ATTACHMENT A
Application Package
Part I

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

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

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 1101 Hillcrest Drive

Lot(s): _____ Block(s): portion of blocks 6, 9 Subdivision: Hollywood Section Three 69-10

Folio Number(s): 514219270034, 514219171651, 514219171541

Zoning Classification: PUD-R Land Use Classification: Irreg Res 11.5 Dashed Line

Existing Property Use: Office and Vacant Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Design and Site Plan and PUD Modification approvals.

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 110 #Rooms
Proposed Non-Residential Uses	+/- 1500 SF S.F.)
Open Space (% and SQ.FT.)	Required %: 20 (Area: 21,345 S.F.)
Parking (# of spaces)	PARK. SPACES: (#)
Height (# of stories)	(# STORIES) 8 (90'8" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (103,396 sf FT.)

Name of Current Property Owner: Harwin-Tobin 1101 LLC

Address of Property Owner: 1101 Hillcrest Dr, Hollywood, FL, 33021

Telephone: 954-296-1100 Email Address: jtobin@tobinsince1926.com

Applicant Greenspoon Marder LLP Consultant ☐ Representative ☑ Tenant ☐

Address: 200 E. Broward Blvd., Suite 1800 Telephone: (954)333-4377

Email Address: kelly.ray@gmlaw.com

Email Address #2: elizabeth.somerstein@gmlaw.com

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

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: Jason Tobin Date: _____

Signature of ~~Consultant/Representative:~~ Current Owner _____ Date: 4/7/2025

PRINT NAME: Kelly Ray, Greenspoon Marder LLP Representative _____ Date 4/8/25

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 **flex unit allocation** to my property, which is hereby made by me or I am hereby authorizing **Greenspoon Marder LLP** to be my legal representative before the **TAC, PDB, City Commission** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 7 day of April 2025

Broward, FL

Zoraida Gonzalez
Notary Public
State of Florida

ZORAIDA GONZALEZ
MY COMMISSION # HH 481993
EXPIRES: January 17, 2028

My Commission Expires: 01-17-28 (Check One) ☐ Personally known to me; OR ☑ Produced Identification Valid FL DL

Signature of Current Owner

Jason Tobin
Print Name

Greenspoon Marder LLP

Kelly Ray
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.333.4377
Email: kelly.ray@gmlaw.com

July 21, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

Re: Hillcrest Village – Development Narrative – PDB Submittal

Dear Ms. Wingett:

We represent Tobin, Inc. and Housing Trust Group, collectively referred to as "Applicant." Tobin, Inc. owns the property at 1101 Hillcrest Drive through Harwin-Tobin 1101, LLC. The Applicant is proposing a first-class, multi-family attainable housing development with state-of-the-art amenities on the property, as described below.

BACKGROUND

The site at 1101 Hillcrest Drive is 2.45 net acres (2.97 gross acres) and comprises three folios: 514-219-270-034, 514-219-171-541, and 514-219-171-651 ("Property"). The City's zoning for this site is PUD-R and the land use designation is Irregular (11.5) Residential.

The Property is within the boundary of the Hillcrest PUD, which was established by Ord. O-76-025. This ordinance included minimal guidance on development standards and noted that items such as number of dwelling units, number of buildings, heights, setbacks, number of parking spaces, and amount of open space was to be governed by the final approved site plan. The master site plan did not provide specific details for the Property.

The Property has the County land use designation of Irregular Residential (11.5 units/acre) and is within a Dashed-Line Area, which is approximately 260.5 gross acres in size and covers the entire Hillcrest PUD.[1] Within a Dashed-Line Area, density is not calculated on a site-specific basis; rather, the density is multiplied by the size of the Dashed-Line Area to establish a maximum cap of dwelling units within the entire Dashed-Line Area, which in this

[1] Broward County Ordinance No. 2007-37. Recorded in ORB 44936 Pg 1402.

case equals 2,995 units. Based upon available data, approximately 2,944 units have been developed, leaving a balance of approximately 51 units available in the Hillcrest PUD. In conjunction with utilization of County Policy 2.16.3, six (6) PUD units are required to support the 110-unit proposed development. Additional Policy 2.16.3 details are provided below.

The Applicant proposes utilizing the bonus density formula for units that do not exceed 50% AMI, as provided for by Broward County Policy 2.16.3, which reduces the number of required PUD units to six (6) rather than for the entire proposed 110 units. Under this formula, the Applicant is granted nineteen (19) bonus units for each unit that does not exceed 50% AMI. As a result, PUD units are only needed for the base density calculation, not for the entire 110-unit development. Below is the breakdown of proposed AMI levels for the development.

AMI	% Units	# Units
30%	15%	17
60%	47%	52
70%	28%	31
80%	9%	10
	100%	**110**

Although all the 110 units in Hillcrest Village are proposed not to exceed 80% AMI the bonus formula calculation needs only to be based on six units that do not exceed 50% AMI. The six units that do not exceed 50 percent AMI yields a total 114 bonus units, enough units for the entire 110-unit development. The calculation is as follows:

- Bonus formula: Units that do not exceed 50 percent AMI[2]: Nineteen (19) bonus units per every one (1) very-low-income unit.
- Calculation: 6 units that do not exceed 50 percent AMI x 19 bonus units = 114 bonus units. 114 bonus units + 6 base units that do not exceed 50 percent AMI = 120 units total. However, the site plan only proposes 110 units.

APPLICATIONS

PUD Modification

The Applicant is requesting approval of a PUD-R modification in order to formally incorporate the design and site plan of the Property into the existing Hillcrest PUD Final Site Plan/master plan. This request incorporates the proposed development into the Hillcrest PUD Final Site Plan/master plan and establishes specific development standards that will govern the development. These standards—outlined in detail within the submitted design and site plan—will guide the layout, use, parking, and overall character of the development.

[2] Persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.

Design and Site Plan

The proposed site plan features a single, eight-story building that integrates both multifamily and office uses. The development will showcase a sophisticated architectural design and a robust amenity package to serve families of all sizes within 110 multifamily units. Renders of Hillcrest Village can be found on **Exhibit A.** The unit mix includes 71 one-bedroom units, 31 two-bedroom units, and 8 three-bedroom units. Community amenities will include a luxury swimming pool, state-of-the-art fitness center, clubhouse room, business center, outdoor playground, 744 SF of ground floor office space. Additionally, Hillcrest Village also incorporates landscape features aimed at enhancing the visual quality of the development and includes a rooftop community garden to promote sustainability and foster a sense of connection among residents. The upgraded streetscape will help enhance pedestrian connectivity along Hillcrest Drive, further advancing the neighborhood's livability and walkability.

The development will provide a mix of multifamily units targeted for households earning between 30% and 80% of the area median income (AMI). A breakdown of the AMI levels is provided below. A chart of the AMI breakdown can be found below. Hillcrest Village will provide flexible, high-quality rental options for working families and individuals seeking a walkable, community-oriented place to live.

