

ATTACHMENT A
Application Package

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, CHECKLISTS, &
MEETING DATES](#)

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: 2306 VAN BUREN STREET HOLLYWOOD, 33020

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

Folio Number(s): 5142 16 01 2640

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

Existing Property Use: Multi-Family Sq Ft/Number of Units: 4,411/ 13 units

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

DEVELOPMENT PROPOSAL

Explanation of Request: Proposed 39-unit Multi-Family development (4-stories) roof top amenities deck.

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>39</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u> </u> (Area: <u> </u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>62</u>)
Height (# of stories)	(# STORIES) <u>4</u> (<u>45</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>20000</u> FT.)

Name of Current Property Owner: 102SW1ST LLC

Address of Property Owner: 5100 ARTHUR ST HOLLYWOOD FL 33021

Telephone: _____ Email Address: _____

Applicant Luis La Rosa Consultant ☒ Representative ☐ Tenant ☐

Address: 9000 SHERIDAN STREET Telephone: 954-862-2248

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 3/8/2024 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: _____

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: 10/14/24

PRINT NAME: Igor Petryuchenko

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Luis La Rosa

Date: 10/10/2024

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for 39-unit Multi-Family Development to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the TAC-1 (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 14 day of October, 2024

Emmanuel Perez
Notary Public
State of Florida

My Commission Expires: 05/17/26 (Check One) ☐ Personally known to me; OR ☒ Produced Identification Driver's License



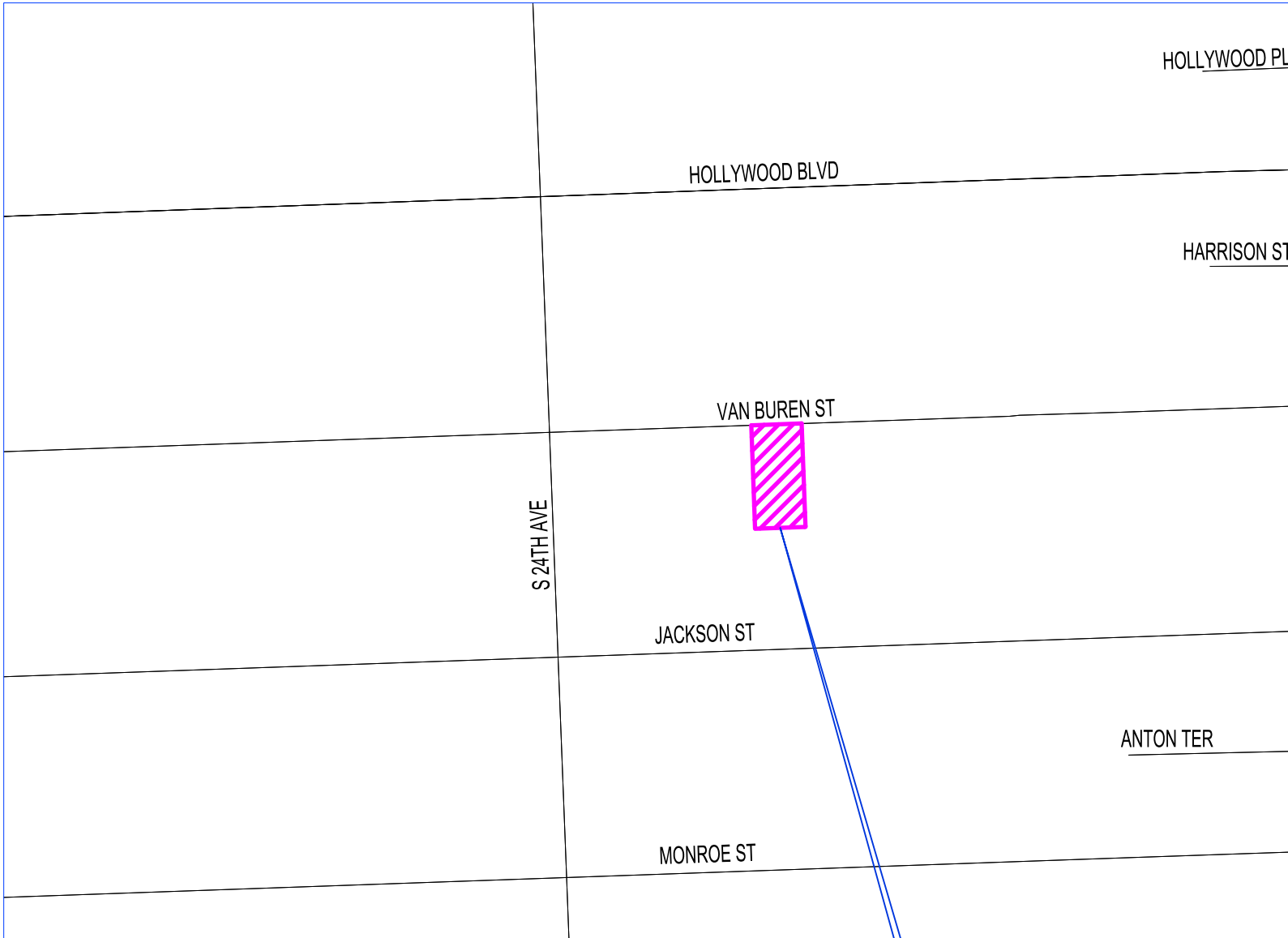
Signature of Current Owner

IGOR O PETRYUCHENKO

Print Name

ALTA / NSPS LAND TITLE SURVEY

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



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

2306 Van Buren Street, Hollywood, Florida 33020
Parcel Id: 514216012640

3 LEGAL DESCRIPTION

Lot 16, Block 5, **AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES**, according to the map or plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 20,500.00 SqFt (+/-0.47 Acres)
Gross Area of subject parcel: 22,500.00 SqFt (+/-0.52 Acres)

5 ZONING INFORMATION

Zoning District: DH-2 Dixie Highway Medium Intensity Multi-Family District
(as per City of Hollywood Interactive Zoning Map) (A Zoning Report has not been provide to Surveyor).

7 CERTIFICATIONS

I hereby certify to:
102 SW 1st LLC, a Florida limited liability company.

That this map or plat and the field 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 (as per City of Miami Beach published Zoning Map. A Zoning Report not investigated), 7(a)(1), 11 (utilities by observed aboveground visible evidence only),8, 9, 10 (a), 13, 14, 16, 17, 18,19, and 20 (NOAA Storm Surge Risk Map analysis), of Table A thereof.

Date of Plat or Map: September 27th, 2024

SURVEY LEGEND

1.	Vicinity Map
2.	Property Address and Parcel Id
3.	Legal Description
4.	Area Tabulation
5.	Zoning Information
6.	Surveyor's Report
7.	ALTA/NSPS Certification
8.	Project / Survey Number.
9.	Survey Map

6 SURVEYOR'S REPORT

This Report is not valid without the attached Map of Boundary Survey.

- This ALTA/NSPS Survey (ALTA Survey) has been conducted on the ground on September 22nd, 2024 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 their 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, effective February 23, 2021, and jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS).
- The Legal Description of the lands surveyed herein has been obtained from Schedule A of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by CARUSI LAW, with a search between January 1, 1949 @ 11:00 PM, to September 16, 2024 @ 11:00 PM. The legal description of this property forms a mathematically closed geometric figure.
- Values noted as "(D)", "(R)", and/or "(P)" refer to values contained in documents and instruments of record (Plats, Record Maps, Deeds, etc.) used in the preparation of this Survey. Measured distances, directions and angles noted as "(M)" along the lines and courses surveyed represent the distances and angles between the survey monuments and control points recovered and traversed during the field work. Field findings have been carefully analyzed for re-establishing the boundaries of the lands surveyed herein. Measured distances and directions have been compared with corresponding values from records, and have been found in agreement, unless otherwise shown.
- Measured bearings have been determined by GNSS (RTK/GPS) measurements. The basis of bearings is an assumed meridian along a well-established line identified as "BR" on the Map of Survey.
- This ALTA Survey correctly depicts the lands contained within the subject property as legally described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities, apparent uses, and any other relevant matters affecting these lands. 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.
- This surveyor did not attempt to locate underground improvements, buried utilities, and footings have not been located. A Quality A and/or B Subsurface Utility Engineering (SUE) effort is necessary for the precise location and designation of the underground utilities.
- At the time of this survey there was 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.
- At the time of this survey there was no observable evidence of recent earth moving work, and/or construction on this site, observed in the process of conducting the field work.
- At the time of this survey there was no observable evidence of wetlands and/or wetland designation on the lands surveyed herein.
- No parking spaces were located within the lands herein surveyed. No Common Party walls were identified at the time of this survey.
- This property has access to and from a duly dedicated and accepted public right of ways: Van Buren Street along the North property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix J, revised on July 31th, 2024, 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.
- This property is not included in the Storm Surge Risk area of storm surge flooding vulnerability, as per NOAA National Hurricane Center Storm Surge Risk Maps.
- HORIZONTAL POSITIONING:** The lands surveyed herein 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.
- VERTICAL DATA AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

Bench Mark # 1: Broward County Engineering Division Bench Mark 1895, Elevation = 11.076 feet (NGVD29)
Description: A C&GS BM DISC, About 0.75 Miles North along the Fla. East Coast Railway from the station at Hollywood, 0.2 Mile North of Milepost 348, near the Crossing of taft street, 166' South of the centerline of taft street, 18' West of the west rail of the Southbound track, 39.5' East of the centerline of old Dixie Highway, 3' South of a power pole, 2' North of a metal witness post, 1 1/2' below the level of the track and set in the top of a concrete post projecting 3" above the level of the ground.

Bench Mark # 2: Broward County Engineering Division Bench Mark 1896, Elevation = 10.932 feet (NGVD29)
Description: A C&GS DISC, About 0.1 Miles South along the Fla. East Coast Railway from the station at Fort Lauderdale, 0.35 Mile North of Milepost 349, 223' Southwest of the Southwest Corner of the station, 24' Southeast Corner of an outside waiting room, 25.5 feet East of the East rail of the Northbound track 5' South of the extended centerline of Polk Street 1/2' West of the West curb of North 21 Avenue, 1' Below the level of the track and set in the topof a concrete post flush with the ground.This ALTA Survey conforms to the 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 signature and original raised seal of the undersigning Florida Licensed Land Surveyor & Mapper, unless it is electronically signed. 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 and decimals thereof.
- This survey has been made based on and upon an examination of said Ownership and Encumbrance Report, dated October 8th 2024. Upon review and examination of instruments of record on Ownership and Encumbrance, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies: Not Survey-related matters.

Active Encumbrances listed:

- Mortgage to MYNT LOANS LLC, mortgagee(s), recorded in Instrument Number 119514785, Public Records of Broward County, Florida.
 - Assignment of Leases, Rents, and Profits filed April 16, 2024, in Instrument Number 119514786, Public Records of Broward County, Florida.
- Both not a Survey related matter.

Restrictions/Easements:

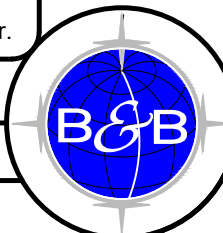
- All matters contained on the Plat of An Amended Plat of Hollywood Little Ranches, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida. (See Survey Sketch for Details)
- Restrictions and covenants contained in Warranty Deed recorded in Deed Book 16, Page 462, Public Records of Broward County, Florida, omitting any such covenant or restriction based on race, color, religion, or national origin.
- Ordinances recorded in O.R. Book 8136, Page 244, O.R. Book 40082, Pages 1783 and 1789, Public Records of Broward County, Florida. Not a Survey related matter.
- Rights of the lessees under unrecorded leases. Not a Survey related matter

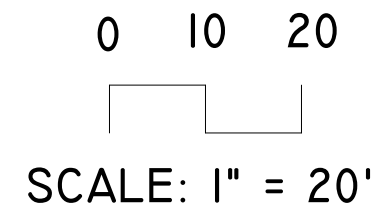
Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169, State of Florida

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	DRAWN BY: IC
FIELD DATE: 09/22/2024	UPDATED DATE: N/A
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BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com





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

Van Buren Street
40' Public Total R/W (per PB 1-PG 26)
22' Asphalt Pavement

BR N87°54'18"E 100.00'

One Story Residence No. 2306
FF Elev= 12.04'

One Story Residence No. B3 and B4
FF Elev= 11.49'

Two Story Residence No. C1
FF Elev= 10.03'
2ND FF Elev= 19.34'

Lot 8 East 50' Block 6
Parcel Id: 514216012800
Property Address: 2309 Van Buren Street
Owner: 102 SW 1st LLC

Lot 7 Block 6
Parcel Id: 514216012790
Property Address: Van Buren Street
Owner: OHR Hatorah Yeshiva High School Inc

Lot 6 West 50' Block 6
Parcel Id: 514216012780
Property Address: 2247 Van Buren Street
Owner: OHR Hatorah Yeshiva High School Inc

Lot 15 Block 5
Parcel Id: 514216C00010
Property Address: 2312 Van Buren Street 1
Owner: Ramiro Sanchez

Parcel Id: 514216C00020
Property Address: 2312 Van Buren Street 2
Owner: Marcela Jaramillo

Parcel Id: 514216C00030
Property Address: 2312 Van Buren Street 3
Owner: Barbara Papouchado

Parcel Id: 514216C00040
Property Address: 2312 Van Buren Street 4
Owner: Antonina Bondar

Parcel Id: 514216C00050
Property Address: 2312 Van Buren Street 5
Owner: Natalya L Novgorodskaya

Parcel Id: 514216C00060
Property Address: 2312 Van Buren Street 6
Owner: Myriam Quiroz

Parcel Id: 514216C00070
Property Address: 2312 Van Buren Street 7
Owner: Rayador LLC

Parcel Id: 514216C00080
Property Address: 2312 Van Buren Street 8
Owner: Myriam A Soto de Quiroz

Parcel Id: 514216C00090
Property Address: 2312 Van Buren Street 9
Owner: Marcela Jaramillo

Parcel Id: 514216C00100
Property Address: 2312 Van Buren Street 10
Owner: Leida R Dieguez

Parcel Id: 514216C00110
Property Address: 2312 Van Buren Street 11
Owner: Milomano Corp.

Lot 16 Block 5
Parcel Id: 51416012640

Lot 17 Block 5
Parcel Id: 514216GJ0010
Property Address: 2240 Van Buren Street A1
Owner: Floyds S Gavette

Parcel Id: 514216GJ0020
Property Address: 2240 Van Buren Street A2
Owner: Raymond Mills and Naomi Mills

Parcel Id: 514216GJ0030
Property Address: 2240 Van Buren Street A3
Owner: Luis German

Parcel Id: 514216GJ0040
Property Address: 2240 Van Buren Street A4
Owner: Adam Hunter Escalante and John Paul Escalante

Parcel Id: 514216GJ0040
Property Address: 2240 Van Buren Street A4
Owner: Adam Hunter Escalante and John Paul Escalante

Parcel Id: 514216GJ0050
Property Address: 2240 Van Buren Street B1
Owner: Itshak Havia and Lavana Havia

Parcel Id: 514216GJ0060
Property Address: 2240 Van Buren Street B2
Owner: Kimberly Gardens Unit B2 LLC

Parcel Id: 514216GJ0070
Property Address: 2240 Van Buren Street B3
Owner: Paola A Sandulli Henao and Nicolas Roberto

Parcel Id: 514216GJ0080
Property Address: 2240 Van Buren Street B4
Owner: Satz Eve Est and Gary Staz

Lot 8 West 1/2 Block 5
Parcel Id: 514216012500
Property Address: 2315 Jackson Street
Owner: 2315 Jackson Street Hollywood Land TR Etal

Lot 8 East 50' Block 5
Parcel Id: 514216012490
Property Address: 2311 Jackson Street
Owner: 2311 Jackson Street Hollywood Land TR Etal

Lot 7 less East 50' Block 5
Parcel Id: 514216012470
Property Address: 2307 Jackson Street
Owner: Southern Point Miami LLC

East 50' of Lot 7 Block 5
Parcel Id: 514216012480
Property Address: 2305 Jackson Street
Owner: Lombardy Hotel Corp.

Lot 6 West 50' Block 5
Parcel Id: 514216012460
Property Address: 2247 Jackson Street
Owner: Toni Lockhart

East 50' of Lot 6 Block 5
Parcel Id: 514216012450
Property Address: 2241-2243 Jackson Street
Owner: Andres Felix Perez and Pilar Perez

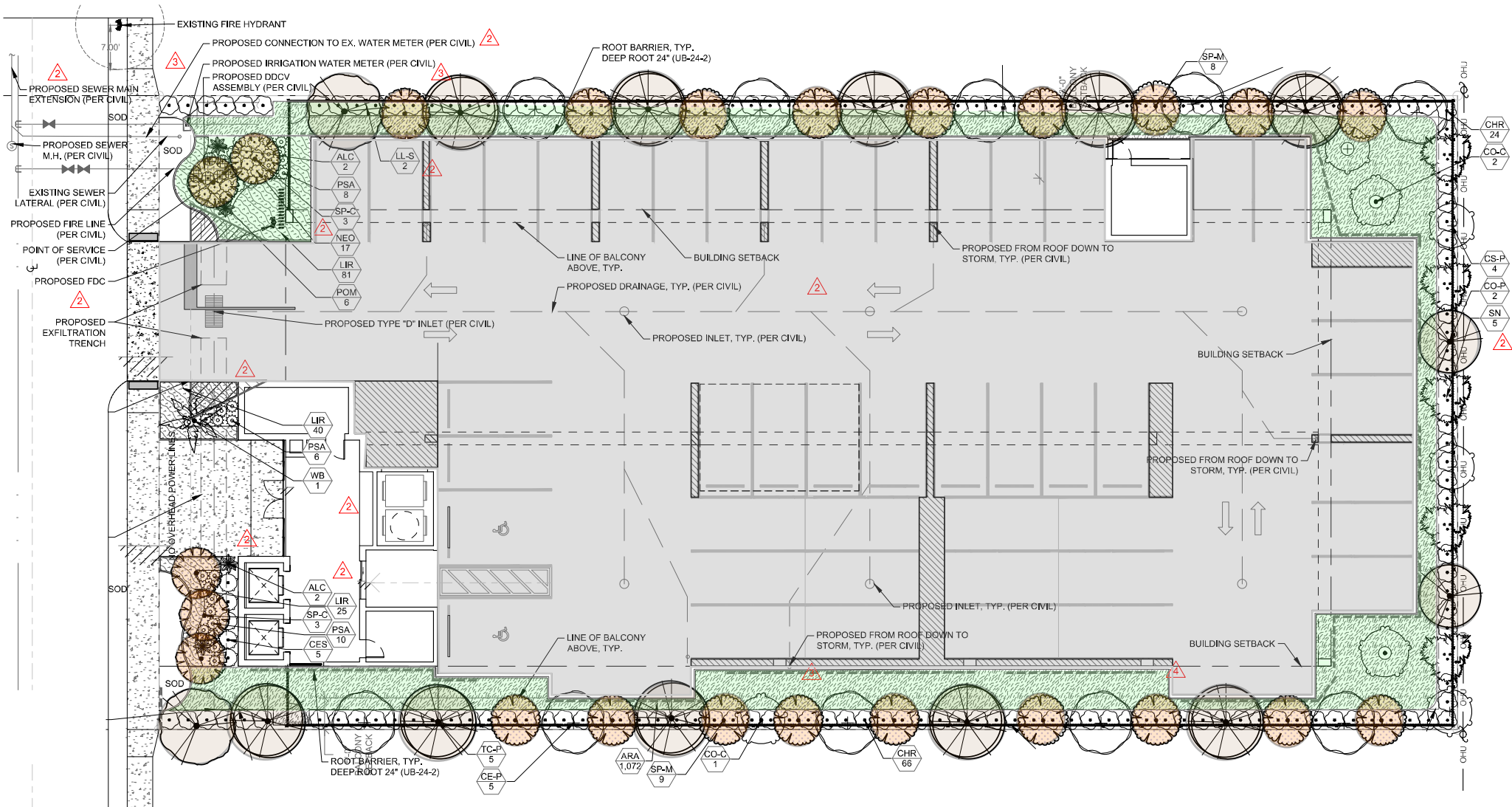
TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Unknown	Unknown	4	15	15
2	Unknown	Unknown	4	15	51
3	Unknown	Unknown	28	20	5
4	Unknown	Unknown	14	20	15
5	Unknown	Unknown	36	20	25
6	Umbrella	Schefflera actinophylla	22	25	25
7	Mango Tree	Mangifera Indica	29	40	40
8	Unknown	Unknown	8	20	15
9	Ficus Tree	Ficus benjamina	40	20	20
10	Sabal Palm	Sabal Palmetto	12	20	15
11	Avocado	Persea americana	12	30	25
12	Coconut Palm	Cocos nucifera	8	25	20
13	Sabal Palm	Sabal Palmetto	12	25	20
14	Avocado	Persea americana	28	35	40
15	Palm	Unknown	38	25	20
16	Unknown	Unknown	3	20	15

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Unknown	Unknown	4	15	15
2	Unknown	Unknown	4	15	51
3	Unknown	Unknown	28	20	5
4	Unknown	Unknown	14	20	15
5	Unknown	Unknown	36	20	25
6	Umbrella	Schefflera actinophylla	22	25	25
7	Mango Tree	Mangifera Indica	29	40	40
8	Unknown	Unknown	8	20	15
9	Ficus Tree	Ficus benjamina	40	20	20
10	Sabal Palm	Sabal Palmetto	12	20	15
11	Avocado	Persea americana	12	30	25
12	Coconut Palm	Cocos nucifera	8	25	20
13	Sabal Palm	Sabal Palmetto	12	25	20
14	Avocado	Persea americana	28	35	40
15	Palm	Unknown	38	25	20
16	Unknown	Unknown	3	20	15

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BELLO LAND SURVEYING
2230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9806 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com

[illegible]





LLR Architects Inc.

December 1, 2024

***102SW1ST LLC
2306 Van Buren Street
Hollywood, FL 33024***

FILE NUMBER: 24-DP-79

SUBJECT: Preliminary Site Plan review for a 36- Unit residential development.

SITE DATA

Owner/Applicant: 102SW1ST LLC
Address/Location: 2306 Van Buren Street
Net Size of Property: 20,492 sq. ft. (0.47 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Dixie Highway Medium Intensity Multi-Family District (DH-2)
Present Use of Land: Residential
Year Built: 1949 (Broward County Property Appraiser)

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: Transitional Core District (TC-1)
South: Dixie Highway Medium Intensity Multi-Family District (DH-2)
East: Planned Development District (PD)
West: Dixie Highway Medium Intensity Multi-Family District (DH-2)

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 36-unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 36-unit 4-story, +/-34,918 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint 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 4-story scale is designed for the West Side of the lot. There is an entry feature facing North which promotes pedestrian access to elevator Lobby along the front of the property. A hierarchical tower compliments the entry along with a mural that stands out from the street. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas.

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 4-story project is located on Van Buren Street. The front setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. There is an entry feature along the North side which promotes pedestrian access to elevator Lobby. A hierarchical tower compliments the entry along with a mural that stands out from the street. Material changes on the wall soften the balconies bold look. This varied element prevents the front façade from being flat. The side façades are setback from neighbors 10 feet. A roof top amenities deck compliments the bold look of the building.

This new 36- unit development will help the improvement of the surrounding neighborhood on Van Buren St. We hope to have your support and acceptance of this new project.

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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



2306

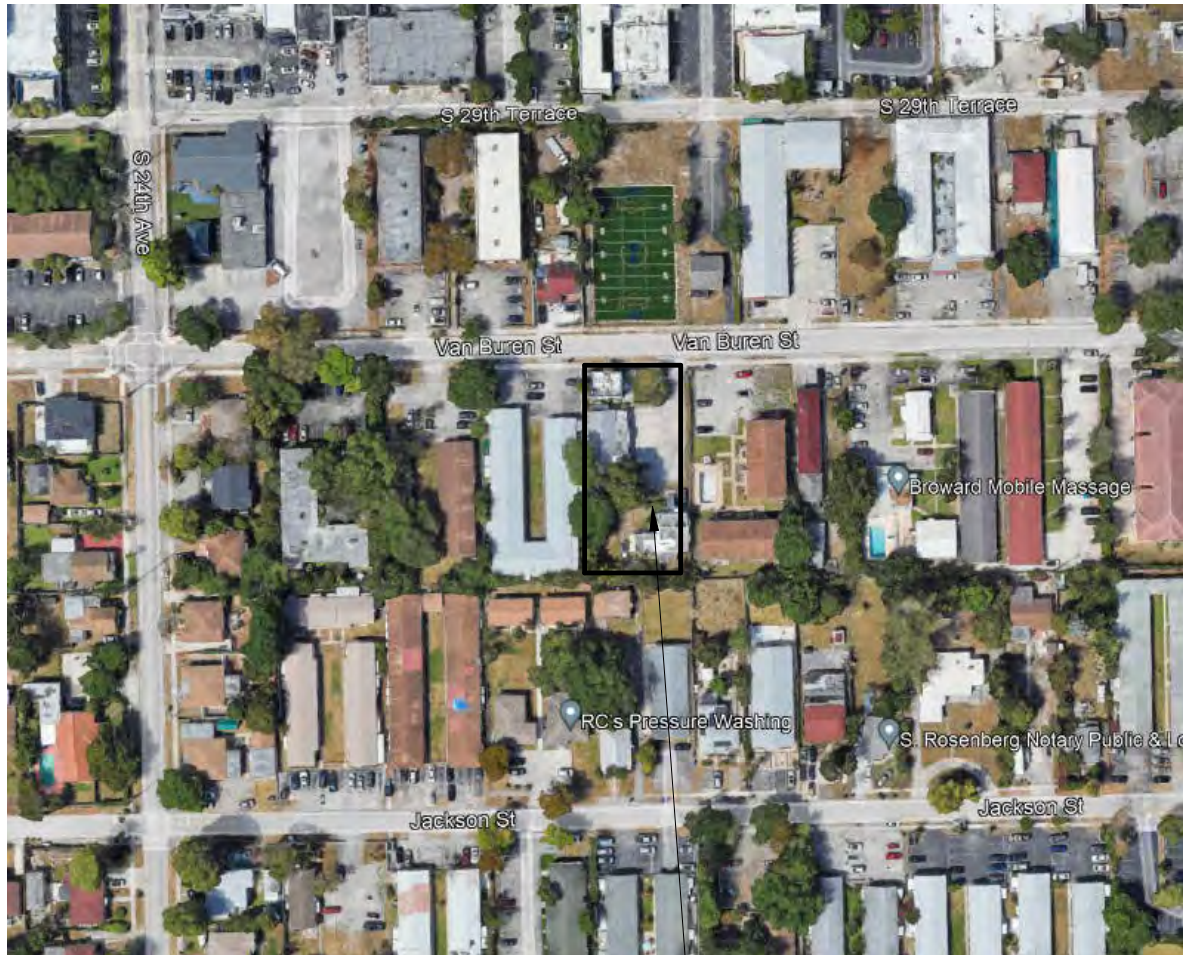






PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR: 102 SW 1ST LLC

2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020



2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

LOCATION MAP



LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) – 305–403–7926
(CELL)– 786–543–0851
E–MAIL: LLAROSA@LAROSAARCHITECTS.COM

Luis LaRosa-Registered
Architect
AR#–0017852

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.C-1.3A	GENERAL DETAILS
.C-1.3B	GENERAL DETAILS
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.C-1.5	EROSION & SEDIMENT CONTROL PLAN
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.SP 1.4	CAR LIFT SPECIFICATIONS
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A 1.2	TYP FLOOR PLAN
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A 2.3	SOUTH ELV

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A 2.5	AXO VIEW
A 2.6	3D VIEW

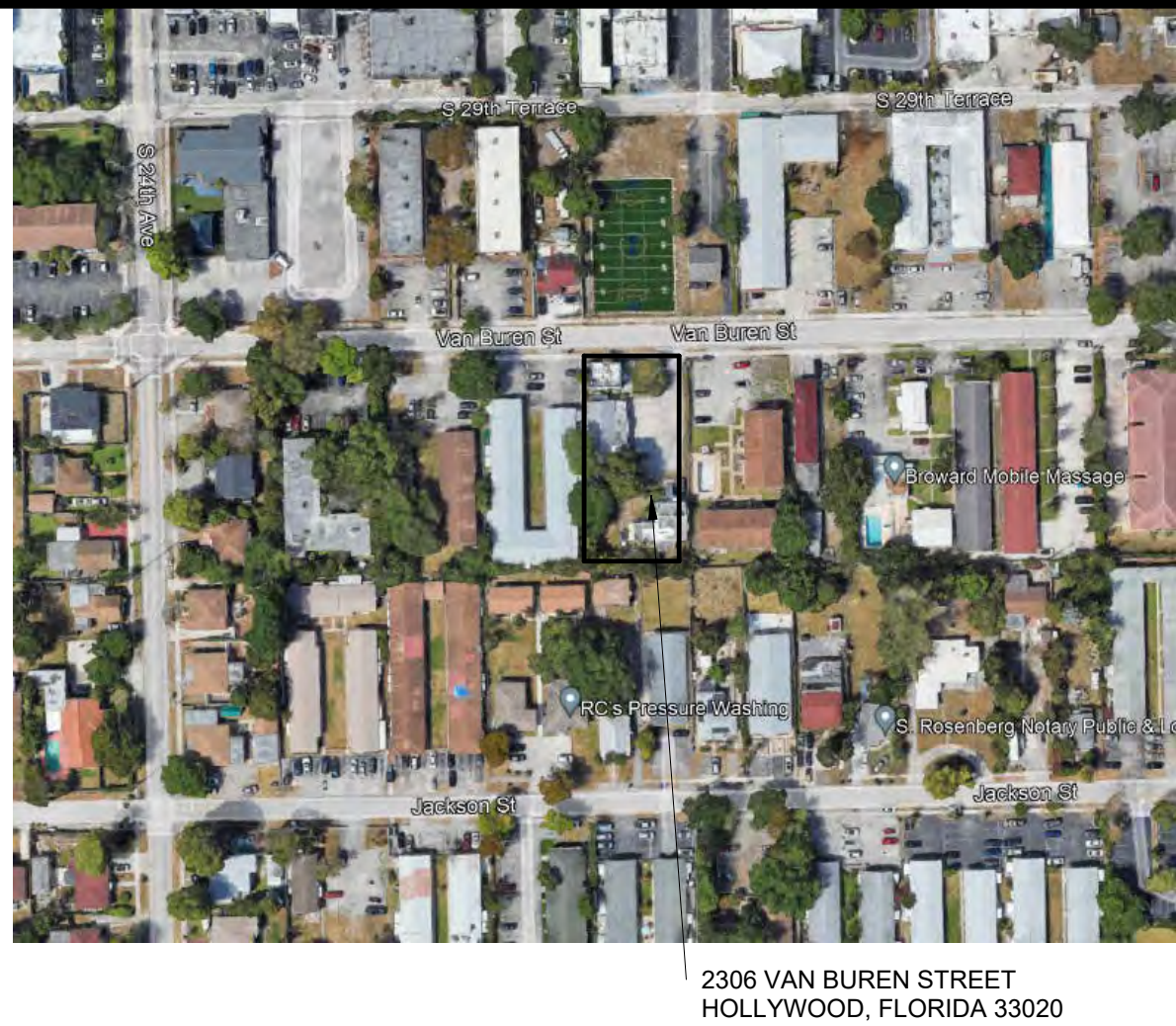
CITY FILE NUMBER: 24-DP-79
MEETING DATES:

PACO: SEPTEMBER 16, 2024
TAC-1: NOVEMBER 5, 2024
TAC-2: DECEMBER 16, 2024
PUBLIC MEETING: DECEMBER 5, 2024
PDB: TBD

CONSULTANTS



LANDSCAPE ARCHITECTURAL SERVICES
LANDSCAPE ARCHITECT
1708 SE JOY HAVEN STREET
PORT SR. LUCIE, FLORIDA 34983
PHONE: (772) 834-1357



2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2021 EDITION, NFPA 13&13R, 2019 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS

2 GENERAL NOTES

UNIT BREAKDOWN

2ND FLOOR	LIVING AREA	BALCONY	TOTAL
UNIT 201	1,103 SF	348 SF	1,451 SF
UNIT 202	652 SF	86 SF	738 SF
UNIT 203	652 SF	86 SF	738 SF
UNIT 204	652 SF	86 SF	738 SF
UNIT 205	652 SF	109 SF	761 SF
UNIT 206	1,103 SF	227 SF	1,330 SF
UNIT 207	1,231 SF	286 SF	1,517 SF
UNIT 208	854 SF	100 SF	954 SF
UNIT 209	854 SF	100 SF	954 SF
UNIT 210	854 SF	100 SF	954 SF
UNIT 211	854 SF	100 SF	954 SF
UNIT 212	746 SF	91 SF	837 SF

3RD FLOOR	LIVING AREA	BALCONY	TOTAL
UNIT 301	1,103 SF	348 SF	1,451 SF
UNIT 302	652 SF	86 SF	738 SF
UNIT 303	652 SF	86 SF	738 SF
UNIT 304	652 SF	86 SF	738 SF
UNIT 305	652 SF	109 SF	761 SF
UNIT 306	1,103 SF	227 SF	1,330 SF
UNIT 307	1,231 SF	286 SF	1,517 SF
UNIT 308	854 SF	100 SF	954 SF
UNIT 309	854 SF	100 SF	954 SF
UNIT 310	854 SF	100 SF	954 SF
UNIT 311	854 SF	100 SF	954 SF
UNIT 312	746 SF	91 SF	837 SF

4TH FLOOR	LIVING AREA	BALCONY	TOTAL
UNIT 401	1,103 SF	348 SF	1,451 SF
UNIT 402	652 SF	86 SF	738 SF
UNIT 403	652 SF	86 SF	738 SF
UNIT 404	652 SF	86 SF	738 SF
UNIT 405	652 SF	109 SF	761 SF
UNIT 406	1,103 SF	227 SF	1,330 SF
UNIT 407	1,231 SF	286 SF	1,517 SF
UNIT 408	854 SF	100 SF	954 SF
UNIT 409	854 SF	100 SF	954 SF
UNIT 410	854 SF	100 SF	954 SF
UNIT 411	854 SF	100 SF	954 SF
UNIT 412	746 SF	91 SF	837 SF

CONCRETE:
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ. FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

PAVERS:
PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

ASPHALT:
ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1-INCH LAYER OF S-II 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.

4 SITE PLAN

SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 20,550 SF or 0.47 ACRES

BUILDING FOOTPRINT AREA 12,504 SF
DRIVEWAY 1,989 SF
CONC. SLAB 278 SF

TOTAL IMPERVIOUS AREA= 14,771 SF (71.8 %)

TOTAL PERVIOUS AREA= 5,779 SF (28.2 %)

F.A.R. CALCULATION

* 20,550 SFx1.75=35,962.5 SF

F.A.R. ALLOWED=35,962.5 SF

F.A.R. PROVIDED=35,930 SF

FIRST FLOOR
COMMON AREAS 415 SF

2ND FLOOR
COMMON AREAS 1,048 SF
UNITS- 10,207 SF
TOTAL- 11,255 SF

3RD FLOOR
COMMON AREAS 1,048 SF
UNITS- 10,207 SF
TOTAL- 11,255 SF

4TH FLOOR
COMMON AREAS 1,048 SF
UNITS- 10,207 SF
TOTAL- 11,255 SF

TOP OF ROOF
COMMON AREAS- 1,750 SF
TOTAL- 1,750 SF

FAR PROVIDED= 35,930 SF

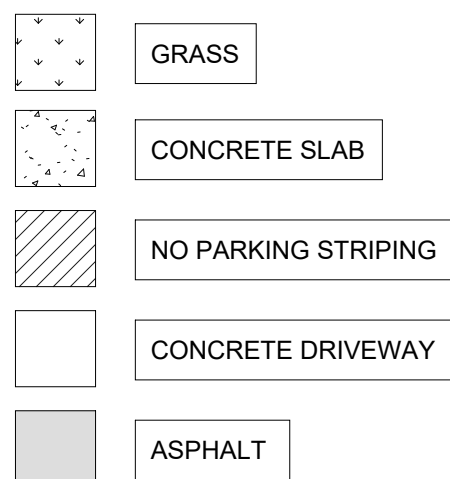
VUA

VUA AREA=3,487 SF X 25%=871 SF

PERVIOUS AREA=1,309 SF (37.5%)

*REFER TO SHEET SP-1.2 FOR DIAGRAM

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



HATCH LEGEND
1/4" = 1'-0"

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

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(6) 3 BEDROOM=6x1.5= 9 PARKING SPACE	9	12
(3) 2 BEDROOMS=3x1.5= 4.5 PARKING SPACE	4.5	6
(27) 1 BEDROOMS=27x1= 27 PARKING SPACE	27	27
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS FOR 36 UNITS)=	4	5
TOTAL PARKING SPACES	44.5 OR 45	49

ADA SPACES REQUIRED

AS PER FBC-ACCESSIBILITY 2023 208.2
*PROVIDING 50 SPACES
ADA SPACE REQUIRED AS PER TABLE 208.2-(25-50 SPACES) REQUIRE 2 ADA SPACES

1-(2 REQUIRED/ 2 PROVIDED) - ONE VAN COMPLIANT PROVIDED

NOTE:

- NUMBER OF SINGLE SPACES= 31 (27 (1) BEDROOMS + 4 GUEST
NUMBER OF PARKING IN LIFT= 6
NUMERO OF PARKING IN TANDEM=12
- PARKING LIFT IS DESIGNATED TO 2 & 3 BEDROOM UNITS
- ADA PARKING SPACES COUNT TOWARDS OVERALL PARKING REQUIREMENTS

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

	REQUIRED	PROVIDED
MINIMUM DWELLING UNIT SIZE	400 S.F.	666 S.F.
MINIMUM CUMULATIVE AVERAGE UNIT SIZE	650 S.F.	850 S.F.

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	15'	15'-0"
REAR	20'	20'-0"
SIDE	10'	10'-0"
SIDE INTERIOR	10'	18'-0"

HEIGHT CALCULATIONS:

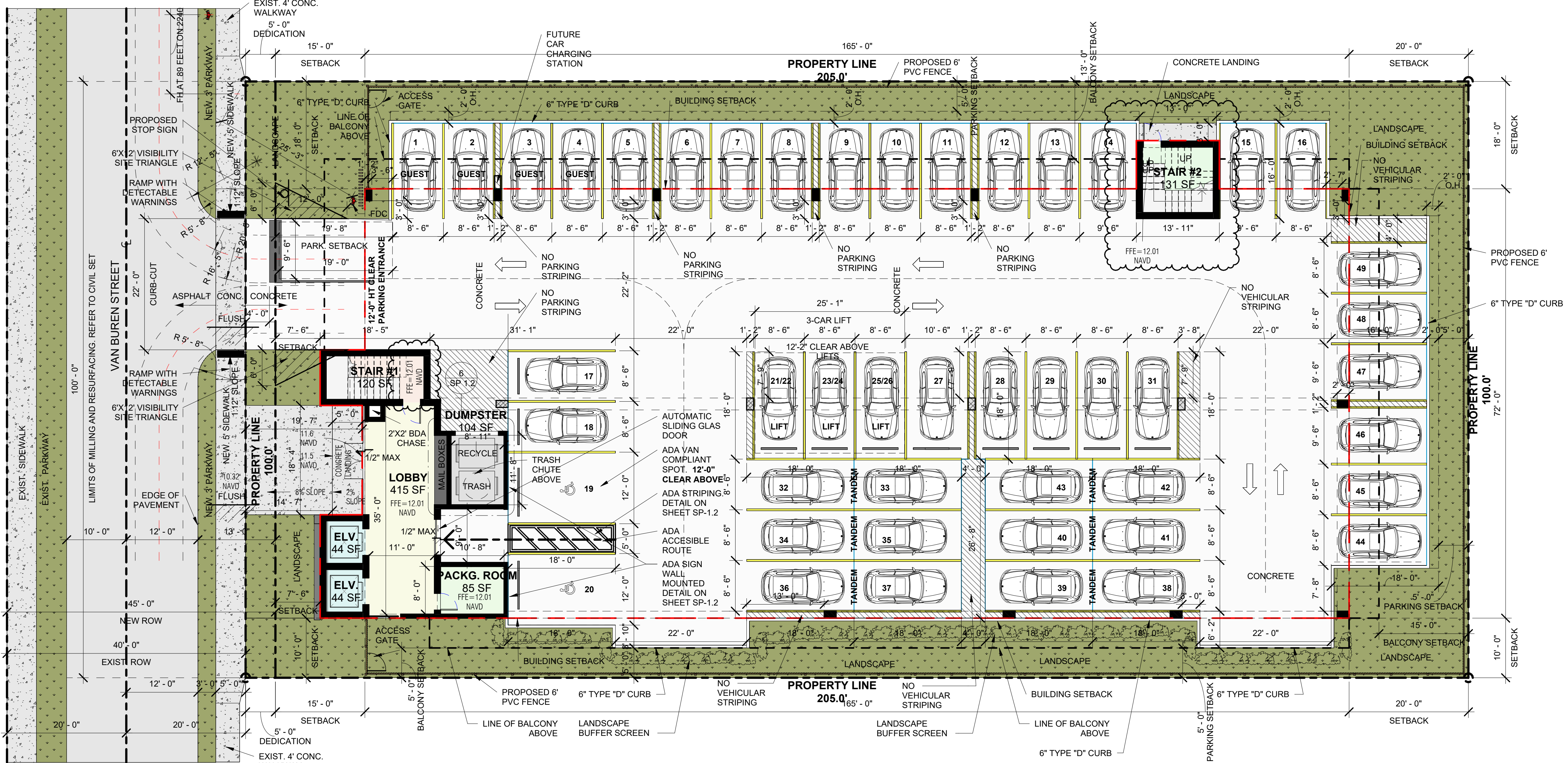
	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	4 STORIES OR 45'	45'-0" TOP OF ROOF

LAND. USE DESIGNATION: RAC

ZONING DESIGNATION: DH2

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 A.D.A. 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.
- ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).
- *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".

