

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 08/29/2019

Location Address: 2001 Hollywood Boulevard, Hollywood, FL 33020
 Lot(s): See attached list Block(s): See attached list Subdivision: _____
 Folio Number(s): See attached list
 Zoning Classification: ND-3 and RC-2 Land Use Classification: Regional Activity Center
 Existing Property Use: Office building and surface parking lot with nightclub & drive-thru teller facilities Sq Ft/Number of Units: N/A
 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): N/A

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

Explanation of Request: _____

Number of units/rooms: 350 apartment rental units Sq Ft: 98,007 Survey Net Lot Area
 Value of Improvement: _____ Estimated Date of Completion: 04/2022
 Will Project be Phased? () Yes No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: The Estate Companies / Sun Trust Office Building, LLC
 Address of Property Owner: 6201 SW 70th Street, South Miami, FL 33143
 Telephone: (786)220-0466 Fax: (786)288-3094 Email Address: jardizon@eigfl.com
 Name of Consultant/ Representative/Tenant (circle one): Debbie Orshefsky / Holland & Knight LLP
 Address: 515 East Las Olas Blvd, Suite 1200, Fort Lauderdale, FL 33301 Telephone: (954)468-7871
 Fax: (954)463-2030 Email Address: debbie.orshefsky@hklaw.com
 Date of Purchase: TBD 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: N/A
 Address: N/A
 Email Address: N/A

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Steve Berman - Manager Date: 8/29/2019

PRINT NAME: SunTrust Office Building, LLC / SunTrust Office Parking Lot, LLC Date: 8/29/2019

Signature of Consultant/Representative: [Signature] Date: 8/29/19

PRINT NAME: Debbie M. Orshetsky, Esq. Date: 8/29/19

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 TAC Application Review & Approval to my property, which is hereby made by me or I am hereby authorizing Debbie Orshetsky/Holland & Knight to be my legal representative before the Technical Advisory ** (Board and/or Committee) relative to all matters concerning this application. ** Planning & Development & Historic Preservation

Sworn to and subscribed before me
this 29 day of August

[Signature]
Notary Public

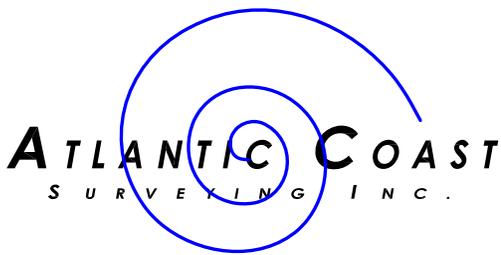
State of Florida

[Signature]
Signature of Current Owner

Steve Berman
Print Name

My Commission Expires 05/02/21 (check One) Personally known to me: OR Produced Identification Florida Driver License





SKETCH AND LEGAL DESCRIPTION

SHEET 1 OF 1

LEGAL DESCRIPTION

THAT PORTION OF ALLEYWAY BOUND ON THE NORTH BY THE NORTH EXTENSION OF LOT 38, BLOCK 9 AND ON THE SOUTH BY THE WEST EXTENSION OF LOT 38, BLOCK 9 LYING BETWEEN LOT 38 AND LOTS 1, 2 AND 3, BLOCK 9, OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT# 40158

