NOTES:
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE INFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE INFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 18" NAVD PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP
5. PLUS STUR PIPES WITH 10-MPH G.V. STEEL MESH OR ALUMINUM MESH (OVER FWD OF PIPE)



LEGEND: (note all values are NAVD88)
XX DENOTES EXISTING GRADE
XX DENOTES PROPOSED GRADE

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AA# - 26003693

REVISION:	BY:
10/6/2023 TAC 1	AG
2/22/2024 TAC 2	AG
6/12/2024 FDB	AG
10/1/2024 FDB	AG

PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	

C-1.1A
OF SHEETS

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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 OTHERWISE BY THE UTILITY OWNER.
- 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 OVERLAID WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- 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.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES	REVISED: 06/08/2014 DRAWING NO. G-00
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GENERAL NOTES (CONTINUED):

- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
- CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
- MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.

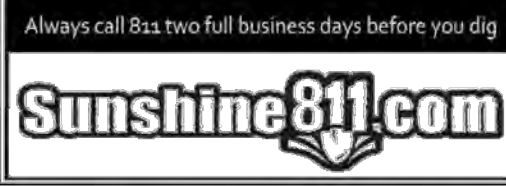
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GENERAL NOTES (CONTINUED):

- 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.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- 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.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- 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.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- 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.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

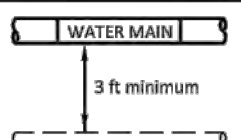
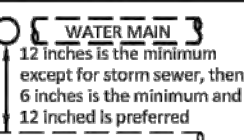
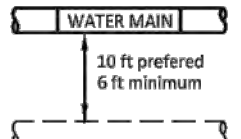
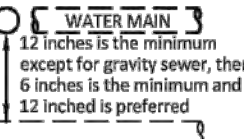
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GENERAL NOTES (CONTINUED):

- 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).
- 
- 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.
- 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.
- 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:
 - 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.
 - 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.
 - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - 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.
 - 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.
 - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CADD DRAWING STANDARDS"

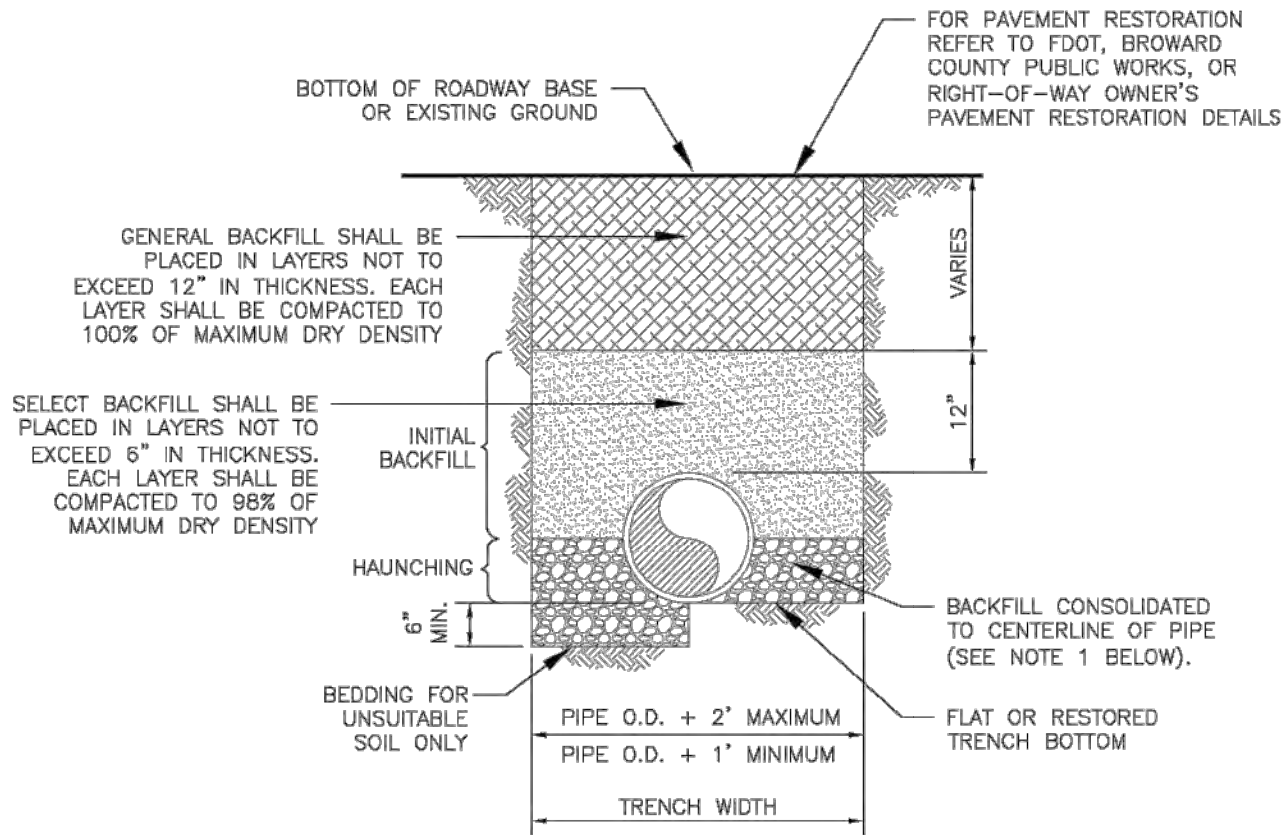
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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)			Alternate 3 ft minimum 
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER			Alternate 6 ft minimum 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

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

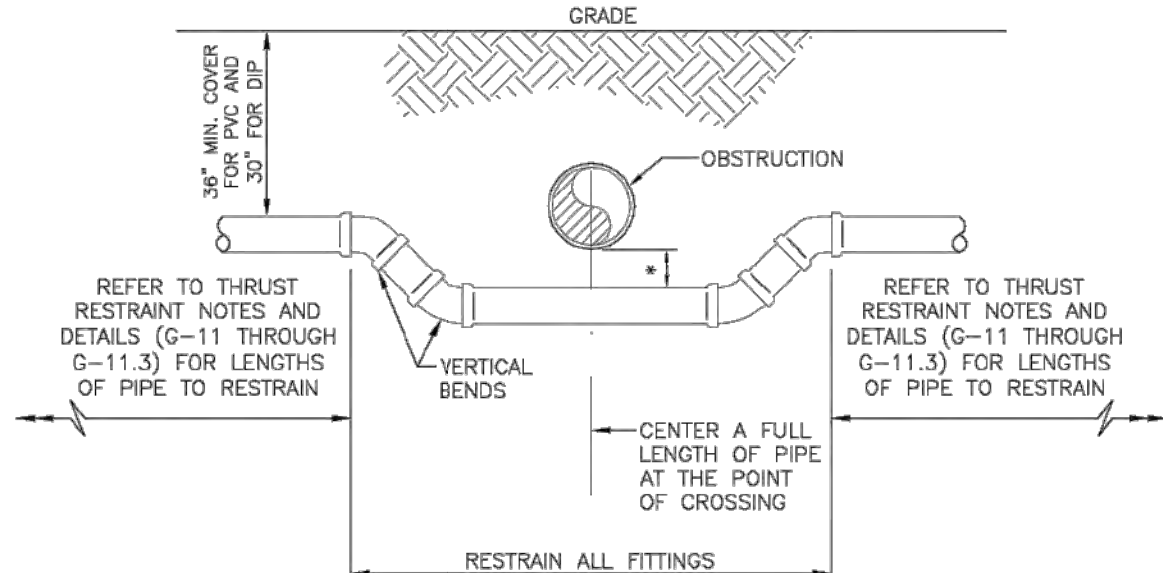
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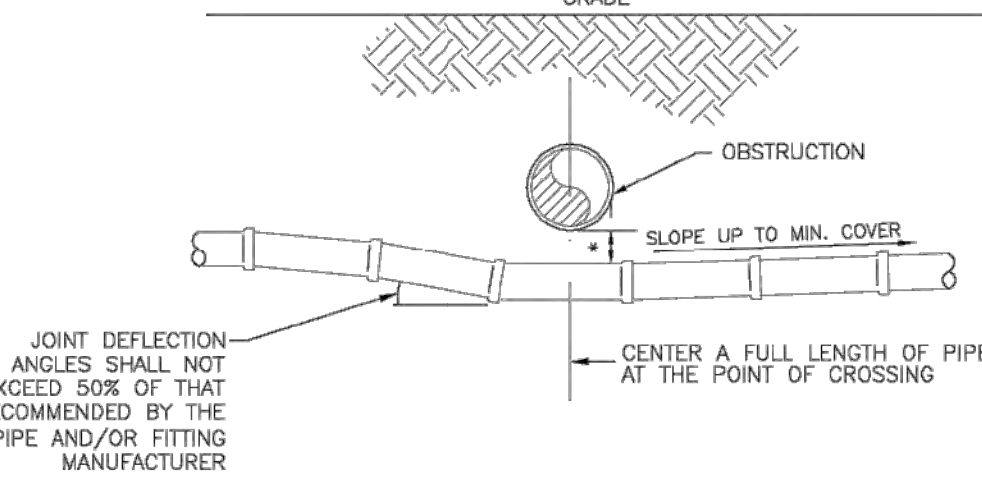
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE, WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL-GRADED, WASHED CRUSHED STONE (OR GRANFELD LIMEROCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
- ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
- BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 129-B.

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

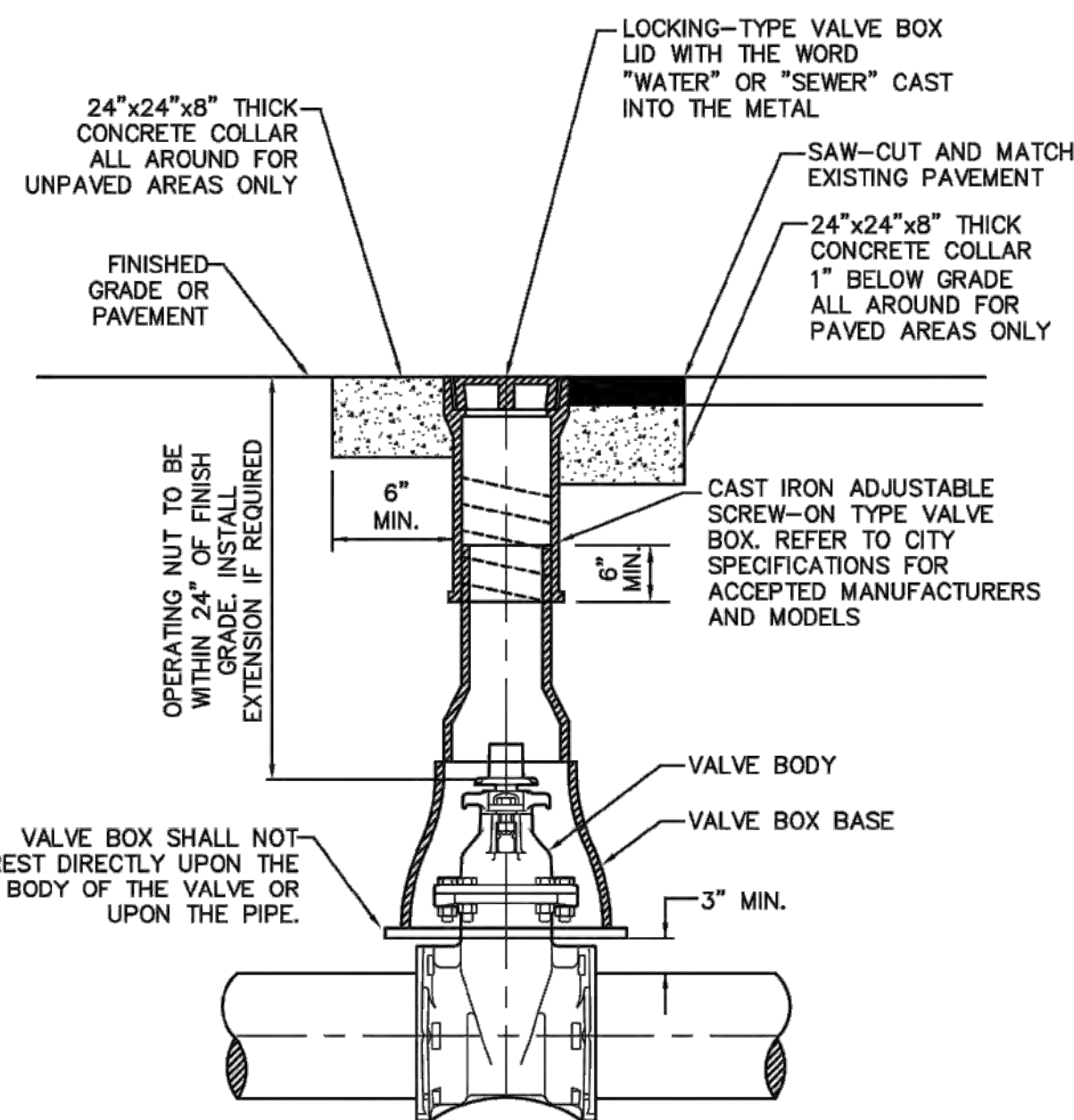
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL UTILITY CROSSING DETAIL	REVISED: 06/08/2014 DRAWING NO. G-04
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL VALVE BOX SETTING	REVISED: 06/08/2014 DRAWING NO. G-05
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2. 2/22/2024 TAC 2	AG.
3. 6/12/2024 FDB	AG.
4. 10/12/2024 FDB	AG.

