

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 08/21/2023

Location Address: 2032 Jefferson Street

Lot(s): 23 & 24 Block(s): 2 Subdivision: Town of Hollywood

Folio Number(s): 5142-1501-0320

Zoning Classification: DH-3 Land Use Classification: R.A.C.

Existing Property Use: Multi- Family Sq Ft/Number of Units: 2,614 s.f./ 3-units

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

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

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

Explanation of Request: _____

Number of units/rooms: 30 units Sq Ft: 32,301 s.f.

Value of Improvement: 6,000,000 Estimated Date of Completion: July 2025

Will Project be Phased? () Yes ☒ No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Great Partners Investments LLC

Address of Property Owner: 1990 NE 163rd Street # 209, North Miami Beach, FL 33162

Telephone: 786-553-7228 Fax: _____ Email Address: damian@dalanrealty.com

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa- Registered Architect

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

Fax: _____ Email Address: llarosa@larosaarchitects.com

Date of Purchase: 4-11-2023 Is there an option to purchase the Property? Yes () No ☒

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:  Date: _____

PRINT NAME: Damian Nusynkier Date: 08/21/2023

Signature of Consultant/Representative:  Date: _____

PRINT NAME: Luis La Rosa- Registered Architect Date: 08/21/2023

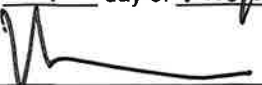
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

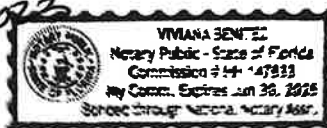
Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 21 day of August 2023



Notary Public
State of Florida



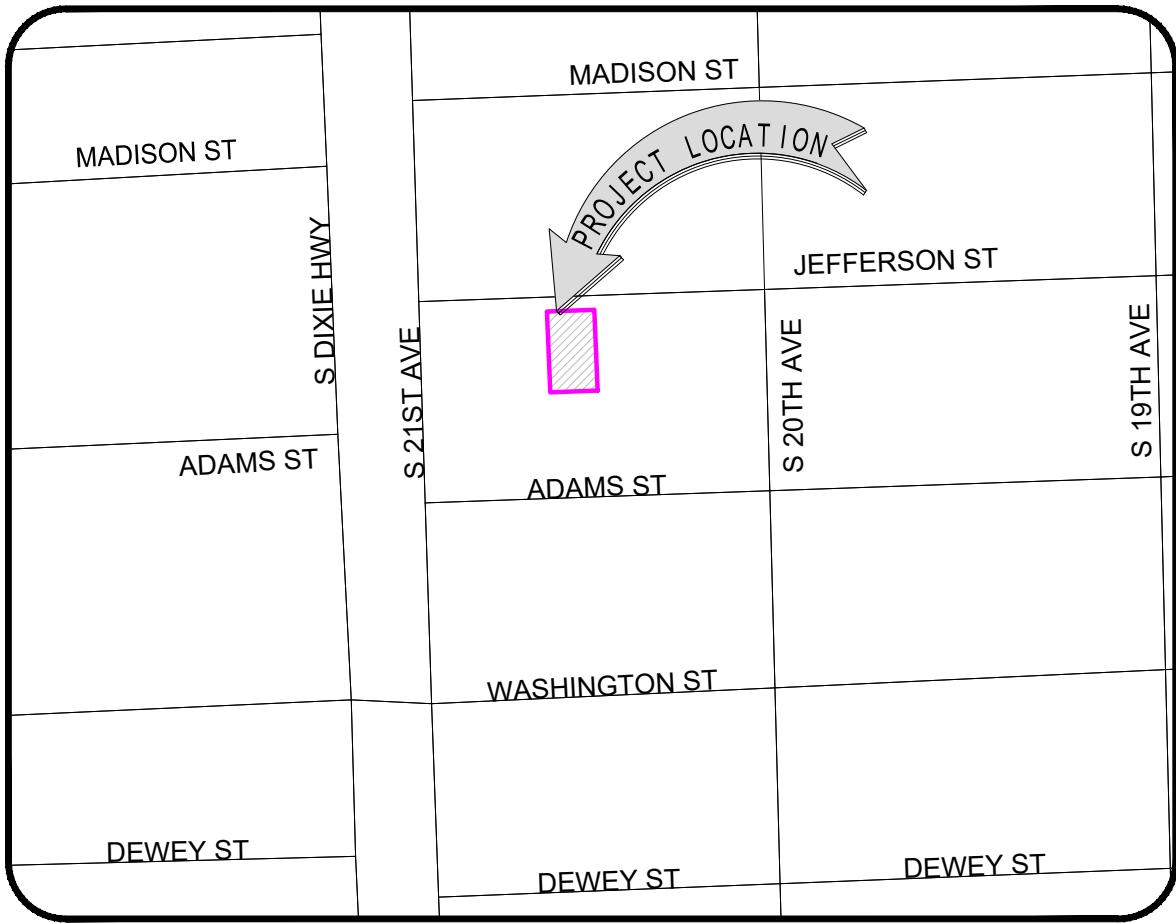
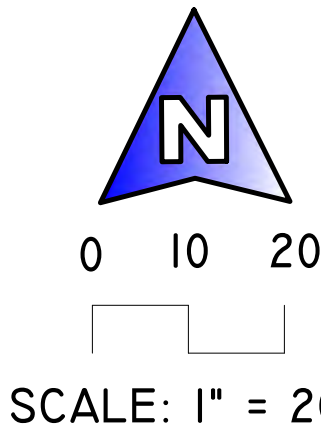
My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____


Signature of Current Owner

Damian Nusynkier
Print Name

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SW 1/4 OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

2032 Jefferson Street, Hollywood, Florida 33020
Parcel ID: 514215010320

3 LEGAL DESCRIPTION

Lots 23 and 24, Block 2, TOWN OF HOLLYWOOD, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Miami-Dade County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 10906.43 SqFt (+/-0.25 Acres)
Gross Area of subject parcel: 12906.43 SqFt (+/-0.30 Acres)

5 ZONING INFORMATION

Zoning District: DH-3 (Dixie Highway High Intensity Mixed-Use District as per Hollywood Zoning Map)

7 CERTIFICATIONS

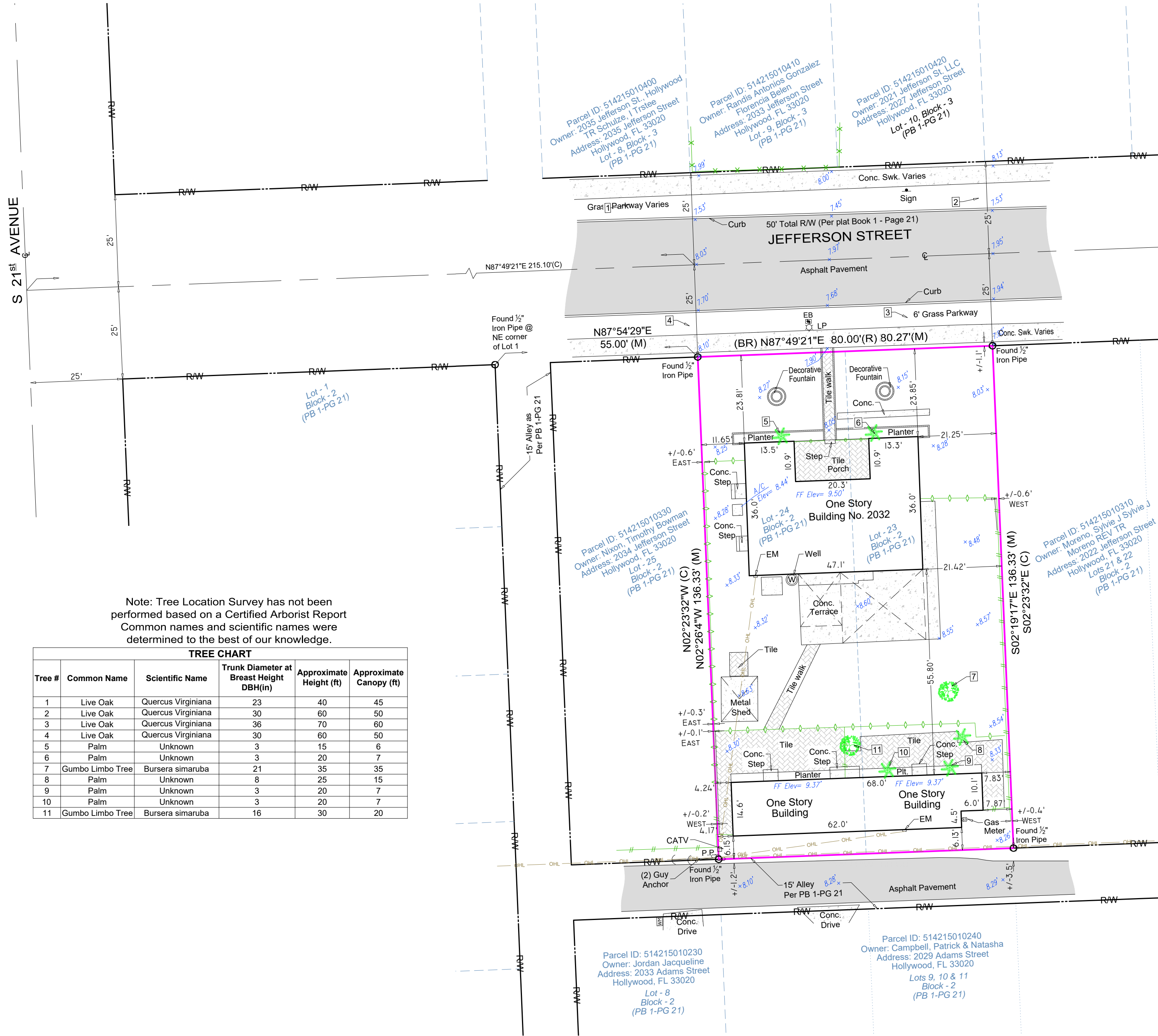
I hereby certify to: Great Partners Investments, LLC
That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6 (As per City of Hollywood Zoning Map, no zoning report provided), 7 (a) (1), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: August 10th, 2023

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

6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on August 4th, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: Jefferson Street - along the North property line and from the 15 foot Alley in the South Property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Division Bench Mark 1896, Elevation=10.932 feet(NGVD'29)-1.51=9.422 feet (NAVD'88)
Description: A C&S disc, about 0.1 mile south along the east coast railway from the station at Fort Lauderdale, 0.35 mile north of milepost 349, 223 feet south-west of the southwest corner of the station, 24' southeast corner of an outside waiting room, 25.5 feet east of the east rail of the northbound track, 5' south of the extended centerline of Polk Street 6.5 feet west of the west curb of north 21 Avenue, 1 feet below the level of the track and set in the top of a concrete post flush with the ground.
Bench Mark # 2: Broward County Engineering Division Bench Mark 3943, Elevation=9.15 feet(NGVD'29)-1.51=7.64 feet(NAVD'88)
Description: "Square" cut in S. edge of concrete sidewalk and at center of sidewalk leading to Stevens Funeral Home, residence #315 Pembroke Road, Hollywood, 100 feet E. of N.W. 4 Ave., 38' S. of centerline of asphalt Pembroke Road, 60' E. of a power pole.
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigned Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1"= 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Miami-Dade County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of Jefferson Street being N87°49'21"E
- This survey has been made based on and upon an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E), issued by Carusi Law, Dated August 8, 2023. Upon review and examination of said report the following applies:
Item #1 of O&E Report, Plat of HOLLYWOOD, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida. (Addressed and depicted on survey).
Item #2 of O&E Report, Maintenance Map Specific Purpose Survey recorded in Miscellaneous Map Book 9, Page 76, Public Records of Broward County, Florida. (Does not affect this subject property).
Item #3 of O&E Report, Ordinance No. 2005-18 recorded in Official Record Book 40082, Page 1783, of the Publics record of Broward County, Florida. (Applies but not plottable)
Item #4 of O&E Report, Ordinance No. 2005-19 recorded in Official Record Book 40082, Page 1789, of the Publics record of Broward County, Florida. (Applies but not plottable)



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

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Live Oak	Quercus Virginiana	23	40	45
2	Live Oak	Quercus Virginiana	30	60	50
3	Live Oak	Quercus Virginiana	36	70	60
4	Live Oak	Quercus Virginiana	30	60	50
5	Palm	Unknown	3	15	6
6	Palm	Unknown	3	20	7
7	Gumbo Limbo Tree	Bursera simaruba	21	35	35
8	Palm	Unknown	8	25	15
9	Palm	Unknown	3	20	7
10	Palm	Unknown	3	20	7
11	Gumbo Limbo Tree	Bursera simaruba	16	30	20

LEGEND, SYMBOLS & ABBREVIATIONS			
	CONCRETE (CONC.)		WATER VALVE
	CONC. BLOCK WALL		GUY ANCHOR
	WOOD DECK		CONC. LIGHT POLE
	COVERED AREA		WELL
	PAVERS SLAB / DRIVEWAY		ELECTRIC BOX
	TILE SLAB / DRIVEWAY		STREET SIGN
	ASPHALT PAVEMENT		WOOD FENCE (WF)
	CHAIN LINK FENCE (CLF)		IRON METAL BARS FENCE (IF)
	PLASTIC FENCE (PF)		PLASTIC FENCE (PF)
	METAL FENCE (MF)		MANHOLE
	OVERHEAD UTILITY LINES		FIRE HYDRANT
	CABLE BOX (CATV)		FPL TRANSFORMER
	CATCH BASIN OR INLET		EXISTING ELEVATION
	PERMANENT REFERENCE MONUMENT		PERMANENT CONTROL POINT
	PROPERTY CORNER		A/C AIR CONDITIONER PAD
	PERMANENT CONTROL POINT		BASE BUILDING LINE
	A/C AIR CONDITIONER PAD		BENCH MARK
	BASE BUILDING LINE		BEARING REFERENCE
	BENCH MARK		CALCULATED
	BEARING REFERENCE		CONCRETE BLOCK STRUCTURE
	CALCULATED		MANHOLE
	CONCRETE BLOCK STRUCTURE		FIRE HYDRANT
	MANHOLE		CENTER LINE
	FIRE HYDRANT		RECORD
	CENTER LINE		RANGE
	RECORD		
	RANGE		

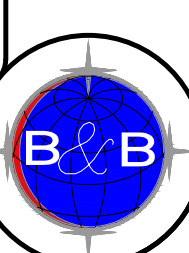
SURVEY LEGEND

- Vicinity Maps
- Property Address
- Legal Description
- Area Tabulation
- Zoning Information
- Surveyor's Report
- ALTA/NSPS Certification
- Project / Survey Number.
- Boundary Survey Sketch

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authorized electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 08/04/2023	UPDATED DATE: N/A
8 PROJECT NUMBER	23201 Page 1 of 1

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 207 • MIAMI FL 33186
LBH7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



PROPOSED 30-UNIT MULTI FAMILY DEVELOPMENT FOR::
GREAT PARTNERS INVESTMENTS LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP

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TAC-1 MEETING DATE: September 5, 2023