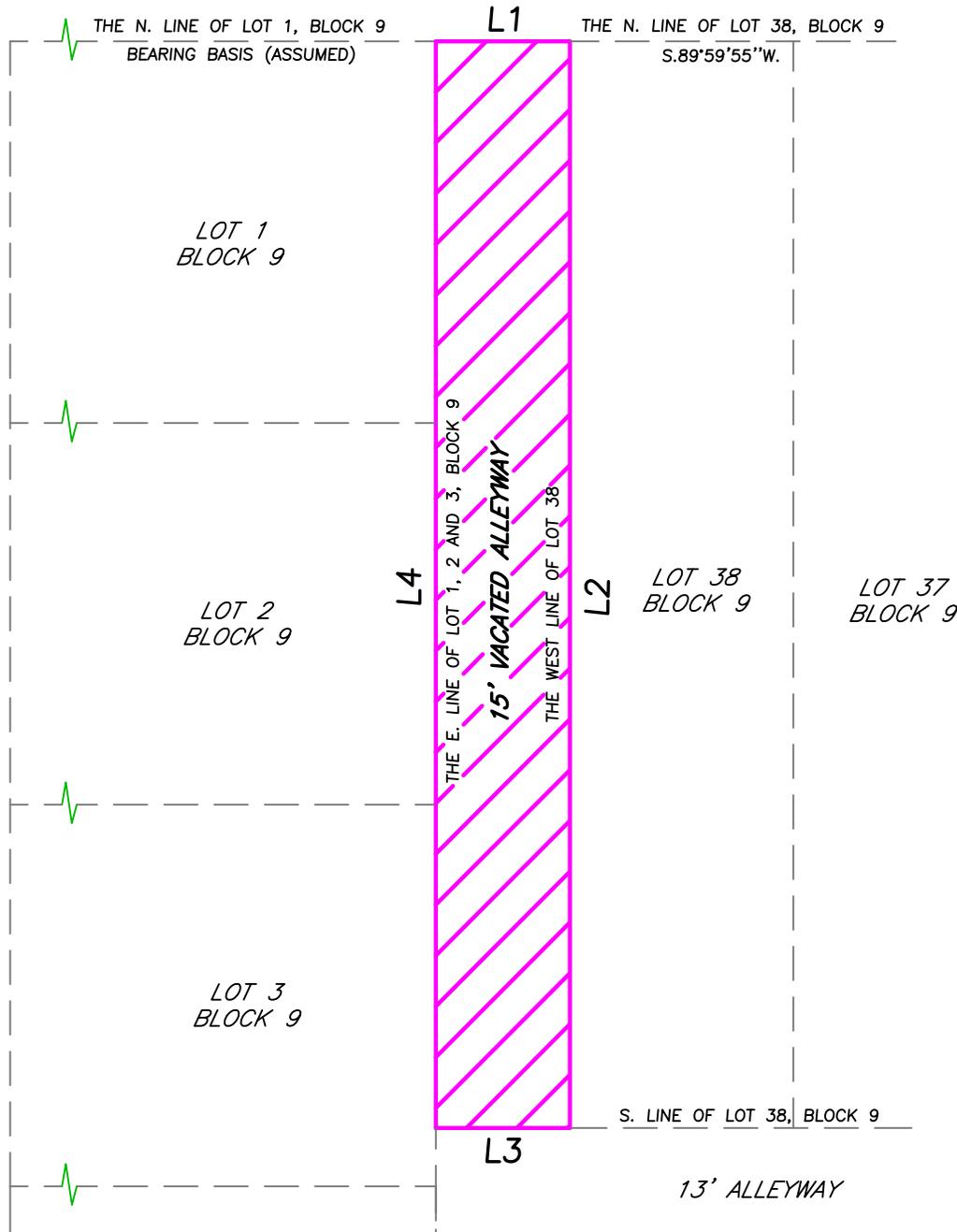
TYLER STREET

70' RIGHT-OF-WAY



N. 21ST AVENUE

50' RIGHT-OF-WAY



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N.89°59'55"E.	15.00'
L2	S.00°00'05"E.	121.00'
L3	S.89°59'55"W.	15.00'
L4	N.00°00'05"W.	121.00'

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THE LEGAL DESCRIPTION AND SKETCH DOES NOT CONSTITUTE A LAND SURVEY ATLANTIC COAST SURVEYING, INC.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

W. ALLEY RIGHT-OF-WAY

15' ALLEYWAY

E. ALLEY RIGHT-OF-WAY

LOT 7
BLOCK 9

LOT 8
BLOCK 9

Paul J. Stowell

PAUL J. STOWELL

PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
p.954.587.2100 f.954.587.5418

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ALTA/NSPS LAND TITLE SURVEY

PAGE 1 OF 2

LEGAL DESCRIPTION

PARCEL 1:
LOTS 14, 15, 16, 17, 18, 23, 24, 26, LESS THE EAST 8 FEET THEREOF, AND 27, 28, 29, 30 AND 31, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 31, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 142.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE, CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT, SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 134.01 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE NORTH LINE OF LOTS 19 THROUGH 22, BLOCK 9, A DISTANCE OF 108.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 121.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 14 THROUGH 18, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOTS 14 AND 31, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 25 AND THE EAST 8 FEET OF LOT 26, IN BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE, A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN SOUTHERLY A DISTANCE OF 121.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN WESTERLY A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN NORTHERLY A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 19, 20, 21, 22, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE, CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 255.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 9, A DISTANCE OF 232.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 134.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 32 THROUGH 38, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 38, A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1 AND 2, BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