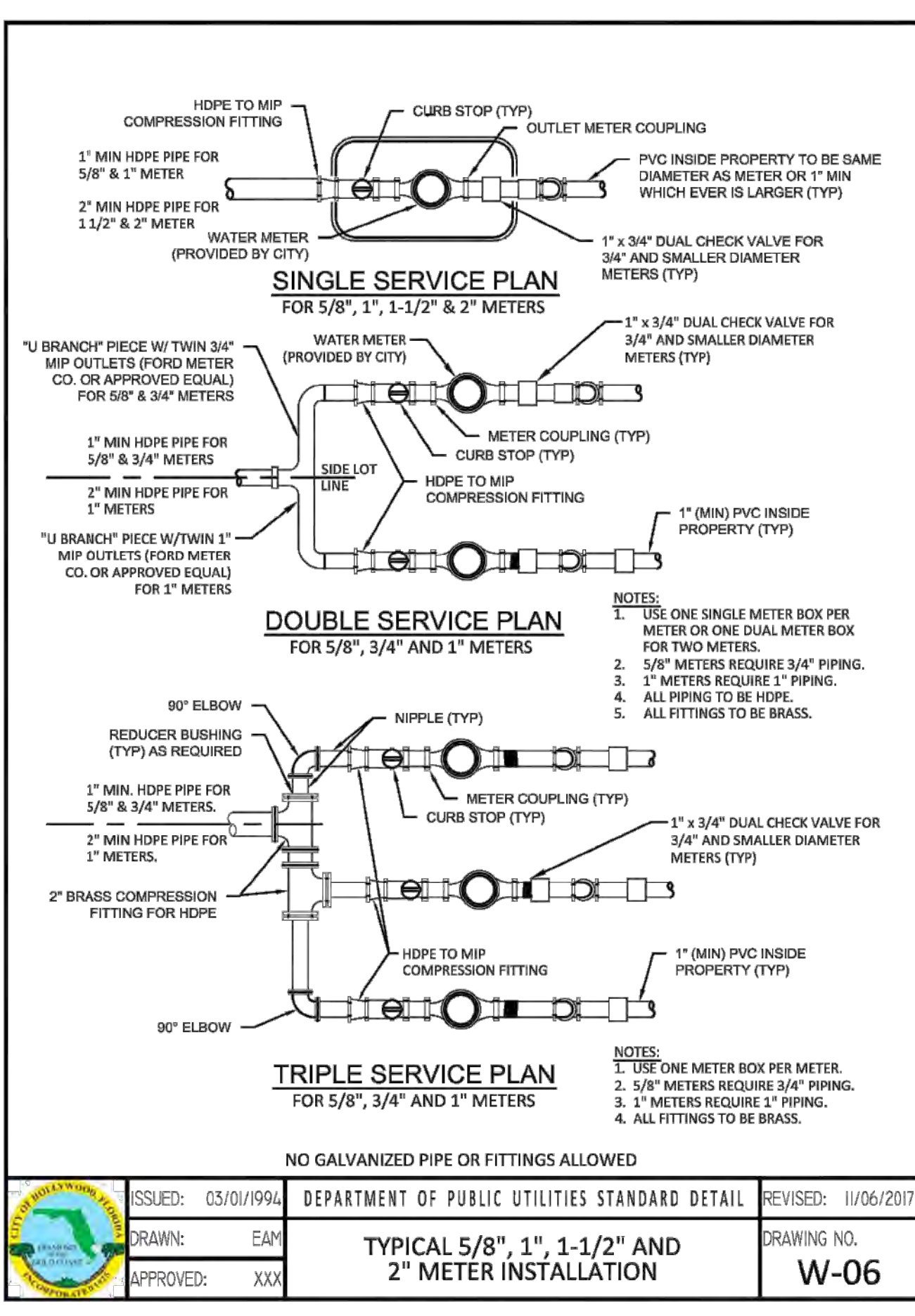
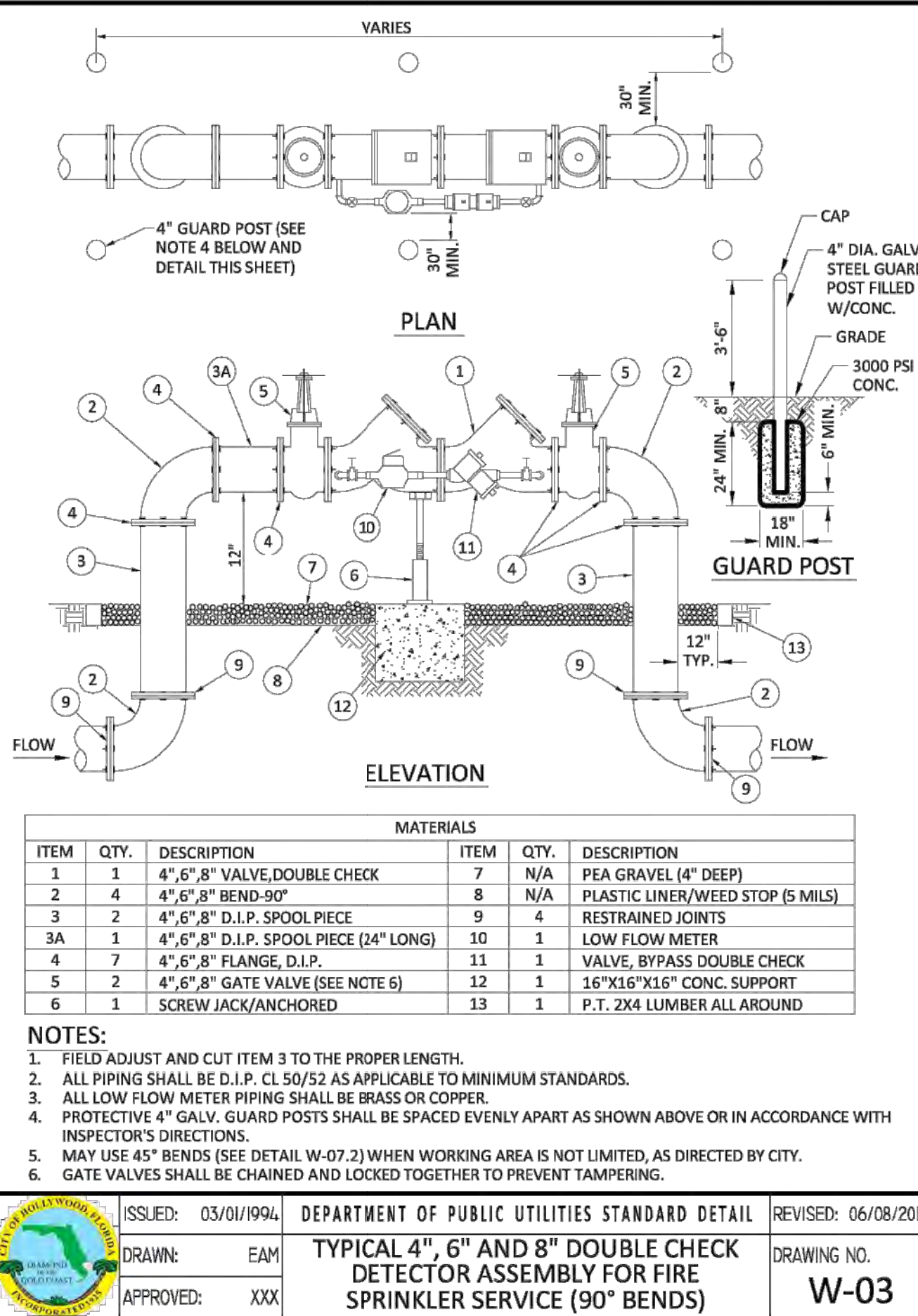
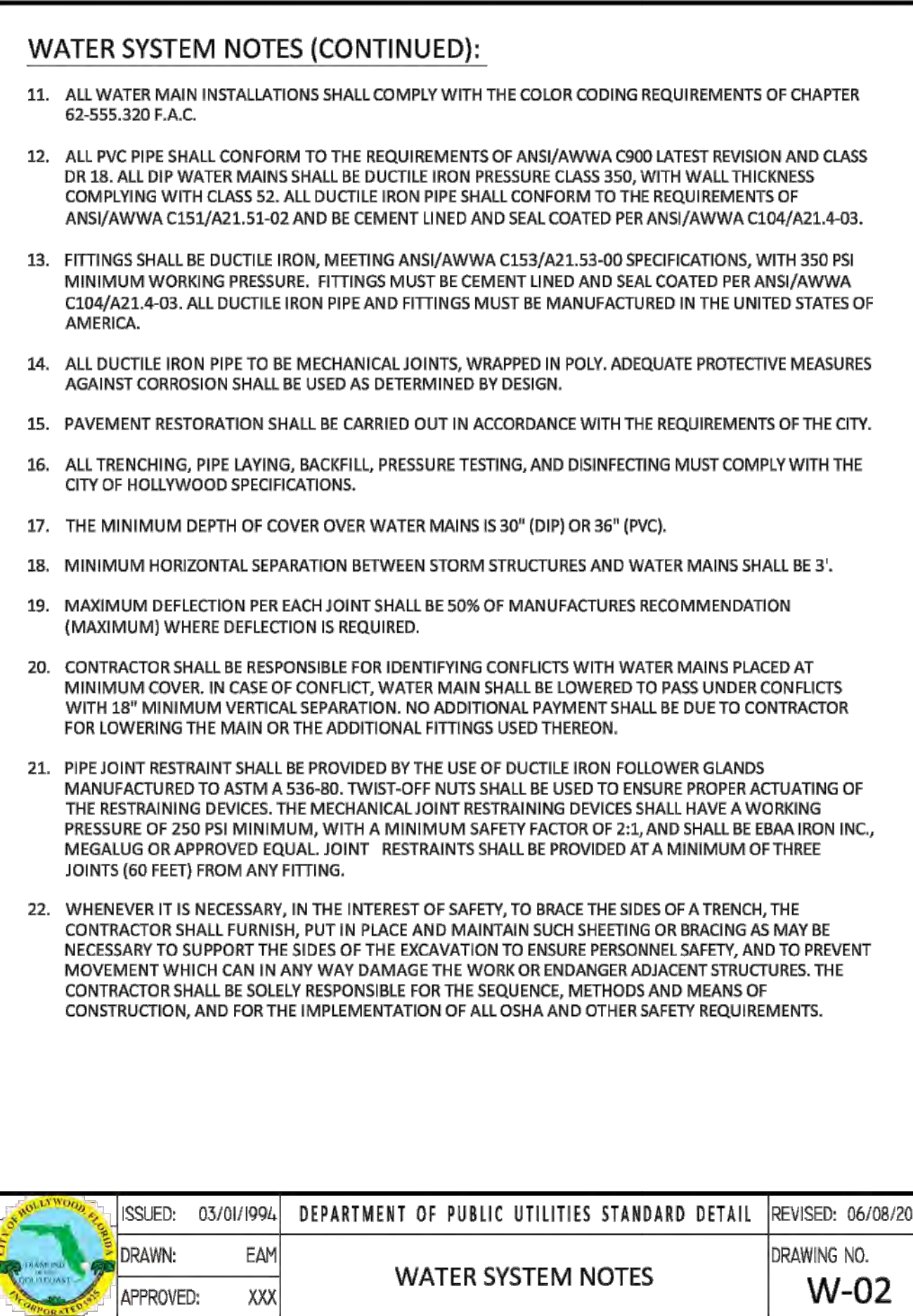
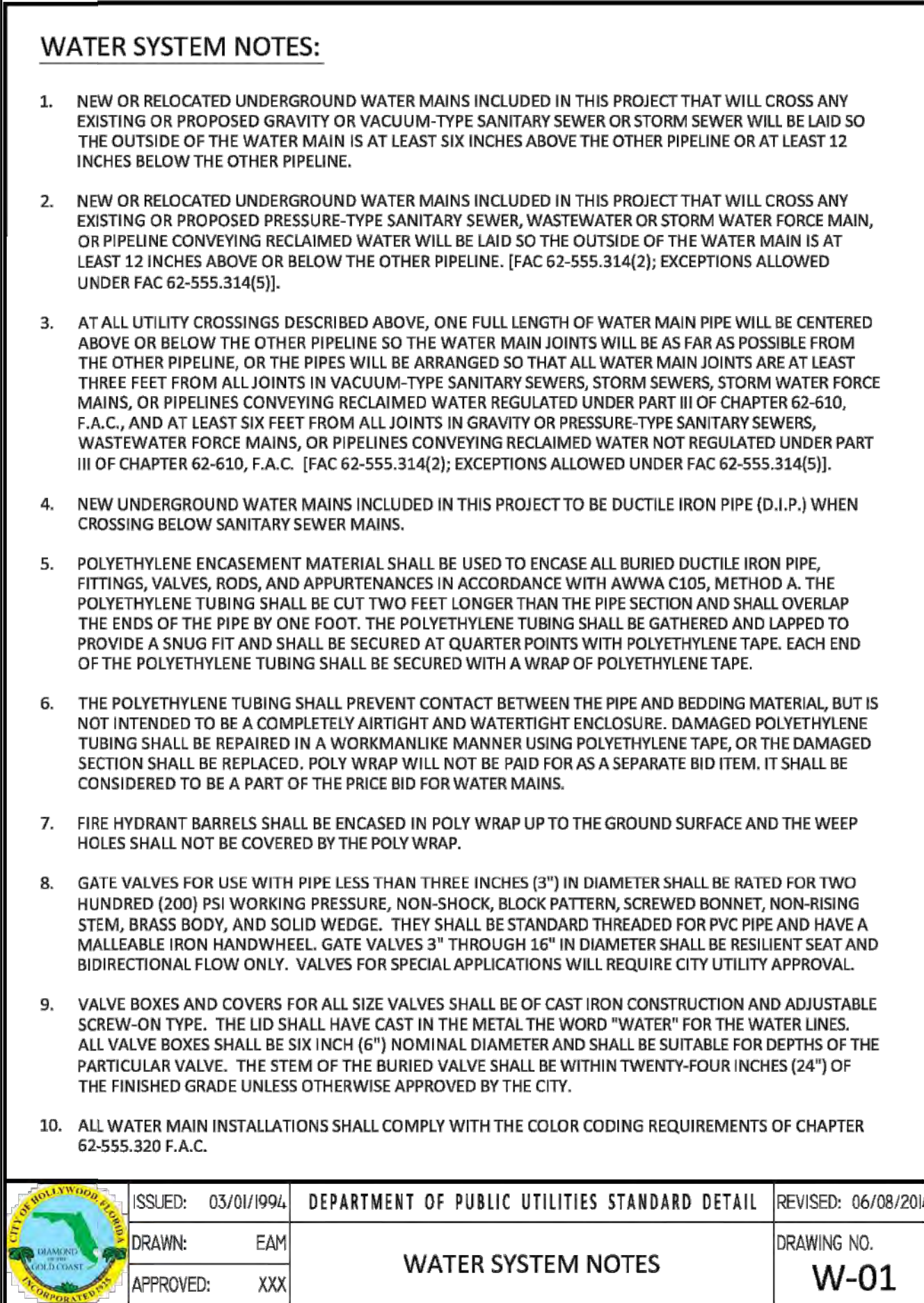
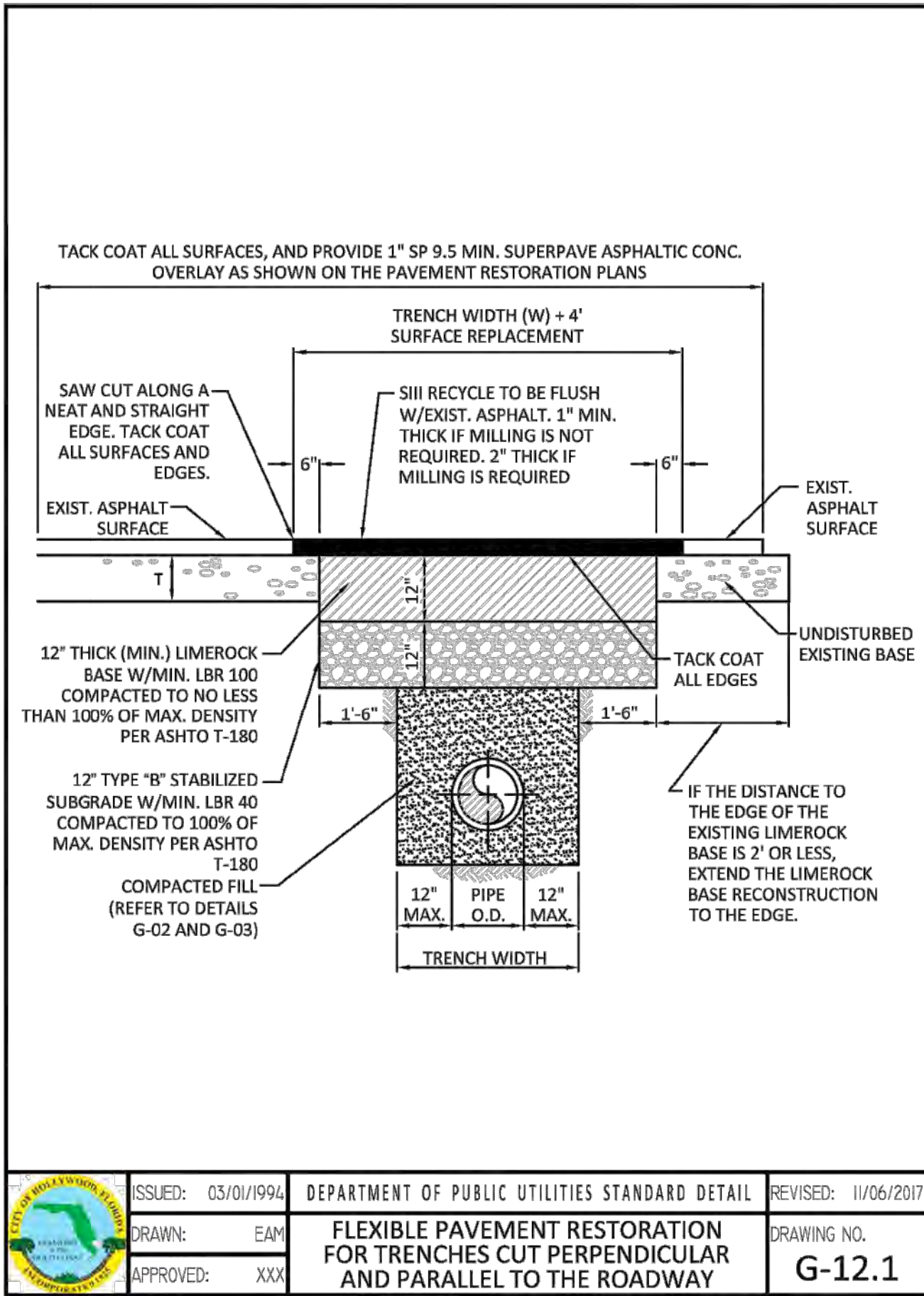
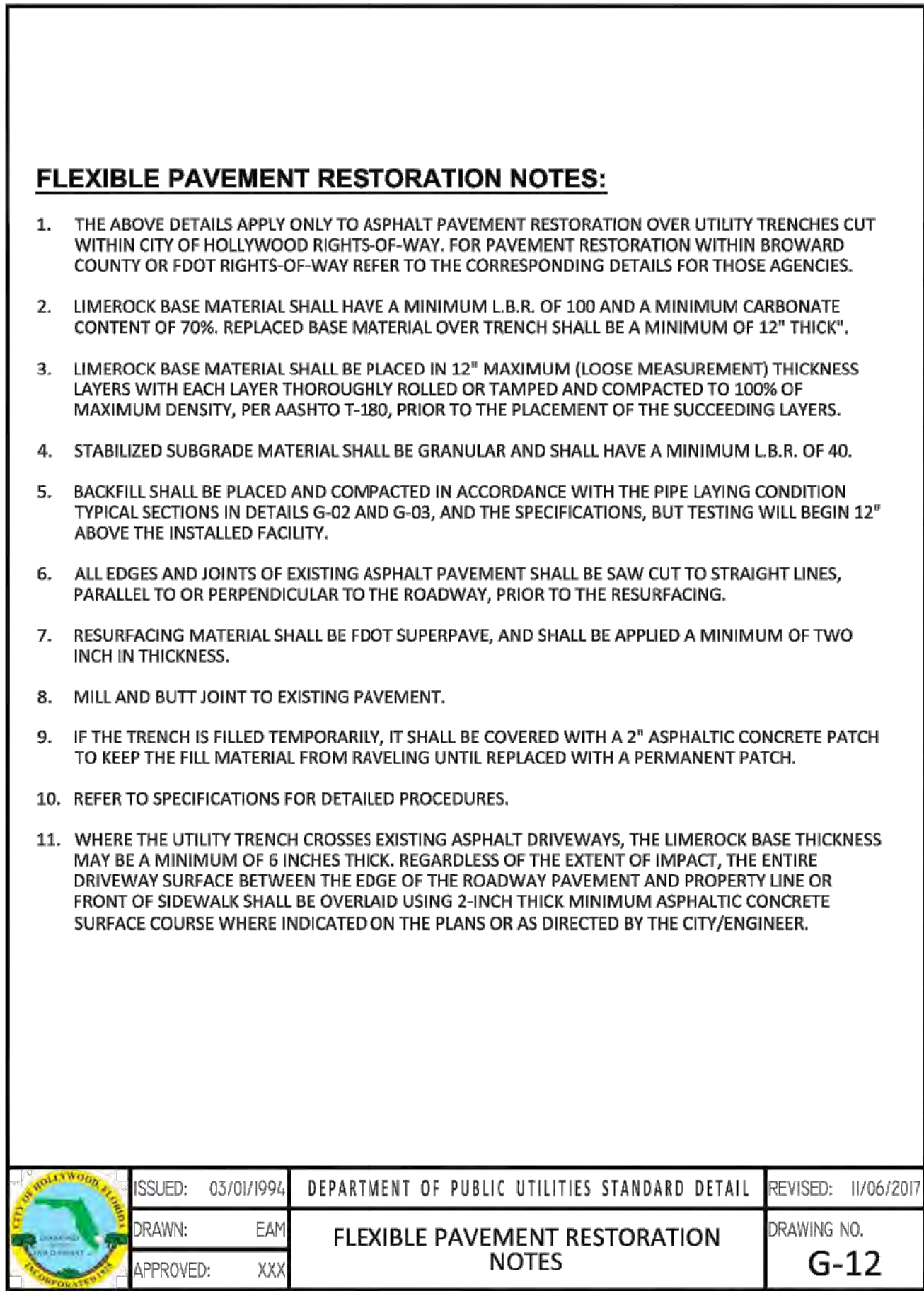
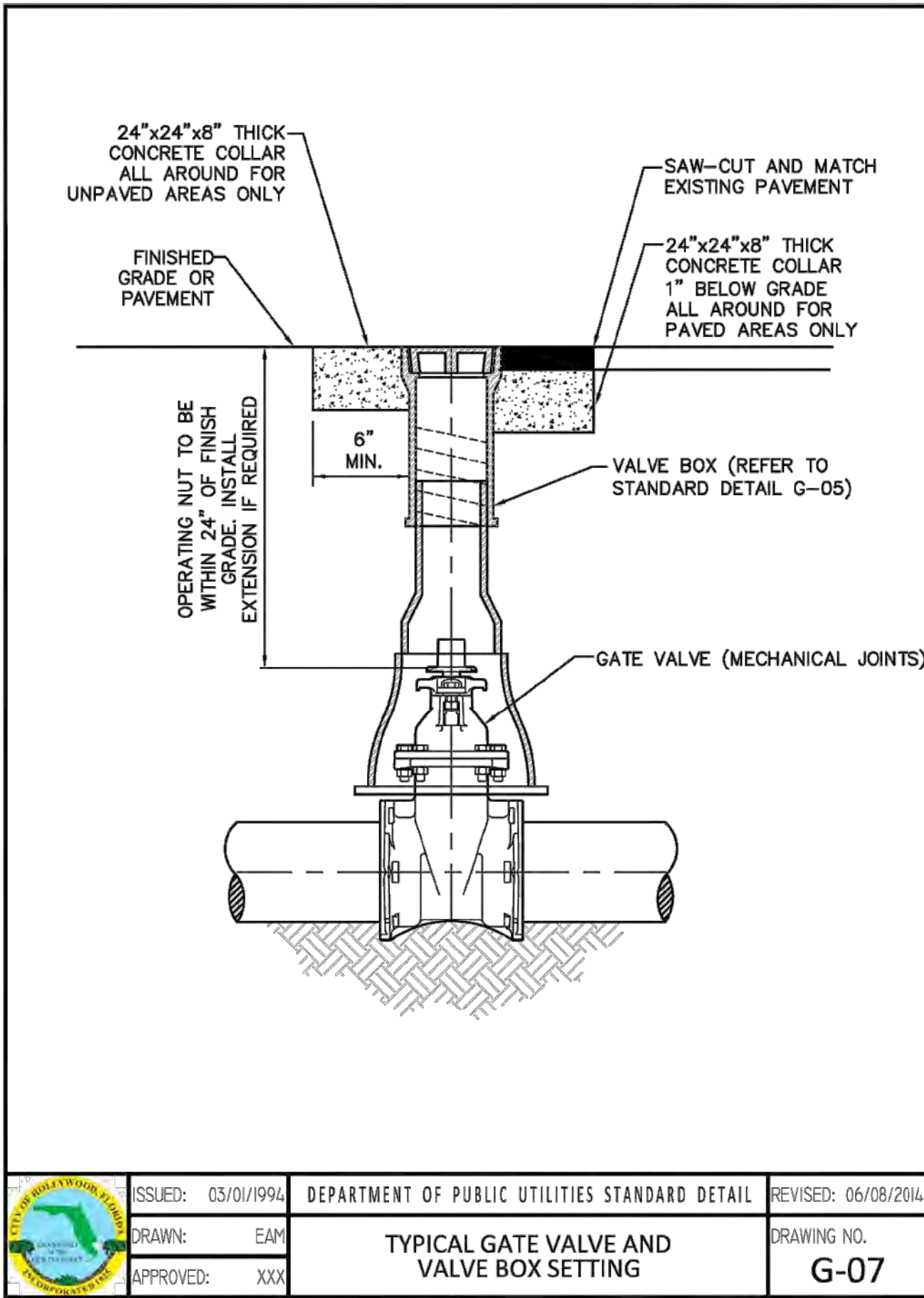
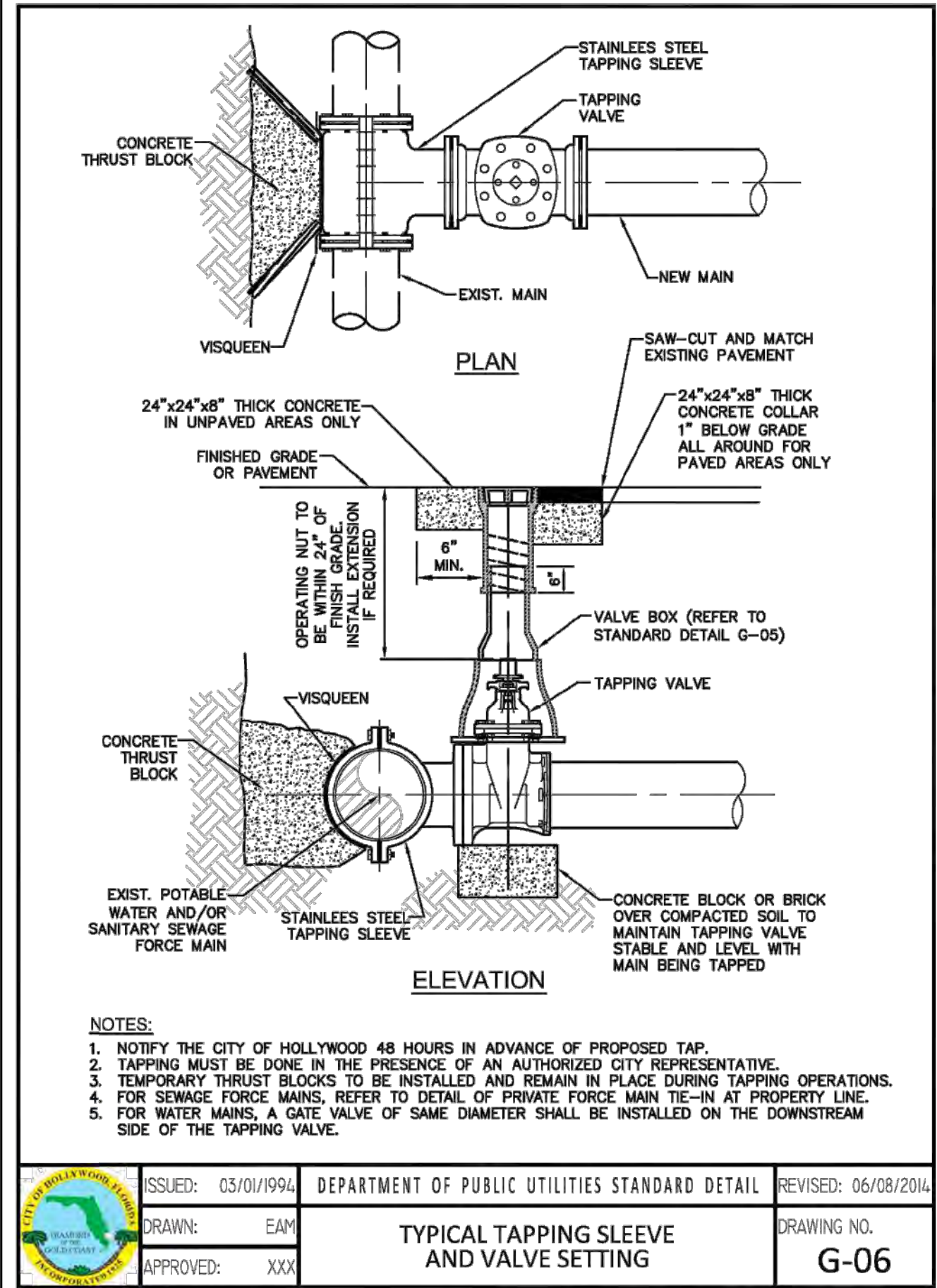
PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	