LLR Architects, Inc.
ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

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

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE,FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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



2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2020-6TH. EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

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

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

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

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

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

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

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

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

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

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

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

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

2 GENERAL NOTES

SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 10,880 SF or .25 ACRES

BUILDING FOOTPRINT AREA 8,4355 SF
DRIVEWAY 442 SF
CONC. SLAB 240 SF

TOTAL IMPERVIOUS AREA= 9,117 SF (83.6 %)

TOTAL PERVIOUS AREA= 1,789 SF (16.4 %)

FAR CALCULATION

FAR ALLOWED= 10,880 X 30= 32,640 SF

FIRST FLOOR= 607 SF
2ND FLOOR= 442 SF
3RD FLOOR= 7,579 SF
4TH FLOOR= 7,579 SF
5TH FLOOR= 7,579 SF
6TH FLOOR/ROOF= 4,853 SF
7TH FLOOR= 3,662 SF

FAR PROVIDED= 32,301 SF

2 SITE & BUILDING DATA

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11. 10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE

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

1st floor	unit size	2nd. floor	unit size	3rd. floor	unit size	4th. floor	unit size	5th floor	unit size	6th floor	unit size
Elevators	56	Elevators	56	301	940	401	940	501	940	601	1,044
Stair-1	140	Stair-1	140	302	715	402	715	502	715	602	1,044
Lobby	271	Lobby	106	303	995	403	995	503	995	603	1,044
Stair-2	140	Stair-2	140	304	575	404	575	504	575	604	1,044
				305	1,067	405	1,067	505	1,067	605	1,044
				306	682	406	682	506	682	606	1,044
				307	682	407	682	507	682	607	0
				308	762	408	762	508	762	608	0
				Elevators	56	Elevators	56	Elevators	56	Elevators	56
				Stair-1	140	Stair-1	140	Stair-1	140	Stair-1	140
				Lobby	0	Lobby	0	Lobby	0	Lobby	0
				Stair-2	140	Stair-2	140	Stair-2	140	Stair-2	140
				Corridors	825	Corridors	825	Corridors	825	Corridors	825
Floor Totals	607		442		7,579		7,579		7,579		7,425

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
15-(1) BEDROOM=15x1= 15 PARKING SPACE	15	
12-(2) BEDROOMS=15x1.5= 18.0 PARKING SPACE	18	
3-(3) BEDROOMS=3x1.5= 4.5 PARKING SPACE	4.5	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS FOR 30 UNITS)=	3.0	
TOTAL PARKING SPACES	42.0	48

NOTE:

- LIFTS ARE DESIGNATED TO EACH 2&3-BEDROOM UNIT
- PARKING IN LIEU SECTION 7.4 FOR THE REMAINING PARKING SPACES. (TOTAL OF 1 BEING REQUESTED).

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	15'	15'-0"
REAR ALLEY	5'	5'-1"
SIDE ALLEY	N	5'-0"
SIDE INTERIOR	0'	3'-2"
AT GRADE PARKING SETBACKS		N-8'-8" S-38'-2" E-5'-2" W-5'-0"

HEIGHT CALCULATIONS:

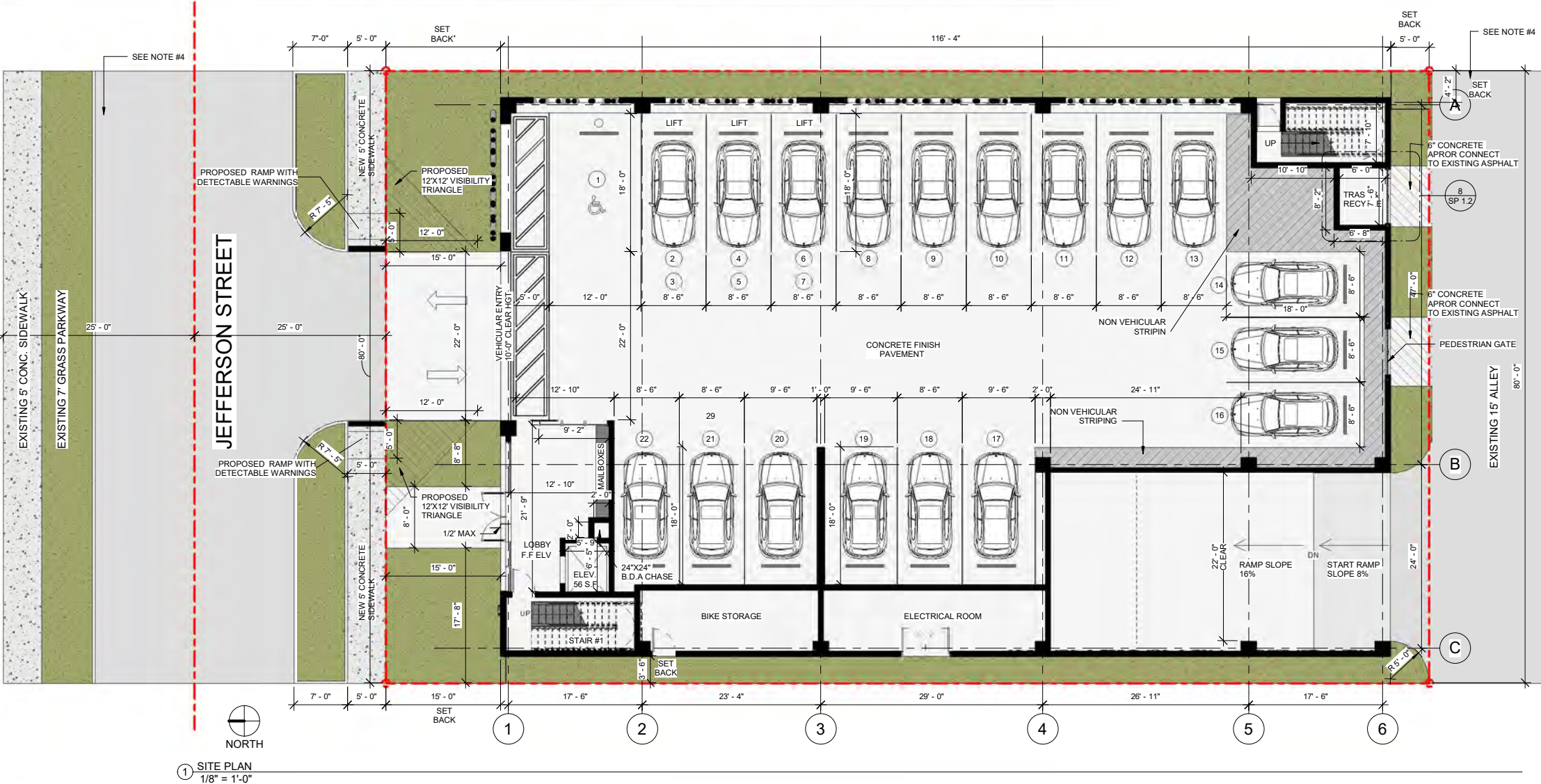
	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	86'-0" TOP OF ROOF

LAND. USE DESIGNATION: RAC

ZONING DESIGNATION: DH-3

NOTE:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.
- THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
- REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.
- ALL STREETS & ALLEYS ADJACENT TO SITE (MONROE STREET, NORTH ALLEY & WEST ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).



4 SITE PLAN

REVISION:	BY:

PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

SP 1.1

OF: SHEETS:



FAR / FLOOR= 7,579 SF

FAR / FLOOR= 442 SF

FAR / FLOOR= 607 SF

1	E.A.R. DIAGRAM AND CALCULATIONS
---	---------------------------------



FAR / FLOOR= 4,853 SF

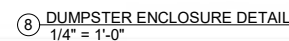
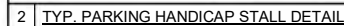
FAR / FLOOR= 3,662 SF

FAR CALCULATION

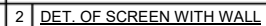
FAR ALLOWED= 10,880 X 30= 32,640 SF

FIRST FLOOR= 607 SF
2ND FLOOR= 442 SF
3RD FLOOR= 7,579 SF
4TH FLOOR= 7,579 SF
5TH FLOOR= 7,579 SF
6TH FLOOR/ROOF= 4,853 SF
7TH FLOOR= 3,662 SF

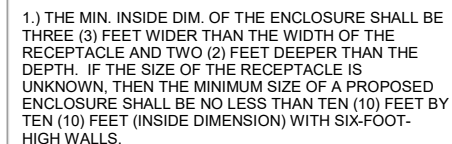
FAR PROVIDED= 32,301 SF



8	DUMPSTER ENCLOSURE DETAIL
---	---------------------------



3	<u>WALKWAY DETAIL</u>
---	-----------------------



2.) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:
-UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH.
-UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.

3.) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.

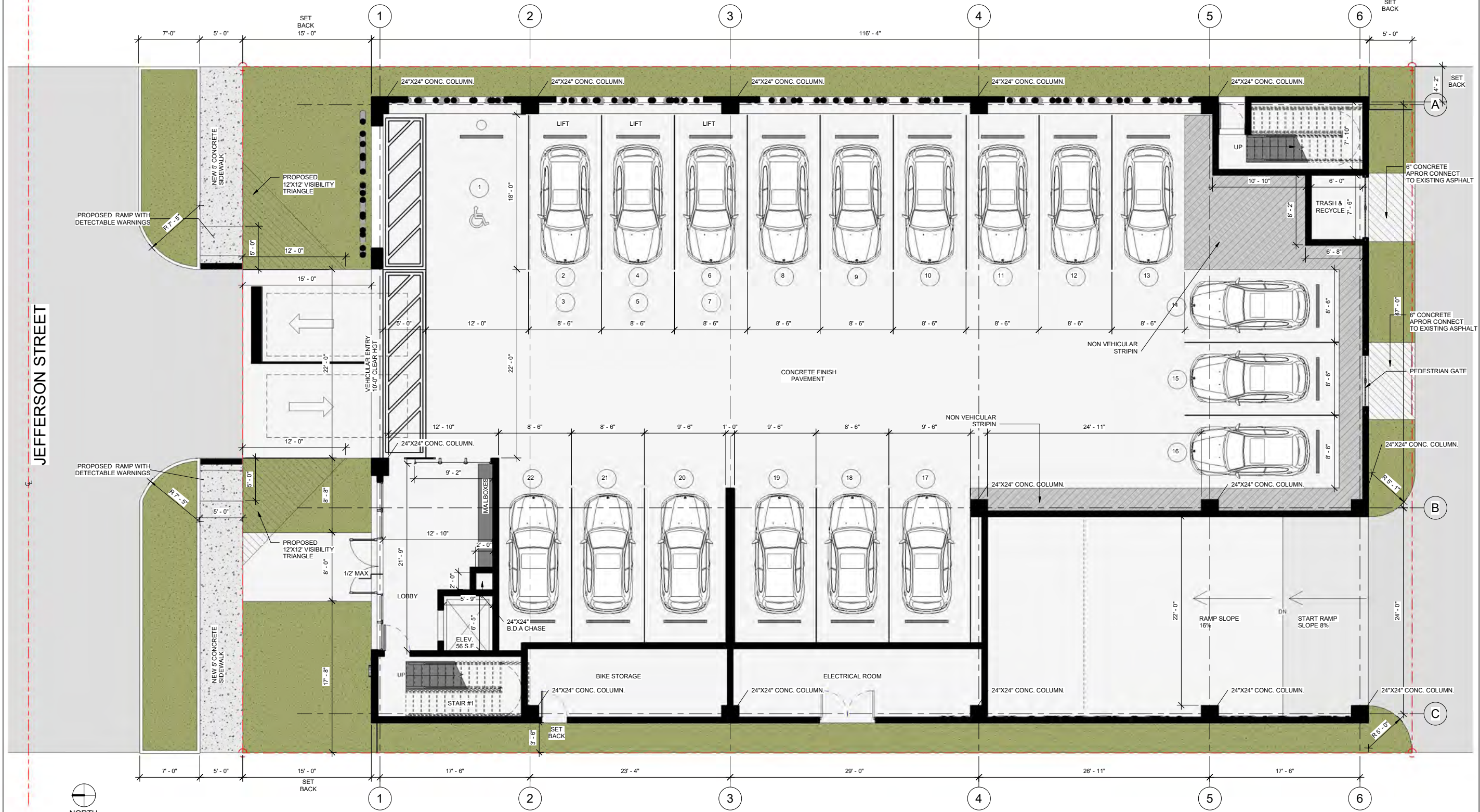


PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
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2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

GREAT PARTNERS INVESTMENT LLC
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HOLLYWOOD, FLORIDA 33020

EAL: AR 0017852
LUIS LA ROSA

DRAWN: A.G.
CHECKED: L.L.R
DATE: 7/10/2023
SCALE: AS NOTED
JOB. NO.: 023-023
SHEET:
<div>A 1.1</div>
OF: SHEETS:



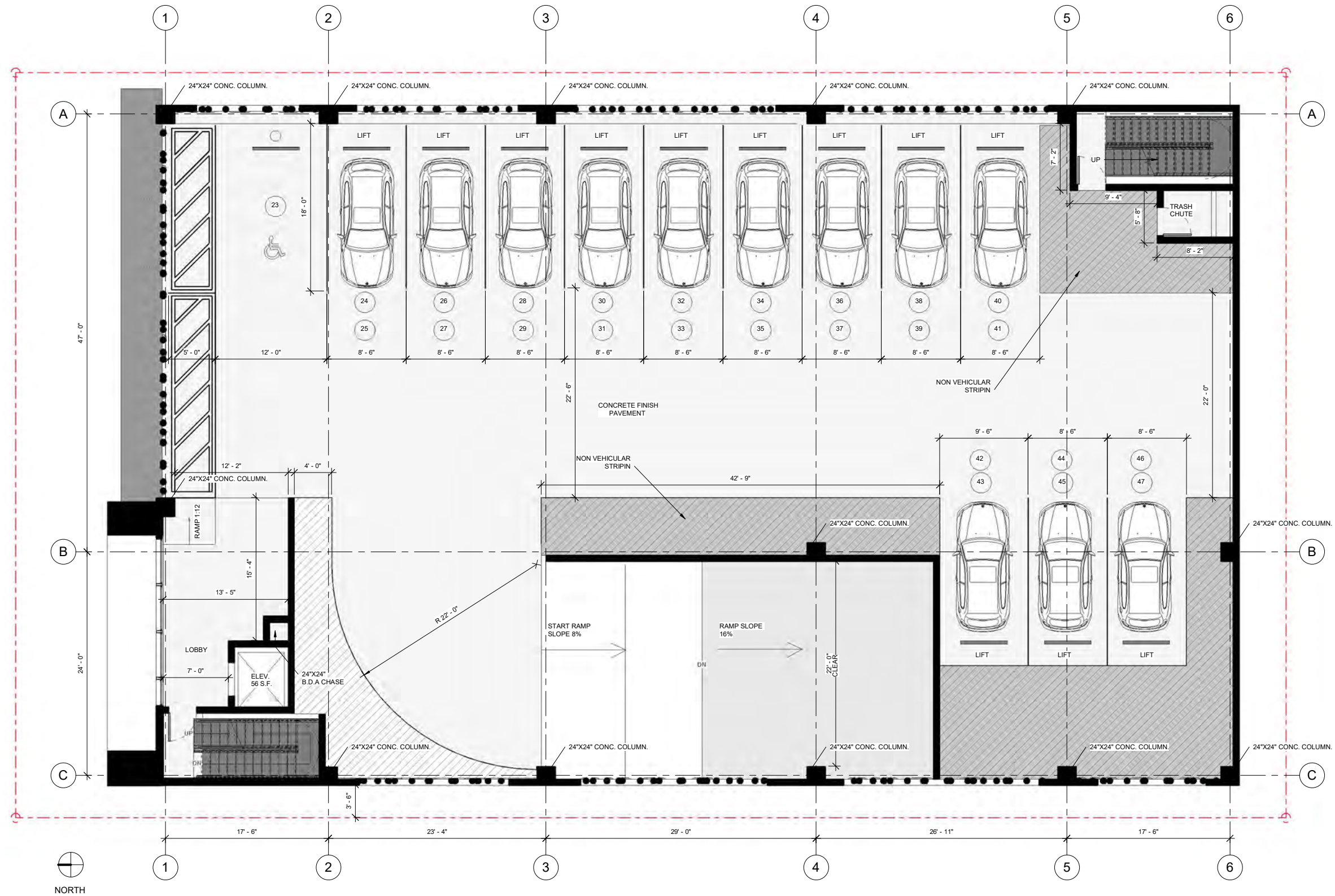
① FIRST FLOOR PLAN
3/16" = 1'-0"