As part of HTG's ongoing commitment to community-centered development, HTG intends to offer a leasing preference for existing Hillcrest residents, teachers, first responders, and employees of the City of Hollywood at Hillcrest Village. This initiative aims to support those who contribute to the well-being of the neighborhood and align with the City's goals of inclusivity and community stability.

AMI	% Units	# Units
30%	15%	17
60%	47%	52
70%	28%	31
80%	9%	10
	100%	**110**

The interior finishes in each unit are thoughtfully curated to reflect a contemporary, upscale standard—offering residents both comfort and a modern design.

Hillcrest Village fits well within its surrounding neighborhood. It's consistent with the surrounding mix of building types and scales—including an eight-story condominium to the north, ten-story residential buildings and single-family homes to the south, and a combination of single-family homes and twelve-story structures to the east. Hillcrest Village serves as a natural transition between these diverse land uses and complements an existing

neighborhood fabric that includes schools, medical facilities, and a range of community amenities.

DECLARATIONS

Certain properties within the Hillcrest PUD are subject to several Declarations of Restrictive Covenants or other encumbrances that have been recorded over time; copies of said declarations/encumbrances requested for review were provided by the City to our office. The Applicant's team has conducted a comprehensive analysis of the documents provided by the City to evaluate the relevance and applicability to the Applicant's project. This in-depth analysis is documented in a separate memorandum, which has been provided to the City under separate cover.

One of the primary considerations has been the Declaration of Restrictive Covenant dated June 17, 2016, recorded at Instrument 113769741 of the Official Records of Broward County, Florida, re-recorded at Instrument 113841556 of the Official Records of Broward County, Florida ("Declaration"). In particular, there has been a focus on the applicability of Paragraph 15, which addresses the need for an 80% approval vote from residential unit owners in the event of an amendment to the Declaration.

Based on our review, it is our position that Paragraph 15 of the Declaration does not apply to the proposed development. This conclusion is based on two key factors:

1. Parcel Inclusion: The Main Parcel on which the residential building and amenities are located is not included within the area governed by the Declaration. As such, the restrictions and requirements set forth in that Declaration do not apply to the Main Parcel.

2. Material Change Analysis: While the two smaller parcels within the development area are included in the legal description of the property owned by the declarant of the declaration, the proposed improvements (open green space, parking, and drainage) on those parcels do not constitute a "material change" to the "Concept Plan" as defined in the Declaration. The proposed development maintains substantial conformity with the "Concept Plan" referenced in the Declaration and therefore does not trigger the requirement for an 80% approval vote to amend the Declaration. Moreover, the two smaller parcels were removed from the ultimate site plan that constructed/implemented the "Concept Plan."

Accordingly, it is our position that the restrictive covenants contained in the Declaration do not impose any additional procedural requirements for the approval or implementation of this development.

PARKING

Ordinance No. 0-2013-11 was recorded in connection with the approval of the site plan permitting the development of the charter school located across from the Applicant's development. As part of the charter school's site plan approval, our property was initially designated to provide 24 parking spaces for school staff. Condition No. 4 of the ordinance required an offsite parking agreement for not less than 24 parking spaces. We've since been asked how these spaces will be addressed with the planned redevelopment of our site.

This proposed site plan addresses the provision of 24 parking spaces for the Championship Academy Charter School located across Hillcrest Drive. Specifically, there will be 24 parking spaces reserved exclusively for school faculty and staff during school hours from 7:30 AM to 4:30 PM, Monday through Friday, when school is in session. Outside of these hours, the spaces will be available for use by the residents of Hillcrest Village and their guests. A shared parking agreement will be executed to clearly define the terms of use, and signage will be included to clearly designate the school spaces and the hours of use.

We respectfully request the approval of the above-referenced application to develop the Property with the proposed development, and we remain committed to working collaboratively with City staff and the community during the review and approval process.

Thank you for your consideration of this application.

Sincerely,

GREENSPOON MARDER LLP



Kelly Ray

For the Firm

Exhibit A

NORTH VIEW – ALONG HILLCREST DRIVE



SOUTH VIEW – REAR ELEVATION



Exhibit A (Continued)

NORTH VIEW – MAIN FAÇADE



NORTH VIEW - AERIAL PERSPECTIVE





PROJECT

HILLCREST VILLAGE

1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

FINAL TAC
03/03/2025

OWNER

TOBIN

1101 BEN TOBIN DR.
HOLLYWOOD, FL 33021

ARCHITECT

REALIZATION ARCHITECTS

REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD, SUITE 201
CORAL GABLES, FLORIDA 33134
305.284.7325
RA@REALIZATIONARCHITECTS.COM

CIVIL

HSQ GROUP

HSQ GROUP
4577 N NOB HILL ROAD
SUITE 205
SUNRISE, FLORIDA 33351
954.440.3351
KEVIN@HSQGROUP.NET

LANDSCAPE

walk

walk
LANDSCAP+URBAN DESIGN
PLANNING / RESEARCH / CONSULTING
6915 SW 57TH AVENUE. SUITE #203
CORAL GABLES, FL 33143
786.536.2088
devin@walkLAUD.com

PROJECT LOCATION



SUBMITTAL AND MEETING	DATE
PRE-APP	02/16/2023
PRE T.A.C	11/18/2024
FINAL T.A.C	03/03/2025
PLANING & ADVISORY BOARD MEETING	
CITY COMMISSION MEETING	

INDEX OF DRAWINGS

		PRE-TAC	FINAL-T.A.C	PDB	CC
GENERAL					
COVER SHEET			X		
SURVEY					
1	SURVEY		X		
ARCHITECTURE					
	COVER SHEET		X		
A-001	AREA DIAGRAMS		X		
A-002	CONTEXT IMAGES		X		
A-100	CONCEPTUAL SITE PLAN	X	X		
A-101	SITE PLAN		X		
A-200	OVERALL FLOOR PLAN - LEVEL 01	X	X		
A-201	OVERALL FLOOR PLAN - LEVEL 2	X	X		
A-202	OVERALL FLOOR PLAN - LEVEL 03-07	X	X		
A-203	OVERALL FLOOR PLAN - LEVEL 08	X	X		
A-204	OVERALL ROOF PLAN		X		
A-205	ENLARGED LANDSCAPED TERRACES PLAN		X		
A-300	OVERALL BUILDING ELEVATION-SOUTH ELEVATION 1	X	X		
A-301	OVERALL BUILDING ELEVATION-PARTIAL EAST ELEVATION 1	X	X		
A-302	OVERALL BUILDING ELEVATION-EAST ELEVATION 2		X		
A-303	OVERALL BUILDING ELEVATION - NORTH ELEVATION 1	X	X		
A-304	OVERALL BUILDING ELEVATION - PARTIAL WEST ELEVATION 1		X		
A-305	OVERALL BUILDING ELEVATION - WEST ELEVATION 2	X	X		
A-1000	3D VIEWS		X		
CIVIL					
DRAINAGE CALCS			X		
CS-1 COVER SHEET			X		
DM-1 DEMOLITION PLAN			X		
SPM-1 SIGNAGE AND PAVEMENT MARKINGS PLAN			X		
WM-1 WASTE MANAGEMENT PLAN			X		
FT-1 FIRE ACCESS PLAN			X		
PD-1 PD-1 PAVING AND DRAINAGE PLAN			X		
PD-2 PAVING AND DRAINAGE DETAILS			X		
PD-3 PAVING AND DRIANAGE DETAILS			X		
PD-4 CROSS SECTIONS			X		
SWPPP-1 STORMWATER POLLUTION PREVENTION PLAN			X		
SWPPP-2 STORMWATER POLLUTION PREVENTION PLAN			X		
SWPPP-3 NPDES NOTES			X		
WS-1 UTILITY PLAN			X		
WS-2 WATER AND SEWER DETAILS			X		
WS-3 WATER AND SEWER DETAILS			X		
WS-4 WATER AND SEWER DETAILS			X		
LANDSCAPE					
L-100	LANDSCAPE DISPOSITION PLAN		X		
L-101	LANDSCAPE DISPOSITION PLAN		X		
L-200	LANDSCAPE PLANTING PLAN		X		
L-210	LANDSCAPE PLANTING PLAN		X		
L-300	LANDSCAPE DETAILS AND SPECIFICATIONS		X		