C-1.2

OF SHEETS



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 82 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROS@LLAROSARCHITECTS.COM

LLR Registered
Architect
AR# - 0017852
AA# - 26003693

REVISION:

BY:

10/16/2023
TAC 1

AG

2/22/2024
TAC 2

AG

6/12/2024
FDB

AG

10/17/2024
FDB

AG

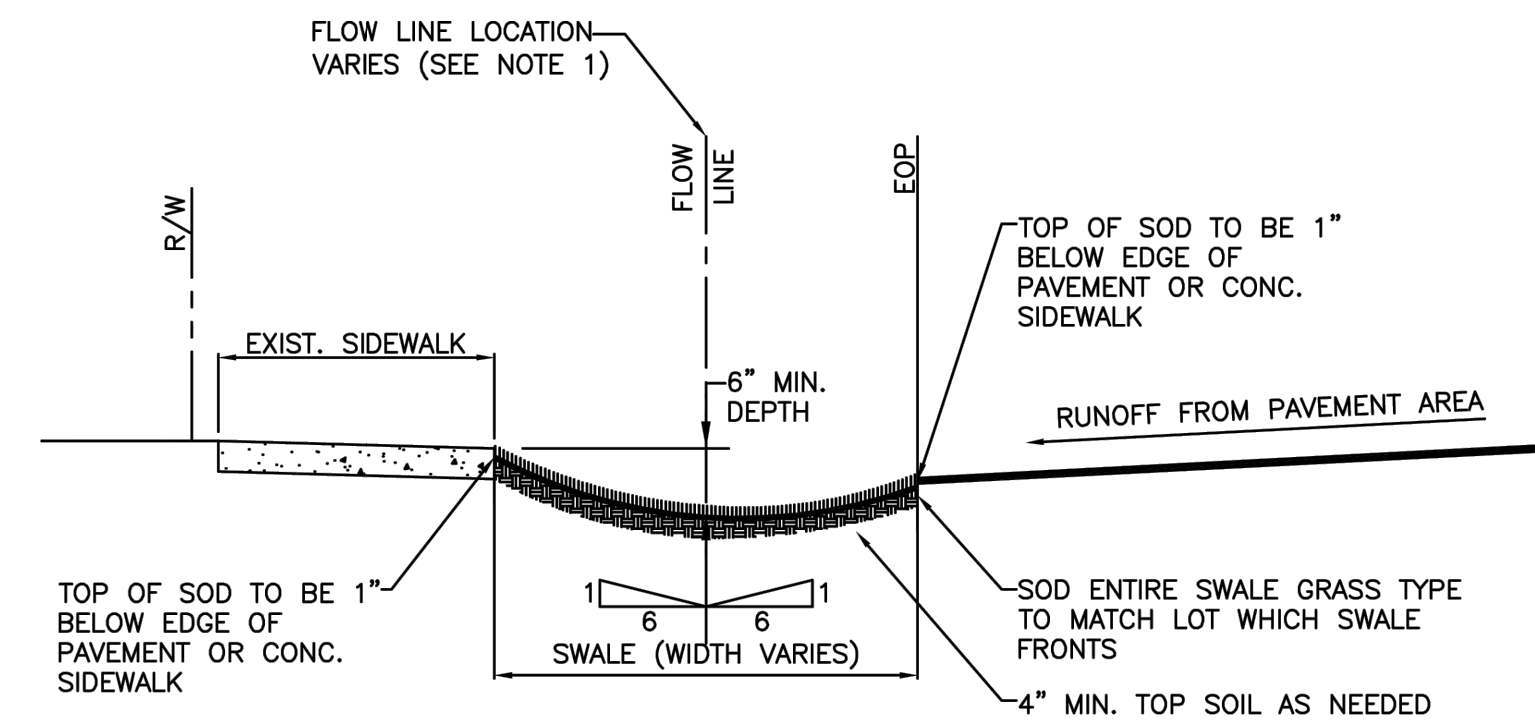
PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN
CHECKED
DATE
SCALE
JOB. NO.
SHEET

CC.
LLR
04-10-2023
AS NOTED
023-009

C-1.3
OF SHEETS



- NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
 2. TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.:
	APPROVED: JG		C-32

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.:
	APPROVED: JG		C-33

REVISION:	BY:
1 10/6/2023 TAC 1	AG.
2 2/22/2024 TAC 2	AG.
3 6/12/2024 PDB	AG.
4 10/7/2024 PDB	AG.

PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-003
SHEET	

C-1.3B

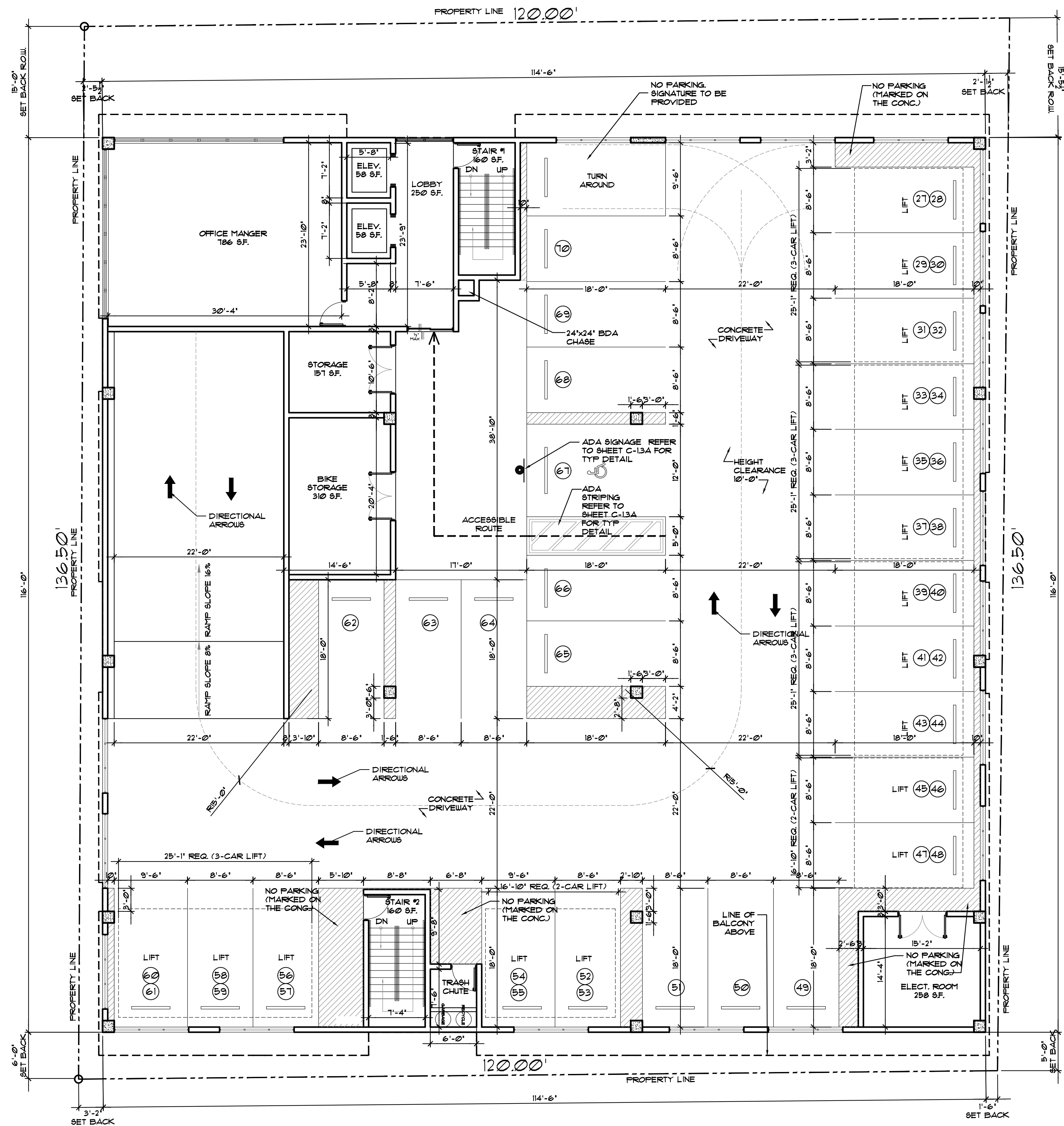


REVISION:	BY:
1 10/16/2023 TAC 1	A.G.
2 2/22/2024 TAC 2	A.G.
3 6/12/2024 FDB	A.G.
4 10/17/2024 FDB	A.G.

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	L.R.
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-003
SHEET	C-1.4
OF	SHEETS

HATCH LEGEND	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	GRASS ON PARKWAY
	NO PARKING STRIPING



03/11/2025 AG
03/11/2025 FDB AG
03/11/2025 FDB AG



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

REVISION:	BY:
1 10/16/2023 TAC 1	AG
2 2/22/2024 TAC 2	AG
3 6/12/2024 FDB	AG
4 10/11/2024 FDB	AG

PROPOSED 49-UNIT MULTI-FAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
1834-1840 MAYO STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	04-10-2023
SCALE	AS NOTED
JOB. NO.	023-009
SHEET	

C-1.4A
OF SHEETS



-
- The drawing consists of two parts: an elevation view at the top and a section view at the bottom.
- ELEVATION:** Shows a vertical post labeled "OPTIONAL POST POSITIONS" and a "PRINCIPAL POST POSITION (CANTED 20° TOWARD FLOW)". The canted post is labeled "20°±". A "VERTICAL" line indicates the post's orientation. The post is labeled "POST OPTIONS: SOFTWOOD 2 1/2\" DIA. SOFTWOOD 2\"X4\" HARDWOOD 1 1/2\" X 1 1/2\" STEEL 1.33 LBS/FT". A "FILTER FABRIC" is shown attached to the post, and a "SILT FLOW" arrow indicates the direction of water flow.
- SECTION:** Shows a cross-section of the silt fence. The fence is labeled "SECTION" and "TEMPORARY SILT FENCE". It consists of a "6\" MAX." wide fabric filled with "GROUND LINE" material. The fabric is labeled "FILTER FABRIC (IN CONFORMANCE WITH SEC. 985 FDOT SPEC.)". The section view shows a "3\" OR MORE" thick layer of material on the left, with dimensions "12\" 24\" MIN." and "8\" MIN." indicated.
- TEMPORARY SILT FENCE**
1. SILT FENCES (EROSION CONTROL FENCE) (▬ — — ▬) SHALL BE PROVIDED AS SHOWN ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE
 2. THE SILT FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN & CONSTRUCTION FENCE
 3. A PERIMETER SIX FOOT HIGH CHAIN LINK FENCE COVERED WITH A WIND SCREEN SHALL BE INSTALLED ALONG THE PROPERTY LINE

Landscape Data:

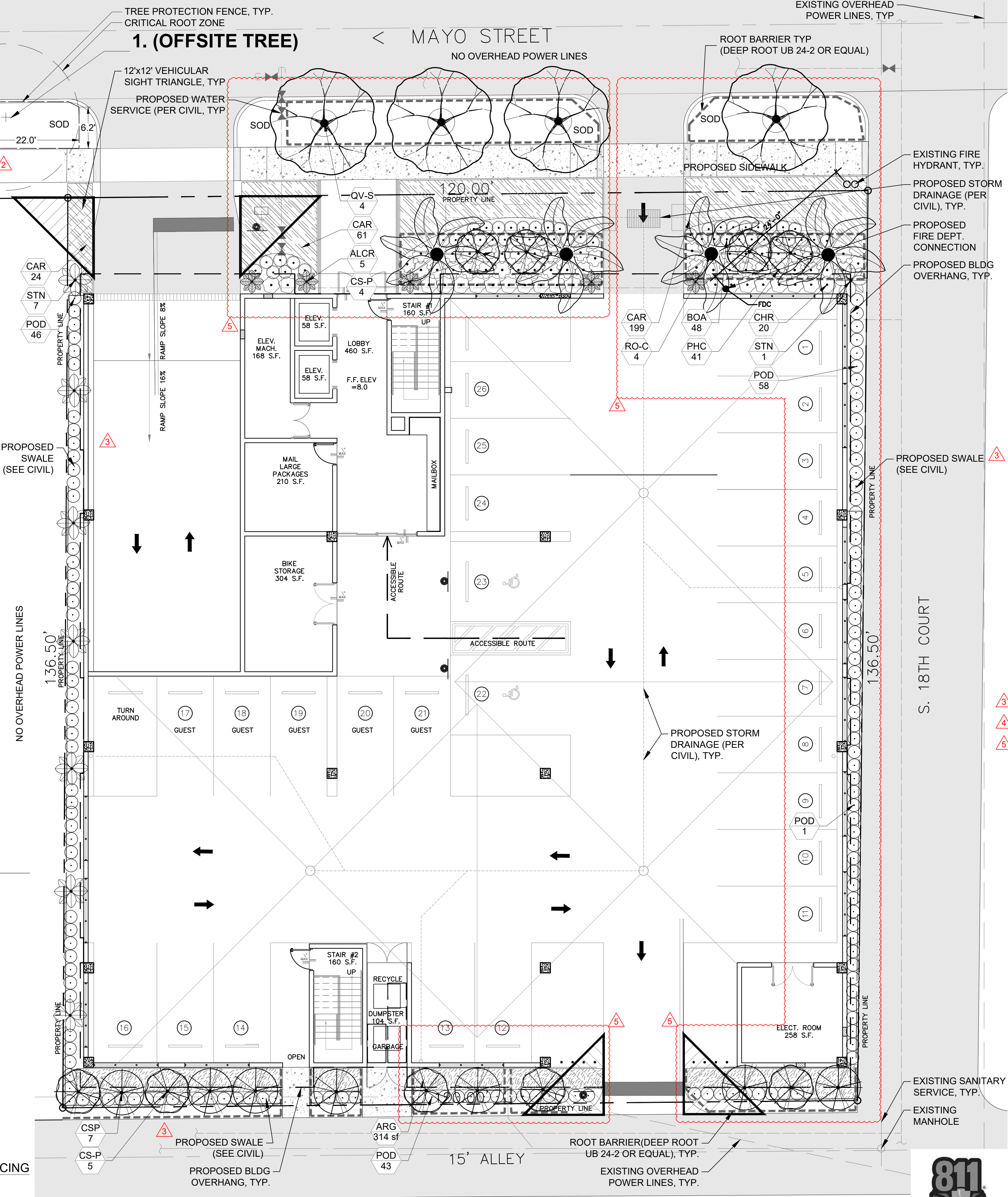
RAC Zoning - FH-2 (Federal Highway Medium-High Intensity Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	4 Trees (120'/30)	4 Trees (See Schedule)
Residential Uses 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.	16 Trees (308'/20)	16 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	2,748 sf Landscape (10,993 sf x .25)	2,810 sf Landscape
Minimum Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.		
Ground Floor: 2,810 sf	3 Trees	4 Trees
Third (3rd) Floor: 225 sf	0 Trees	0 Trees
Fourth & Fifth (4rd & 5th) Floor: 227 sf (total)	0 Trees	0 Trees
Sixth (6rd) Floor: 173 sf	0 Trees	0 Trees
Total Required:	4 Trees (3,435 SF)	4 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	17 Trees (60%)	28 Trees (100%)

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.
- All landscape to have a 1 year warranty after final acceptance.
- Landscaping may impede onsite grass swale stormwater runoff capacity as proposed on Civil Engineering plans.