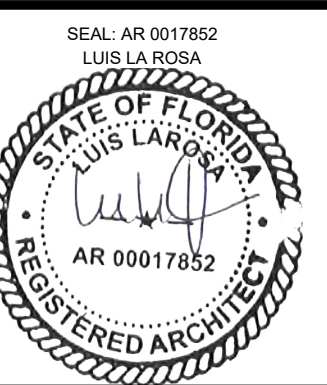


1 SITE PLAN
3/32" = 1'-0"



Revision			
#	REV	DATE	BY
1	TAC 2	11/29/24	A.G.
2	PDB	1/28/2025	A.G.
3	PDB	10/21/2025	A.G.
4	Revision 4	2/26/26	A.G.
5	PDB	7-6-2026	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN: A.G.
CHECKED: L.L.R
DATE: 10/3/2023
SCALE: AS NOTED
JOB. NO.: 024-035
SHEET:

.SP 1.1

OF: SHEETS:

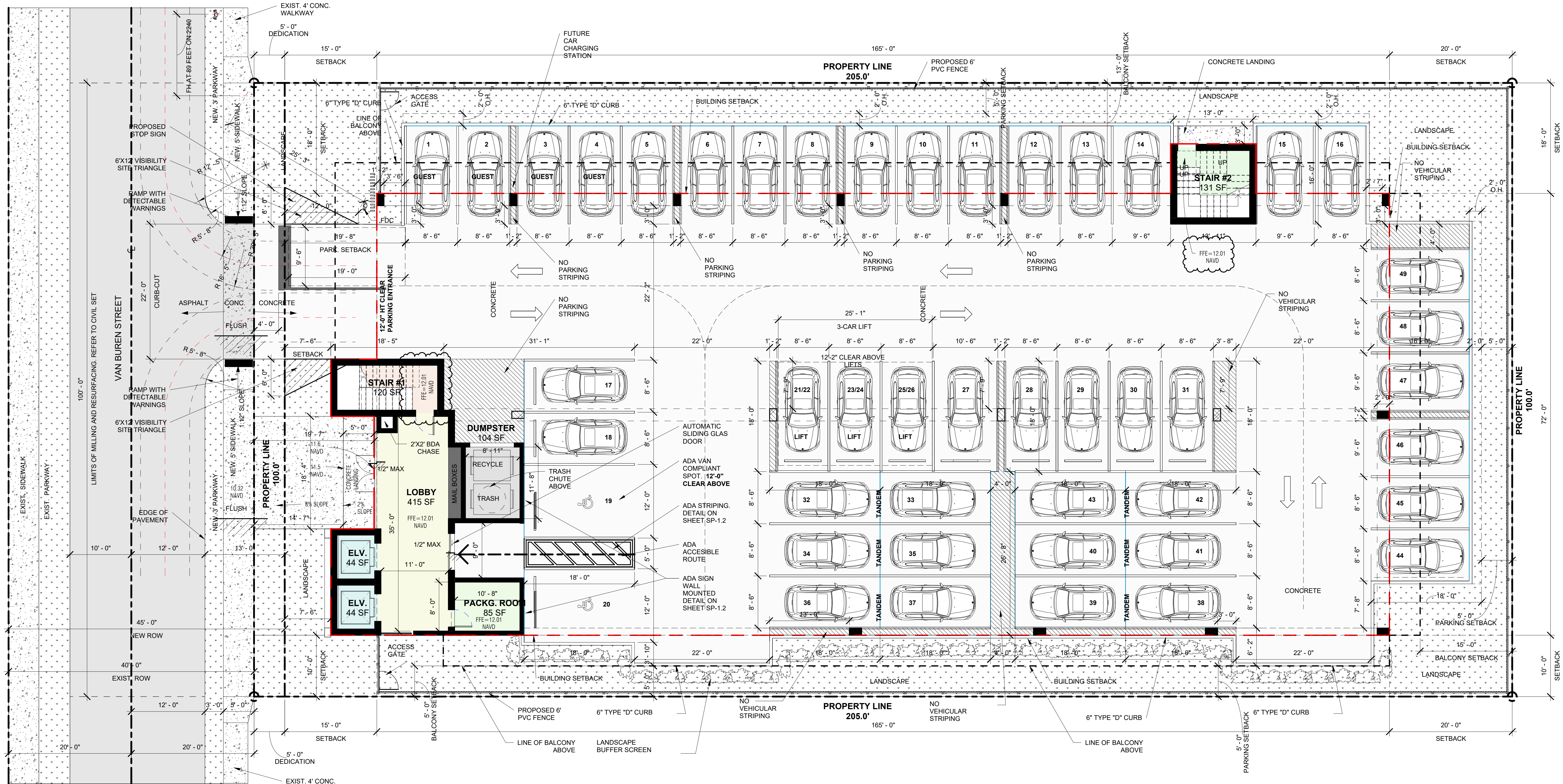
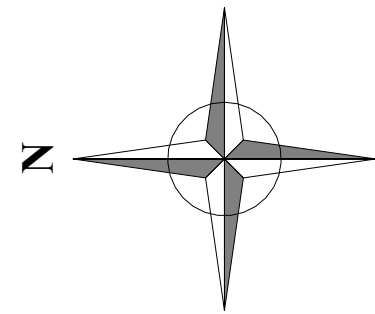
As indicated

100% CONSTRUCTION DOCUMENTS

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- GRASS
- CONCRETE SLAB
- NO PARKING STRIPING
- CONCRETE DRIVEWAY
- ASPHALT

HATCH LEGEND
1/4" = 1'-0"



1 SITE PLAN BLACK AND WHITE
1/8" = 1'-0"

LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: L.LRARCH@GMAIL.COM
Luis L. Lopez - Registered Architect
AR-0017852

Revision			
REV	DATE	BY	
1	TAC 2	11/20/24	A.G.
5	PDB	7-6-2026	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
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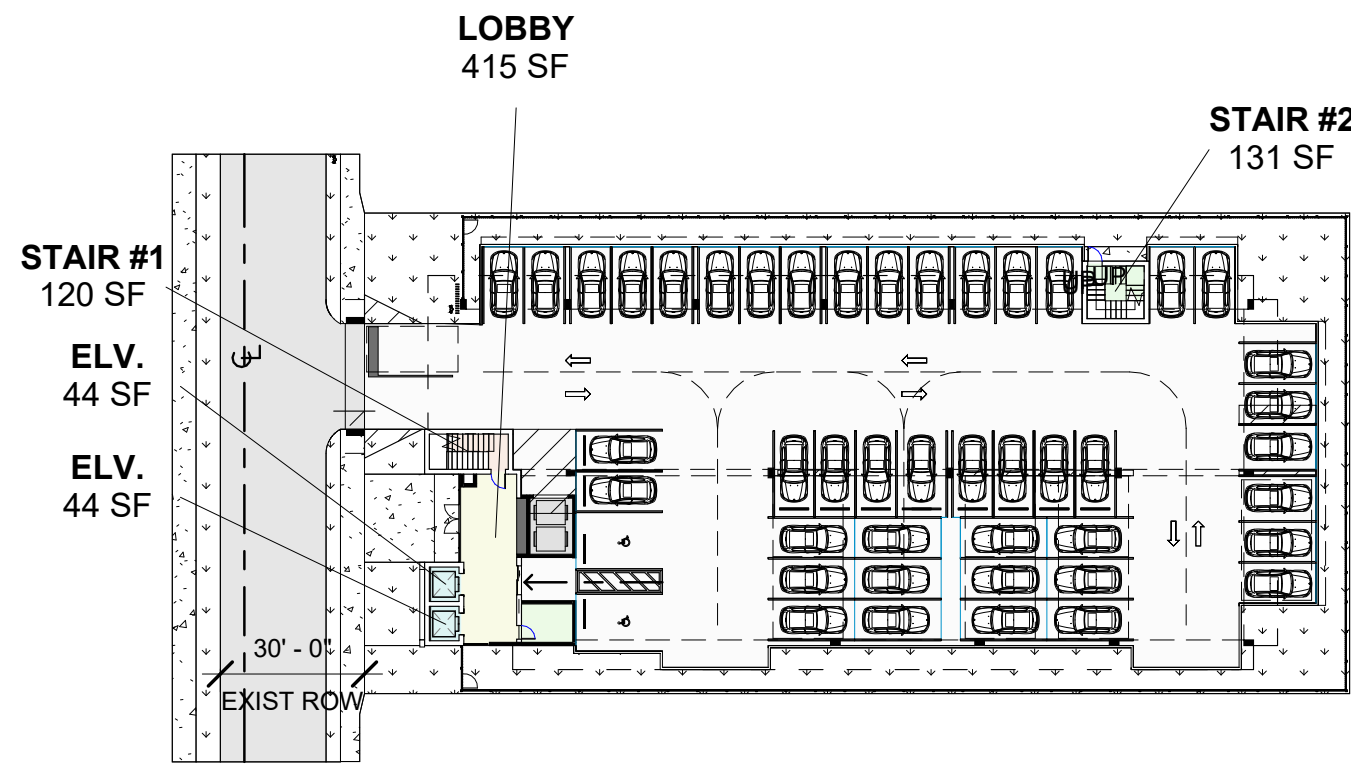
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CHECKED: L.L.R.
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SCALE: AS NOTED
JOB NO.: 024-035
SHEET:

.SP 1.1A
OF: SHEETS:

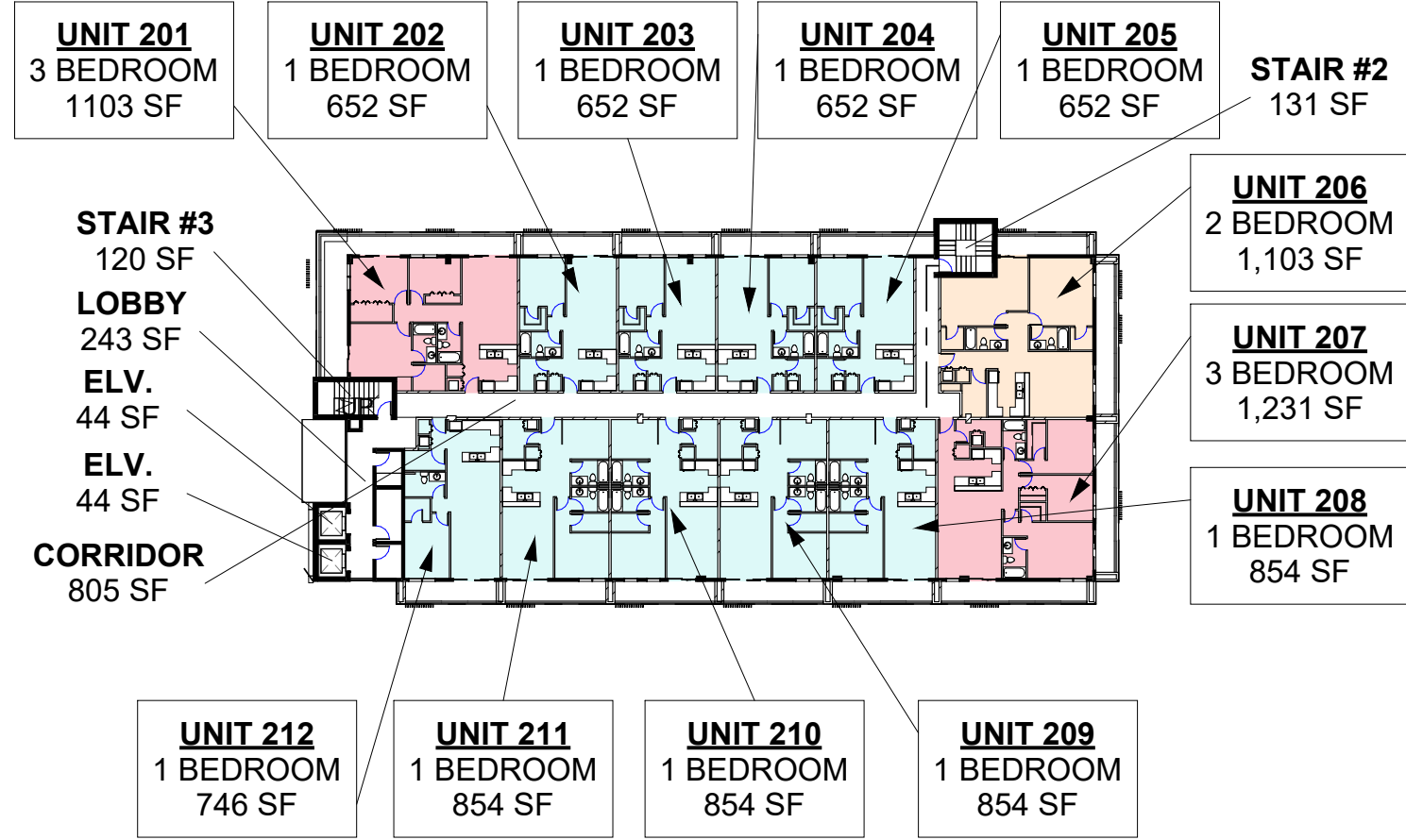
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100% CONSTRUCTION DOCUMENTS

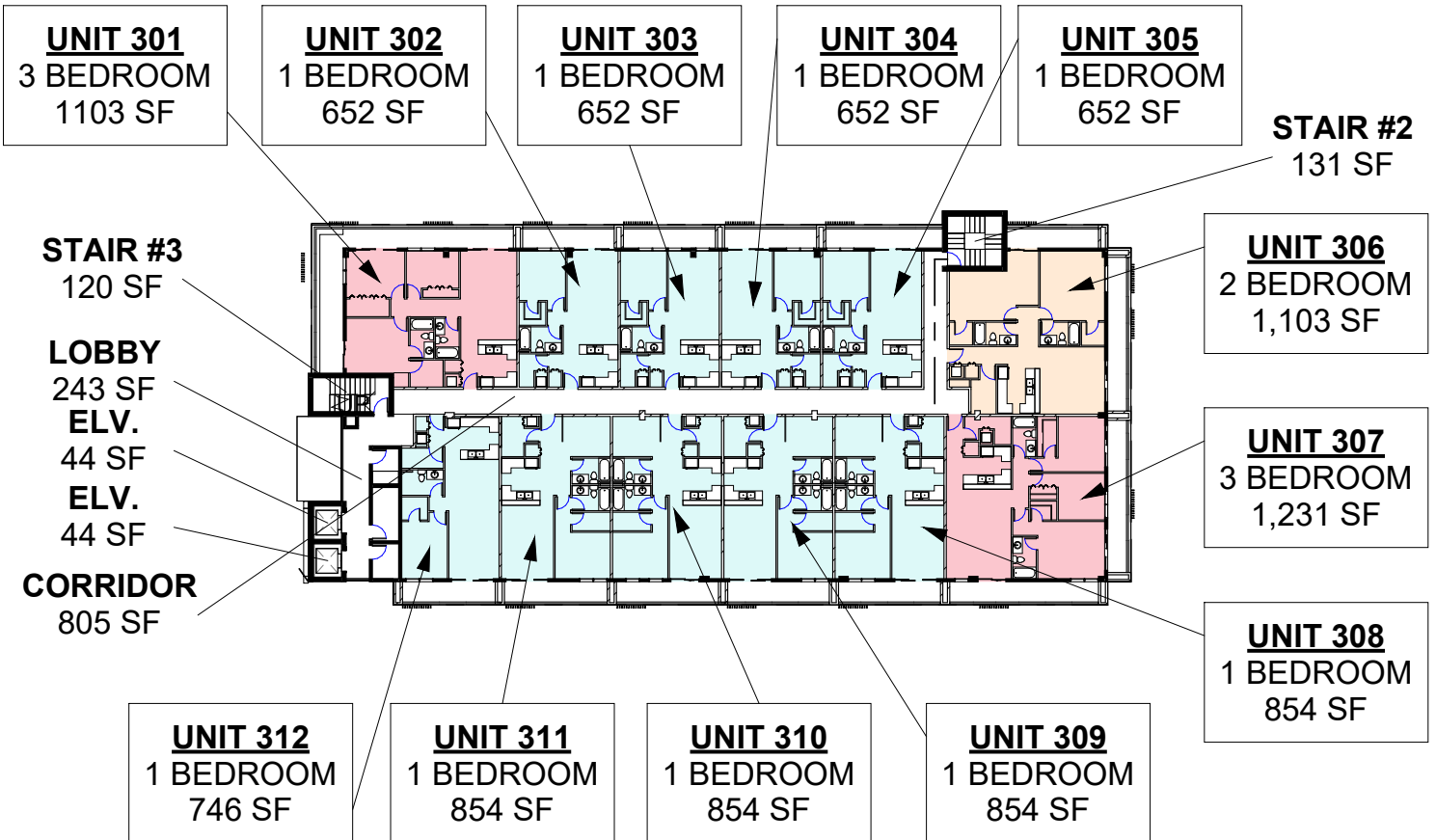
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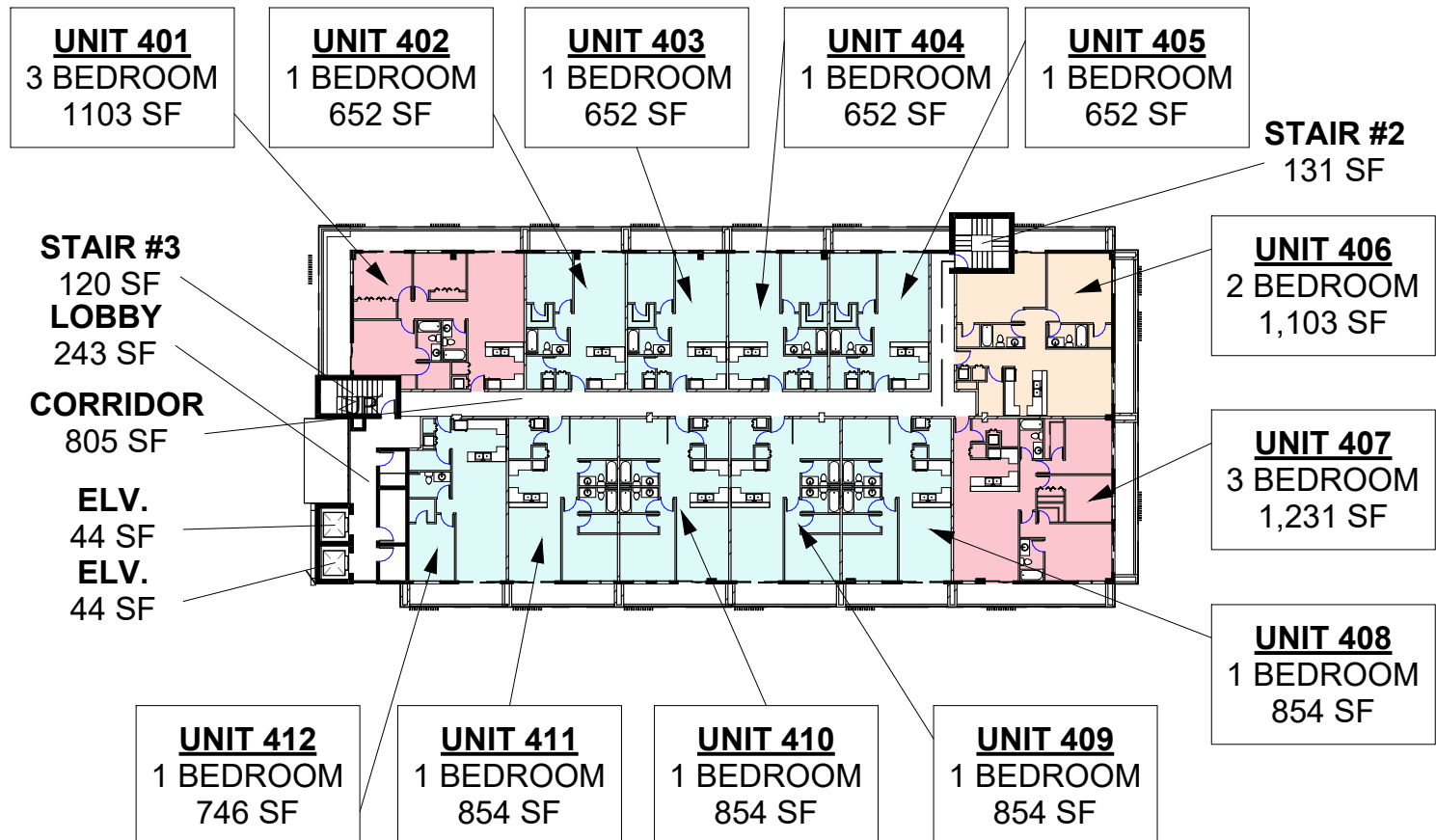
1 FAR 1ST FLOOR PLAN
1" = 40'-0"



2 FAR 2ND FLOOR PLAN
1" = 40'-0"



3 FAR 3RD FLOOR PLAN
1" = 40'-0"



4 FAR 4TH FLOOR PLAN
1" = 40'-0"

F.A.R. CALCULATION

* 20,550 SFX1.75=35,962.5 SF

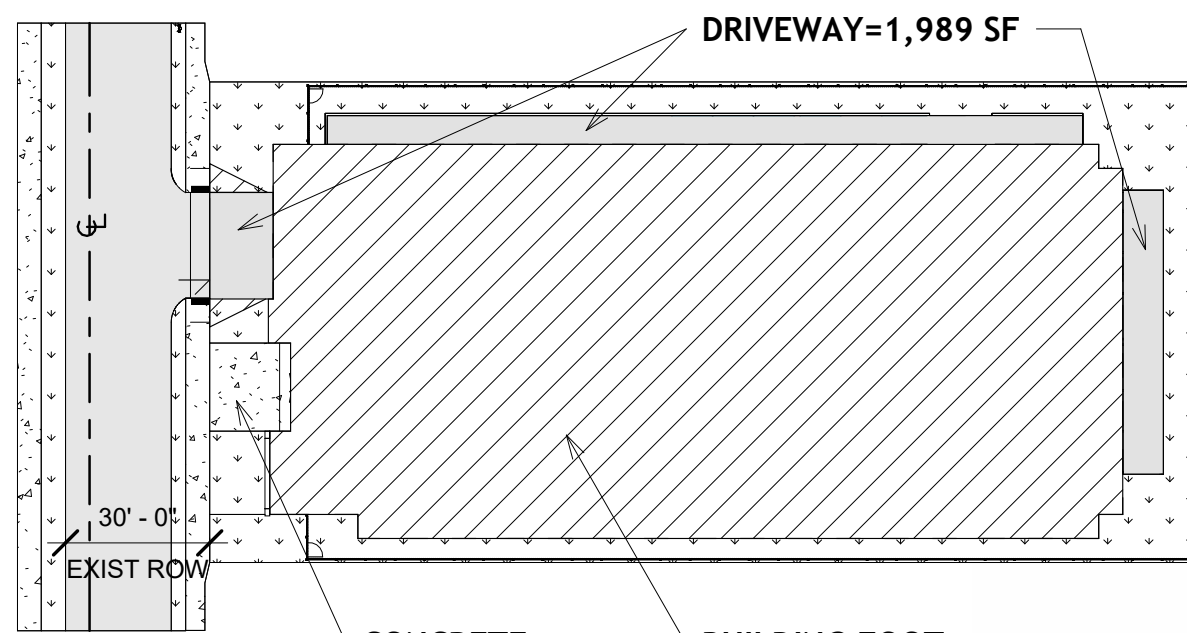
F.A.R. ALLOWED=35,962.5 SF
F.A.R. PROVIDED=35,930 SF

FIRST FLOOR	
COMMON AREAS	415 SF
2ND FLOOR	
COMMON AREAS-	1,048 SF
UNITS-	10,207 SF
TOTAL-	11,255 SF
3RD FLOOR	
COMMON AREAS-	1,048 SF
UNITS-	10,207 SF
TOTAL-	11,255 SF
4TH FLOOR	
COMMON AREAS-	1,048 SF
UNITS-	10,207 SF
TOTAL-	11,255 SF
TOP OF ROOF	
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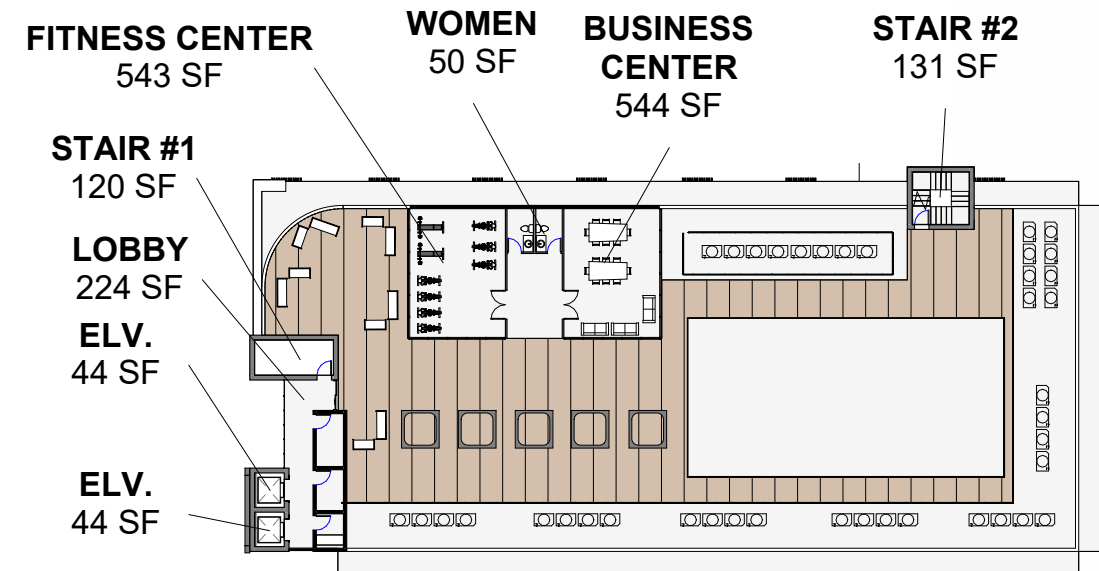
SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 20,550 SF or 0.47 ACRES

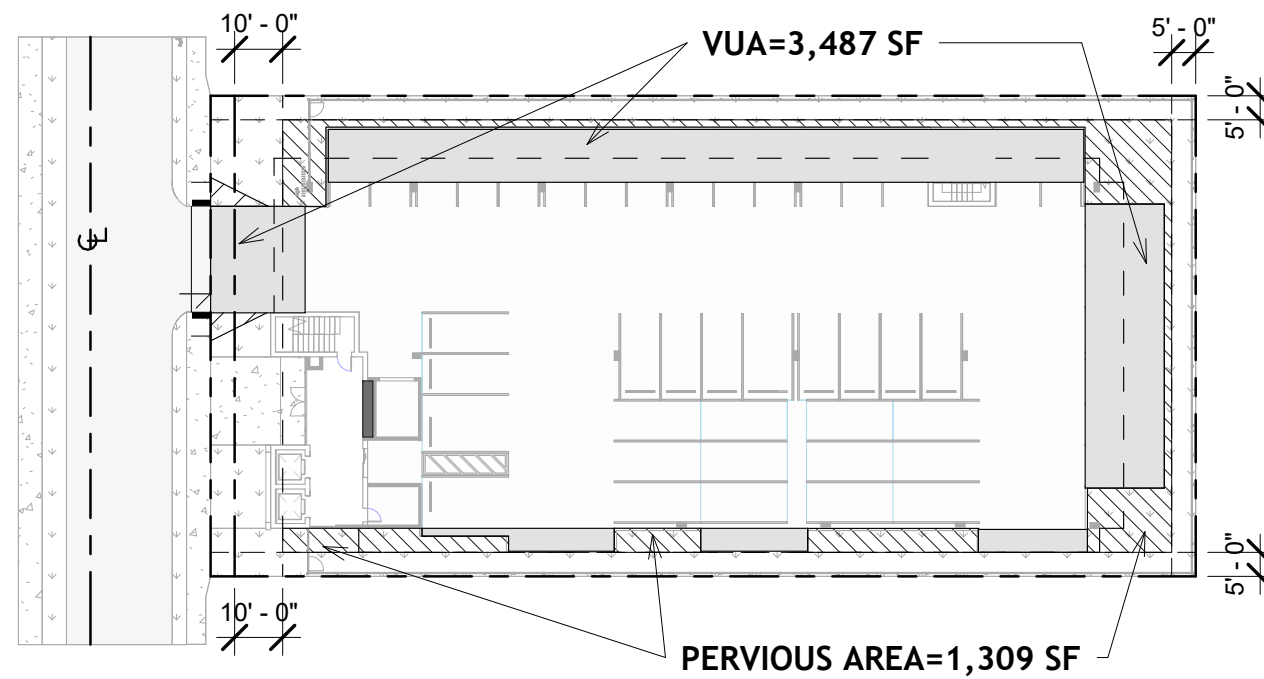
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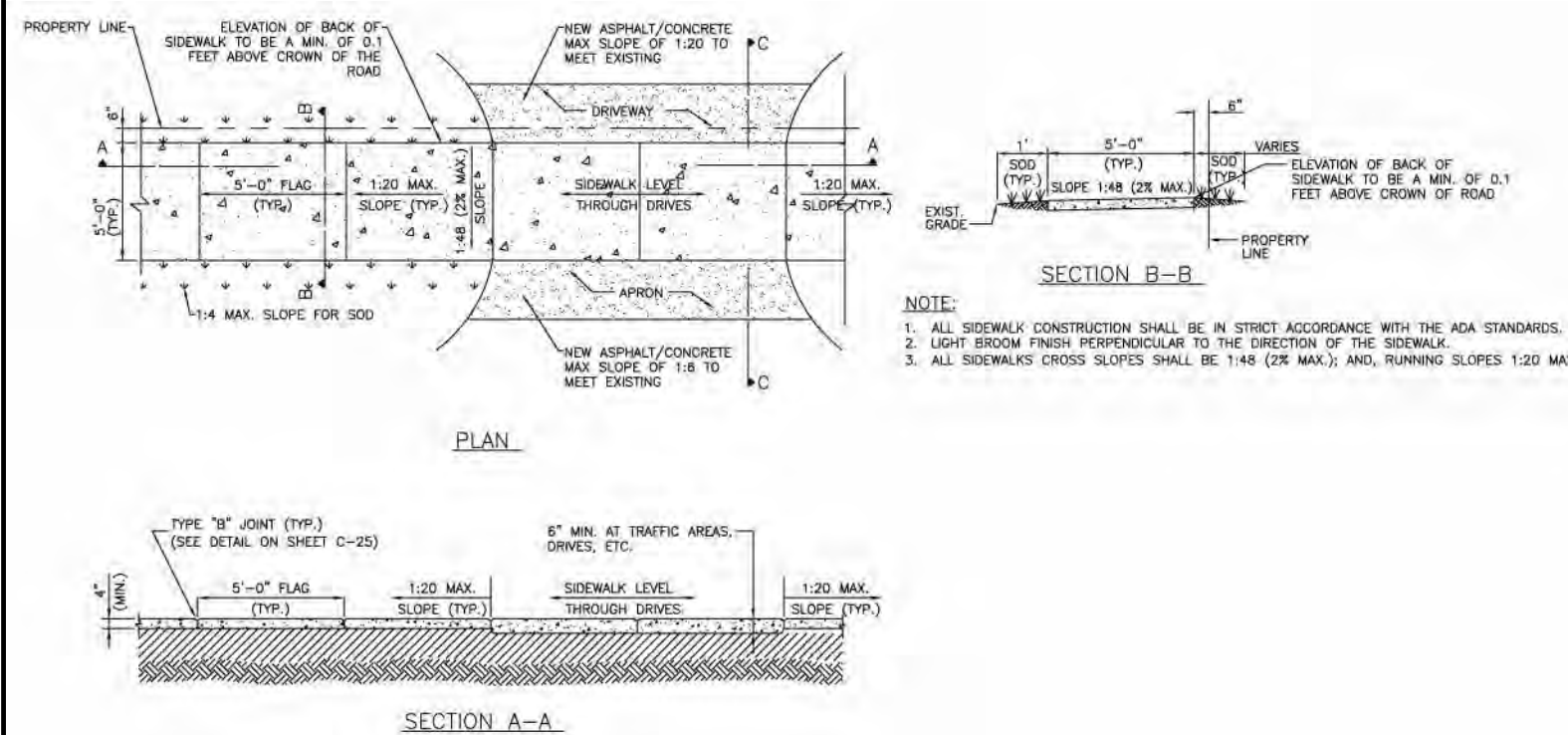
5 PERVIOUS DIAGRAM
1" = 40'-0"



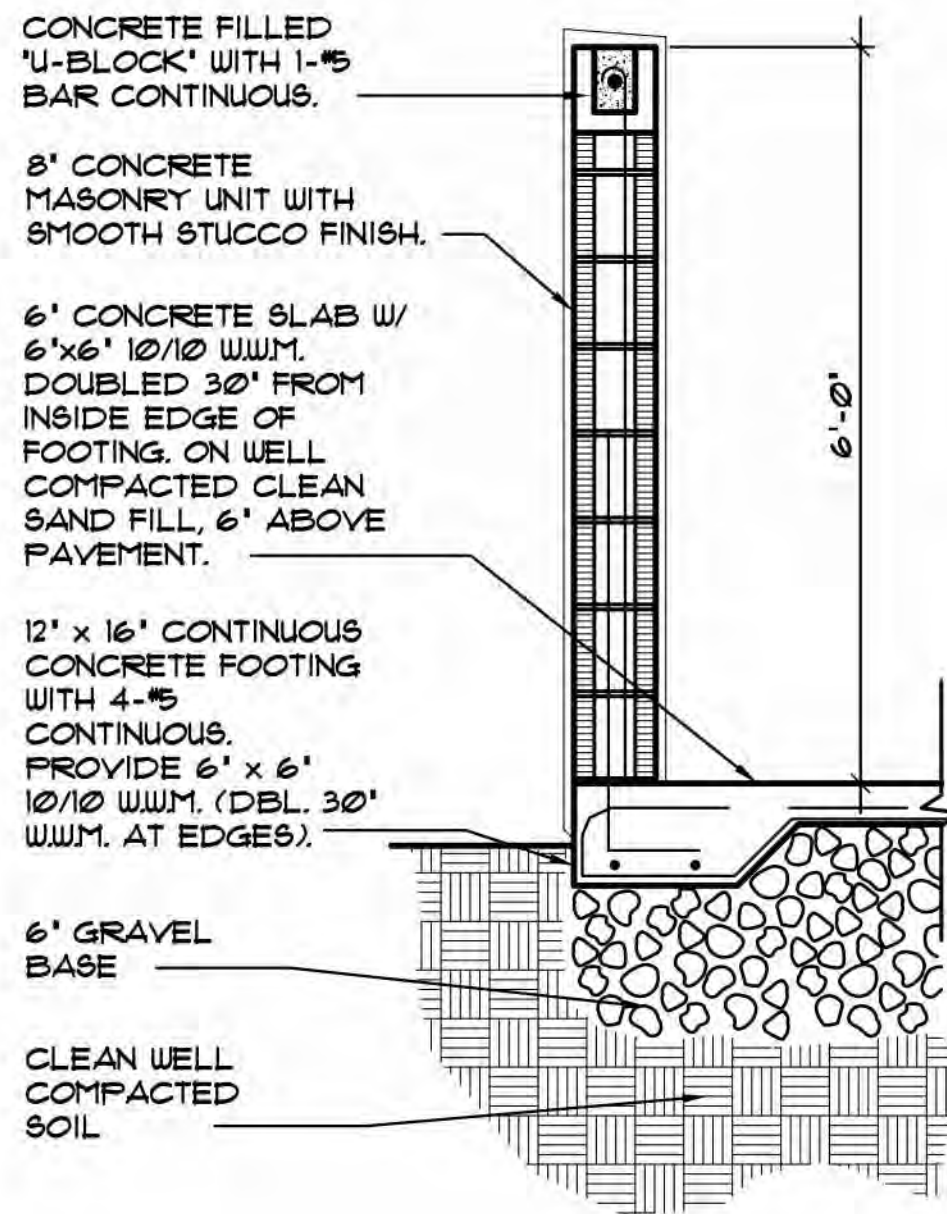
8 FAR TOP OF ROOF
1" = 40'-0"



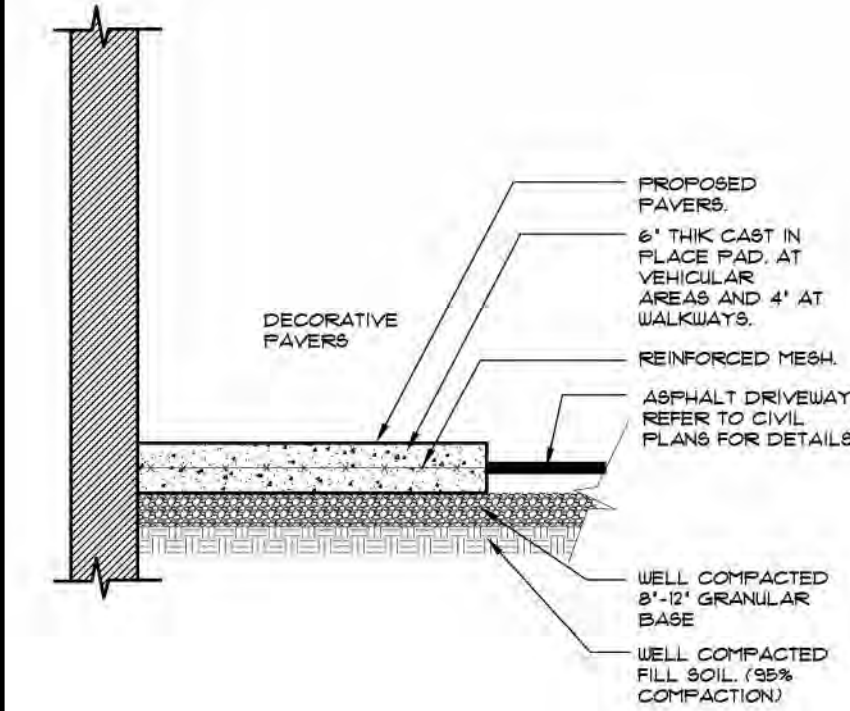
7 VUA CALCULATION
1" = 40'-0"



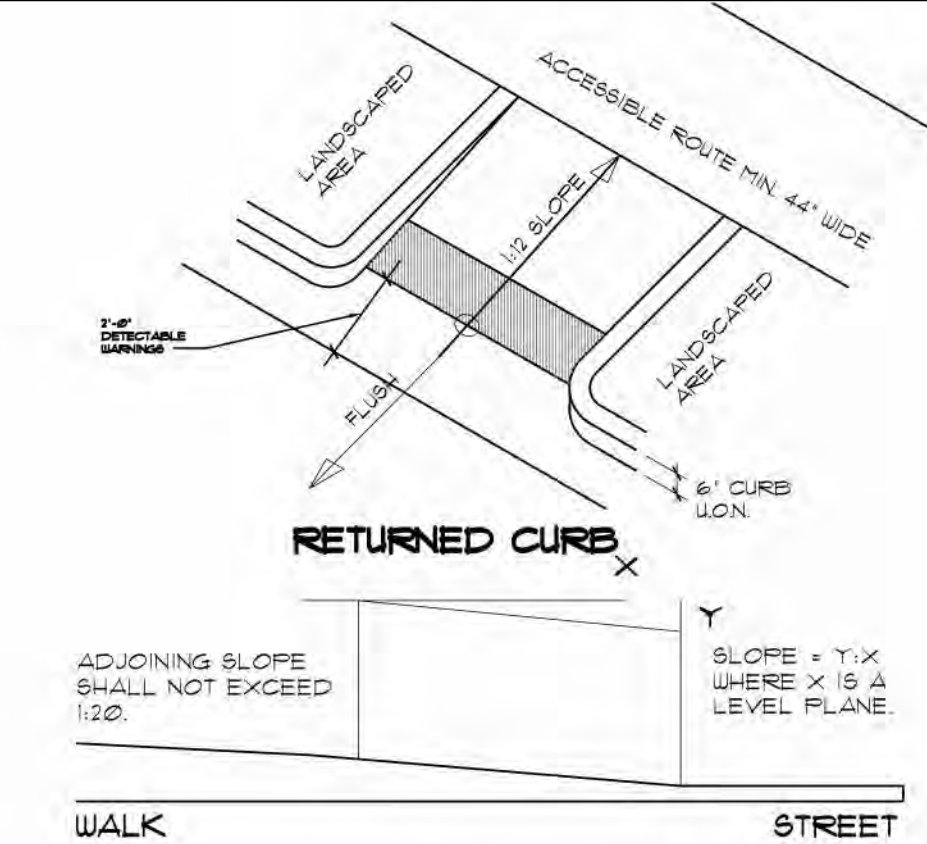
6 ACCESSIBLE CURB RAMP



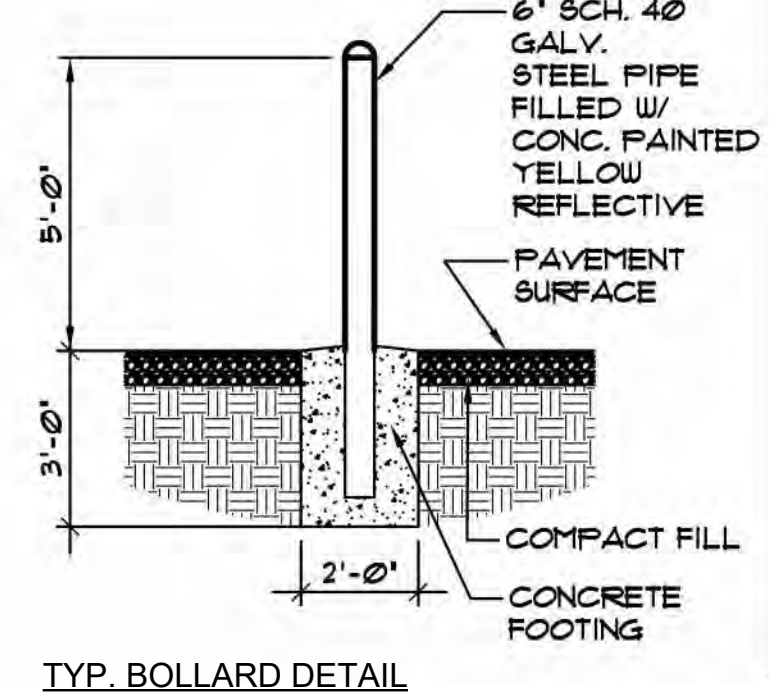
6 ENLARGED DUMPSTER PLAN
1/4" = 1'-0"



4 WALKWAY DETAIL



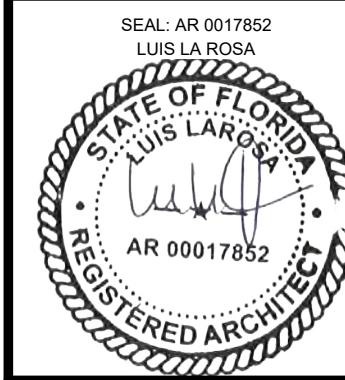
7 ACCESSIBLE CURB RAMP



TYP. BOLLARD DETAIL

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

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN:	A.G.
CHECKED:	LLR
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
SHEET:	

