

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: March 9, 2017

FILE: 16-DP-32

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Deandrea Moise, Associate Planner **DM**

SUBJECT: Applicant requests Design and Site Plan for an eight unit residential development (Hollywood Oasis) located at 2511 Pierce Street.

REQUEST:

Approval of Design and Site Plan for an eight unit residential development (Hollywood Oasis).

RECOMMENDATION:

Design: Approval

Site Plan: Approval, if Design is granted.

REQUEST

The Applicant is requesting Design and Site Plan approval for an eight unit residential development. At this time, the use of the 0.47 acre subject property is a dilapidated single-family structure. The current state of the property reduces the appeal of the neighborhood to potential Hollywood residents, and creates an unsightly appearance for existing residents of this neighborhood. The Applicant seeks to eliminate the dilapidated single-family structure and construct a new residential development that maximizes the potential of the property without overdevelopment of the site. The development proposes a two-story building at approximately 26 feet in height comprised of eight units. The proposed units include one and two bedroom floor plan designs with washer and dryers in unit, appealing to the growing population of young families and retirees. The building is oriented to front Pierce Street, and provides a covered terrace that doubles in functionality for residents, while generating activity along the street façade. The implementation of the covered terrace, which includes bicycle storage, promotes a positive relationship between pedestrians and the subject property. Throughout this neighborhood, most multi-family residential developments utilize an open catwalk for access to units; the proposed design avoids open catwalks by providing internal access to all units. Architectural elements of the contemporary and clean design, such as the stone veneer, large windows, and concrete eyebrows, come together to create a design that is not intrusive to the neighborhood. Furthermore, the proposed landscape helps articulate the property and enhance the design of the proposed building. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. The proposed residential development is consistent with zoning regulations including parking, and pervious area.

SITE INFORMATION

Owner/Applicant: 2511 Pierce LLC
Address/Location: 2511 Pierce Street
Net Size of Property: 20,500 sq. ft. (0.4706 acres)

Land Use: Medium Residential 11-16 Units (MRES)
Zoning: Medium-High Multiple Family District (RM-18)
Existing Use of Land: Residential – Single Family
ADJACENT LAND USE

North: Medium Residential 11-16 Units (MRES)
South: Medium Residential 11-16 Units (MRES)
East: Medium Residential 11-16 Units (MRES)
West: Medium Residential 11-16 Units (MRES)

ADJACENT ZONING

North: Medium-High Multiple Family District (RM-18)
South: Medium-High Multiple Family District (RM-18)
East: Medium-High Multiple Family District (RM-18)
West: Medium-High Multiple Family District (RM-18)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within Medium Residential, the subject property is surrounded by solely residential uses that vary from single-family to multiple family. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

Redevelopment of this underutilized site would allow the Applicant to maximize use of their property while contributing to the enhancement of the surrounding properties in the area, thereby increasing and improving the housing stock in the City.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 3, defined by the Dixie Highway to the east, Interstate 95 to the west, Stirling Road to the north, and Pembroke Road to the south. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The proposed development offers a design that is contemporary and clean. Architectural elements such as the stone veneer, large windows, and concrete eyebrows come together to create a design that is not intrusive to the neighborhood. The Applicant provides a covered terrace that doubles in functionality for residents, while generating activity along the street façade. The implementation of the covered terrace, which includes bicycle storage, promotes a positive relationship between pedestrians and the subject property. The architectural elements and design, as stated by the Applicant, “is very functional and pragmatic without sacrificing any aesthetics.”

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: As stated in Criteria 1, the architectural styles and elements of the proposed development do not exhibit architectural features that are insensitive and incompatible to the surrounding neighborhood. The proposed development shares similar design and material elements of the surrounding multi-family apartment buildings, while enhancing the community by avoiding open catwalks and providing internal access to all units, providing adequately sized balconies, and a pedestrian friendly open terrace on Pierce Street. As stated by the Applicant, “these elements have been processed and incorporated within the proposed design in a modern way.”

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to density, height, setbacks, and pervious requirements. The development neither exceeds height limitations as set forth in the Zoning and Land Development regulations nor exceeds the height typically found throughout the neighborhood. The overall proposal for the subject property is in line with the scale and massing of the surrounding neighborhood and is designed in a way that maximizes the property without overdeveloping.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The Applicant has worked with the City Landscape Architect to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. As stated by the Applicant, "the use of native only plant species is carefully selected to create a low maintenance and higher thriving landscape environment."

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on December 21, 2016. Therefore, staff recommends approval, if Design is granted.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Correspondence

ATTACHMENT A
Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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

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

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

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

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

Documents and forms can be accessed on the City's website at <http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 2511 Pierce St, Hollywood, FL, 33020
 Lot(s): 10 Block(s): 14 Subdivision: Hollywood Little Ranches
 Folio Number(s): 514216015240

Zoning Classification: RM-18 Land Use Classification: MRES 11-16
 Existing Property Use: Residential Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes (X) 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): Yes, File Number 16-DP-32

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

Explanation of Request: _____

Number of units/rooms: 8 / 11 Sq Ft: 8,407
 Value of Improvement: 960,000.00 Estimated Date of Completion: 01/08/17
 Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: 2511 Pierce LLC
 Address of Property Owner: 21150 Point Place, Unit 2702, Aventura, FL, 33180
 Telephone: 917-515-7165 Fax: _____ Email Address: agoihman@gmail.com
 Name of Consultant/Representative/Tenant (circle one): Daniel Gomez
1108 Kane Concourse #220, Bay Harbor Island, 33154 Telephone: 786.683.3821
 Address: _____
 Fax: _____ Email Address: DGOMEZ@SIXSIDESINC.COM
 Date of Purchase: 01/07/2016 Is there an option to purchase the Property? Yes () No (X)
 If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



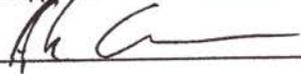
2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:  Date: _____

PRINT NAME: Alex Goihman / 2511 Pierce LLC Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

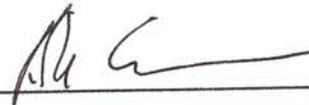
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Development (P&D) to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____


SIGNATURE OF CURRENT OWNER

Alex Goihman / 2511 Pierce LLC

PRINT NAME

Notary Public State of Florida

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

PLANNING & DEVELOPMENT BOARD SUBMITTAL FOR:

Hollywood Oasis
2511 Pierce Street
Hollywood, FL 33020

Index

- I. General Application
- II. Ownership and Encumbrance Report
- III. Criteria Statement
- IV. Submittal Drawings (Reduced Set)
- V. Color Chips
- VI. Color photographs of subject site and adjacent properties.



1108 KANE CONCOURSE #220
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535
#AA26002922

Ownership and Encumbrance Report

Owner: 2511 Pierce, LLC A Florida Limited Liability Company
Property Address: 2511 Pierce Street, Hollywood, Florida 33020
Legal Address: Lot 10, Block 14, HOLLYWOOD LITTLE RANCHES
AMENDED, according to Plat thereof as recorded in Plat
Book 1, Page 26, Public Records of Broward County,
Florida.

We have searched the public records of Broward County, Florida, from 1953 including Plat Book Recorded in Plat Book 1, Page 26 recorded on January 1, 1978 through May 16, 2016.

Chain of Title:

On 1/07/2016, The above referenced owner acquired title to the property via Deed recorded in instrument number 113442322, Public Records of Broward County, Florida.

Open Mortgages:

None

Liens:

None

Taxes for the year have been Paid

Easements:

Easement Deed in favor of the City of Hollywood, as recorded in O.R. Book 14522, Page 640, Public Records of Broward County, Florida.

PLAT:

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.

This study is not valid to write to title on and it is only made to verify outstanding mortgages and encumbrances only. This study should not be construed as guaranteeing title to the above mentioned.

Old Republic National Title Insurance Company

COMMITMENT

Schedule A

Effective Date:
April 15, 2016 @ 11:00 PM

Agent's File Reference:
11-15-316

Premium
\$ TBD

1. Policy or Policies to be issued: Proposed Amount of Insurance:

OWNER'S: ALTA Owner's Policy (6/17/06). (With Florida Modifications) \$204,000.00

Proposed Insured: 2511 Pierce, LLC

MORTGAGEE: ALTA Loan Policy (6/17/06). (With Florida Modifications) \$

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE.

3. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:

2511 Pierce, LLC

4. The land referred to in this Commitment is described as follows:

Lot 10, Block 14, HOLLYWOOD LITTLE RANCHES AMENDED, according to Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

Issuing Agent:

Law Offices of Isaac Benmergui, P.A.
1150 Kane Concourse
Second Floor
Bay Harbor Islands, FL 33154

Agent No.: 27827



Agent's Signature

Old Republic National Title Insurance Company

COMMITMENT **Schedule B-I**

Agent's File Reference:
11-15-316

- I. The following are the requirements to be complied with:
 1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
 2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - A. 2511 Pierce, LLC, a Florida limited liability company
 3. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
 4. Proof of payment of taxes for the year 2015 must be furnished, and any tax certificates issued with respect thereto must be canceled by the clerk of the court.
 5. On January 1, 2016, the property will become subject to real property taxes for that calendar year, although they will not be due or payable until the following November 1.

Old Republic National Title Insurance Company

COMMITMENT Schedule B-II

Agent's File Reference:
11-15-316

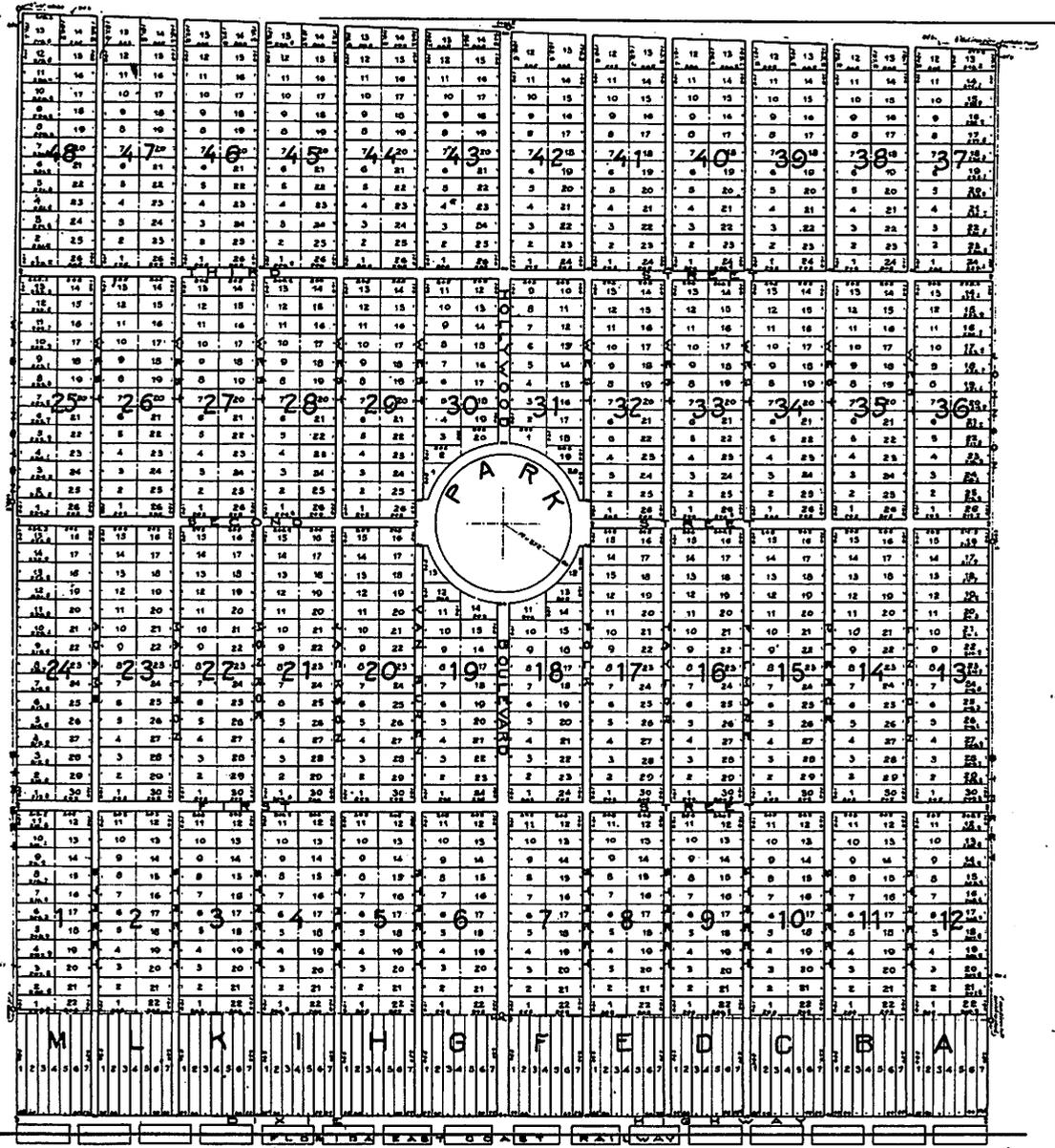
- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
 2.
 - a. General or special taxes and assessments required to be paid in the year 2016 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements, or claims of easements, not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
 3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
 4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
 5. Rights of the lessees under unrecorded leases.
 6. 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.
 7. Easement Deed in favor of the City of Hollywood, as recorded in O.R. Book 14522, Page 640, Public Records of Broward County, Florida.

160-16

58 1/2 over lap
Shoof-z- Each side

The undersigned hereby certify that the within plat shows the subdivisions of the described lands as made by me in a recent survey in due conformity to the established boundaries of such lands, that the dimensions shown are from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By *Francis C. Mackay*
License No. 272



HOLLYWOOD LITTLE RANCHES

HOLLYWOOD LAND & WATER COMPANY. RANCHES

SCALE 1"=300'

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East, described as follows, to-wit:

Beginning of the northwest corner of said section, running thence south upon and along the west line of said section, fifty-four hundred fifty-two and eight tenths (5452.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-three hundred sixteen and four tenths (5316.4) feet to the place of beginning, as shown by the within plat: AND A Subdivision of BLOCK Ninety-six (96) of the original plat of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows: to-wit: Beginning at the southeast corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northwest corner of said section, thence easterly upon and along the north line of said section, five hundred twelve (512) feet to a point one hundred (100) feet westerly from the C of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred ninety-seven and four tenths (5397.4) feet to the southerly boundary of said section five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

State of Florida, } ss
Broward County, }

State of Florida, } ss
County of Dade, }

Know all men by these presents, that the Hollywood Land and Water Company, a corporation under the Laws of Florida, has caused to be made the above plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, of range forty-two (42) east, and Block ninety-six (96) of the original plat of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plat.

Hollywood Land and Water Company,
R. B. Martin Vice-President.
 Attest: *Francis C. Mackay* Secretary.

I, *W. H. DeLoach*, a Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, *D. C. New* and *Lillian Allen*, to me well known to be, respectively, the President and Secretary of the Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of "Hollywood Little Ranches" together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal of Miami, in the said County and State this Monday day of July, A. D. 1922.
 My commission expires on the 43 day of May, 1924. *H. H. DeLoach* Notary Public.

1-26
1-26

1750
7-8-22

RETURN TO
DAVID KOSSELER
PO BOX 2207
HOLLYWOOD FL 33022
K-87-60
5/6/87

87-251093

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS that Park Cole Corp.

in consideration of the sum of one dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledge, do hereby grant to the City of Hollywood, as Florida Municipal Corporation, whose address is 2600 Hollywood Boulevard, Hollywood, Florida, 33022, and it's successors and assigns, an easement forever for the City's use for roadway and other municipal purposes in, over, and upon that certain real property, lying and being situated in the County of Broward and the State of Florida, to wit:

That portion of lot 23, Block 36 of "HOLLYWOOD LITTLE RANCHES AMENDED" according to the plat thereof, as recorded in Plat Book 1, page 26 of the public records of Broward County, Florida, lying within 40.00 feet (as measured at right angles) of the North line of section 16, Township 51 South, Range 42 East, Broward County, Florida.

It is herein agreed by the Grantors that the within grant of easement is to be binding upon the Grantors, their successor, heirs, and assigns. Grantors further represent that they are lawfully seized and in possession of the said real property and that they warrant their title to same. Further, that the Grantors do give and otherwise convey the aforesaid easement together with, but not limited to, the absolute right and privilege to inspect, alter, improve, or remove the said easement. The aforesaid rights in the Grantee are exclusive and it is the intent of the Grantors to allow any reasonable exercise of the said easement with all nonrevocable rights and privileges necessary or convenient for the full utilization and enjoyment thereof for the within mentioned purposes, including the rights of access and egress over the aforesaid lands of the Grantors for the purpose of exercising the full use and maintenance of the within easement.

IN WITNESS WHEREOF, Park Cole Corp and Rose Cole, Sec have affixed their names to the within instrument.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF US:

Irene Collins Park Cole Corp.
Martin Bean by: Rose Cole, Sec.

JUN 11 1987

REC 16522 MAR 6 1987

K-57-60
5/2/57

Corporate

A F F I D A V I T

STATE OF FLORIDA)
COUNTY OF BROWARD)SS

BEFORE ME, the undersigned authority, personally appeared Rose Cole, who upon being duly sworn, deposes and says the following:

1. That Park Cole Corp. is the owner of certain property located within the corporate limits of the City of Hollywood, Florida, more particularly described as:

That portion of lot 23, Block 36 of "HOLLYWOOD LITTLE RANCHES AMENDED" according to the plat thereof, as recorded in Plat book 1, page 26 of the public records of Broward County, Florida, lying within 40.00 feet (as measured at right angles) of the North line of section 16, Township 51 South, Range 42 East, Broward County, Florida, ALSO KNOWN AS THE NORTH 20+ FEET OF LOT #23, BLOCK # 36. AC

2. That said Corporation acknowledges the obligation to comply with any and all prerequisites to the issuance of a building permit for the construction of improvements on its property, particularly the requirement of dedicating property in accordance with the Broward County Land Use Plan.

3. That said Corporation acknowledges that any deed purporting the convey any interest in property to the City of Hollywood shall not transfer any interest in such property until the dedicated interest has been formally accepted by the City Commission.

4. That the undersigned has been duly authorized by the above-name Corporation to execute this affidavit on its's behalf.

FURTHER AFFIANT SAYETH NAUGHT

Rose Cole
SIGNATURE

Secretary
TITLE

Sworn to and subscribed before me this 9th day of March, 19 87, by the above-name Rose Cole known by me to be the person named as the Affiant in the above Affidavit.

Mitchell Ch
NOTARY PUBLIC



REF 14522 REC 641

My Commission Expires: .

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. MAR 21, 1968
BONDS THRU GENERAL INS. DIV. .

STATE OF FLORIDA)
COUNTY OF BROWARD)SS

I HEREBY CERTIFY that on this 9th day of March,
19 87, before me personally appeared Rose Cole
to me known to be the person(s) who
signed the foregoing instrument and acknowledged the execu-
tion thereof to be their free act and deed for the uses and
purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and official seal
at _____ said County and State, this
9th day of March, 19 87.

Mitchell Cole
Notary Public,
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 21, 1988
BONDED THRU GENERAL INS. UND.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 21, 1988
BONDED THRU GENERAL INS. UND.

This instrument prepared by:

City Attorney's Office,
City of Hollywood, Florida

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

REC 14522 MAR 642



architecture

#AA26002922
1108 Kane Concourse, #220
Bay Harbor Island, FL 33154
305.610.1333

MEMO: GENERAL CRITERIA STATEMENT

To: Department of Planning
Planning & Development Board
City of Hollywood
2600 Hollywood Blvd. Room 315
Hollywood, FL 33002-9045

Project: Hollywood Oasis
2511 Pierce Street
Hollywood, FL 33020
File Number # 16-DP-32

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

Hollywood Oasis is a proposed 8 unit multi-family apartment building. It is located on the north side of Pierce Street mid-block between North 24th Avenue to the East and North 26th Ave to the West.

The proposed building will be 2 stories in height with a small detached recycling/trash enclosure. The first floor is composed of (4) units of various sizes along with a common covered patio on the south façade of the building. The idea behind the common covered patio is to provide a sheltered area for parcel retrieval and bicycle storage as well as create an area for neighbor/neighborhood interactions and connections to Pierce Street. The second floor of the building is comprised of (4) units of various sizes. The vertical circulation of the upper story units is through a covered open stairway. All units will have exterior balconies/terraces.

The style of architecture is modern and clean. There are concrete frames emphasizing the exterior elements of the various units. There are large windows and doors for natural lighting and ventilation. The use of smaller scale materials such as a stone veneer is used to provide a sense of scale to the pedestrian. Given the infrastructural constraints of the given site the design is very functional and pragmatic without sacrificing any aesthetics.

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The surrounding community is primarily comprised of other multi-family apartment buildings as well as detached single family residences. The surrounding architecture is a mix of ranch, streamline modern, postmodern, Florida vernacular and Mediterranean revival. There are common elements found throughout each building type. There are concrete eyebrows, decorative moldings and stone, large windows as well as balconies, courtyards and decks. All



architecture

#AA26002922
1108 Kane Concourse, #220
Bay Harbor Island, FL 33154
305.610.1333

the existing elements accentuate horizontality in their respective architecture. These elements have been processed and incorporated within the proposed design in a modern way.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The scale and massing of the proposed building is not different to the existing structures surrounding it. The proximity of the building's common covered patio to the street will create an area for community interaction and observation. The overall scale of the facades create a visually friendly environment with the pedestrian.