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2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

DRAWN:	A.G.
CHECKED:	LLR
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

OF: SHEETS:



① 2ND FLOOR PLAN
3/16" = 1'-0"

REVISION:	BY:

PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	A.G.
CHECKED:	L.L.R.
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

A 1.3

OF: SHEETS:

UNIT'S MODELS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



① 3RD FLOOR PLAN
3/16" = 1'-0"

REVISION:	BY:

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2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

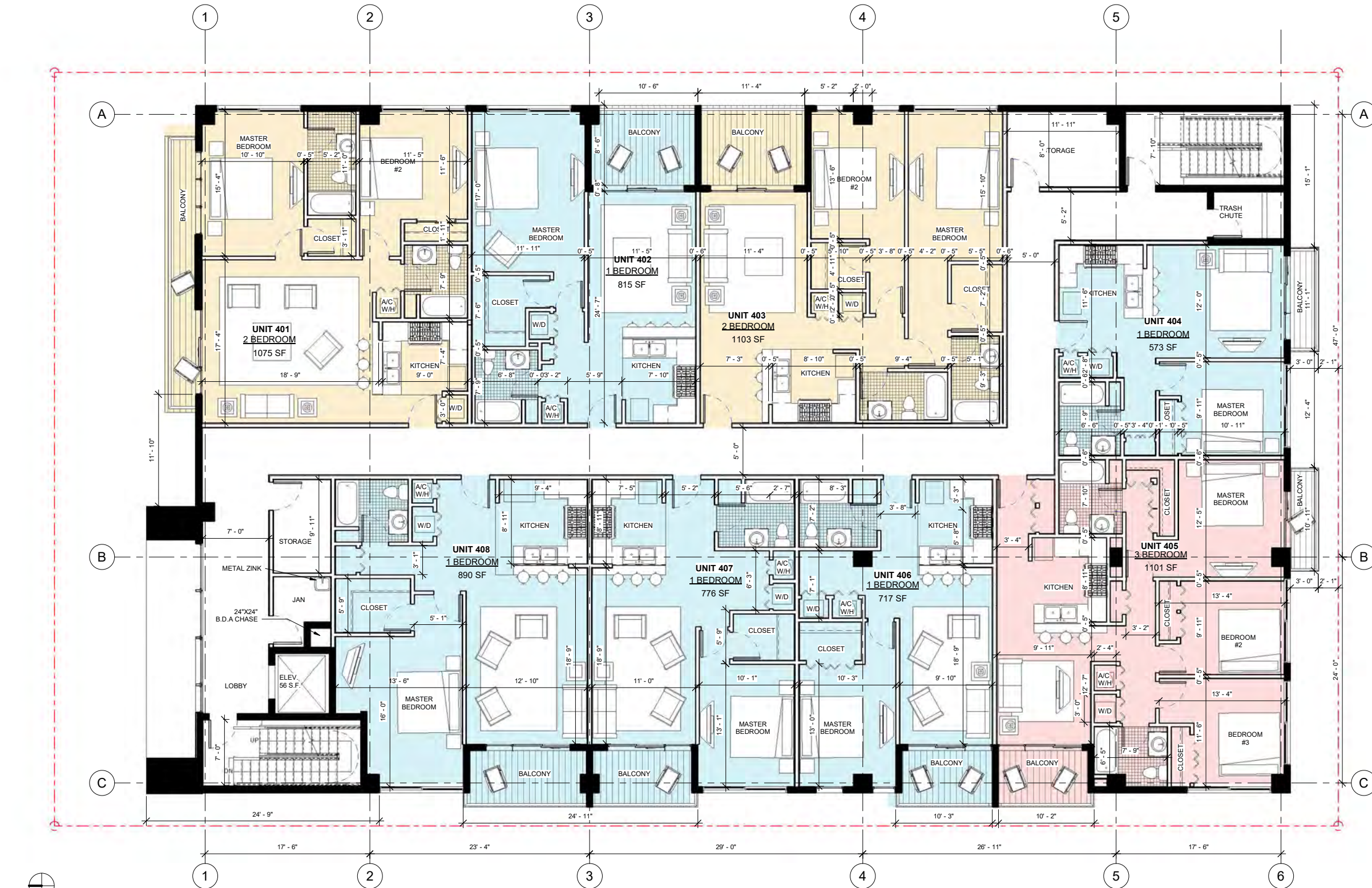
DRAWN:	A.G.
CHECKED:	L.L.R.
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

A 1.4

OF: SHEETS:

UNIT'S MODELS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



① 4TH FLOOR PLAN
3/16" = 1'-0"

REVISION:	BY:

PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
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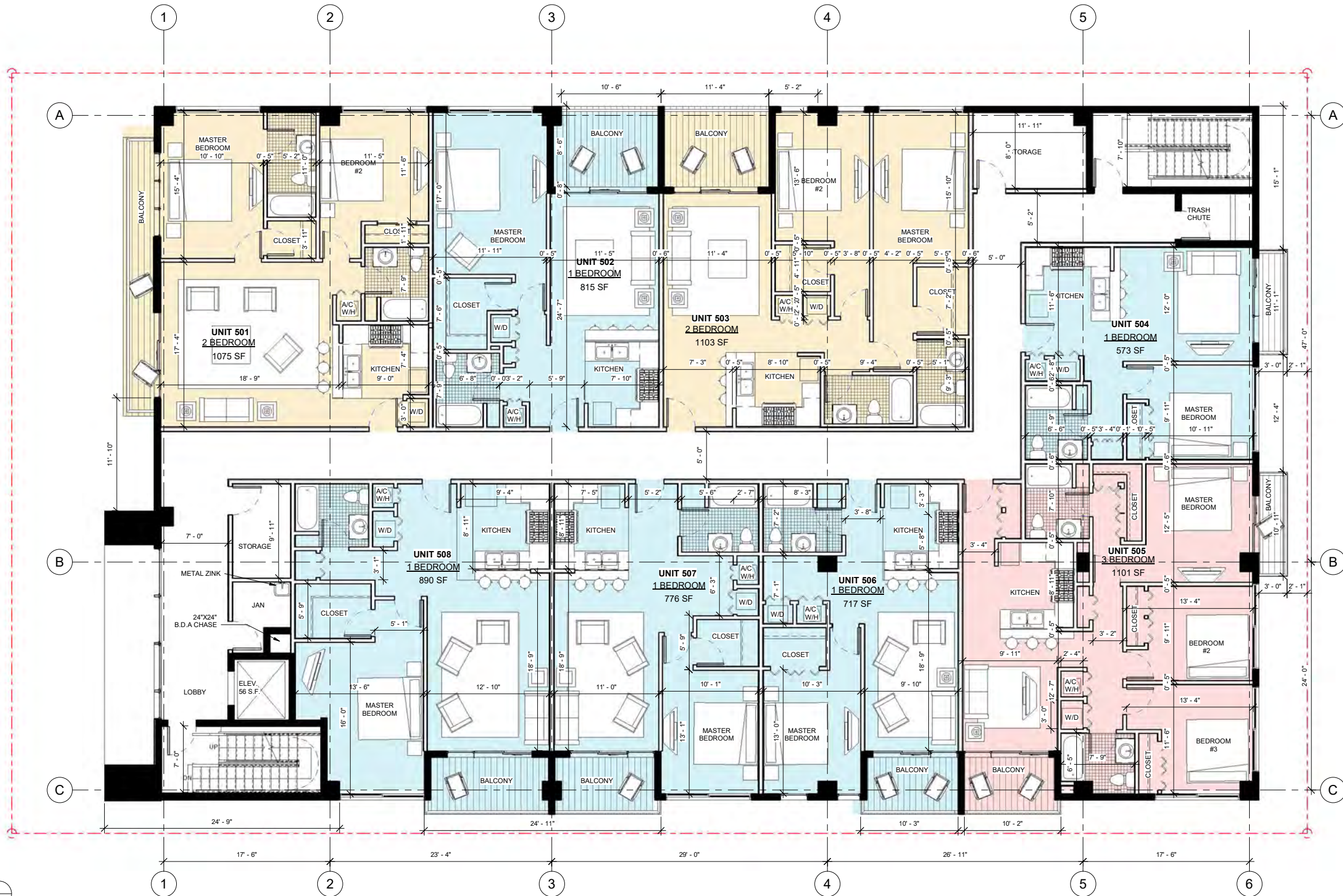
DRAWN:	A.G.
CHECKED:	L.L.R.
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

A 1.5

OF: SHEETS:

UNIT'S MODELS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



① 5TH-FLOOR PLAN
3/16" = 1'-0"



① 6TH FLOOR/ROOF PLAN
3/16" = 1'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7926
(CELL.) - 788-543-0851
E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM
Luis La Rosa Registered Architect
AR 0017852

REVISION:	BY:

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DRAWN:	Author
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JOB. NO.:	023-023
SHEET:	

A 1.6
OF: SHEETS:

REVISION:	BY:

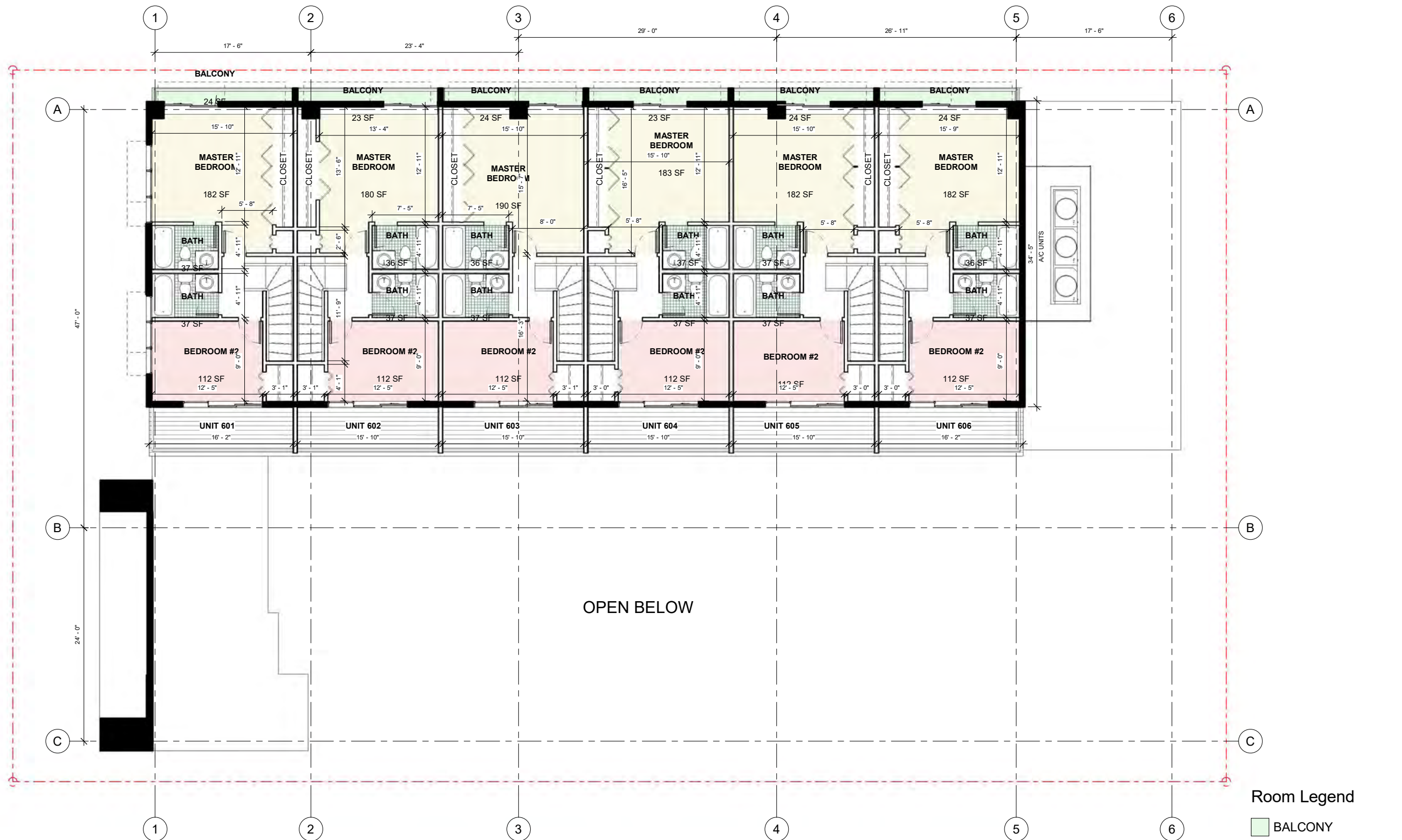
PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
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HOLLYWOOD, FLORIDA 33020