.SP 1.2



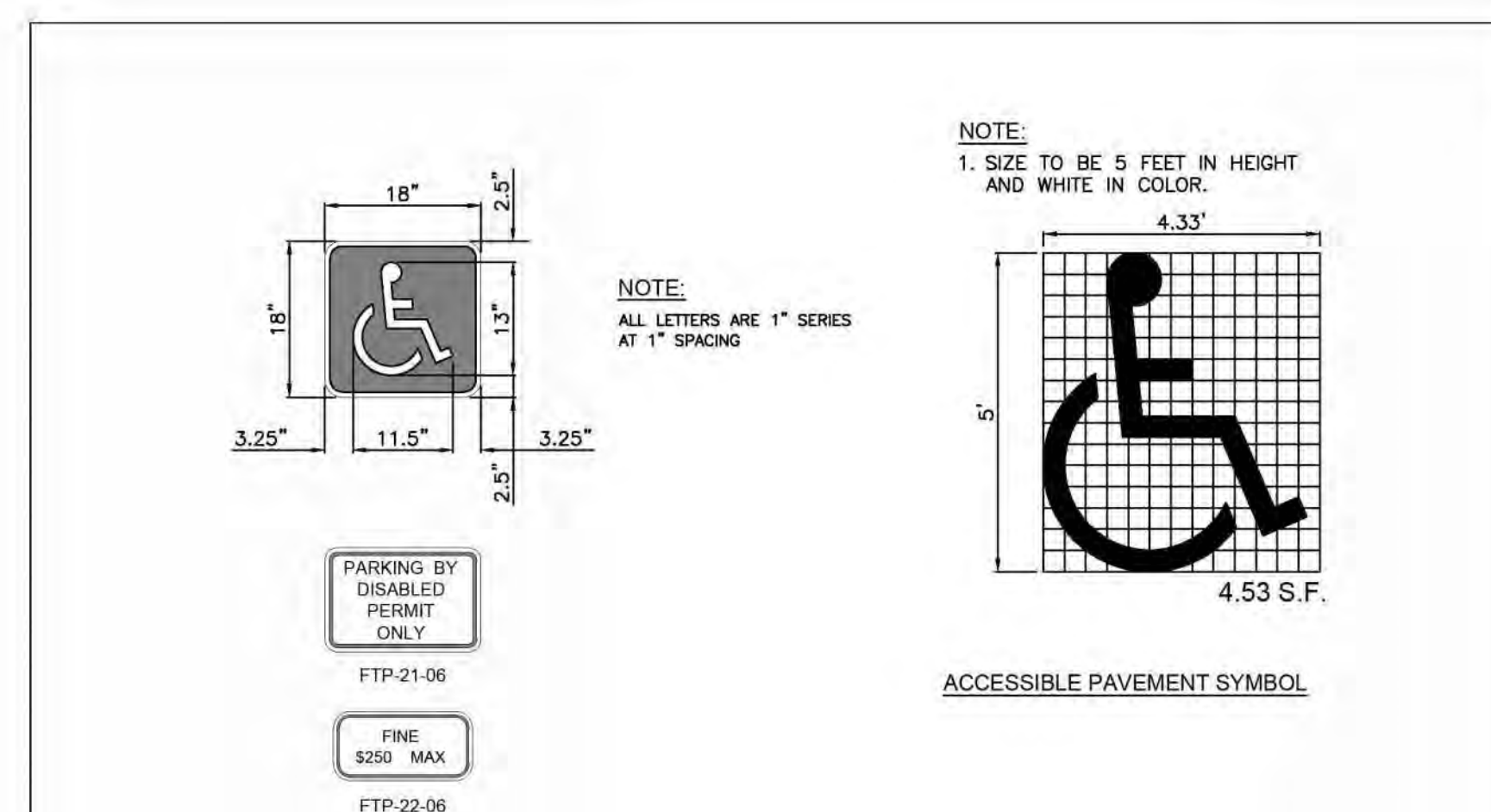
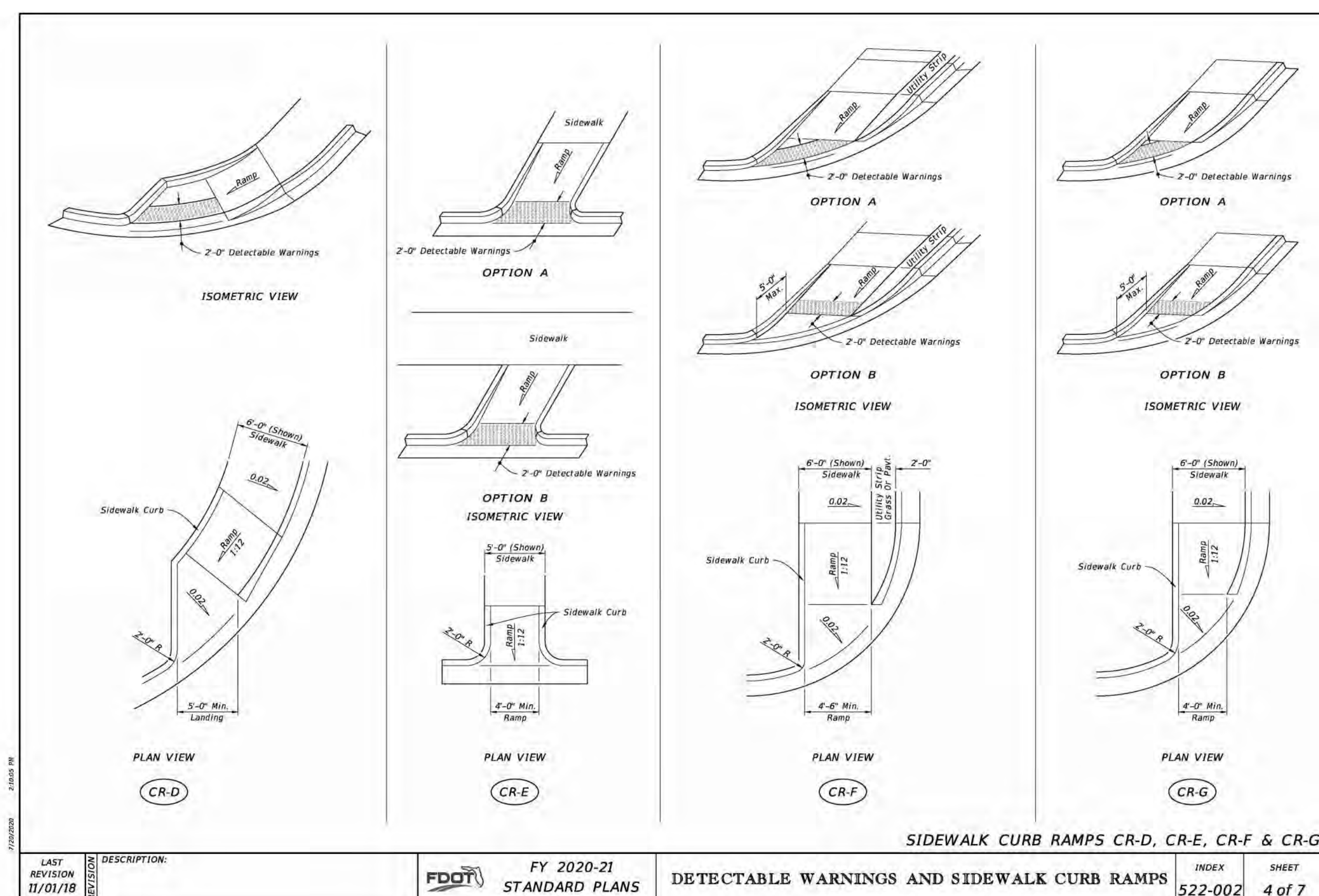
Revision			
#	REV	DATE	BY
1	TAC 2	11/20/24	A G

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100% CONSTRUCTION DOCUMENTS	DRAWN: A.G.
	CHECKED: L.L.R
	DATE: 10/3/2023
	SCALE: AS NOTED
	JOB. NO.: 024-035
	SHEET:
.SP 1.2A	
OF:	SHEETS:

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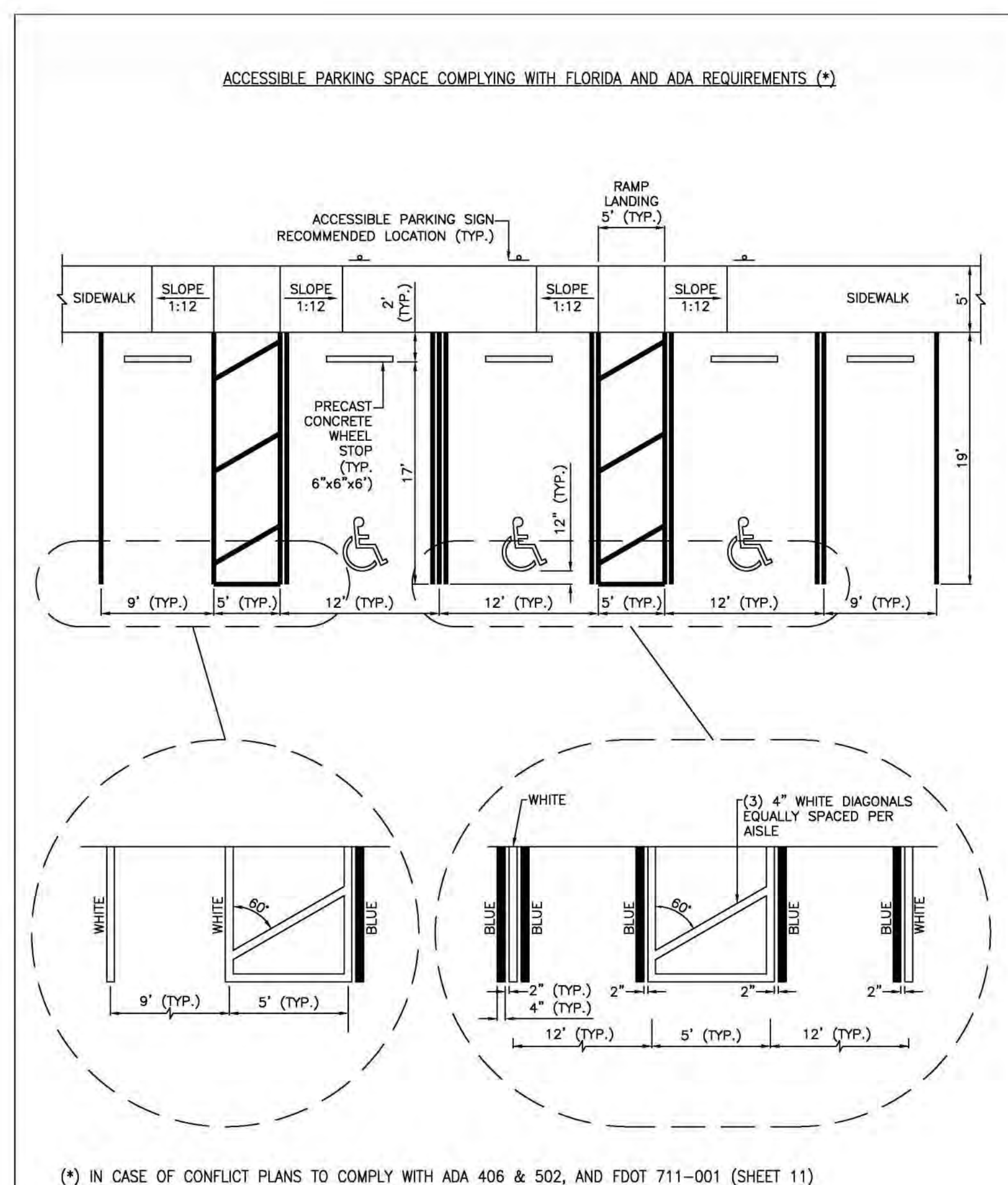
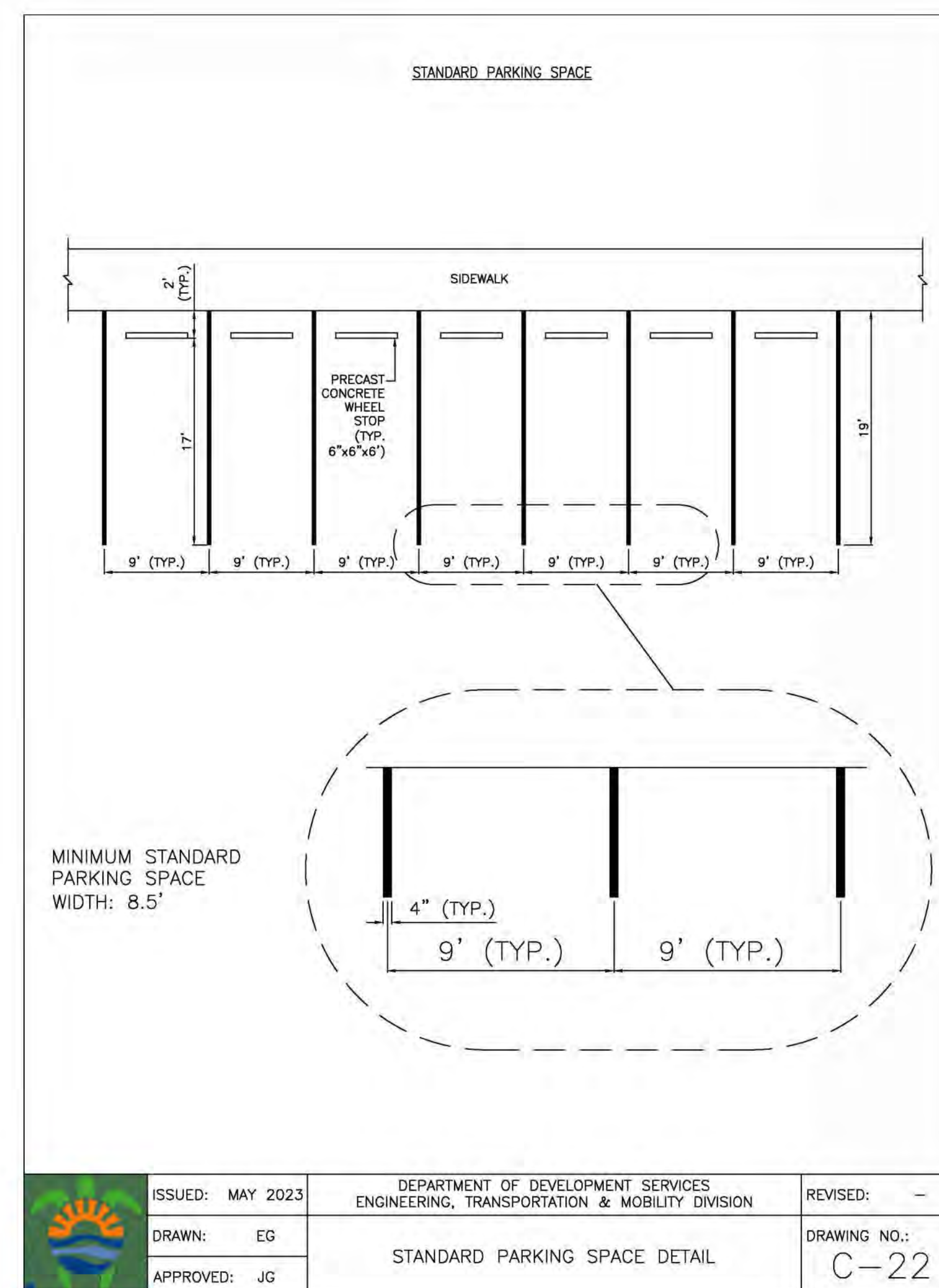
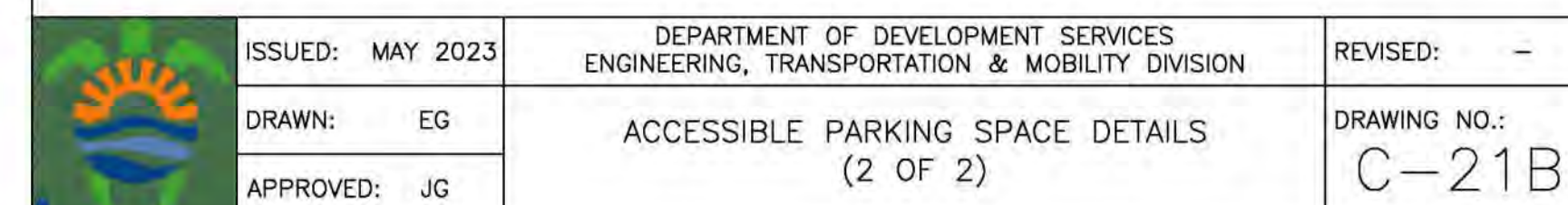


SIGNAGE NOTES:

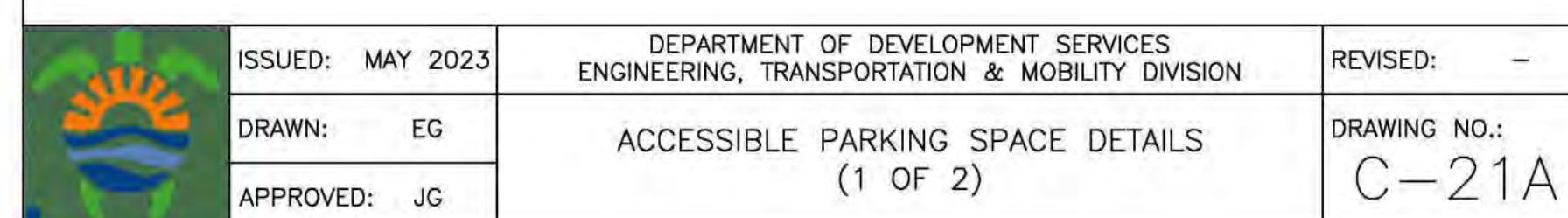
1. FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

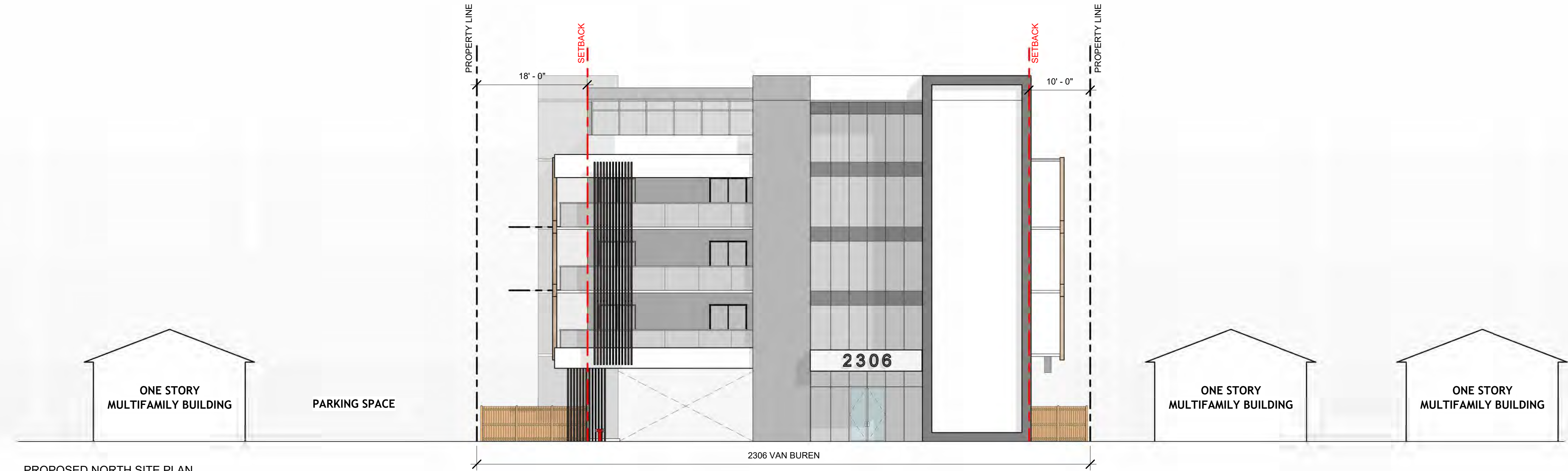
NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ADJACENT ASLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS ASILES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS ASILES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER CURB OR EDGE OF PAVEMENT OR ACCESS ASILE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE "A" REFLECTORIZED PAINT MEETING FDOT/BCTCD STANDARDS.
8. ACCESSIBLE PARKING SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)





1 PROPOSED NORTH SITE PLAN
ELEVATION
3/32" = 1'-0"



2 PROPOSED WEST SITE PLAN
ELEVATION
3/32" = 1'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: LLRARCH@LLRARCHITECTS.COM
Luis La Rosa - Registered Architect
AR# 00017852

Revision			
#	REV	DATE	BY

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
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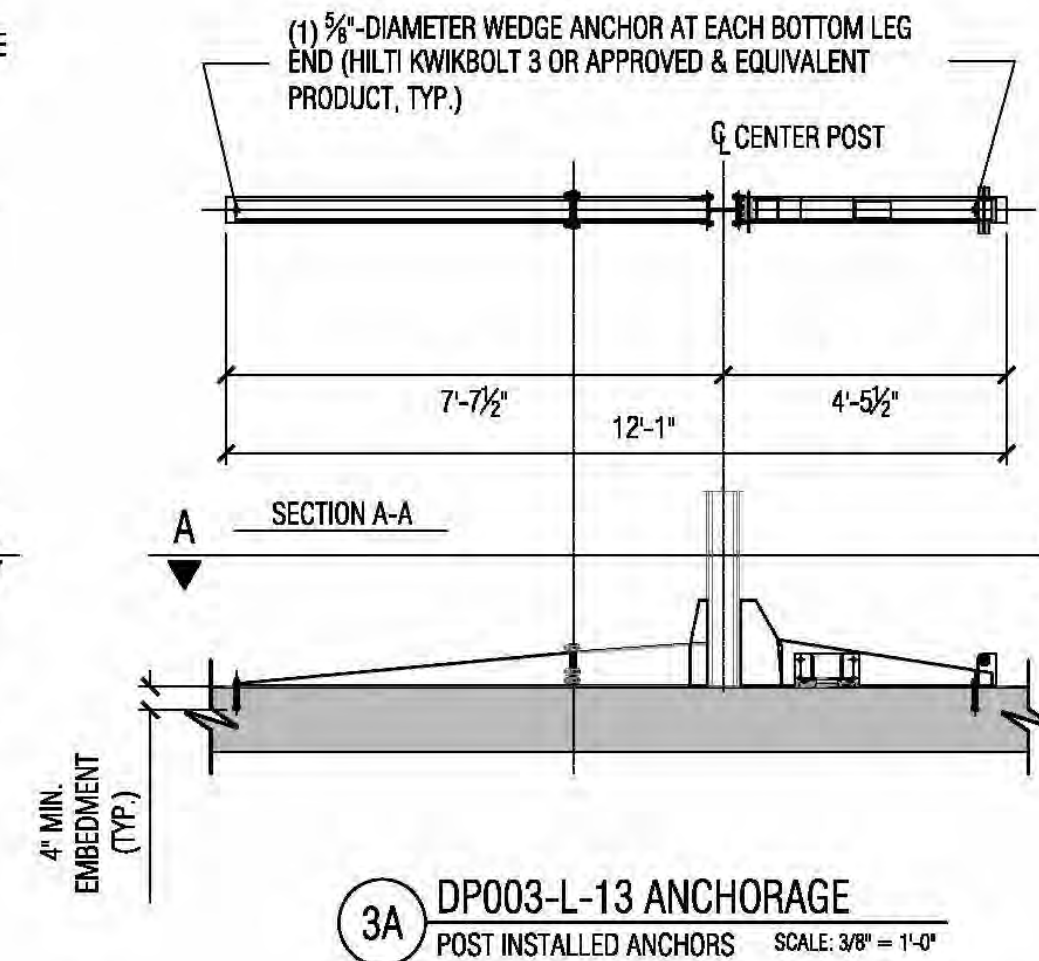
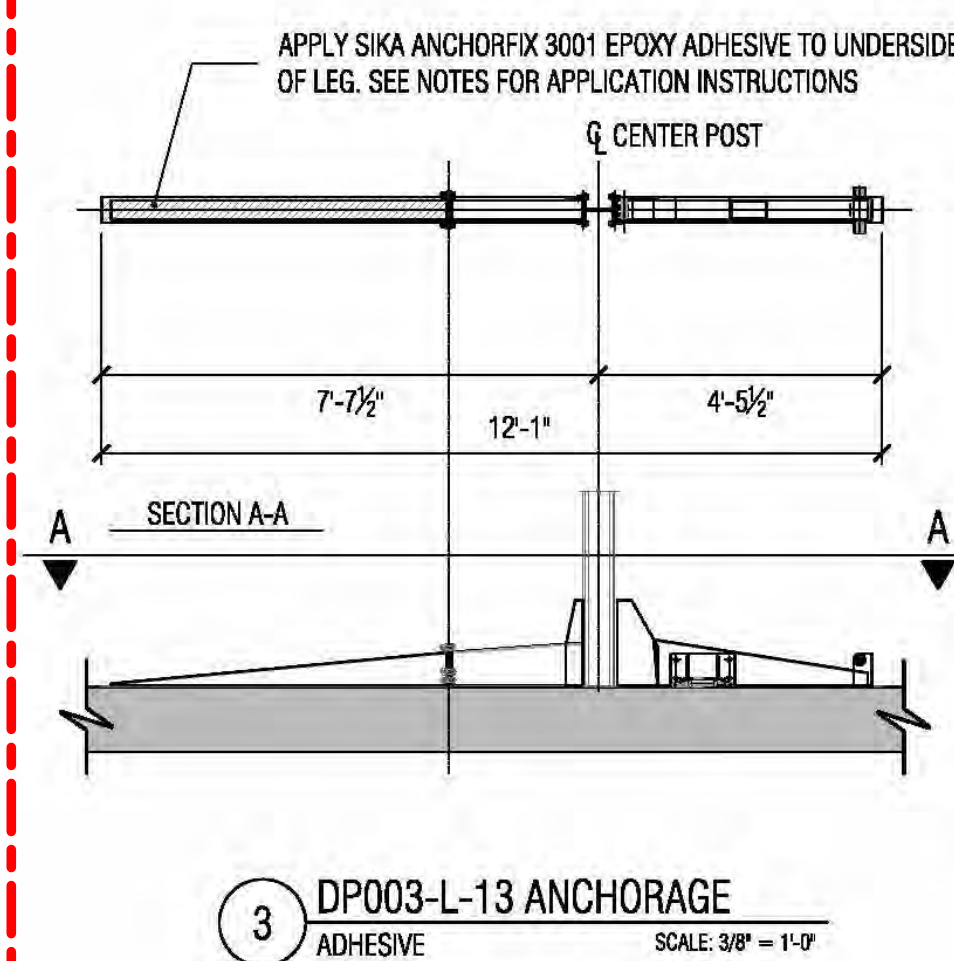
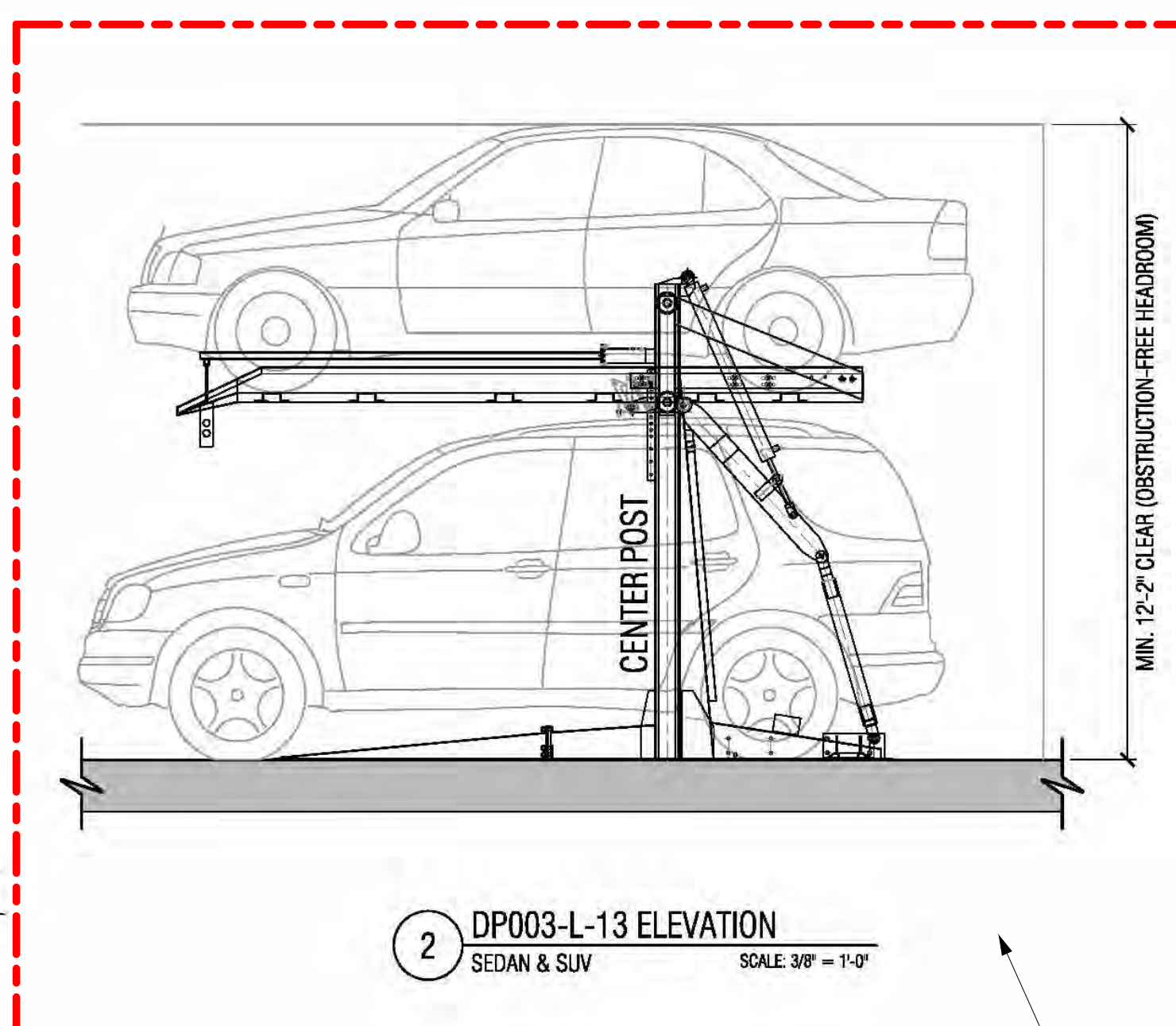
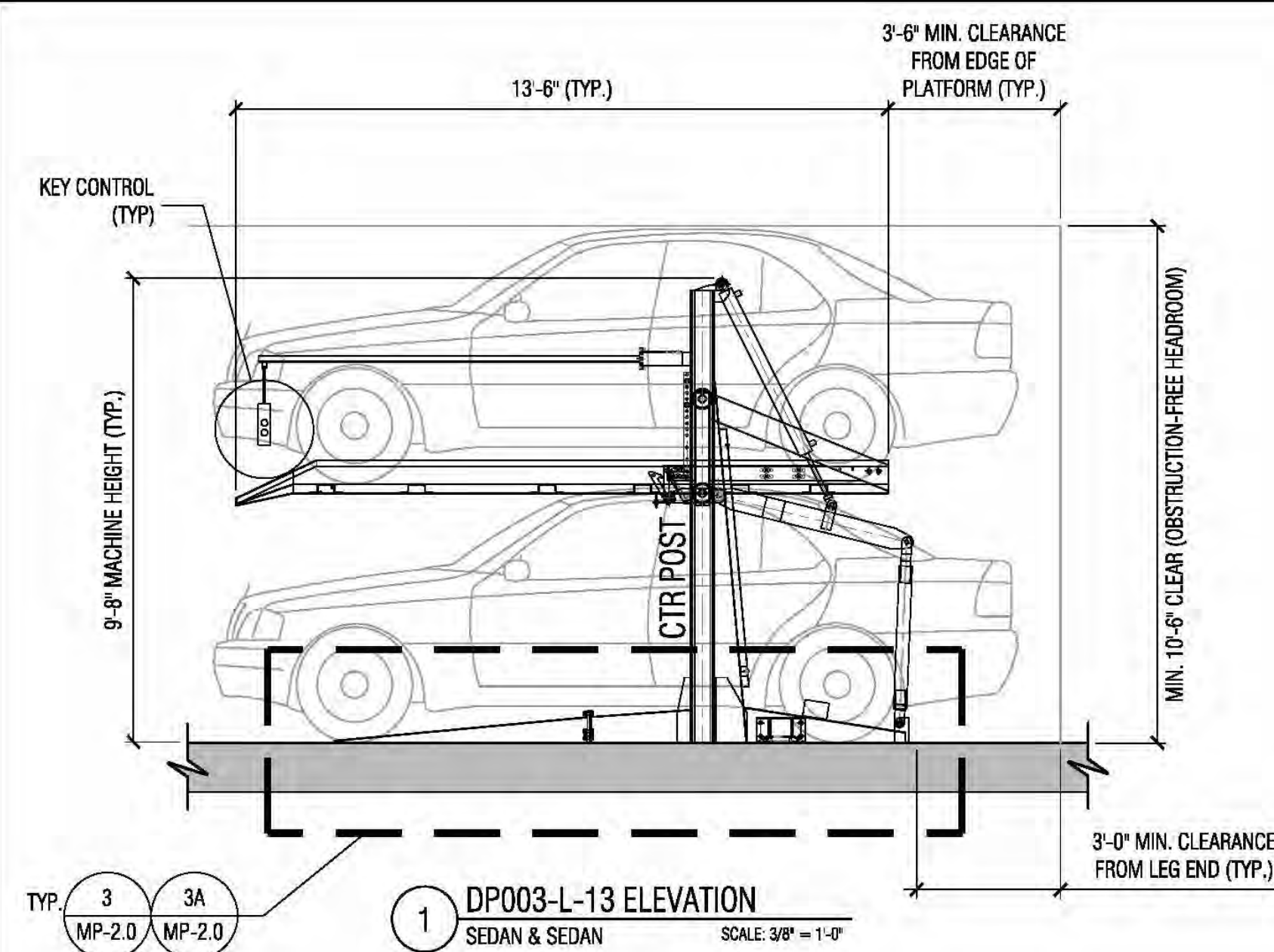
.SP 1.3

OF: SHEETS:

3/32" = 1'-0"

100% CONSTRUCTION DOCUMENTS

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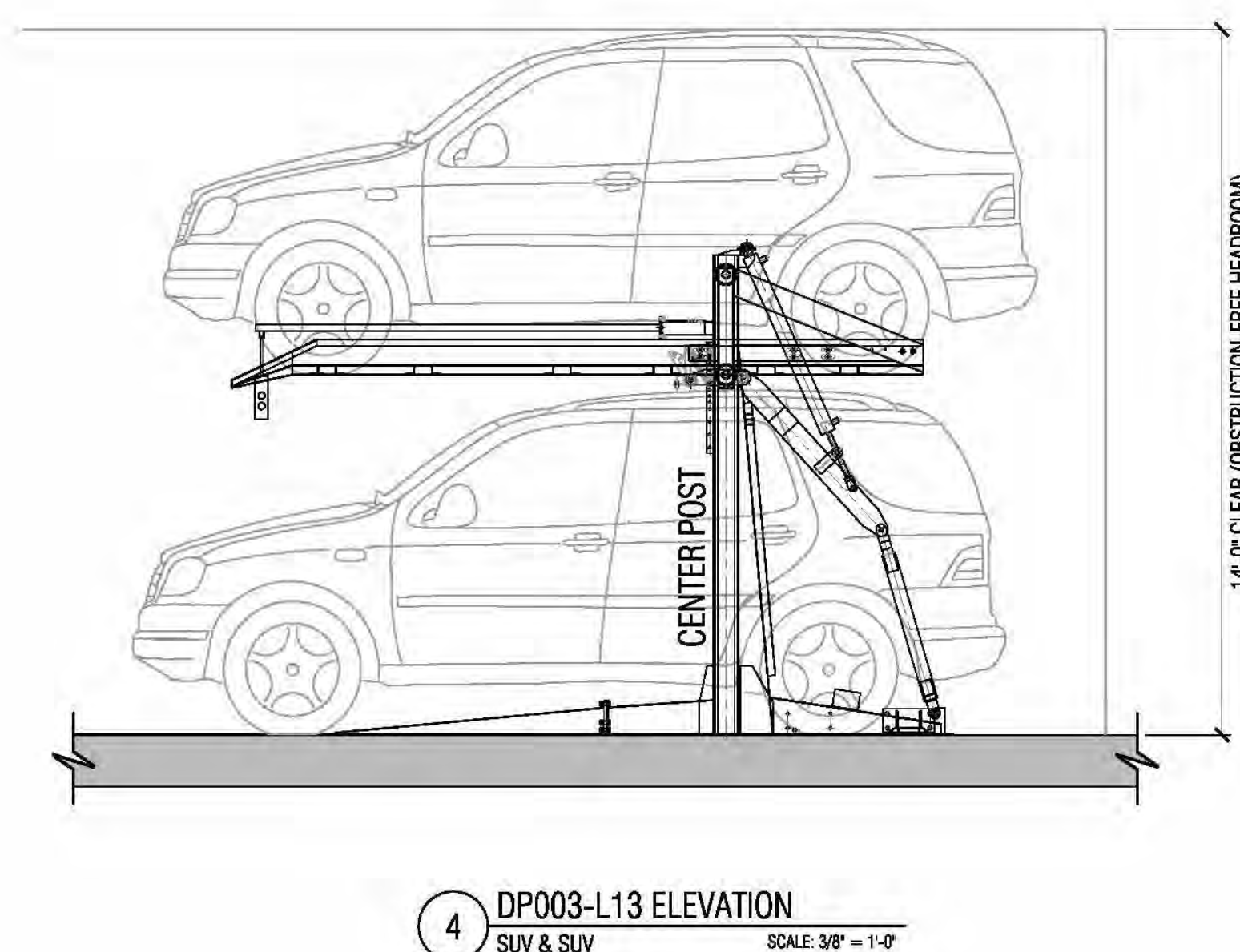
ANCHORAGE NOTES:

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

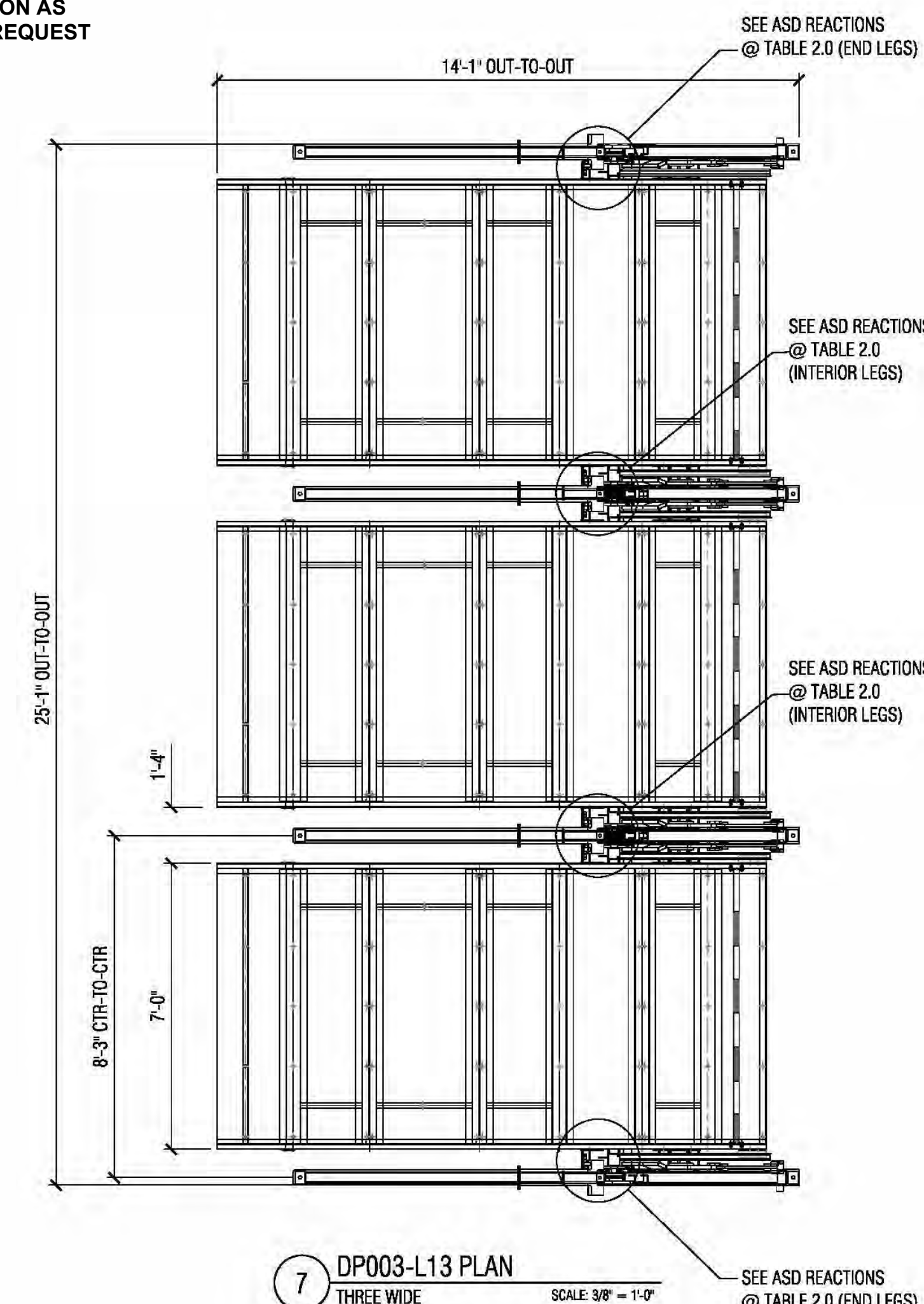
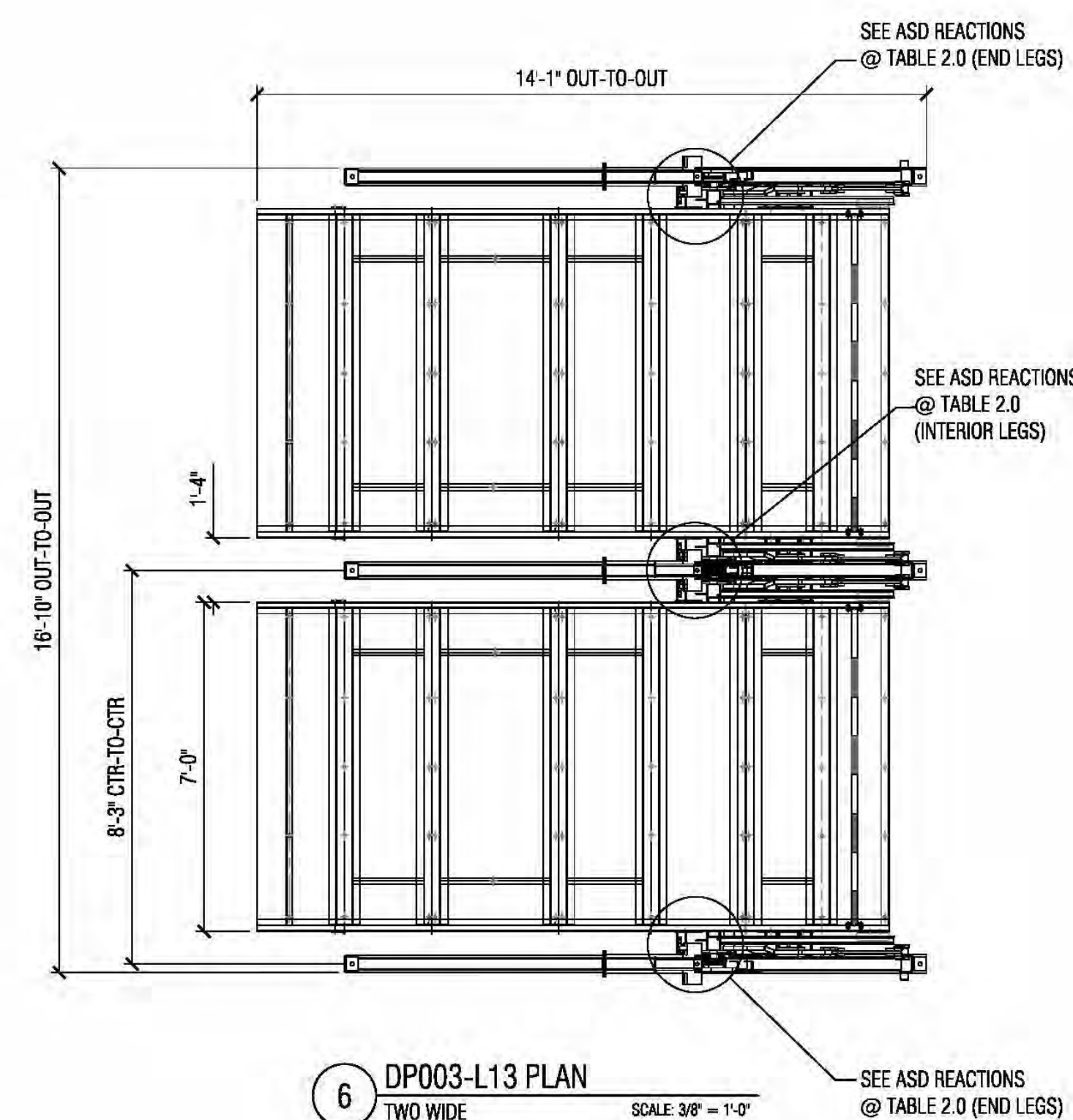
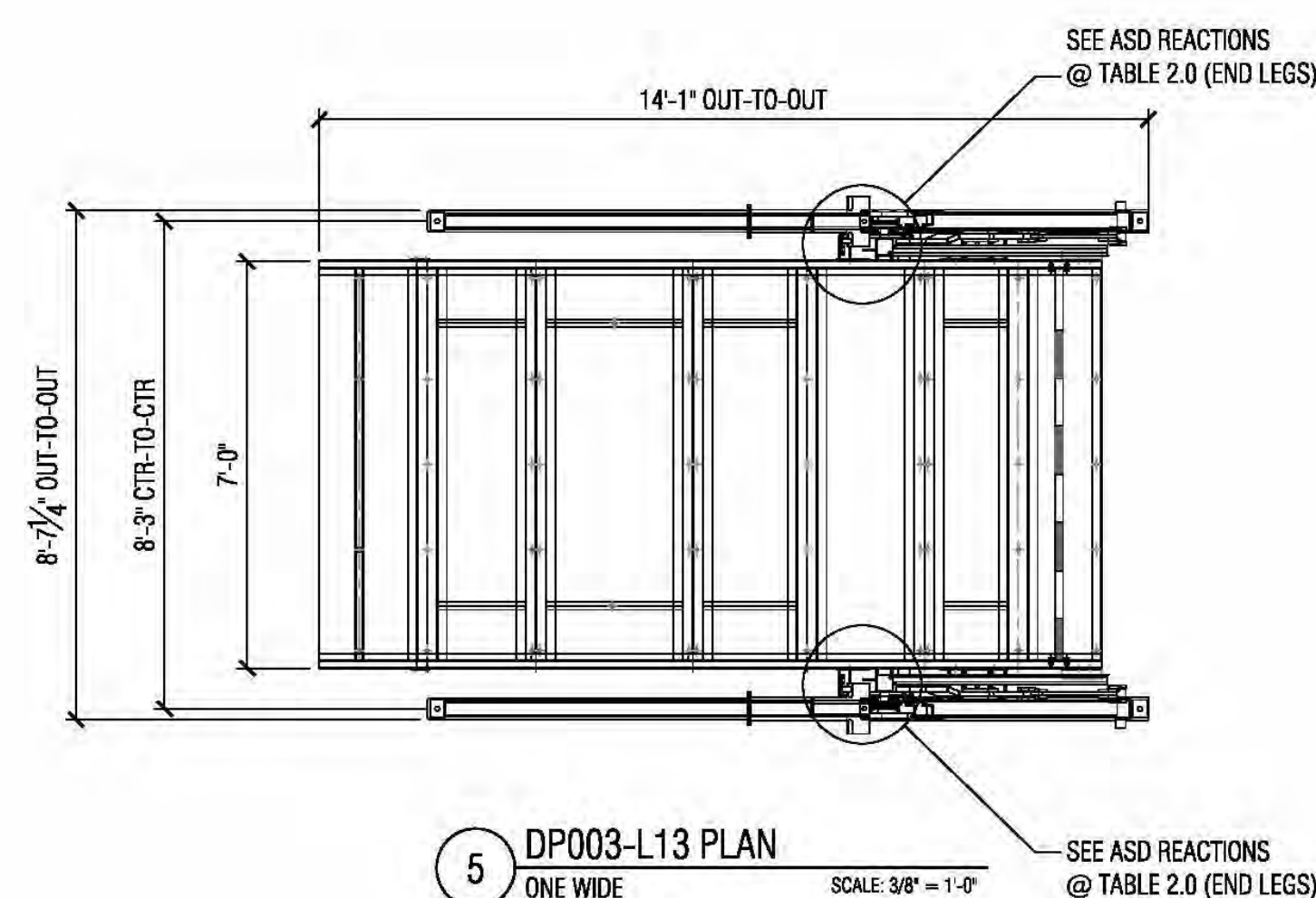
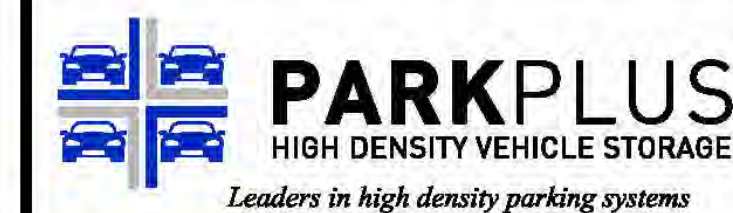
WE ARE USING THE
SEDAN/SUV
CONFIGURATION AS
PER OWNER REQUEST



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"

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

[illegible]

PARK PLUS FLORIDA, INC.
1111 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004
TEL: +1-954-929-7511
FAX: +1-954-929-7512
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PART, WITHOUT PRIOR WRITTEN CONSENT.