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

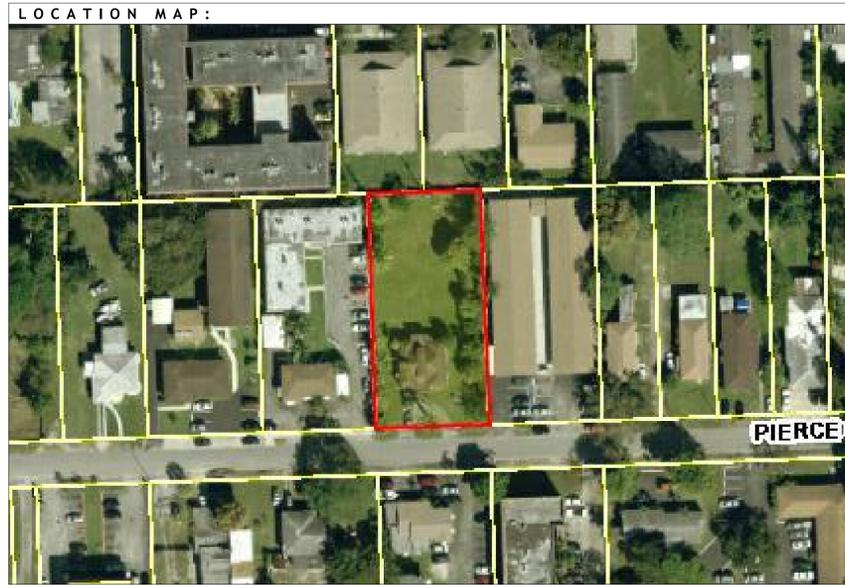
The landscape areas of the proposed project contain a variety of native plant species. The use of native only plant species is carefully selected to create a low maintenance and higher thriving landscape environment. Hardscapes as well as softscapes will be functional as well as enhance the surrounding environment

With regards,

Daniel Gomez - Principle
FL. Reg. #96826
SixSides Architecture, Inc.
#AA26002922

HOLLYWOOD OASIS

2511 PIERCE STREET
HOLLYWOOD, FLORIDA 33020



DRAWING INDEX:

A.CO	COVER SHEET
AS.1	A.L.T.A. SURVEY
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C-4	MISCELLANEOUS DETAILS
C-5	PAVING GRADING AND DRAINAGE PLAN
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A4.2	ENLARGED UNITS FLOOR PLAN
A5.0	ELEVATIONS
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A7.0	RENDERINGS
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PH.1	PHOTOMETRIC / SITE PLAN

HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

PROJECT:

PLANNING & DEVELOPMENT
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
#AA26002922
DANIEL GOMEZ, ARCHITECT
#AR96826

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REVISED:

COVER SHEET

2511PIERCE

12/13/2016

A.CO

ALTA/NSPS LAND TITLE SURVEY

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE APRIL 15, 2016. (AGENT'S FILE REFERENCE: 11-15-316) AND OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ISAAC BENMERGUI, P.A.. SEARCH DATE FROM JANUARY 1, 1978 THROUGH MAY 16, 2016.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK: SQUARE CUT AT NW CORNER OF 24TH AVENUE AND POLK STREET. ELEVATION=10.50' (NAVD88)
- THERE ARE NO WELLS, SEPTIC TANKS, DRAIN FIELDS, OR BODIES OF WATER WITHIN 75 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN.



LOCATION MAP (NTS)

ZONING = RM 18 / MEDIUM-HIGH MULTIPLE FAMILY

SETBACK:
 FRONT 20 FEET
 SIDE 7.5 FEET MINIMUM
 REAR 20 FEET MINIMUM

TITLE NOTES

THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE BII OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, (AGENT'S FILE REFERENCE: 11-15-316) EFFECTIVE DATE: APRIL 15, 2016 AND ALSO REFERENCED IN OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ISAAC BENMERGUI, P.A.. SEARCH DATE FROM JANUARY 1, 1978 THROUGH MAY 16, 2016.

- ITEM 6: 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. (AFFECTS/PLOTTED-NO PLOTTABLE EASEMENTS)
- ITEM 7: EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 14522, PAGE 640, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECT/NOT PLOTTED)

LAND DESCRIPTION:

LOT 10, BLOCK 14, OF "HOLLYWOOD LITTLE RANCHES AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

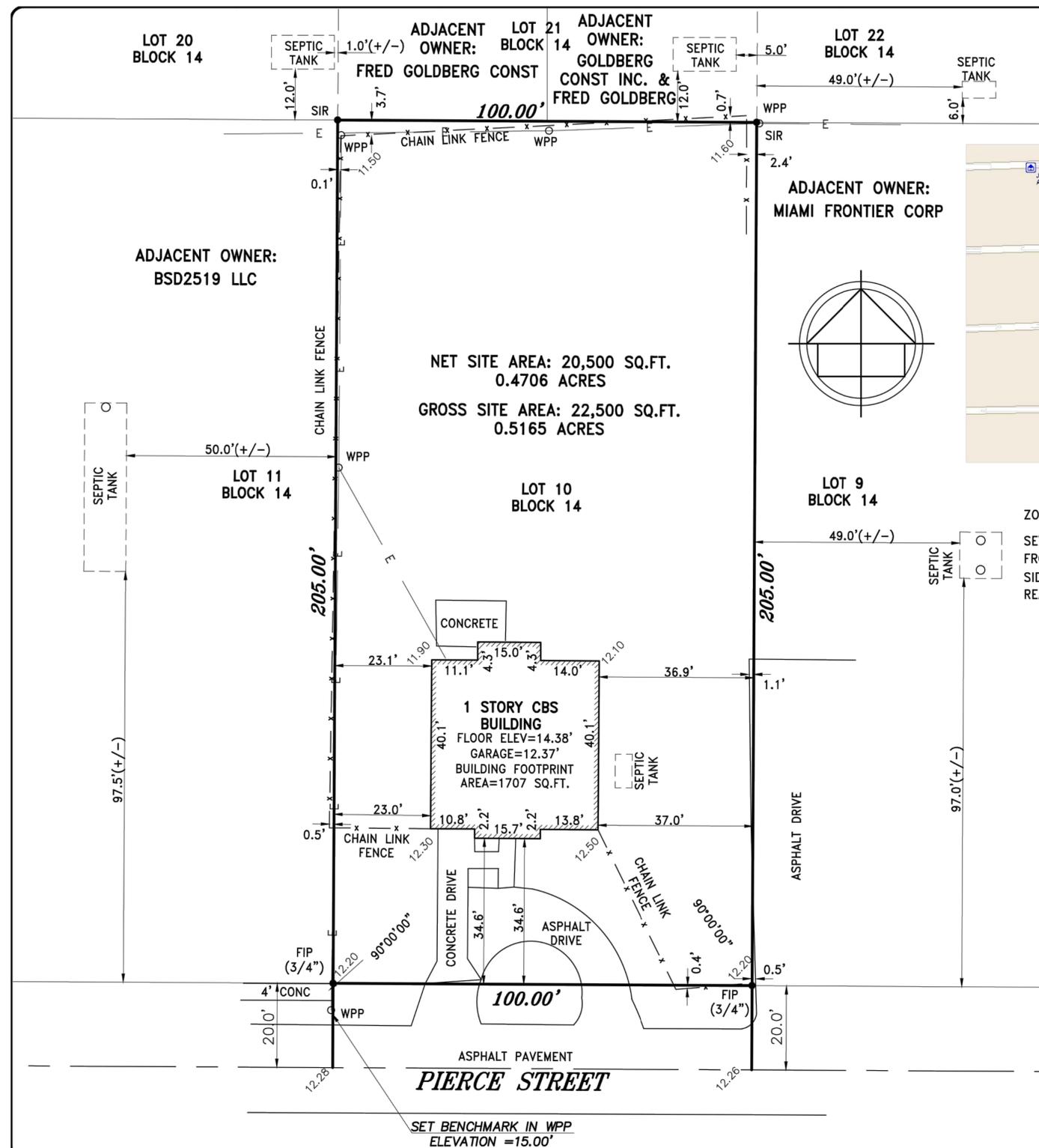
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 (NONE DISCLOSED) AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON APRIL 21, 2016.

FOR THE FIRM BY:

Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION No. 4188.



LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- WPP WOOD POWER POLE
- P.B. PLAT BOOK
- X- CHAIN LINK (CLF)/WOOD FENCE
- CBS CONCRETE BLOCK STRUCTURE
- A/C AIR CONDITIONER
- B.C.R. BROWARD COUNTY RECORDS
- 4.07 ELEVATIONS
- E- OVERHEAD UTILITY LINES
- NON-VEHICULAR ACCESS LINE
- PRM PERMANENT REFERENCE MONUMENT
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ORB OFFICIAL RECORDS BOOK
- WPP WOOD POWER POLE
- SQ.FT. SQUARE FEET

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7887-15

CLIENT :
 2511 PIERCE, LLC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	01/12/16	SKETCH	AM	REC
ADDED NOTE #8 AND LOCATIONS	02/05/16	SKETCH	JD	REC
UPDATE TO ALTA/ACSM LAND TITLE SURVEY	04/21/16	SKETCH	CS	REC
REVISED PER O & E REPORT	06/08/16	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120113
PANEL NUMBER	0568 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
 2511 PIERCE STREET

SCALE: 1" = 30'

SHEET 1 OF 1

HOLLYWOOD OASIS:
 2511 PIERCE ST.
 HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT
 BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
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 DANIEL GOMEZ, ARCHITECT
 #AR96826
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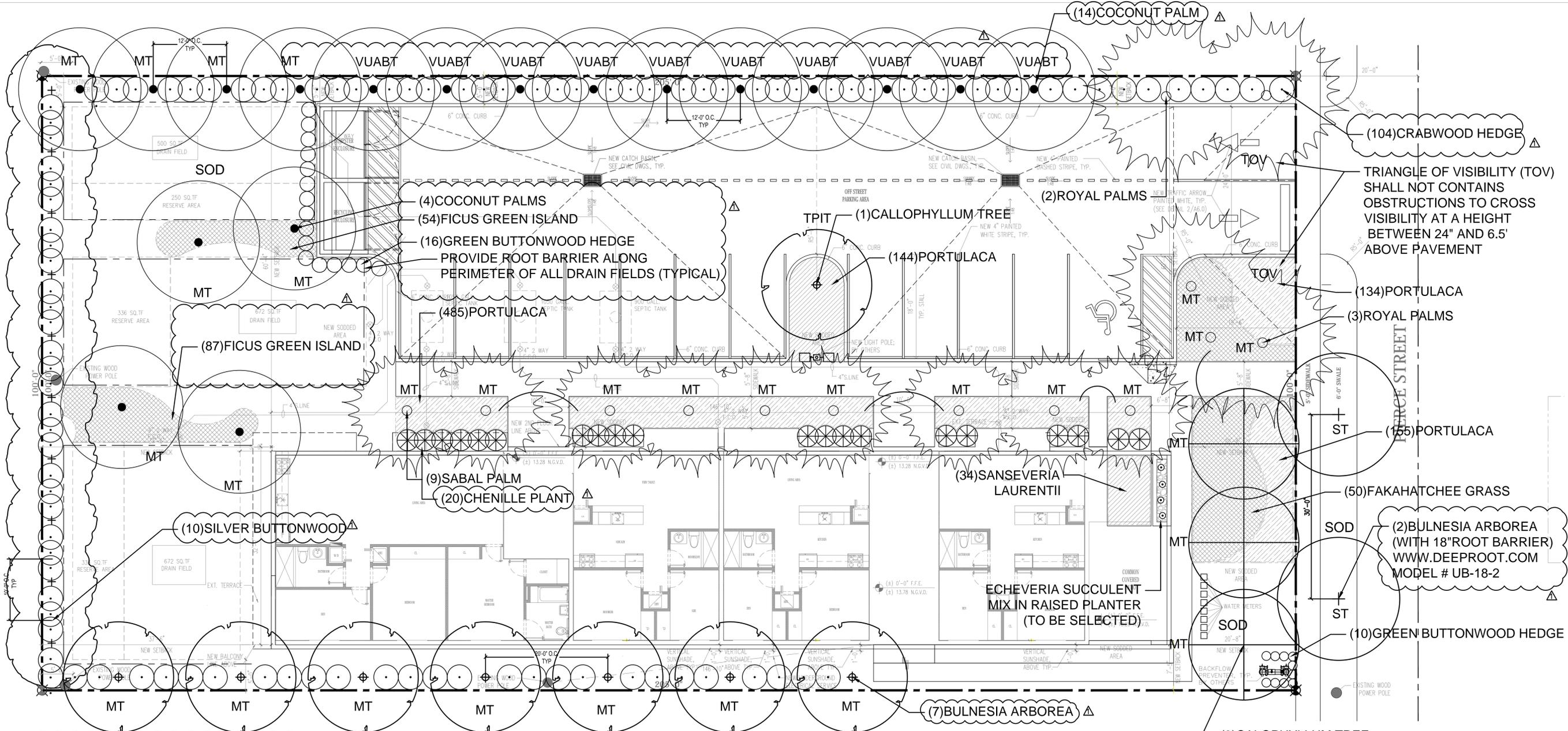
REVISED:

A.L.T.A. SURVEY

2511PIERCE

12/13/2016

AS.1



LANDSCAPE REQUIREMENTS

Existing Zone	RM 18
Main Permitted Uses	Residential 18
Land Use	MRES Zone
Net Lot Area	47 Acre 20,500 SF
Gross Lot Area	.516 Acre 22,500 SF
LANDSCAPE AREA REQUIRED	PROVIDED
40% (8,200 SF)	40.5% (8296 SF)
STREET TREES	
(1) Tree/50 LF of street frontage	PROVIDED
REQUIRED	2
TERMINAL PARKING ISLAND TREE (TPIT)	
REQUIRED	PROVIDED
1	1
SITE TREES	
A minimum of (1) Tree/1000 SF of pervious area	PROVIDED
8296 SF = 9 TREES	(2) Royal Palms (1:1 Ratio)
REQUIRED	(7) Silver Buttonwood
9	9 Trees Total
VUA Parking at Grade Buffer Trees (VUABT)	
REQUIRED	PROVIDED
7	10
Minimum # of species of trees	
REQUIRED	PROVIDED
2	6
Native Plant Material	
60% of required Trees	PROVIDED
REQUIRED	21
11	

TREE LEGEND

- MT = MITIGATION TREE
- ST = STREET TREE
- TPIT = TERMINAL PARKING ISLAND TREE
- VUABT = VEHICULAR USE AREA BUFFER TREE

NOTES:

- AT 100% COVERAGE AUTOMATIC SPRINKLER SYSTEM DESIGNED AT CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT WILL BE PROVIDED
- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE OR PALM AS PER CIVIL ENGINEER RECOMMENDATION.
- PROVIDE ROOT BARRIER AROUND ENTIRE PERIMETER OF DRAIN FIELDS ADJACENT TO PROPOSED TREES, PALMS AND SHRUBS MODEL # UB-24-2 WWW.DEEPROOT.COM

HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

**PLANNING & DEVELOPMENT
BOARD SUBMITTAL**

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REVISED:
AS PER LANDSCAPE REVIEWER COMMENTS 10/17/216

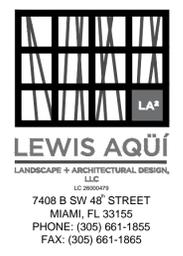
Planting Plan

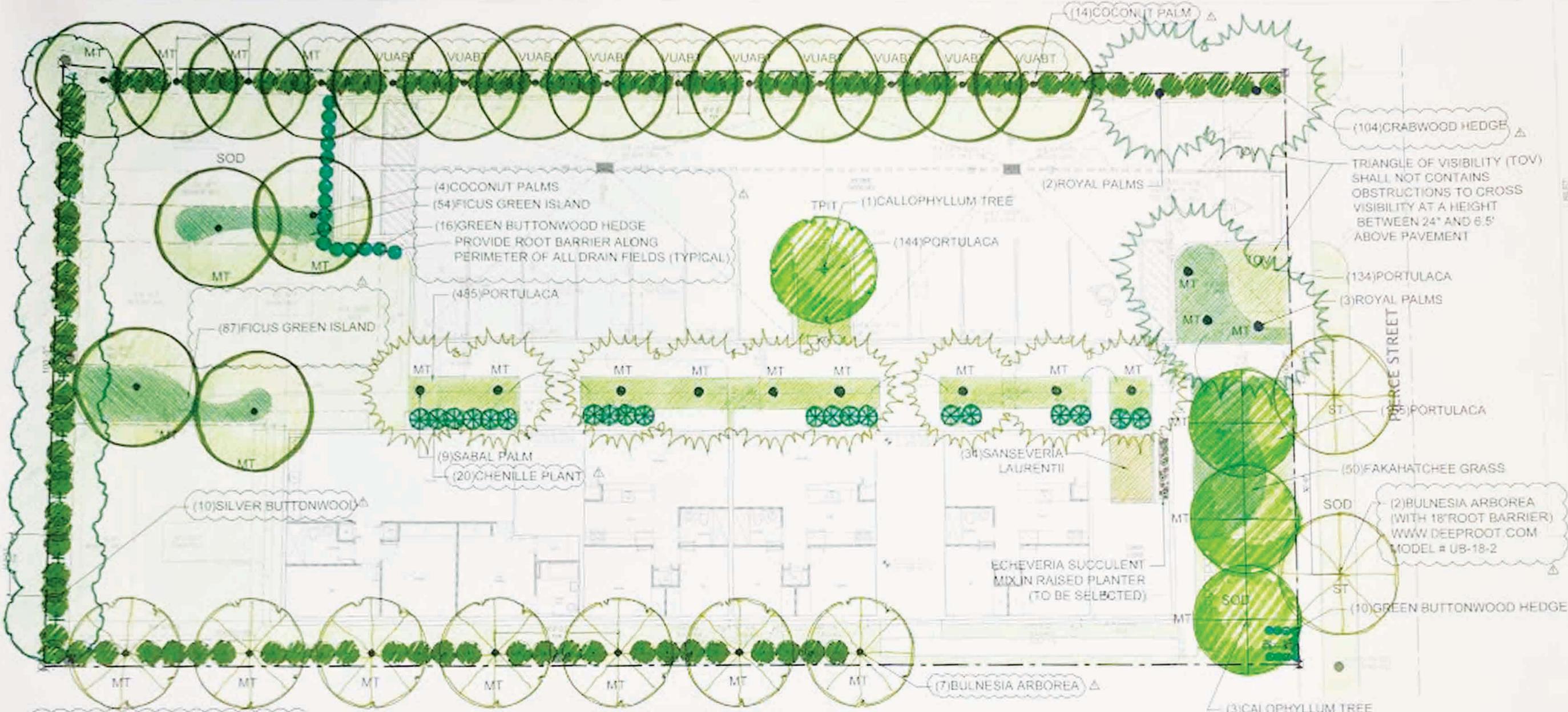
2511 PIERCE

9-21-2016

L-1

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





(104) CRABWOOD HEDGE
 TRIANGLE OF VISIBILITY (TOV) SHALL NOT CONTAINS OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT BETWEEN 24" AND 6.5' ABOVE PAVEMENT

(134) PORTULACA
 (3) ROYAL PALMS
 (87) FICUS GREEN ISLAND

(50) FAKAHATCHEE GRASS
 (2) BULNESIA ARBOREA (WITH 18" ROOT BARRIER) WWW.DEEPROOT.COM MODEL # UB-18-2

LANDSCAPE REQUIREMENTS

Existing Zone	RM 18
Max Permitted Use	Residential 18
Land Use	MRS Zone
Net Lot Area	47 Acres 20,300 SF
Open Lot Area	514 Acres 22,500 SF
LANDSCAPE AREA REQUIRED	PROVIDED
60% (9,200 SF)	40.0% (2296 SF)
STREET TREES	
(1) Tree 20 LF of street length REQUIRED	PROVIDED
2	2
TERMINAL PARKING ISLAND TREE (TPIT) REQUIRED	PROVIDED
1	1
SITE TREES	
A minimum of (1) Tree 7000 SF of pervious area 8000 SF = 2 TREES REQUIRED	PROVIDED
0	(2) Royal Palms (1.1 Ratio) (7) Silver Buttonwoods 8 Trees Total
VUA Parking at Grade Buffer Trees (VUA/T) REQUIRED	PROVIDED
7	10
Minimum # of species of trees REQUIRED	PROVIDED
2	6
Native Plant Material 60% of required Trees REQUIRED	PROVIDED
11	21

TREE LEGEND

- MT = MITIGATION TREE
- ST = STREET TREE
- TPIT = TERMINAL PARKING ISLAND TREE
- VUABT = VEHICULAR USE AREA BUFFER TREE

NOTES

- AT 100% COVERAGE AUTOMATIC SPRINKLER SYSTEM DESIGNED AT CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT WILL BE PROVIDED
- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE OR PALM AS PER CIVIL ENGINEER RECOMMENDATION
- PROVIDE ROOT BARRIER AROUND ENTIRE PERIMETER OF DRAIN FIELDS ADJACENT TO PROPOSED TREES, PALMS AND SHRUBS MODEL # UB-24-2 WWW.DEEPROOT.COM

HOLLYWOOD, FLORIDA
 2811 PERCE ST.
 HOLLYWOOD, FL 33025

FINAL TAC SUBMISSION
 JULY 5-2016

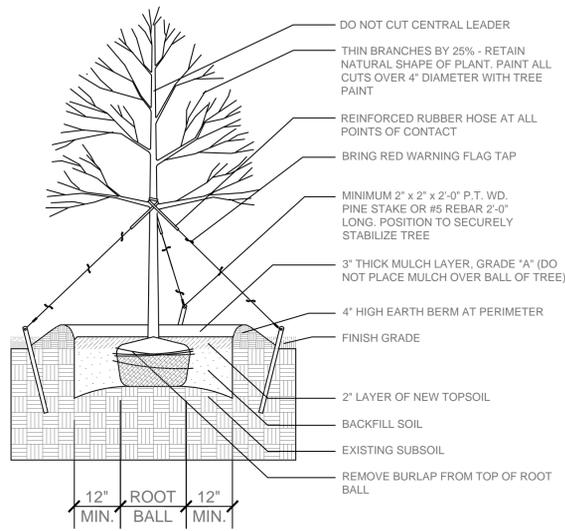
3000 ARCHITECTURAL INC.
 ARCHITECT
 JULY 2016
 1700 N. W. 10TH ST.
 SUITE 100
 HOLLYWOOD, FL 33025

AS PER LANDSCAPE REVIEWER COMMENTS 10/10/16

Planting Plan
 2/2016
 9-21-2016

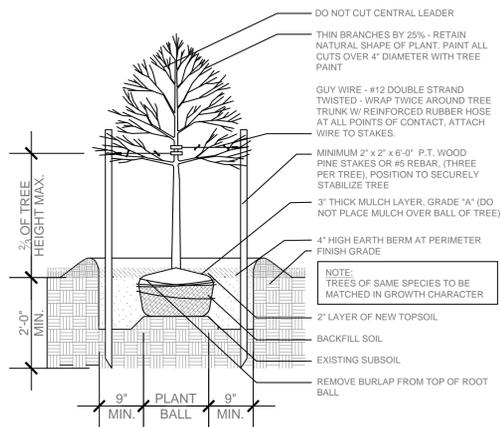


SCALE: 1'-0"=1/8"
 10/1/16
 11/1/16



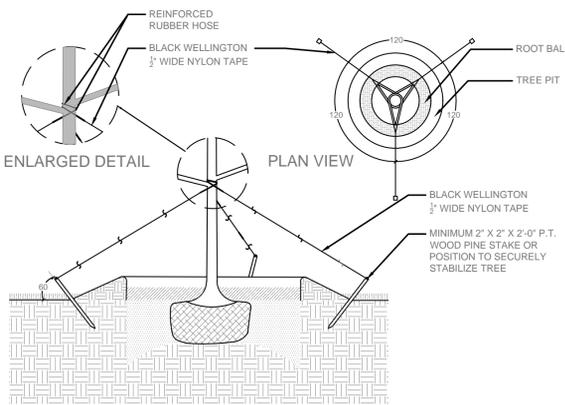
TREE PLANTING & GUYING DETAIL

N.T.S.