LOT 3, BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE B-II

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 761525
ISSUING OFFICE FILE NUMBER: 3879.0006
COMMITMENT DATE : JULY 24, 2019 AT 11:00 PM

ITEM 1-4: NOT A SURVEY MATTER
ITEM 5: MATTERS PERTAINING TO PB 1, PG 21 ARE AS SHOWN ON SURVEY
ITEM 6-10: NOT A SURVEY MATTER
ITEM 11: MATTERS PERTAINING TO ORB 50830, PG 1594, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.
ITEM 12: NOT A SURVEY MATTER

TITLE SEARCH REPORT

ATTORNEYS' TITLE FUND SERVICES, LLC
FUND FILE NUMBER: 761525-2
PREPARED DATE: AUGUST 21, 2019
EFFECTIVE DATE OF SEARCH: AUGUST 16, 2019 AT 11:00 PM

RESTRICTIONS/EASEMENTS:

ITEM 1: MATTERS PERTAINING TO PB 2, PG 21 ARE AS SHOWN ON SURVEY
ITEM 2-6: NOT A SURVEY MATTER
ITEM 7: MATTERS PERTAINING TO ORB 50830, PG 1594, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.

CERTIFIED TO

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS
2001 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

ALTA/NSPS LAND TITLE SURVEY
INVOICE # 40158U
SURVEY DATE 08/22/19

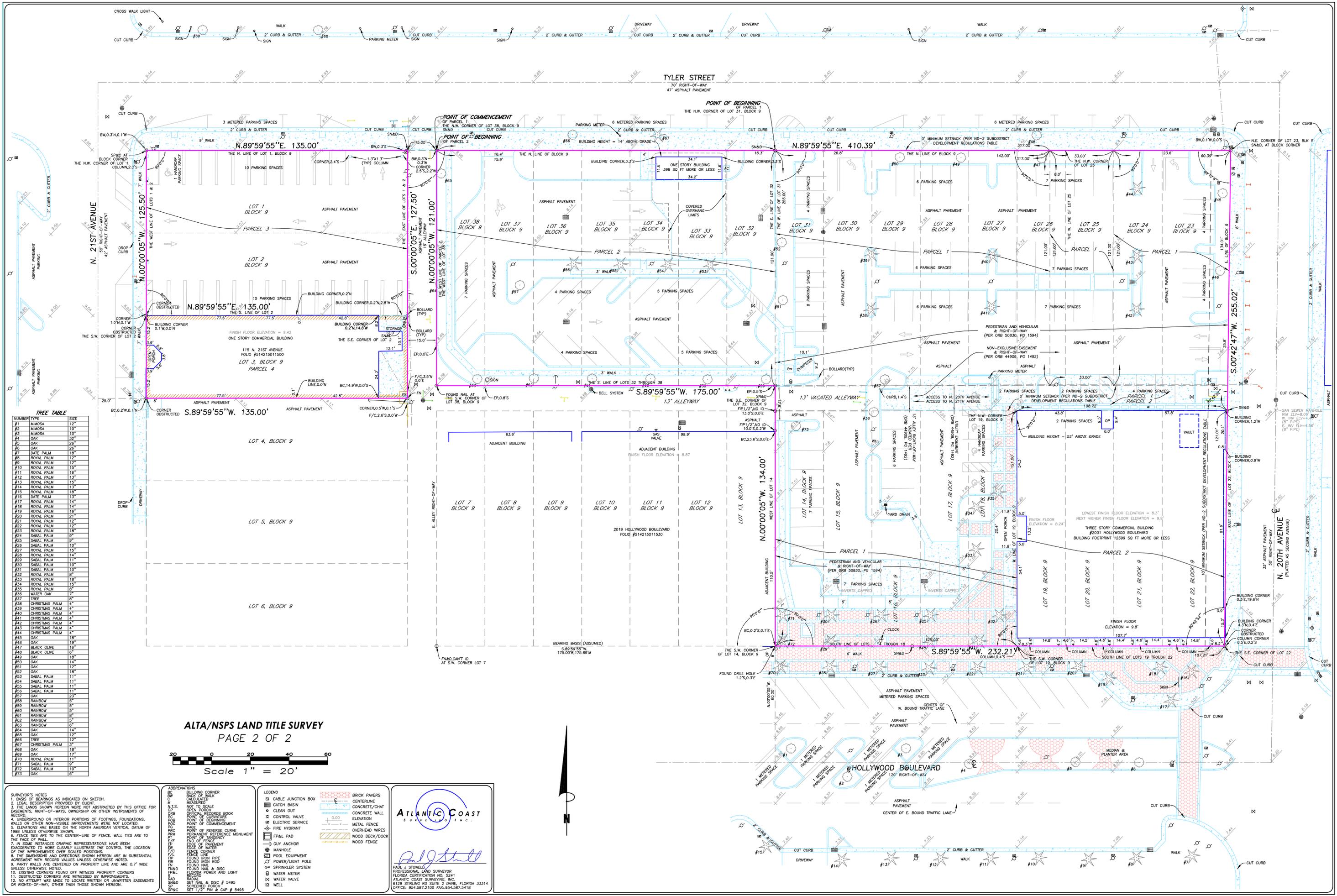
FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0569