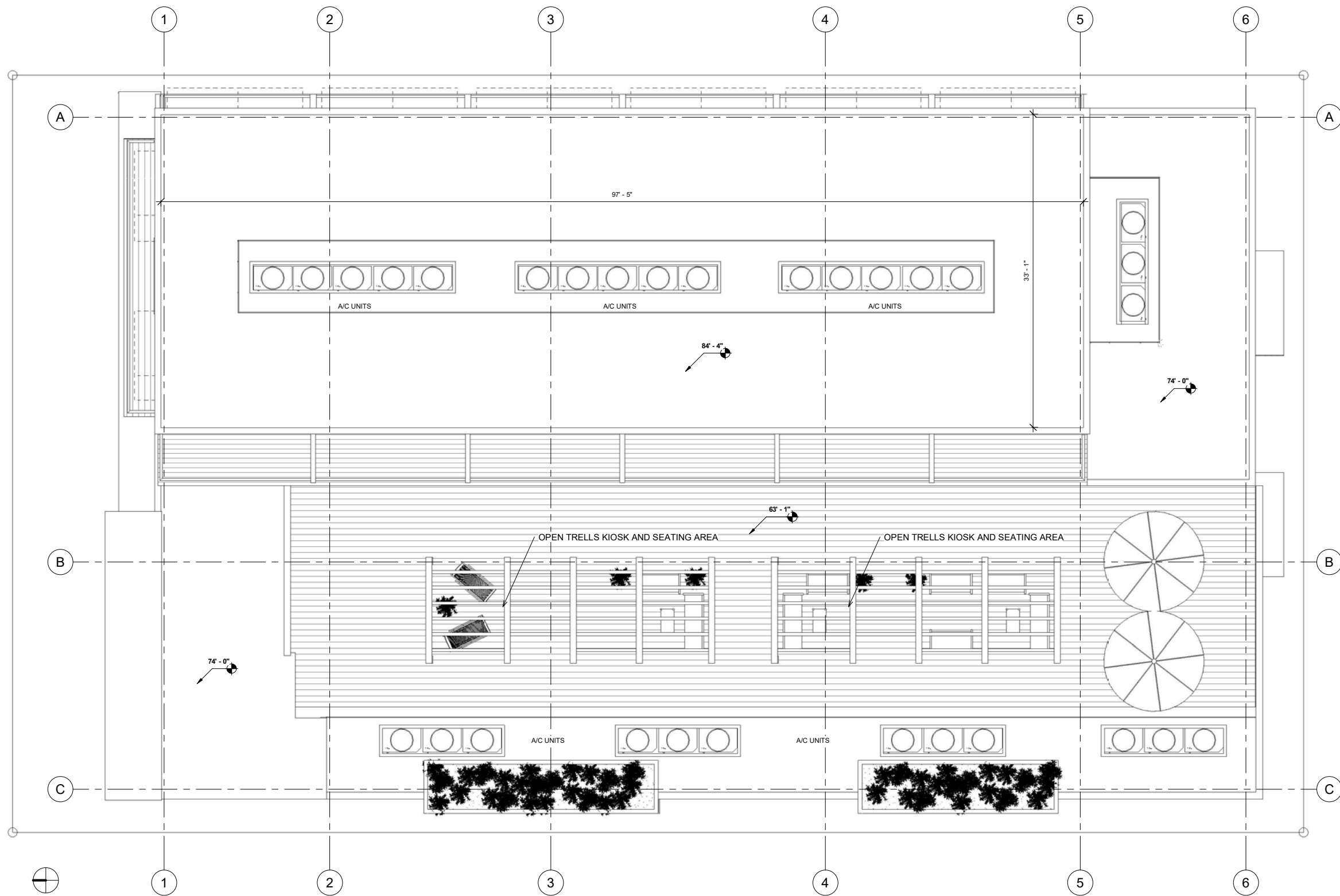
SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	A 1.7-
OF:	SHEETS:



① 7TH FLOOR PLAN
3/16" = 1'-0"





1 ROOF PLAN
3/16" = 1'-0"

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ARCHITECTURE & PLANNING
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SEAL: AR 0017852
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SHEET:
A 1.8
OF: SHEETS:



REVISION:	BY:

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LUI LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

A 2.1

OF: SHEETS:

MATERIAL LEGEND



A

PORCELAIN WOOD
(HORIZONTAL)



B

STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW



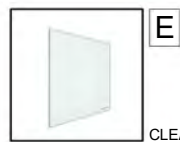
C

METAL SILVER



D

GLASS GUARDRAILS



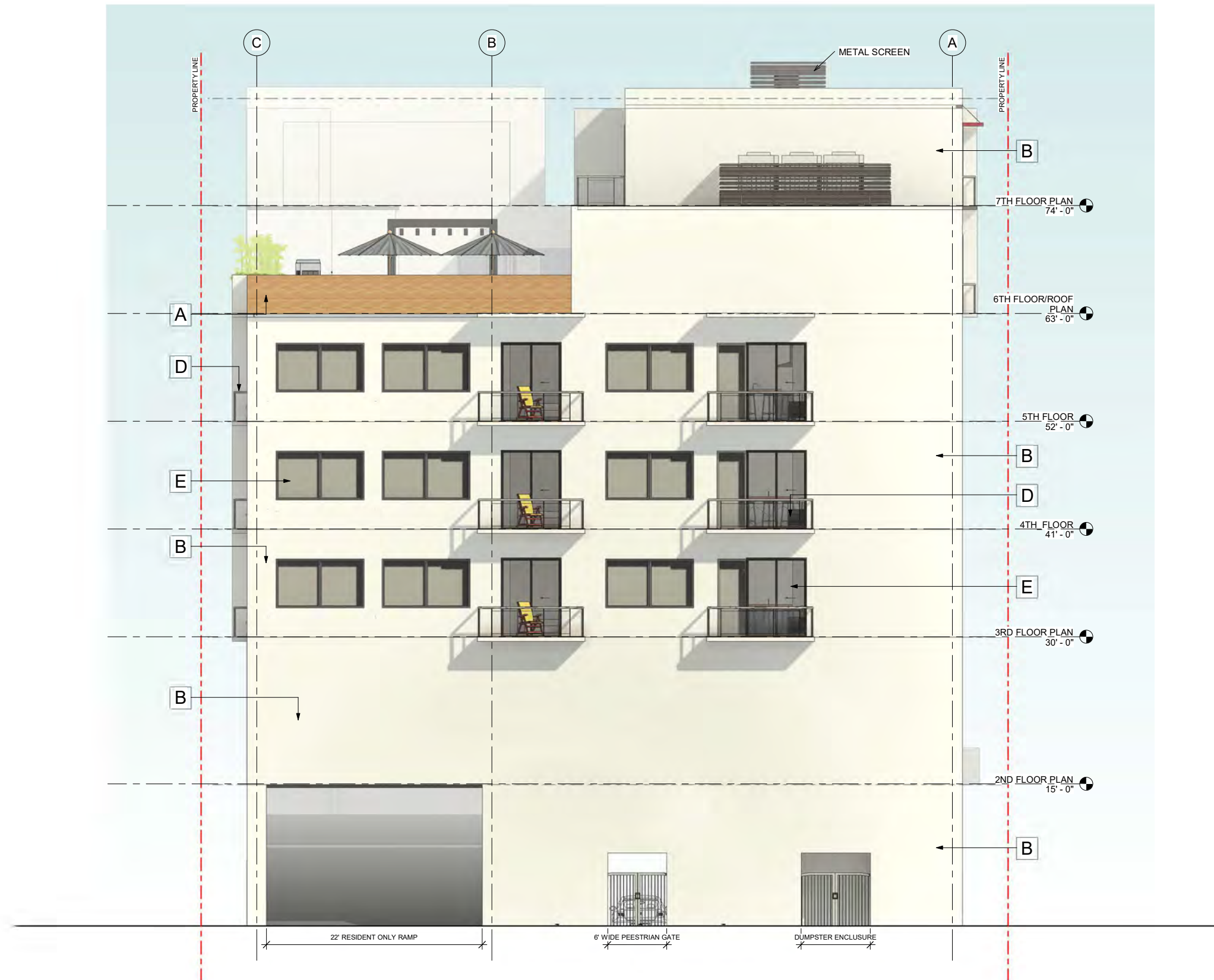
E

CLEAR GLASS



F

STUCCO FINISH PAINTED
COLOR: GRAPHITE



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



PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
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2032 JEFFERSON STREET
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DRAWN:	Author
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DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

OF: SHEETS:

A

PORCELAIN WOOD
(HORIZONTAL)

B

STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW

C

METAL SILVER

D

GLASS GUARDRAILS

E

CLEAR GLASS

F

STUCCO FINISH PAINTED
COLOR: GRAPHITE



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



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2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

EAL: AR 0017852
LUI LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

A 2.3

OF: SHEETS:

A

PORCELAIN WOOD
(HORIZONTAL)

B

STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW

C

METAL SILVER

D

GLASS GUARDRAILS

E

CLEAR GLASS

F

STUCCO FINISH PAINTED
COLOR: GRAPHITE



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

MATERIAL LEGEND

- A**
PORCELAIN WOOD
(HORIZONTAL)
- B**
STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW
- C**
METAL SILVER
- D**
GLASS GUARDRAILS
- E**
CLEAR GLASS
- F**
STUCCO FINISH PAINTED
COLOR: GRAPHITE

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



LLR
Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7826
(CELL.) - 788-543-0851
E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM
LLR
Registered Architect
FL-0017852

REVISION:	BY:

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HOLLYWOOD, FLORIDA 33020

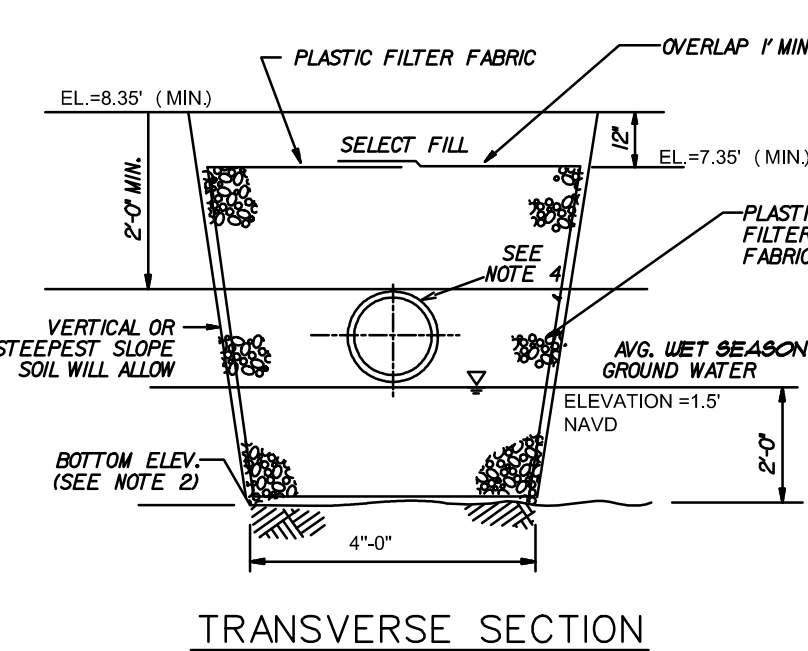
SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	

A 2.4

OF: SHEETS:





LONGITUDINAL SECTION

NOTES:

1. PLASTIC FIBRE FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. AFTER BALLAST HAS SETTLED, PLACE A 1/2" THICK GEOTEXTILE FABRIC OVER THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 18' NAVD. PER BROADBURY CANYON'S FUTURE CONDITIONS ALLOWING WET SEASON GROUNDWATER ELEVATION HAVING A 10% CHANCE OF EXCEEDANCE.
5. PUMP SURGE PIPES WITH 10" x 14" GALV. STEEL MESH OR EQUIVALENT MESH (OVER END OF PIPE)

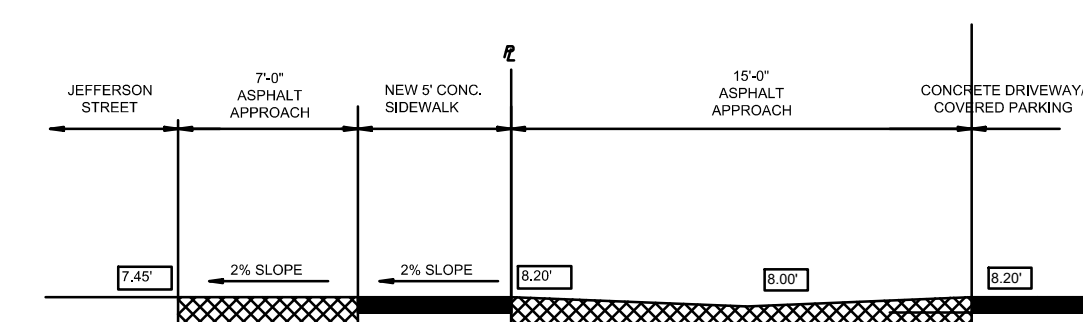
3). PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL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

LEGEND: (note all values are N.A.V.D.88)

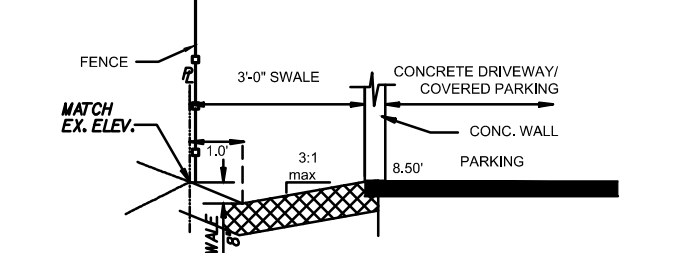
(xx)	DENOTES EXISTING GRADE
[xx]	DENOTES PROPOSED GRADE

FIRE FLOW REQUIRED = 1,000 GPM

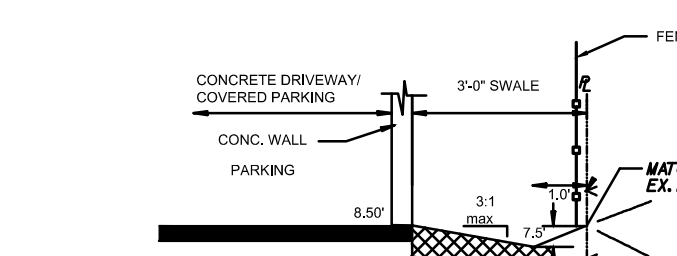
3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.