Overall Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
CODE TREES						
RO-C	4	Roystonea regia	Florida/Cuban Royal Palm	FG, 10' GW, SGL, SP, MATCHING	Yes	
PERIMETER TREES						
CS-P	9	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
CSP	7	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	
STREET TREES						
QV-S	4	Quercus virginiana	Southern Live Oak	FG, 18' HT x 10" SPR, 6" DBH, F, SP	Yes	
SHRUBS						
ALCR	5	Alcantarea imperialis 'Rubra'	Rubra Imperial Bromeliad	15G, 3'-4' OA, SP	No	
BOA	48	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No	
CHR	20	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" OA, F,	Yes	
PHC	41	Philodendron 'Rojo Congo'	Red Congo Philodendron	3G, 24" OA, F,	No	
PHX	38	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No	
POD	147	Podocarpus macrophyllus	Podocarpus	CG, 48" HT x 24" SPR, FTB	No	
STN	8	Streitzia nicolai	White Bird of Paradise	15G, 5'-6' HT, 5PP, F, SP	No	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
GROUND COVERS						
ARG	314	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	
CAR	284	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.
SOD		Stenotaphrum secundatum	St. Augustine	Sod, Free of Weeds, Pests, Debris	Yes	



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

Project Team

Landscape Architect:

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

Architect:

LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLANDAS@LANDARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

1840 MAYO STREET LLC

1834-1840 Mayo Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
6.19.23	BW	Initial Submittal
8.21.23	BW	Revised
04.30.24	DC	Revised per Site Plan
06.18.24	DC	Revised per Site Plan
10.15.24	DC	Revised per Site Plan
04.24.25	DC	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6668807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-01

Know what's below.
Call before you dig.



2

SHRUBS

- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.

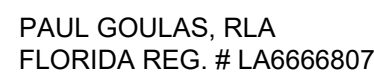
NOTE: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
1840 MAYO STREET LLC
 1834-1840 Mayo Street, Hollywood, FL 33020
3rd Floor Landscape Plan

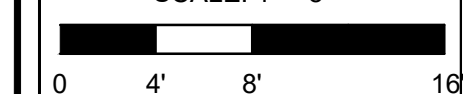
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4

5



SCALE: 1" = 8'



L-02

4th Floor Plant Schedule:

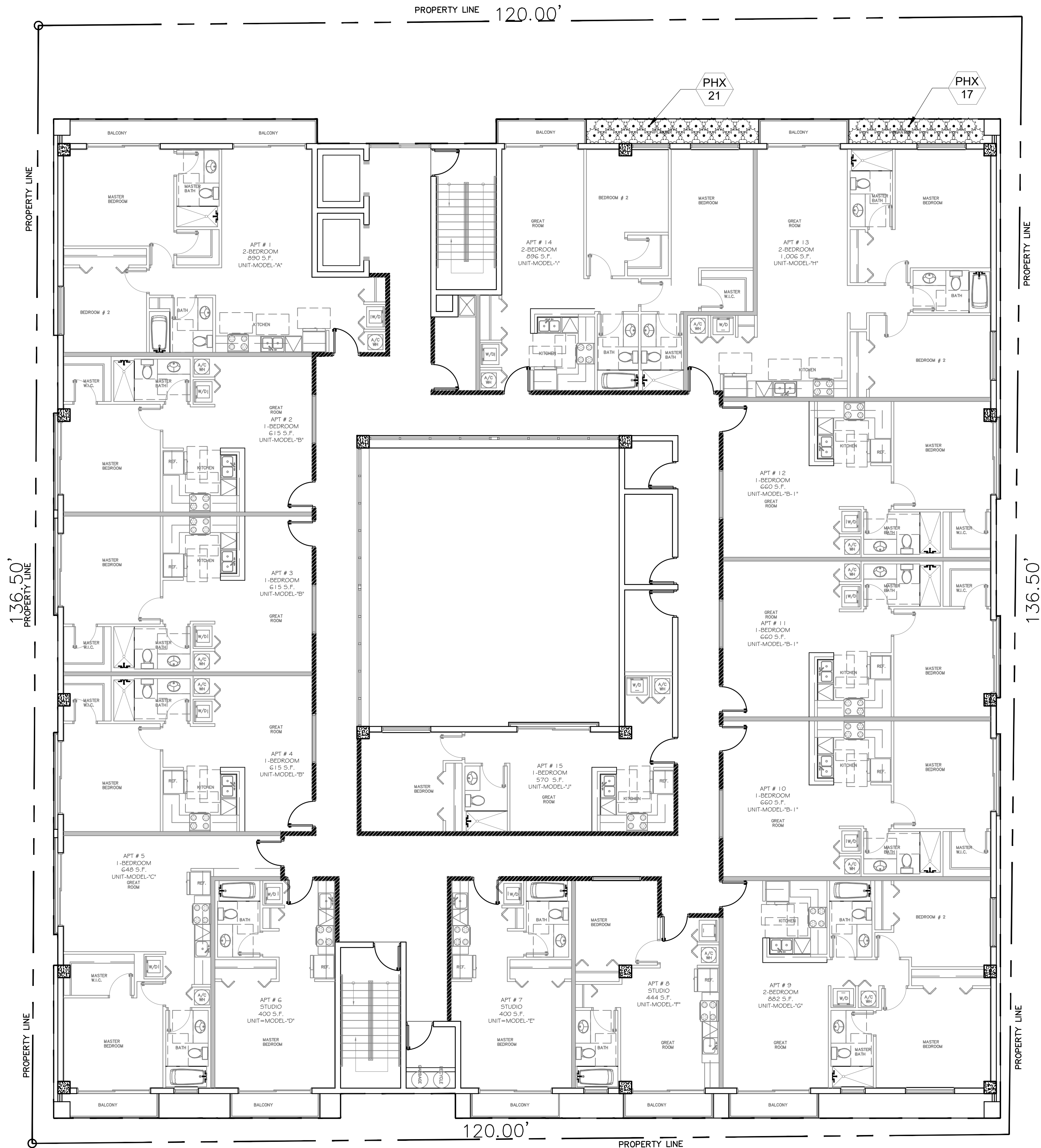
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS					
PHX	38	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No

5th Floor Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS					
PHX	38	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No

Breezeway Notes:

- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.



4th & 5th Floor

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

Project Team

Landscape Architect:

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

Architect:

LR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSA@LRAROSAARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

1840 MAYO STREET LLC

1834-1840 Mayo Street, Hollywood, FL 33020

4th & 5th Floor Landscape Plan

Revisions		
Date	Init.	Description
6.19.23	BW	Initial Submittal
8.21.23	BW	Revised
04.30.24	DC	Revised per Site Plan
06.18.24	DC	Revised per Site Plan
10.15.24	DC	Revised per Site Plan
04.24.25	DC	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

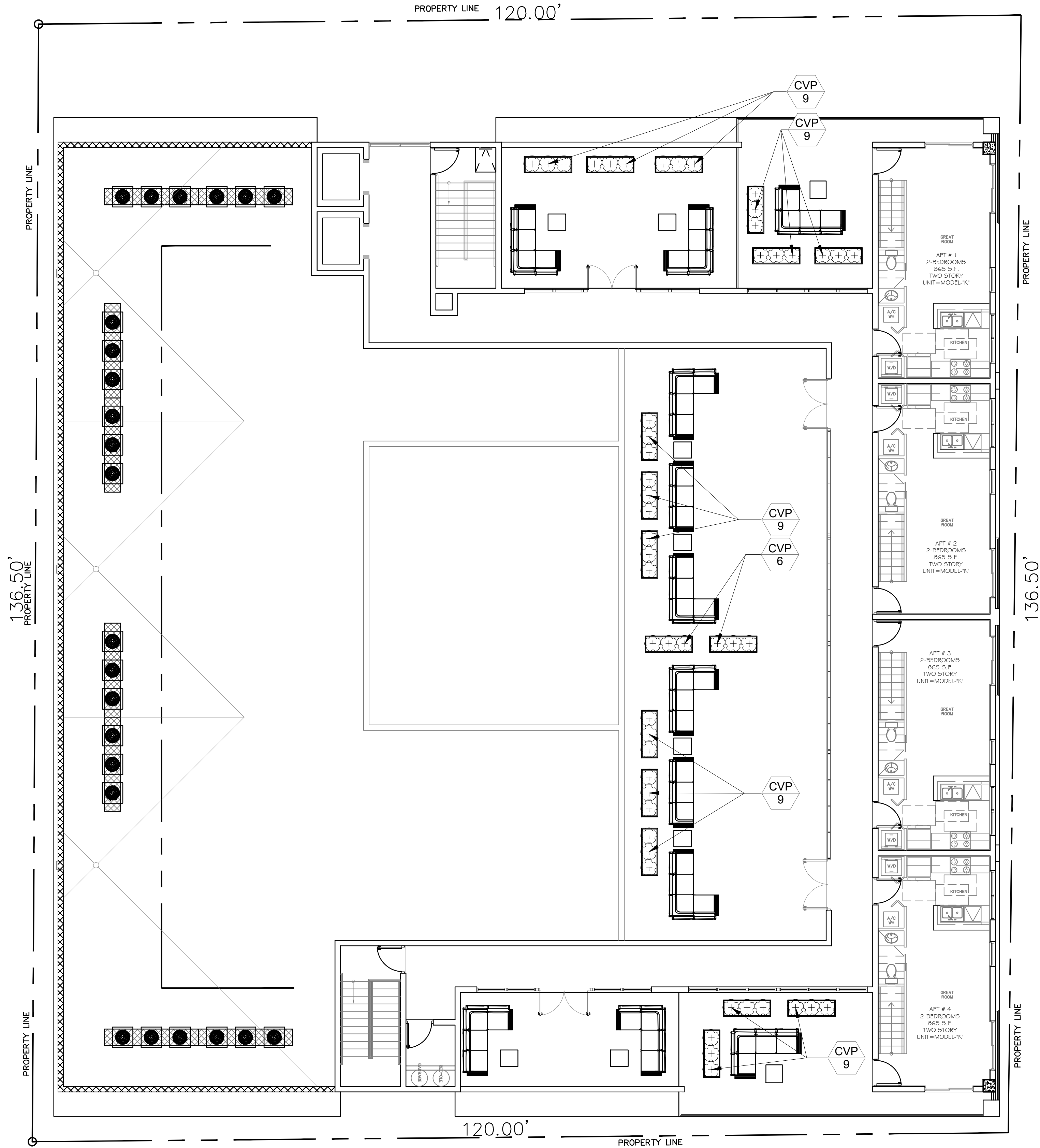
2 L-03

6th Floor Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS					
CVP	51	Codiaeum variegatum 'Petra'	Bravo Croton	3G, 24" OA, F,	No

Breezeway Notes:

- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.



6th Floor

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

Project Team

Landscape Architect:

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

Architect:

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ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

1840 MAYO STREET LLC

1834-1840 Mayo Street, Hollywood, FL 33020

6th Floor Landscape Plan

Revisions		
Date	Init.	Description
6.19.23	BW	Initial Submittal
8.21.23	BW	Revised
04.30.24	DC	Revised per Site Plan
06.18.24	DC	Revised per Site Plan
10.15.24	DC	Revised per Site Plan
04.24.25	DC	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-04

Existing Trees to Remain:

1. *Quercus virginiana*, Live Oak, 14" DBH, 30' Height, 22 Canopy Spread (OFFSITE)

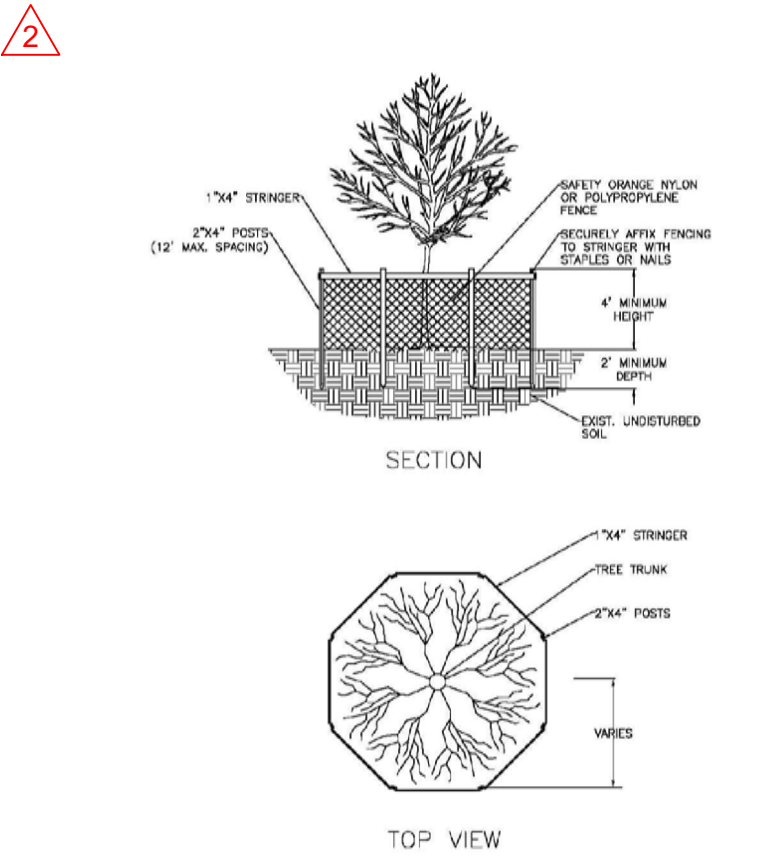
Existing Trees to be Removed:

2. *Quercus virginiana*, Live Oak, 12" DBH, 28' Height, 18' Canopy Spread
3. *Arecaceae sp.*, Palm, 6" DBH, 10' Height, 6' Canopy Spread
4. *Arecaceae sp.*, Palm, 6" DBH, 10' Height, 6' Canopy Spread
5. *Arecaceae sp.*, Palm, 4" DBH, 32' Height, 6' Canopy Spread
6. *Arecaceae sp.*, Palm, 15" DBH, 15' Height, 10' Canopy Spread
7. *Mangifera indica*, Mango, 6" DBH, 12' Height, 12' Canopy Spread
8. *Unidentified*, Tree, 6" DBH, 15' Height, 12' Canopy Spread
9. *Delonix regia.*, Royal Poinciana, 4" DBH, 18' Height, 10' Canopy Spread
10. *Delonix regia.*, Royal Poinciana, 14" DBH, 18' Height, 13' Canopy Spread
11. *Delonix regia.*, Royal Poinciana, 4" DBH, 18' Height, 10' Canopy Spread
12. *Delonix regia.*, Royal Poinciana, 13" DBH, 20' Height, 14' Canopy Spread
13. *Arecaceae sp.*, Palm, 4" DBH, 30' Height, 6' Canopy Spread
14. *Arecaceae sp.*, Palm, 12" DBH, 12' Height, 10' Canopy Spread
15. *Arecaceae sp.*, Palm, 12" DBH, 20' Height, 16' Canopy Spread
16. *Swietenia mahogani*, Mahogany, 48" DBH, 40' Height, 32' Canopy Spread