SURVEYOR'S NOTES:

- TOTAL GROSS LAND AREA (Gross is to include the land to the middle of the streets adjacent to the property (and one half the alleyway)) = 147,399 SQUARE FEET MORE OR LESS (3.38 ACRES MORE OR LESS)
TOTAL NET LAND AREA = 98,006.5 SQUARE FEET MORE OR LESS, (2.25 ACRES MORE OR LESS)
- TOTAL NUMBER OF PARKING SPACES ON PROPERTY = 142
137 REGULAR PARKING SPACES, 5 HANDICAP PARKING SPACES



<p>SURVEYOR'S NOTES</p> <p>1. BASIS OF BEARINGS AS INDICATED ON SKETCH. 2. LEGAL DESCRIPTION PROVIDED BY CLIENT. 3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. 4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED. 5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN. 6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL. 7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS. 8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED. 9. BIRTH WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED. 10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS 11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS. 12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.</p>	<p>ABBREVIATIONS</p> <p>BC BUILDING CORNER BW BACK OF WALL C CALCULATED M MEASURED N.T.S. NOT TO SCALE OR OFFICIAL RECORDS BOOK P.C.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.R.C. POINT OF REVERSE CURVE P.R.M. PERMANENT REFERENCE MONUMENT E/F END OF FENCE E/W EDGE OF WATER E/P EDGE OF PAVEMENT F/C FENCE CORNER F/L FENCE LINE F/R FOUND IRON ROD F/N FOUND NAIL F.N&D FOUND NAIL & DISC FP&L FLORIDA POWER AND LIGHT RECORD S.D. SET NAIL & DISC # 5495 S.N&D SCHEDULED PORTHOLE SP&C SET 1/2" PIN & CAP # 5495</p>	<p>☒ CABLE JUNCTION BOX ☒ CATCH BASIN ☒ CLEAN OUT ☒ CONTROL VALVE ☒ ELECTRIC SERVICE ☒ FIRE HYDRANT ☒ FP&L PAD ☒ GUY ANCHOR ☒ MANHOLE ☒ POOL EQUIPMENT ☒ POWER/LIGHT POLE ☒ SPRINKLER SYSTEM ☒ WATER METER ☒ WATER VALVE ☒ WELL</p> <p>☒ BRICK PAVERS ☒ CENTERLINE ☒ CONCRETE/CHAT ☒ CONCRETE WALL ☒ ELEVATION ☒ METAL FENCE ☒ OVERHEAD WIRES ☒ WOOD DECK/DOCK ☒ WOOD FENCE</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 11 and 19 of Table A thereof. The field work was completed on AUGUST 22, 2019. Date of Plot or Map: AUGUST 27, 2019.</p> <p><i>Paul J. Stowell</i></p> <p>PAUL J. STOWELL PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241 ATLANTIC COAST SURVEYING, INC. 6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314 OFFICE: 954.587.2100 FAX: 954.587.5418</p>
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NUMBER	TREE	SIZE
#1	MI-MOSA	12"
#2	MI-MOSA	10"
#3	MI-MOSA	10"
#4	OAK	32"
#5	OAK	26"
#6	OAK	26"
#7	DATE PALM	18"
#8	ROYAL PALM	12"
#9	ROYAL PALM	12"