SPECIMEN TREE GUYING DETAIL

N.T.S.

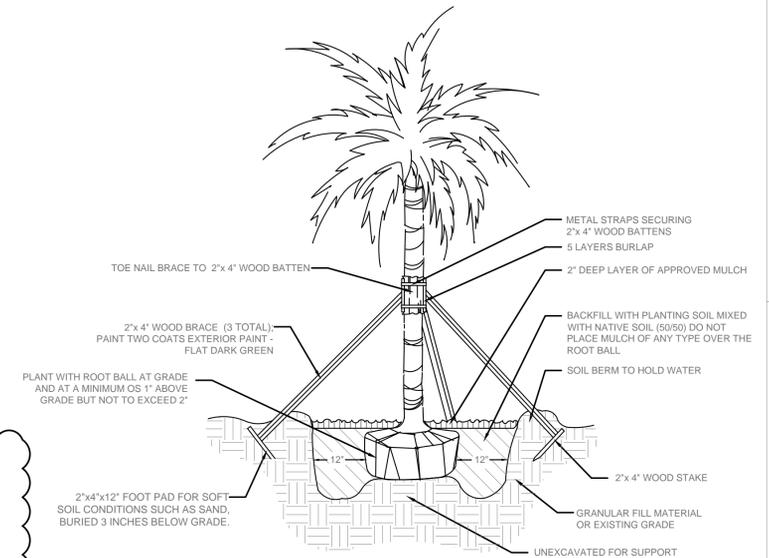


TYPICAL TREE GUYING DETAIL

N.T.S.

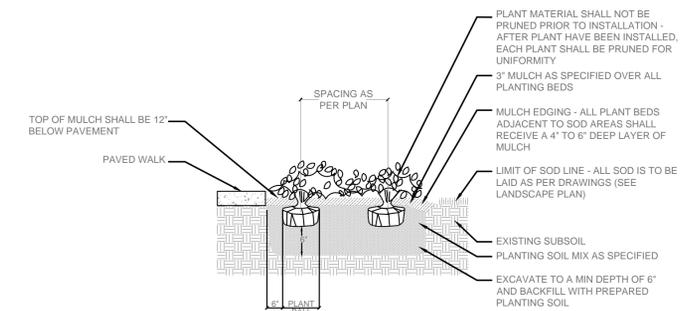
PALMS AND TREES LIST

TREES AND PALMS								
NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	9	Bulnesia Arborea	Verawood	Single Leader/Standard/16' HT- 7' Spr	4"	15'	20'	Yes
NEW	5	Roystonia	Royal Palm	18' OA HT / 9' gw. Matched	10"	50'	20'	Yes
NEW	9	Sabal palmetto	Sabal Palm	7'-8' CT-16'-20' OA Hgt. Staggered	4"-6"	35'	10'-15'	Yes
NEW	3	Calophyllum brasiliense	Beauty Leaf	Single Leader/ Standard/16' HT-7' Spr	4"	30'	15'-20'	No
NEW	10	Conocarpus Erectus Seericeus	Buttonwood Silver	12' OA HT. Single Leader/6' Spr	2"			
NEW	18	Cocos nucifera	Green Malayan Coconut Palm	F.G. 6' GW	10"	30'	20'	No
SHRUBS AND GROUNDCOVER								
NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	20	Acalypha hispida	Chenille Plant	7 gal. Full to base	N/A		N/A	Yes
NEW	774	Portulaca grandiflora	Double Pink Purslane	1 gal. 12" O.C	N/A	6"	N/A	No
NEW	104	Gynnanthes lucida	Crabwood Hedge	15 gal. Bush form full to bare	N/A	Keep 8' HT Hedge	N/A	Yes
NEW	34	Sanseveria trifasciata	Sanseveria "Laurentii" Silver Only	Silver only / 3 gal	N/A	36"	N/A	No
NEW	141	Ficus Microcarpa	Ficus Green Island	3 gal 24" HT / 18" O.C.	N/A	36"-42"	N/A	Yes
NEW	26	Conocarpus erectus	Green Buttonwood	25 gal. bush full 6'-8' HT	N/A	keep @ 8HT hedge	N/A	Yes
NEW	50	Tripsacum dactyloides	Fakahatchee Grass	3 gal. full. 30" HT.3' O.C.	N/A	36"-42"	N/A	Yes



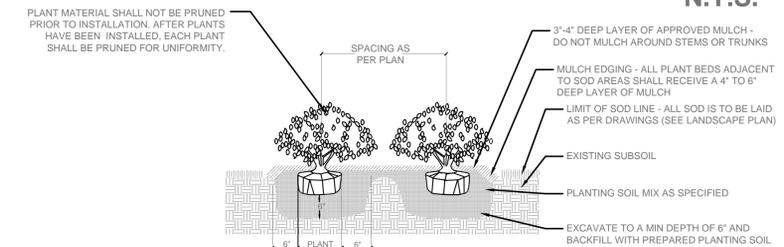
PALM PLANTING DETAIL

N.T.S.



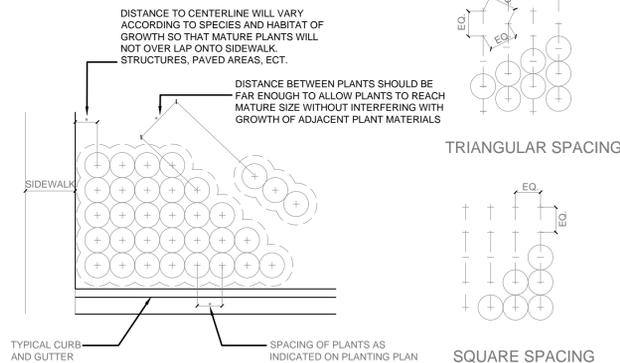
TYPICAL GROUNDCOVER PLANTING DETAIL

N.T.S.



TYPICAL SHRUB PLANTING DETAIL

N.T.S.



NOTE: IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS

TYPICAL CONTAINER SPACING

N.T.S.

HOLLYWOOD OASIS:
2511 PIERCE ST
HOLLYWOOD, FL 33020

PROJECT:

PLANNING & DEVELOPMENT BOARD SUBMITTAL

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3436 N. MIAMI AVE. #2
MIAMI, FL 33127
P. 786.683.3831
M. 305.610.1333
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SCALE:

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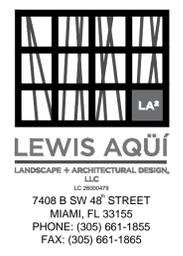
AS PER LANDSCAPE REVIEWER COMMENTS 10/17/216

Planting Details

2511PIERCE

9-21-2016

L-2



LEWIS AQUÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
7408 B SW 48TH STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

LANDSCAPE SPECIFICATIONS

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:
 A. Finish grading and final site preparation of all areas to be landscaped.
 B. Furnishing and incorporating fertilizer and other soil amendments.
 C. Furnishing plant materials and grass materials and installing same.
 D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.
 E. Replacement of unsatisfactory plant material.
 F. Clean-up.

3.00 SITE PREPARATION AND SITE SITEWARDSHIP FOR SUSTAINABLE SITES

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.

3.02 The Contractor must perform the following preventative measures for erosion controls during construction:
 Stockpile and Protect disturbed Topsoil from erosion;
 Control the path and velocity of runoff with silt fencing or equivalent;
 Protect sewer inlets, streams, and lakes with straw bales or silt fencing;
 Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.

3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing.
 When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.

3.04 All Landscaping must be 24" from finish wall of structures for pest control measures.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants', including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.

C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.

D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.

E. Plants larger in size than those specified may be used with approval of the Landscape Architect. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.

F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.

G. Grass materials shall consist of the following:
 1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
 2. Sodding installation :
 a) Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.

b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
 c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas.
 d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.

I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.

J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting soil mix to be used for 4" soil blankets and backfilling around trees shall be: similar to the existing soil in PH, texture, permeability and other characteristics. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavement.

B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.

C. Mulch: Mulch shall be shredded melaleuca, Grade B, clean, bright, and free of weeds, moss, sticks, and other debris. Install at 3" deep.

D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.

B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.

C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.
 2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0.6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.
 3. TREES OF 2 TO 3 1/2" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 1/2" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

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4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 1/2" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.

5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.

6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.

E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.

F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.

6.00 MAINTENANCE

6.01 Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, trimming, removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times.

6.02 Shade trees shall be maintained at a minimum canopy diameter of thirty (30) feet in accordance with the American National Standards Institute, A-300 standards or similar accepted standards as published.

6.03 A landscape sight triangle shall be provided and visibility maintained as per local code requirements.

6.04 Plant material which block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic. (pending public works department approval)

6.05 Landscaping shall be inspected periodically by the department to insure proper maintenance. The owner, tenant or other agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within thirty (30) calendar days from the time of notification.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of one year, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 90 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted.

7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation

8.00 FINAL INSPECTION AND ACCEPTANCE

8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.

9.00 CLEAN-UP

9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect

10.00 All plant material is subject to the specifications of Florida's Grades and Standards, Revised unless otherwise noted. Compliance with ANSI A300, part 5, 6 & 8 and other relevant ANSI A300 standards shall be adhered to in the strictest sense of the standard language. All work shall be in compliance with ANSI Z133.1 and other industry safety standards. Any questions or concerns regarding the specifications should be immediately addressed in writing to the landscape architect of record or the owner's representative. Without such questions or concerns it is assumed and accepted that the landscape contractor has a full and complete understanding of all standards which may affect the performance in the execution of these specifications. Landscape contractor is responsible for the selection of plant material that fits the grade specified in this document. The plant material shall be considered accepted by the landscape contractor at the exact time of installation.

All plant material shall be Grade #1 or better.

Landscape contractor shall perform his own quantity take off. Plan supersedes plant list.

Any discrepancy should be called to the attention of LA

No substitution on species on size or quantity can be made without approval from LA

11.00 End

HOLLYWOOD OASIS:
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HOLLYWOOD, FL 33020

PROJECT:

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REVISED:

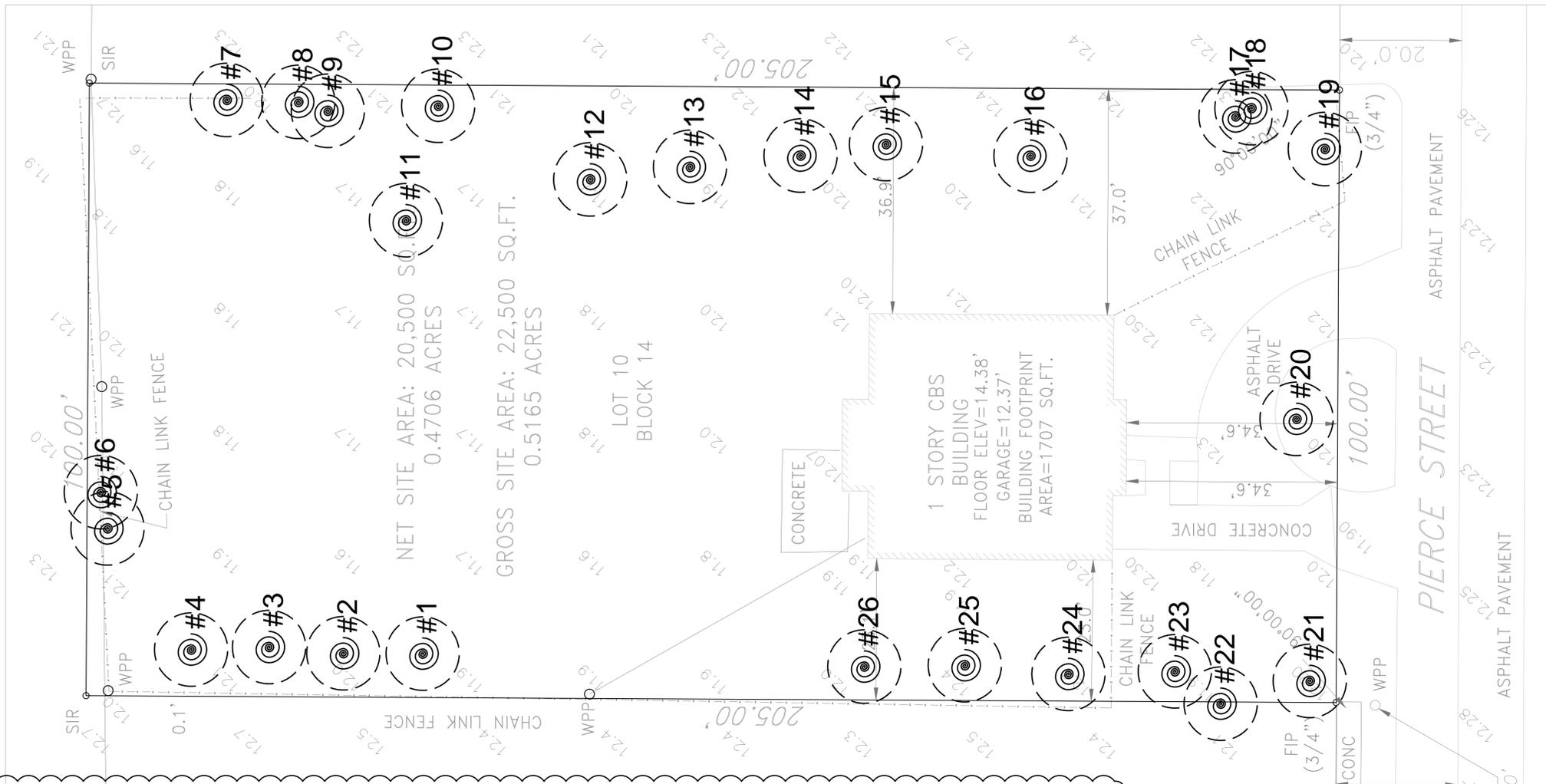
Landscape
Specs

2511PIERCE

9-21-2016

L-3





Scientific Name	Common name	DBH	Height	Canopy	Condition	TPZ	CT	Disposition	NMR
1 Cocos nucifera	Coconut palm	12"	38'	25'	Good	5'	20'	Remove	
2 Syagrus romanzoffiana	Queen palm	8"	25'	18'	Good	4'	12'	Remove	
3 Bursera simaruba	Gumbo limbo	13"	25'	26'	Good	5'		Remove	
4 Bursera simaruba	Gumbo limbo	7"	25'	23'	Good	5'		Remove	
5 Mangifera indica	Mango	14"	20'	26'	Good	5'		Remove	
6 Persea americana	Avocado	10"	20'	30'	Moderate	5'		Remove	NMR
7 Eriobotrya japonica	Loquat	16"	14'	17'	Poor			Remove	NMR
8 Mangifera indica	Mango	13"	20'	20'	Good	5'		Remove	
9 Persea americana	Avocado	3"	17'	13'	Good	4'		Remove	
10 Cupaniopsis anacardioides	Carrotwood	8"	28'	17'	Invasive			Remove	NMR
11 Mangifera indica	Mango	33"	20'	34'	Moderate	6'		Remove	
12 Quercus virginiana	Live oak	11"	35'	30'	Good	6'		Remove	
13 Quercus virginiana	Live oak	11"	35'	30'	Good	6'		Remove	
14 Quercus virginiana	Live oak	8"	26'	24'	Poor			Remove	NMR
15 Bursera simaruba	Gumbo limbo	9"	28'	16'	Poor			Remove	
16 Cupaniopsis anacardioides	Carrotwood	15"	18'	30'	Invasive			Remove	NMR
17 Mangifera indica	Mango	13"	20'	22'	Good	5'		Remove	
18 Litchi chiensis	Lychee	8"	8'	16'	Good	5'		Remove	
19 Litchi chiensis	Lychee	7"	9'	20'	Good	5'		Remove	
20 Cocos nucifera	Coconut palm	12"	35'	26'	Good	4'	20'	Remove	
21 Cocos nucifera	Coconut palm	8"	25'	14'	Moderate	4'	16'	Remove	
22 Cocos nucifera	Coconut palm	9"	30'	22'	Good	4'	20'	Remove	
23 Butia capitata	Pindo palm	0	8'	12'	Good	4'	0	Remove	NMR
24 Peltophorum pterocarpum	Yellow poinciana	10"	13'	22'	Moderate	4'		Remove	
25 Neodypsis decaryp	Triangle palm	0	10'	9'	Good	3'	0	Remove	NMR
26 Dypsis lutescens	Areca palm	45"	15'	18'	Good	4'	12'	Remove	

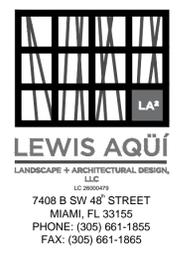
TOTAL DBH CALIPER TO BE REMOVED 184" + 8 Palms

REQUIRED MITIGATION	PROVIDED
Total DBH to be removed = 184 inches + 8 Palms	Total Inches Provided 84" + 8 Palms

TOTAL MITIGATION PROVIDED 84" and (8) Palms

DEFICIT There is a Mitigation Deficit of 100". Client will pay to the Tree Preservation Trust Fund the equivalent value respectively. The value will be determined by the Office of Planning Director

SCALE: 1'-0"=3/32"