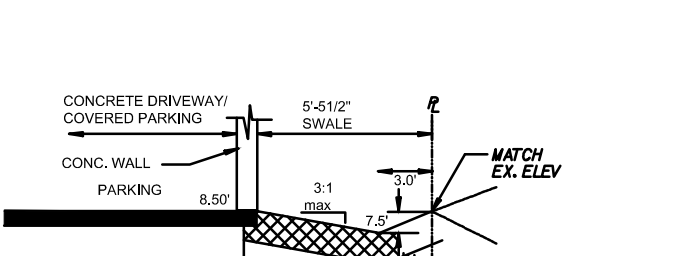
SECTION "A-A"



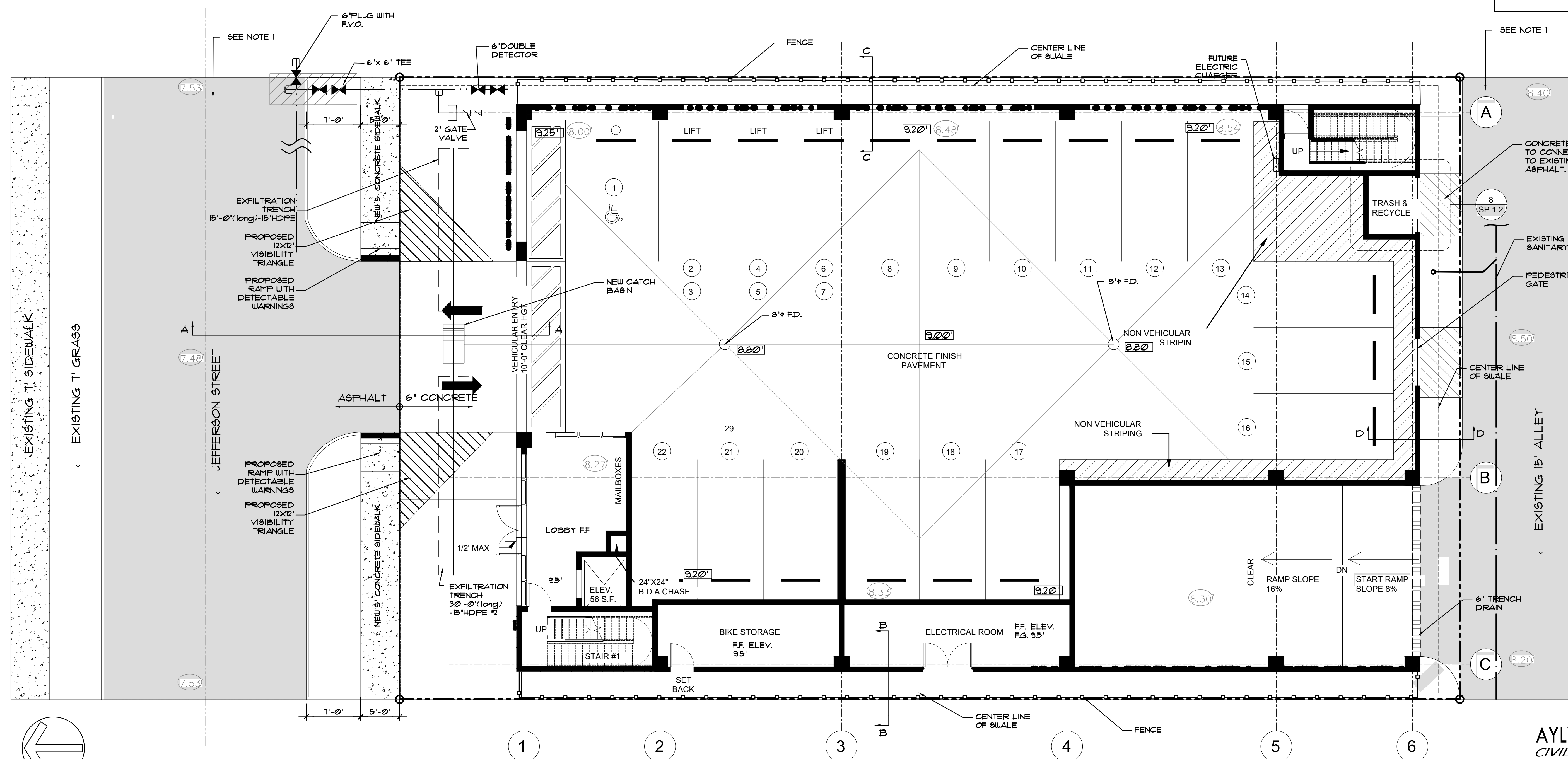
SECTION "B-B"



SECTION 'C-C'



SECTION 'D-D'



AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 465 Archaic Drive, Winter Haven, Florida 33880 *EB/LB No. 5183*
 954-424-5852 or 305-827-2216

REVISION:	BY:

PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	07/10/23
SCALE	AS NOTED
JOB. NO.	023-023
SHEET	

C=1.1

OF SHEET



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

REVISION:	BY:

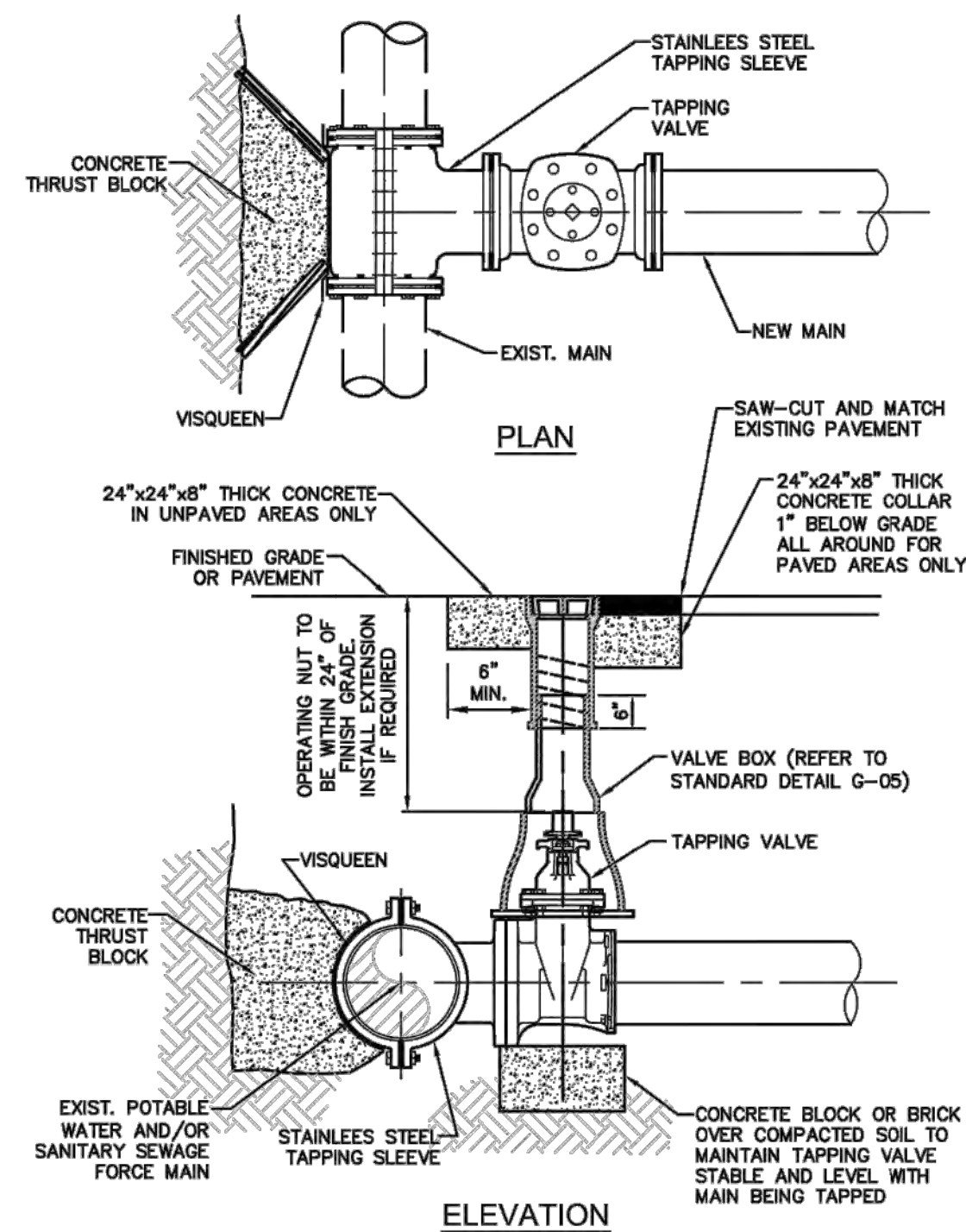
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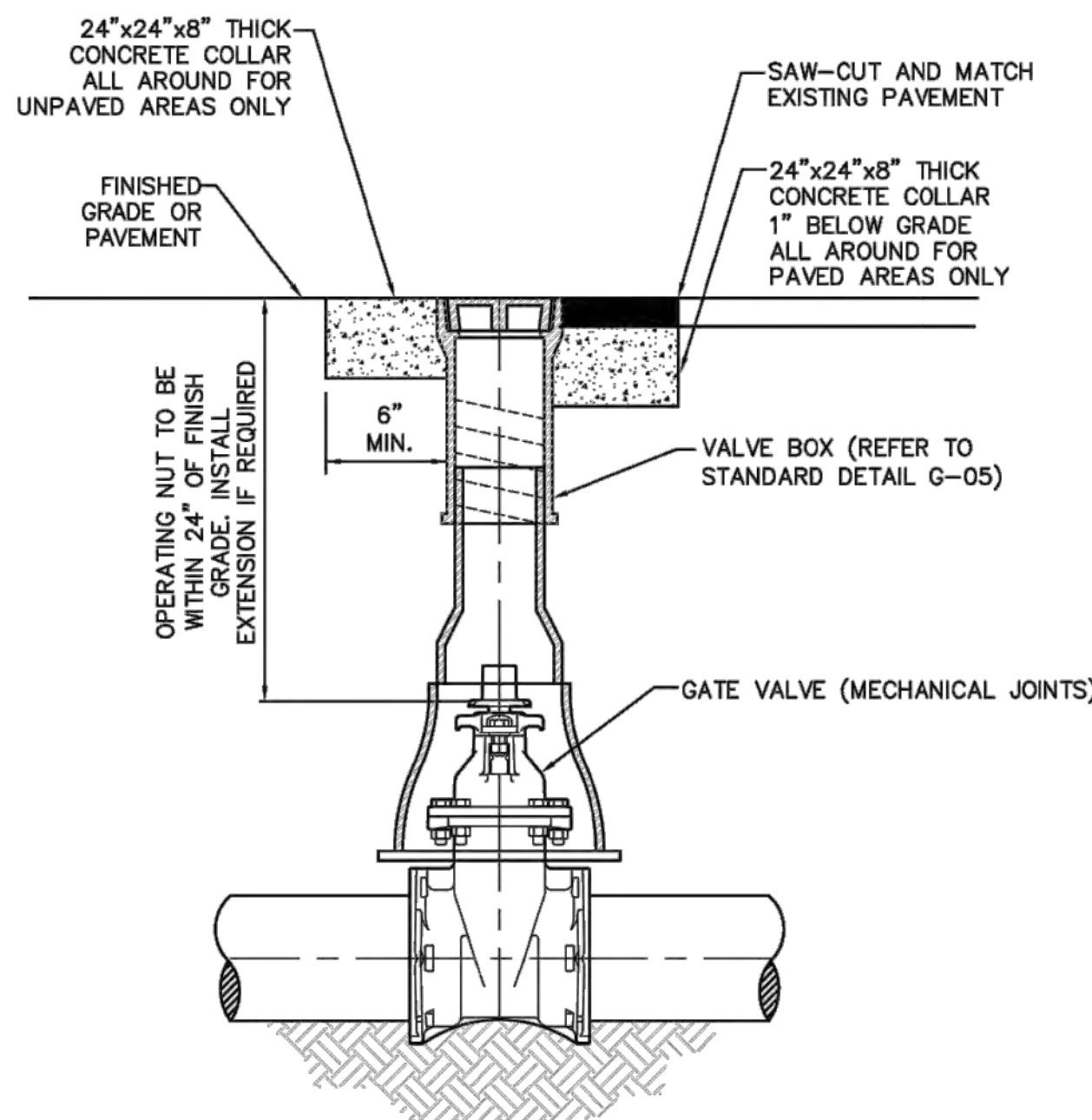
C-1.3


OF SHEETS



- NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
 2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
 3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
 4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
 5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.


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

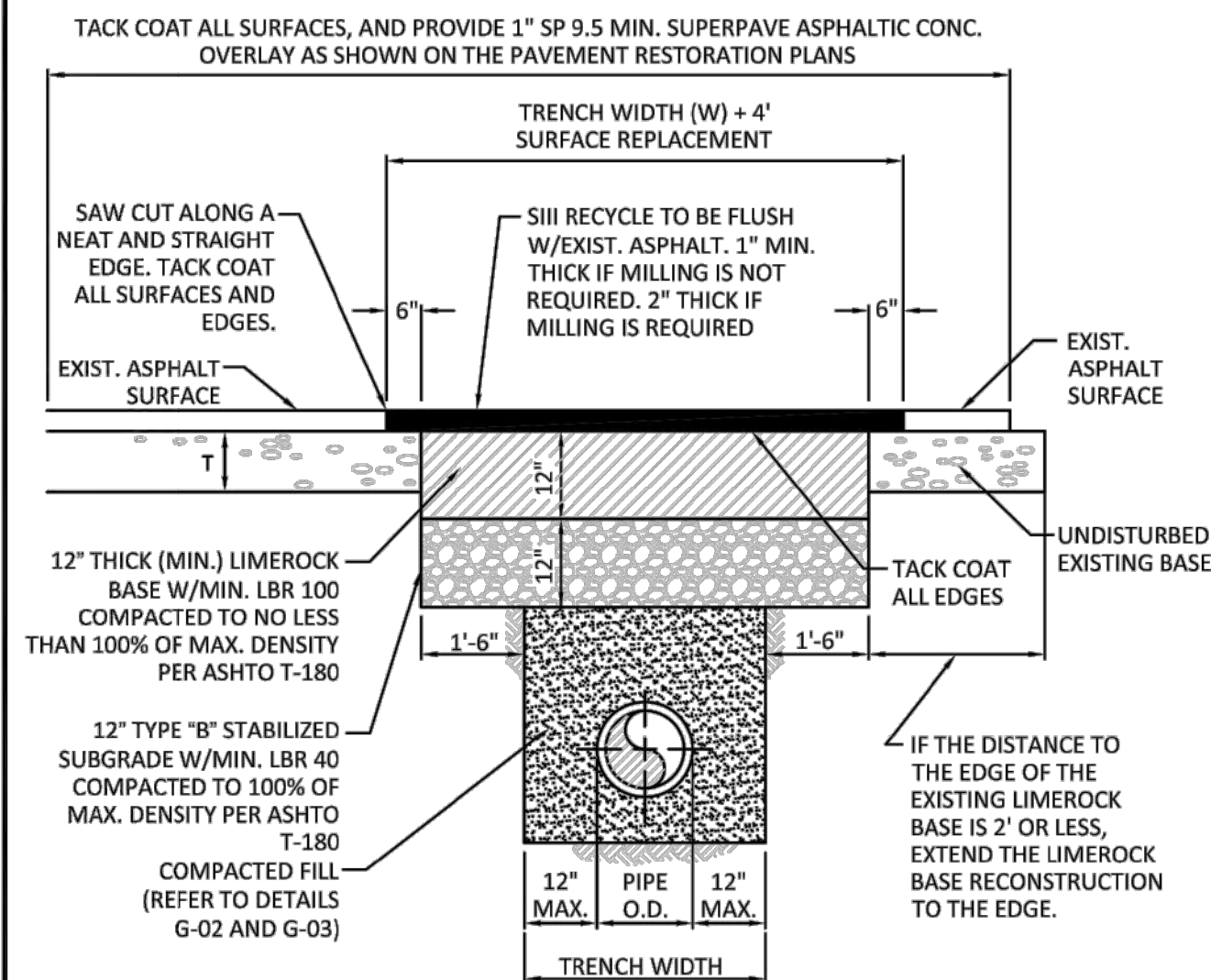



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
	APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT. THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.