GROSS FLOOR AREA CALCULATION



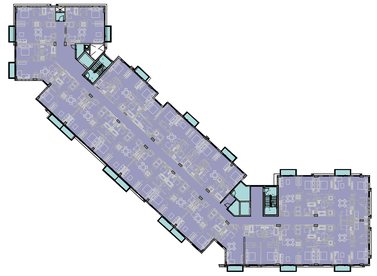
LEVEL 01

SPACES COUNTING TOWARDS FLOOR AREA	8,126 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	3,639 SF
GROSS FLOOR AREA	11,765 SF



LEVEL 02

SPACES COUNTING TOWARDS FLOOR AREA	8,816 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	1,549 SF
GROSS FLOOR AREA	10,365 SF



LEVEL 03-07

SPACES COUNTING TOWARDS FLOOR AREA (1 LEVEL) SPACES COUNTING TOWARDS FLOOR AREA (5 LEVEL=14,235 SF X 5)=	14,235 SF 71,175 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA (1 LEVEL) SPACES NOT COUNTING TOWARDS FLOOR AREA (5 LEVEL=1,554 SF X 5)=	1,554 SF 7,770 SF
GROSS FLOOR AREA (1 LEVEL) GROSS FLOOR AREA (5 LEVEL=15,789 SF X 5)=	15,789 SF 78,945 SF



LEVEL 08

SPACES COUNTING TOWARDS FLOOR AREA	11,242 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	4,694 SF
GROSS FLOOR AREA	15,936 SF

FLOOR AREA RATIO (FAR) =
FLOOR AREA / LOT AREA =
99,359 SF / 106,800 SF = 0.93

TOTAL

SPACES COUNTING TOWARDS FLOOR AREA = 99,359 SF

SPACES NOT COUNTING TOWARDS FLOOR AREA = 17,652 SF

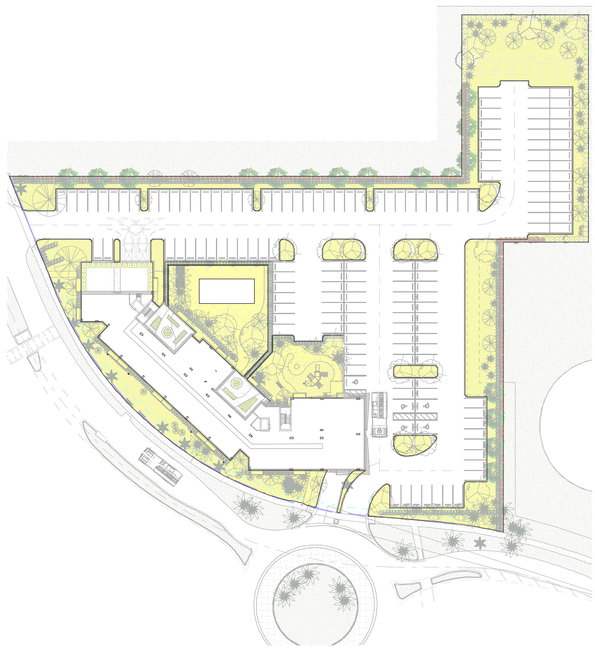
GROSS FLOOR AREA = 117,011 SF

LOT AREA CALCULATION



IMPERVIOUS AREA

IMPERVIOUS AREA = 69,108 SF = 65 % (IMPERVIOUS AREA/LOT) (REQUIRED=65% MAXIMUM)



OPEN SPACE

OPEN SPACE = 41,824 SF = 40% (OPEN SPACE/LOT) (REQUIRED=20% MINIMUM)



PAVED VEHICULAR USE DIAGRAM

LANDSCAPE (EXCLUDES REQUIRED PERIMETER LANDSCAPED 5'-0" BUFFER) = 23,205 SF = 46 % (LANDSCAPE AREA /PAVED VEHICULAR USE) (REQUIRED 25% MINIMUM = 50,512 X 0.25=12,628 SF)

PAVED VEHICULAR USE = 50,512 SF

FINAL TAC (NOT FOR CONSTRUCTION)

REALIZATION ARCHITECTS

1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA, 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
SUITE 203
CORAL GABLES, FL 33143
O-786.536.2088
Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS LLC.THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THE ONE LISTED, BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

AREA DIAGRAMS

SCALE: AS SHOWN

SHEET NO:

A-001



03 LOOKING INTO PROPERTY TO THE NORTH-EAST
SCALE: N/A



02 SUBJECT SITE - ACCESS TO PROPERTY
SCALE: N/A



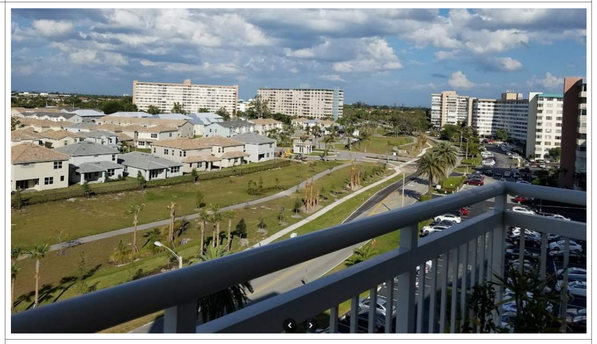
01 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-WEST
SCALE: N/A