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

CERTIFICATE OF AUTHORIZATION #31097

BEARING	LOCATION PLAN
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PROJECT NAME

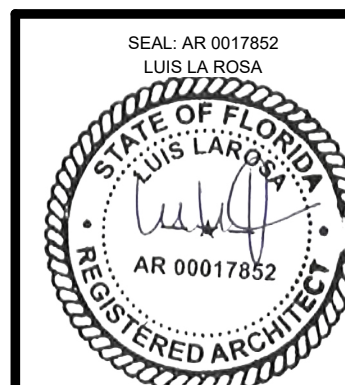
PROJECT NUMBER	CXXXXFL
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TITLE

DRAWN	CHECKED	CHECKED	DATE
FM	EP	VS	XX/XX/XXXX

SCALE	DRAWING NUMBER
AS NOTED	

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



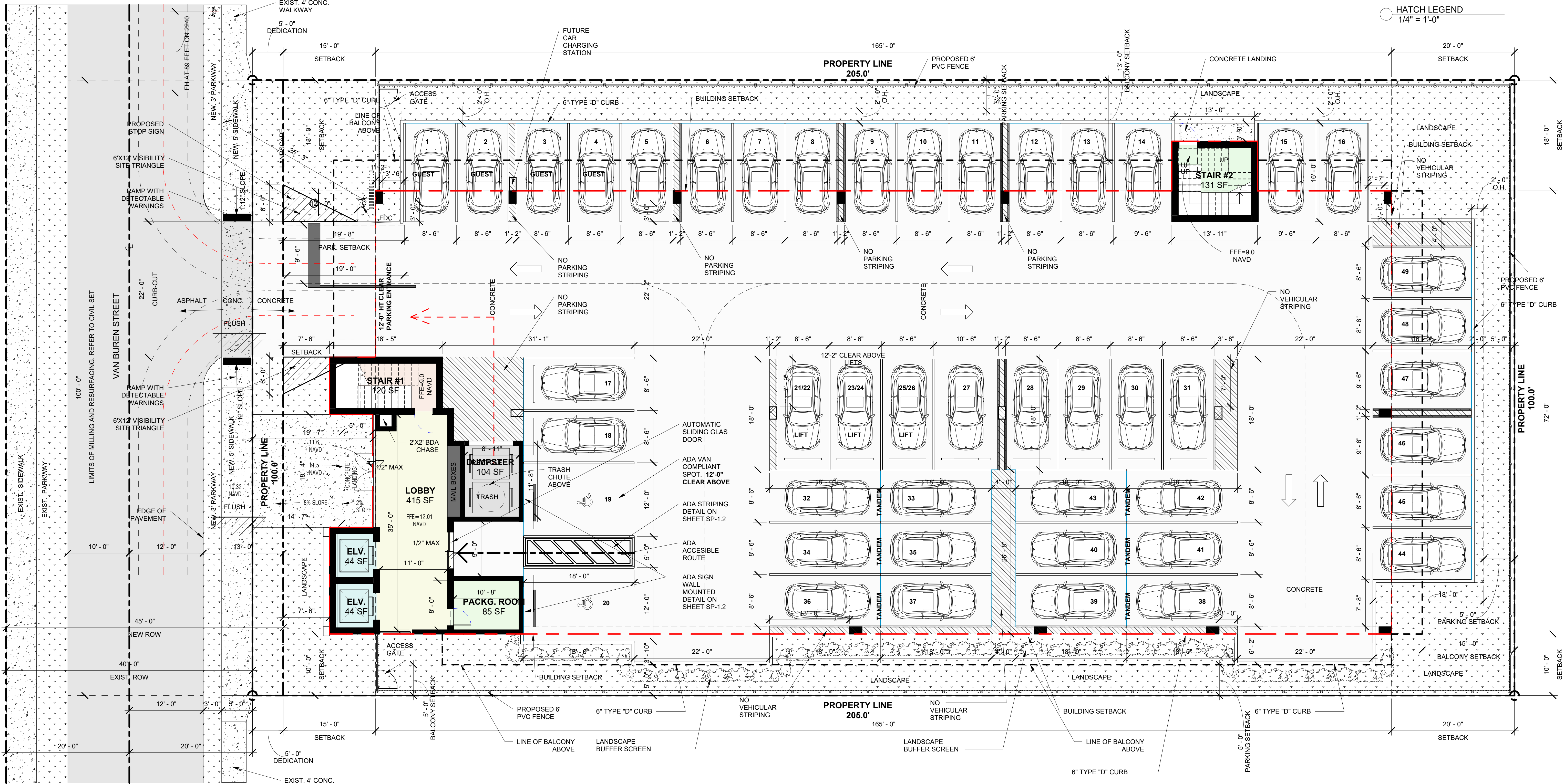
DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
SHEET:	

.SP 1.4

OF: SHEET

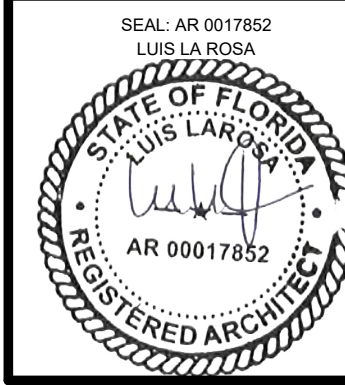
100% CONSTRUCTION DOCUMENTS

7/6/2026 10:38:40 AM



- HATCH LEGEND
1/4" = 1'-0"
- GRASS
 - CONCRETE SLAB
 - NO PARKING STRIPING
 - CONCRETE DRIVEWAY
 - ASPHALT

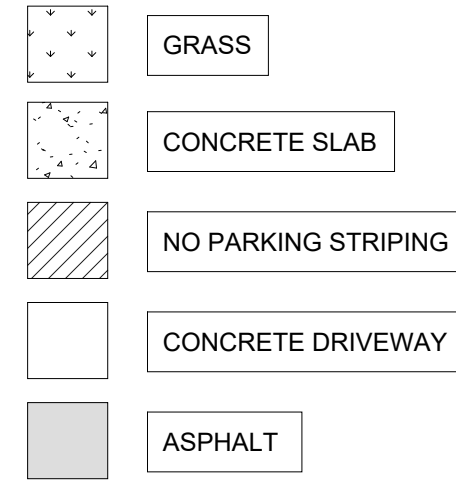
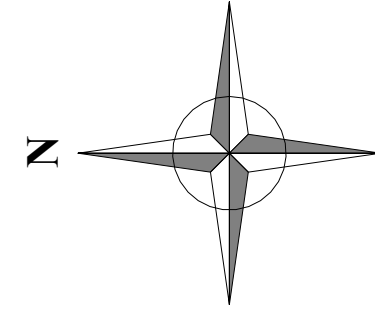
PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



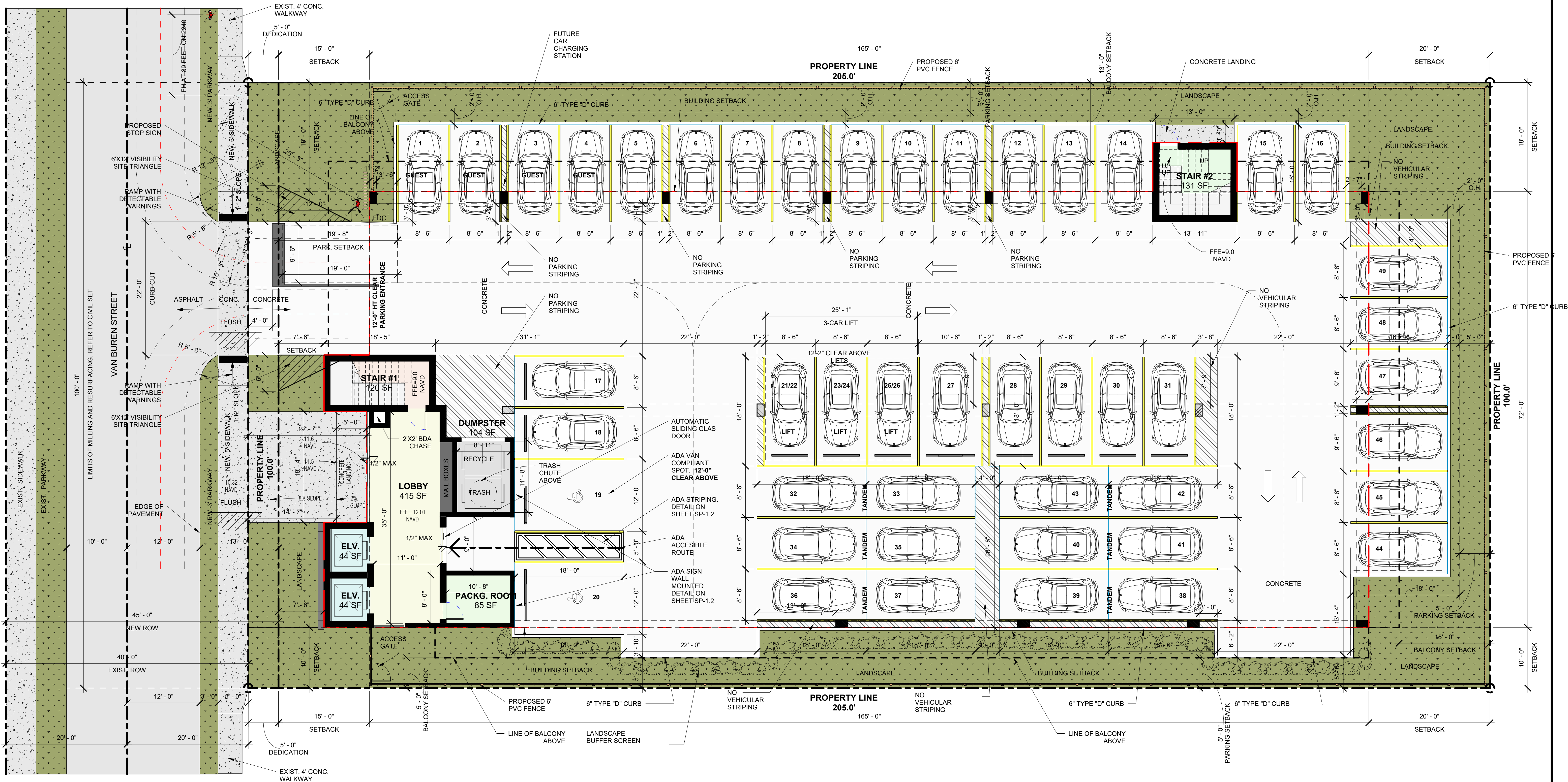
DRAWN: A.G.
CHECKED: L.L.R.
DATE: 10/3/2023
SCALE: AS NOTED
JOB NO.: 024-035
SHEET:
OF: SHEETS:
As indicated

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7/6/2026 10:28:41 AM



HATCH LEGEND
1/4" = 1'-0"



1ST FLOOR PLAN
1/8" = 1'-0"

LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: L.L.R.A@LLRARCHITECTS.COM
Luis L. Lopez - Registered Architect
AR-0017852

Revision		
REV	DATE	BY
1	TAC 2	11/20/24 J.A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN: A.G.
CHECKED: L.L.R.
DATE: 10/3/2023
SCALE: AS NOTED
JOB NO.: 024-035
SHEET:

A 1.1

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Revision		
REV	DATE	BY
5	17-6-2026	JAG

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020

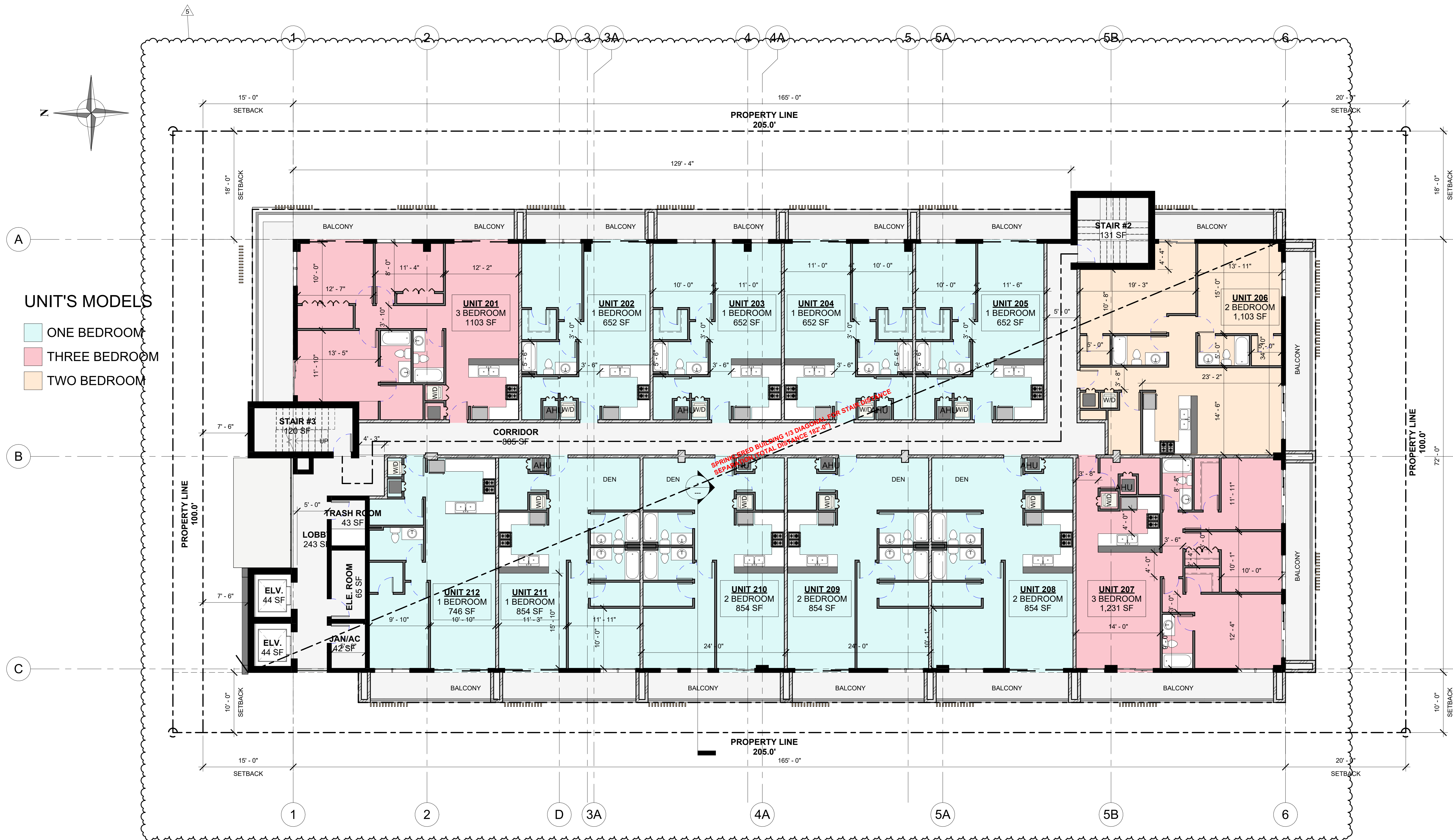


DRAWN:	A.G.
CHECKED:	LLR
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
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OF:	SHEETS:

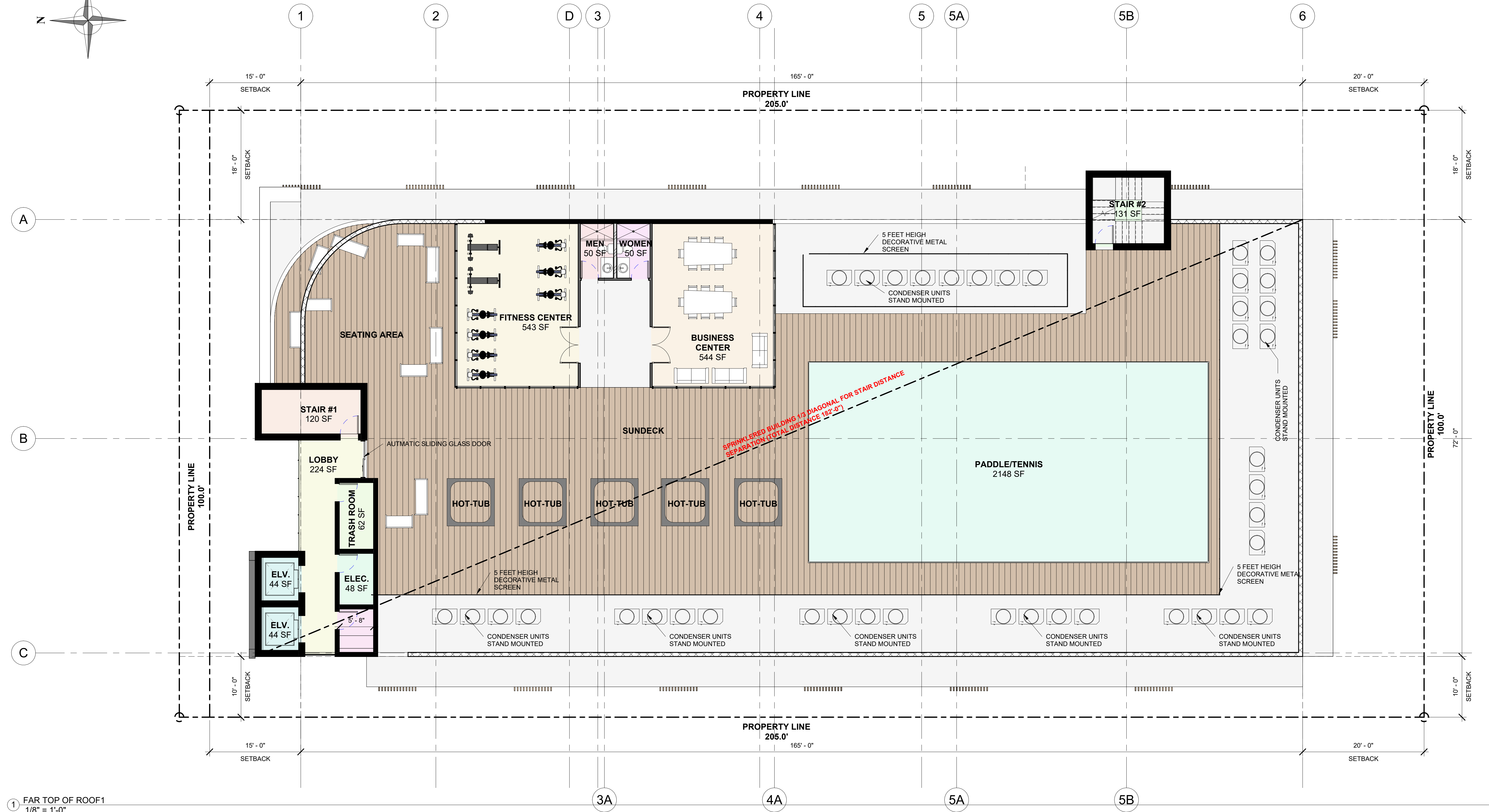
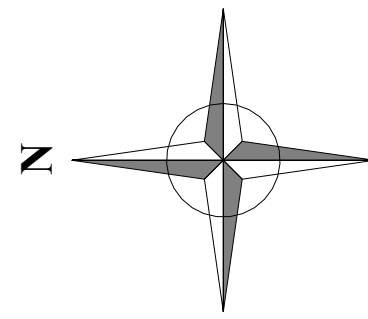
100% CONSTRUCTION DOCUMENTS

7/16/2026 8:28:48 AM

1/8" = 1'-0"



TYP FLOOR PLAN(2ND FLOOR TO 4TH FLOOR)
1/8" = 1'-0"



1 FAR TOP OF ROOF1
1/8" = 1'-0"

Revision			
NO.	DATE	BY	APP.
1	TAC 2	LLR	A.G.
2	EPB	LLR	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN:	A.G.
CHECKED:	LLR
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
SHEET:	
A 1.3	
OF:	SHEETS:

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- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
C DECORATIVE EXTERIOR TILE OR CLAD
D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
F IMPACT RESISTANT GLASS RAILING

MATERIAL BOARD

SW 7005
Pure White

A

BODY

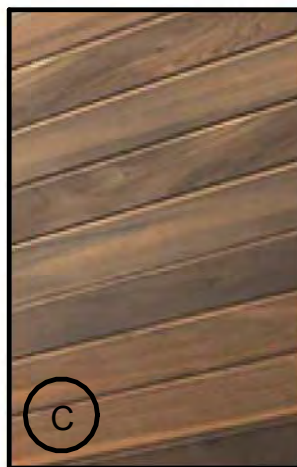
MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005

SW 7668
March Wind

B

TRIM

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668

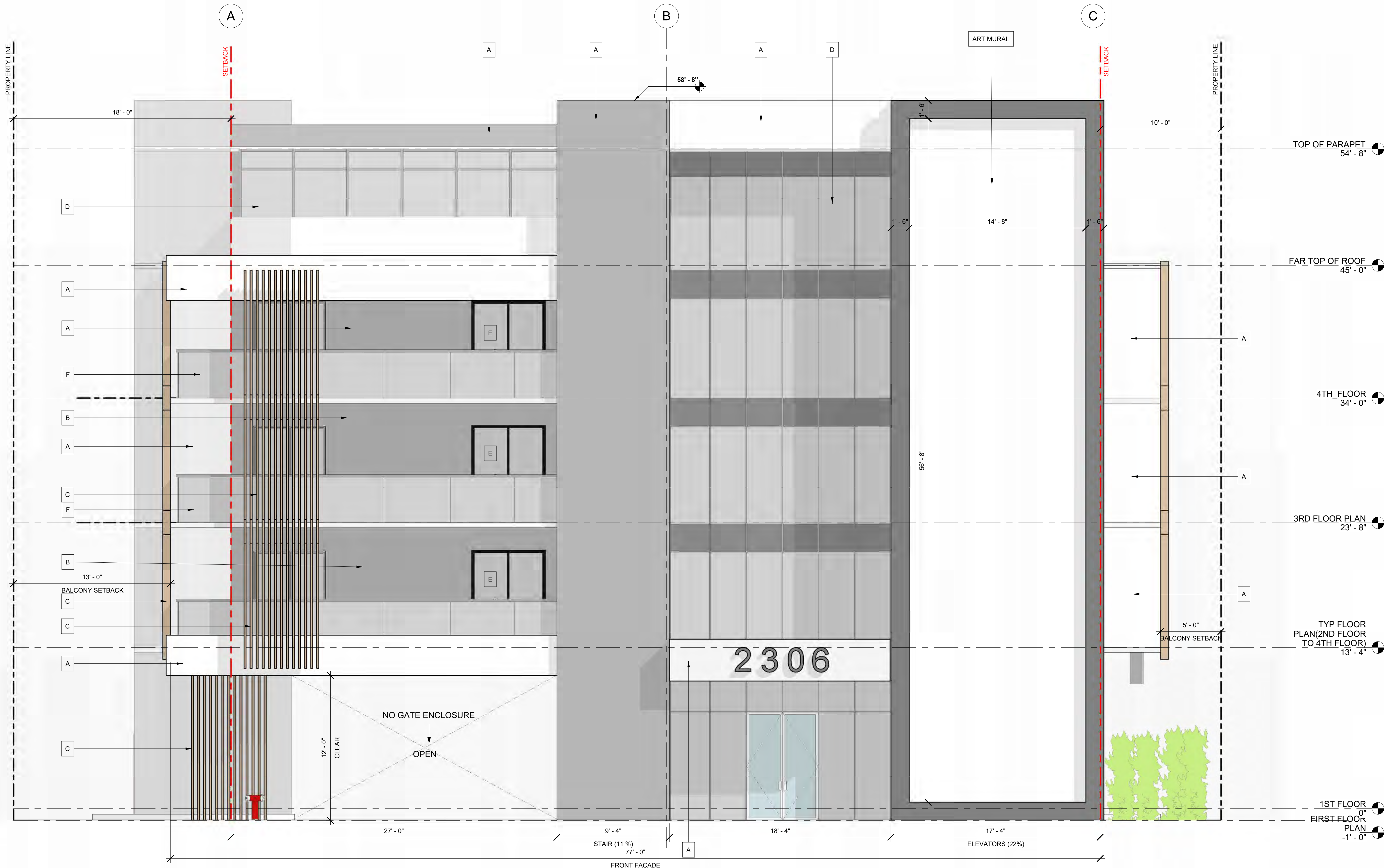


C

TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A

MATERIAL LEGEND
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: LLRARCH@LLRARCHITECTS.COM
Luis La Rosa -Registered Architect
PR-0017852
LLR

Revision			
#	REV	DATE	BY
1	TAC 2	11/29/24	A.G.
2	FDB	1/28/2025	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
CHECKED:	Checker
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SCALE:	AS NOTED
JOB. NO.:	024-035
SHEET:	
A 2.1	
OF:	SHEETS:

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7/6/2026 10:28:55 AM

1/4" = 1'-0"

- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C DECORATIVE EXTERIOR TILE OR CLAD
- D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F IMPACT RESISTANT GLASS RAILING

MATERIAL LEGEND
1/4" = 1'-0"

MATERIAL BOARD

SW 7005
Pure White

A

BODY

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005



TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A

SW 7668
March Wind

B

TRIM

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668

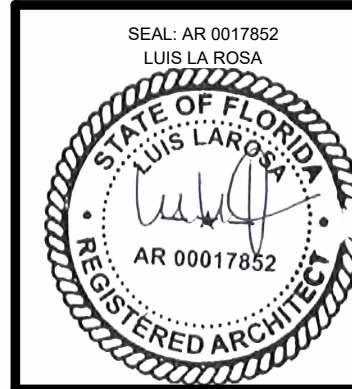


1 PROPOSED WEST ELEVATION
1/8" = 1'-0"

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ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: LLARCH@LLRARCHITECTS.COM
Luis La Rosa - Registered Architect
AR-0017852

Revision			
#	REV	DATE	BY
1	ITAC 2	11/20/24	J.A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
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DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
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OF:	SHEETS:

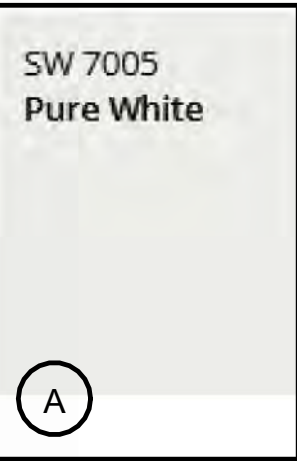
As indicated

100% CONSTRUCTION DOCUMENTS

7/16/2026 10:29:00 AM

- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
C DECORATIVE EXTERIOR TILE OR CLAD
D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
F IMPACT RESISTANT GLASS RAILING

MATERIAL BOARD



BODY

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005



TRIM

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668



TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A

MATERIAL LEGEND
1/4" = 1'-0"

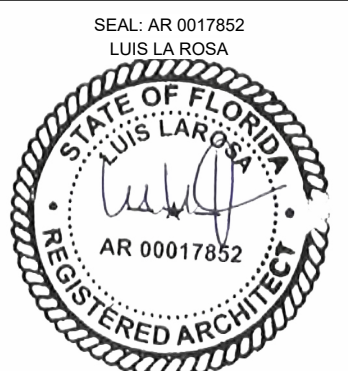


1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: LLRARCH@LLRARCHITECTS.COM
Luis La Rosa - Registered Architect
AR-0017852

Revision			
#	REV	DATE	BY
1	ITAC 2	11/20/24	J.A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
SHEET:	
A 2.3	
OF:	SHEETS:

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7/6/2026 10:29:11 AM

1/4" = 1'-0"

- A

5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B

5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C

DECORATIVE EXTERIOR TILE OR CLAD
- D

IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E

IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F

IMPACT RESISTANT GLASS RAILING

MATERIAL BOARD

SW 7005
Pure White

A

BODY

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005

SW 7668
March Wind

B

TRIM

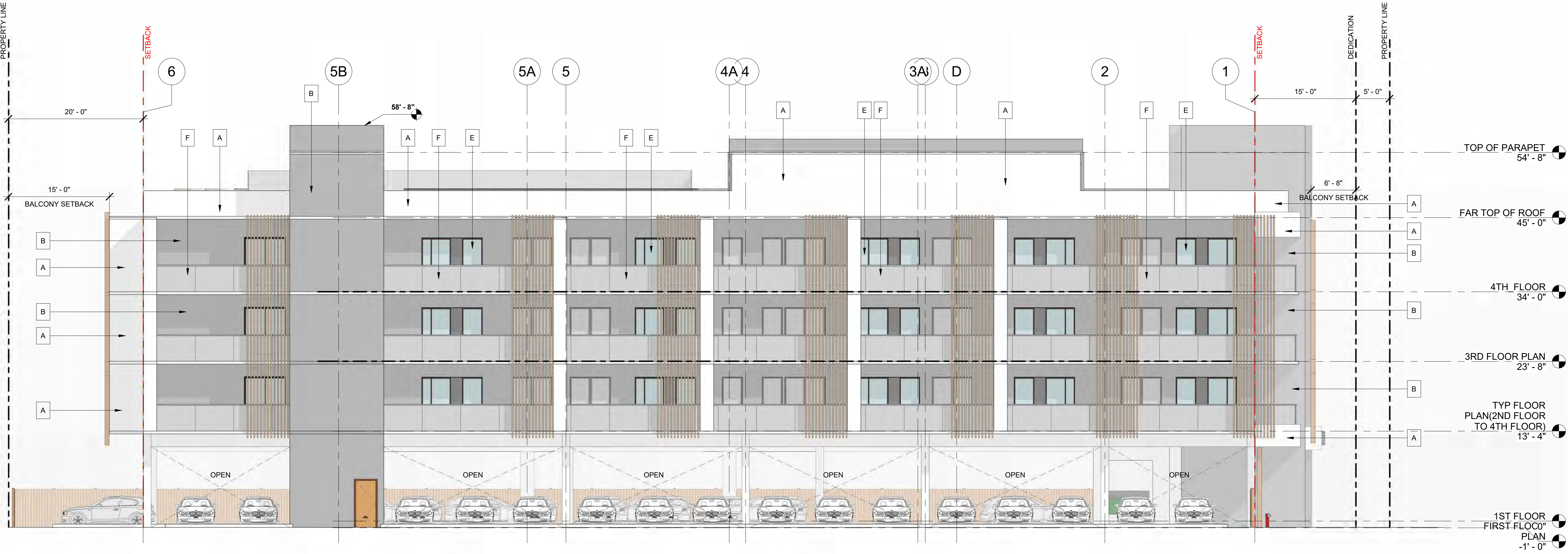
MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668

C

TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A

MATERIAL LEGEND
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
1/8" = 1'-0"

LLR

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9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: L.LAROSA@LLRARCHITECTS.COM

Luis La Rosa

Registered Architect
AR 00017852

Revision			
#	REV	DATE	BY
1	ITAC 2	11/20/24	J.A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

STATE OF FLORIDA

REGISTERED ARCHITECT

DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
SHEET:	
A 2.4	
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1 AXONOMETRIC VIEW



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(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: L.LAROSA@LLRARCHITECTS.COM

Luis La Rosa
-Registered Architect
AR-0017852

Revision			
#	REV	DATE	BY

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
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A 2.5	
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① 3D View 1



② 3D View 2



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PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: LLRARCH@GMAIL.COM
LLRARCHITECTS.COM
Luis Larrosa - Registered Architect
AR 00017852

Revision			
#	REV	DATE	BY

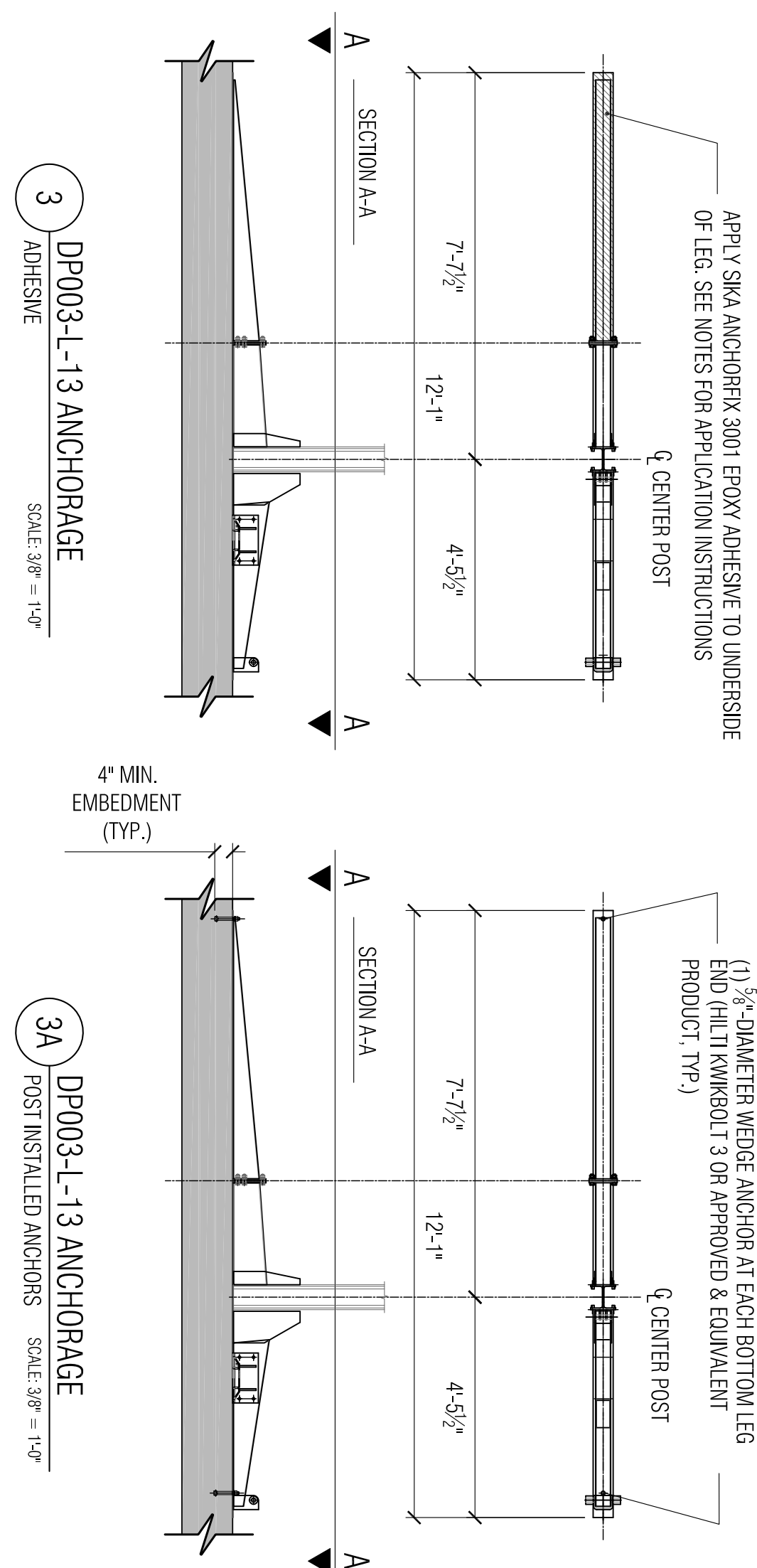
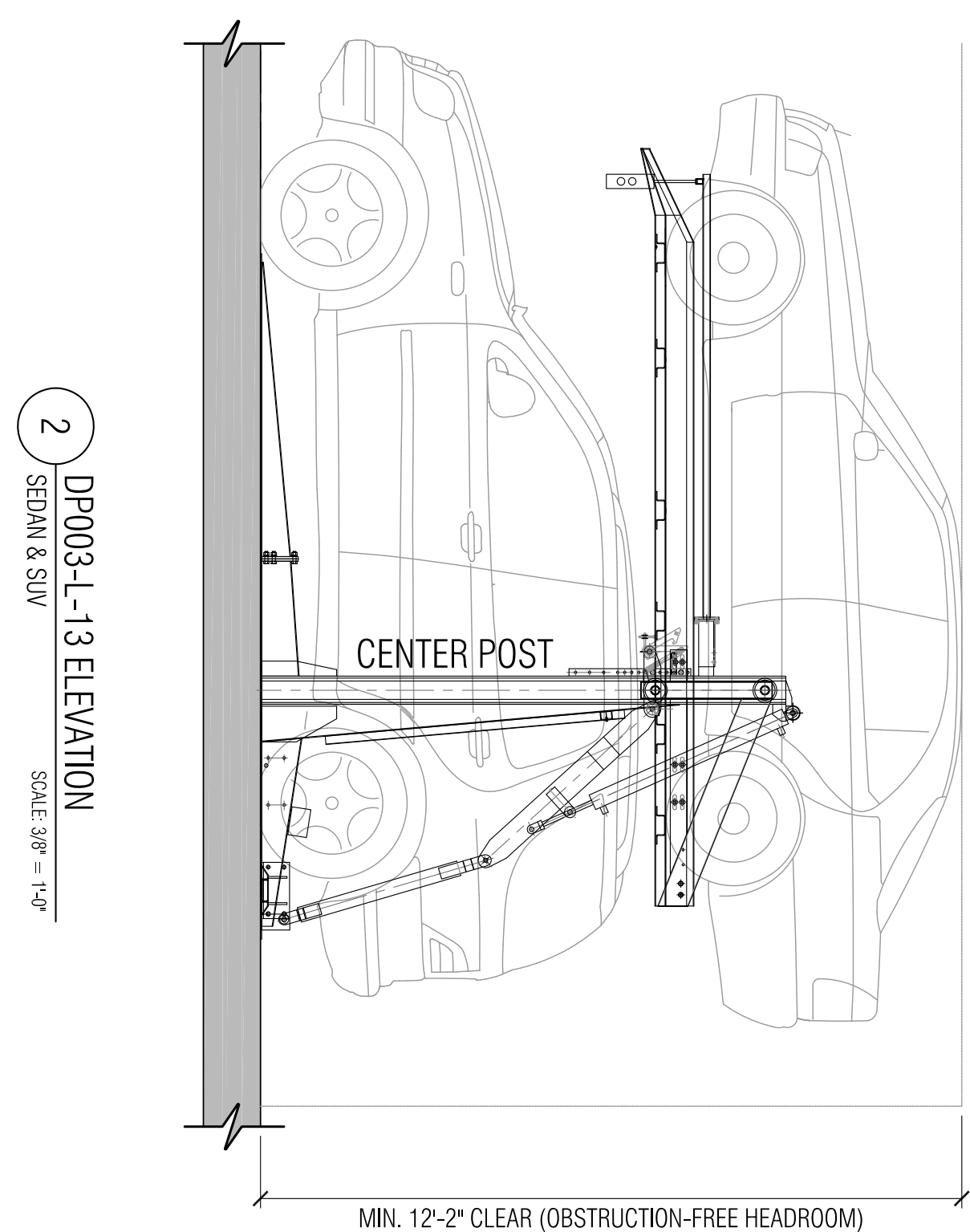
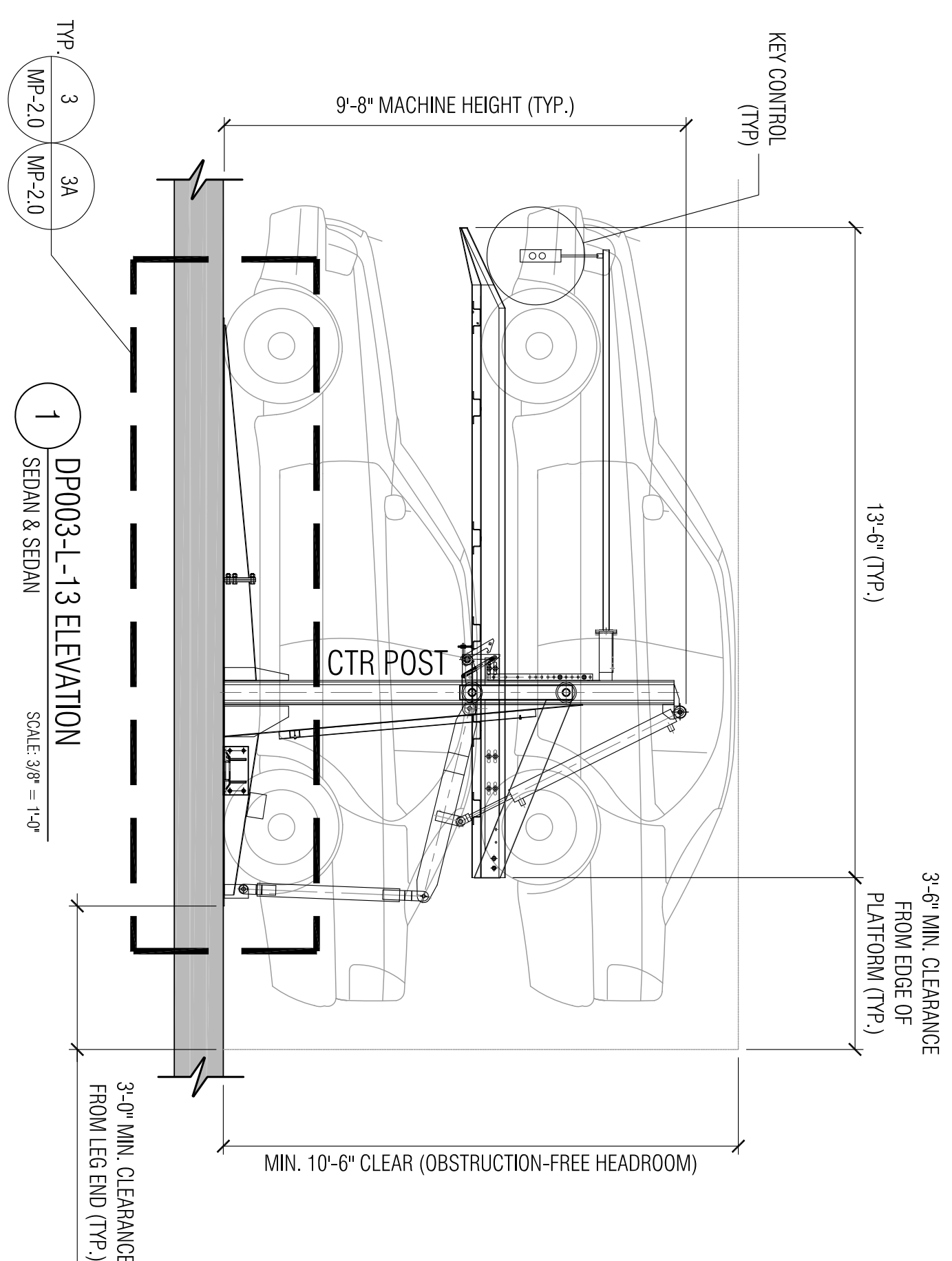
PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	024-035
SHEET:	
A 2.6	
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