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



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


WATER SYSTEM NOTES:

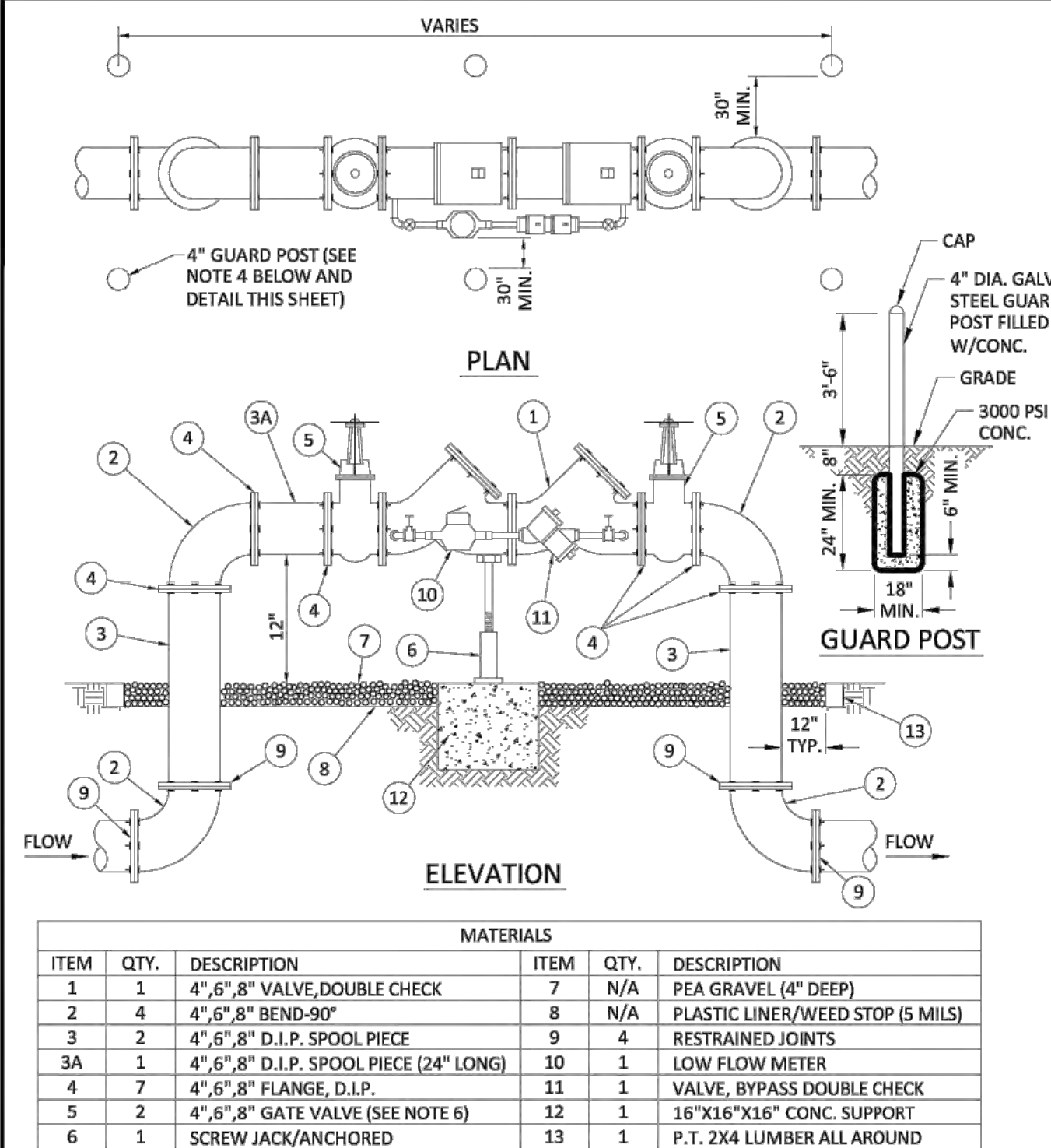
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2010
	DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
	APPROVED: XXX		


WATER SYSTEM NOTES (CONTINUED):

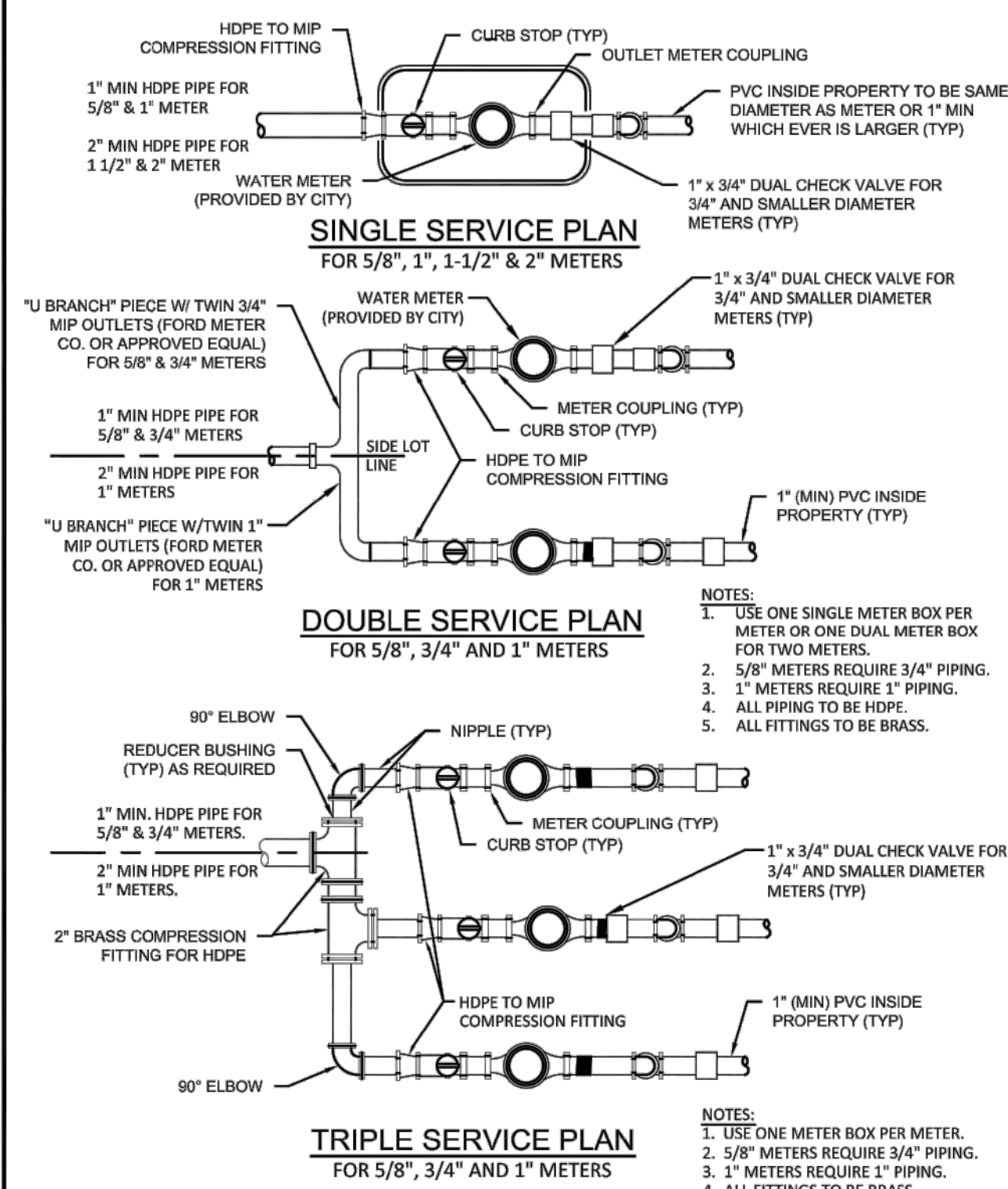
11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE/STEEL PIPE CLASS 350, WITH WALL THICKNESS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


	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2010
	DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO.
	APPROVED: XXX		W-02



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

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/20
	DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SINKER SERVICE (90° BENDS)	DRAWING NO. W-03
	APPROVED: XXX		



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

SHEE

Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

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

Legend:

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

Great PARTNERS INVEST

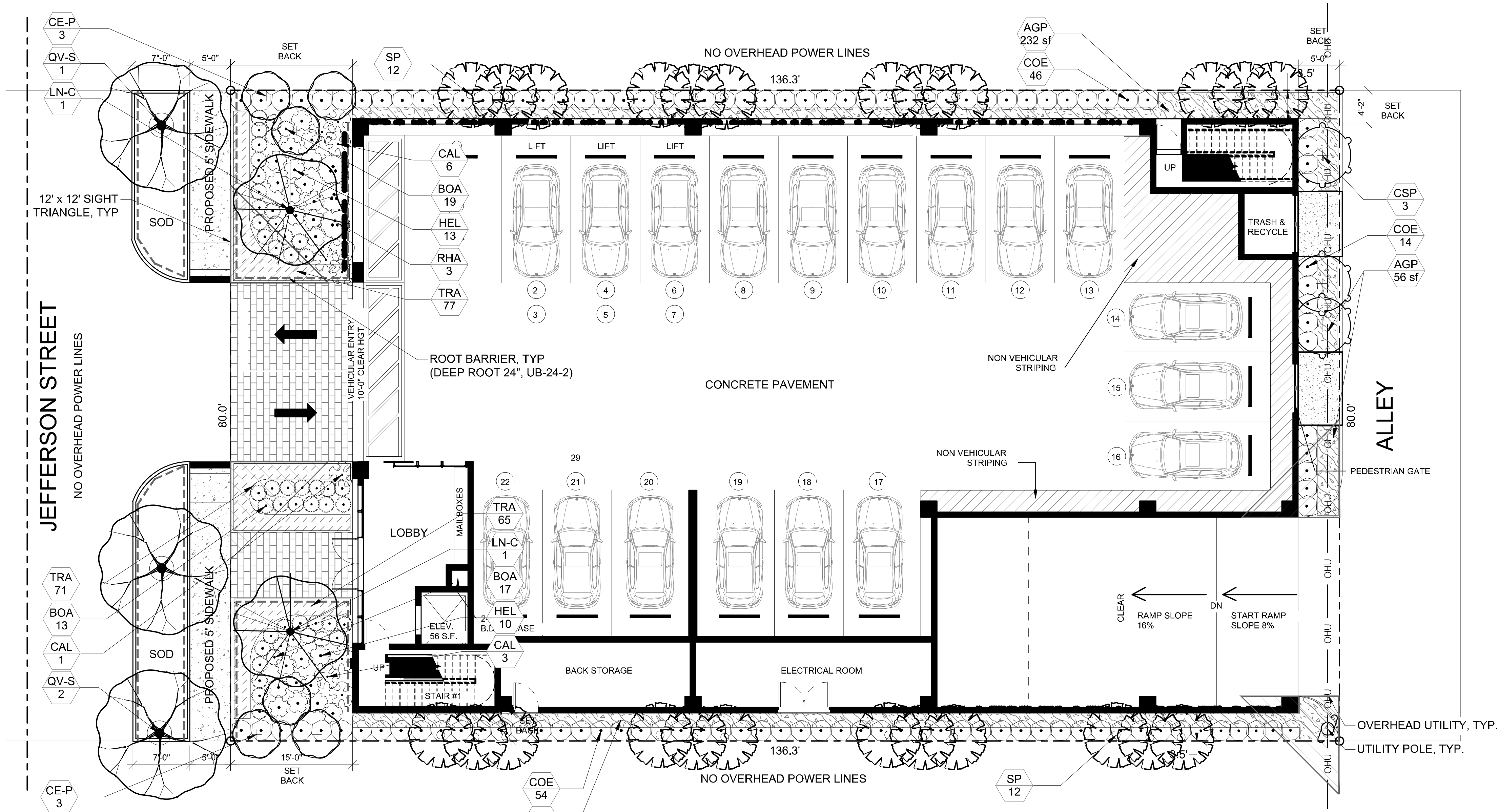
Date:	8/16/23	Time:	9:43am	Static Pressure -		57PSI
Residual/Static Hydrant		Address/Location		Residual Pressures		
P - Hydrant FH001521	701 S 21st Ave	F-1 Only		F-2 Only		
		57psi		56psi		
		F-1& F-2		 55psi		
Flow Hydrants		Address/Location		Flow Rate		
F-1 Hydrant (Individual) FH001522	323 S 21st Ave	GPM				
		1030				
F-2 Hydrant (Individual) FH004604	2040 Washington St	GPM				
		1130				
F-1 Hydrant (Both Flowing)		GPM				
		1030				
F-2 Hydrant (Both Flowing)		GPM				
		1130				

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.

-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.



Project Team

Landscape Architect:

LA

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

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

Architect:

LIR Architects, Inc.

ARCHITECTURE & PLANNING

12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027

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

PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:

GREAT PARTNERS INVESTMENT LLC

2032 Jefferson Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
08.21.23	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

NORTH

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

0 4' 8' 16'