12 1200 TALLWOOD AVE
SCALE: N/A



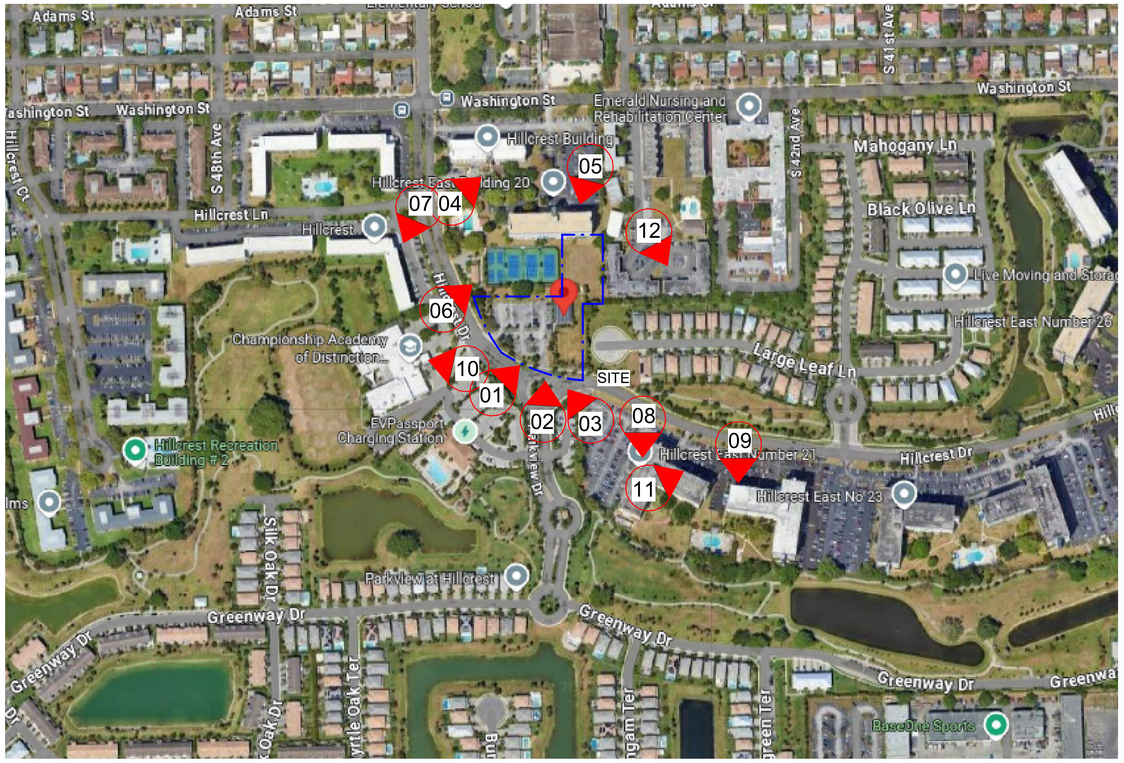
04 901 HILLCREST DR-HILLCREST BUILDING
SCALE: N/A



11 VIEW FROM BUILDING 20 HILLCREST EAST
SCALE: N/A



05 HILLCREST EAST BUILDING 20
SCALE: N/A



N
CONTEXTUAL PHOTO-LOCATION MAP
SCALE: N/A



10 4496 HILLCREST-BIONIC SUMMER CAMP
SCALE: N/A



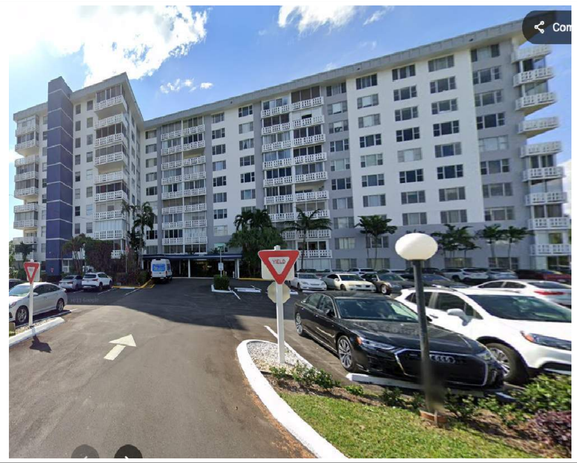
06 4599 HILLCREST DR - IN BEHIND SUBJECT SITE
SCALE: N/A



07 4617 HILLCREST LN
SCALE: N/A



08 NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A



09 4584 HILLCREST DR-NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A

FINAL TAC (NOT FOR CONSTRUCTION)

REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
SUITE 203
CORAL GABLES, FL 33143
O-786.536.2088
Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF PROFESSIONAL SERVICE IS AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

CONTEXT IMAGES

SCALE: AS SHOWN

SHEET NO:

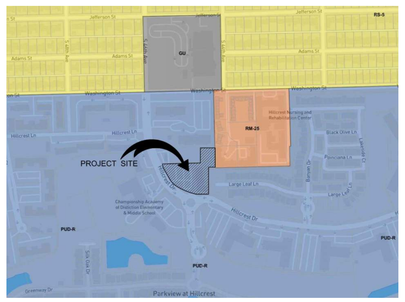
A-002



N

LOCATION MAP

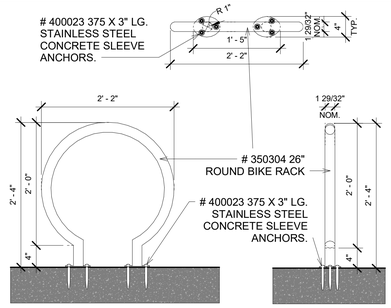
SCALE: N/A



N

ZONING MAP

SCALE: N/A



1 BIKE RACK DETAIL

SCALE: N/A

SYMBOLS LEGEND

- LANDSCAPE
- CONCRETE SIDEWALK
- DRIVEWAY
- SIDEWALK TILE TYPE 1
- SIDEWALK TILE TYPE 2
- BUILDING AREA
- POOL
- EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2 - SPRKL. 250' MAX.)
- 5'-0" LANDSCAPE BUFFER
- 6'-0 EASEMENT
- FIRE TRUCK STAGING AREA
- SCHOOL AND VISITOR PARKING
- EV READY STALLS

SITE PLAN GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
5. ANY LIP IN THE PAVEMENT 1/4" BUT NOT LARGER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
6. ALL SIDEWALKS ALONG THE PROPERTY WITHIN THE RIGHTS-OF-WAY TO BE NEW AND MINIMUM 5' WIDE.
7. PER NFPA SECTION 11.10.2 WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 1221.
8. FIRE PUMP ROOM SHALL MEET MIN STANDARDS AND REQUIREMENTS PER NFPA 20 (2019 EDITION) .

APPLICABLE CODES:

BUILDING	FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023).
ACCESSIBILITY	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES.
LIFE SAFETY	N.F.P.A. 101 - LIFE SAFETY CODE (2021).
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).