7/6/2026 10:29:28 AM



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

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"

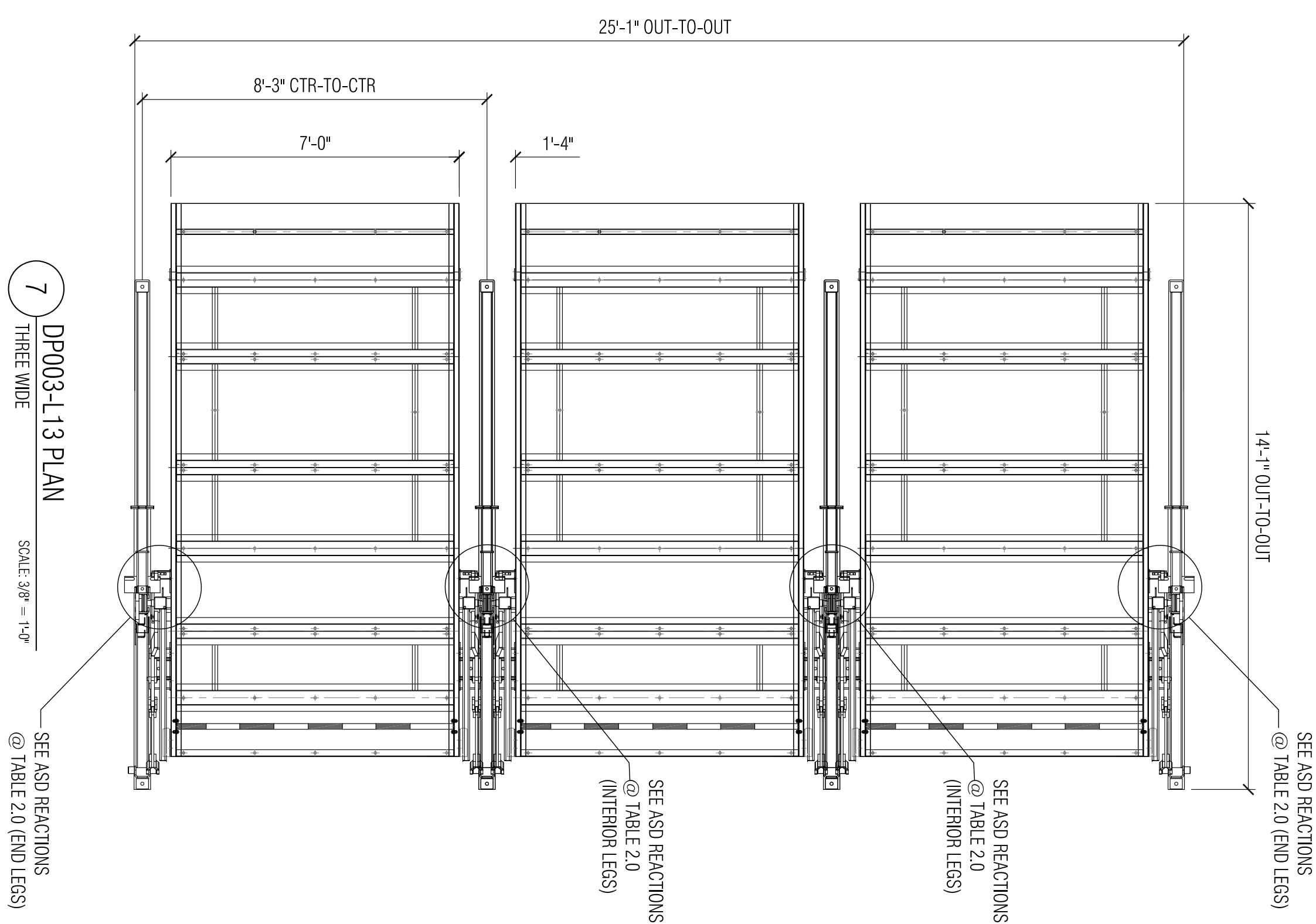
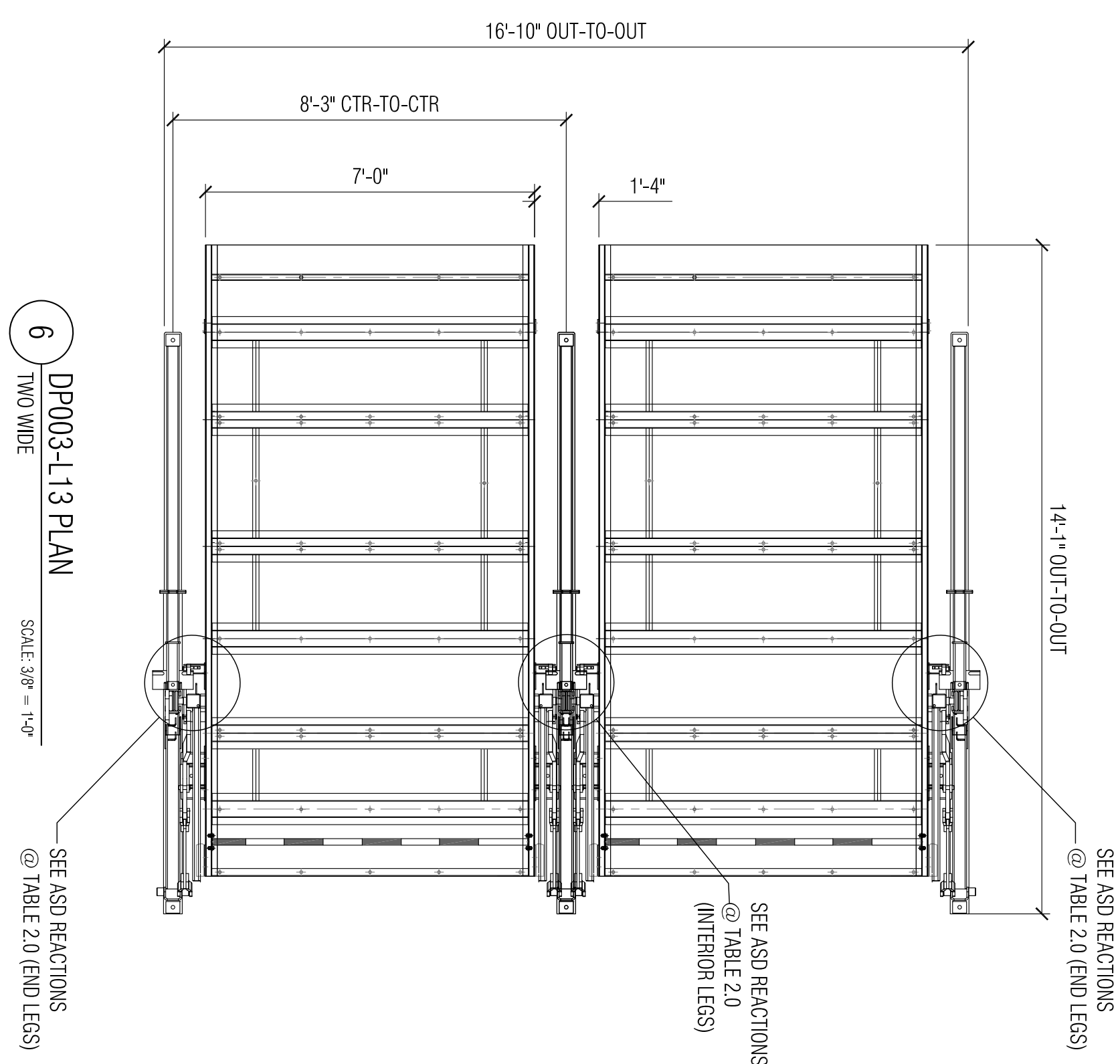
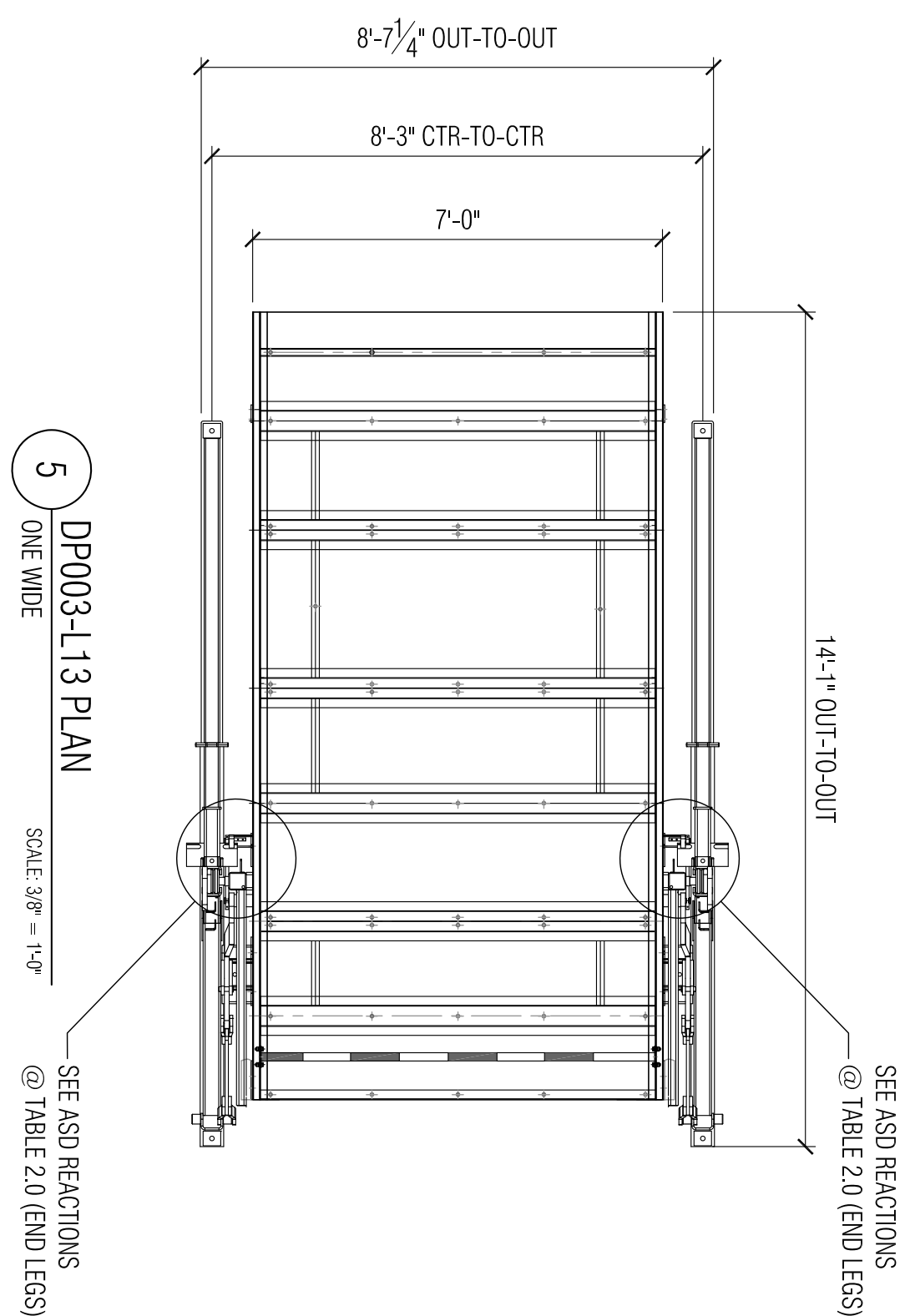
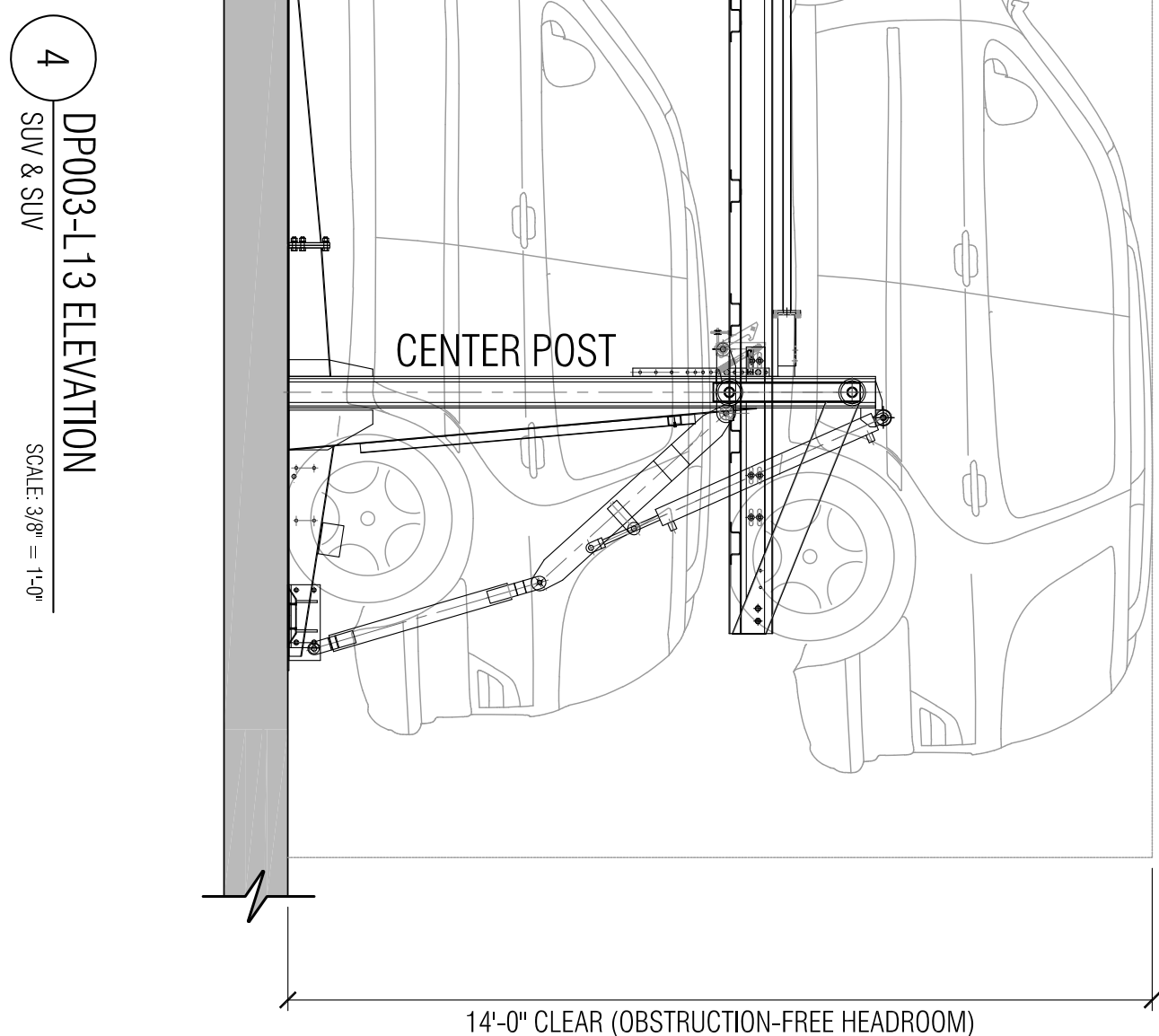
TABLE 2.0 - ASD REACTIONS AT CENTER POST:		
	LOADED WITH VEHICLE (w/20% Impact Factor)	UNLOADED/LIFT SELF WEIGHT
END LEGS:	5,000 lbs	1,500 lbs
INTERIOR LEG:	10,000 lbs	3,000 lbs
AREA LOAD:	150 psi	40 psi

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 LEGS ON A SLOPED SURFACE AND THE OTHER ON A FLAT SURFACE.

[illegible]

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



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

CERTIFICATE OF AUTHORIZATION #31097

BEARING	LOCATION PLAN

PROJECT NAME	PROJECT NUMBER
	CXXXXFL

TITLE

DRAWN	CHECKED	CHECKED	DATE
FM	EP	VS	XX/XX/XXXX

SCALE	DRAWING NUMBER
AS NOTED	

- 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.
- 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.



RAC Zoning - DH-2 (Dixie Highway Medium Intensity Multi-Family District)	Required	Provided
<u>Perimeter Landscape</u> One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	4 Trees (100'/30)	4 Trees (2-4" DBH Trees) (See Plant 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.	26 Trees (510'/20)	26 Trees (See Schedule)
<u>Open Space</u> 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.	5 Trees (4,705 SF Ground)	5 Trees (See Plant Schedule)
<u>Native Requirements</u> A minimum of 60% of required trees and 50% of required shrubs must be native species.	20 Trees 85 Shrubs	24 Trees 161 Shrubs

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>NATIVE</u>	
CODE TREES						
CO-C	3	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	
SP-C	6	Sabal palmetto	Sabal Palm	FG, 8' CT, SGL, SP	Yes	
MITIGATION TREES						
SP-M	17	Sabal palmetto	Sabal Palm	FG, 8' CT, SGL, SP	Yes	
PALM TREES						
WB	1	Wodyetia bifurcata	Foxtail Palm	FG, 8' CT, SGL, SP	No	
PERIMETER TREES						
CE-P	10	Conocarpus erectus	Green Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
CO-P	2	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
CS-P	4	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	
TC-P	10	Tabebuia caraiba	Yellow Tabebuia	FG, 12' HT, 2" DBH MIN, STD, SP	No	
STREET TREES						
LL-S	2	Lysiloma latisiliquum	Wild Tamarind	FG, 14' HT, 4" DBH MIN, STD, SP	Yes	
SHRUBS						
ALC	4	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	
CHR	156	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	7G, 36" OA, FTB,	Yes	
CES	5	Conocarpus erectus 'sericeus'	Silver Buttonwood	3G, 30" HT x 24" SPR, FTB, 30" OC	Yes	
NEO	17	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24"X18", F, 24" OC	No	
PSA	24	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F,	No	
POM	6	Podocarpus macrophyllus	Podocarpus	7G, 36" OA, FTB,	No	
SN	5	Strelitzia nicolai	Giant Bird of Paradise	15G, 6'-8' HT, ML, SP	No	
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>NATIVE</u>	<u>SPACING</u>
GROUND COVERS						
ARA	1,072	Arachis glabrata 'Ecoturf'	Perennial Peanut	CG, 12" SPR, F	Yes	18" o.c.
LIR	146	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F	No	18" o.c.
SOD		Stenotaphrum secundatum	St. Augustine Sod	Sod, Free of weeds, pests, & debris	No	

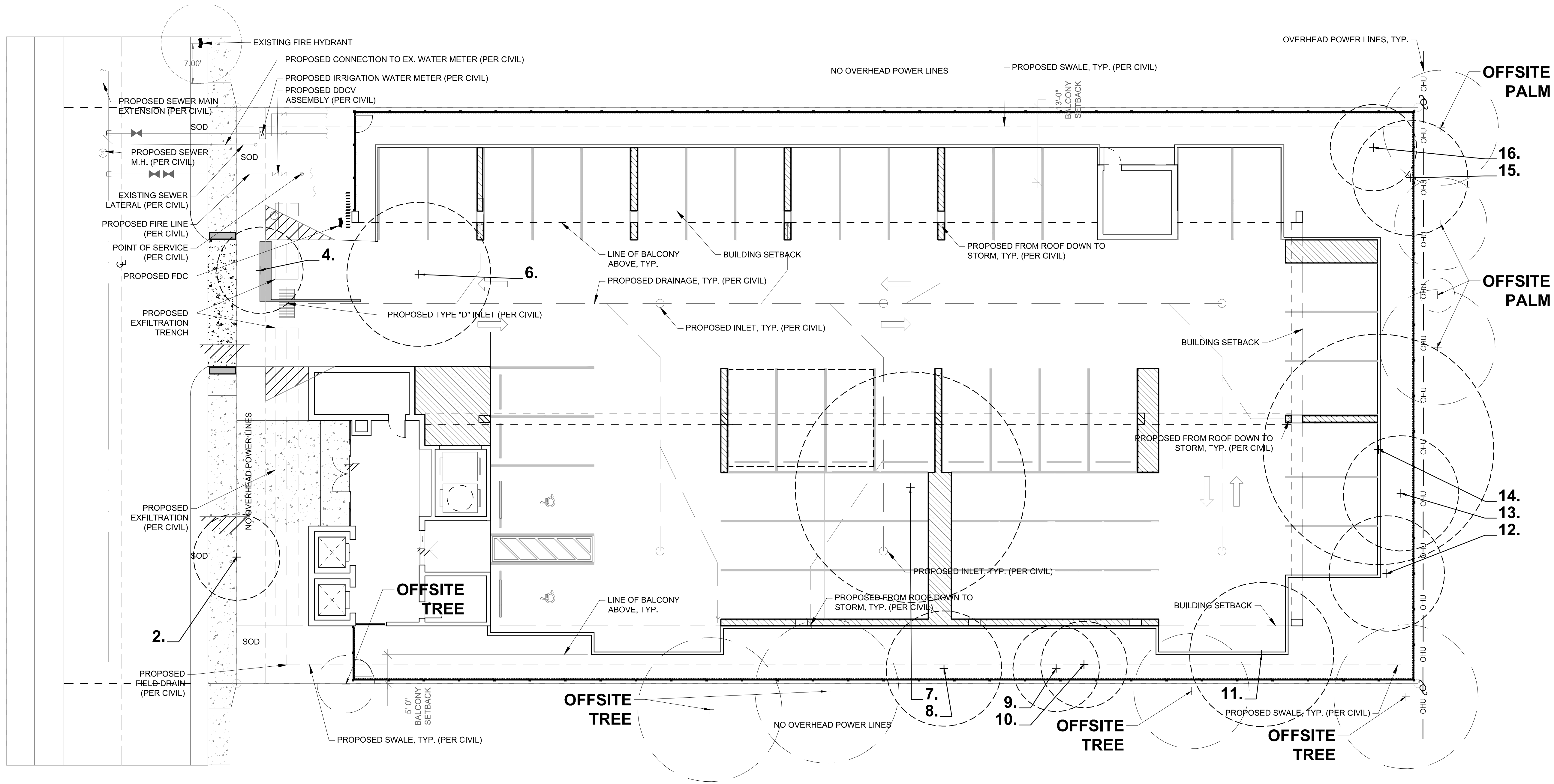


PROPOSED MULTI FAMILY DEVELOPMENT FOR:
VAN BUREN FLATS LLC
2306 Van Buren Street, Hollywood, FL 33020
Landscape Plan

Revisions		
Date	Init.	Description
09.11.24	DC	Initial Submittal
10.11.24	DC	Revised per Base
03.03.25	DC	Revised per Comments
11.13.25	TA	Revised per Comments
06.15.26	AH	Revised per Comments
07.06.26	BW	Revised per Comments



Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	
 SCALE: 1" = 10' 0 5' 10' 20'	
LS-1	



Existing Trees (All to be Removed):

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	HEALTH CONDITION
2	Brazilian Pepper	Schinus terebinthifolia	15	15	4	Fair
4	Pink Tabebuia	Tabebuia rosea	15	51	4	Fair
6	Pink Tabebuia	Tabebuia rosea	25	25	22	Fair
7	Mango	Mangifera indica	40	40	29	Fair
8	Strangler Fig	Ficus aurea	20	20	8	Fair
9	Weeping Fig	Ficus benjamina	20	15	40	Fair
10	Sabal Palm	Sabal palmetto	20	15	12	Fair
11	Avacado	Persera americana	30	25	12	Fair
12	Coconut Palm	Cocos nucifera	25	20	8	Fair
13	Sabal Palm	Sabal palmetto	25	20	12	Fair
14	Avacado	Persera americana	35	40	28	Poor
15	Areca Palm	Dypsis lutescens	25	20	38	Poor
16	Umbrella Tree	Schefflera actinophylla	20	15	3	Poor

Note: Surveyed Trees 1, 3, and 5 are not tree species and have been omitted from the tree data listed above. See tree survey for details.

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

Landscape Tree Mitigation Data:

Replacement Provided
N/A (Invasive)
(2) Sabal Palms (Equivalent to 4" DBH Replacement)
(11) Sabal Palms (Equivalent to 22" DBH Replacement)
\$5,075 Payment Contribution (\$350/2"DBH @ 29")
\$1,400 Payment Contribution (\$350/2"DBH @ 8")
\$7,000 Payment Contribution (\$350/2"DBH @ 40")
(1) Sabal Palm
\$3,150 Payment Contribution (\$350/2"DBH @ 12")
(1) Sabal Palm
\$4,900 Payment Contribution (\$350/2"DBH @ 28")
(1) Sabal Palm
N/A (Invasive)
Total mitigation for trees and palms removed to be provided by proposed palms and payment to City Tree Fund. (4) Palms and (143") DBH proposed to be removed; (17) Palms provided counted towards (4) Replacement Palms and (26") DBH. The remaining (117") DBH to be mitigated via Trust Fun Contribution. \$350 required per 2" DBH = \$20,475 Total Payment Contribution. .

*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.

Project Team

Landscape Architect:

LAS

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect:

LLR Architects, Inc.

ARCHITECTURE & PLANNING
1390 S.W. 53 STREET
MIRAMAR, FLORIDA 33027
OFFICE: 305-403-7228
CELL: 786-443-8851
E-MAIL:
LLAROSA@LAROSAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

VAN BUREN FLATS LLC

2306 Van Buren Street, Hollywood, FL 33020

Existing Tree Information

Revisions		
Date	Init.	Description
03.03.25	DC	Revised per Comments
11.13.25	TA	Revised per Comments
06.15.26	AH	Revised per Comments
07.06.26	BW	Revised per Comments



Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

811

Know what's below.
Call before you dig.

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LS-2

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 Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and 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, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION:

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

- B. Plants with broken, damaged or insufficient rootballs will be rejected.

- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other 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 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 evenly spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

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

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cyress &/or Red mulch is prohibited.

- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

3.01 DIGGING:

- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walls, 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 locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- D. Excavation of holes shall extend to the required 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.
 - Lario material (7 gal.): 30" x 30" x 24" min.
- Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:

- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

- C. Trees shall not be poled or topped.

- D. Remove all trimmings from site.

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 gashes 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 compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

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

- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

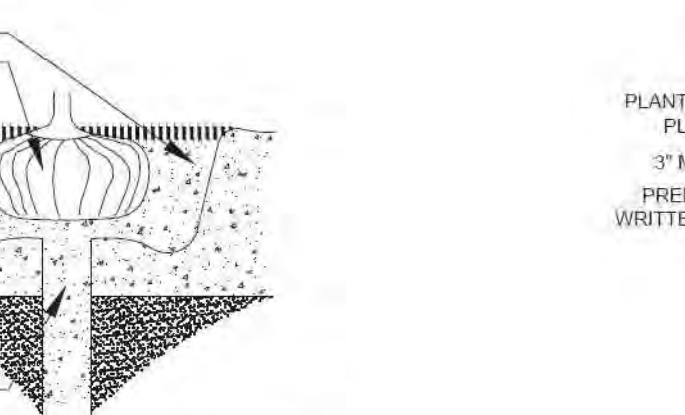
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL, INTO POROUS SOIL. (SEE DETAIL)

- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

TREE PROTECTION DETAIL

NOT TO SCALE



BRACING DETAIL

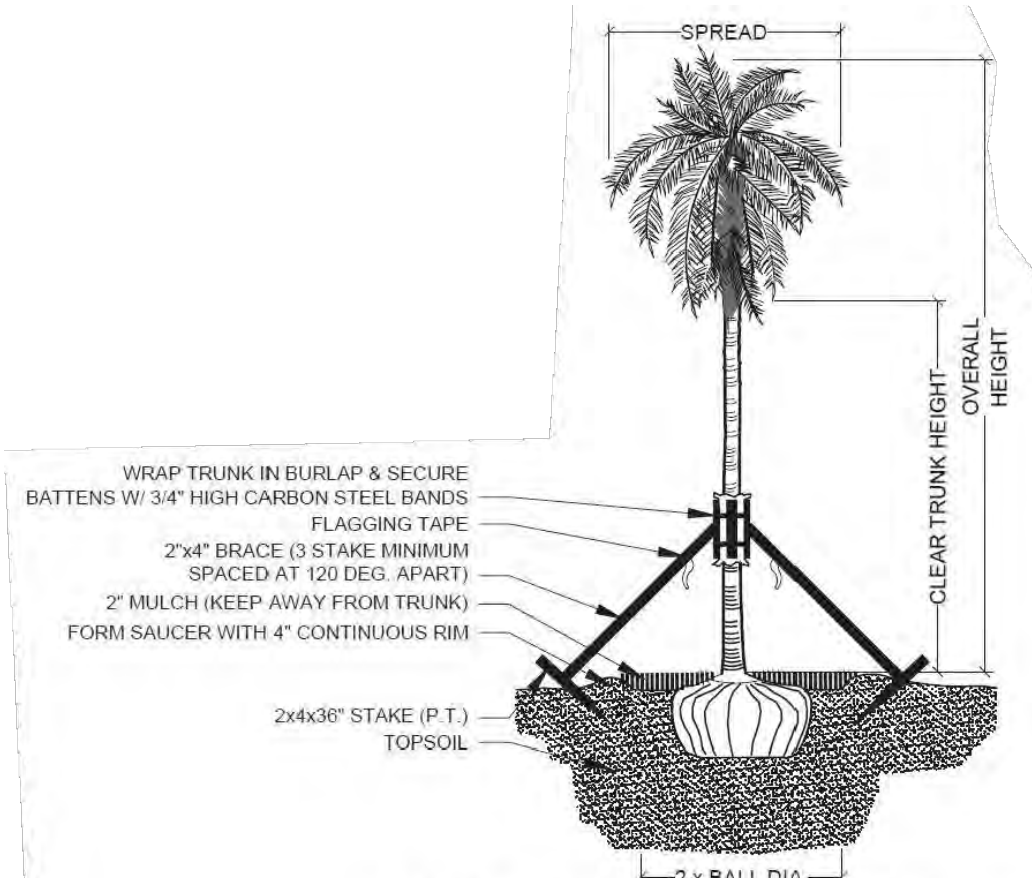
NOT TO SCALE

DRAINAGE TESTING DETAIL

NOT TO SCALE

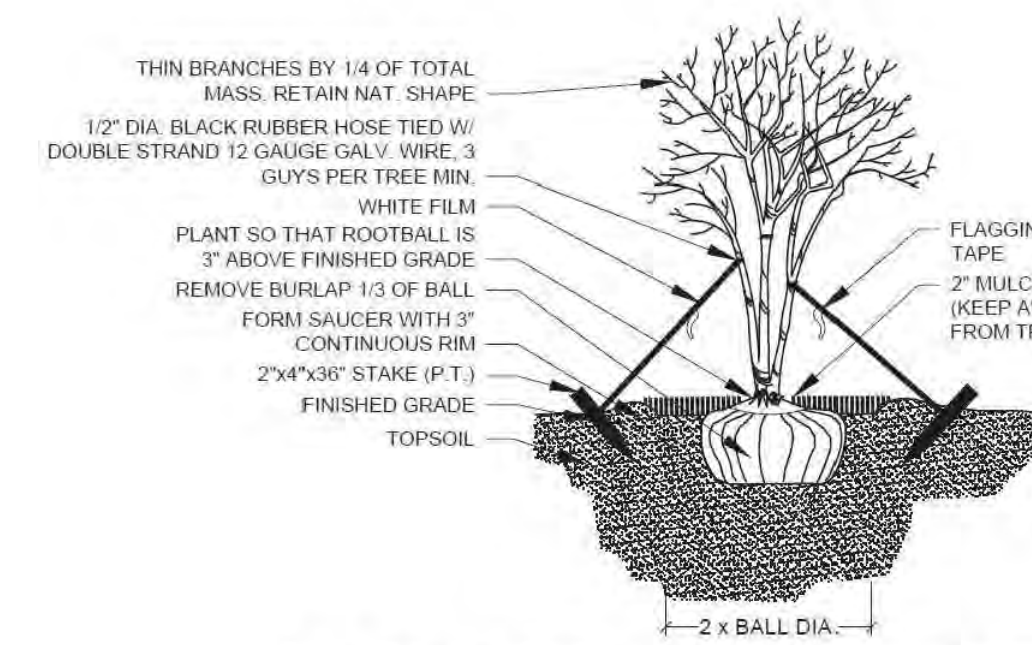
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



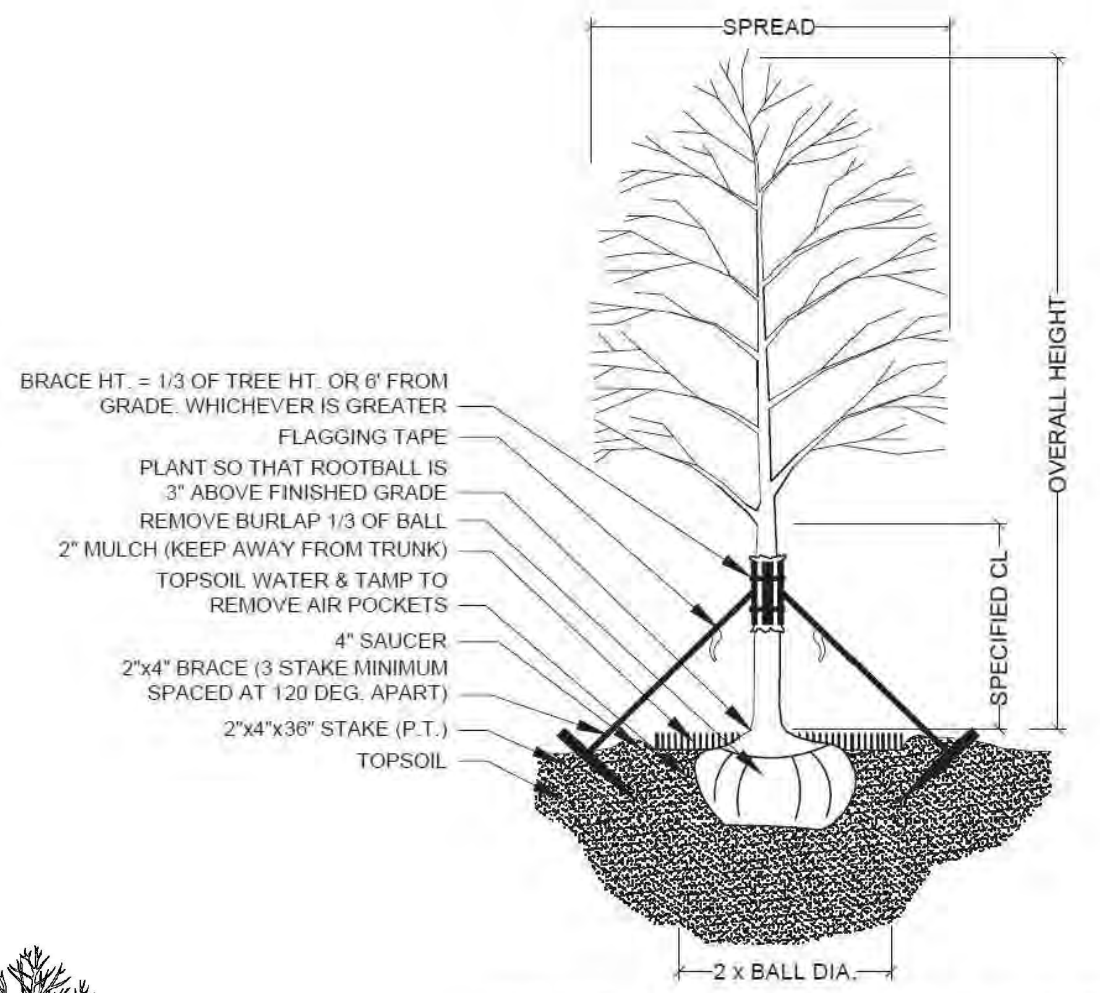
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



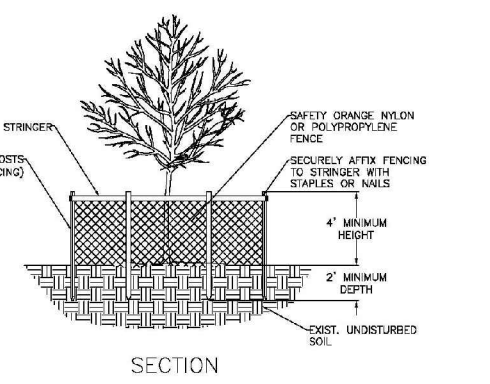
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



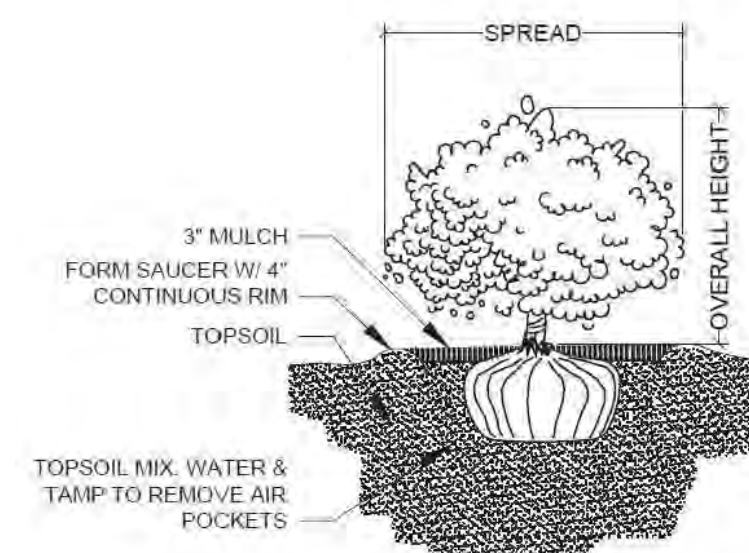
TREE PLANTING & STAKING

NOT TO SCALE



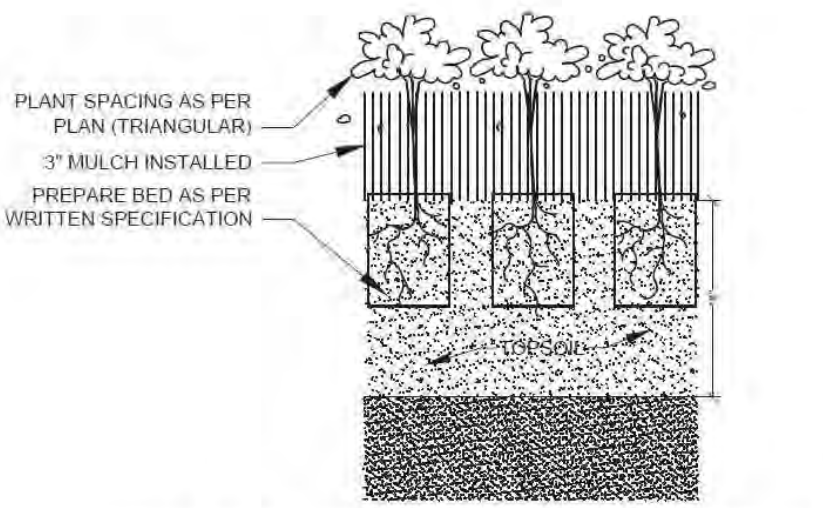
SECTION

TOP VIEW



SHRUB PLANTING

NOT TO SCALE



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect:

LLR Architects, Inc.