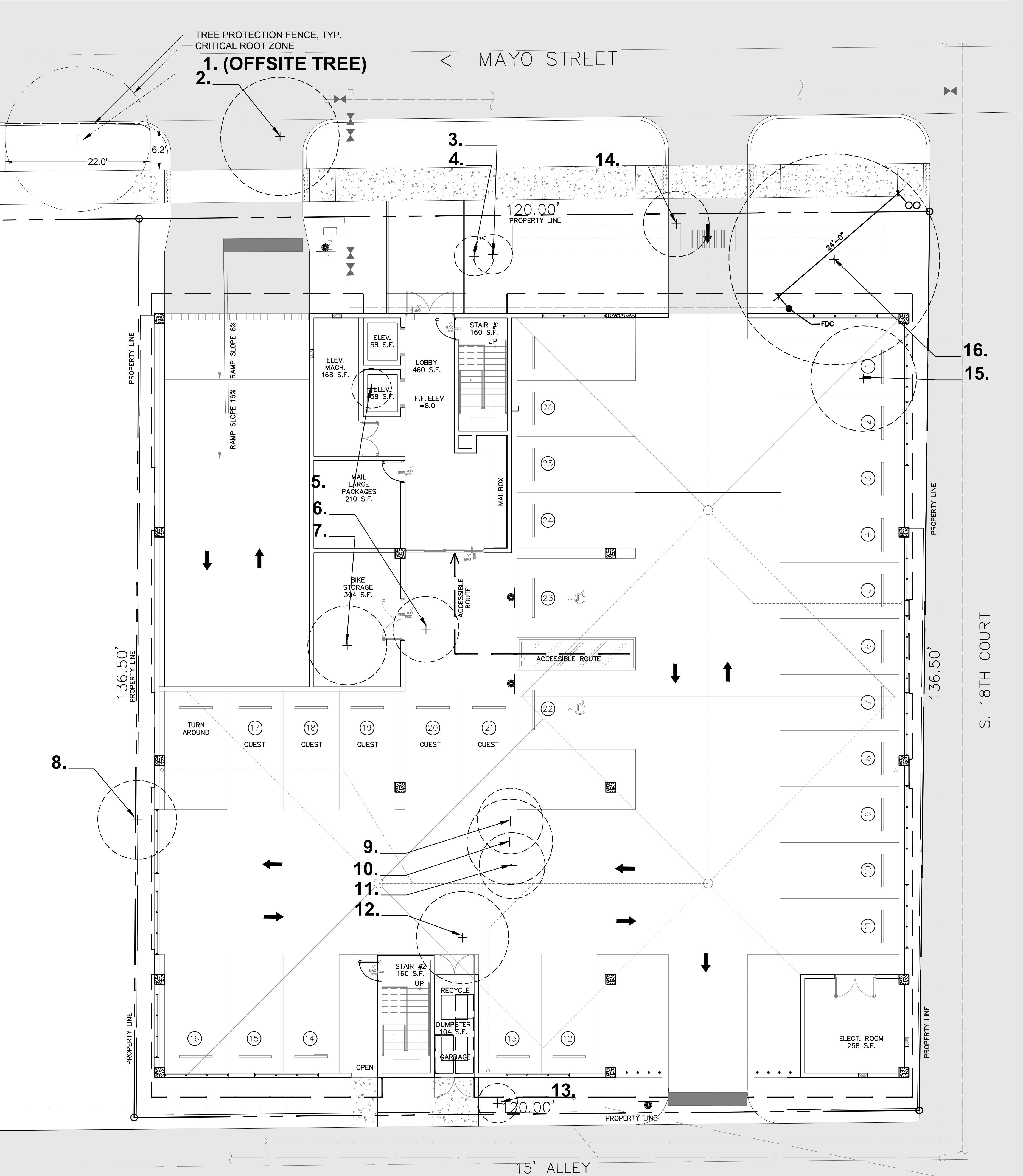
Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
<i>Quercus virginiana</i> , Live Oak, 12" DBH, 28' Height, 18' Canopy Spread	\$2,100 Payment Contribution (\$350 / 2"DBH @ 12")
<i>Arecaceae sp.</i> , Palm 6" DBH, 10' Height, 6' Canopy Spread	\$350 Payment Contribution (\$350 / Palm) ⚠
<i>Arecaceae sp.</i> , Palm 6" DBH, 10' Height, 6' Canopy Spread	\$350 Payment Contribution (\$350 / Palm) ⚠
<i>Arecaceae sp.</i> , Palm 4" DBH, 32' Height, 6' Canopy Spread	\$350 Payment Contribution (\$350 / Palm) ⚠
<i>Arecaceae sp.</i> , Palm 15" DBH, 15' Height, 10' Canopy Spread	\$350 Payment Contribution (\$350 / Palm) ⚠
<i>Mangifera indica</i> , Mango, 6" DBH, 12' Height, 12' Canopy Spread	\$1,050 Payment Contribution (\$350 / 2"DBH @ 6")
<i>Unidentified</i> , Tree, 6" DBH, 15' Height, 12' Canopy Spread	\$1,050 Payment Contribution (\$350 / 2"DBH @ 6")
<i>Delonix regia.</i> , Royal Poinciana, 4" DBH, 18' Height, 10' Canopy Spread	\$700 Payment Contribution (\$350 / 2"DBH @ 4")
<i>Delonix regia.</i> , Royal Poinciana, 14" DBH, 18' Height, 13' Canopy Spread	\$2,450 Payment Contribution (\$350 / 2"DBH @ 14")
<i>Delonix regia.</i> , Royal Poinciana, 4" DBH, 18' Height, 10' Canopy Spread	\$700 Payment Contribution (\$350 / 2"DBH @ 4")
<i>Delonix regia.</i> , Royal Poinciana, 13" DBH, 20' Height, 14' Canopy Spread	\$2,275 Payment Contribution (\$350 / 2"DBH @ 13")
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 15' Canopy Spread	\$350 Payment Contribution (\$350 / Palm) ⚠
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 15' Canopy Spread	\$350 Payment Contribution (\$350 / Palm) ⚠
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 15' Canopy Spread	\$350 Payment Contribution (\$350 / Palm) ⚠
<i>Swietenia mahogani</i> , Mahogany, 48" DBH, 40' Height, 32' Canopy Spread	\$8,400 Payment Contribution (\$350 / 2"DBH @ 48") ⚠
Total (107" + 7 Palms) required mitigation to be provided by payment to City Tree Fund: \$21,175 Total Payment Required. ⚠	

*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.



TREE PROTECTION DETAIL
NOT TO SCALE



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

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MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
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E-MAIL: LLANDAS@LLRARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

1840 MAYO STREET LLC

1834-1840 Mayo Street, Hollywood, FL 33020

Existing Tree Information

Revisions		
Date	Init.	Description
6.19.23	BW	Initial Submittal
8.21.23	BW	Revised
04.30.24	DC	Revised per Site Plan
06.18.24	DC	Revised per Site Plan
10.15.24	DC	Revised per Site Plan
04.24.25	DC	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-05

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 his/her 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 Superintendent'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 if 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 share 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 scope 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: 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 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 protection from 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 slippage by means of burlap, wood battens or other approved methods. Battens 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 ratios:

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) and 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 interferes 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, drain structures, 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 locations 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 subgrades 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.
 - Leirio 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 drainages 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.

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" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- 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 completion 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

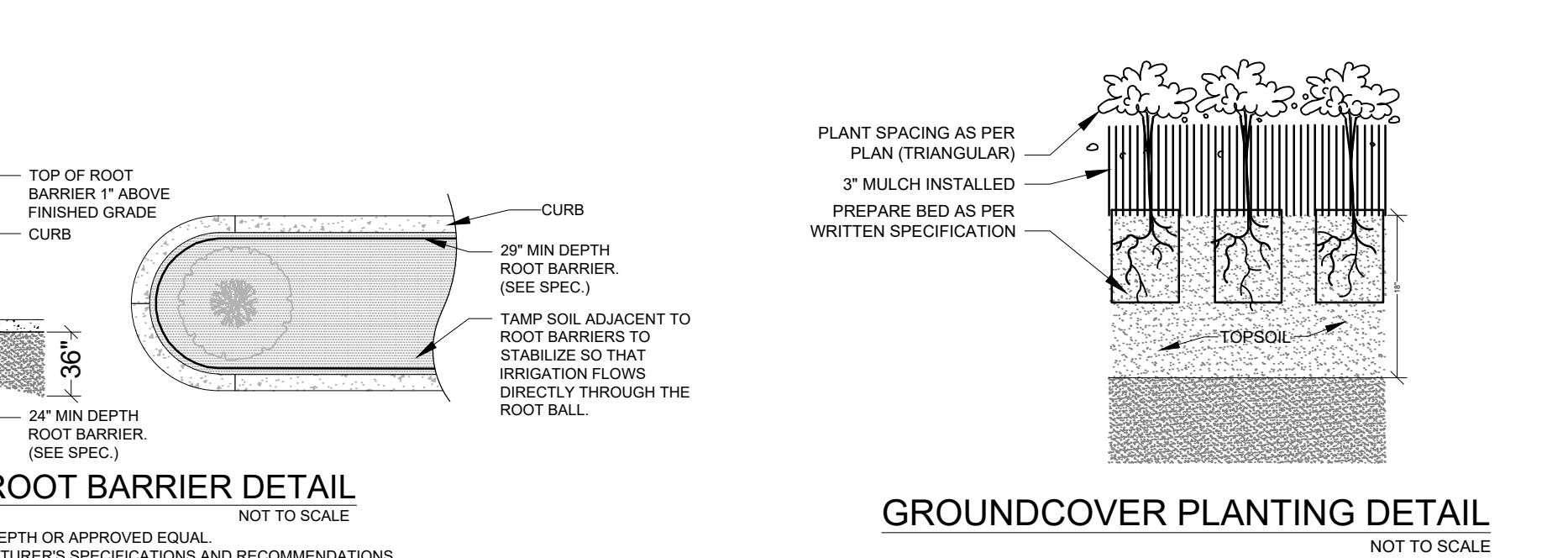
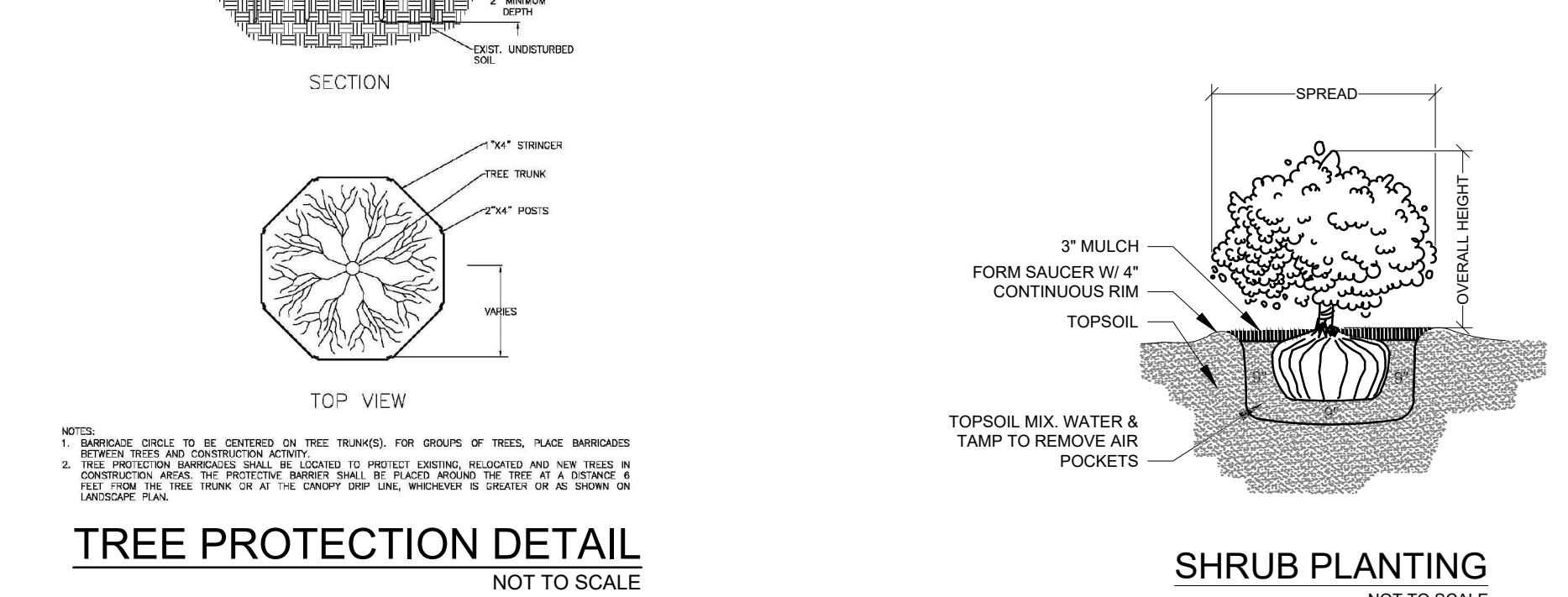
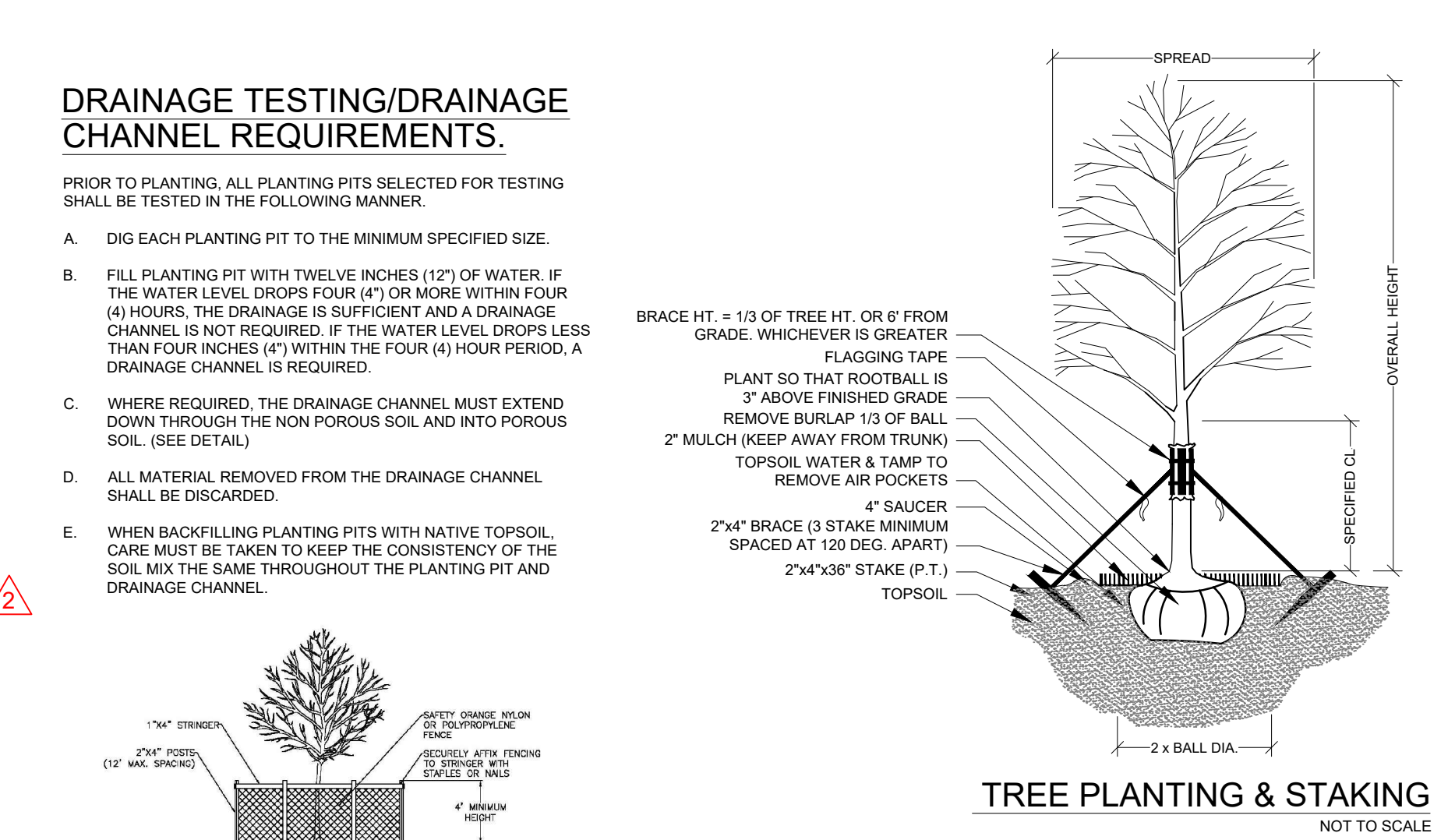
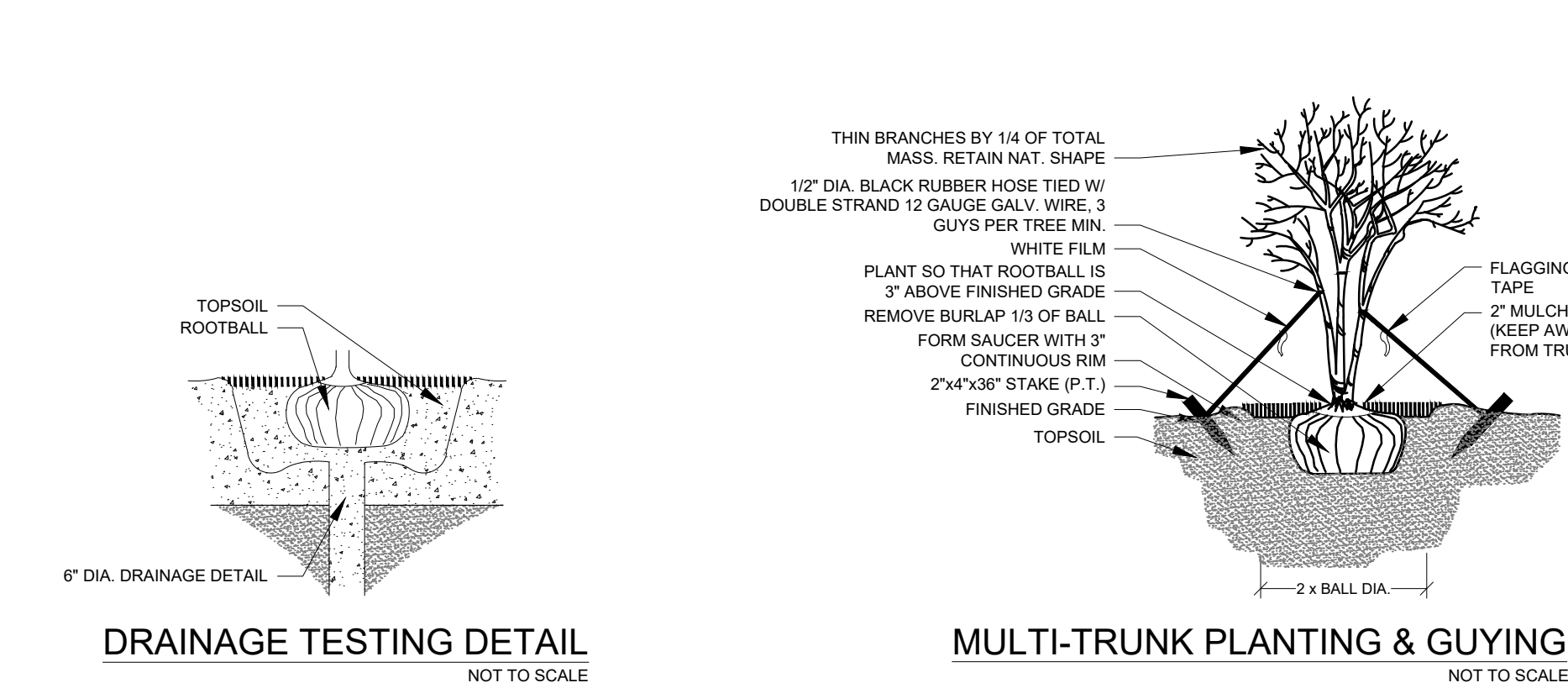
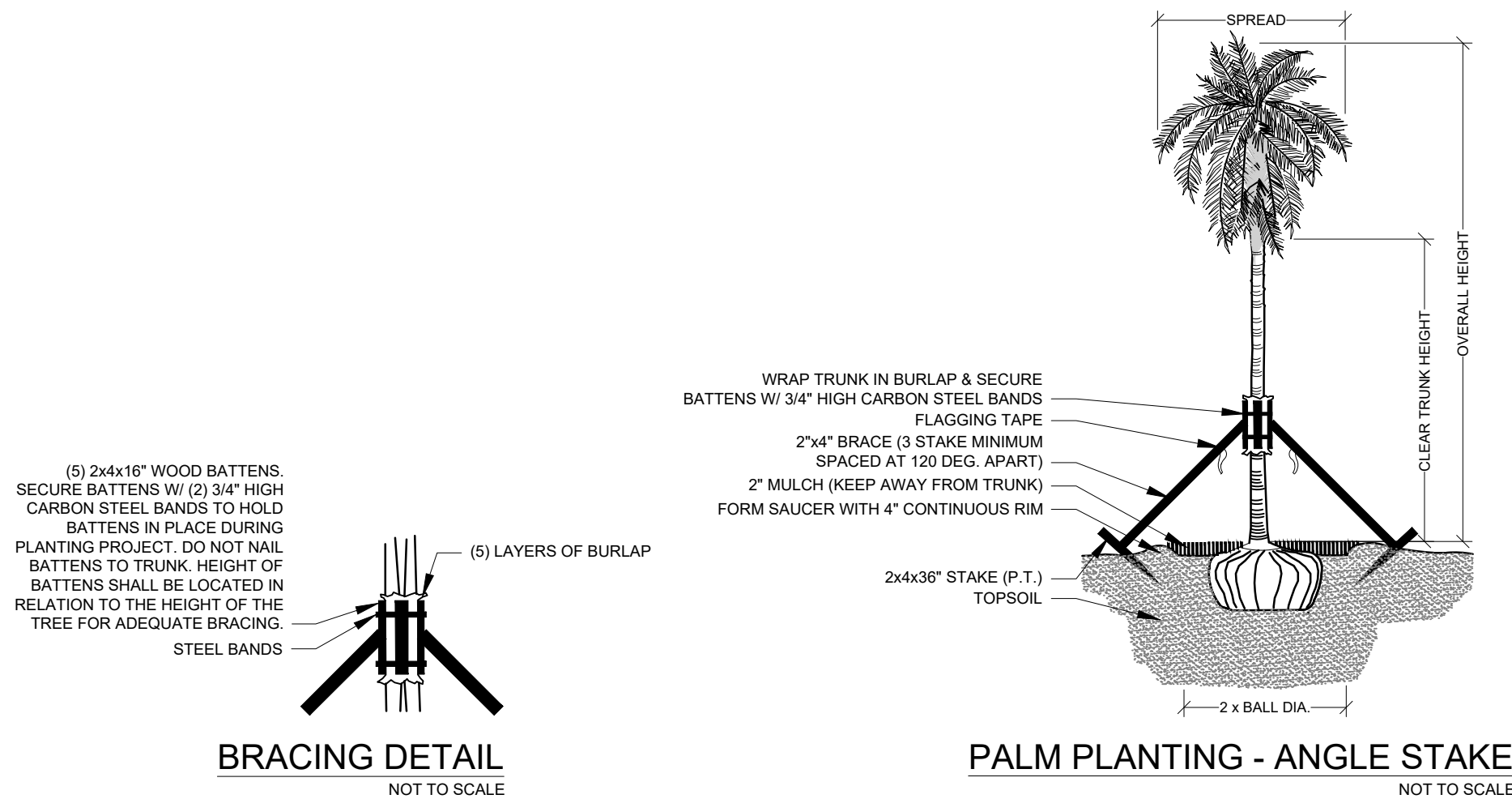
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

- 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.