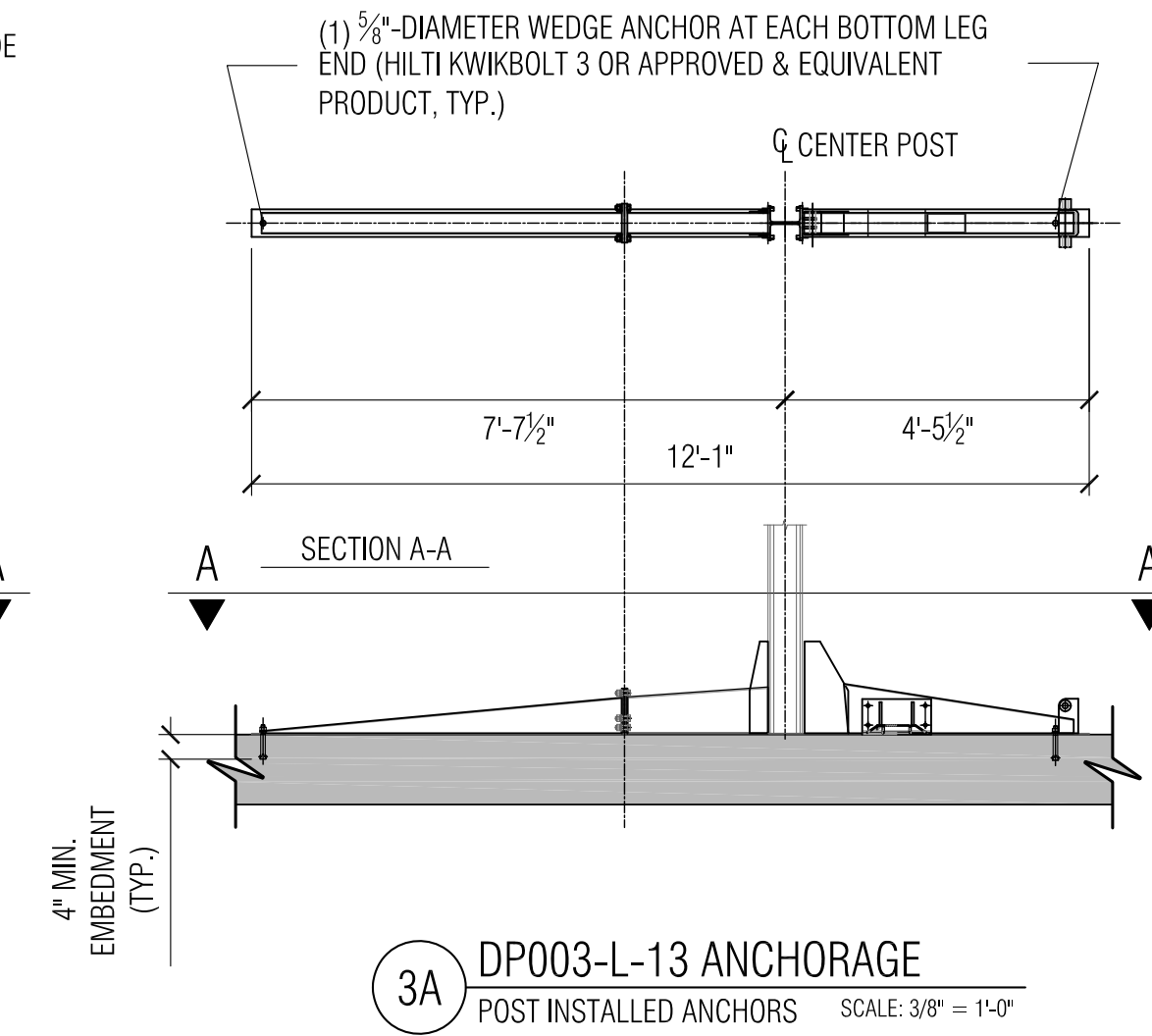
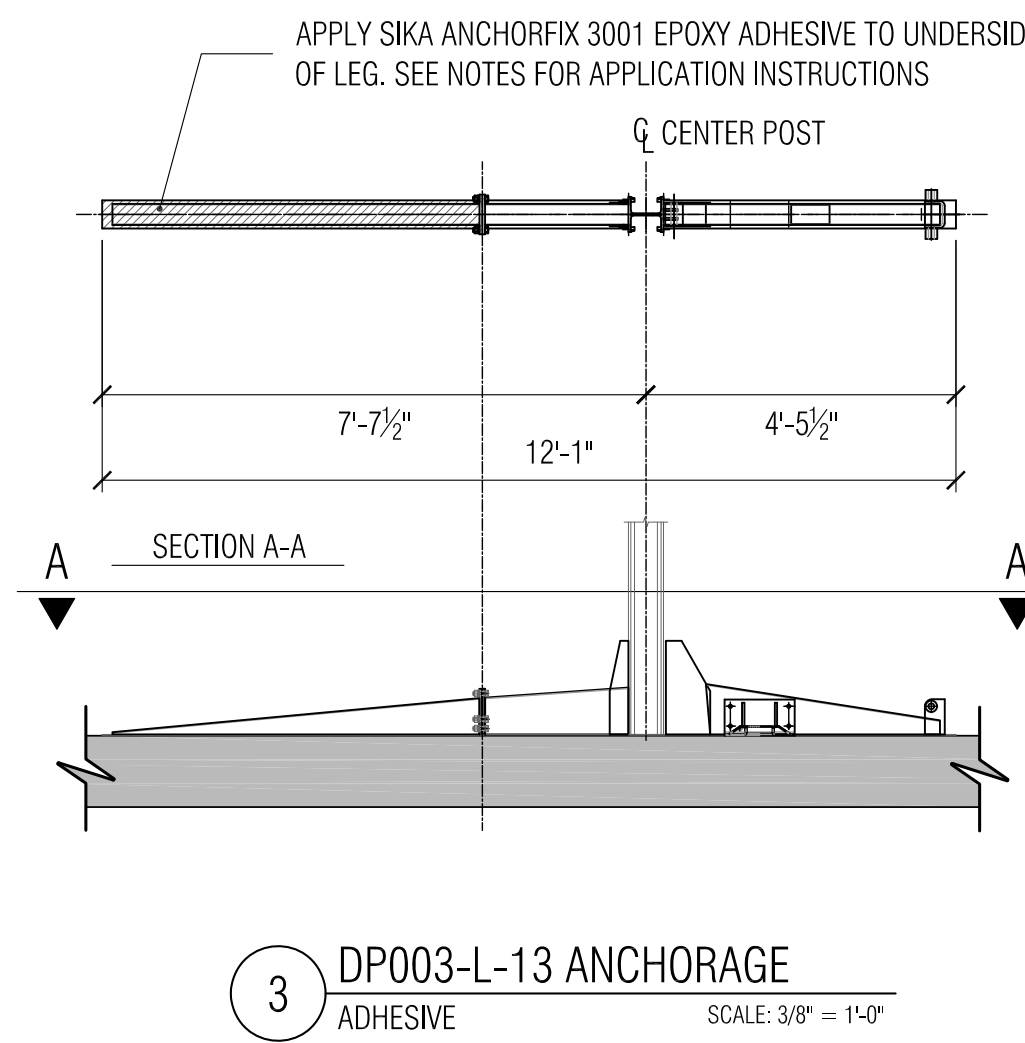
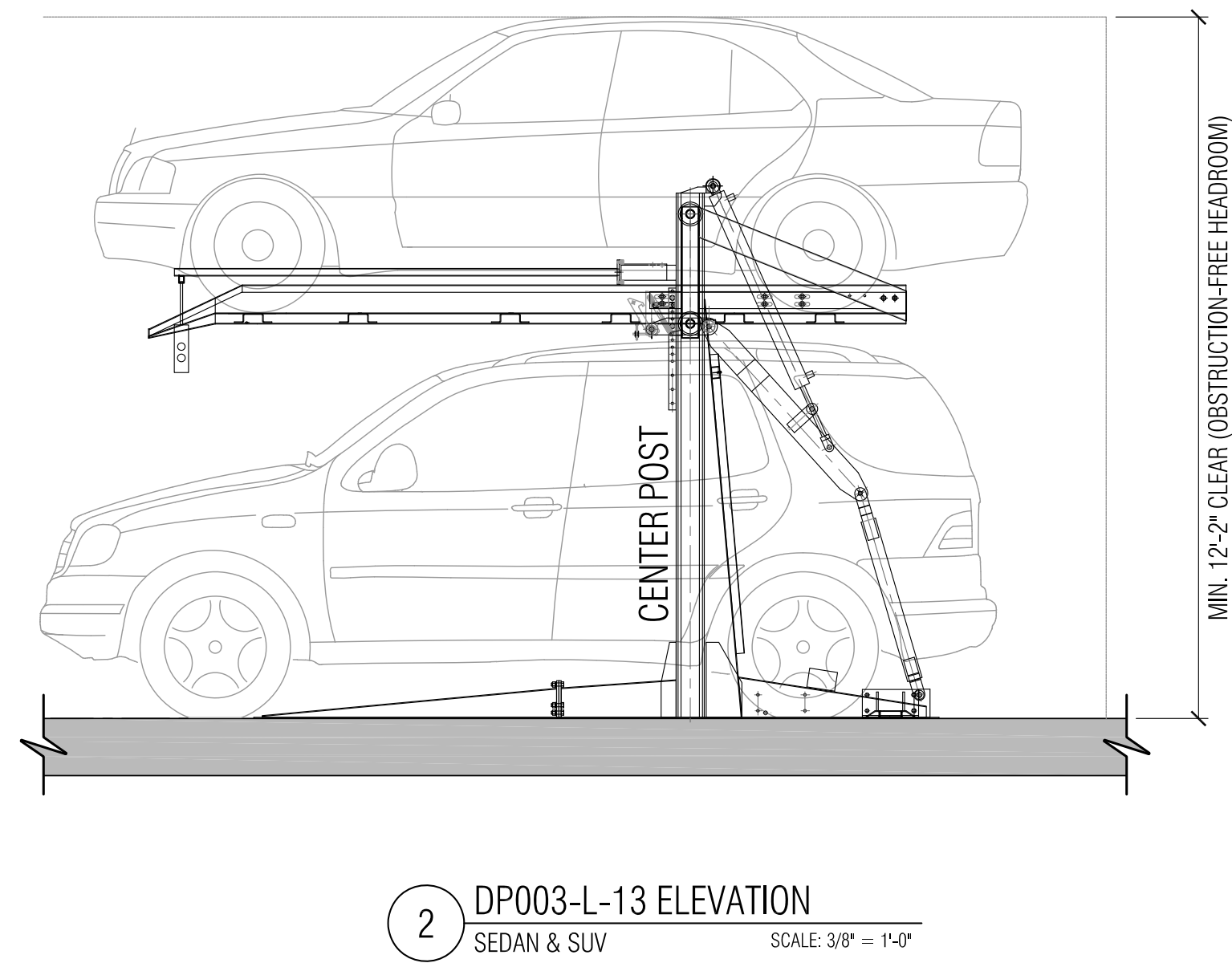
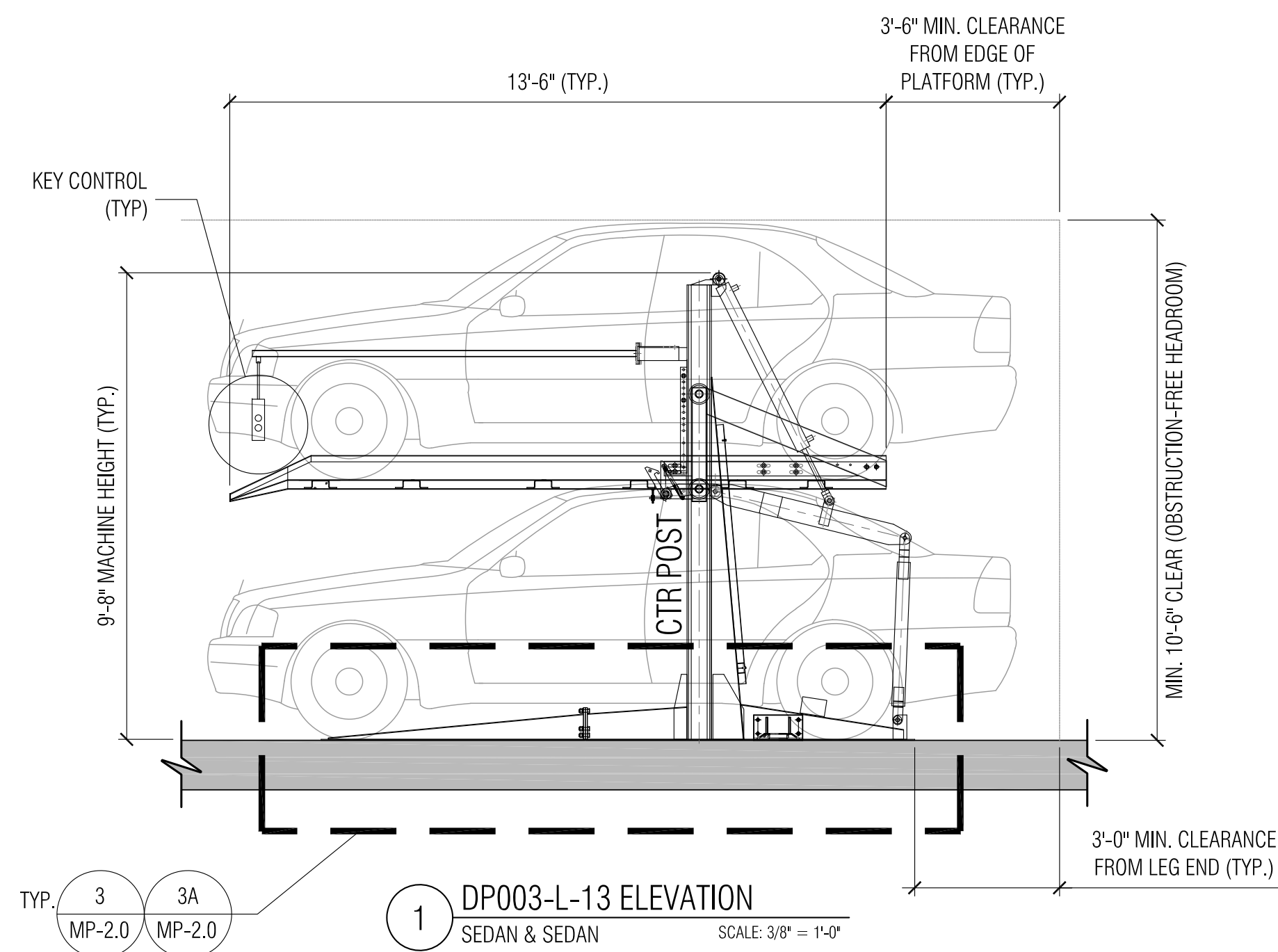
L-01

Landscape Data:

RAC Zoning - DH-3 (Dixie Highway Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (80'/30)	3 Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	17 Trees (331'/20)	17 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	1,455 sf Landscape (5,818 sf x .25)	1,760 sf Landscape
Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	2 Trees (1,760 SF)	2 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	13 Trees 66 Shrubs	20 Trees 114 Shrubs

Plant Schedule:

PERIMETER TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CE-P	6	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
CSP	3	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
SP	24	Sabal palmetto	Sabal Palm	FG, 18'-22' CT, MIXED HT, SLK, CV TRK, SP	Yes
CODE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
LN-C	2	Lagerstroemia fauriei 'Natchez'	Natchez Crape Myrtle	BB, 16' HT x 8' SPR, ML, 4" DBH, SP	No
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
QV-S	3	Quercus virginiana	Southern Live Oak	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
BOA	49	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No
COE	114	Conocarpus erectus	Green Buttonwood	3G, 24" OA, SP	Yes
CAL	10	Cordyline fruticosa 'Auntie Lou'	Auntie Lou Ti Plant	7G, 4' HT x 3' SPR, 3PP, SP, AS	No
HEL	23	Heliconia psittacorum 'Andromeda'	Parrot Beak Heliconia	3G, 24" OA, F,	No
RHA	3	Rhapis excelsa	Lady Palm	15G, 4' OA, SP	No
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
AGP	515 sf	Arachis glabrata 'Ecoturf'	Perennial Peanut	Sod, Free of Weeds, Pests, Debris	No
TRA	213	Trachelospermum asiaticum 'Minima'	Dwarf Minima Jasmine	1G, 6" HT x 10" SPR, F	No