PROJECT: HOLLYWOOD OASIS: 2511 PIERCE ST. HOLLYWOOD, FL. 33020

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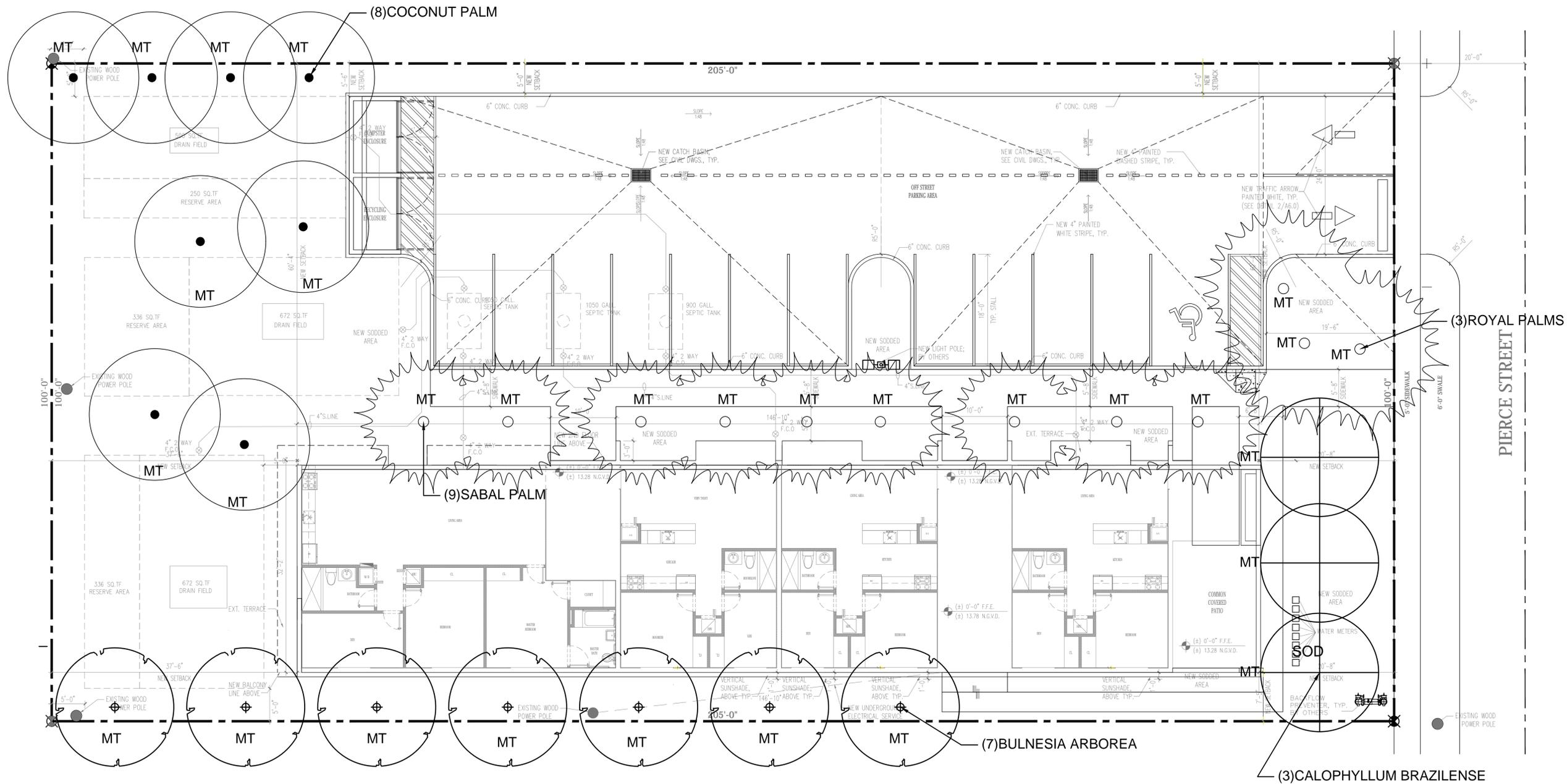
REVISED:
 AS PER LANDSCAPE REVIEWER COMMENTS 10/17/216

Disposition Plan

2511 PIERCE

9-21-2016

TD-1



TREE LEGEND

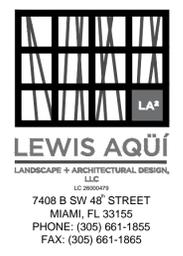
MT = MITIGATION TREE

NOTES:

- AT 100% COVERAGE AUTOMATIC SPRINKLER SYSTEM DESIGNED AT CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT WILL BE PROVIDED
- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE OR PALM AS PER CIVIL ENGINEER RECOMENDATION

MITIGATION TREES									
NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE	
NEW	8	Cocos nucifera	Green Malayan Coconut Palm	F.G. 6' GW / Curved Trunk	10"	30'	20'	No	
NEW	7	Bulnesia Arborea	Verawood	Single Leader/Standard/16' HT- 7' Spr	4"	15'	20'	Yes	
NEW	3	Roystonea	Royal Palm	18' OA HT / 9' gw. Matched	10"	50'	20'	Yes	
NEW	3	Calophyllum brasiliense	Beauty Leaf	Single Leader/ Standard/16' HT-7' Spr	4"	30'	15'-20'	No	
NEW	9	Sabal palmetto	Sabal Palm	7'-8' CT-16'-20' OA Hgt. Staggered	4'-6'	35'	10'-15'	Yes	

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



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REVISED:
AS PER LANDSCAPE REVIEWER COMMENTS 10/17/216

Mitigation Plan

2511PIERCE

9-21-2016

TM-1

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 flow hydrants respectively
- Residual - Designation shall represent residual hydrant for static and residual distribution system pressures.

Alex Goltman
Date: 5/27/16
Time: 8:30 AM
Address: 2511 Pierce Street, Hollywood, FL 33020

Address/Location	Residual Pressures	Flow Rate
P - Hydrant FHD01689	F-1 Only: 54 F-2 Only: 56 F-1&F-2: 48	
F-1 Hydrant (Individual) FHD01688		1060 GPM
F-2 Hydrant (Individual) FHD01689		1130 GPM
F-1 Hydrant (Both Flowing)		1000 GPM
F-2 Hydrant (Both Flowing)		1060 GPM

LEGEND:

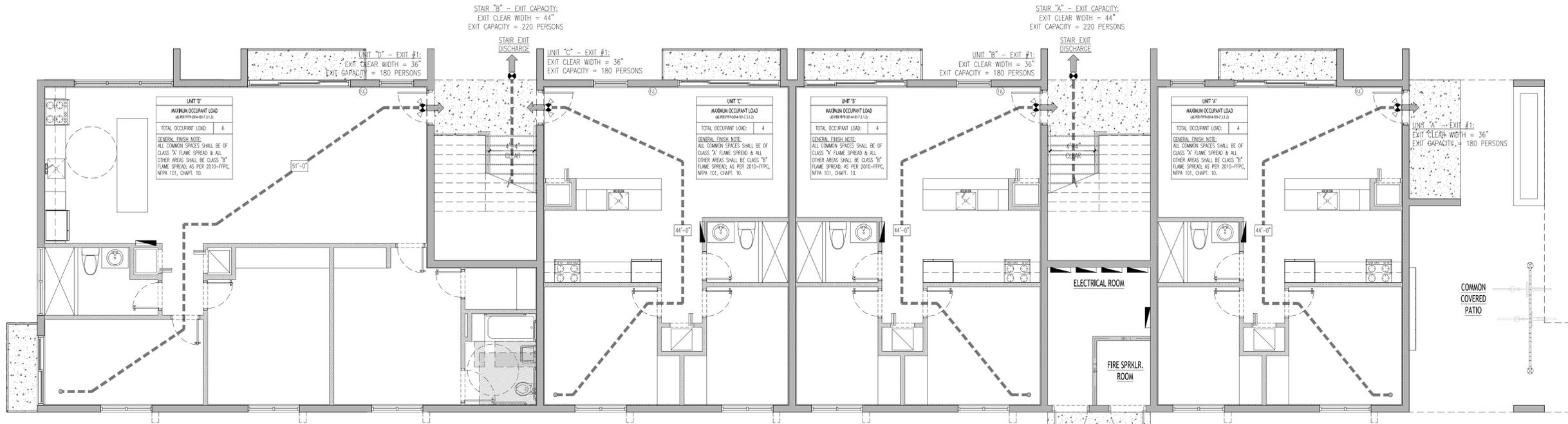
SYMBOL	DESCRIPTION
(E)	EXIT DISCHARGE
(FE)	FIRE EXTINGUISHER - CLASS "A"
(E) with arrows	COMBINATION/EXIT/EMERGENCY LIGHT
1 HR	1 HOUR FIRE RATE ASSEMBLY
3 HR	3 HOUR FIRE RATE ASSEMBLY
--- (dashed)	PATH OF EGRESS

MAXIMUM DESIGN OCCUPANT LOAD CALCULATIONS:

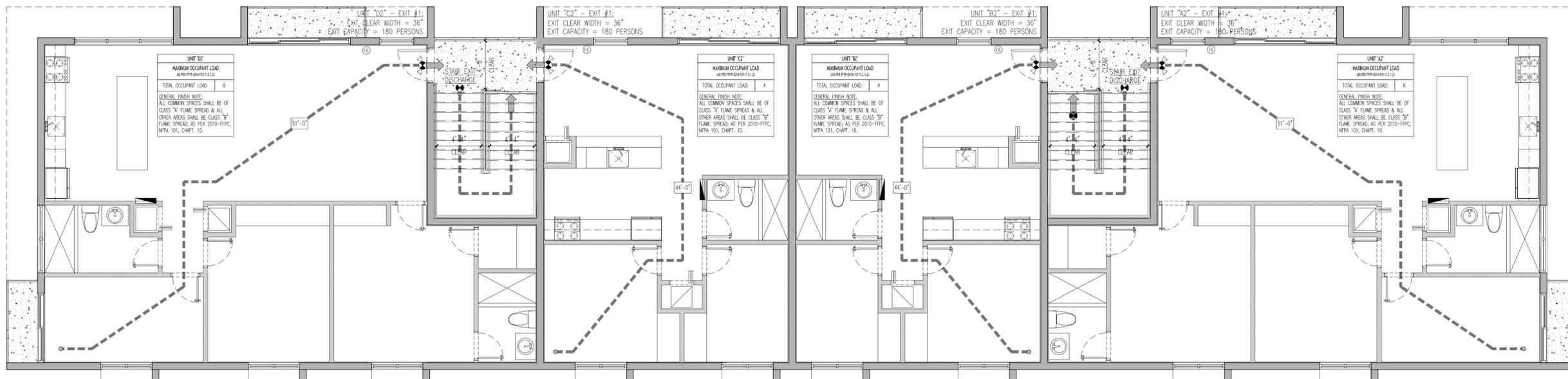
USE	RESIDENTIAL	REQUIRED	PROVIDED
OCCUPANT LOADS	200/SQ.FT.	AS PER FBC-2010B-1004.1.1 & NFPA 101 7.3.1.2	
1st FLOOR		AS PER FBC-2010B-1004.1.1 & NFPA 101 7.3.1.2	
UNIT "A"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "B"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "C"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "D"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 1,200 SQ. FT.	200/SQ. FT.	6 PERSONS
2ND FLOOR			
UNIT "A2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 1,200 SQ. FT.	200/SQ. FT.	6 PERSONS
UNIT "B2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "C2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "D2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 1,200 SQ. FT.	200/SQ. FT.	6 PERSONS
TOTAL BUILDING OCCUPANTS	7,135 SQ. FT.	36 PERSONS	38 PERSONS (MAXIMUM PROBABLE)

FIRE SPRINKLER NOTE:

BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM. SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 13R AS PER FPPC-5TH ED. (2014); 30.3.5.2. AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED BY A DELEGATED ENGINEER & UNDER A SEPARATE PERMIT. G/C TO PROVIDE DELEGATED ENGINEER SUBMITTALS TO THE A/E OF RECORD PRIOR TO PERMIT ISSUANCE FOR REVIEW AND DESIGN CONFORMANCE.



1 LIFE SAFETY FLOOR PLAN - 1st FLOOR
Scale: 3/16" = 1'-0"



2 LIFE SAFETY FLOOR PLAN - 2nd FLOOR
Scale: 3/16" = 1'-0"

PROJECT:
HOLLYWOOD OASIS:
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HOLLYWOOD, FL 33020

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REVISED:

LIFE SAFETY:
PROPOSED 1st & 2nd FLOOR

2511PERCE

12/13/2016

LS.01

PROJECT DATA:

NEW APARTMENT BUILDING FOR:
2511 PIERCE, LLC
2511 PIERCE STREET
HOLLYWOOD, FL 33020

PROPERTY ADDRESS & FOLIO NUMBER:

2511 PIERCE STREET
HOLLYWOOD, FL 33020

FOLIO NO: 5142 16 01 5240

PROPERTY OWNER:

2511 PIERCE, LLC
2511 PIERCE STREET
HOLLYWOOD, FL 33020

FULL LEGAL DESCRIPTION:

LOT 10, BLOCK 14 OF 'HOLLYWOOD LITTLE RANCHES', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOCATION MAP:



SCOPE OF WORK:

THIS SCOPE OF WORK IS INTENDED TO PROVIDE A GENERAL DESCRIPTION OF THE WORK PROPOSED. THE PROJECT ENCOMPASSES A NEW APARTMENT BUILDING AND IS AS FOLLOWS:
NEW APARTMENT BUILDING.

APPLICABLE CODES & DESIGN CRITERIA:

THE FOLLOWING DRAWINGS & SPECIFICATIONS WERE PREPARED USING:
2014 FLORIDA BUILDING CODE & FPFC - 5TH EDITION 2012

OCCUPANCY CLASSIFICATION:

THE OCCUPANCY CLASSIFICATION OF THE SUBJECT PROPERTY IS:
RESIDENTIAL
FBC-2014, 310.4, GROUP R-2

SHEET INDEX:

ARCHITECTURAL
A.CO COVER SHEET
AO.0 TITLE SHEET, GENERAL NOTES & PROJECT DATA & INFORMATION
AS.1 ALL T.A SURVEY
LS.1 LIFE SAFETY
AD.1 PROPOSED SITE PLAN
AD.2 GREEN PRACTICES
A1.0 PROPOSED FIRST FLOOR PLAN
A2.0 PROPOSED SECOND FLOOR PLAN
A3.0 PROPOSED ROOF PLAN
A4.0 ENLARGED UNITS FLOOR PLAN
A4.1 ENLARGED UNITS FLOOR PLAN
A4.2 ENLARGED UNITS FLOOR PLAN
AS.0 ELEVATIONS
AE.0 DETAILS
AT.0 RENDERINGS
AT.1 RENDERINGS

GENERAL NOTES:

- THE TERMS GENERAL CONTRACTOR, CONSTRUCTION CONTRACTOR, CONTRACTOR SHALL BE UNDERSTOOD TO BE THE SAME AND UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.
- THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS, WHICH WOULD INTERFERE WITH THE SATISFACTORY EXECUTION OF DESIGN AND/OR COMPLETION OF THE WORK, PRIOR TO THE START OF ANY AND ALL WORK.
- GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIARIZED WITH THE DRAWINGS & SPECIFICATIONS AND WITH THE CONDITIONS AT THE PLACE WHERE THE WORK IS TO BE PERFORMED AFFECTING SUCH DRAWINGS AND SPECIFICATIONS. T
- HE GENERAL CONTRACTOR IS RESPONSIBLE TO DISTRIBUTE THE APPROPRIATE DOCUMENTS TO THE SUBCONTRACTORS AND VENDORS IN ORDER TO COORDINATE WITH OTHER TRADES AFFECTING THE COMPLETION OF THEIR WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL THE REQUIRED DOCUMENTS AND CERTIFICATES OF INSPECTION AND SHALL PERFORM ALL THE CONTROLLED INSPECTIONS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR DEPARTMENT OF BUILDING OR OTHER RELATED AGENCY.
- THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE ARCHITECT FOR REVIEW AND ARCHITECT/OWNER APPROVAL. NO WORK IS TO PROCEED UNTIL AN AUTHORIZATION TO PROCEED, SIGNED BY THE ARCHITECT & OWNER IS RETURNED TO THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR OWNERS OWN CONTRACTORS. HE/SHE SHALL AFFORD SUCH CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT FOR THE EXECUTION OF THEIR WORK.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN.
- ALL WORK SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND ALL MATERIALS USED IN THE EXECUTION OF THE WORK SHALL BE NEW AND OF THE BEST QUALITY OF THE TYPE SPECIFIED.
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT AND OWNER WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO THE PROCUREMENT OF ANY SUCH MATERIAL.
- SUBSTITUTIONS SHALL NOT DELAY THE PROGRESS OF THE WORK. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
- ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO THE WORK BEING PERFORMED, AND IN ACCORDANCE WITH THE PROCEDURE DESCRIBED IN THE CONTRACT DOCUMENTS.
- ALL PUBLIC AREAS SUCH AS AN ELEVATOR, LOBBY, CORRIDOR, TOILET AND SERVICE HALLS SHALL BE PROTECTED FROM DAMAGE. EQUIPMENT OF OTHERS AND ADJACENT PROPERTIES SHALL ALSO BE PROTECTED AND BE RESTORED IF DAMAGED DURING THE COURSE OF CONSTRUCTION, TO THE SATISFACTION OF THE OWNER.
- GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM AND CLEAN ALL CARPETED AREAS, FLOORING, MILLWORK, LIGHT FIXTURES, GLASS, ETC. HE/SHE SHALL ALSO UNCOVER AND VACUUM OUT ALL MECHANICAL UNITS AFTER WORK IS COMPLETED AND MAINTAIN CLEAN CONDITIONS THROUGH THE TENANTS MOVE-IN.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO MAINTAIN HARMONY AMONG ALL TRADES AND AVOID ANY LABOR DISPUTE THAT MAY CAUSE A DELAY IN COMPLETING THE WORK. ANY LABOR DISPUTE, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE, WILL BE AS BINDING AS IF CALLED FOR BY ALL.
- ALL SHOP DRAWINGS AND CUT MARKS ARE FOR REVIEW AND VERIFICATION OF ADHERENCE TO THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, ERRORS, AND/OR OMISSIONS ON THEIR DRAWINGS.
- WHERE THE TERM EQUAL IS USED IN SPECIFICATIONS IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL. ACTUAL SAMPLES OF THE SUBSTITUTIONS SHALL ALSO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR AT THEIR OWN EXPENSE: THE SERVICES OF APPROVED TESTING LABORATORIES OR AGENCIES REQUIRED FOR TESTS AND INSPECTIONS OF ALL CONSTRUCTION METHODS SUBJECT TO CONTROLLED INSPECTIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT AS REQUIRED ALL TENANT OCCUPIED AREAS WHERE FINISH WORK OR GENERAL CONSTRUCTION IS TO BE PERFORMED. GENERAL CONSTRUCTION TO INSTALL ADEQUATE PROTECTION ON ALL FINISHED SURFACES PRIOR TO THE OWNER'S MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY HIS SUBCONTRACTORS, SUB-SUBCONTRACTORS OR VENDORS.
- GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY FASTENERS, SUPPORTS, SHIMMING, FLASHING, PATTERNS AND OTHER MISCELLANEOUS PARTS FOR THE PROPER INSTALLATION OF SUCH ITEMS AND SHALL CONSULT WITH OWNERS VENDORS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE REQUIRED TO ATTEND PROJECT MEETINGS AT THE PROJECT SITE WHEN REQUIRED BY THE ARCHITECT AND OWNER AND PREPARE AND DISTRIBUTE MEETING MINUTES OF SUCH MEETINGS.
- THE GENERAL CONTRACTOR SHALL ARRANGE FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES AND CONTROLS AS REQUIRED FOR THE PROPER AND TIMELY EXECUTION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROPERLY CONTROL DUST FROM RISING. PROTECT UNALTERED PORTIONS OF THE EXISTING BUILDING AFFECTED BY THE OPERATIONS UNDER THIS SECTION BY DUST PROOF PARTITIONS AND OTHER ADEQUATE MEANS.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEATHER, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSUFFICIENT PROTECTION.
- ALL WORK, MATERIALS AND EQUIPMENT UTILIZED IN THE PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- CONTRACTOR MUST NOTIFY ARCHITECT AND OWNER IN WRITING IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS, DISCREPANCIES IN THE DRAWINGS AND STRUCTURAL DOCUMENTS, ANY ERRORS OR OMISSIONS ON THE DRAWINGS IN THE FIELD AND THE ISSUE MUST BE RESOLVED PRIOR TO PROCEEDING WITH WORK OR SHOP FABRICATIONS.
- CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS.
- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION.