ARCHITECTURE & PLANNING
1980 S.W. 43 STREET
MIRAMAR, FLORIDA 33027
OFFICE: 305-403-7926
CELL: 786-643-0891
E-MAIL:
LLAROSA@LAROSAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

VAN BUREN FLATS LLC

2306 Van Buren Street, Hollywood, FL 33020

Details & Specifications

Revisions			
Date	Init.	Description	
09.11.24	DC	Initial Submittal	
10.11.24	DC	Revised per Base	
03.03.25	DC	Revised per Comments	
11.13.25	TA	Revised per Comments	
06.15.26	AH	Revised per Comments	
07.06.26	BW	Revised per Comments	

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF
FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

LS-3

C=1.1



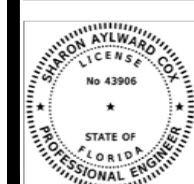
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
 11/6/2023 TAC I	AG.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

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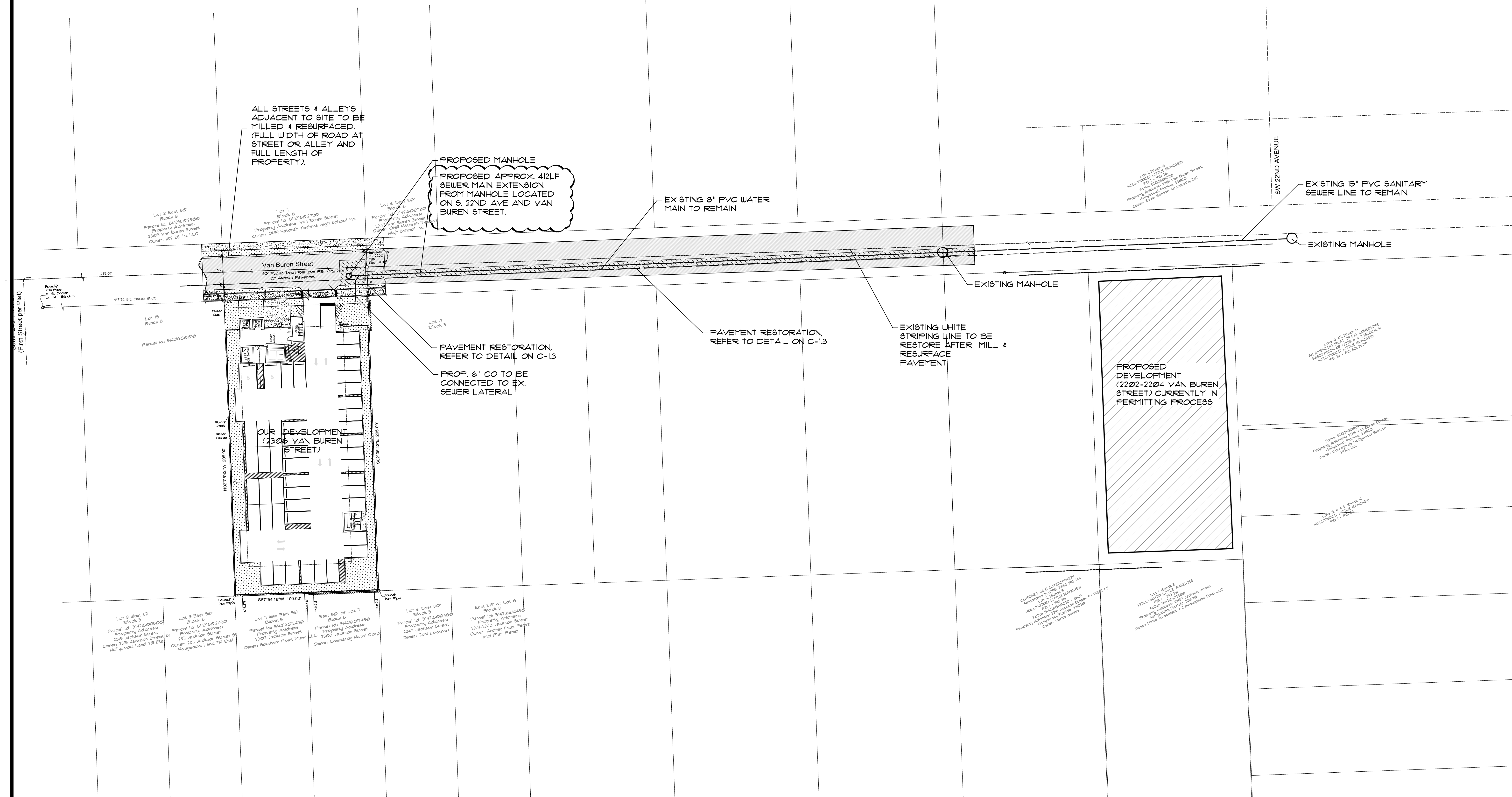


SHARON AYLWARD CO
FLOOR: 25 N: 130

DRAWN	AG.
CHECKED	LLR
DATE	09-04-2024
SCALE	AS NOTED
JOB. NO.	024-035
SHEET	

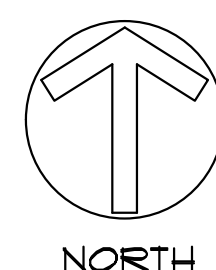
C-1.1A

OF SHEETS



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Aylward Engineering & Surveying, Inc.

EB No. 5183

465 Archaic Drive, Winter Haven, Florida 33880

954-424-5852 or 305-827-2216

SHARON AYLWARD COX
FLORIDA PE No. 43906

PROPOSED SEWER MAIN EXTENTION PLAN

SCALE: 1"=20'-0"

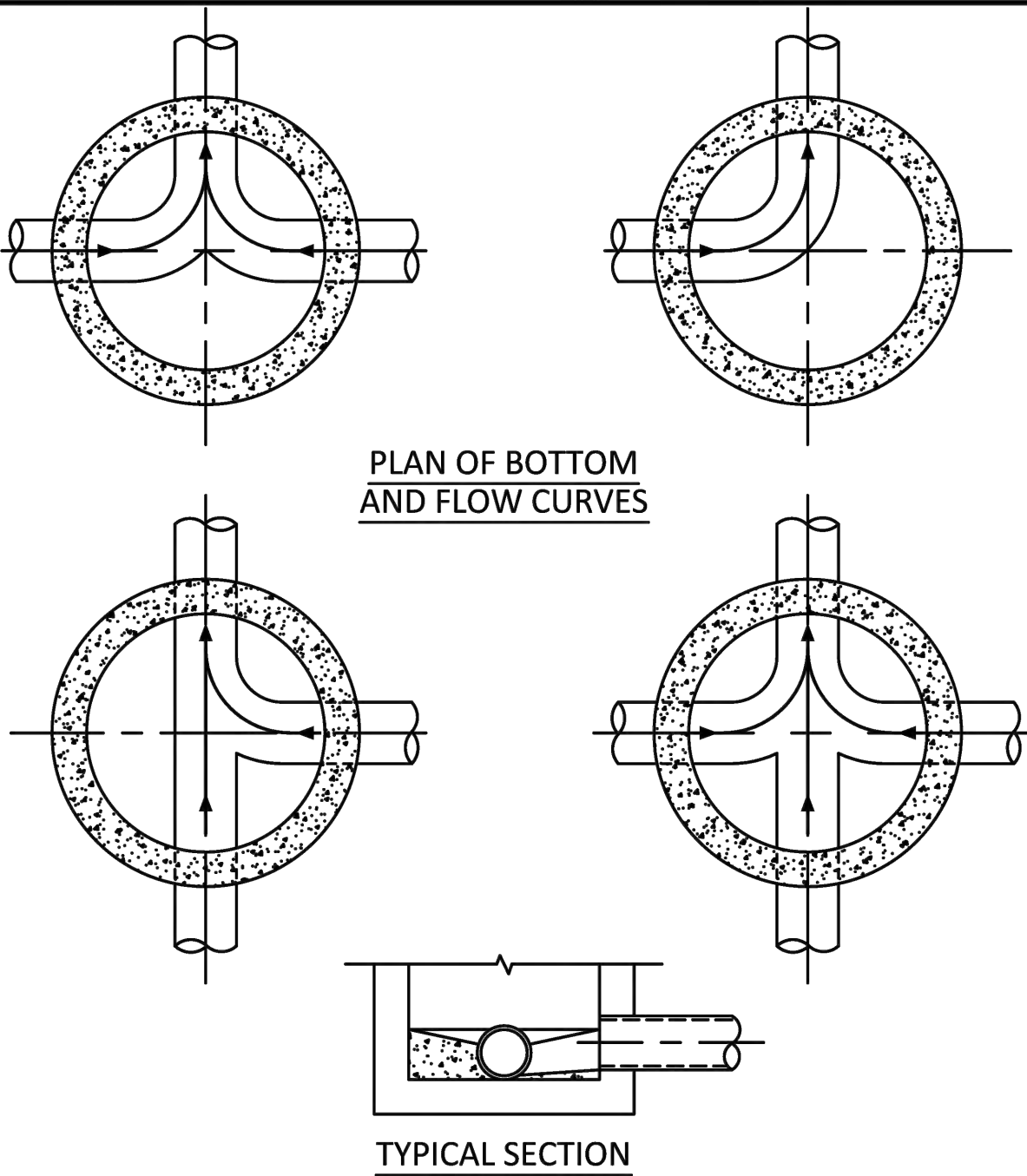
SEWER NOTES:

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

148,000

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

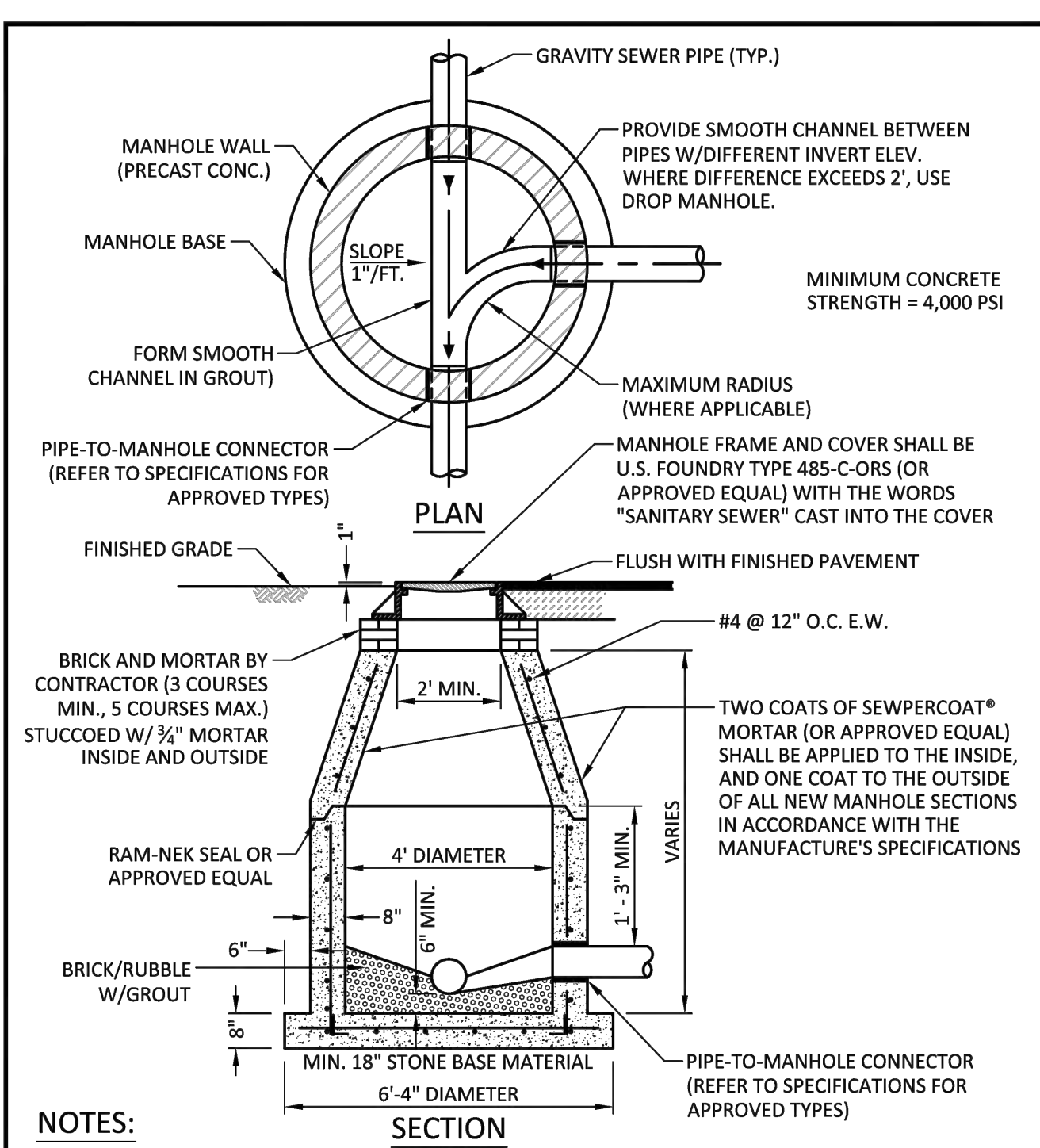
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL SANITARY SEWER MAIN CONSTRUCTION NOTES	REVISED: 06/08/2014 DRAWING NO. S-01
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NOTES:

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

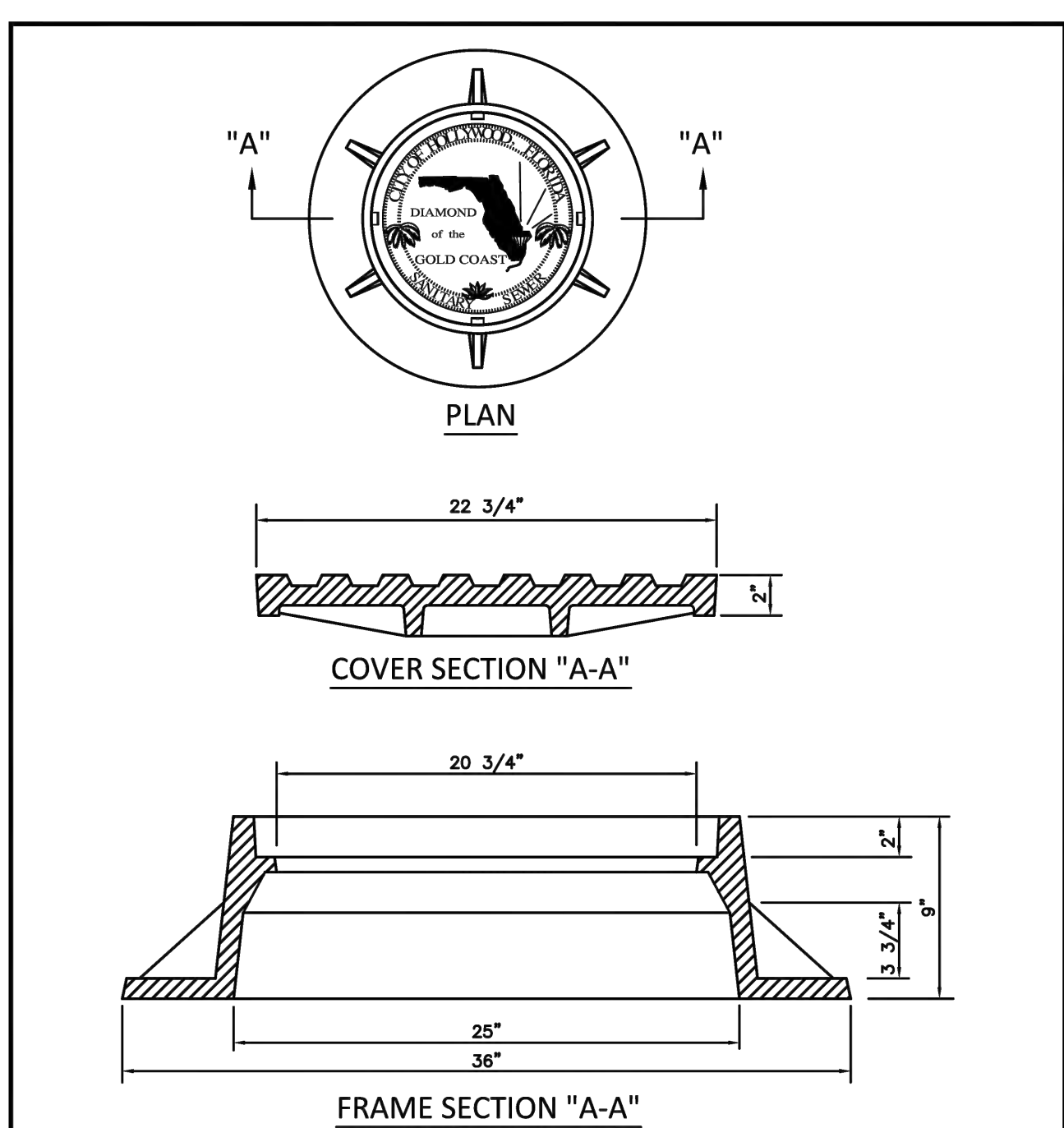
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL MANHOLE FLOW PATTERNS	REVISED: 06/08/2014 DRAWING NO. S-02
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NOTES:

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

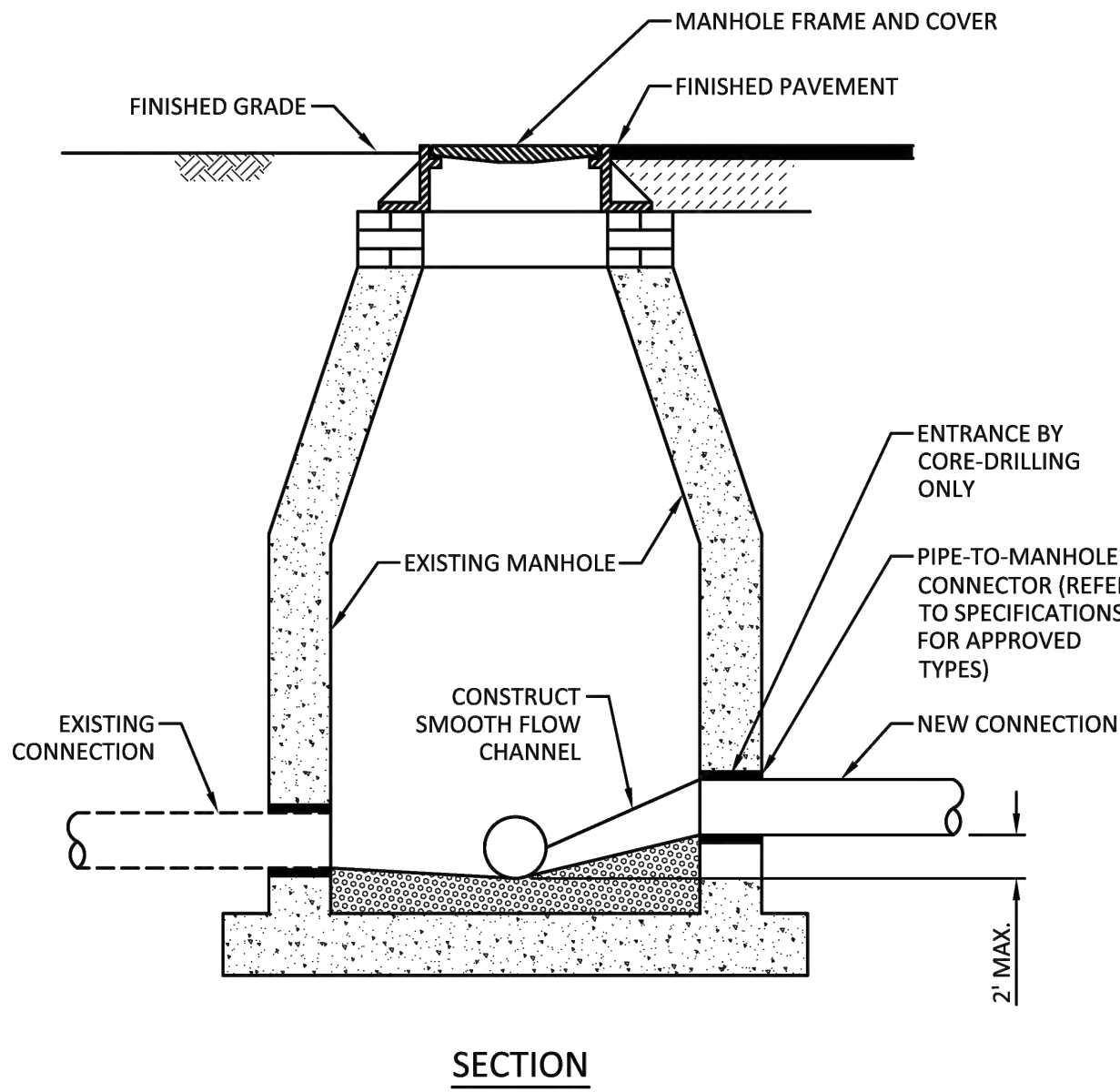
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL STANDARD PRECAST MANHOLE	REVISED: 07/18/2018 DRAWING NO. S-03
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NOTES:

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

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

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL NEW CONNECTION TO EXISTING MANHOLE	REVISED: 06/08/2014 DRAWING NO. S-07
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Aylward Engineering & Surveying, Inc.
EB No. 5183
465 Archaic Drive, Winter Haven, Florida 33880
954-424-5852 or 305-827-2216

SHARON AYLWARD COX
FLORIDA PE No. 43906

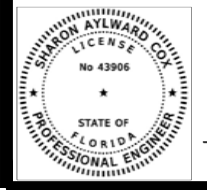
LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
11/6/2023 TAC 1	AG

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:

102 SW 1ST LLC

2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

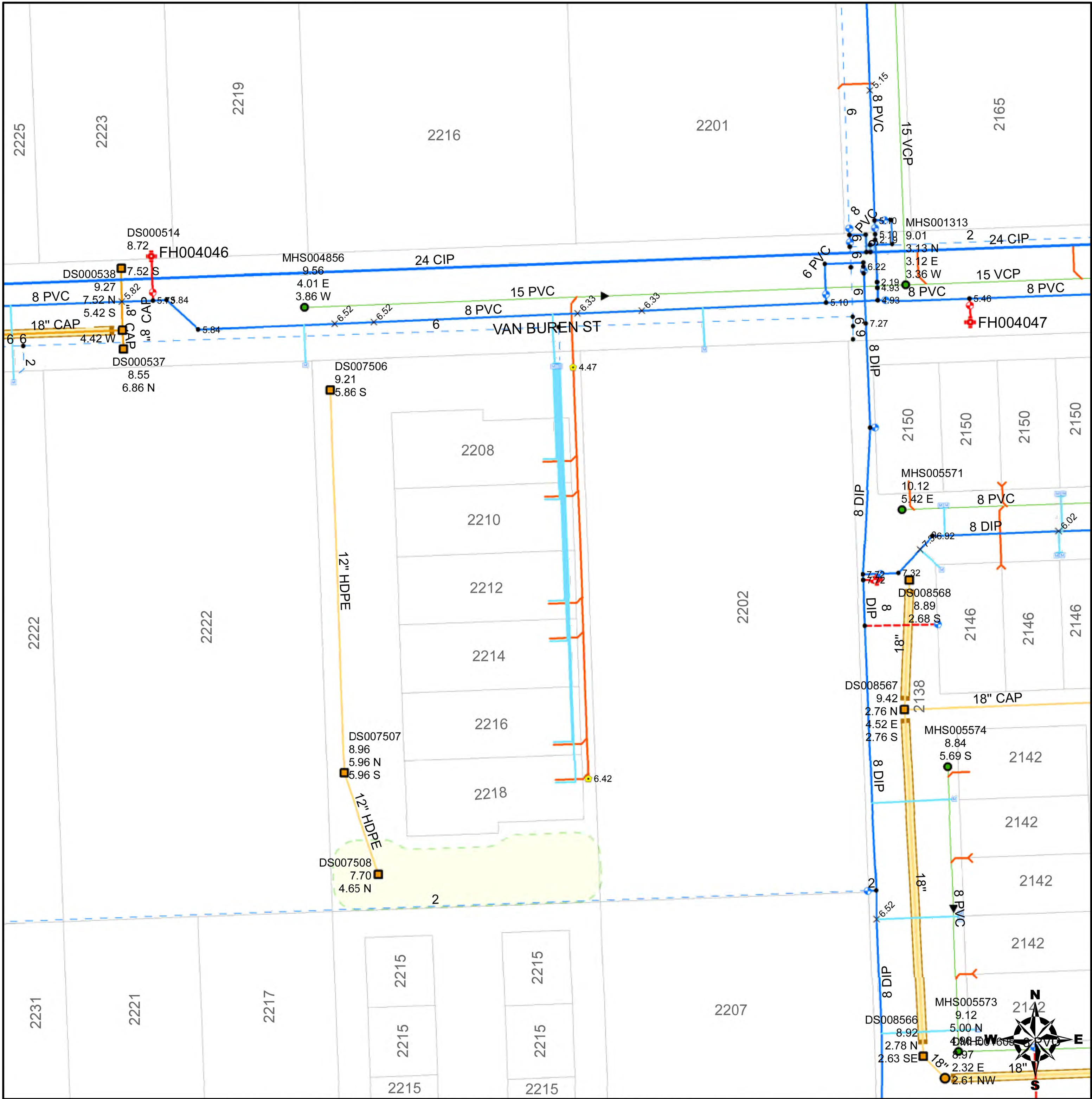
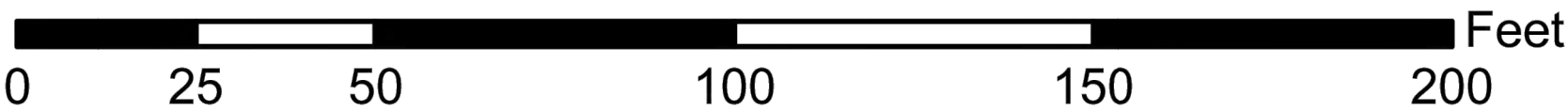
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UTILITY ATLAS MAPLET



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INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.



CITY OF HOLLYWOOD, FLORIDA - DEPARTMENT OF PUBLIC UTILITIES

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Aylward Engineering & Surveying, Inc.

EB No. 5183

465 Archaic Drive, Winter Haven, Florida 33880

954-424-5852 or 305-827-2216

SHARON AYLWARD COX
FLORIDA PE No. 43906



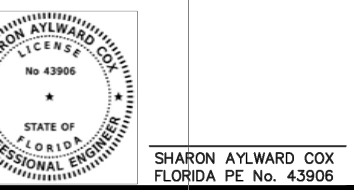
LLR Architects, Inc.
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12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

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

REVISION:	BY:
11/6/2023 TAC 1	AG

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

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JOB. NO.	024-035
SHEET	C-1.1C
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 ENCR OACH 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.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.1
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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 RESETTING 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.

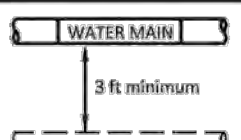
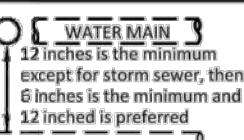
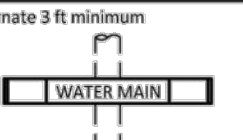
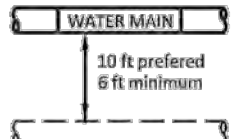
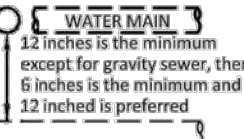
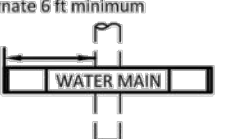
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.2
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GENERAL NOTES (CONTINUED):

- 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"

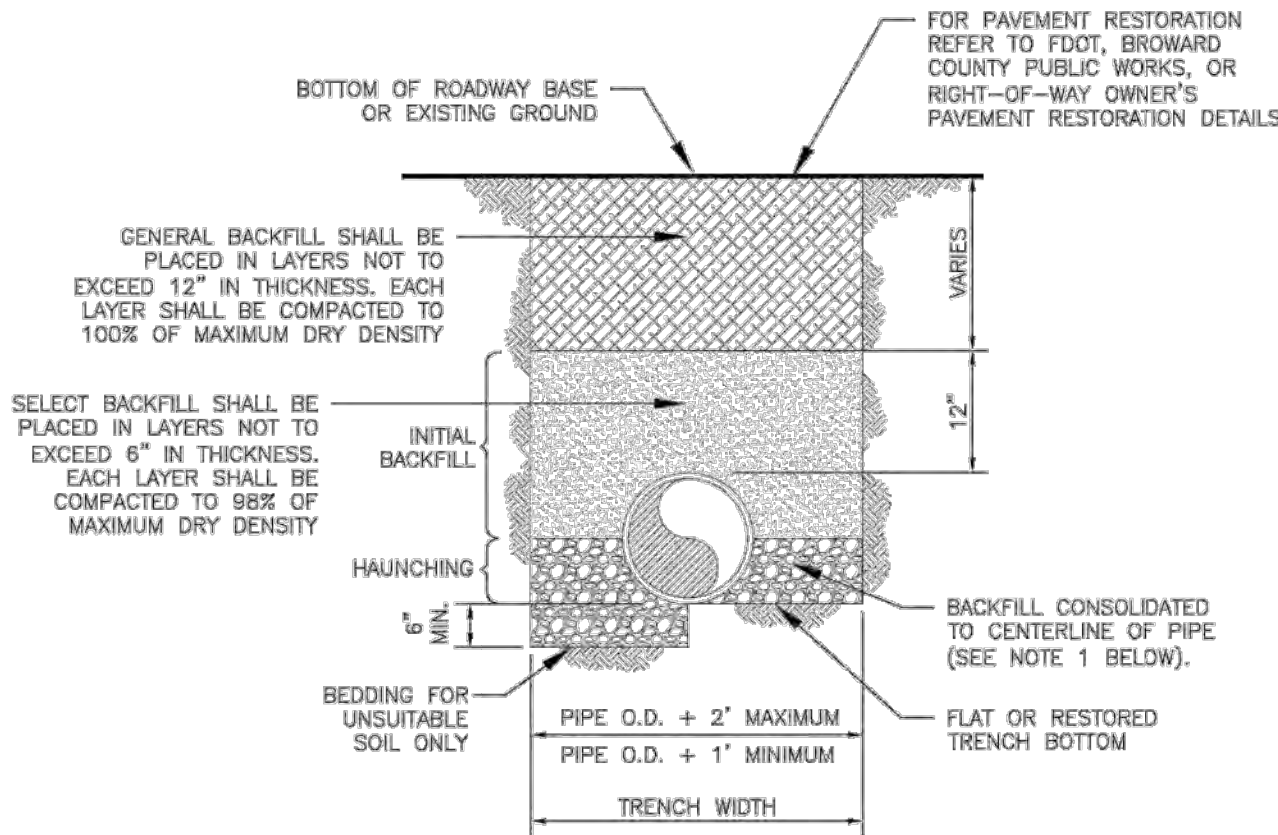
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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

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 SHEL F 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.

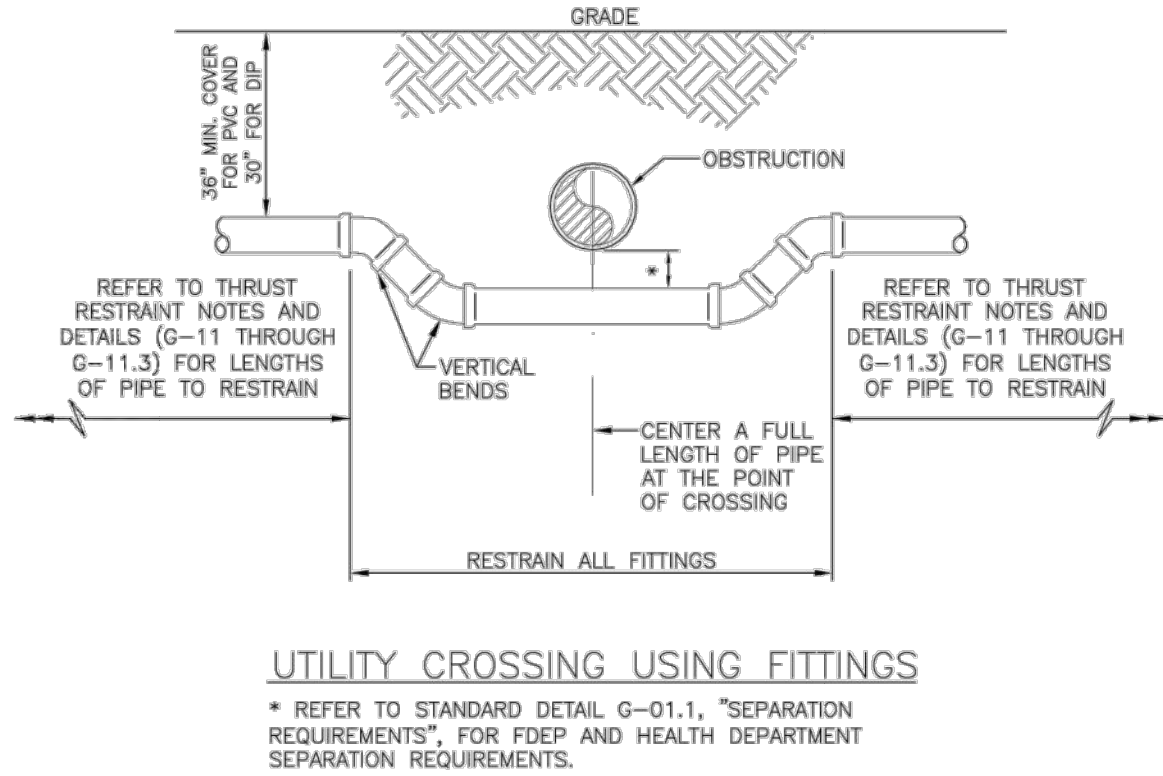
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NOTES:

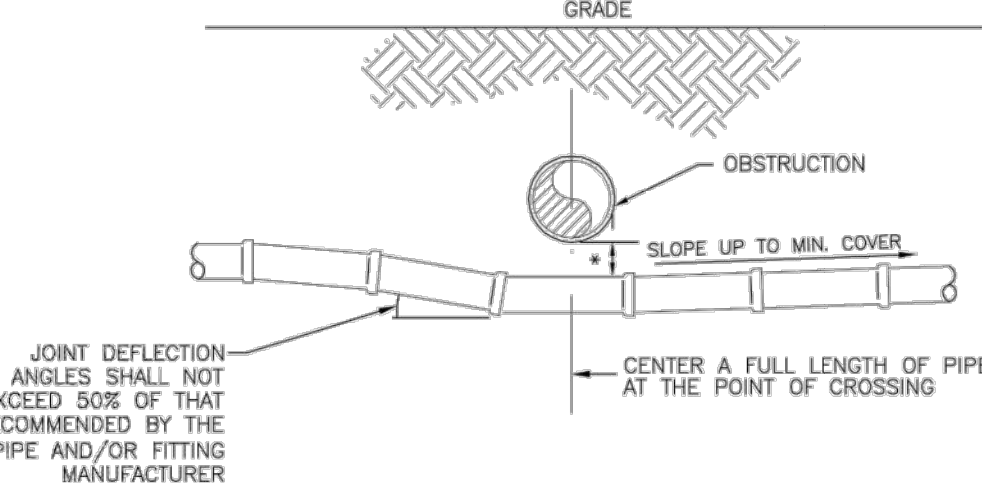
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL-GRADED, WASHED CRUSHED STONE (OR GRANFELD LIMEROCK), CRUSHED 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 ASTM T-180 AND ASTM D-3017.
- BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 123-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

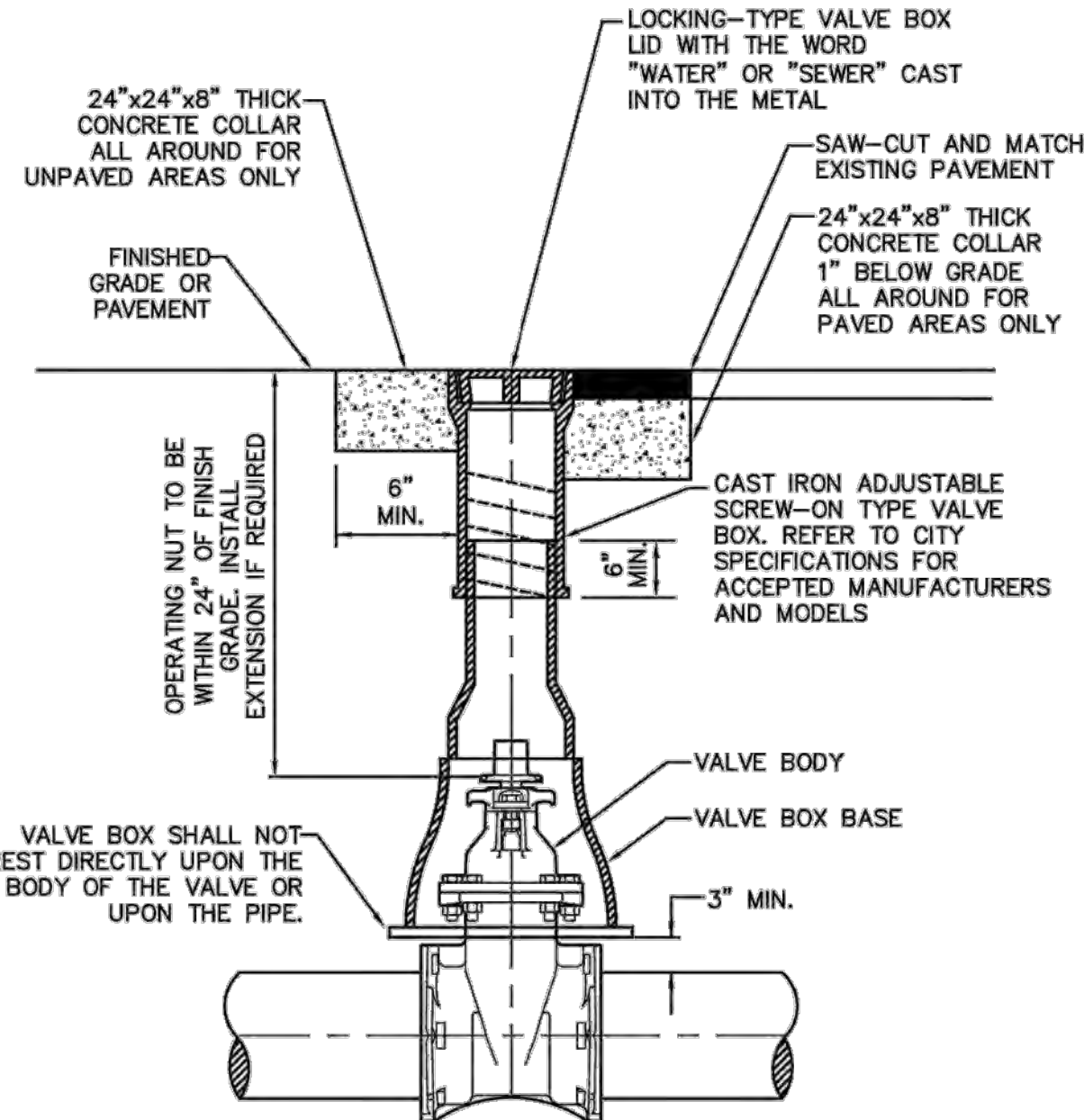
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

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

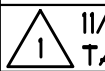
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL VALVE BOX SETTING	REVISED: 06/08/2014 DRAWING NO. G-05
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LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 82 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLR@SUNSHINEARCHITECTS.COM
Lisa LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
 1/16/2023 TAC 1	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:

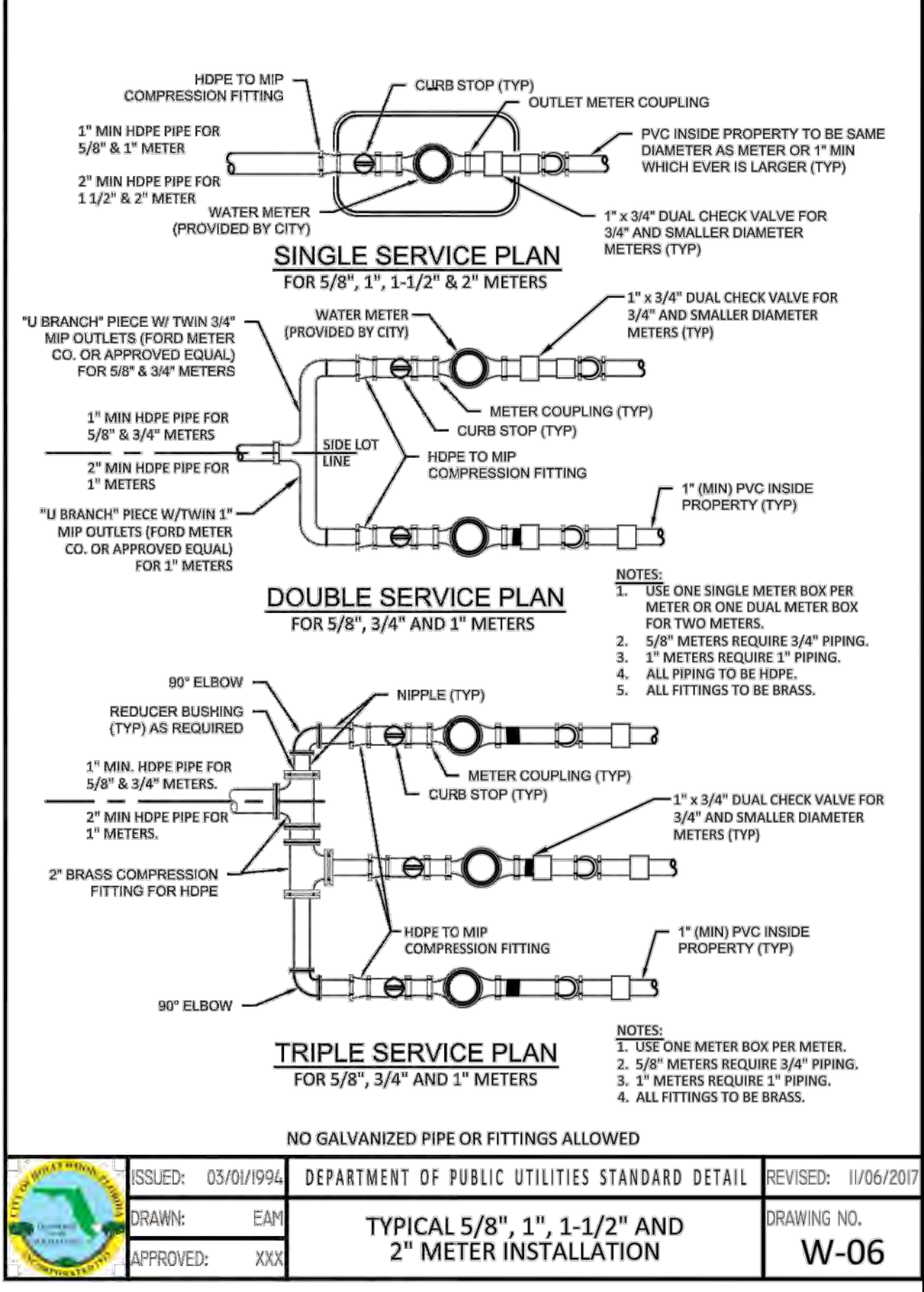
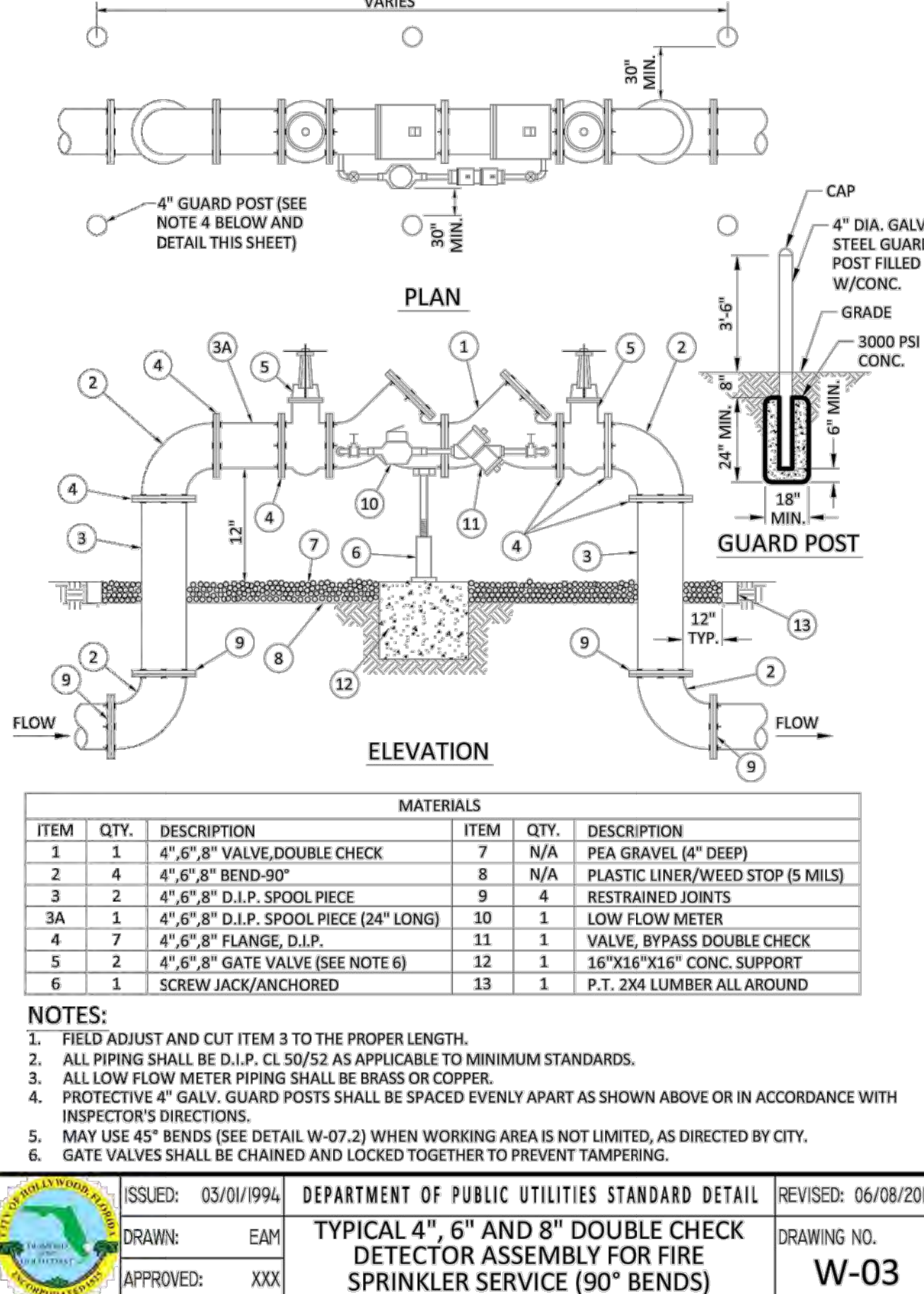
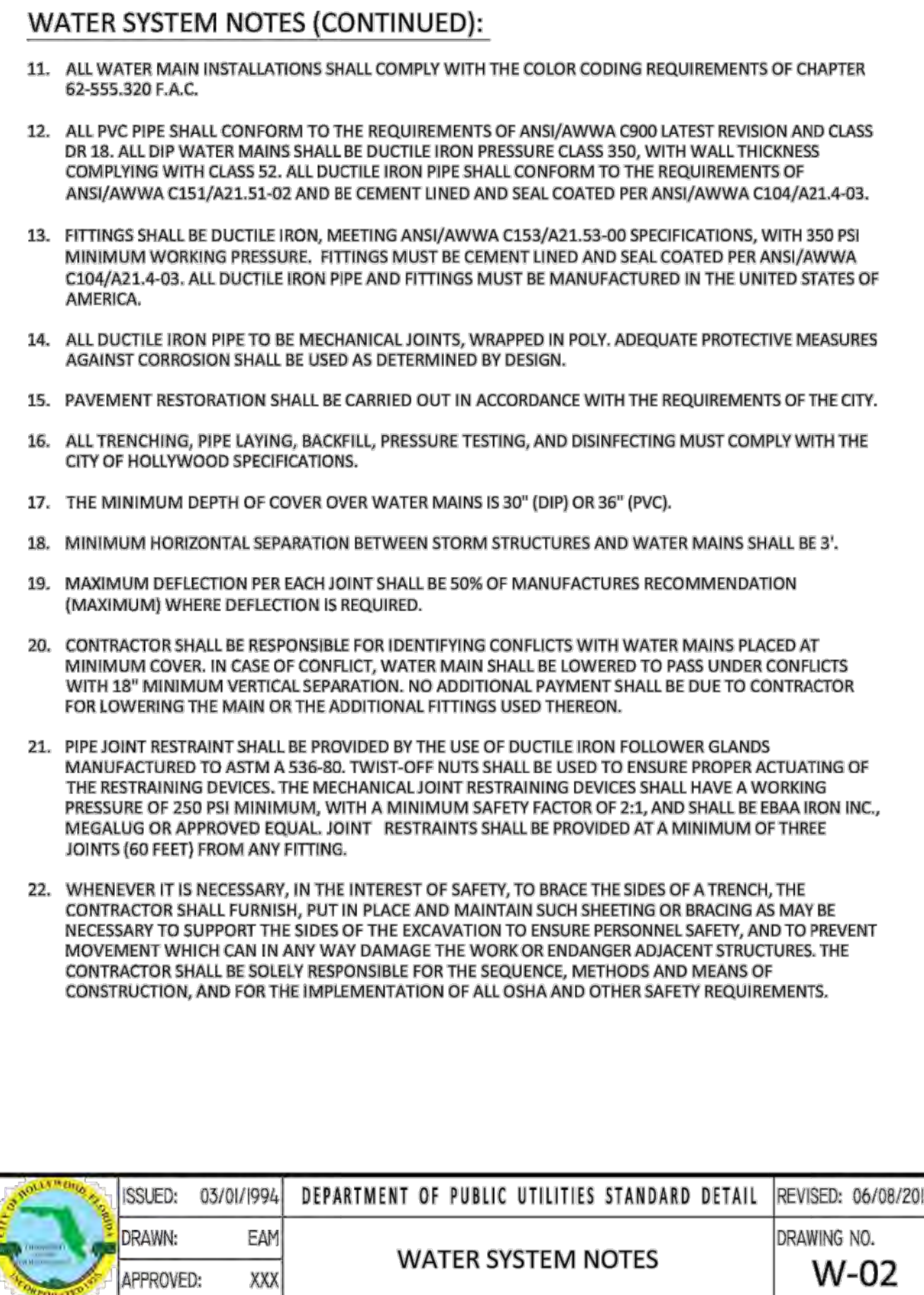
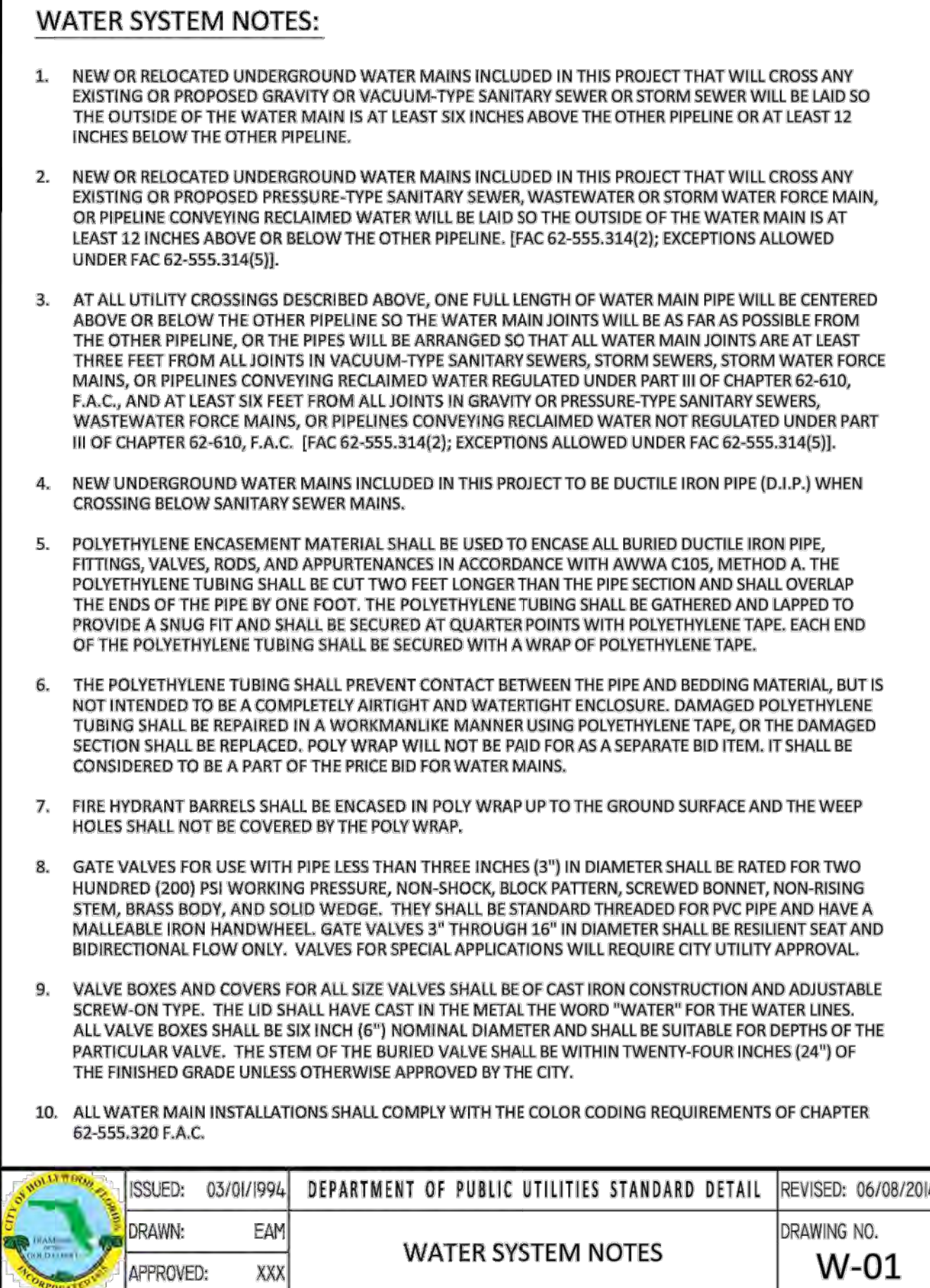
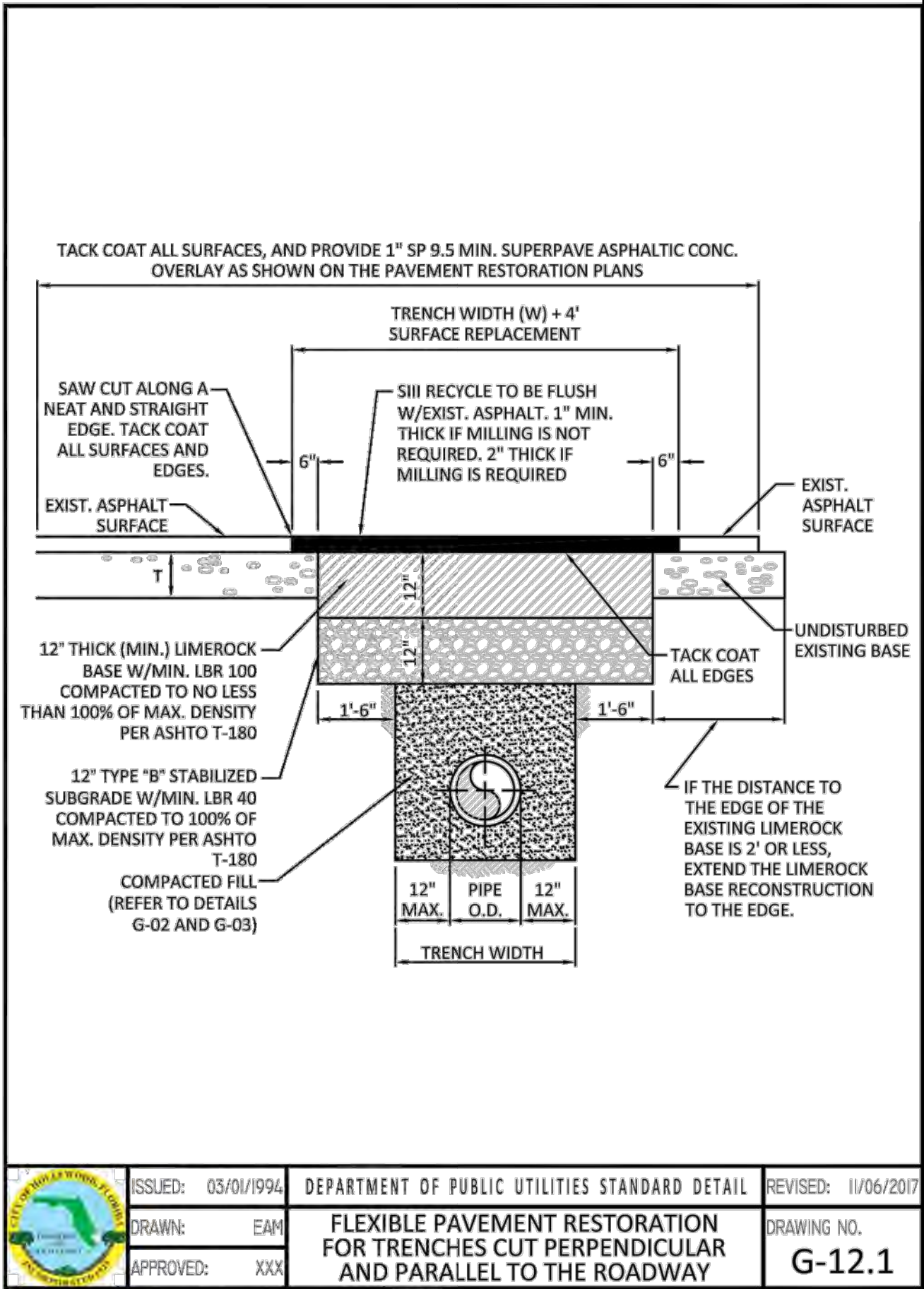
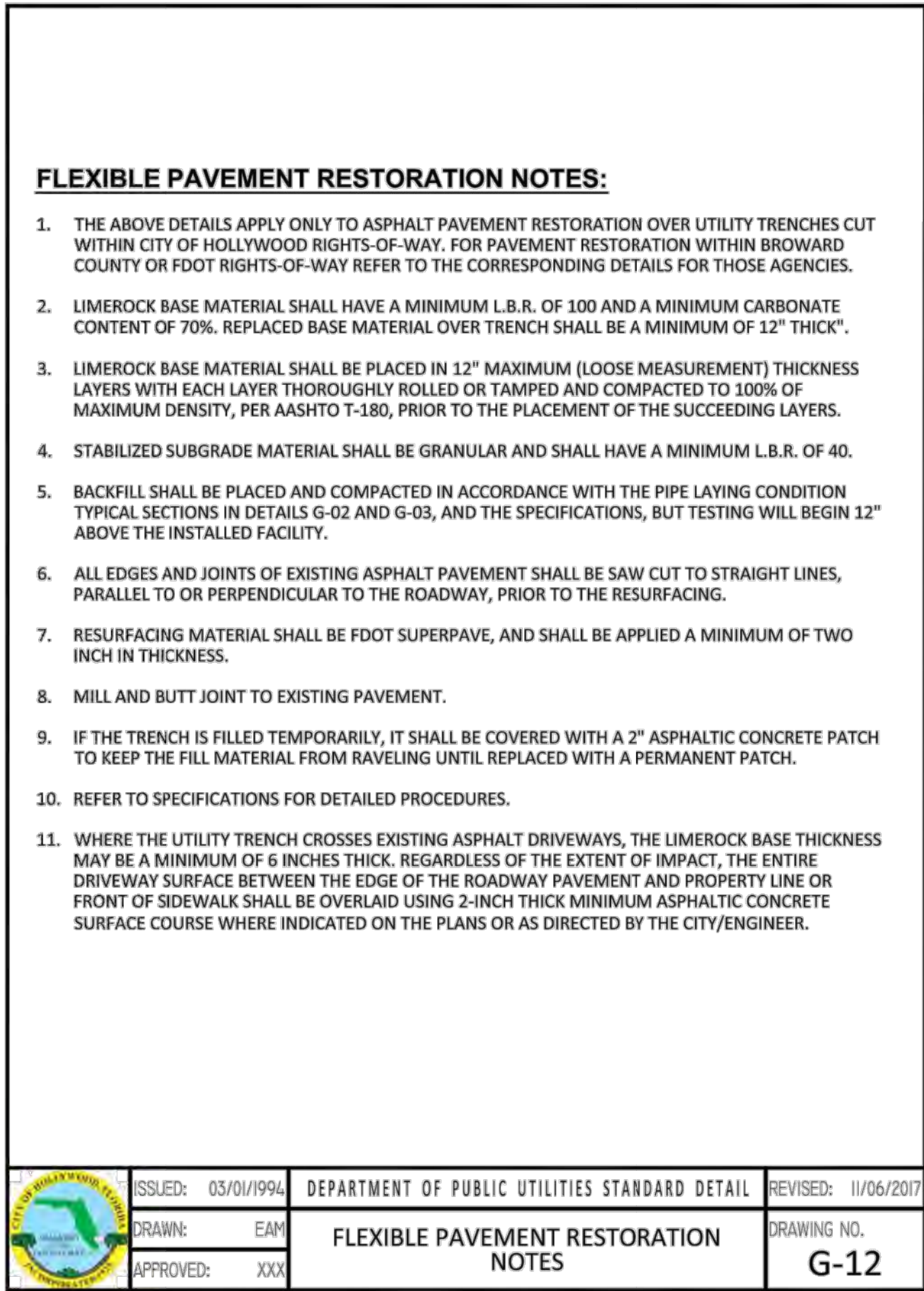
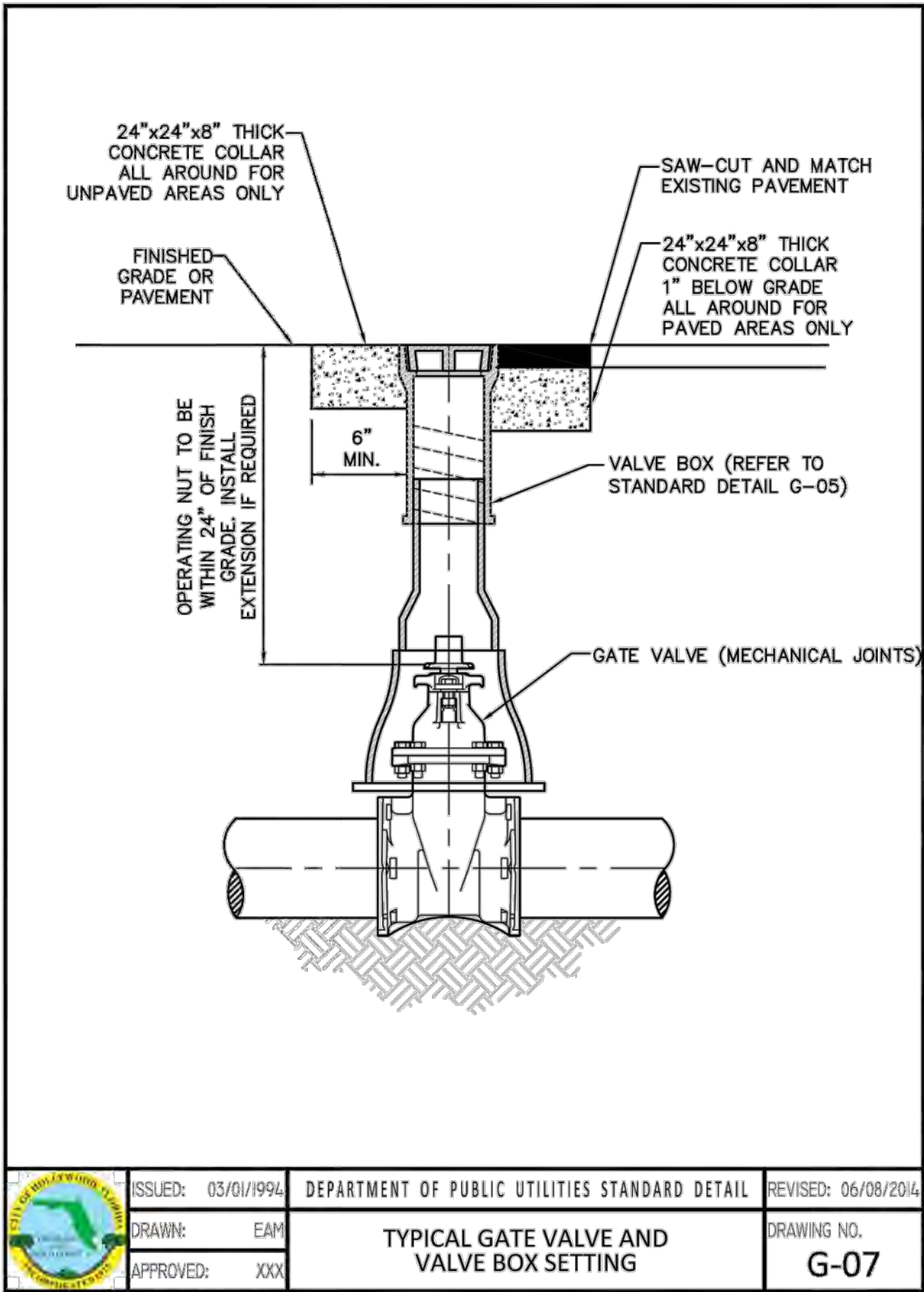
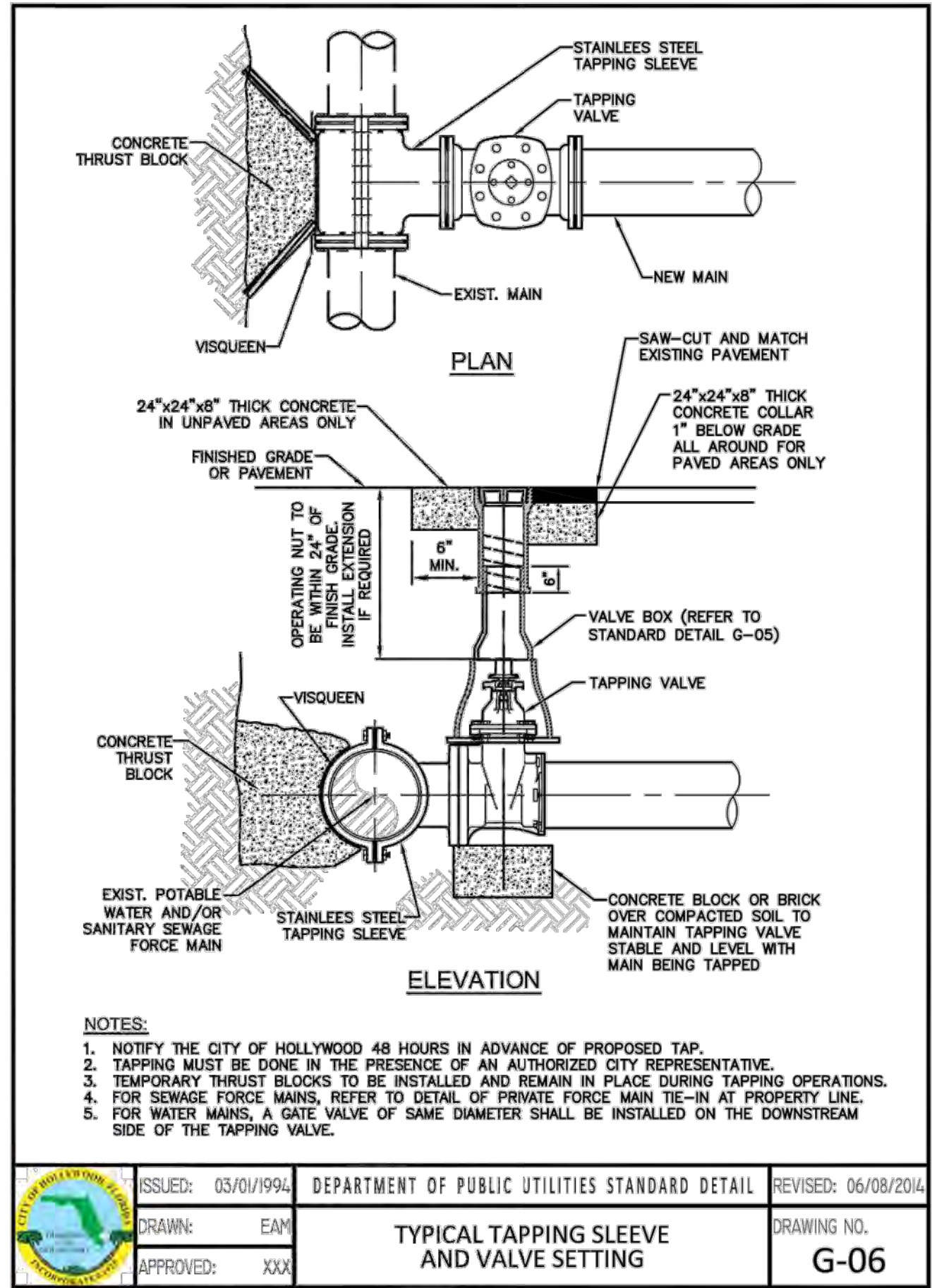
102 SW 1ST LLC

2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

DRAWN	A.G.
CHECKED	LLR
DATE	09-04-2024
SCALE	AS NOTED
JOB. NO.	024-035
SHEET	

C-1.2

OF SHEETS

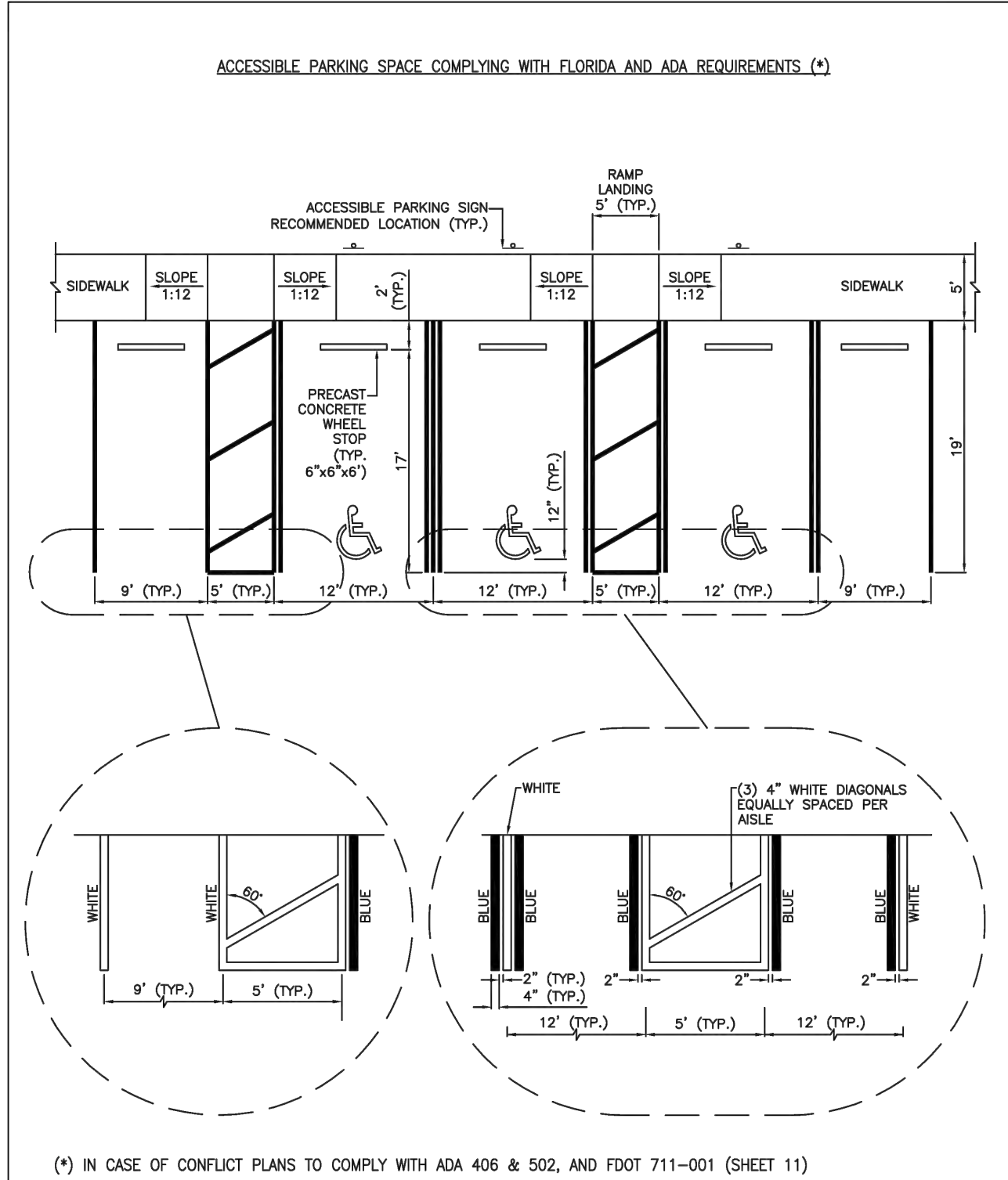


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1/16/2023 TAC 1	A.G.

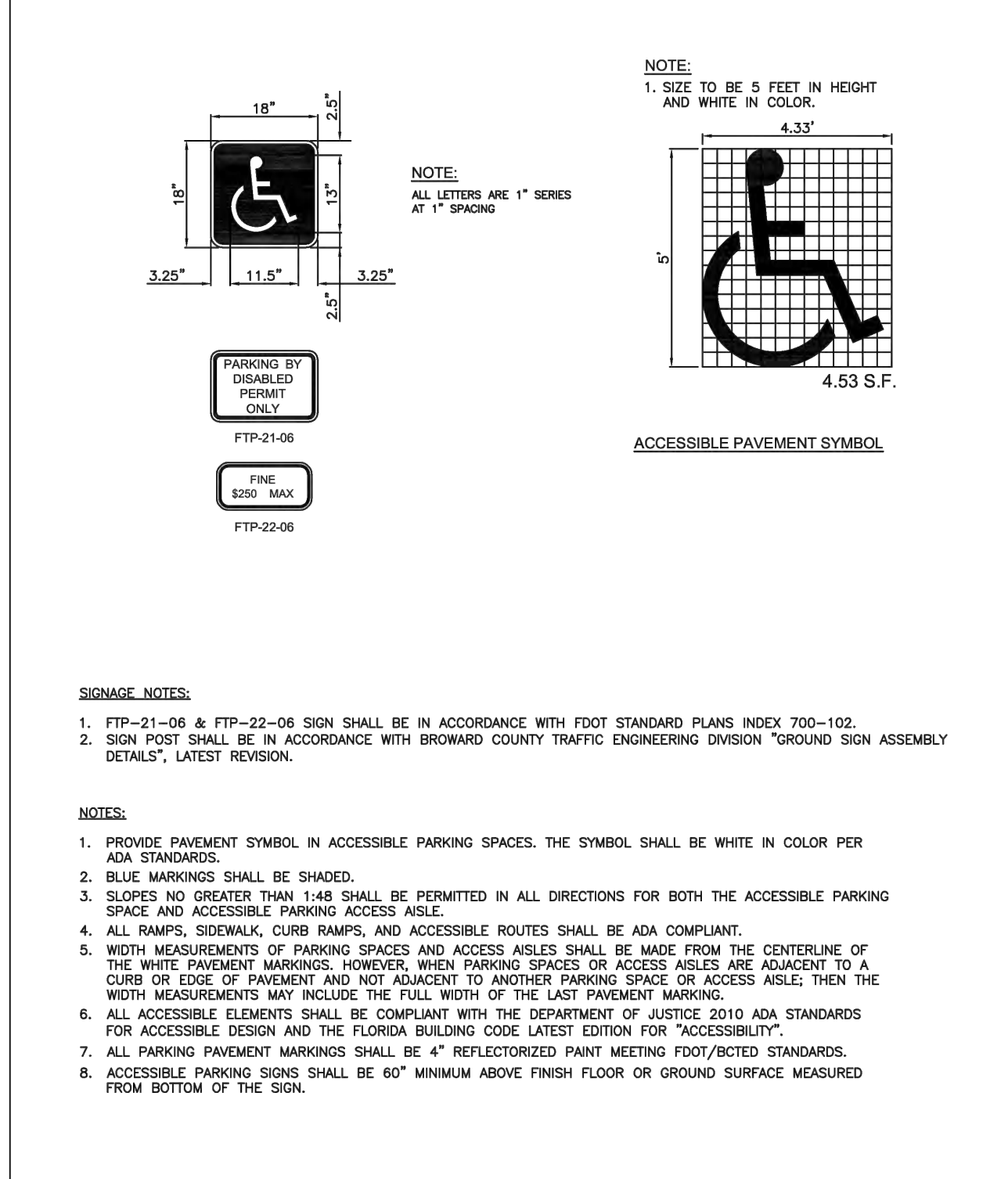
PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

This item has been digitally signed and sealed by Sharon Alward Co., P.C. on the date appointed to this seal.
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SHARON ALWARD COY
FLORIDA PE NO. 43906

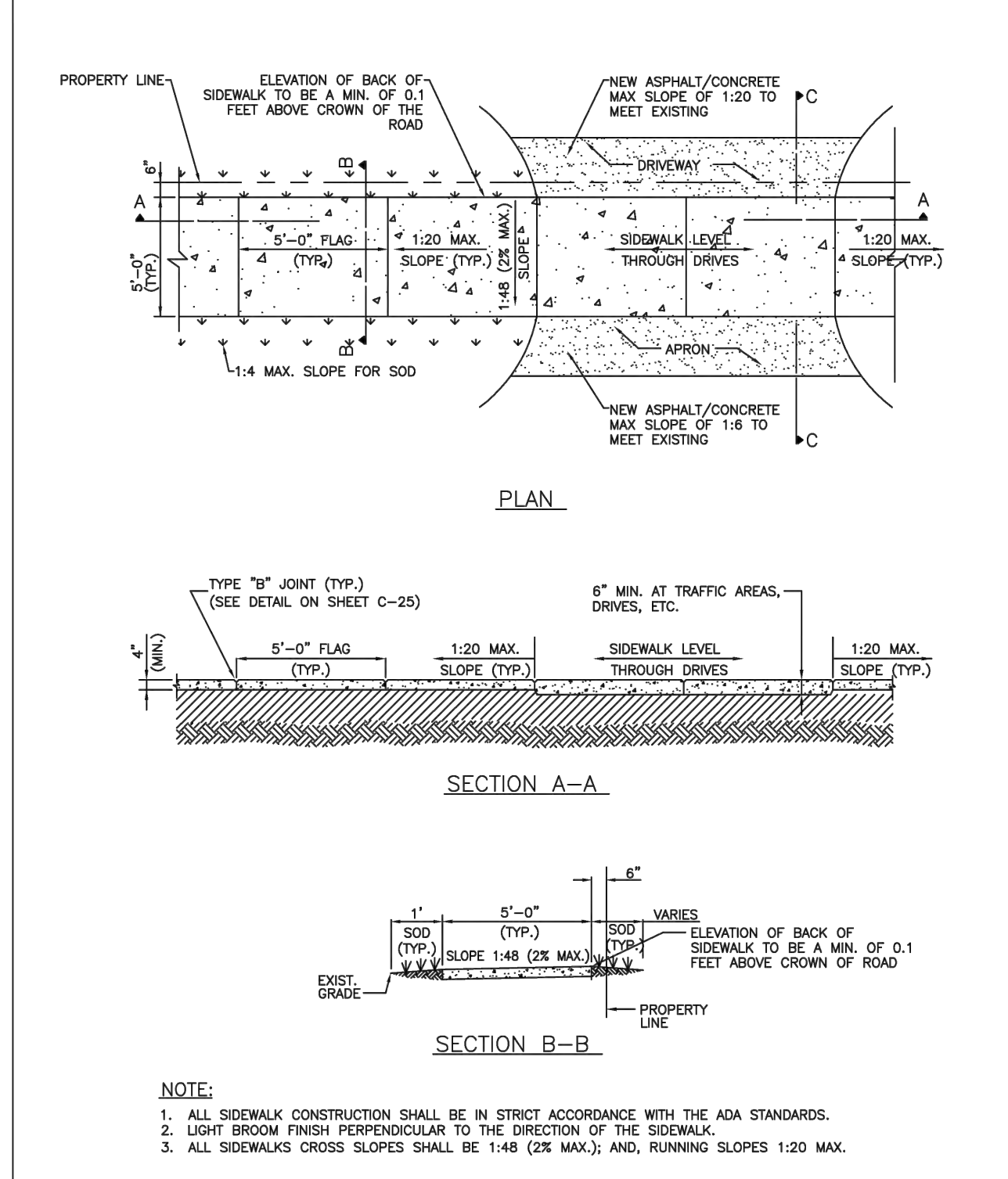
DRAWN	A.G.
CHECKED	LLR
DATE	09-04-2024
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JOB. NO.	024-035
SHEET	



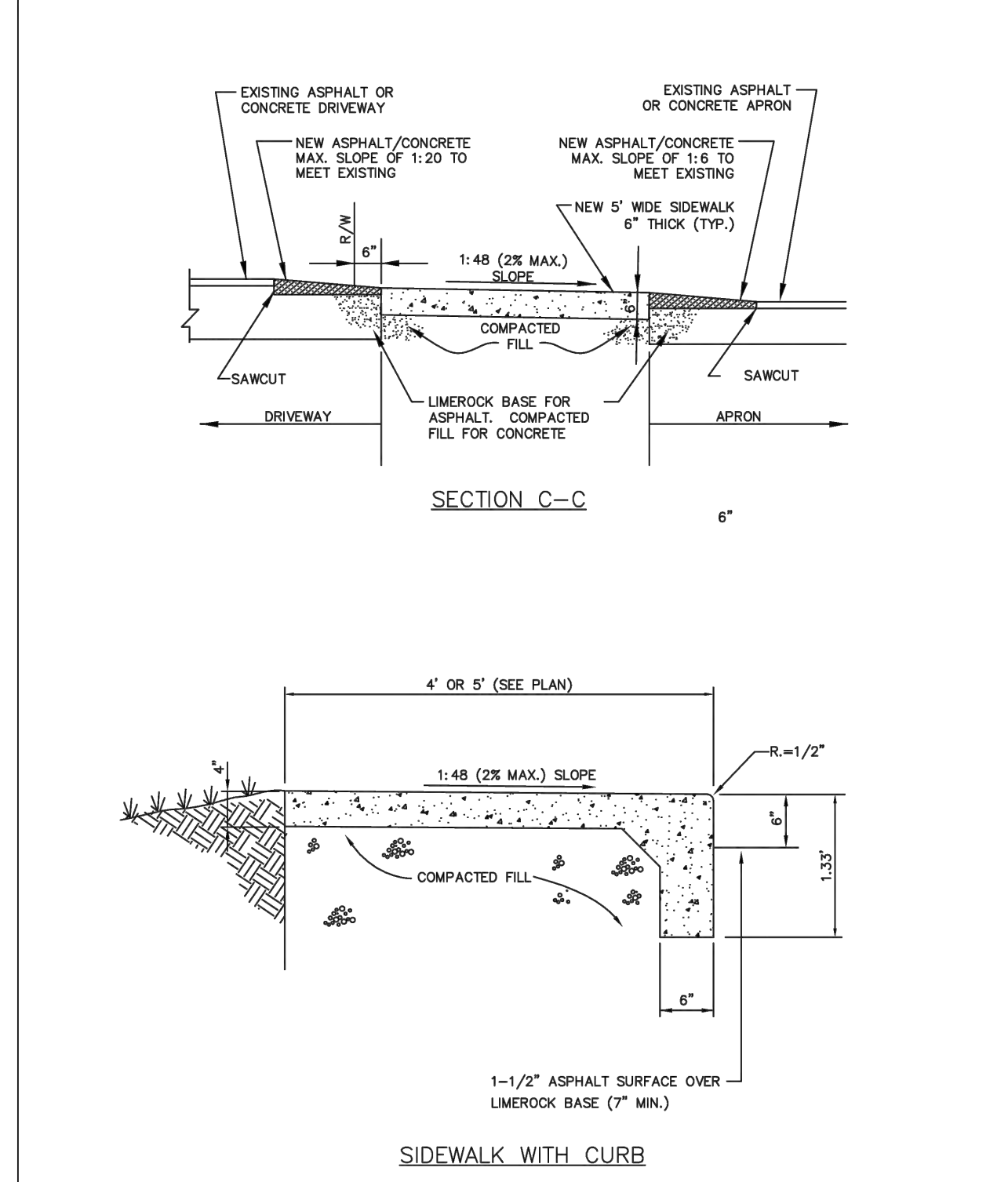
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DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21
APPROVED: JG		



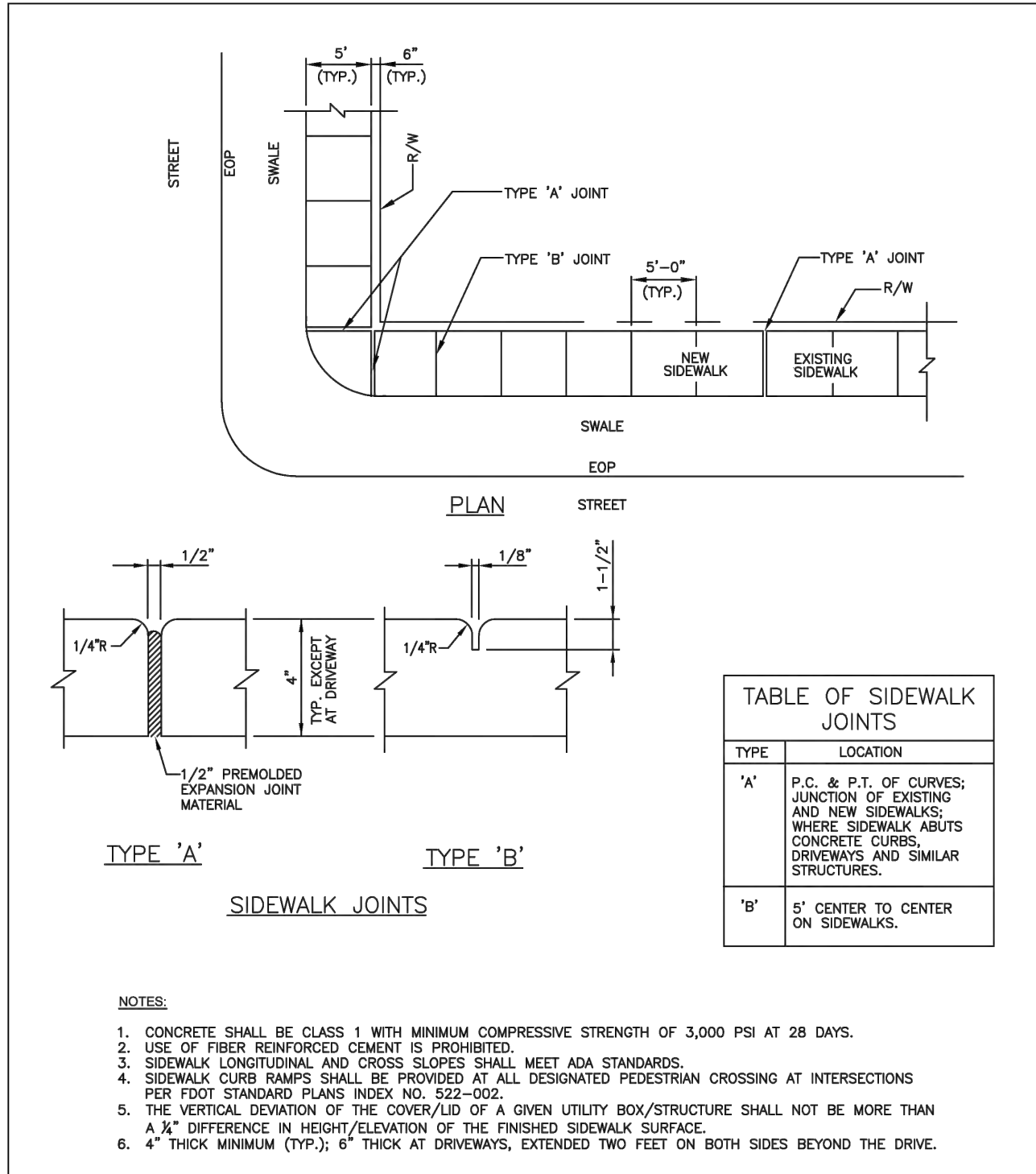
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DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		