Project Team

Landscape Architect:

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

Architect:

LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
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E-MAIL: LLR@LASARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

1840 MAYO STREET LLC

1834-1840 Mayo Street, Hollywood, FL 33020

Landscape Details & Specifications

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PAUL A. GOULAS

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STATE OF FLORIDA

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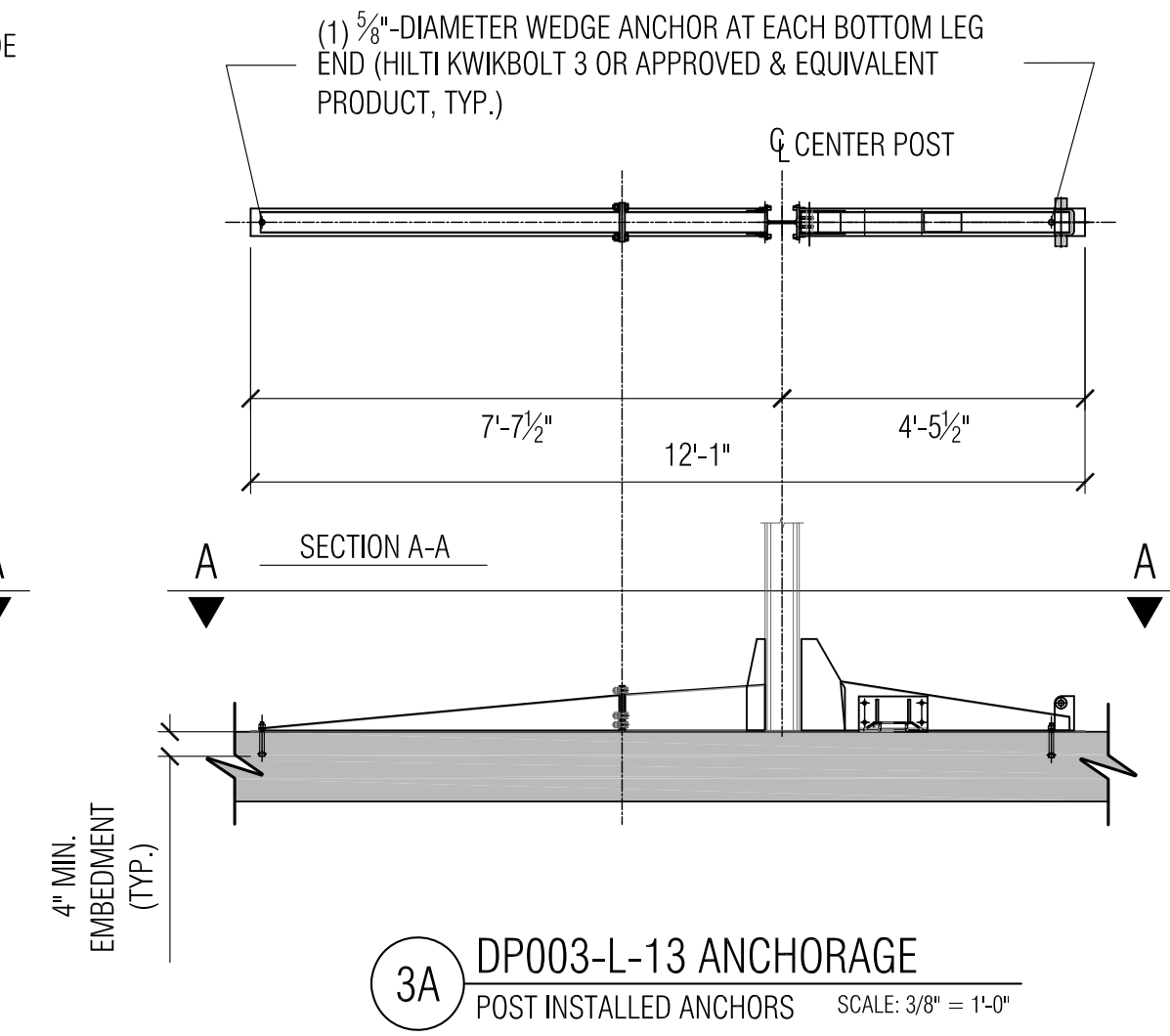
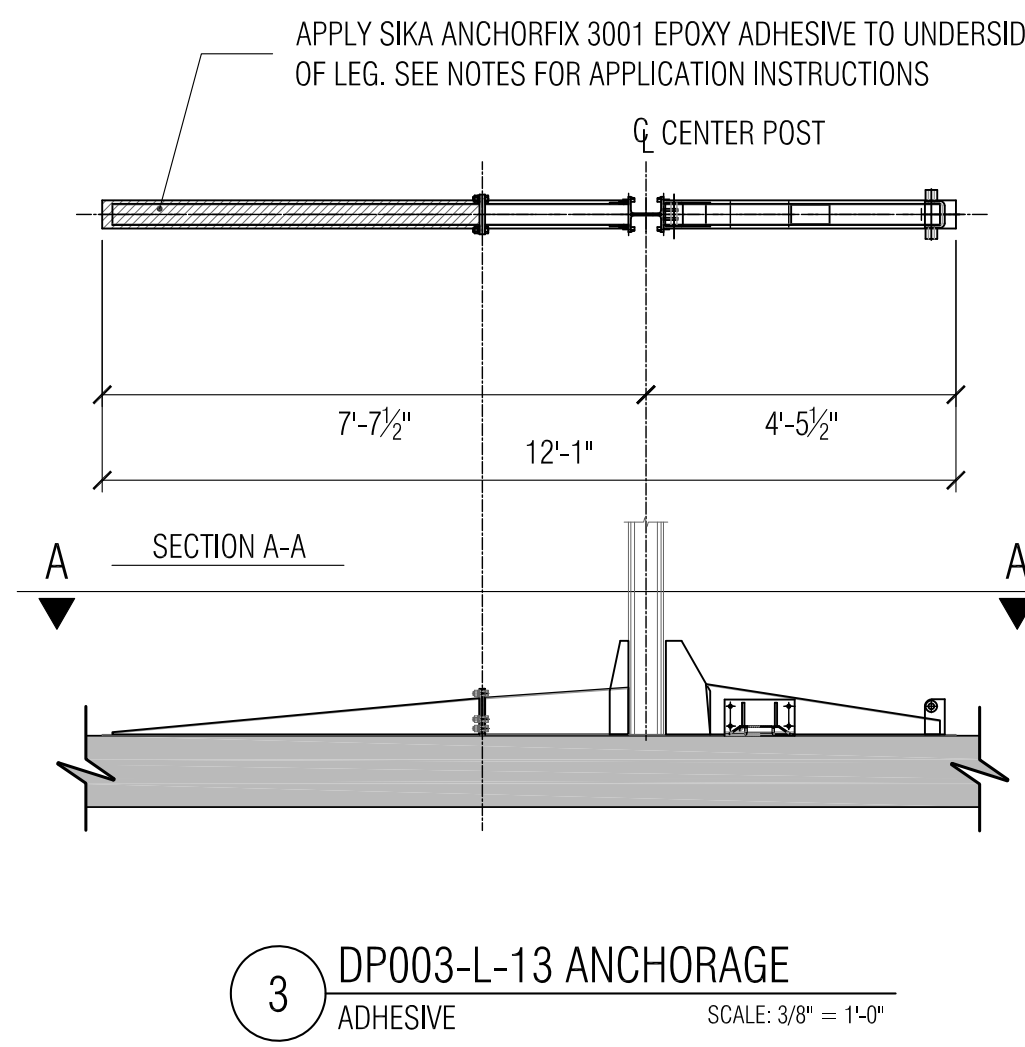
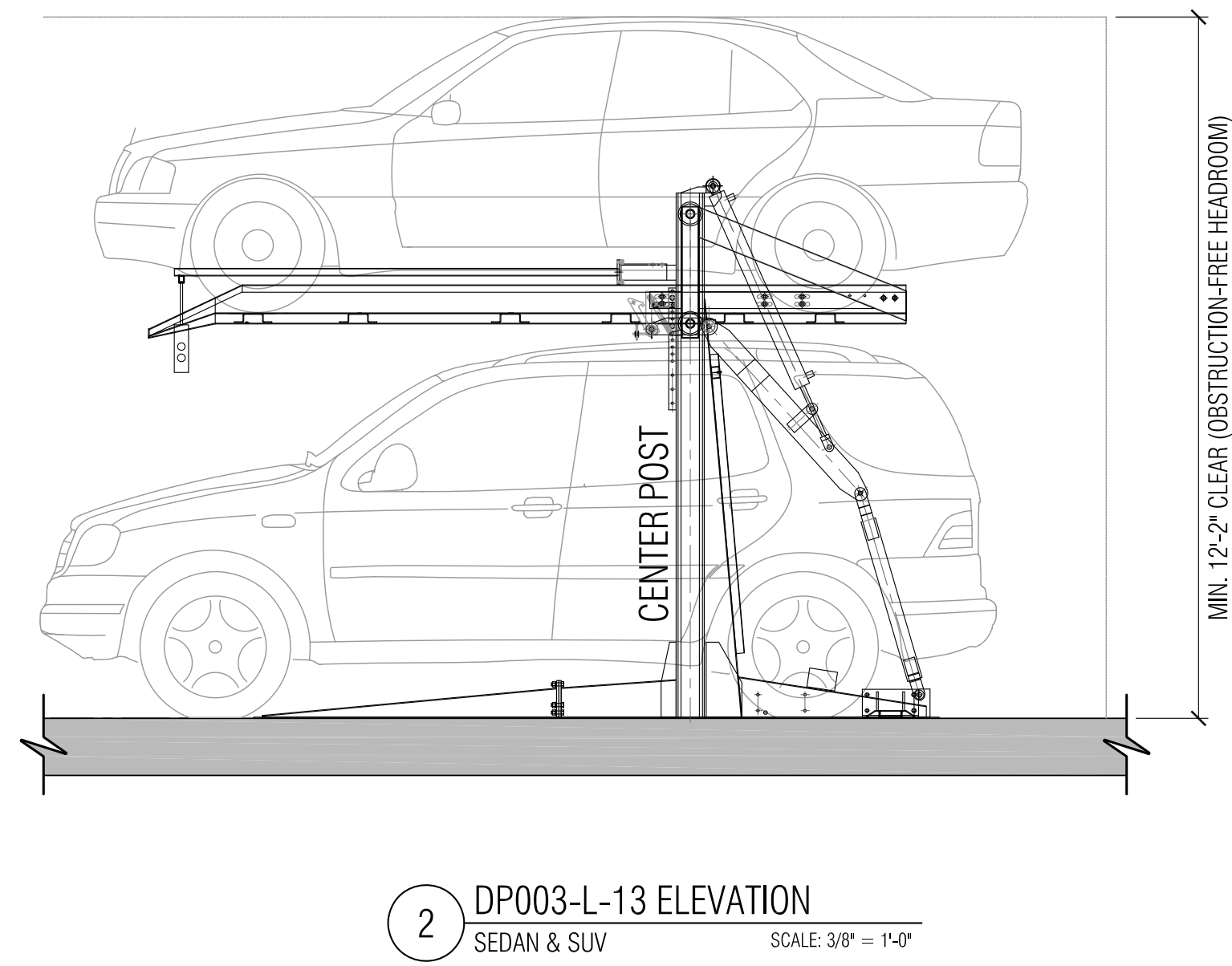
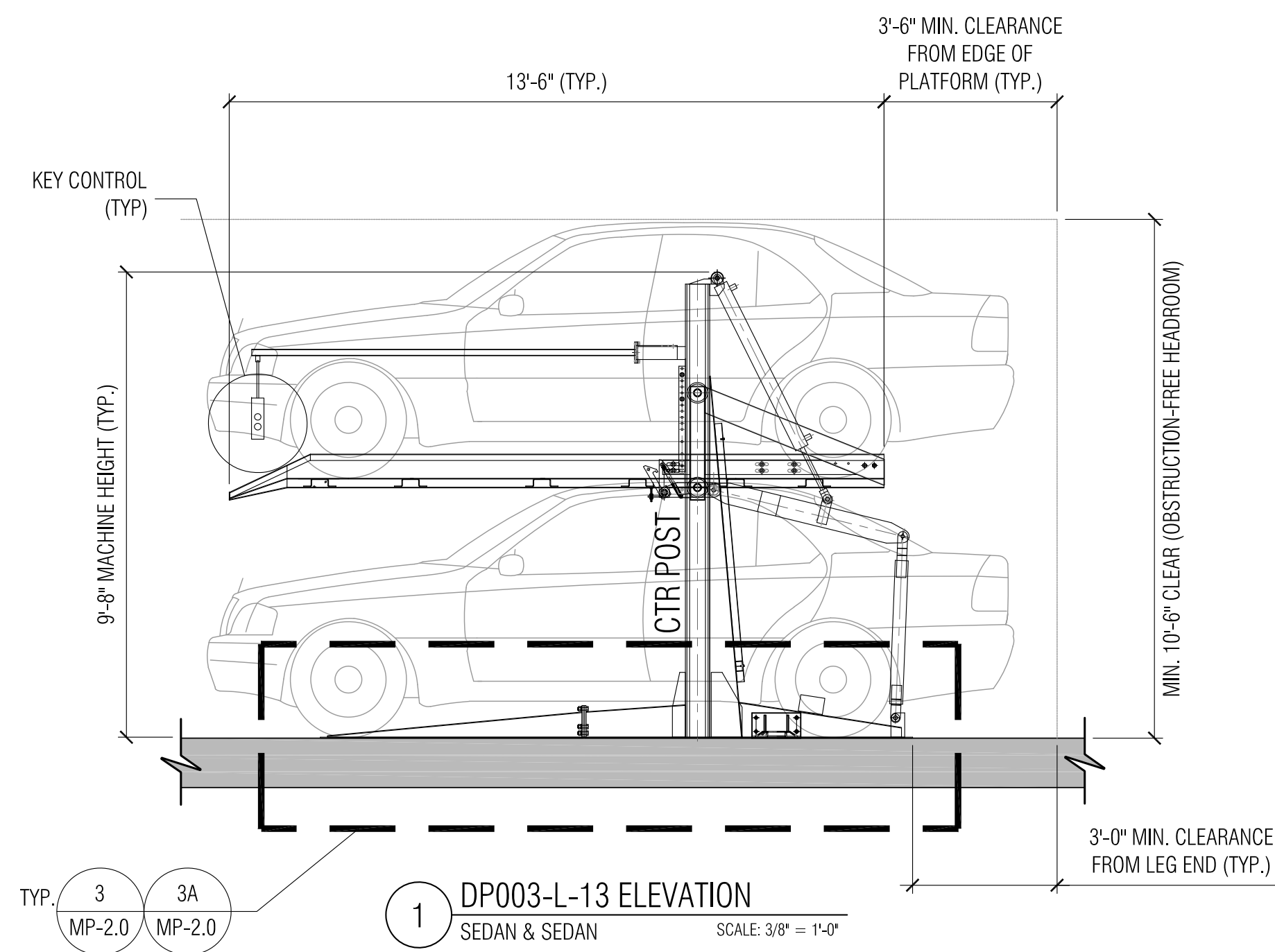
Scale:

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

L-06



ESTIMATED WEIGHT OF DOUBLE STACKER=3000#
CAR LIFT CAPACITY=6000#

RECOMMENDED CLEARANCES FOR DP003

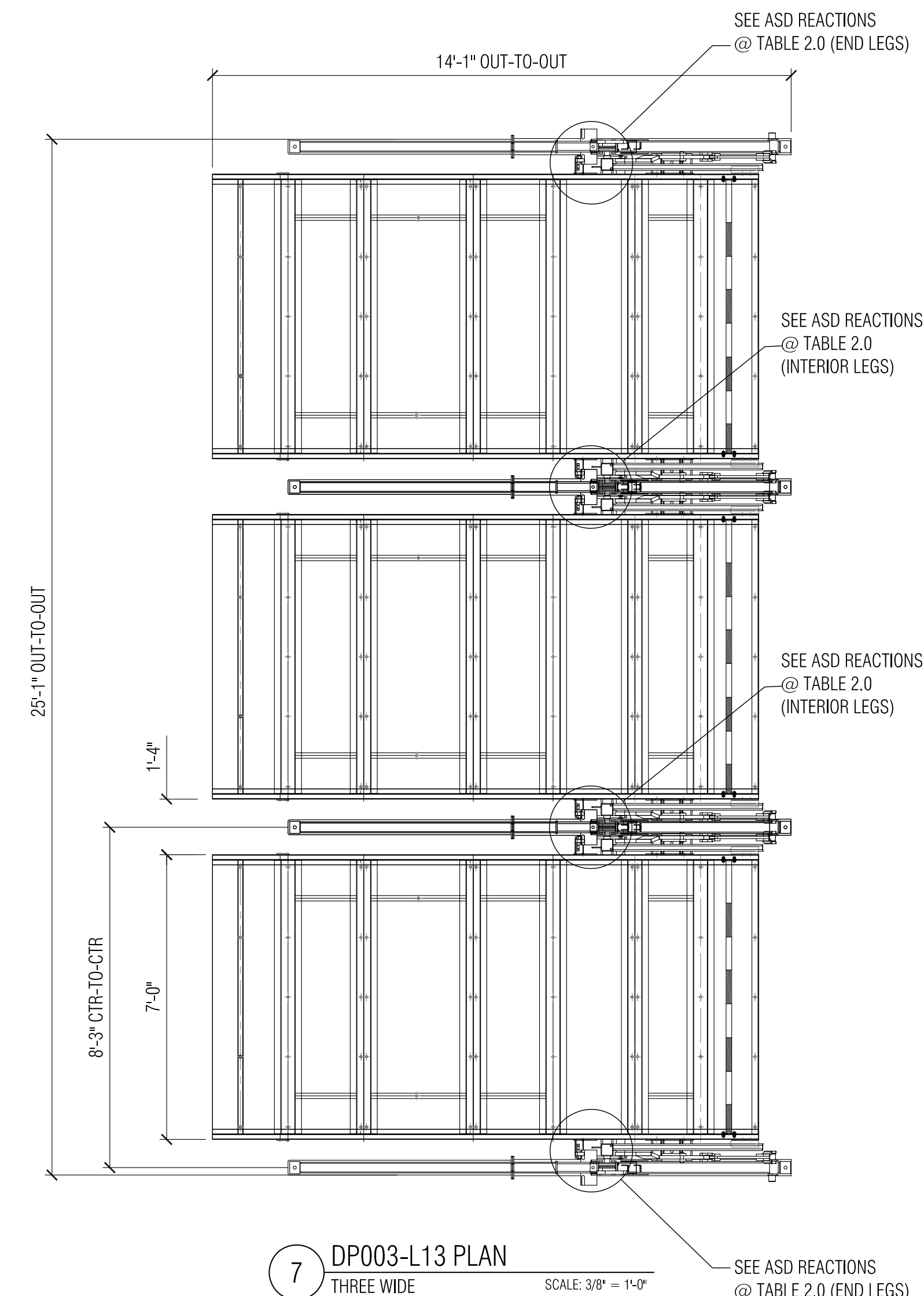
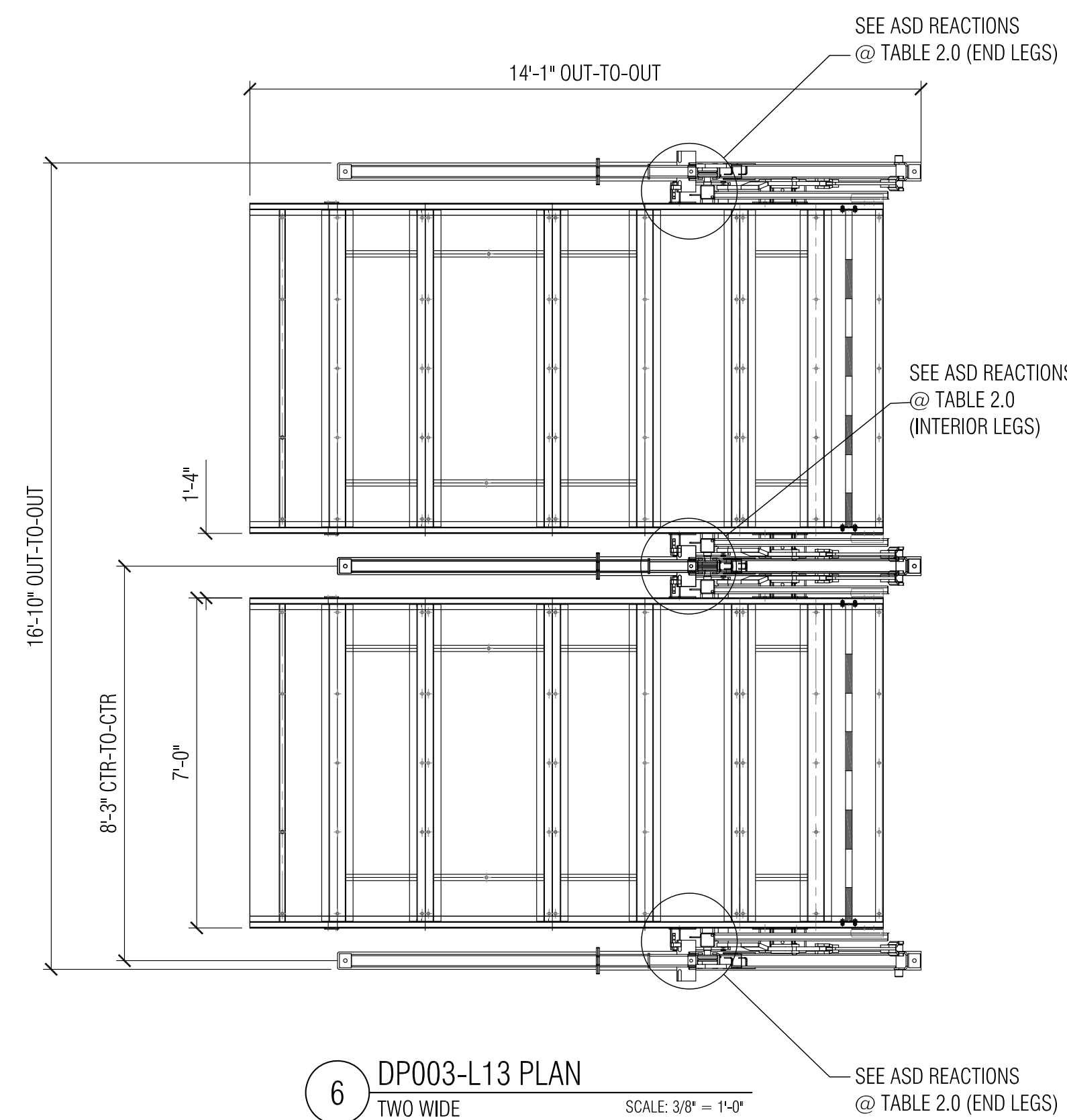
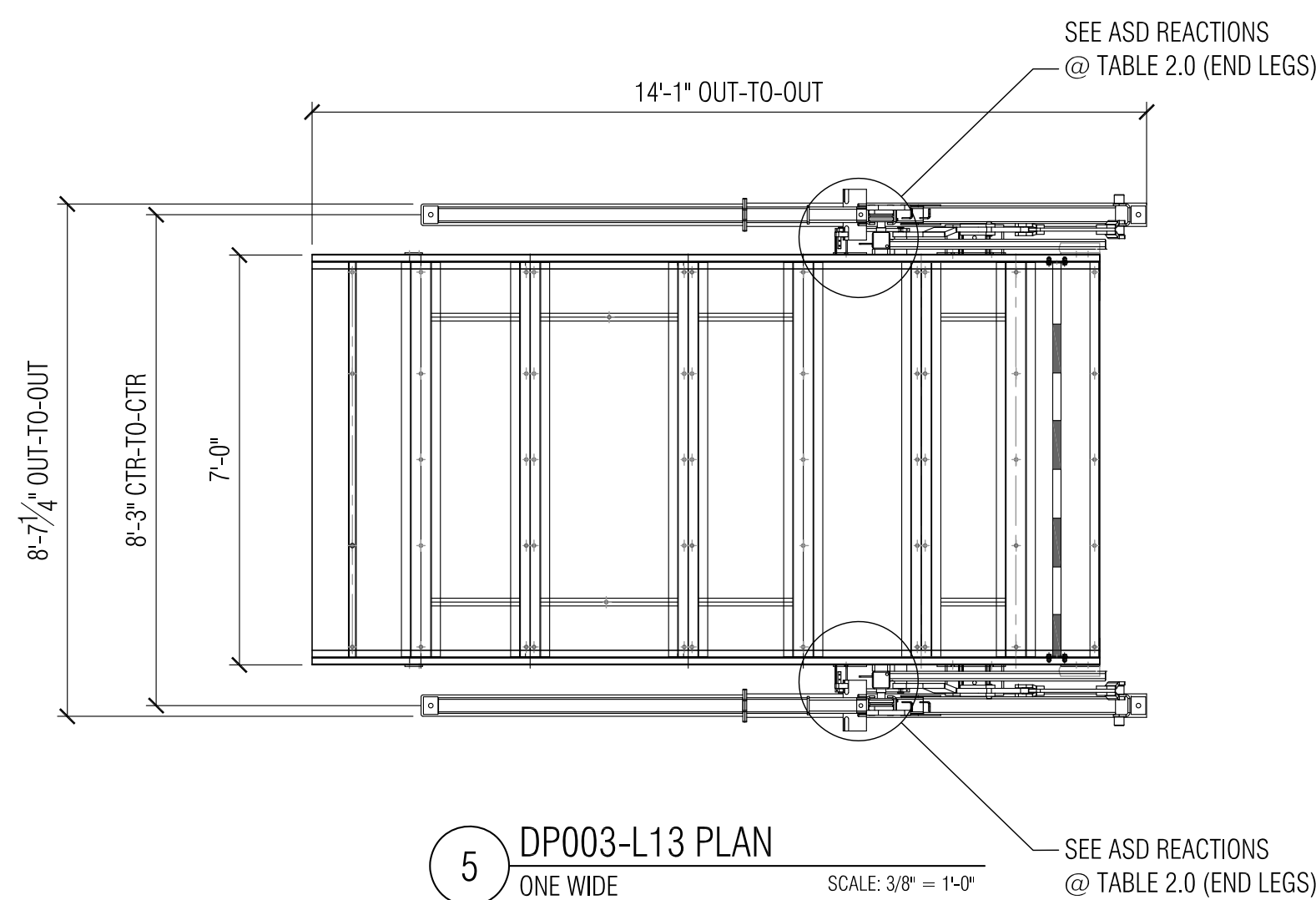
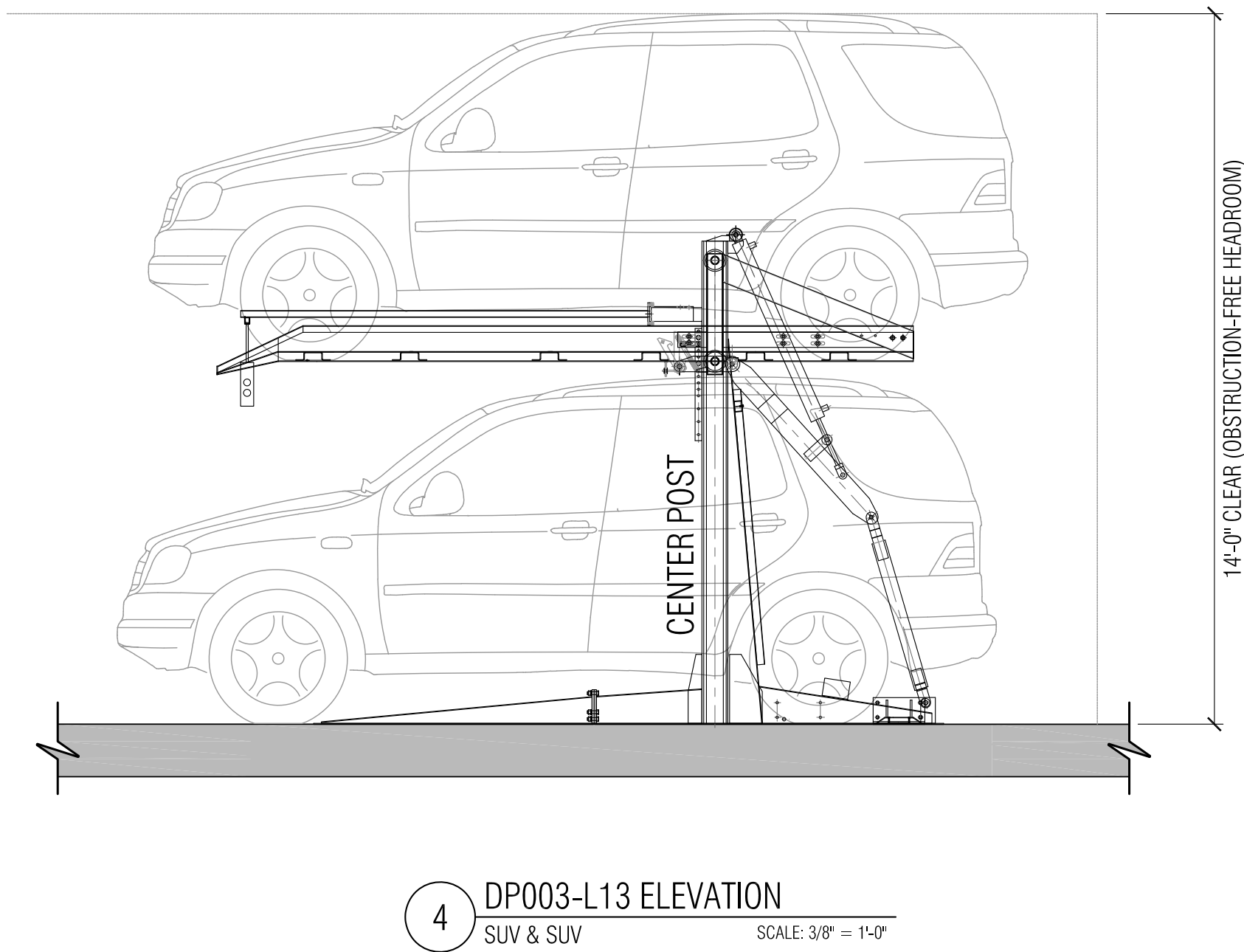
STACKED VEHICLE TYPES	TOTAL HEIGHT REQUIREMENT
SEDAN + SEDAN	10'-6"
SUV + SEDAN	12'-2"
SUV + SUV	14'-0"

TABLE 2.0 - ASD REACTIONS AT CENTER POST:

	LOADED WITH VEHICLE (w/20% Impact Factor)	UNLOADED(LIFT SELF WEIGHT)
END LEGS:	5,000 lbs	1,500 lbs
INTERIOR LEG:	10,000 lbs	3,000 lbs
AREA LOAD:	150 psf	40 psf

ANCHORAGE NOTES:
1. USE ADHESIVE FOR POST TENSION SLAB (DETAIL 3).
2. USE POST INSTALLED ANCHORAGE FOR REINFORCED CONCRETE SLAB (DETAIL 3A).

CAR LIFTS ON SLOPES NOTE:
1. THE MAXIMUM ALLOWABLE SLOPE WHICH CAN BE HANDLED BY THE PARKING LIFT IS 6%.
2. PARKING LIFTS SHOULD NOT BE PLACED WHERE ONE LEG SITS ON A SLOPED SURFACE AND THE OTHER ON A FLAT SURFACE.



REVISION	DATE

PARKPLUS
HIGH DENSITY VEHICLE STORAGE
Leaders in high density parking systems

PARK PLUS FLORIDA, INC.
1111 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004
TEL: +1-954-929-7511
FAX: +1-954-929-7512
www.parkplusinc.com

THE INFORMATION CONTAINED HEREIN REPRESENTS PROPRIETARY AND CONFIDENTIAL INFORMATION OF PARK PLUS FLORIDA, INC. THE INFORMATION CONTAINED HEREIN SHALL BE DISCLOSED ONLY TO THE BUILDING OWNER, GENERAL CONTRACTOR, ARCHITECT OF RECORD, ENGINEERING CONSULTANTS, AND BUILDING OFFICIALS SPECIFICALLY INVOLVED WITH THIS CONSTRUCTION PROJECT.

REPRODUCTION OF THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN CONSENT.

VIRAPHONH VICTOR SOUKAMNEUTH, P.E.
FLORIDA PE #78074

CERTIFICATE OF AUTHORIZATION #31097

BEARING	LOCATION PLAN

PROJECT NAME

PROJECT NUMBER
CXXXFL

TITLE

DRAWN	CHECKED	CHECKED	DATE
FM	EP	VS	XX/XX/XXXX
SCALE		DRAWING NUMBER	
AS NOTED			

CFN # 109463916,

Page 1 of 3

Recorded 07/20/2010 at 11:47 AM

PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
O.N.: (081273) AUTOCAD NO.: (081273-P) REFERENCE: (2008-139)
FIELD BOOK: 606-16, 17, 64 SJD, R-4 (10-20-09)

ESJ-CVS PHARMACY

A REPLAT OF A PORTION OF LOT 20, OF THE SUBDIVISION OF THE NORTHWEST 1/4, SECTION 22,
OF TOWNSHIP 51 SOUTH, RANGE 42 EAST, PLAT BOOK B, PAGE 58, DADE COUNTY RECORDS, FLORIDA,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

OCTOBER 2009

LEGAL DESCRIPTION:

A PORTION OF LOT 20 OF THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF FLETCHER STREET, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY, ALSO KNOWN AS U.S. HIGHWAY NO. 1, STATE ROAD NO. 5 AND SOUTH 18TH AVENUE, BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF MOFFETT STREET, ALSO KNOWN AS PEMBROKE ROAD AND STATE ROAD NO. 824, AND BOUNDED ON THE WEST BY A LINE LYING 15.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 20 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID LOT 20 AND THE SOUTH RIGHT-OF-WAY LINE OF FLETCHER STREET, AS DESCRIBED IN DEED BOOK 687 AT PAGE 482 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°07'38" EAST ALONG SAID RIGHT-OF-WAY LINE OF FLETCHER STREET, SAID LINE BEING 294.06 FEET NORTH OF THE SOUTH LINE OF SAID LOT 20, FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 88°07'38" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FLETCHER STREET FOR 256.06 FEET TO A POINT OF CURVATURE, SAID POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY, ALSO KNOWN AS U.S. HIGHWAY NO. 1, STATE ROAD NO. 5 AND SOUTH 18TH AVENUE AS DESCRIBED IN FINAL JUDGMENT RECORDED IN O.R.B. 6199 AT PAGE 873 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY LINE; (1) THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 97°58'13" FOR AN ARC DISTANCE OF 25.65 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 06°05'51" WEST FOR 135.42 FEET; (3) THENCE SOUTH 01°06'59" EAST FOR 98.19 FEET TO A POINT OF CURVATURE; (4) THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°49'55" FOR AN ARC DISTANCE OF 31.01 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT LYING ON SAID NORTH RIGHT-OF-WAY LINE OF MOFFETT STREET, ALSO KNOWN AS PEMBROKE ROAD AND STATE ROAD NO. 824 AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86007-2501, SHEET 1 OF 2 DATED 10/17/69 AND LAST REVISED ON 6/9/97 AND DESCRIBED IN QUIT-CLAIM DEED RECORDED IN O.R.B. 4640 AT PAGE 516 OF SAID PUBLIC RECORDS, THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE; (1) THENCE WESTERLY ALONG A 1990.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°29'24" FOR AN ARC DISTANCE OF 86.49 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE WESTERLY ALONG A 1910.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°54'06" FOR AN ARC DISTANCE OF 96.73 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 88°07'38" WEST FOR 51.55 FEET TO A POINT ON A LINE LYING 15.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 20; THENCE NORTH 01°06'05" WEST ALONG SAID PARALLEL LINE FOR 274.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. CONTAINING 70,436 SQUARE FEET, OR 1.617 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

KNOWN ALL MEN BY THESE PRESENTS THAT ESJ FEDERAL INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF IN ITS NAME BY ESJ ASSET MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS MANAGING MEMBER, BY ARNAUD SITBON, ITS MANAGER, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ESJ-CVS PHARMACY", A REPLAT.