ZONING:

EXISTING:	PUD-R

LAND USE:

EXISTING CLASSIFICATION:	MEDIUM (16) RESIDENTIAL
EXISTING USE:	OFFICE AND VACANT

DENSITY:

ALLOWED:	UNLIMITED
PROPOSED:	45 UNITS / ACRE (DU/ACRE)

LEGAL DESCRIPTION:

Portions of Blocks 6 and 9 of "HILLWOOD SECTION THREE as recorded in Plot Book 69, Page 10 of the Public Records of Broward County, Florida Together with portions of Tracts Osm and british, Hillcrest Country Club North, as recorded in Plot Book 163. Pages is through 24 of the Public Records or Broward County, Florida, sold portions being more particularly described as follows;

Commencing at the Westerly Most Northwest corner of said Tract 0S-1; Thence North 88°17'07" East, along the North line of said Trcot OS-1, 29.91 feet to a point of intersection with the Northerly Prolongation of the Westerly line of said Tract 0S-1 and the Point of Beginning; Thence South 01° 43'26" East, along said Northerly Prolongation and said Westerly line, 236.74 feet to a point on a non-tongent curve concave to the Southwest (through which a radial line bears South 10°29'57" West to the radius point) lying on the Northerly right-of-way line of Hillcrest Drive also being the Southerly line of said Block 9; Thence, along the Northerly and Easterly right-of-way line of said Hillcrest Drive, the Southerly line of said Block 9 and the Southerly and Westerly line of said Block 6 the following four courses (4); (1) Northwesterly_ along the arc of said curve having a Radius of 468.63 feet, a Central Angle of 07°49'58" ond an Arc distance of 64. .07 feet to point of Tongency; (2) North 87°20'01" West, 48.17 feet to a point of curvature of a curve concave to the Northwest; (3) Northwesterly along the arc of said curve having Radius of 300.00 feet, a Central Angle of 6406"35" and an Arc distance of 335.68 feet to a point of Tangency; Thence North 23°13`26" West, 94.61 feet; Thence, departing said Westerly right-of-way line and the Easterly line of said Block 6, North 88°17'07" East, 368.66 feet: Thence North 01°38'31" West, 185.00 feet; Thence North 88°17'07" East, 103,00 feet to point on the East line ot soid Block 6 also being the West line of Parcel 4, Tallwoad Amended as recorded In Plat Book 64, Page 39 of the Public Records of Broward County, Florida: Thence South 01°38'31" East, along said East and West line, 185.00 feet a point on the North line of soid OS-1; Thence South 88°17"07" West, along said North line 69.38 feet to the Point of Beginning.

Said lands lying in the City of Hollywood, Broward County, Florida and containing an area of 106,862 Square Feet, (2.453 Acres) more or less.

FLOOD ZONE:

FLOOD ZONE: AH 9'

ELEVATION: 6.54' (NAVD88) (PUBLISHED AS ELEVATION = 8.14 (NGVD29) BEING A SQUARE CUT IN NW CORNER OF CONCRETE SIDEWALK AT #2550 PARK ROAD, AND TO NATIONAL GEODETIC SURVEY (NGS) DESIGNATION - M312, ELEVATION = 13.44' (NAVD88)

SITE INFO:

	REQUIRED	PROVIDED
LOT AREA:	106,800 SF	106,800 SF (2.45 ACRE)
LOT COVERAGE:	N/A	17,371 SF
FAR:	3.00 MAX	0.93
OPEN SPACE TOTAL (LANDSCAPE):	(MIN. 20% PUD)	SITE 40% (41,824 SF)
LANDSCAPING OF PAVED VEHICULAR USE	(MIN. 25% PVU)	SITE 46 % (23,205 SF)
IMPERVIOUS AREA:	(MAX. 65% PUD)	SITE 65 % (69,108 SF)
BUILDING HEIGHT:	140'-0" MAX.	90'-8" TO HIGHEST POINT
# BUILDING STORIES:	MAX. 10 STORIES	8 STORIES

BUILDING HEIGHT:

PROPOSED HEIGHT: 8 STORIES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (HILLCREST):		7'-6"
SIDE (EAST):	50'-0"	114'-0"
SIDE (NORTH):	50'-0"	54'-4"

UNIT MATRIX:

UNIT TYPE	DESCRIPTION	PROJECT TOTAL (%)	UNIT AREA (SF)	BALCONY AREA	TOTAL UNITS
A1	1B/1B	58 %	650	43	64
A2	1B/1B	6 %	675	43	7
B1	2B/2B	11 %	987	43	12
B2	2B/2B	12 %	865	43	13
B3	2B/2B	6 %	984	43	6
C1	3B/2B	7 %	1080	43	8
			TOTAL UNITS IN PROJECT		110 (100%)

PROPOSED PARKING:

PARKING REQUIREMENTS:	CRITERIA:	REQUIRED
OFFICE: 744 SF	1 PER 250 SF	3 SPACES
SCHOOL/VISITOR PARKING SPACES:		24 SPACES

MULTI-FAMILY	CRITERIA:	REQUIRED:
110 TOTAL UNITS		
(A1-A2) 71 UNITS	1.0 SPACE / UNIT	71 SPACES
(B1-B2-B3-C1) 39 UNITS	1.5 SPACE / UNIT	58.5 SPACES
TOTAL PARKING SPACES REQUIRED (RESIDENTIAL+OFFICE+SCHOOL):		157 SPACES
LOADING SPACES REQUIRED:		2 SPACES
ADA SPACES REQUIRED:		6 STANDARD SPACES
BICYCLE PARKING REQUIRED:	1 SPACE / 20 REQ PS=157/20	8 SPACES

	PROVIDED:
TOTAL PARKING SPACES PROVIDED:	157 SPACES (TOTAL) (INCL. 6 ADA SPACES)
LOADING SPACES PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
EV READY STALLS PROVIDED:	4 SPACES

FINAL TAC (NOT FOR CONSTRUCTION)



CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

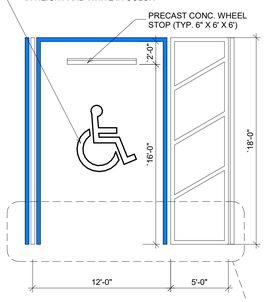
0' 10' 30' 60'

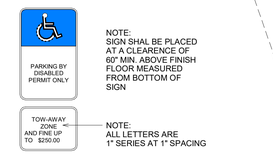
BLACK LETTERS ON WHITE W/ 1/2" LETTERS

ELECTRIC VEHICLE PARKING AND CHARGING STATION

ELECTRIC VEHICLE CHARGING STATION SIGN

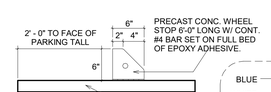
HANDICAP SYMBOL TO BE 5' IN HEIGHT AND WHITE IN COLOR





NOTE: SIGN SHAL BE PLACED AT A CLEARENCE OF 60" MIN. ABOVE FINISH FLOOR MEASURED FROM BOTTOM OF SIGN

NOTE: ALL LETTERS ARE 1" SERIES AT 1" SPACING



NOTE: GROUT FULLY UNDER WHEEL STOP

PREFAB. CONC. WHEEL STOP DET.