ABBREVIATIONS:

@	AT	INT.	INTERIOR
A.C.T.	ACOUSTICAL CEILING TILE	L.	LENGTH
A.F.C.	ABOVE FINISHED CEILING	MANUF.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
A.H.U.	AIR HANDLER UNIT	MECH.	MECHANICAL
AL., ALLUM.	ALUMINUM	MEZZ.	MEZZANINE
BOT.	BOTTOM	MIN.	MINIMUM
C.B.S./CMU	CONC. BLOCK SYSTEM	MISC.	MISCELLANEOUS
CEL., CLG.	CEILING	M.O.	MASONRY OPENING
CL.	CENTER LINE	MTL.	METAL
CLO.	CLOSET	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	NO.	NUMBER
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
CORR.	CORRIDOR	PERM.	PERMANENT
CTR.	CENTER	PLUMB.	PLUMBING
D.	DEPTH	PNL.	PANEL
DBL.	DOUBLE	PRTN.	PARTITION
DET., DTL.	DETAIL	PNT.	PAINT
DIA.	DIAMETER	P.S.F.	POUNDS SQUARE FOOT
DIM.	DIMENSION	R.	RADIUS
DN.	DOWN	R.C.P.	REFLECTED CEILING PLAN
EL.	ELEVATOR	RD.	ROOF DRAIN
ELEC.	ELECTRICAL	RECP.	RECEPTACLE
EQ.	EQUAL	REF.	REFRIGERATOR
EQUIP.	EQUIPMENT	R.O.	ROUGH OPENING
EXH.	EXHAUST	REQD.	REQUIRED
EXIST.	EXISTING	RM.	ROOM
EXP.	EXPOSED	S.S.	STAINLESS STEEL
EXT.	EXTENSION	S.C.	SOLID CORE
F.D.	FIRE DEPARTMENT	SECT.	SECTION
F.E.	FIRE EXTINGUISHER	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATIONS
F.F.	FINISH FLOOR	SPKLR.	SPRINKLER
F.F.E.	FINISH FLOOR ELEVATION	SQ.	SQUARE FOOT
FL.	FLOOR	STD.	STANDARD
FL., FLR.	FLOOR	STL.	STEEL
FT.	FOOT	STRUC.	STRUCTURAL
FX.	FIXTURE	TEL.	TELEPHONE
FTG.	FOOTING	TH.	THICK
GAL.	GALVE	T.O.	TOP OF
GALV.	GALVANIZED	T.O.B.	TOP OF BEAM
G.C., G.C.	GENERAL CONTRACTOR	T.O.S.	TOP OF SLAB
GPM.	GYPSPUM	TYP.	TYPICAL
G.W.B.	GYPSPUM WALL BOARD	U.L.	UNDERWRITERS LABORATORY
HDWRE.	HARDWARE	VERT.	VERTICAL
H.M.	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HOR.	HORIZONTAL	W.	WIDTH
H.P.	HIGH POINT	W/	WITH
H.R.	HOUR	W.C.	WATER CLOSET
H.R.	HAND RAIL	WD.	WOOD
HW.	HOT WATER	W.P.	WATER PROOF
I.D.	INSIDE DIAMETER		
IN.	INCH		
INFO.	INFORMATION		
INSUL.	INSULATION		

HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

**PLANNING & DEVELOPMENT
BOARD SUBMITTAL**

SIXSIDES ARCHITECTURE, INC.
#A126002922
DANIEL GOMEZ, ARCHITECT
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REVISED:

TITLE SHEET,
GENERAL NOTES,
PROJECT DATA &
INFORMATION

2511 PIERCE

12/13/2016

A0.0

TYPICAL SITE LEGEND:	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	LANDSCAPE/GREEN AREA
	PEDESTRIAN CIRCULATION
	VEHICULAR CIRCULATION

LEGAL DISCRIPTION:

LOT 10, BLOCK 14, OF "HOLLYWOOD LITTLE RANCHES AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

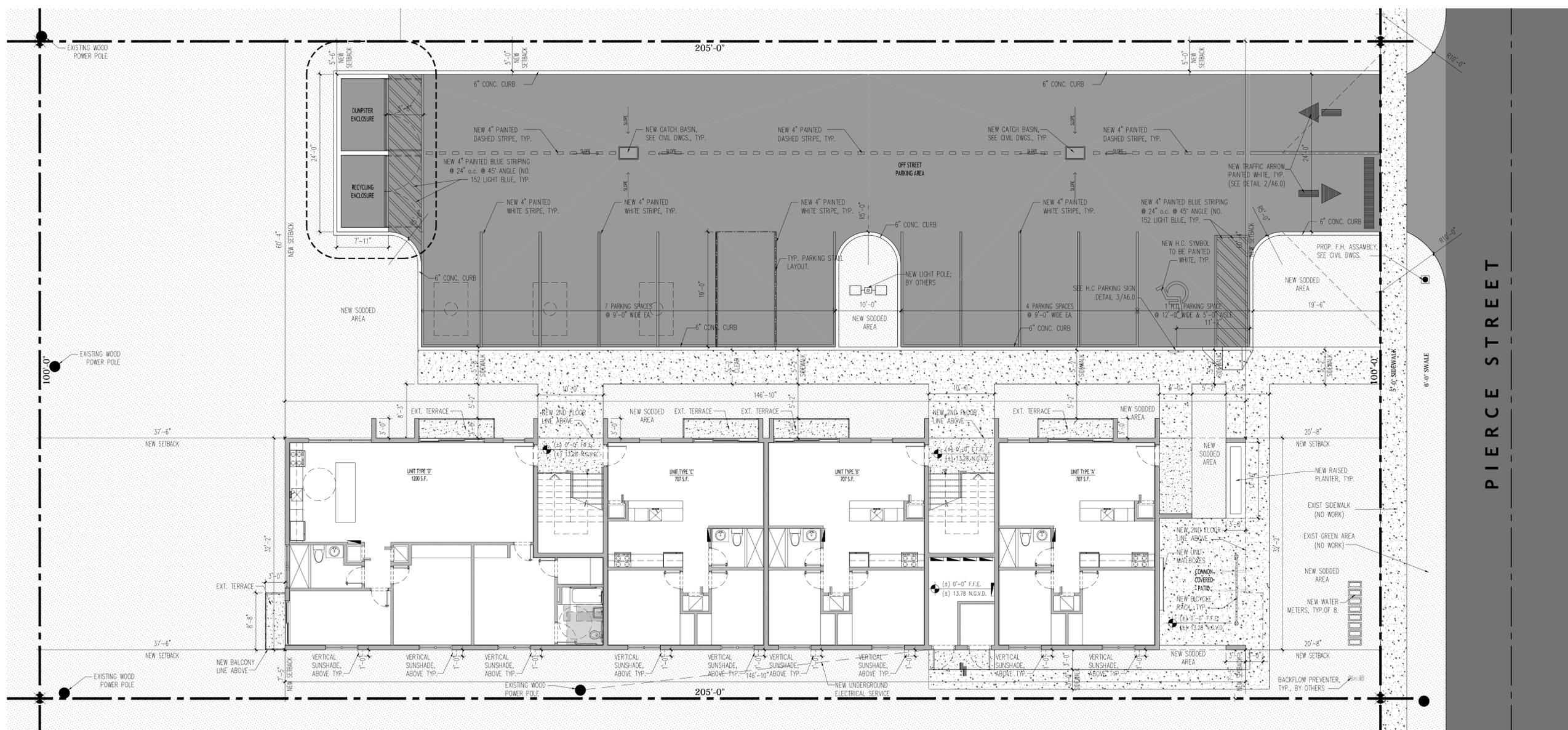
NOTE:

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

ZONING, SITE AND AREA LEGEND:			
LAND USE	AREA CALCULATIONS	REQUIRED	PROVIDED
MEDIUM RESIDENTIAL 11-16 UNITS PER ACRE (MRES)	PERVIOUS		40.5%
ZONING CLASSIFICATION	LANDSCAPE/GREEN SPACE:	40%	(8,296 SQ.FT./0.19 ACRES)
MEDIUM-HIGH MULTIPLE FAMILY DISTRICT (RM-18)	IMPERVIOUS		22.5%
LOT DATA	BUILDING FOOTPRINT:	-	(4,629 SQ.FT./0.11 ACRES)
GROSS LOT AREA:	VEHICULAR CIRCULATION:	-	29.5% (6,038 SQ.FT./0.14 ACRES)
NET LOT AREA:	PEDESTRIAN CIRCULATION:	-	7.5% (1,537 SQ.FT./0.03 ACRES)
LOT WIDTH:	BUILDING HEIGHT	REQUIRED	PROVIDED
60 FT. MIN.	100.0 FT.		
LOT DEPTH:	HEIGHT	4 STORIES NOT TO EXCEED 45 FT. OR 30 FT. FOR FIRST 100 FT. OF LOT ADJACENT TO SINGLE FAMILY DISTRICT	26.0 FT.
N/A			
MAX. NUMBER OF UNITS:			
11-16 UNITS PER ACRE (16 UNITS/0.47-7.52 UNITS)			
MIN. UNIT SIZE:			
500 MIN. / 750 AVG. 707 SQ. FT. / 891 AVG.			
BUILDING SETBACKS & DATA		REQUIRED	PROVIDED
BUILDING SETBACKS			
FRONT (SOUTH):	20 FT. FOR STRUCTURES; 5 FT. FOR PARKING LOTS		20.67 FT.
REAR (NORTH):	15% OF LOT DEPTH; 20 FT. MIN.		37.5 FT.
SIDE (EAST):	SIDE/INTERIOR SUM TO BE AT LEAST 20% OF LOT WIDTH, NO LESS THAN 7.5 FT.		60.3 FT.
SIDE (WEST):			7.5 FT.
PARKING		REQUIRED	PROVIDED
REGULAR PARKING SPACE: 9'-0" W. X 19'-0" L.; HANDICAPPED PARKING SPACE: 12'-0" W. X 19'-0" & ADJACENT 5'-0" ACCESSIBLE ASLES.		1.5 PER UNIT (8 UNITS x 1.5 = 12 SPACES)	12 SPACES

GENERAL NOTE:
MAXIMUM FOOT-CANDLE ILLUMINATION LEVEL AT ALL PROPERTY LINES SHALL BE MINIMUM OF 0.5 FOOT-CANDELS.

BUILDING DATA LEGEND:			
BUILDING AREAS			
PROPOSED FIRST FLOOR AREA (AIR-CONDITIONED):			3,321 SQ. FT.
UNIT TYPE "A, B, C" = 707 SQ. FT. @ 3 UNITS		2,121 SQ. FT.	
UNIT TYPE "D" = 1,200 SQ. FT. @ 1 UNIT		1,200 SQ. FT.	
PROPOSED FIRST FLOOR AREA (NON AIR-CONDITIONED):			1,308 SQ. FT.
COMMON AREAS		756 SQ. FT.	
TERRACES		175 SQ. FT.	
ELECTRICAL/FIRE SPRINKLER ROOMS:			377 SQ. FT.
TOTAL PROPOSED FIRST FLOOR AREA:			4,629 SQ. FT.
PROPOSED SECOND FLOOR AREA (AIR-CONDITIONED):			3,814 SQ. FT.
UNIT TYPE "B2, C2" = 707 SQ. FT. @ 2 UNITS		1,414 SQ. FT.	
UNIT TYPE "A2, D2" = 1,200 SQ. FT. @ 2 UNITS		2,400 SQ. FT.	
PROPOSED SECOND FLOOR AREA (NON AIR-CONDITIONED):			538 SQ. FT.
COMMON AREAS		350 SQ. FT.	
TERRACES		188 SQ. FT.	
TOTAL PROPOSED SECOND FLOOR AREA:			4,352 SQ. FT.
PROPOSED TOTAL BUILDING AREA:			8,981 SQ. FT.
UNIT DATA			
UNIT TYPE: A, B, C, B2 & C2	1 BEDROOM		1 BATHROOM
UNIT TYPE: D, A2 & D2	2 BEDROOM		2 BATHROOM



PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

PROJECT:
HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
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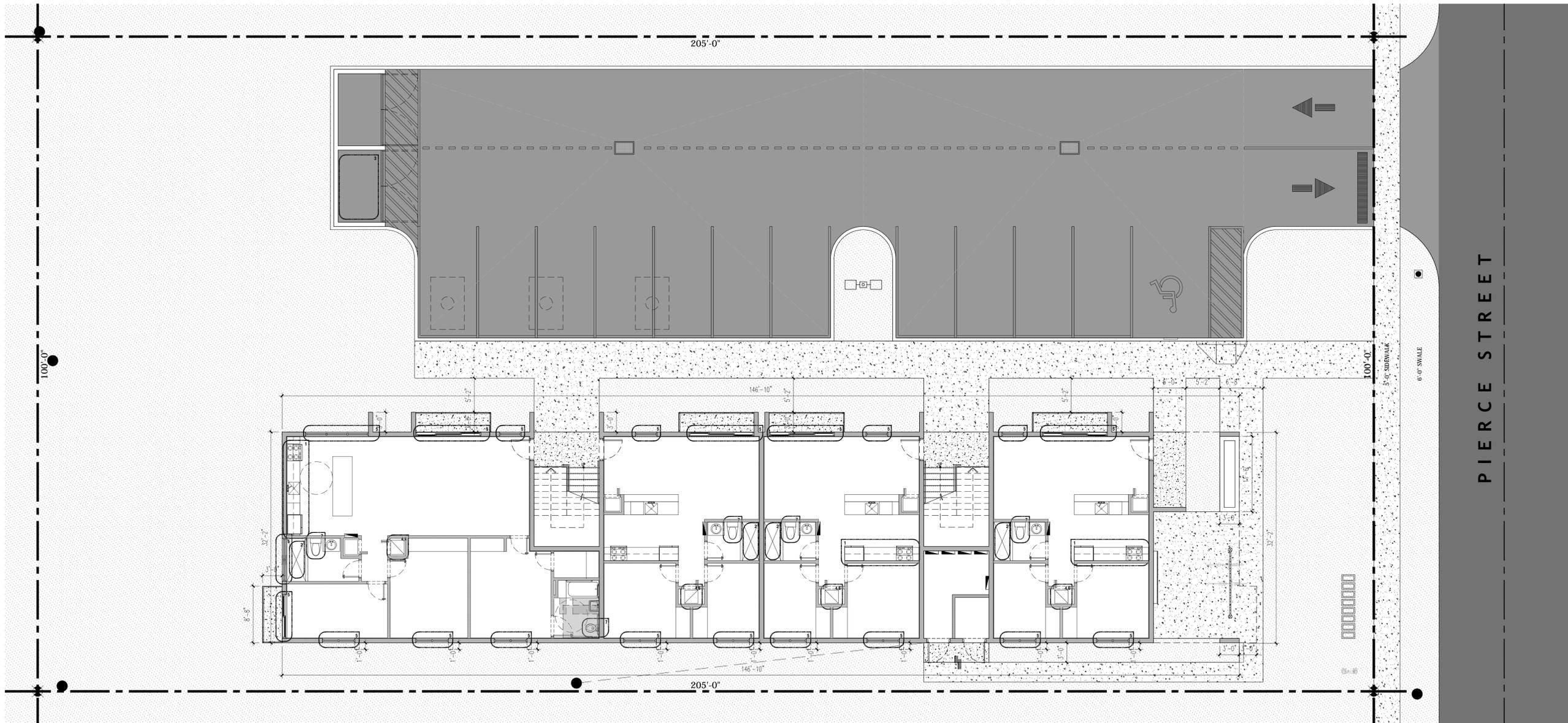
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PROPOSED SITE PLAN & ZONING INFORMATION

2511PIERCE

12/13/2016

A0.1



GREEN BUILDING PRACTICES:	
1	ALL ENERGY STAR APPLIANCES
2	NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS.
3	RECYCLING
4	CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
5	ENERGY EFFICIENT (LOW-E WINDOWS)
6	PROGRAMMABLE THERMOSTATS
7	DUAL FLUSH TOILETS
8	ALL ENERGY-EFFICIENT OUTDOOR LIGHTING
9	ALL HOT WATER PIPES INSULATED
10	TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER

HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

PROJECT:

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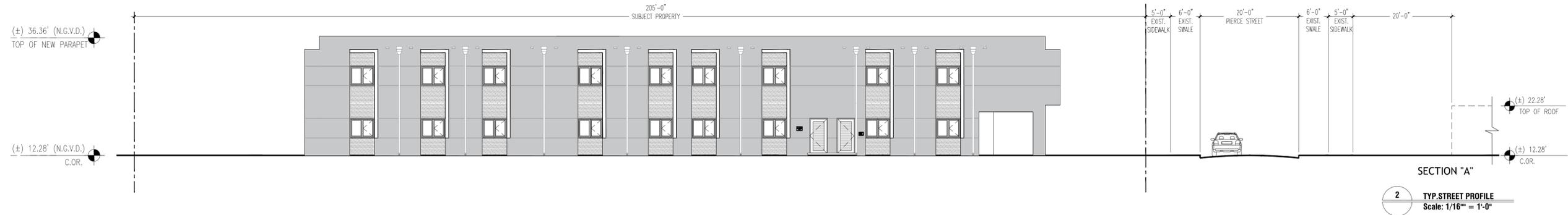
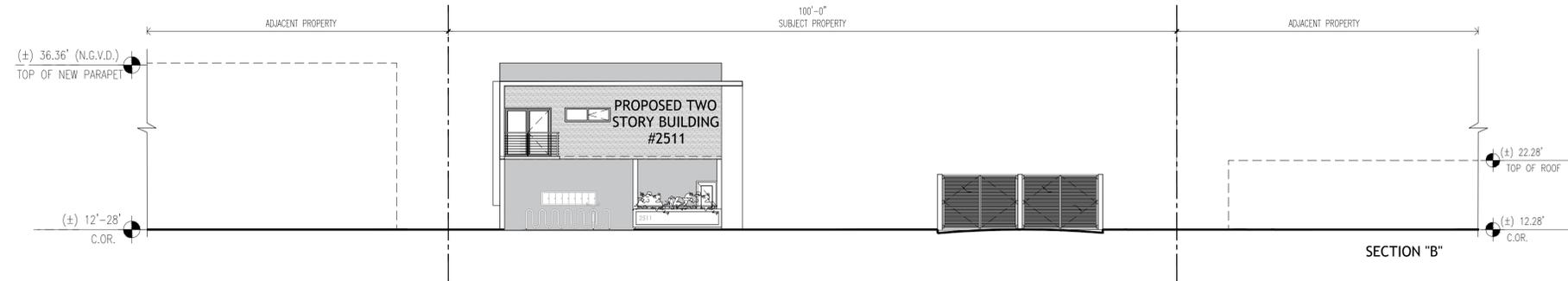
GREEN BUILDING PRACTICES

2511PIERCE

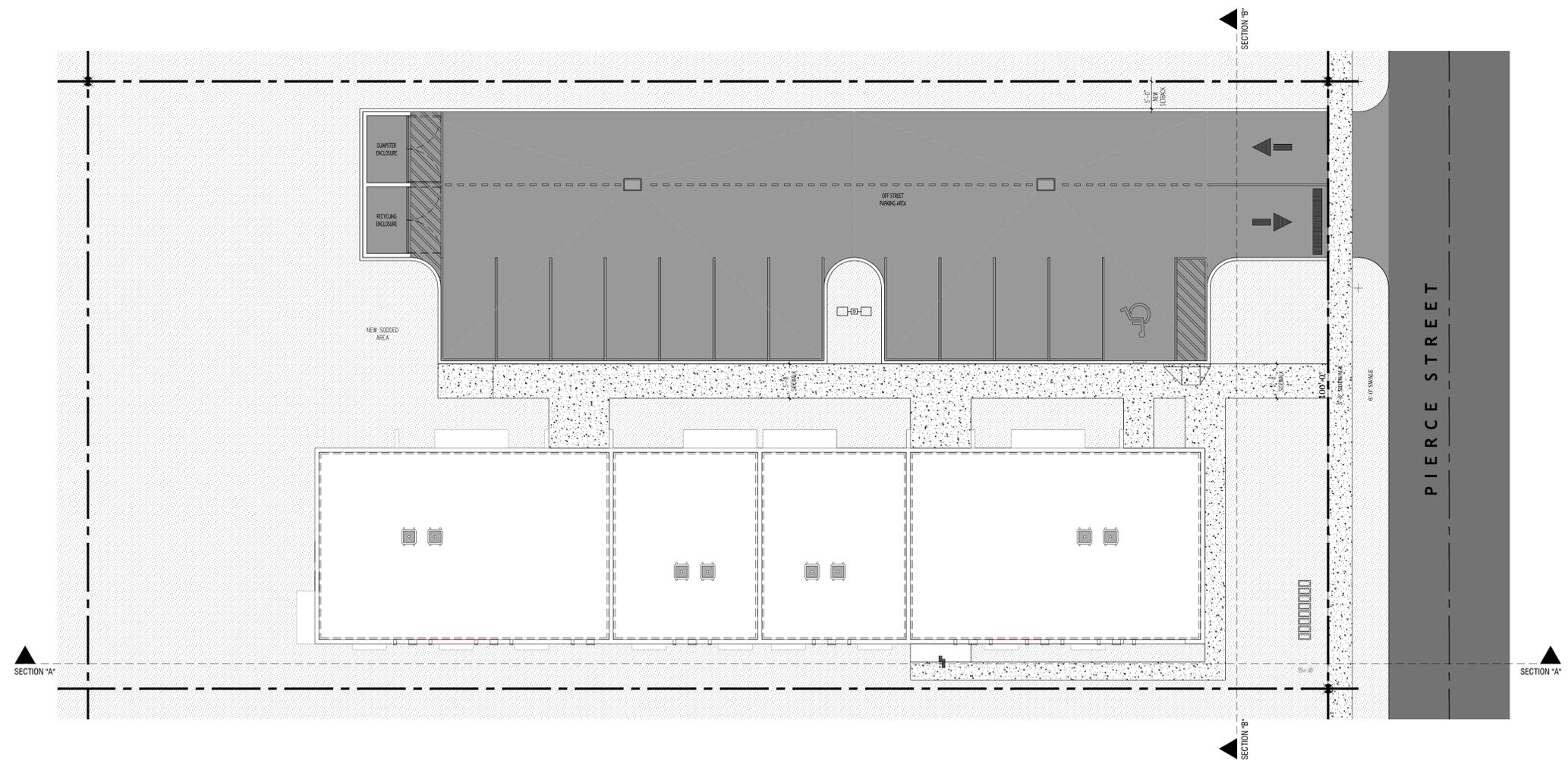
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N   PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



2 TYP. STREET PROFILE
Scale: 1/16" = 1'-0"



1 PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

PROJECT:
HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT
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REVISED:

STREET PROFILES

2511PIERCE

12/13/2016

A0.3

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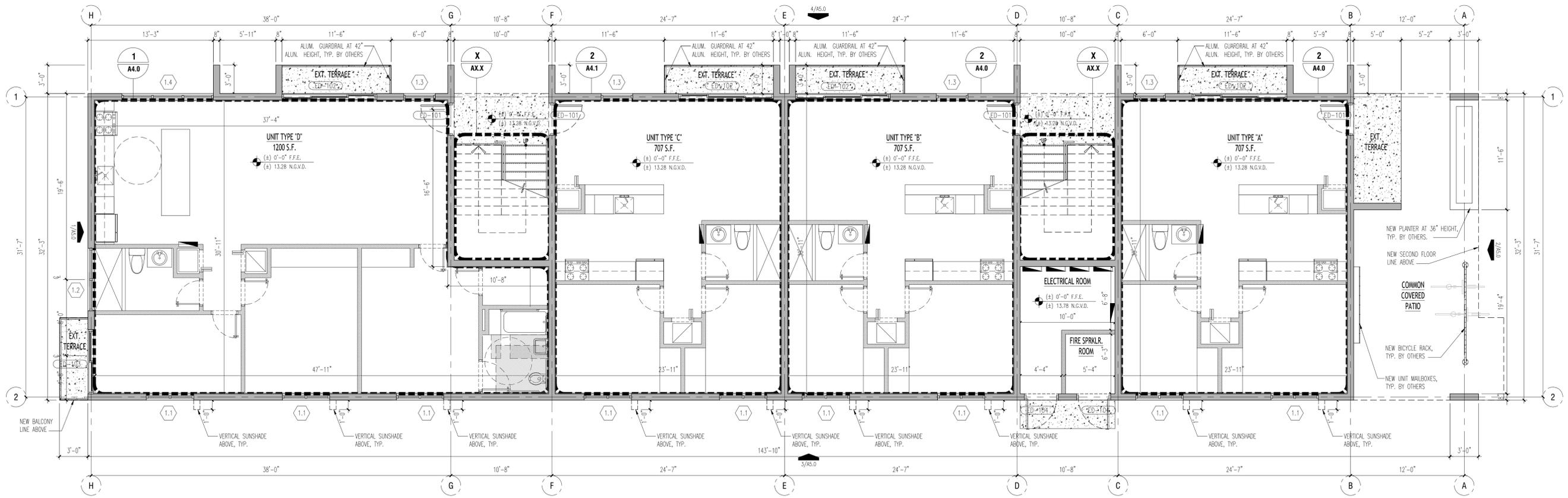
REVISED:

FLOOR PLAN:
PROPOSED 1st FLOOR

2511PIERCE

12/13/2016

A1.0



TYPICAL ARCHITECTURAL LEGEND:

SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING

1 PROPOSED
FLOOR PLAN - 1st FLOOR
Scale: 3/16" = 1'-0"

PLANNING & DEVELOPMENT
BOARD SUBMITTAL

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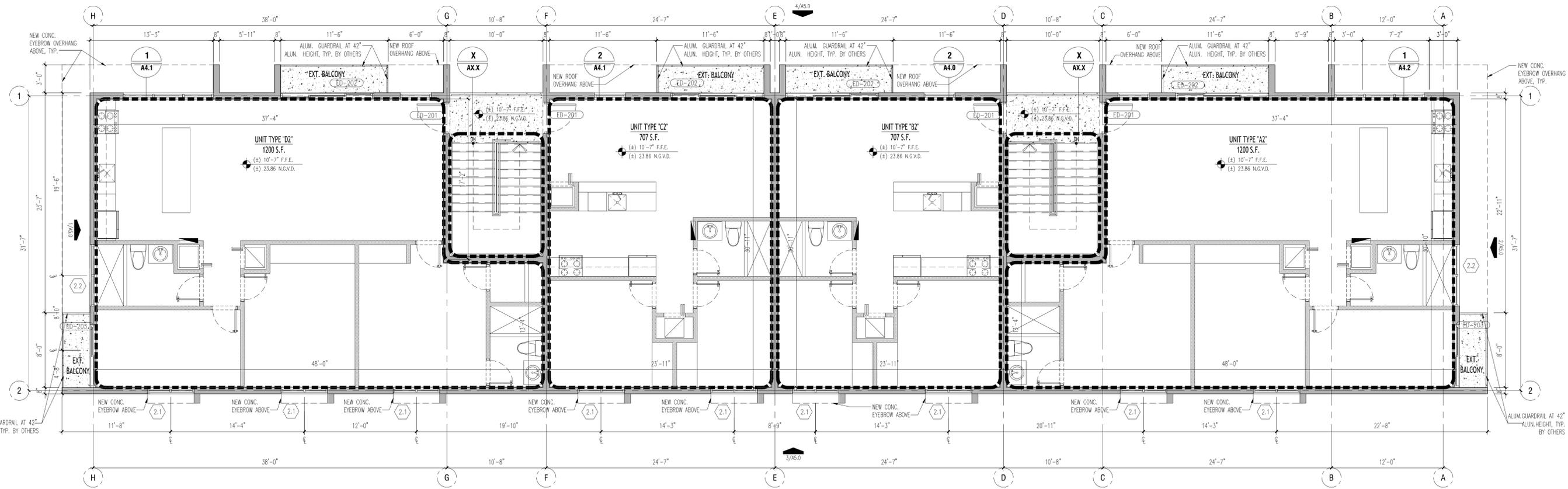
REVISED:

FLOOR PLAN:
PROPOSED 2nd FLOOR

2511PIERCE

12/13/2016

A2.0



TYPICAL ARCHITECTURAL LEGEND:

SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING

1 PROPOSED
FLOOR PLAN - 2nd FLOOR
Scale: 3/16" = 1'-0"

PLANNING & DEVELOPMENT
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
#A26002922
DANIEL GOMEZ, ARCHITECT
#AR96826

3436 N. MIAMI AVE. #2
MIAMI, FL 33127
305.610.1333
dpgomez@sixsidesinc.com

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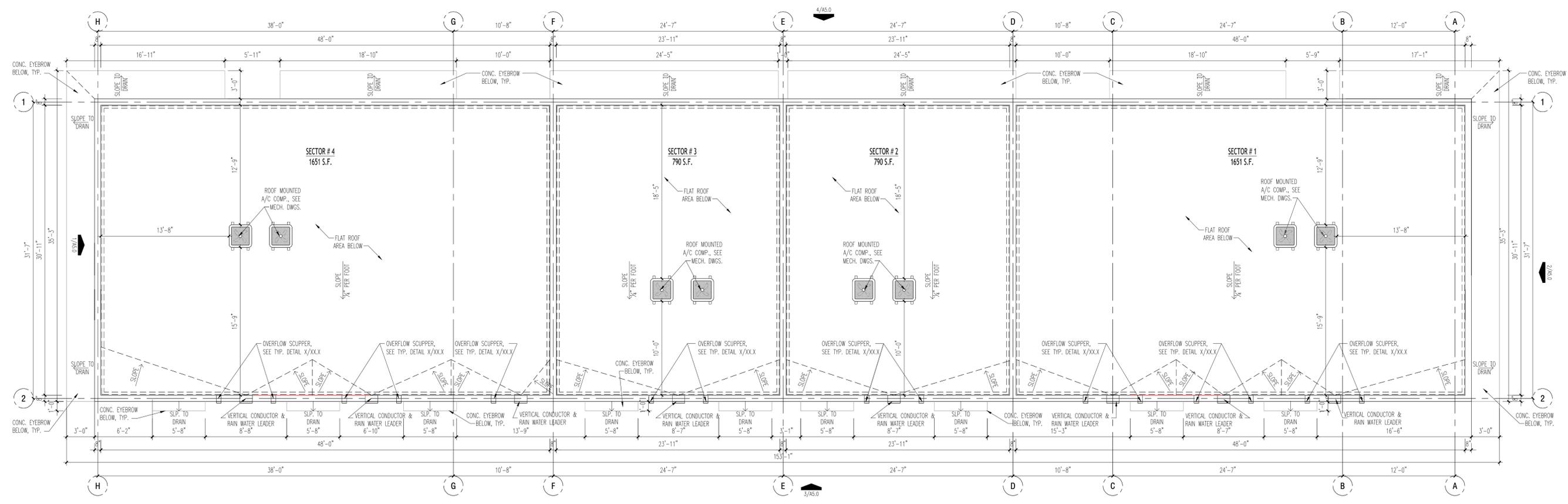
REVISED:

ROOF PLAN:
PROPOSED

2511PIERCE

12/13/2016

A3.0



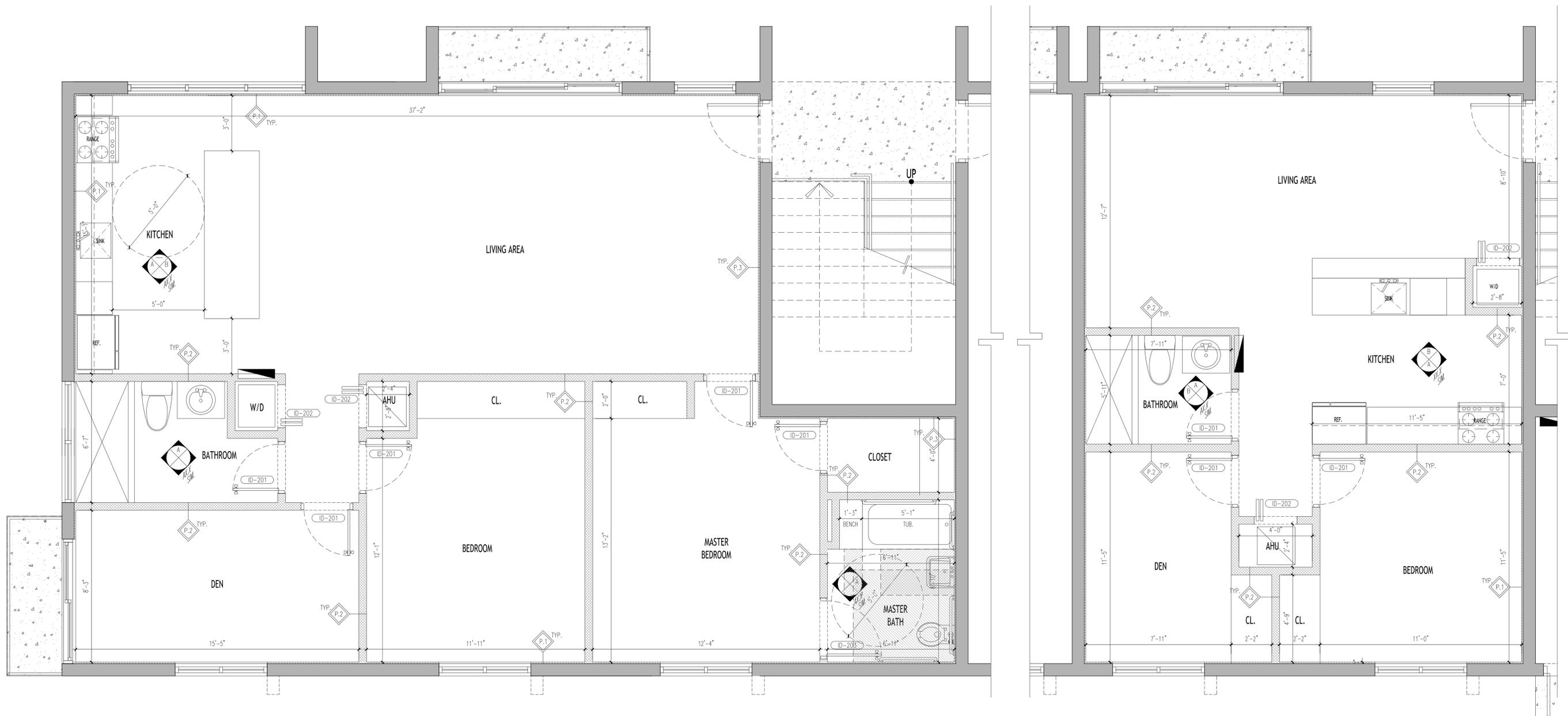
Sector 1 - Roof Drain Calculations	
As per FBC-P-2014; Section 1106	
Roof Area	1,657 Sq. Ft.
Wall Area	344 Sq. Ft.
Total Area	2,001 Sq. Ft.
Primary	
4" Diameter Leader	3,680 Sq. Ft.
(3) 4" Diameter Leader	11,040 Sq. Ft. O.K.
Secondary	
2" Head x 8" Weir	1,282 Sq. Ft.
(2) 2" Head x 8" Weir	2,564 Sq. Ft. O.K.

Sector 2 - Roof Drain Calculations	
As per FBC-P-2014; Section 1106	
Roof Area	790 Sq. Ft.
Wall Area	320 Sq. Ft.
Total Area	1,110 Sq. Ft.
Primary	
4" Diameter Leader	3,680 Sq. Ft. O.K.
Secondary	
2" Head x 8" Weir	1,282 Sq. Ft.
(2) 2" Head x 8" Weir	2,564 Sq. Ft. O.K.

Sector 3 - Roof Drain Calculations	
As per FBC-P-2014; Section 1106	
Roof Area	790 Sq. Ft.
Wall Area	320 Sq. Ft.
Total Area	1,110 Sq. Ft.
Primary	
4" Diameter Leader	3,680 Sq. Ft. O.K.
Secondary	
2" Head x 8" Weir	1,282 Sq. Ft.
(2) 2" Head x 8" Weir	2,564 Sq. Ft. O.K.

Sector 4 - Roof Drain Calculations	
As per FBC-P-2014; Section 1106	
Roof Area	1,657 Sq. Ft.
Wall Area	344 Sq. Ft.
Total Area	2,001 Sq. Ft.
Primary	
4" Diameter Leader	3,680 Sq. Ft.
(3) 4" Diameter Leader	11,040 Sq. Ft. O.K.
Secondary	
2" Head x 8" Weir	1,282 Sq. Ft.
(2) 2" Head x 8" Weir	2,564 Sq. Ft. O.K.

1 PROPOSED
ROOF PLAN
Scale: 3/16" = 1'-0"



**1 ENLARGED FLOOR PLAN
UNIT TYPE "D" HANDICAP UNIT
Scale: 3/8" = 1'-0"**

**2 ENLARGED FLOOR PLAN
UNIT TYPE "A, B, B1"
Scale: 3/8" = 1'-0"**

GENERAL GLAZING, GLASS & WINDOW NOTE:

- THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2014 R4410.2.6.2
- ALL MIRROR INSTALLATION PER MANUFACTURER SPECIFICATIONS TO REST ON FLOOR BASE, COUNTER TOP OR BACK SPLASH AS REQUIRED.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER FBC 2014 R307.2.
- ALL FIXED GLASS SHALL BE UNIFORMLY 3/4" THICK MIN.

INTERIOR DOOR SCHEDULE:

MARK	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	LOCKABLE HARDWARE	CLOSR	DOOR STOP	REMARKS
	W. H. TH.							
ID-201	2'-10" 7'-0"	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR
ID-202	2'-4" 7'-0"	WOOD	WOOD	PAINT	NO	-	NO	NEW INTERIOR BI-FOLD DOOR
ID-203	3'-0" 7'-0"	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR

DOOR NOTE:

TYPICAL ARCHITECTURAL LEGEND:

SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING

PROJECT:
HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

**PLANNING & DEVELOPMENT
BOARD SUBMITTAL**

SIXSIDES ARCHITECTURE, INC.
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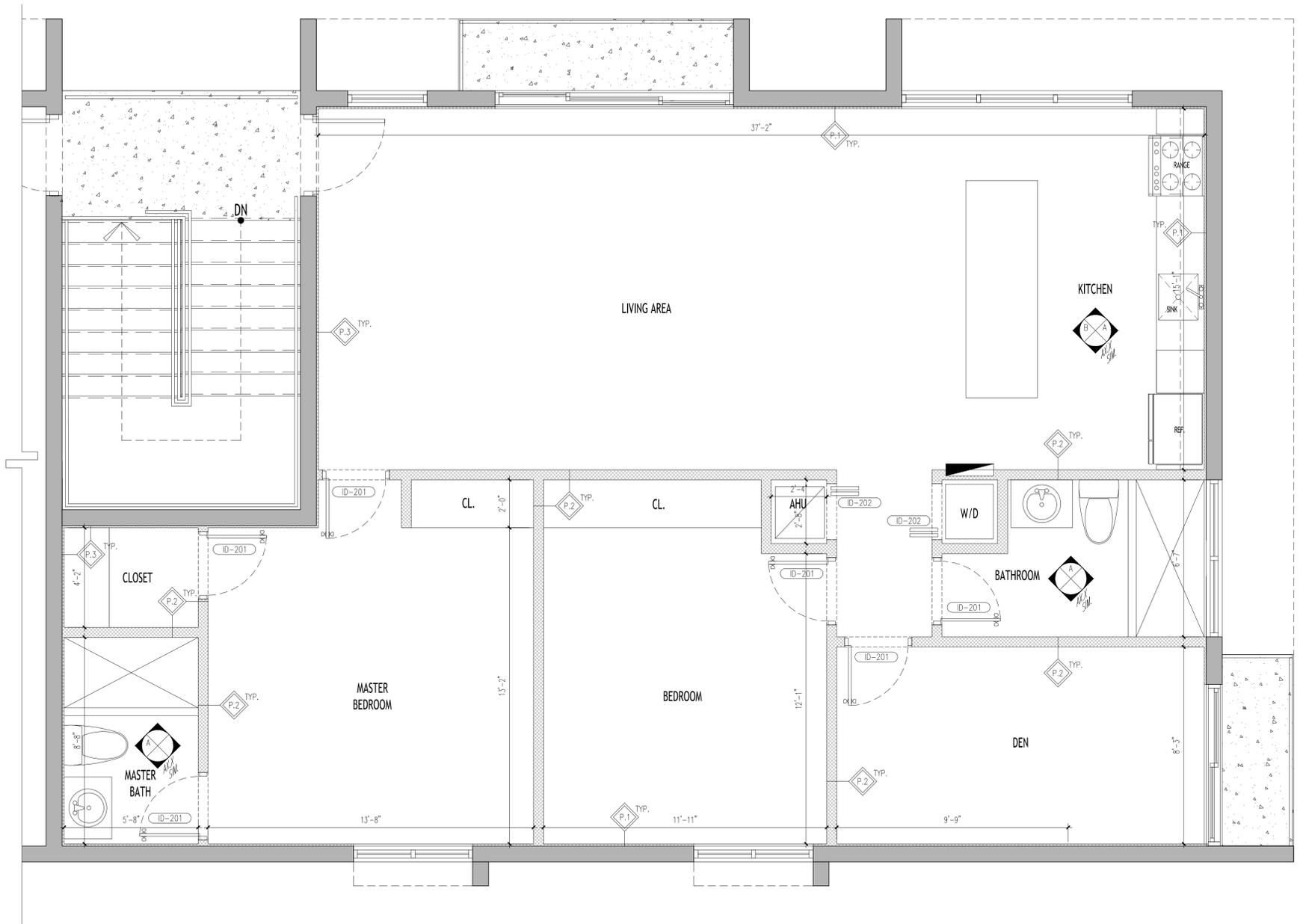
REVISED:

**ENLARGED FLOOR PLAN:
UNIT TYPE "A,B,B1,D"**

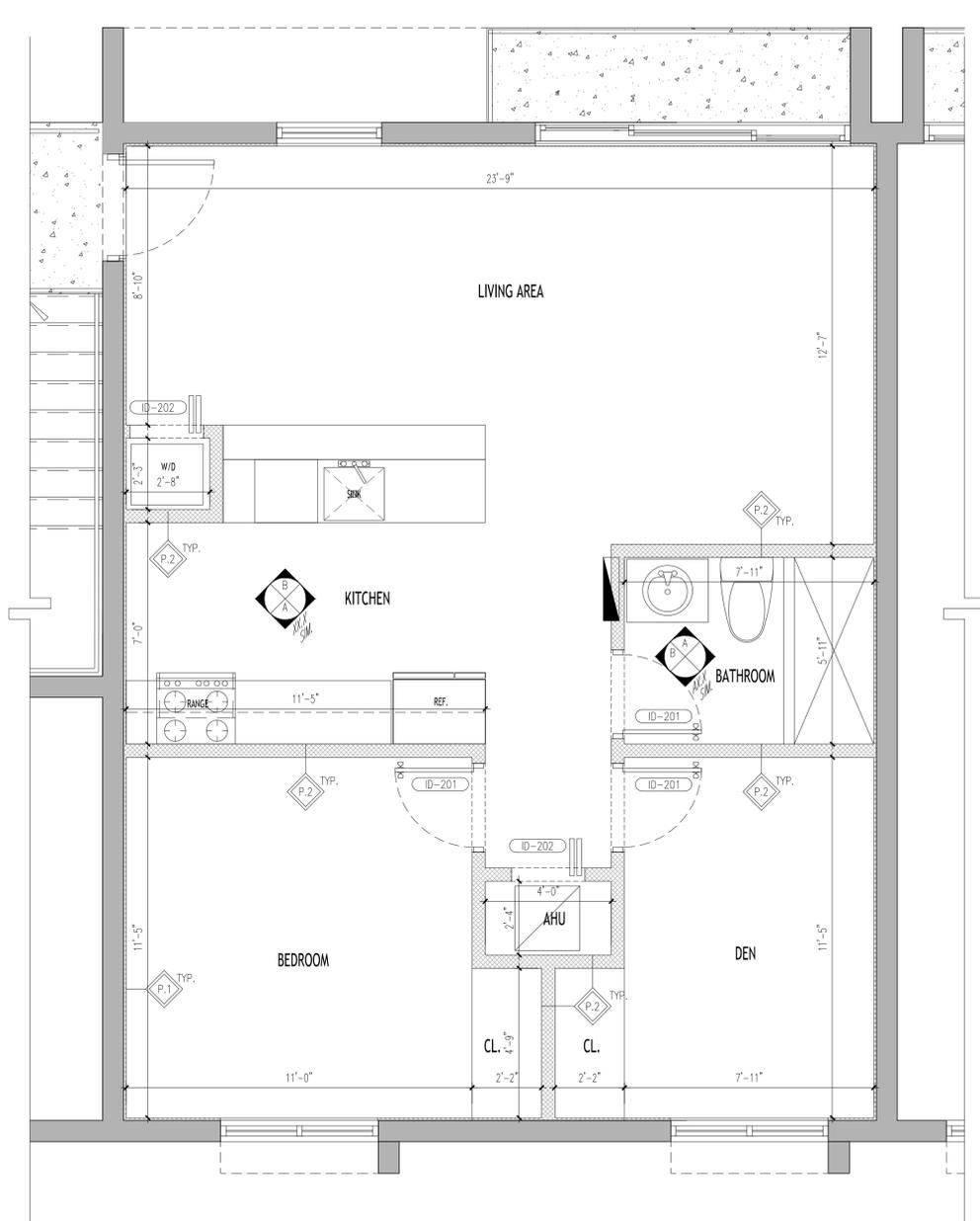
2511PIERCE

12/13/2016

A4.0



**1 ENLARGED FLOOR PLAN
UNIT TYPE "A1"
Scale: 3/8" = 1'-0"**



**2 ENLARGED FLOOR PLAN
UNIT TYPE "C, C1"
Scale: 3/8" = 1'-0"**

GENERAL GLAZING, GLASS & WINDOW NOTE:

1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2014 R4410.2.6.2
2. ALL MIRROR INSTALLATION PER MANUFACTURER SPECIFICATIONS TO REST ON FLOOR BASE, COUNTER TOP OR BACK SPLASH AS REQUIRED.
3. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER FBC 2014 R307.2.
4. ALL FIXED GLASS SHALL BE UNIFORMLY 3/4" THICK MIN.