ALL EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE USE OF THE PUBLIC FOR PROPER PURPOSES.

THE RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, IN THE STATE OF FLORIDA, COUNTY OF BROWARD, THIS 21st DAY OF December, 2009.

WITNESS: ESJ FEDERAL INVESTMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: ESJ ASSET MANAGEMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER

1) Arnaud Sitbon
PRINT NAME: Arnaud Sitbon
BY: ARNAUD SITBON, MANAGER

2) Susan P. Kay
PRINT NAME: SUSAN P. KAY

ACKNOWLEDGMENT

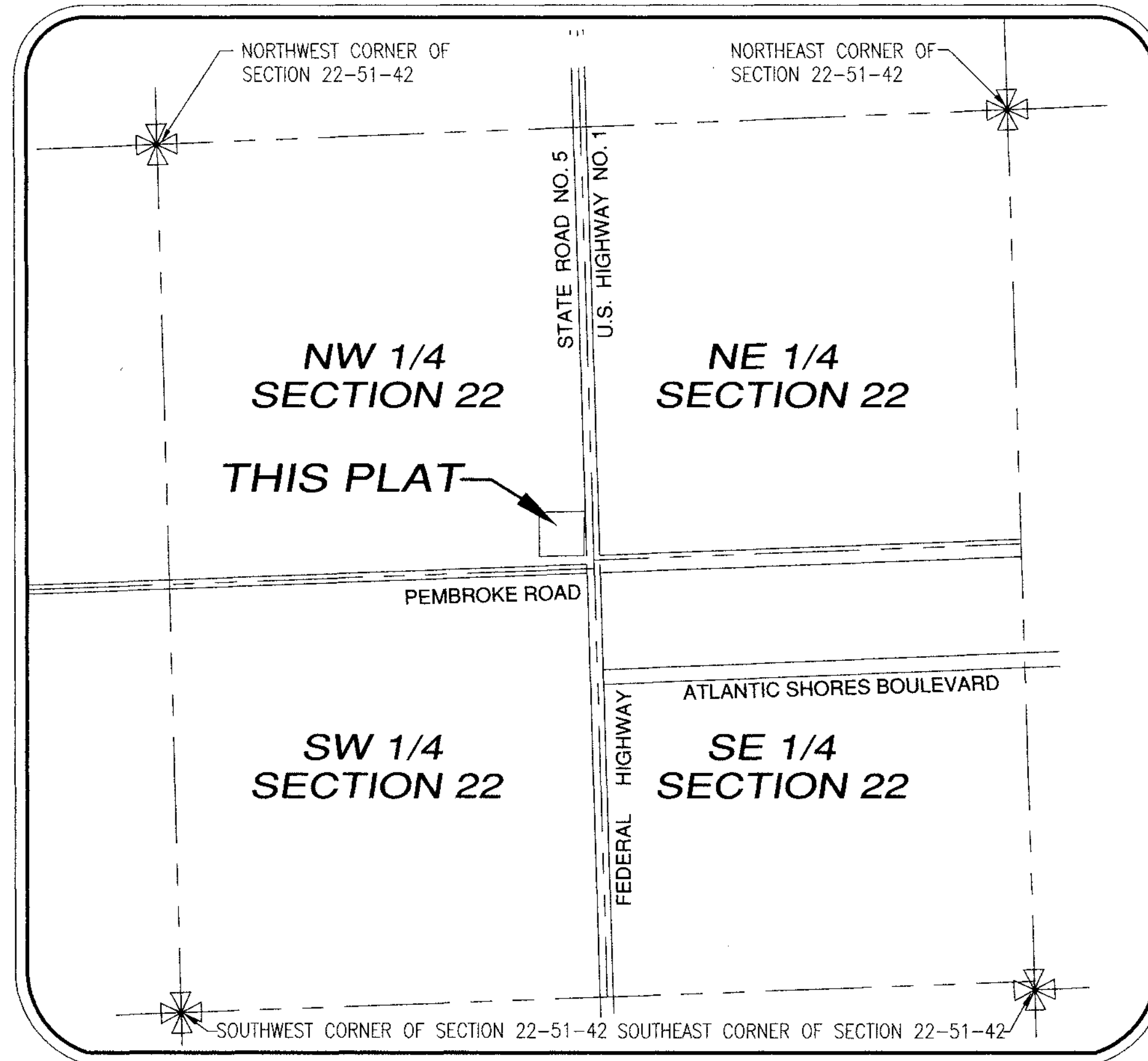
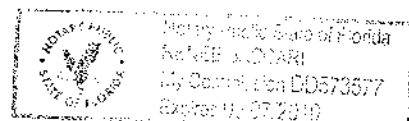
STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ARNAUD SITBON, MANAGER OF ESJ ASSET MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGING MEMBER OF ESJ FEDERAL INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS
29 DAY OF December, 2009.

Renee Baccari
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES September 7, 2010



LOCATION SKETCH

LYING IN THE NORTHWEST 1/4 OF
SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
NOT TO SCALE

MORTGAGEE:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE UNDERSIGNED, BY INTERVEST NATIONAL BANK, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HOLDER OF A MORTGAGE ON THE HEREIN DESCRIBED PROPERTY, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 44155, AT PAGE 698, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AND EXTENSION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 45934, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS FURTHER MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AND EXTENSION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 46376, PAGE 1670 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BY MORTGAGE MODIFICATION AND EXTENSION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 46539, PAGE 451 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 24th DAY OF DECEMBER, 2009.

WITNESS:

1) Supreme Springs
PRINT NAME: SUPREME SPRINGS
2) Benjamin Miller
PRINT NAME: Benjamin Miller

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF PINELLAS) SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME Keith A. Olsen, President, OF INTERVEST NATIONAL BANK, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE A FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES HEREON EXPRESSED.

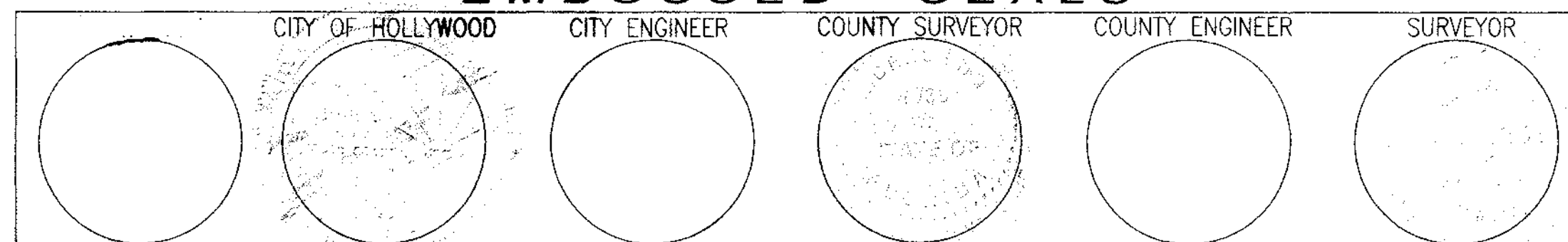
WITNESS MY HAND AND SEAL THIS
24th DAY OF December, 2009.

BY: Keith A. Olsen
PRINT NAME: KEITH A. OLSEN
TITLE: PRESIDENT

Supreme Springs
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES July 1, 2013

EMBOSSSED SEALS



CITY OF HOLLYWOOD CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA, BY RESOLUTION NO. 2009-11 ADOPTED THIS 11th DAY OF NOVEMBER A.D., 2009, AND THAT BY SAID RESOLUTION ALL RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED. UPON ADOPTION OF A RESOLUTION APPROVING THE PLAT, THE MAYOR SHALL EXECUTE THE PLAT.

"NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE."

ATTEST: Patricia A. Cerny CITY CLERK: PATRICIA A. CERNY
APPROVED: Jonathan Vogt CITY ENGINEER: JONATHAN VOGT

APPROVED BY: Peter Bober
MAYOR: PETER BOBER

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 23rd DAY OF August, 2009.

BY: Elizabeth Williams
CHAIRPERSON

THAT THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 16th DAY OF July, 2009.

BY: Robert P. Legg, Jr.
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 9th DAY OF July, 2009.

BY: Richard Tornese 7/9/10
RICHARD TORNESE, P.E., DIRECTOR
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 40263

BY: Robert P. Legg, Jr. 7/8/10
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 23rd DAY OF February, 2009.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR
BY: Keith A. Olsen DEPUTY
BY: Keith A. Olsen MAYOR - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD IN OFFICIAL RECORDS BOOK 46539, PAGE 451, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THIS 14th DAY OF July, 2009, AND RECORDED IN PLAT BOOK 179 AT PAGE 104 RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR
BY: Renee Palmer DEPUTY

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 13th DAY OF July, 2009.

BY: Daniel C. Fortin
DIRECTOR/DESIGNEE

SURVEYORS' CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH ALL SURVEY SECTION OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 14th DAY OF APRIL, 2009 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND CONFORM TO STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: Daniel C. Fortin
DANIEL C. FORTIN, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS2853

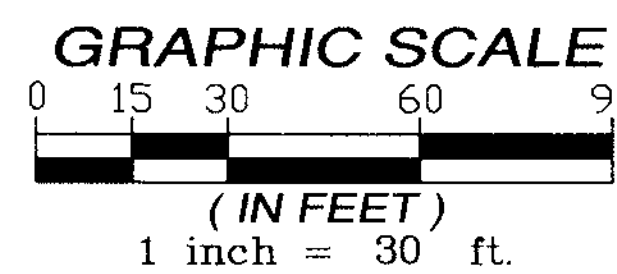
FORTIN, LEAVY, SKILES, INC.,
CERTIFICATE OF AUTHORIZATION NUMBER: LB3653
180 NE 168TH STREET, NORTH MIAMI BEACH, FL 33162
305-653-4493 VOICE AND 305-651-7152 FAX

A REPLAT OF A PORTION OF LOT 20, OF THE SUBDIVISION OF THE NORTHWEST 1/4, SECTION 22,
OF TOWNSHIP 51 SOUTH, RANGE 42 EAST, PLAT BOOK B, PAGE 58, DADE COUNTY RECORDS, FLORIDA,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
OCTOBER 2009

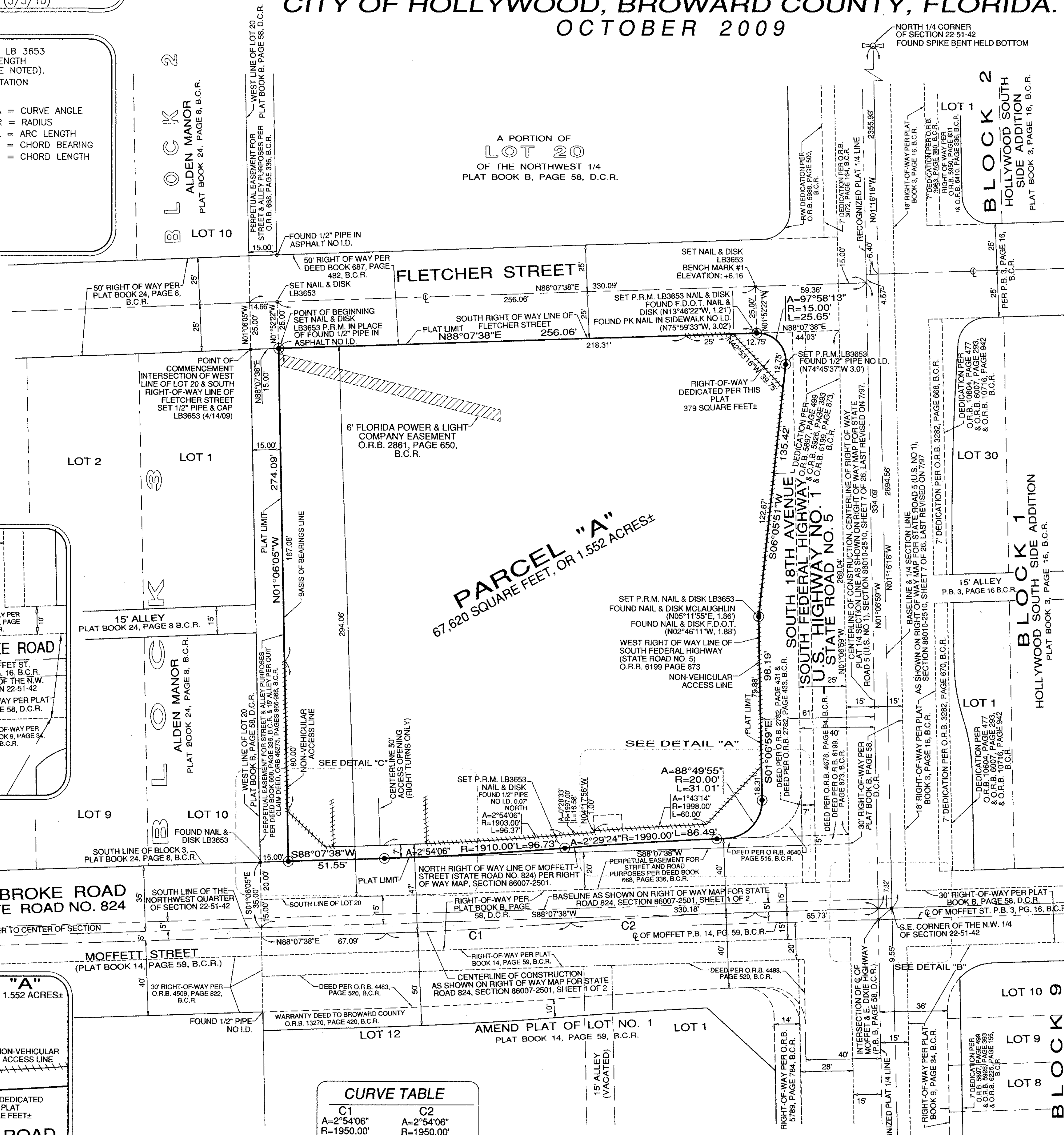
CFN #109463916
Page2 of 3

PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
O.N.: (081273) AUTOCAD NO.: (081273-P) REFERENCE: (2008-139)
BOOK: 606-16, 17, 64 SJD, R-6 (3/5/10)

P.R.M. = PERMANENT REFERENCE MONUMENT. LB 3653
 4"x4" CONCRETE MONUMENT, 24" LENGTH
 - BRASS DISC, (UNLESS OTHERWISE NOTED).
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 D.C.R. = DADE COUNTY RECORDS
 B.C.R. = BROWARD COUNTY RECORDS
 O.R.B. = OFFICIAL RECORDS BOOK
 C.C.R. = CERTIFIED CORNER RECORD
 P.O.C. = POINT OF COMMENCEMENT
 P.B. = PLAT BOOK
 PG. = PAGE
 C = CENTERLINE OF ROADWAY
 LB = LICENSE BUSINESS
 ± = MORE OR LESS
 I.D. = IDENTIFICATION
 R/W = RIGHT OF WAY
 A = CURVE ANGLE
 R = RADIUS
 L = ARC LENGTH
 CB = CHORD BEARING
 CH = CHORD LENGTH



CURVE TABLE	
C1	C2
A=2°54'06"	A=2°54'06"
R=1950.00'	R=1950.00'
L=98.76'	L=98.76'
CH=98.74'	CH=98.74'
CB=N86°40'35"E	CB=N86°40'35"E



1. THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N01°06'05"W FOR THE WEST LINE OF PARCEL "A", AND EVIDENCED BY (2) TWO FOUND 1 1/2" PIPES IN THE ASPHALT AND REPLACED BY TWO PERMANENT REFERENCE MONUMENTS LB 3653 BEING 4"x4" CONCRETE MONUMENTS, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
2. BENCHMARK ELEVATIONS, ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON BROWARD COUNTY BENCH MARK NO. 1080, ELEVATION 9+13, LOCATED AT SQUARE CUT IN N.E. CORNER OF CONCRETE STOOP IN FRONT OF RESIDENCE #405 N.W. DIXIE HIGHWAY, HALLANDALE, 23' WEST OF CENTERLINE OF DIXIE HIGHWAY, 23' NORTH OF A POWER POLE 3' EAST OF BUILDING.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 23, 2015, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
5. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 23, 2015, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A **PHASE** OF THE PROJECT, PROVIDED THAT A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
6. THIS PLAT IS RESTRICTED TO 17,000 SQUARE FEET OF COMMERCIAL USE, NO FREE STANDING BANKS OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091 (SECTION 28) FLORIDA STATUTES. ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE MAINTENANCE AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CFN #109463916
Page3 of 3

PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
 180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
 PH.: 305-653-4493 / FAX: 305-651-7152
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 FIELD BOOK: 606-16, 17, 64 SJD, R-5 (11-3-09)

ESJ-CVS PHARMACY

A REPLAT OF A PORTION OF LOT 20, OF THE SUBDIVISION OF THE NORTHWEST 1/4, SECTION 22,
 OF TOWNSHIP 51 SOUTH, RANGE 42 EAST, PLAT BOOK B, PAGE 58, DADE COUNTY RECORDS, FLORIDA,
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
 OCTOBER 2009

MORTGAGEE: STATE OF FLORIDA) COUNTY OF BROWARD) SS

THE UNDERSIGNED, BY INTERAUDI BANK, A ~~FOREIGN~~ ^{NEW YORK} CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HOLDER OF A MORTGAGE ON THE HEREIN DESCRIBED PROPERTY, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 47051, AT PAGE 111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED THIS 16th DAY OF April 2010.

1) [Signature]
 PRINT NAME: EMMANUELLE VERNHES

2) [Signature]
 PRINT NAME: ANA PAULA AFFONSO

BY: [Signature]
 JOHN GIBBONS
 FIRST VICE-PRESIDENT

ACKNOWLEDGMENT STATE OF NEW YORK) COUNTY OF NEW YORK) SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME JOHN GIBBONS, FIRST VICE-PRESIDENT, OF INTERAUDI BANK, A ~~FOREIGN~~ ^{NEW YORK} CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE A FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES HEREON EXPRESSED.

WITNESS MY HAND AND SEAL THIS
16 DAY OF APRIL, 2000 2010

MY COMMISSION EXPIRES MAY 31, 2010

[Signature]
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 NEW YORK
 LAWRENCE J. AYOUB
 Notary Public, State of New York
 No. 24-4810548, Kings County
 Certificate Filed in NY County
 Commission Expires May 31, 2010

EMBOSSSED SEAL