REALIZATION ARCHITECTS

1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
SUITE 203
CORAL GABLES, FL 33143
O-786.536.2088
Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS LLC. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

CONCEPTUAL SITE PLAN

SCALE: AS SHOWN

SHEET NO:

A-100



N

LOCATION MAP

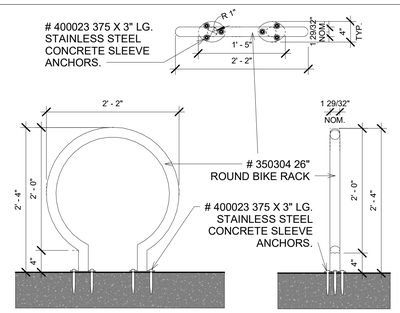
SCALE: N/A



N

ZONING MAP

SCALE: N/A



1 BIKE RACK DETAIL

SCALE: N/A

SYMBOLS LEGEND

- EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2 - SPRKL. 250' MAX.)
- 5'-0" LANDSCAPE BUFFER
- 6'-0 EASEMENT
- FIRE TRUCK STAGING AREA
- SCHOOL AND VISITOR PARKING
- EV READY STALLS

SITE PLAN GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
5. ANY LIP IN THE PAVEMENT 1/4" BUT NOT LARGER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
6. ALL SIDEWALKS ALONG THE PROPERTY WITHIN THE RIGHTS-OF-WAY TO BE NEW AND MINIMUM 5' WIDE.
7. PER NFPA SECTION 11.10.2 WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 1221.
8. FIRE PUMP ROOM SHALL MEET MIN STANDARDS AND REQUIREMENTS PER NFPA 20 (2019 EDITION) .

APPLICABLE CODES:

BUILDING	FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023).
ACCESSIBILITY	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES.
LIFE SAFETY	N.F.P.A. 101 - LIFE SAFETY CODE (2021).
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).

ZONING:

EXISTING:	PUD-R

LAND USE:

EXISTING CLASSIFICATION:	MEDIUM (16) RESIDENTIAL
EXISTING USE:	OFFICE AND VACANT

DENSITY:

ALLOWED:	UNLIMITED
PROPOSED:	45 UNITS / ACRE (DU/ACRE)

LEGAL DESCRIPTION:

Portions of Blocks 6 and 9 of "HILLWOOD SECTION THREE as recorded in Plot Book 69, Page 10 of the Public Records of Broward County, Florida Together with portions of Tracts Osm and british, Hillcrest Country Club North, as recorded in Plot Book 163. Pages is through 24 of the Public Records or Broward County, Florida, sold portions being more particularly described as follows;

Commencing at the Westerly Most Northwest corner of said Tract 0S-1; Thence North 88°17'07" East, along the North line of said Trcot OS-1, 29.91 feet to a point of intersection with the Northerly Prolongation of the Westerly line of said Tract 0S-1 and the Point of Beginning; Thence South 01° 43'26" East, along said Northerly Prolongation and said Westerly line, 236.74 feet to a point on a non-tongent curve concave to the Southwest (through which a radial line bears South 10°29'57" West to the radius point) lying on the Northerly right-of-way line of Hillcrest Drive also being the Southerly line of said Block 9; Thence, along the Northerly and Easterly right-of-way line of said Hillcrest Drive, the Southerly line of said Block 9 and the Southerly and Westerly line of said Block 6 the following four courses (4); (1) Northwesterly_ along the arc of said curve having a Radius of 468.63 feet, a Central Angle of 07"49'58" ond an Arc distance of 64. .07 feet to point of Tongency; (2) North 87°20'01" West, 48.17 feet to a point of curvature of a curve concave to the Northwest; (3) Northwesterly along the arc of said curve having Radius of 300.00 feet, a Central Angle of 6406"35" and an Arc distance of 335.68 feet to a point of Tangency; Thence North 23°13`26" West, 94.61 feet; Thence, departing said Westerly right-of-way line and the Easterly line of said Block 6, North 88°17'07" East, 368.66 feet: Thence North 01°38'31" West, 185.00 feet; Thence North 88°17'07" East, 103,00 feet to point on the East line ot soid Block 6 also being the West line of Parcel 4, Tallwood Amended as recorded In Plat Book 64, Page 39 of the Public Records of Broward County, Florida: Thence South 01°38'31" East, along said East and West line, 185.00 feet a point on the North line of soid OS-1; Thence South 88°17"07" West, along said North line 69.38 feet to the Point of Beginning.

Said lands lying in the City of Hollywood, Broward County, Florida and containing an area of 106,862 Square Feet, (2.453 Acres) more or less.

FLOOD ZONE:

FLOOD ZONE: AH 9'

ELEVATION: 6.54' (NAVD88) (PUBLISHED AS ELEVATION = 8.14 (NGVD29)
BEING A SQUARE CUT IN NW CORNER OF CONCRETE SIDEWALK AT #2550 PARK ROAD, AND TO NATIONAL GEODETIC SURVEY (NGS) DESIGNATION - M312, ELEVATION = 13.44' (NAVD88)

SITE INFO:

	REQUIRED	PROVIDED
LOT AREA:	106,800 SF	106,800 SF (2.45 ACRE)
LOT COVERAGE:	N/A	17,371 SF
FAR:	3.00 MAX	0.93
OPEN SPACE TOTAL (LANDSCAPE):	(MIN. 20% PUD)	SITE 40% (41,824 SF)
LANDSCAPING OF PAVED VEHICULAR USE	(MIN. 25% PVU)	SITE 46 % (23,205 SF)
IMPERVIOUS AREA:	(MAX. 65% PUD)	SITE 65 % (69,108 SF)
BUILDING HEIGHT:	140'-0" MAX.	90'-8" TO HIGHEST POINT
# BUILDING STORIES:	MAX. 10 STORIES	8 STORIES

BUILDING HEIGHT:

PROPOSED HEIGHT:	8 STORIES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (HILLCREST):		7'-6"
SIDE (EAST):	50'-0"	114'-0"
SIDE (NORTH):	50'-0"	54'-4"

UNIT MATRIX:

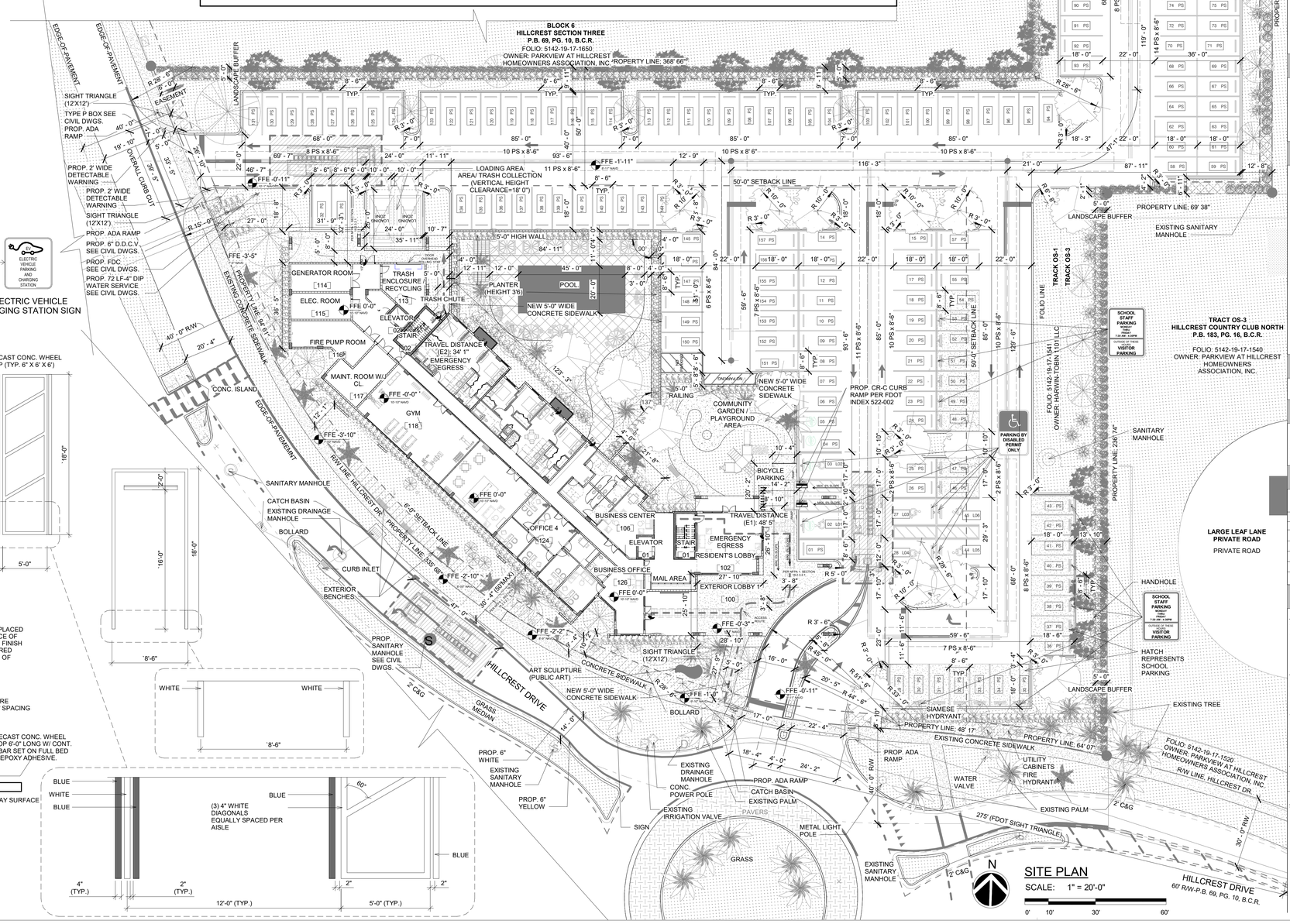
UNIT TYPE	DESCRIPTION	PROJECT TOTAL (%)	UNIT AREA (SF)	BALCONY AREA	TOTAL UNITS
A1	1B/1B	58 %	650	43	64
A2	1B/1B	6 %	675	43	7
B1	2B/2B	11 %	987	43	12
B2	2B/2B	12 %	865	43	13
B3	2B/2B	6 %	984	43	6
C1	3B/2B	7 %	1080	43	8
			TOTAL UNITS IN PROJECT		110 (100%)

PROPOSED PARKING:

PARKING REQUIREMENTS:	CRITERIA:	REQUIRED
OFFICE: 744 SF	1 PER 250 SF	3 SPACES
SCHOOL/VISITOR PARKING SPACES:		24 SPACES

MULTI-FAMILY	CRITERIA:	REQUIRED:
110 TOTAL UNITS		
(A1-A2) 71 UNITS	1.0 SPACE / UNIT	71 SPACES
(B1-B2-B3-C1) 39 UNITS	1.5 SPACE / UNIT	58.5 SPACES
TOTAL PARKING SPACES REQUIRED (RESIDENTIAL+OFFICE+SCHOOL):		157 SPACES
LOADING SPACES REQUIRED:		2 SPACES
ADA SPACES REQUIRED:		6 STANDARD SPACES
BICYCLE PARKING REQUIRED:	1 SPACE / 20 REQ PS=157/20	8 SPACES

	PROVIDED:
TOTAL PARKING SPACES PROVIDED:	157 SPACES (TOTAL) (INCL. 6 ADA SPACES)
LOADING SPACES PROVIDED:	2 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
EV READY STALLS PROVIDED:	4 SPACES



N

SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 30' 60'

FINAL TAC (NOT FOR CONSTRUCTION)

REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
SUITE 203
CORAL GABLES, FL 33143
O-786.536.2088
Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN

SHEET NO:

A-101

SEE SHEET A-100 FOR CONTINUATION

50'-0" SETBACK LINE

LOADING AREA/ TRASH COLLECTION VERTICAL HEIGHT CLEARANCE= 18' 0")

NEW 5'-0" WIDE CONCRETE SIDEWALK

DOOR OVERHEAD ROLLING 10'X8'

EMERGENCY EGRESS TRAVEL DISTANCE (E2): 34' 1"

NEW 5'-0" WIDE CONCRETE SIDEWALK

GENERATOR ROOM [114]

CORRIDOR 02 [110]

TRASH ENCLOSURE / RECYCLING [113]

ELEC. ROOM [115]

AC CLOSET [111]

TRASH CHUTE

ELEV. LOBBY [109]

ELEVATOR [02]

STAIR [02]

FIRE PUMP ROOM [116]

MAINT. ROOM W/J CL [117]

UNIT B2 865 SF

TERRACE

POOL

GYM [118]

KID PLAY AREA [119]

UNIT C1 1080 SF

TERRACE

CORRIDOR 01 [105]

COMMUNITY GARDEN / PLAYGROUND AREA

CORRIDOR 02 [106]

RSTRM M [108]

RSTRM W [107]

OFFICE 1 [121]

LEASING OFFICE [120]

OFFICE 2 [122]

OFFICE 3 [123]

OFFICE 4 [124]

BREAK ROOM [125]

RSTRM [127]

OFFICE [128]

382 SF

BUSINESS CENTER [106]

ELEVATOR [01]

ELEV. LOBBY [104]

STAIR [01]

FOCAL POINT WALL

EMERGENCY EGRESS TRAVEL DISTANCE (E1): 48' 5"

RESIDENT'S LOBBY [102]

MAIL AREA [103]

SIGNAGE

BUSINESS OFFICE [126] 744 SF

EXTERIOR LOBBY (OFFICE) [101]

EXTERIOR LOBBY 1 [100]

BICYCLE PARKING

PROPERTY LINE: 330' 66"