INTERIOR DOOR SCHEDULE:

MARK	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	LOCKABLE HARDWARE	CLOS.	DOOR STOP	REMARKS
	W. H. TH.							
ID-201	2'-10" 7'-0"	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR
ID-202	2'-4" 7'-0"	WOOD	WOOD	PAINT	NO	-	NO	NEW INTERIOR BI-FOLD DOOR
ID-203	3'-0" 7'-0"	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR

DOOR NOTE:

TYPICAL ARCHITECTURAL LEGEND:

SYMBOL	DESCRIPTION
[Dashed Box]	ENLARGED DETAIL CALL OUT
[Stippled Area]	EXISTING AREA (NO. WORK)
[Solid Grey Area]	NEW STRUCTURAL COMPONENT
[Cross-hatched Area]	NEW CONCRETE BLOCK SYSTEM
[Diagonal Lines]	NEW INTERIOR PARTITION
[Dotted Area]	G.W.B. CEILING
[Grid Pattern]	SUSPENDED ACOUSTICAL CEILING

PROJECT: HOLLYWOOD OASIS: 2511 PIERCE ST. HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
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REVISED:

**ENLARGED FLOOR PLAN:
UNIT TYPE "A1, C, C1"**

2511PIERCE

12/13/2016

A4.1

PLANNING & DEVELOPMENT
BOARD SUBMITTAL

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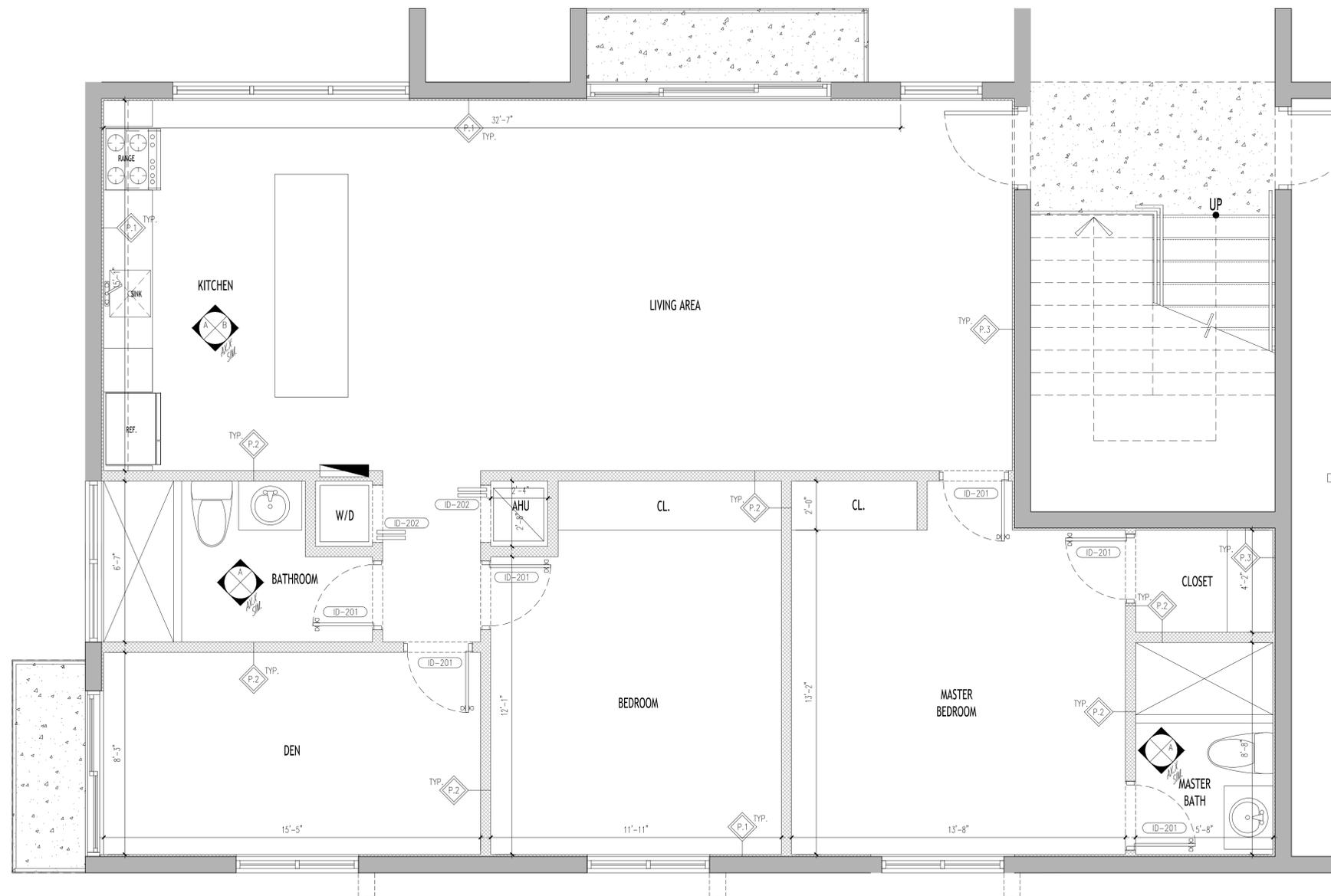
REVISED:

ENLARGED FLOOR PLAN:
UNIT TYPE "D1"

2511PIERCE

12/13/2016

A4.2



1 ENLARGED FLOOR PLAN
UNIT TYPE "D1"
Scale: 3/8" = 1'-0"

GENERAL GLAZING, GLASS & WINDOW NOTE:

1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2014 R4410.2.6.2
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4. ALL FIXED GLASS SHALL BE UNIFORMLY 3/4" THICK MIN.

INTERIOR DOOR SCHEDULE:

MARK	SIZE			DOOR MATERIAL	FRAME MATERIAL	FINISH	LOCKABLE HARDWARE	CLOS.	DOOR STOP	REMARKS
	W.	H.	TH.							
ID-201	2'-10"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR
ID-202	2'-4"	7'-0"	-	WOOD	WOOD	PAINT	NO	-	NO	NEW INTERIOR BI-FOLD DOOR
ID-203	3'-0"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR

DOOR NOTE:

TYPICAL ARCHITECTURAL LEGEND:

SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO. WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING

PLANNING & DEVELOPMENT
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
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REVISED:

ELEVATIONS:
PROPOSED

2511 PIERCE

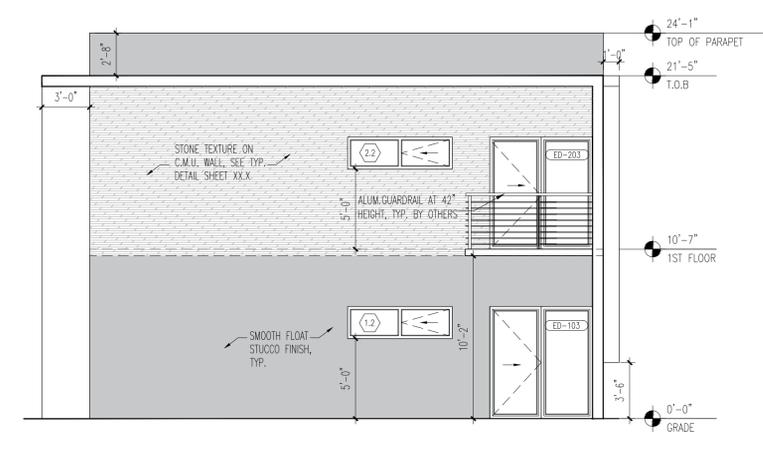
12/13/2016

A5.0

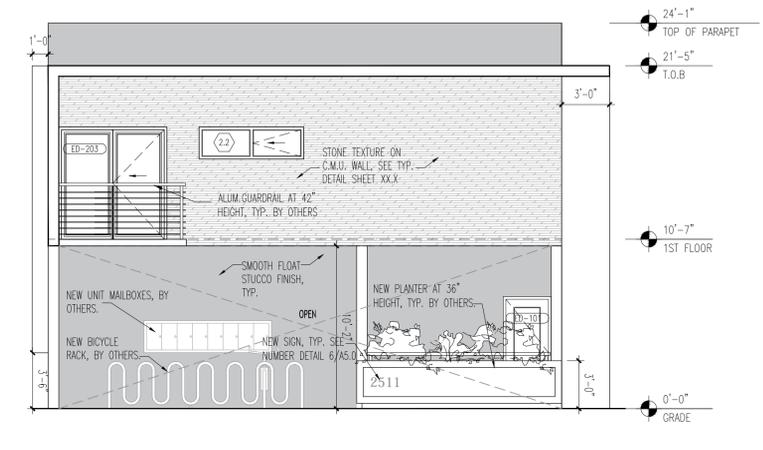
COLOR CODES LEYEND:

SYMBOL	NAME / SWATCH CODE	MANUFACTURER	R.G.B.
[Swatch]	ICE CUBE / SW 6252	SHERWIN-WILLIAMS	R:227 G:228 B:225
[Swatch]	HIGH REF. WHITE /SW7757	SHERWIN-WILLIAMS	R:247 G:247 B:241
[Swatch]	STONE ON C.M.U. WALL	(BY OTHERS)	

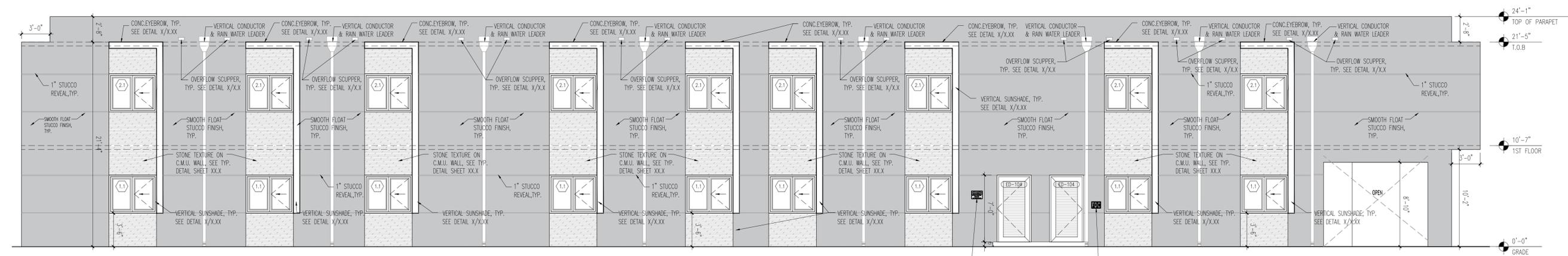
NOTE:
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1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



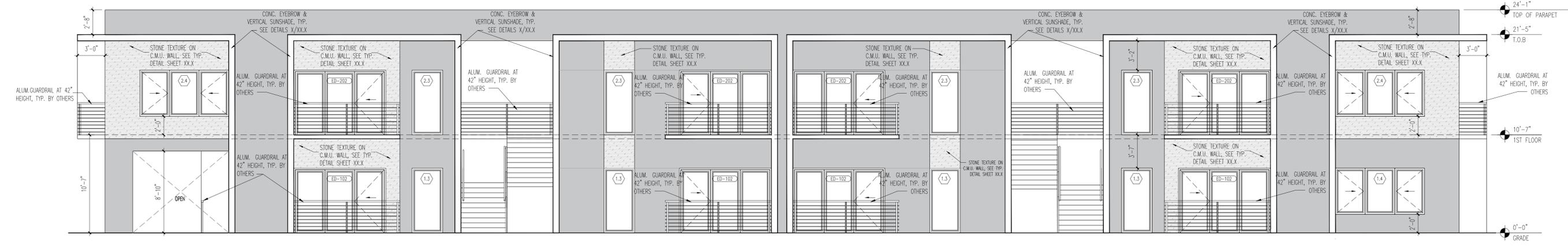
2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



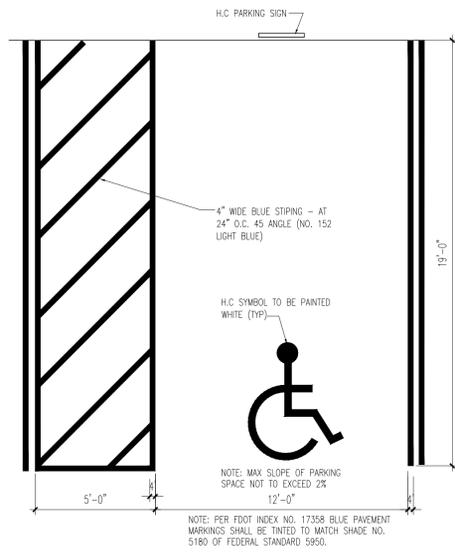
3 WEST ELEVATION
Scale: 3/16" = 1'-0"

**EAST ELEVATION / AREA OF UNPROTECTED SPRINKLERED OPENINGS:
AS PER FBC-B-2014:705.8)**

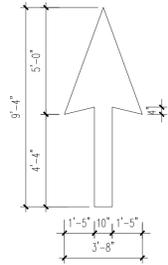
AREA OF WALL	AREA OF OPENINGS	TOTAL < 25%
3,554 SQ.FT	455 SQ.FT	12.8%



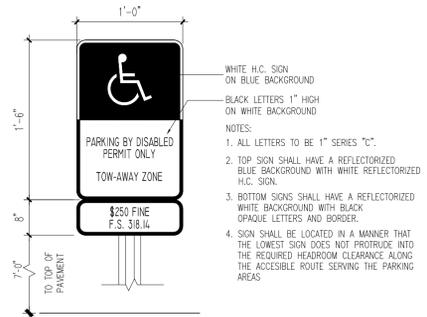
4 EAST ELEVATION
Scale: 3/16" = 1'-0"



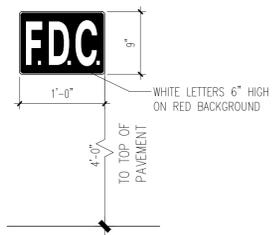
1 TYP/ ENLARGED ACCESSIBLE PARKING
Scale: 1/4" = 1'-0"



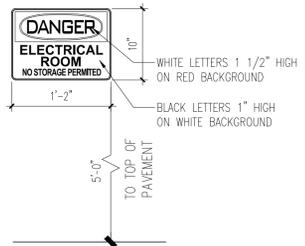
2 ARROW DETAIL, TYP.
Scale: 1/4" = 1'-0"



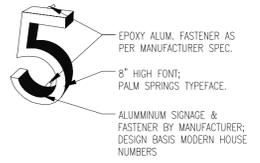
3 ACCESSIBLE PARKING SIGN
Scale: 1/4" = 1'-0"



4 F.D.C. SIGN
Scale: 1" = 1'-0"

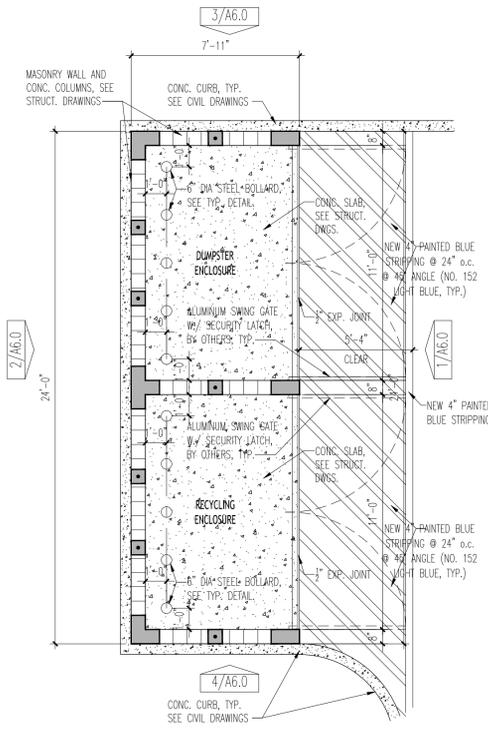


5 ELECTRICAL ROOM SIGN
Scale: 1" = 1'-0"

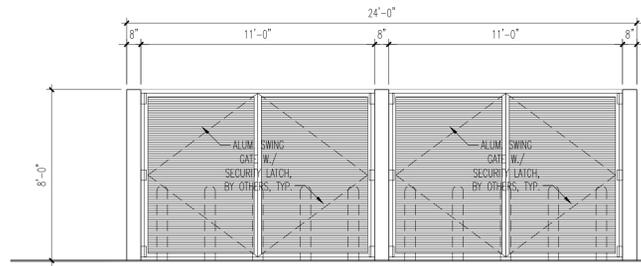


6 TYP. METAL LETTERING DTL.
Scale: 1-1/2" = 1'-0"

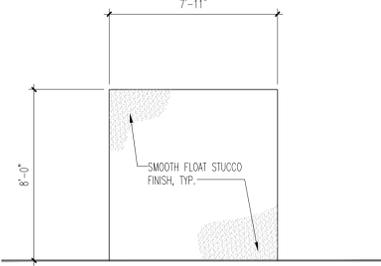
NOTE:
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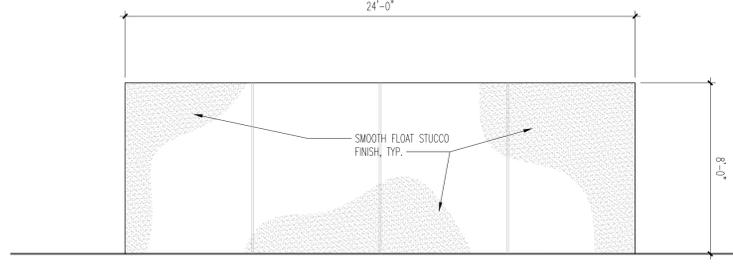
7 ENLARGED DUMPSTER DETAIL
Scale: 1/4" = 1'-0"



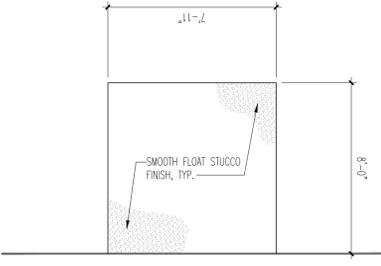
8 ELEVATION 1
Scale: 1/4" = 1'-0"



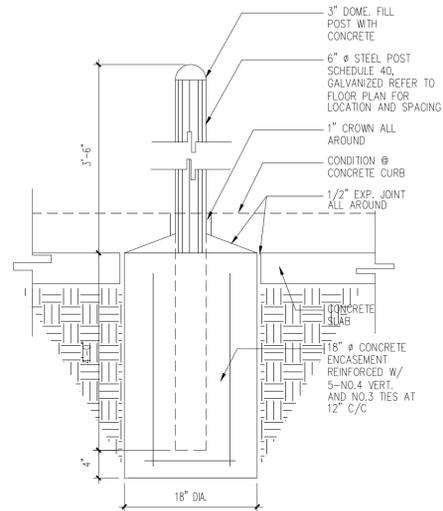
10 ELEVATION 3
Scale: 1/4" = 1'-0"



9 ELEVATION 2
Scale: 1/4" = 1'-0"



11 ELEVATION 4
Scale: 1/4" = 1'-0"



12 TYPICAL BOLLARD DETAIL
Scale: 1" = 1'-0"

HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

PROJECT:

**PLANNING & DEVELOPMENT
BOARD SUBMITTAL**

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REVISED:

DETAILS

2511PIERCE

12/13/2016

A6.0



1 EAST ELEVATION



2 WEST ELEVATION

HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

PROJECT:

PLANNING & DEVELOPMENT
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
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REVISED:

RENDERINGS

2511PIERCE

12/13/2016

A7.0



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



2 WEST ELEVATION

HOLLYWOOD OASIS:
2511 PIERCE ST.
HOLLYWOOD, FL 33020

PROJECT:

PLANNING & DEVELOPMENT
BOARD SUBMITTAL

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REVISED:

RENDERINGS

2511PIERCE

12/13/2016

A7.1

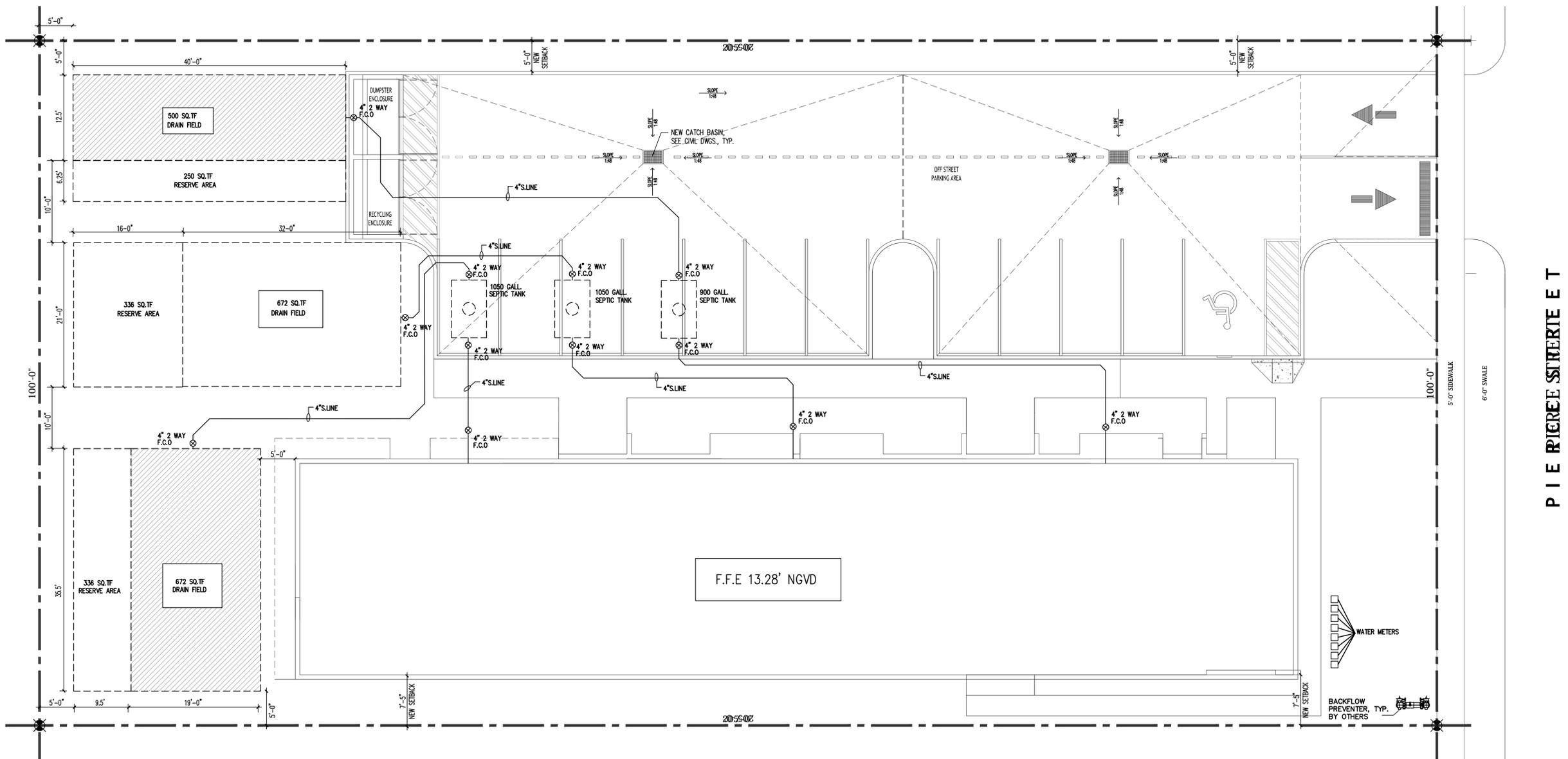
DRAIN FIELD AND SEPTIC TANK CALCULATION

1 ACRE = 43560.0 SQ.FT2500 G.P.D
 LOT SIZE = 20500.0 SQ.FT1176 G.P.D ALLOW TO DRAIN
 SYSTEM #1,#2 & #3. TOTAL DRAIN 1000 G.P.D

SYSTEM # 1
 (2 UNITS TYPE "B" OF 1200 SQ.FT AND 2 BEDROOM EACH) TOTAL 2400 SQ.FT 4 BEDROOMS
AS PER TABLE I
 4 BEDROOMS WITH - 2251 - 3300 SQ.FT.....400 GALLONS/DAY
AS PER TABLE II
 400 GPD1050 GALLONS TANK CAPACITY
 400 G.P.D / 0.6 = 666 SQ.FT DRAIN FIELD REQUIRED/ 672 DRAIN FIELD PROVIDED
 333 SQ.FT RESERVED AREA REQUIRED/336 SQ.FT PROVIDED
 999 SQ.FT TOTAL UNOBSTRUCTED AREA REQUIRED/1008 SQ.FT PROVIDED

SYSTEM # 2
 (4 UNITS TYPE "A" OF 700 SQ.FT AND 1 BEDROOM EACH) TOTAL 2800 SQ.FT 4 BEDROOMS
AS PER TABLE I
 4 BEDROOMS WITH - 2251 - 3300 SQ.FT.....400 GALLONS/DAY
AS PER TABLE II
 400 GPD1050 GALLONS TANK CAPACITY
 400 G.P.D / 0.6 = 666 SQ.FT DRAIN FIELD REQUIRED/ 672 DRAIN FIELD PROVIDED
 333 SQ.FT RESERVED AREA REQUIRED/336 SQ.FT PROVIDED
 999 SQ.FT TOTAL UNOBSTRUCTED AREA REQUIRED/1008 SQ.FT PROVIDED

SYSTEM # 3
 (2 UNITS TYPE "A & B" OF 1700 SQ.FT AND 3 BEDROOM)
AS PER TABLE I
 3 BEDROOMS WITH - 2251 - 3300 SQ.FT.....300 GALLONS/DAY
AS PER TABLE II
 300 GPD900 GALLONS TANK CAPACITY
 300 G.P.D / 0.6 = 500 SQ.FT DRAIN FIELD REQUIRED/ 500 DRAIN FIELD PROVIDED
 250 SQ.FT RESERVED AREA REQUIRED/250 SQ.FT PROVIDED
 750 SQ.FT TOTAL UNOBSTRUCTED AREA REQUIRED/750 SQ.FT PROVIDED



PIE RIGEE SURTE ET

1 PLUMBING SITE PLAN
 Scale: 1/8" = 1'-0"



ORLANDO RANGEL
P.E. 60226
 9340 SW 37th STREET MIAMI, FLORIDA 33165
 TEL: 106-541 3511

PROJECT:
 HOLLYWOOD OASIS:
 2511 PIERCE ST.
 HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT
 BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.
 #A26002922
 DANIEL GOMEZ, ARCHITECT
 #AR96826
 3436 N. MIAMI AVE. #2
 MIAMI, FL. 33127
 305.610.1333
 dgomez@sixsidesinc.com

SEAL:

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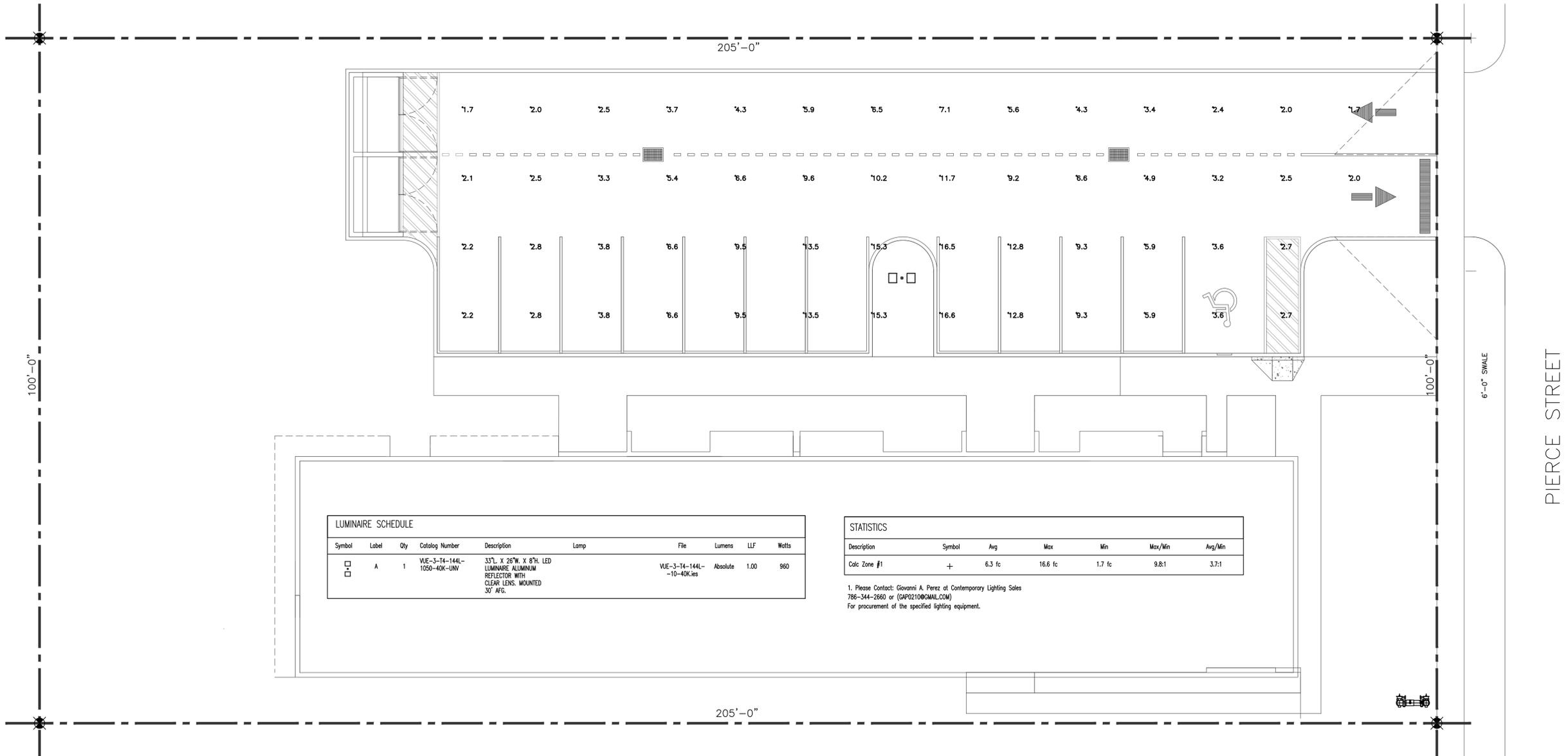
REVISED:

PLUMBING SITE PLAN

2511 PIERCE

12/13/2016

P-1



LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
□	A	1	VUE-3-T4-144L-1050-40K-UNV	33"L. X 26"W. X 8"H. LED LUMINAIRE ALUMINUM REFLECTOR WITH CLEAR LENS. MOUNTED 30' AFG.		VUE-3-T4-144L-10-40K.ies	Absolute 1.00 960

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	6.3 fc	16.6 fc	1.7 fc	9.8:1	3.7:1

1. Please Contact: Giovanni A. Perez at Contemporary Lighting Sales
 786-344-2660 or (GAP0210@CML.COM)
 For procurement of the specified lighting equipment.

1 PLUMBING SITE PLAN
 Scale: 1/8" = 1'-0"



Elias P. Crespo
 7724 W 29 Ln E102
 HIALEAH, Florida, 33018
 Phone (786) 413-6415 Fax (305) 824-9597
 ELECTRICAL ENGINEER
 P.E. LICENCE : 59295

HOLLYWOOD OASIS:
 2511 PIERCE ST.
 HOLLYWOOD, FL 33020

PROJECT:

**PLANNING & DEVELOPMENT
 BOARD SUBMITTAL**

SIXSIDES ARCHITECTURE, INC.
 #AA26002922
 DANIEL GOMEZ, ARCHITECT
 #AR96826

3436 N. MIAMI AVE. #2
 MIAMI, FL 33127
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SEAL:

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REVISED:

PHOTOMETRIC
 SITE PLAN

2511 PIERCE

12/13/2016

PH-1

PLANNING & DEVELOPMENT BOARD SUBMITTAL FOR:

Hollywood Oasis
2511 Pierce Street
Hollywood, FL 33020

Color Chips



1108 KANE CONCOURSE #220
BAY HARBOUR ISLAND FL 33154
Ph. 786.389.9535
#AA26002922

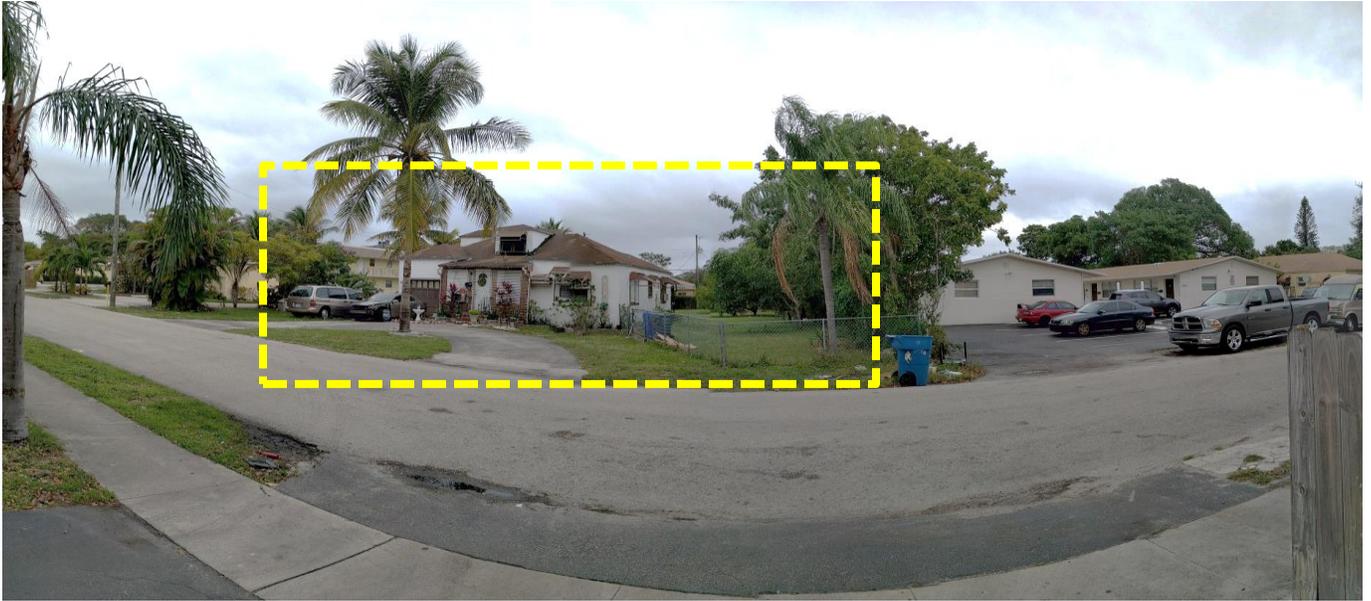
PLANNING & DEVELOPMENT BOARD SUBMITTAL FOR:

Hollywood Oasis
2511 Pierce Street
Hollywood, FL 33020

**Color Photographs of subject site
& adjacent properties**



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#AA26002922

ATTACHMENT B
Land Use and Zoning Map



**DEVELOPMENT SERVICES
PLANNING**

Legend

 Subject Property

 Streets

 Major Roads

LAND USE

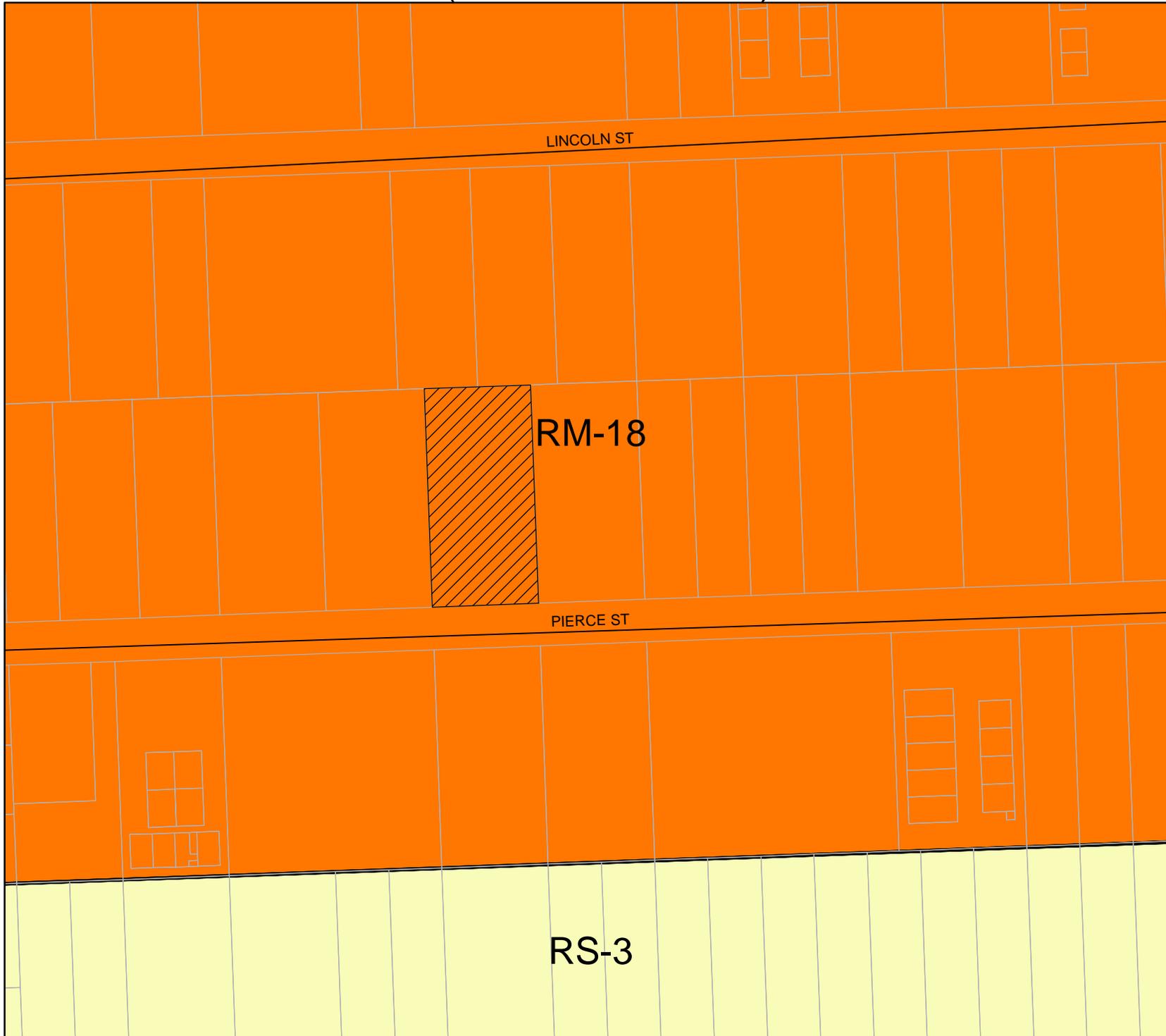
 LRES

 MRES

ZONING

 RM-18

 RS-3



ATTACHMENT C
Correspondence

Director Barnett,

On July 5, 2016, an application was submitted to the TAC for a two-story rental apartment building at 2511 Pierce Street. The application stated that the applicant had met with the Civic Association, which was not true. To correct the problem, the Board of the North Central Civic Association invited Alex Gohman to present his plan at the July 12th regular meeting. Here is what we learned.

The apartments will be rentals. This is the first residential property project for this applicant. He has no business plan. He doesn't know what the rents or occupancy are for adjacent rental units. He doesn't know the character of the neighborhood such as crime/nuisance calls.

The site is a blighted area. If you "Instant Google Street View" the address you will see a living room couch on the swale of the building adjacent to the east. It is gone now but in its place is a mattress. If you drive it, you will see piles of light construction debris, mattresses and furniture strewn up and down burnt out swales to the east and west.

The apartments will have no amenities. Facing the street there will be a slab under a second floor apartment, where residents can congregate.

There will be five one-bedroom units and three two-bedroom units. The plan shows 12 parking spaces, 1-1/2 per unit. While conforming, this isn't adequate.

Furthermore, each will have a bedroom-sized den. A den is a room without a closet. A room without a closet doesn't require a parking space. If you include the den as a bedroom, **there is a potential for 29 adult residents. The plan is ideal for a sober house.**

For years we have listened to how we don't take pride in our properties and how some of us don't care about the piles of old furniture and trash. Homeowners in North Central care very much about the appearance of our streets and the appearance of our neighbors' property. We need more efficient and effective trash hauling and we need more efficient and effective code enforcement. Pierce Street from 24th to 26th Avenue is an example of how rental units with a constant transient turnover have blighted our district.

The City has enough low-income housing. We know that our high-crime areas are in rental apartment areas. We know that rental apartment's don't give the city a return for services. **If we know it's going to cost the city money to put up another apartment building, why are we doing this?**

Stop permitting absentee landlords exploit opportunities for profit to the detriment of homeowners. **We pay two ways. We pay for their services and our property values suffer.**

Just because it's legal and they are not asking for variances we should not be permitting this. If it's a bad thing for the City it should not be allowed.

Karen Caputo