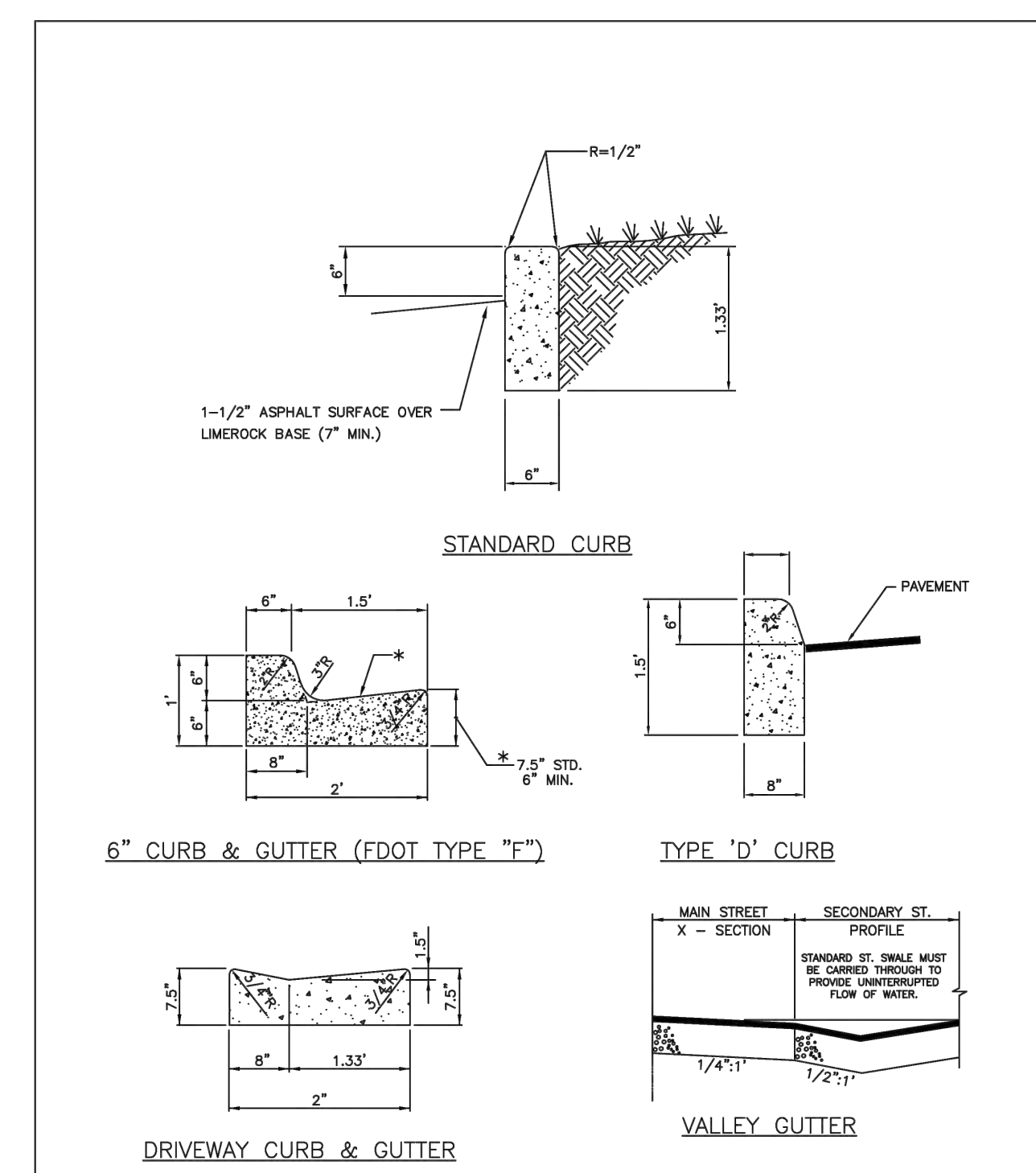
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DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
APPROVED: JG		



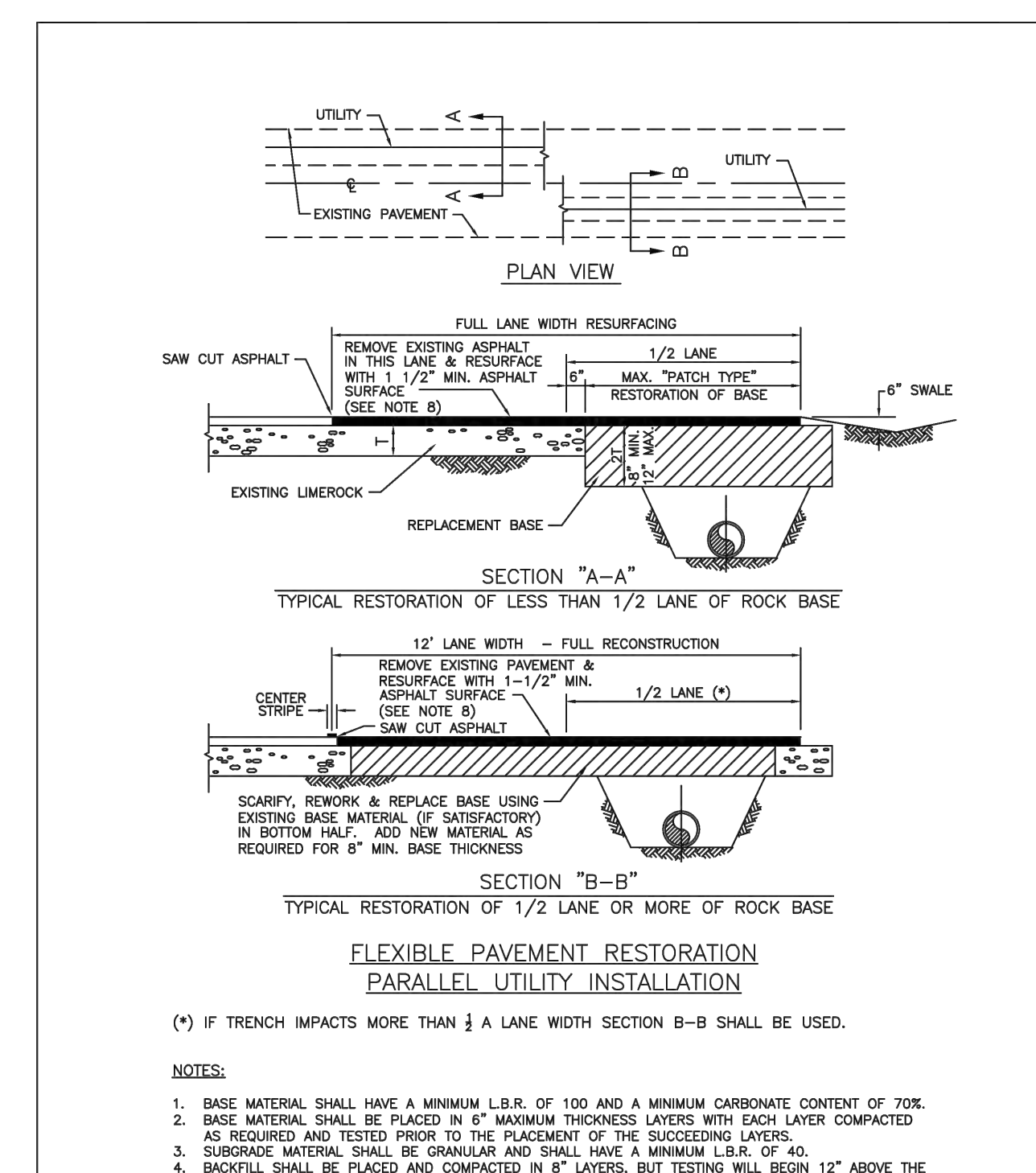
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DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C-24
APPROVED: JG		



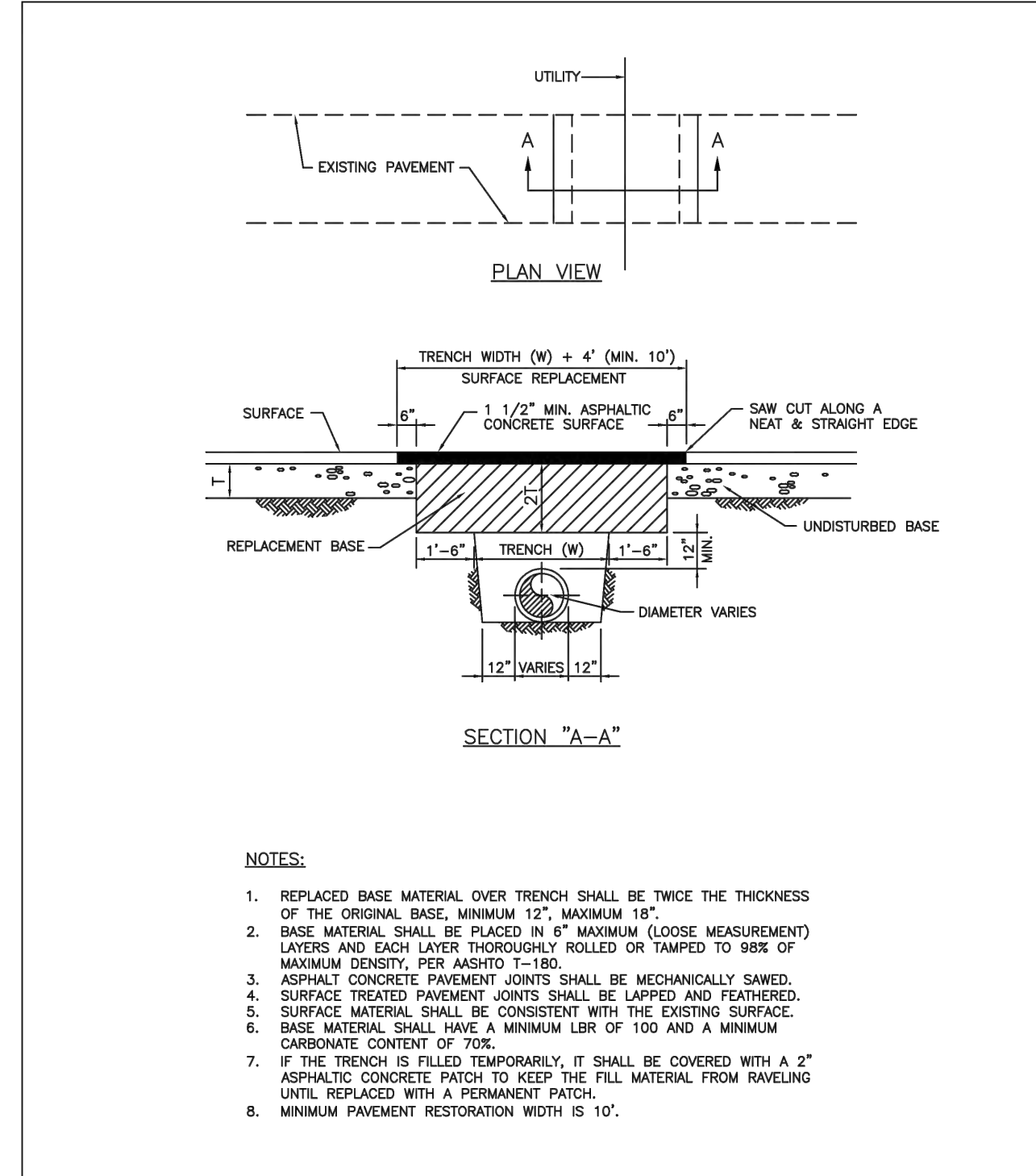
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DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION	DRAWING NO.: C-30
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		

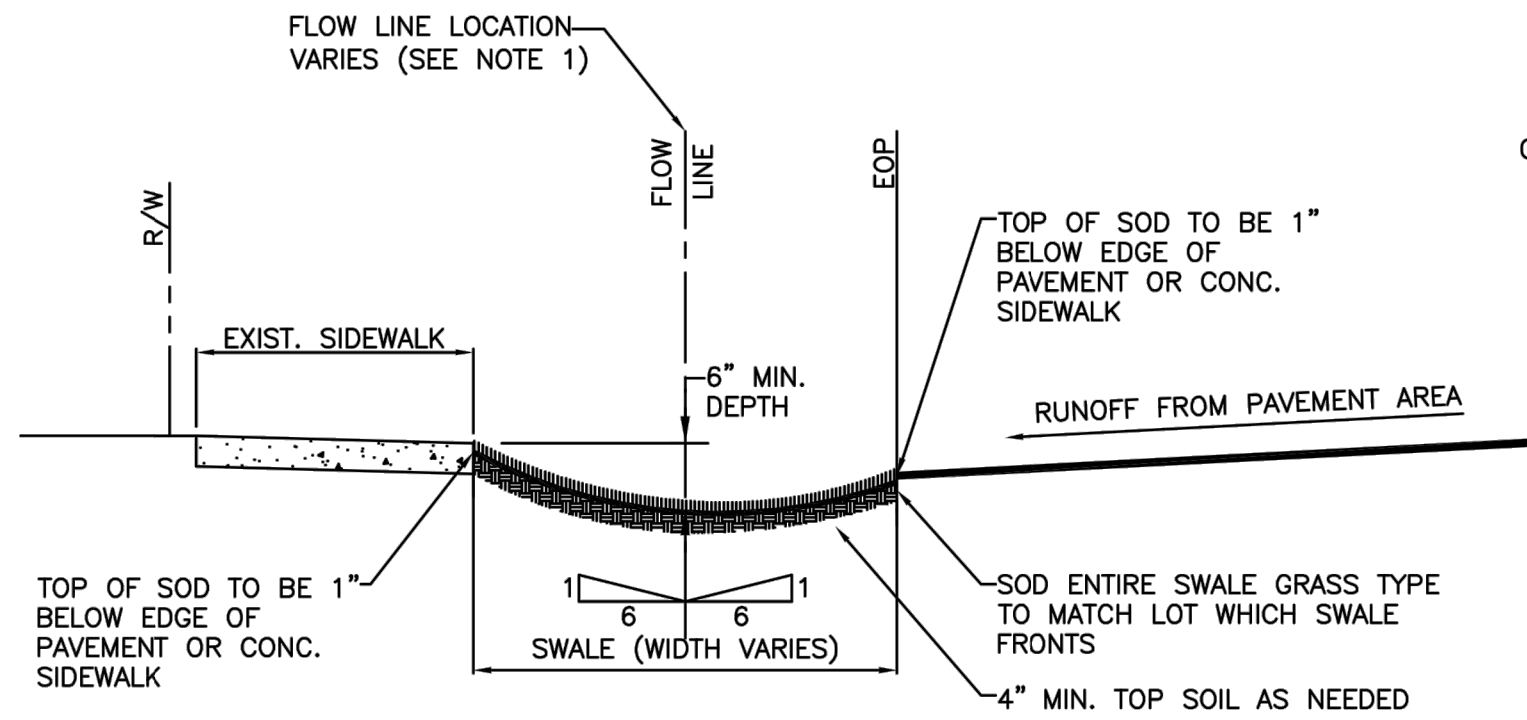
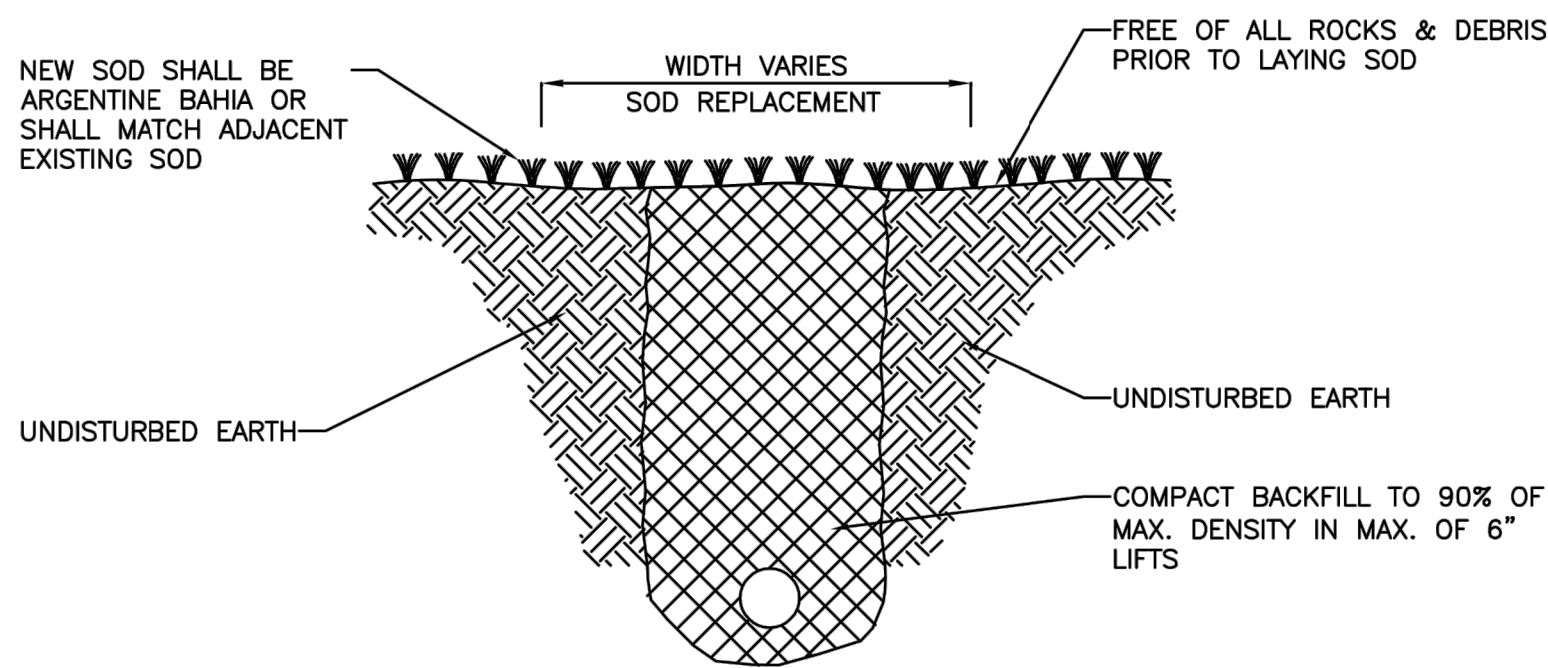
LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 82 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLROS@LLRARCHITECTS.COM
Lisa LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
1/16/2023 TAC 1	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

DRAWN	A.G.
CHECKED	LLR
DATE	09-04-2024
SCALE	AS NOTED
JOB. NO.	024-035
SHEET	

C-13A
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.: C-32
	APPROVED: JG		

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

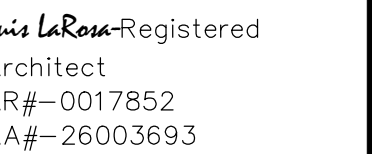
LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROS@LLAROSARCHITECTS.COM
Lisa LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
1 11/6/2023 TAC 1	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

DRAWN	A.G.
CHECKED	LLR
DATE	03-04-2024
SCALE	AS NOTED
JOB. NO.	024-035
SHEET	

C-1.3B
OF SHEETS

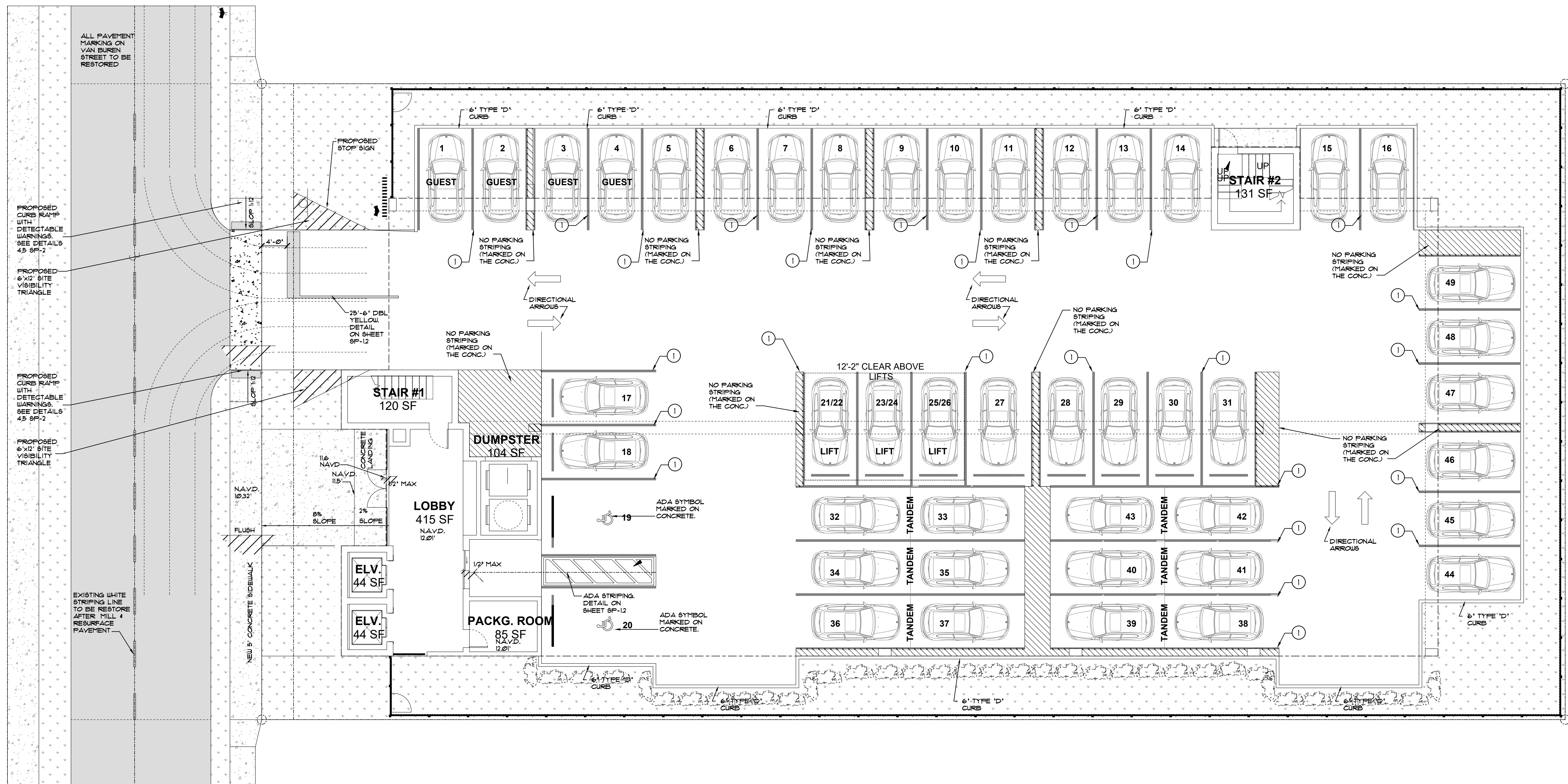


PROPOSED 36-UNITS MULTI-FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

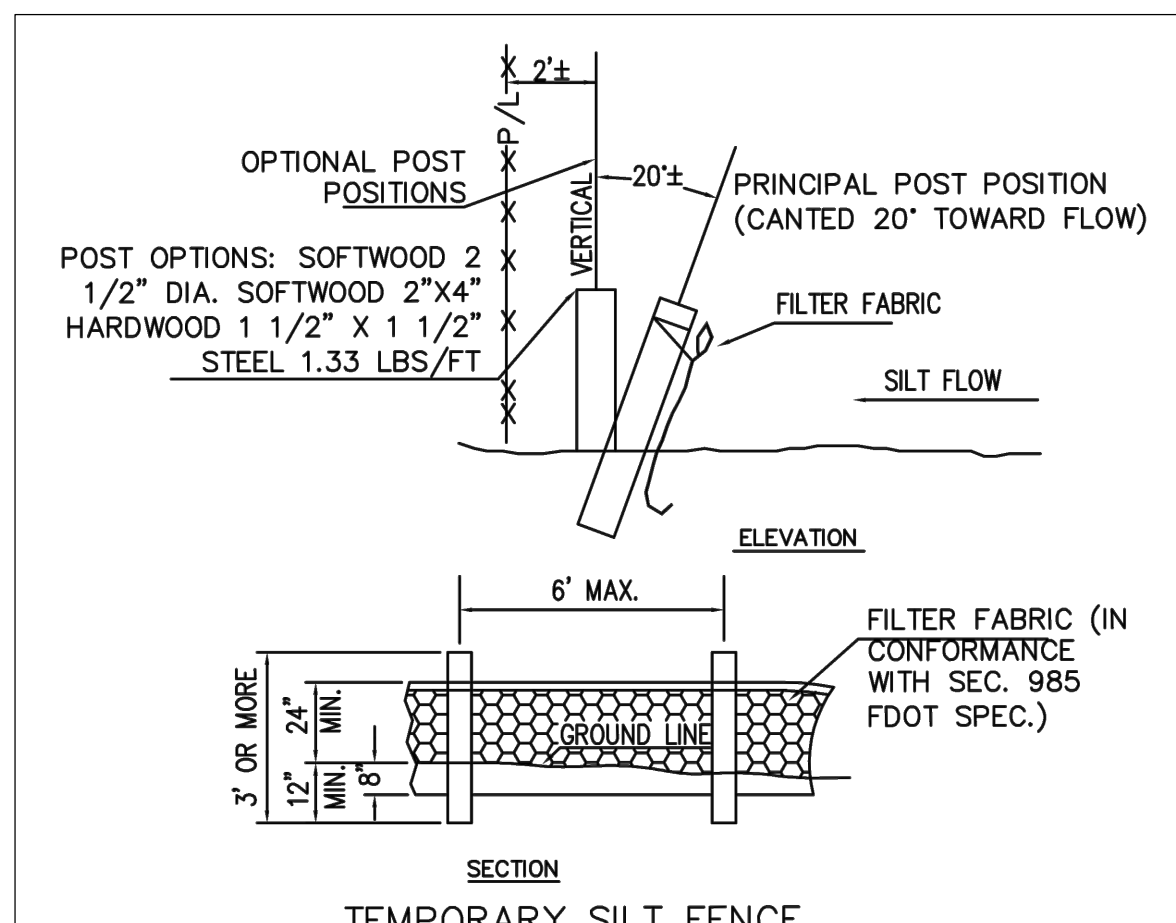
C-1.4

	ASPHALT PAVEMENT(MILLED & RESURFACED)
	ASPHALT PAVEMENT(RESTORATION)
	CONCRETE SIDEWALK
	GRASS ON PARKWAY
	NON-VEHICULAR STRIPING
	CONCRETE DRIVEWAY

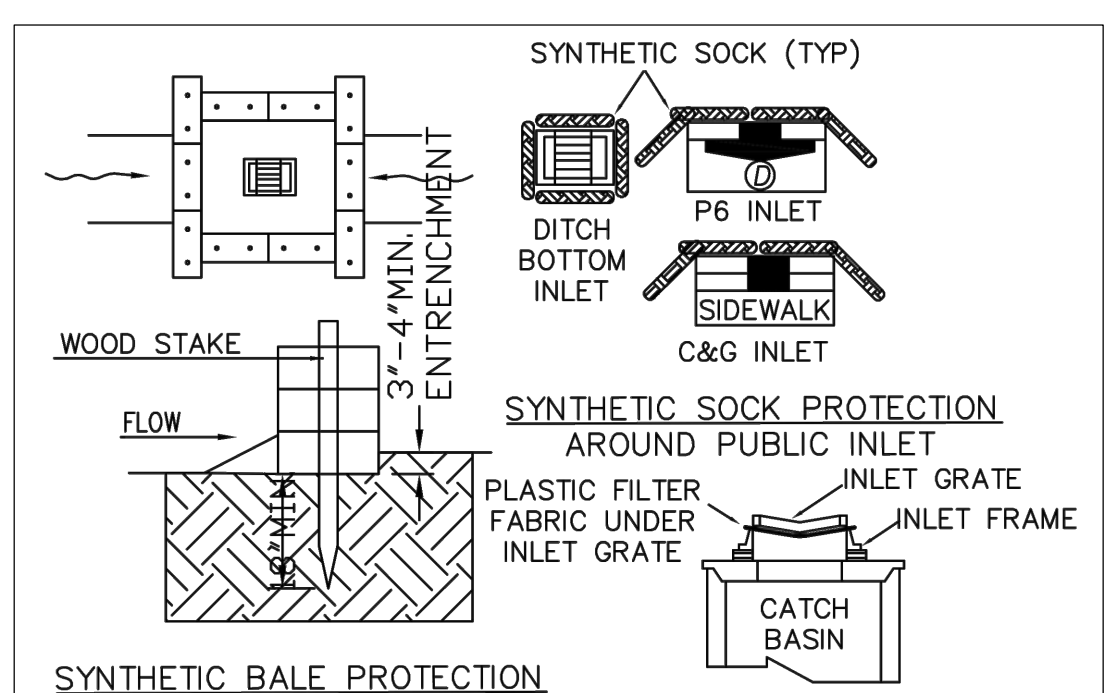
1 DENOTE PARKING STALL STRIPING. REFER TO SHEET SP-12 & C-13A FOR TYP DETAIL.



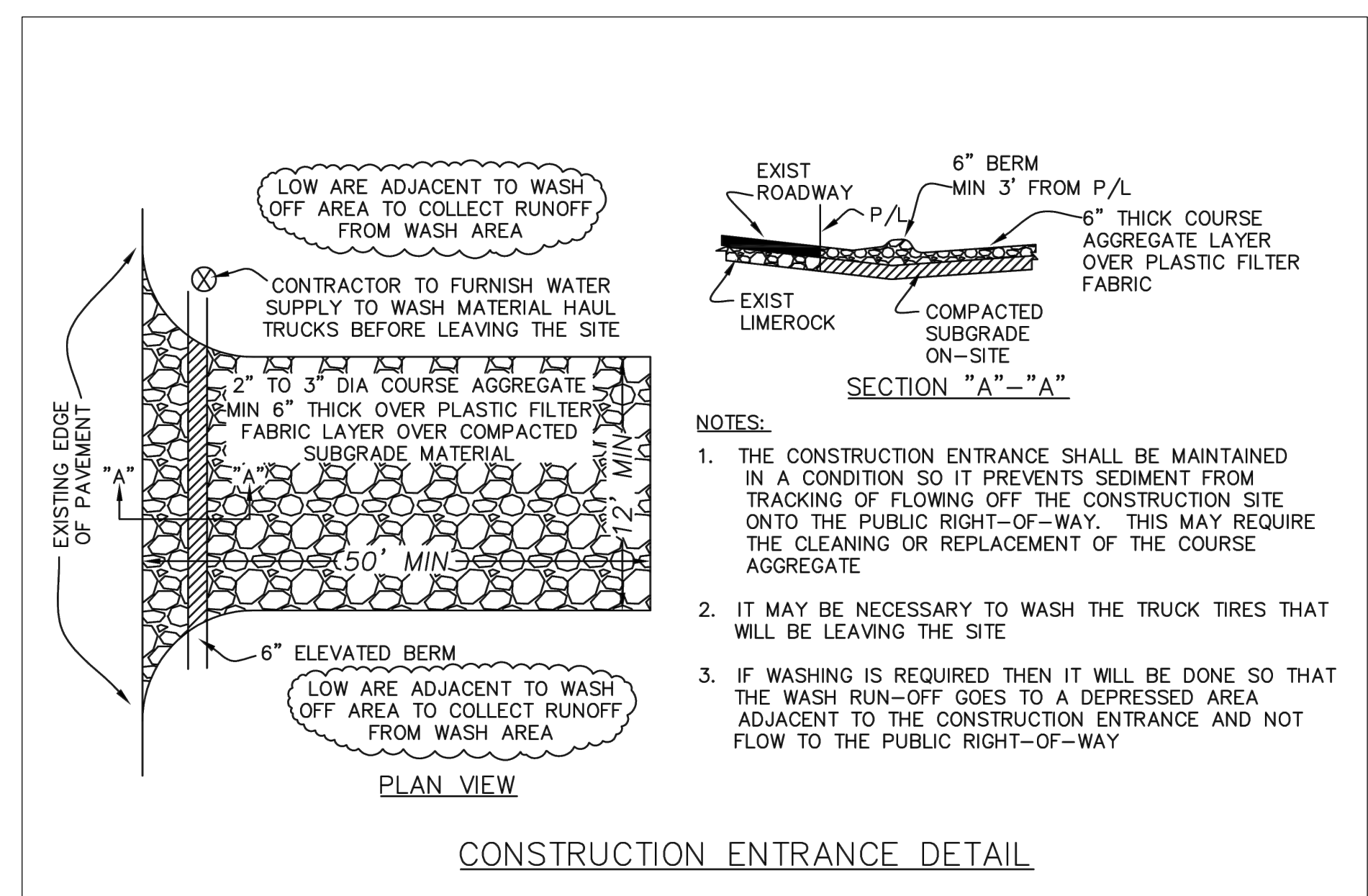
PAVEMENT MARKINGS PLAN



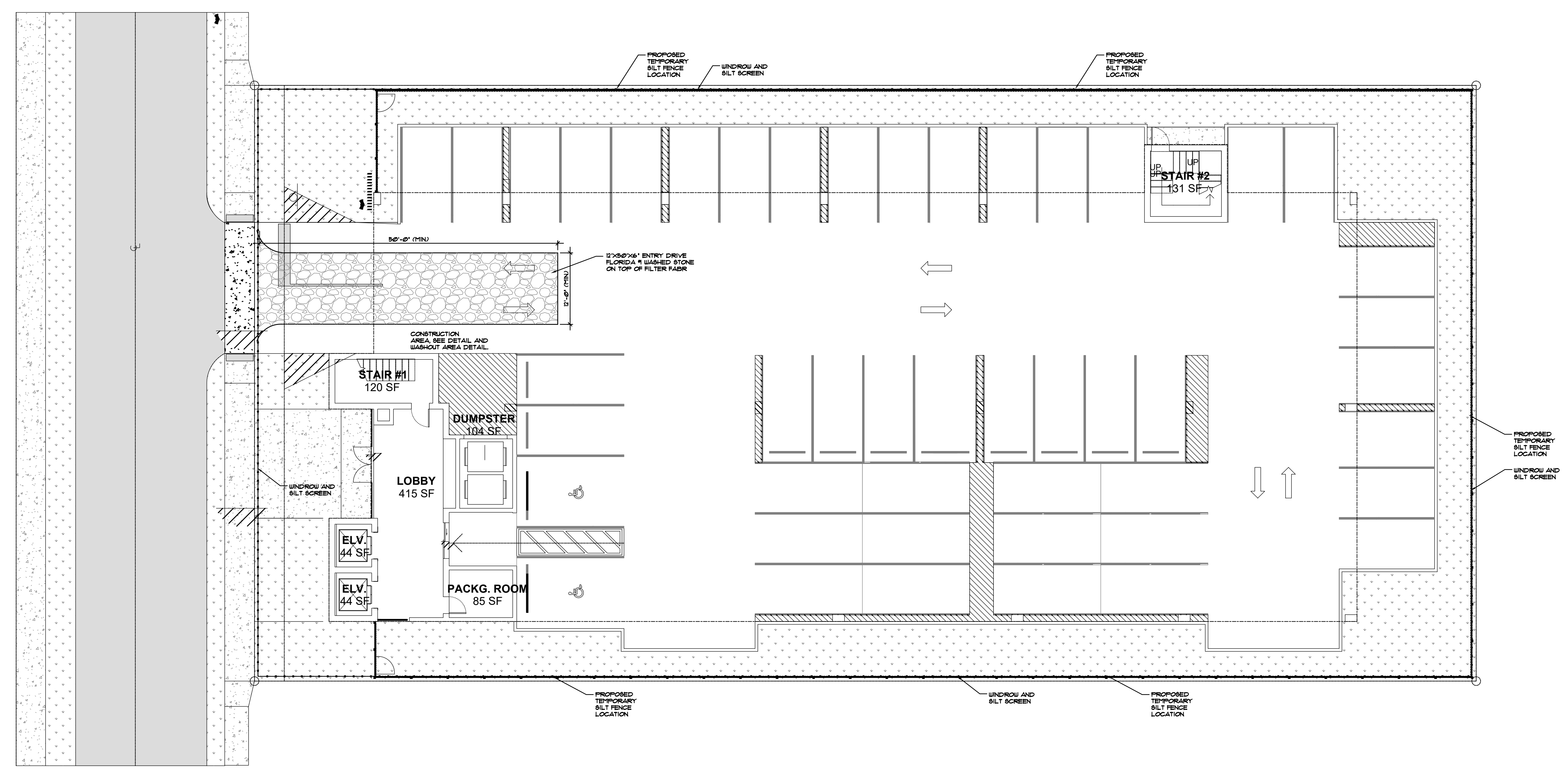
- TEMPORARY SILT FENCE**
- SILT FENCES (EROSION CONTROL FENCE) SHALL BE PROVIDED AS SHOWN ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE
 - THE SITE FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN & CONSTRUCTION FENCE
 - A PERIMETER SIX FOOT HIGH CHAIN LINK FENCE COVERED WITH A WIND SCREEN SHALL BE INSTALLED ALONG THE PROPERTY LINE



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



- NOTES:**
- THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION SO IT PREVENTS SEDIMENT FROM TRACKING OFF FLOWING OFF THE CONSTRUCTION SITE ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE THE CLEANING OR REPLACEMENT OF THE COURSE AGGREGATE
 - IT MAY BE NECESSARY TO WASH THE TRUCK TIRES THAT WILL BE LEAVING THE SITE
 - IF WASHING IS REQUIRED THEN IT WILL BE DONE SO THAT THE WASH RUN-OFF GOES TO A DEPRESSED AREA ADJACENT TO THE CONSTRUCTION ENTRANCE AND NOT FLOW TO THE PUBLIC RIGHT-OF-WAY



This item has been digitally signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.

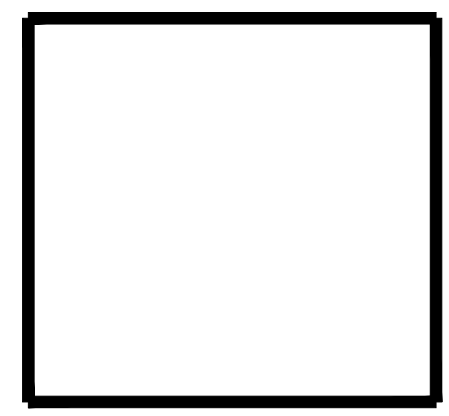
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LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
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E-MAIL: LLAROSABLANCOARCHITECTS.COM

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AR# - 0017852
AA# - 26003693

REVISION:	BY:
11/6/2023 TAC 1	A.G.

PROPOSED 36-UNITS MULTI FAMILY DEVELOPMENT FOR:
102 SW 1ST LLC
2306 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020



DRAWN	A.G.
CHECKED	LLR
DATE	09-04-2024
SCALE	AS NOTED
JOB. NO.	024-035
SHEET	

C-1.5

OF SHEETS

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

LLR ARCHITECTS INC.

Date: 11/26/2024	Time: 10:00AM	Static Pressure - 	58
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant	2316 VAN BUREN ST	F-1 Only	F-2 Only
FH004044		 58	 55
		F-1& F-2 	55
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual)	2402 VAN BUREN ST	GPM	
FH004045		1190	
F-2 Hydrant (Individual)	2240 VAN BUREN ST	GPM	
FH004034		1100	
F-1 Hydrant (Both Flowing)	2402 VAN BUREN	GPM	
		1190	
F-2 Hydrant (Both Flowing)	2240 VAN BUREN ST	GPM	
		1060	



LLR Architects Inc.

Fire Flow Calculation-2306 Van Buren Street

(4)- story (36)-unit apartment building:

Fire Flow Area= 34,503 s.f. -Based on Type II (222) construction.

- As per NFPA 1 (2018 Ed.) Section 18.4.4.2 --- “The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.”
- The total area of the three largest successive floors is 34,503 square feet, and as per NFPA 1 (2018 Ed.) Table 18.4.5.2.1, the fire flow required is 2,000 gpm for a duration of 2 hours.
- As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.
- $2,000 \text{ gpm} \times 75\% = 1,500 \text{ gpm}$ (fire flow credit)
- $2,000 \text{ gpm} - 1,500 \text{ gpm} = 500 \text{ gpm}$
- As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm.
Fire Flow Required = 1,000 gpm
- Fire flow required = 1,000 gpm

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 954-862-2248
e-mail: llarosa@larosaarchitects.com

PROJECT NAME:2306 VAN BUREN STREET, HOLLYWOOD
STORM DRAINAGE CALCULATIONS

Date: 7/6/2026

SITE CHARACTERISTICS AND AREAS

BUILDING AREA	14956.0 SF	72.96%
IMPERVIOUS PAVED AREAS	888.00 SF	4.33%
PERVIOUS SITE AREA	4656.00 SF	22.71%
TOTAL SITE AREA	20500.0 SF	100.00%

Wet Season Water Table El. =	0.5 NAVD
Average grade in green areas =	9.5 Feet
Soil storage: 8.18 x percent pervious =	1.86 Inches

RUNOFF COEFFICIENTS

IMPERVIOUS AREAS	0.90
PERVIOUS AREAS	0.35

DESIGN STORM FREQUENCY FOR WATER QUALITY

10 YEAR STORM RUNOFF, 2.5 x % IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff (Total site area x 1/12)	<u>1708.33 CF</u>
	5544.00 SF
Impervious area for water quality	888.00 SF
2.5 Inches x % Impervious	<u>684.07 CF</u>
2.5" x pervious/total area	0.40 Inches
10 year 24 hour storm rainfall (P)	8.5 Inches

Runoff = $(P - 0.2 \times S)^2$
 $(P + 0.8 \times S)$ Where P = 8.5 inches for 10 year 24 hour storm

Runoff = 6.62 Inches
Volume = A x R/12 11302.69 CF

Use 10 year runoff of 11302.69 CF >1708.33 CF >684.07 CF first inch of runoff and for 2.5 x % impervious

Site Storage Provided to store 11302.69 CF Required Runoff as follows:

1. Exfiltration trench storage = 12400 CF > 11302.69 CF Ok

DESIGN STORM PEAK AND AVERAGE DAY TRENCH CALCULATIONS

$V = 12400 \text{ CF} / 20500 \text{ SF} = 0.605 \text{ FT} \times 12 \text{ in/ft} = 7.26 \text{ inches} \times 20500 / 43560 = 3.42 \text{ Ac-inches}$

$$L = \frac{V}{K(HW + 2H \times Du - Du \times Du + 2HDs) + 1.39 \times 10^{-4} \times W \times du}$$

Volume =	3.42 Ac-inches
A = Drainage Area	0.471 Ac
W = Trench Width	4.00 ft
K = Hydraulic Conductivity	7.95E-04 cfs/ft ² per ft of head
H = Depth to water table	7.50 ft
Du = Non Saturated trench depth	2.00 ft
Ds = Saturated trench depth	2.00 ft

Trench Required 49.22 LF
Trench Provided 50 LF

N. SWALE
= 139.58 CF
S. SWALE
= 212 CF
E. SWALE
= 341.75 CF
W.
SWALE = 387 CF
 1080.33 CF