GENERAL INFORMATION

UNIT COUNT PER LEVEL

LEVEL	A1	A2	B1	B2	B3	C1	TOTAL
LEVEL 01				1		1	2
LEVEL 02	6	1		2		1	10
LEVEL 03-07	10x5=50	1x5=5	2x5=10	2x5=10	1x5=5	1x5=5	85
LEVEL 08	8	1	2		1	1	13
TOTAL	64	7	12	13	6	8	110

UNIT COUNTING
UNIT A1 = 64
UNIT A2 = 7
TOTAL **I/BED=71**

UNIT B1 = 12
UNIT B2 = 13
UNIT B3 = 6
TOTAL **2/BED=31**

UNIT C1= 8
TOTAL **3/BED=8**

GENERAL UNIT COUNT
1/BED=71 **(66%)**
2/BED=31 **(28%)**
3/BED=8 **(6%)**

TOTAL UNITS IN PROJECT =110 UNITS

PARKING
REQUIRED = 157 SPACES
PROVIDED = 157 SPACES

GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3
- UNIT C1

N

OVERALL FLOOR PLAN - LEVEL 01

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

0' 10' 30'

FINAL TAC (NOT FOR CONSTRUCTION)

REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
SUITE 203
CORAL GABLES, FL 33143
O-786.536.2088
Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS LLC THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.

RAFAEL TAPANES AR97896

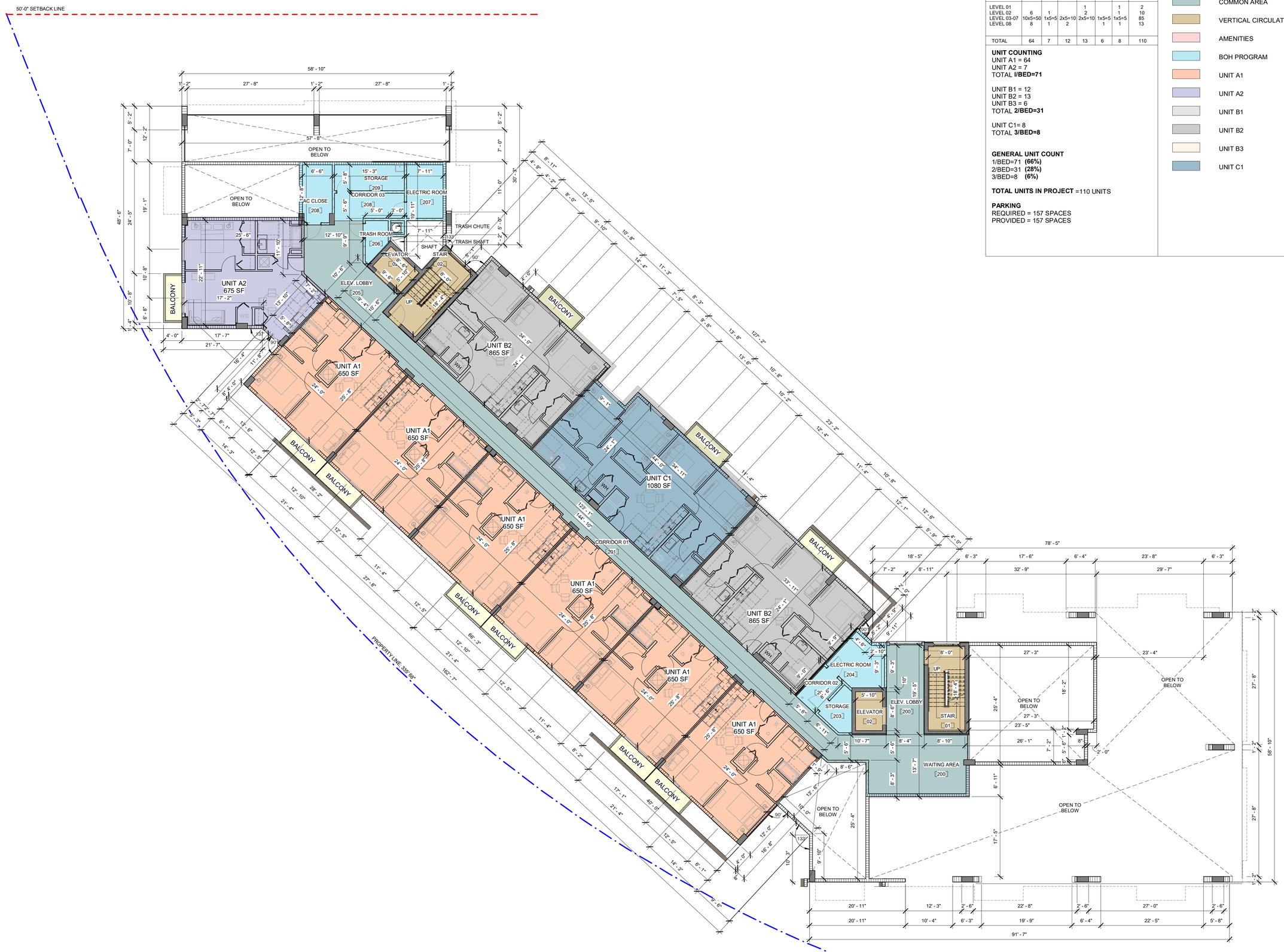
DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 01

SCALE: AS SHOWN

SHEET NO.

A-200



N

OVERALL FLOOR PLAN - LEVEL 02

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

0' 10' 30'

FINAL TAC (NOT FOR CONSTRUCTION)

GENERAL INFORMATION

UNIT COUNT PER LEVEL

LEVEL	A1	A2	B1	B2	B3	C1	TOTAL
LEVEL 01				1		1	2
LEVEL 02	6	1		2		1	10
LEVEL 03-07	10x5=50	1x5=5	2x5=10	2x5=10	1x5=5	1x5=5	85
LEVEL 08	8	1	2		1	1	13
TOTAL	64	7	12	13	6	8	110

UNIT COUNTING
UNIT A1 = 64
UNIT A2 = 7
TOTAL **I/BED=71**

UNIT B1 = 12
UNIT B2 = 13
UNIT B3 = 6
TOTAL **2/BED=31**

UNIT C1= 8
TOTAL **3/BED=8**

GENERAL UNIT COUNT
1/BED=71 **(66%)**
2/BED=31 **(28%)**
3/BED=8 **(6%)**

TOTAL UNITS IN PROJECT =110 UNITS

PARKING
REQUIRED = 157 SPACES
PROVIDED = 157 SPACES

GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3
- UNIT C1

REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA, 33351
(954) 440-6990 X1000
Justine@hsqgroup.net

LANDSCAPE
WalkLAUD
6915 SW 57TH AVENUE ||
SUITE 203
CORAL GABLES, FL 33143
O-786.536.2088
Devin@walklaud.com

REVISIONS:

No.	Description	Date

DATE: 11.21.2024

DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS LLC.THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.

RAFAEL TAPANES AR97696

DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 02

SCALE: AS SHOWN

SHEET NO.

A-201