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

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

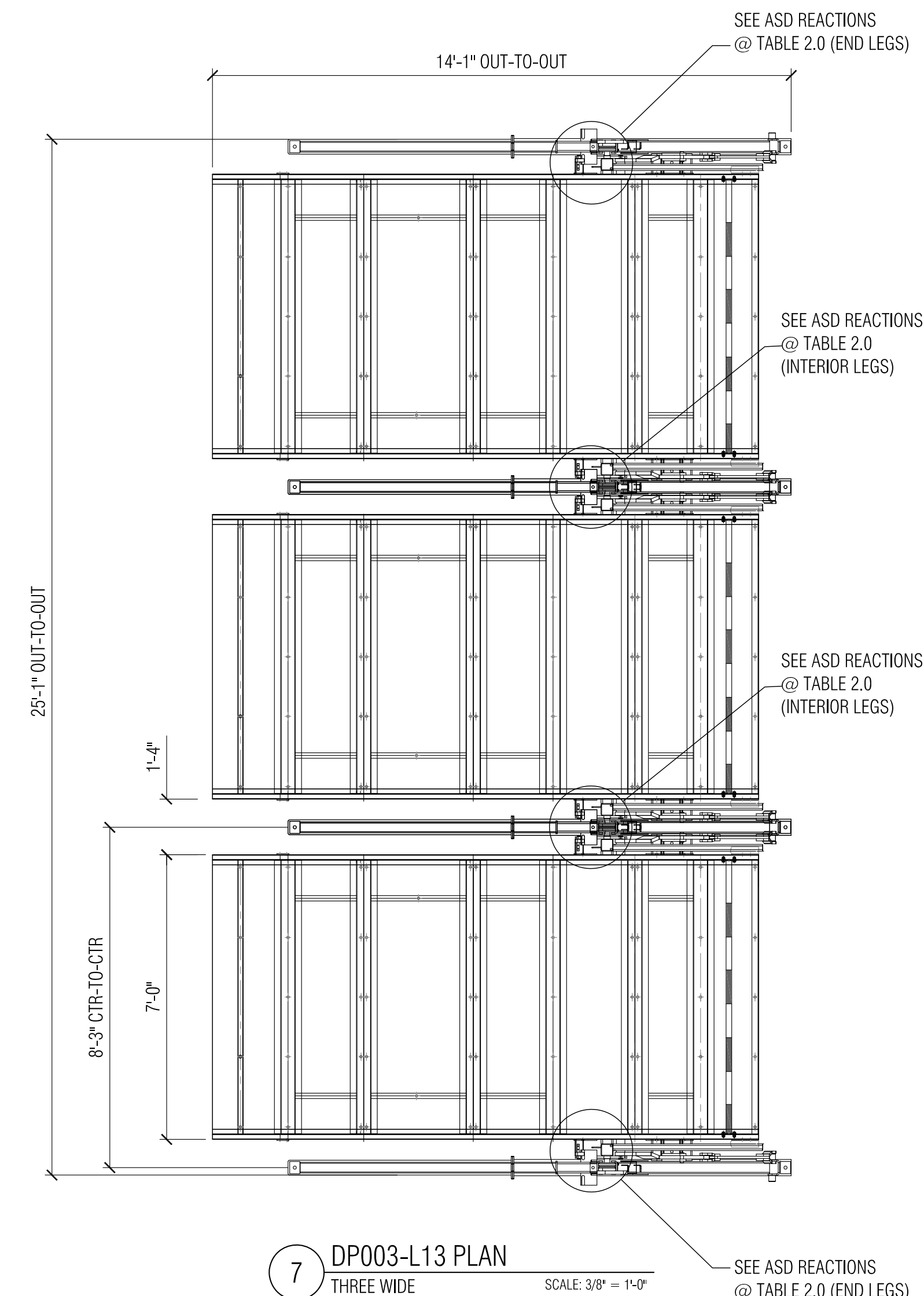
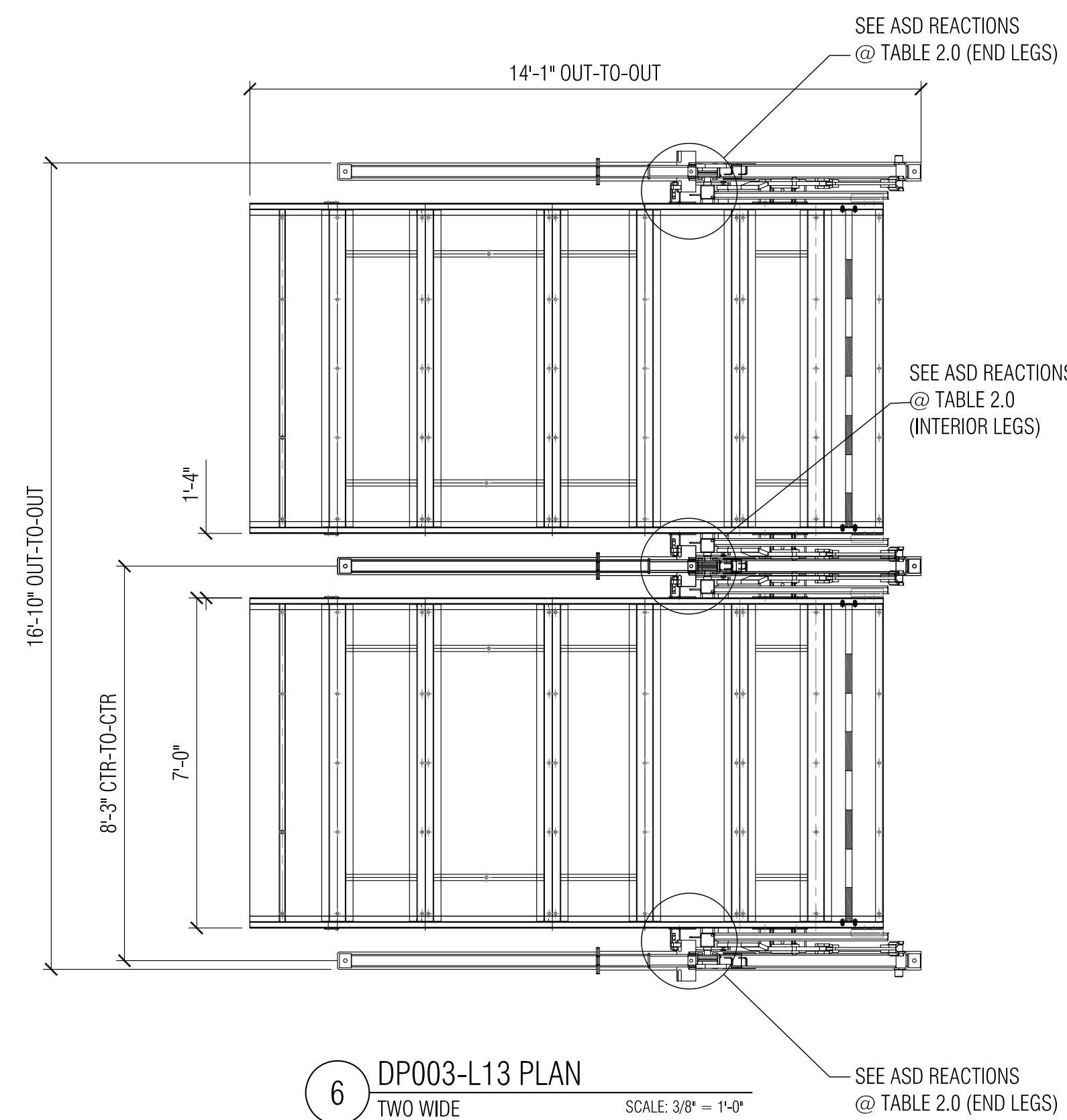
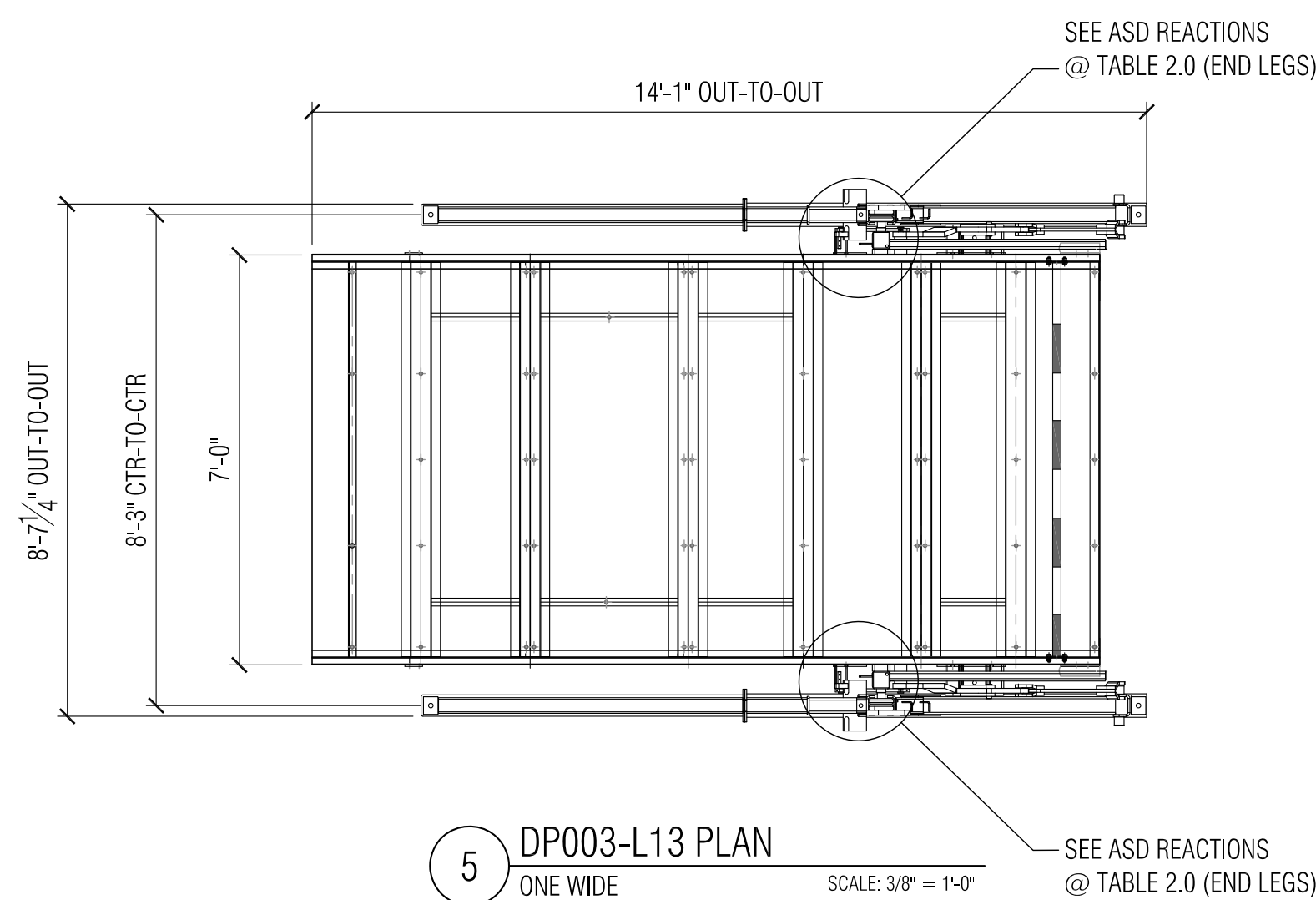
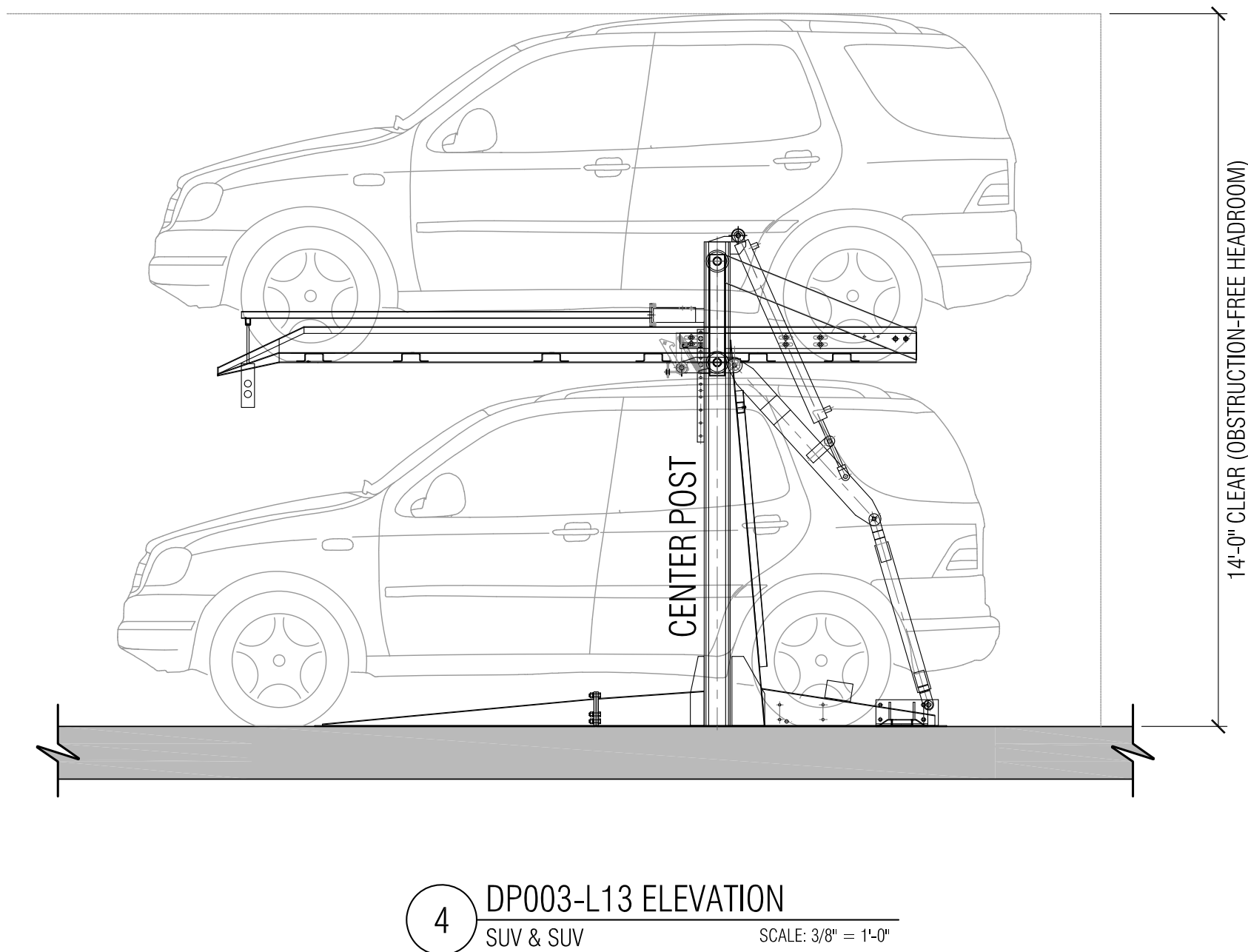
ESTIMATED WEIGHT OF DOUBLE STACKER=3000#
CAR LIFT CAPACITY=6000#

RECOMMENDED CLEARANCES FOR DP003

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

TABLE 2.0 - ASD REACTIONS AT CENTER POST:

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



REVISION	DATE

PARKPLUS
HIGH DENSITY VEHICLE STORAGE
Leaders in high density parking systems

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

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

CERTIFICATE OF AUTHORIZATION #31097

BEARING	LOCATION PLAN

PROJECT NAME

PROJECT NUMBER
CXXXFL

TITLE

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