#10	ROYAL PALM	15"
#11	ROYAL PALM	16"
#12	ROYAL PALM	13"
#13	ROYAL PALM	15"
#14	ROYAL PALM	13"
#15	ROYAL PALM	13"
#16	DATE PALM	13"
#17	ROYAL PALM	14"
#18	ROYAL PALM	14"
#19	ROYAL PALM	16"
#20	ROYAL PALM	21"
#21	ROYAL PALM	13"
#22	ROYAL PALM	12"
#23	ROYAL PALM	18"
#24	SABAL PALM	9"
#25	SABAL PALM	9"
#26	SABAL PALM	10"
#27	ROYAL PALM	15"
#28	ROYAL PALM	14"
#29	SABAL PALM	11"
#30	SABAL PALM	10"
#31	SABAL PALM	10"
#32	ROYAL PALM	8"
#33	ROYAL PALM	18"
#34	ROYAL PALM	15"
#35	ROYAL PALM	8"
#36	WATER OAK	7"
#37	TREE	8"
#38	CHRISTMAS PALM	4"
#39	CHRISTMAS PALM	4"
#40	CHRISTMAS PALM	4"
#41	CHRISTMAS PALM	4"
#42	CHRISTMAS PALM	4"
#43	CHRISTMAS PALM	4"
#44	CHRISTMAS PALM	4"
#45	OAK	18"
#46	OAK	19"
#47	BLACK OLIVE	16"
#48	BLACK OLIVE	6"
#49	OAK	18"
#50	OAK	14"
#51	OAK	12"
#52	OAK	18"
#53	SABAL PALM	11"
#54	SABAL PALM	11"
#55	SABAL PALM	11"
#56	SABAL PALM	11"
#57	OAK	23"
#58	RAINBOW	5"
#59	RAINBOW	5"
#60	RAINBOW	5"
#61	RAINBOW	6"
#62	RAINBOW	5"
#63	RAINBOW	6"
#64	OAK	14"
#65	OAK	12"
#66	TREE	12"
#67	CHRISTMAS PALM	3"
#68	OAK	18"
#69	OAK	17"
#70	ROYAL PALM	11"
#71	SABAL PALM	9"
#72	SABAL PALM	10"
#73	OAK	6"

ALTA/NSPS LAND TITLE SURVEY
 PAGE 2 OF 2
 Scale 1" = 20'

SURVEYOR'S NOTES
 1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
 2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
 3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
 4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
 5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
 6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
 7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
 8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
 9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
 10. EXISTING CORNERS FOUND BY WITNESS PROPERTY CORNERS.
 11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
 12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

ABBREVIATIONS
 BC BUILDING CORNER
 BW BACK OF WALL
 C/C CENTERLINE
 N.T.S. NOT TO SCALE
 O.P. OPEN DITCH
 P.B. PERMANENT REFERENCE BOOK
 P.C. POINT OF CURVATURE
 P.I. POINT OF INTERSECTION
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 P.O.M. PERMANENT REFERENCE MONUMENT
 P.O.T. POINT OF TANGENCY
 P.V. POINT OF VERTICAL CURVATURE
 R.M. RIGHT-OF-WAY
 S.P. SIGN
 S.P.C. SIGN AND POST
 S.P.C. SIGN AND POST

LEGEND
 BRICK PAVERS
 CENTERLINE
 CONCRETE/CHAT
 CONCRETE WALL
 CLEAN OUT
 CONTROL VALVE
 ELECTRIC SERVICE
 FIRE HYDRANT
 OVERHEAD WIRES
 WOOD DECK/DOCK
 WOOD FENCE
 CABLE JUNCTION BOX
 CATCH BASIN
 CLEAN OUT
 CONTROL VALVE
 ELECTRIC SERVICE
 FIRE HYDRANT
 OVERHEAD WIRES
 WOOD DECK/DOCK
 WOOD FENCE
 GUY ANCHOR
 MANHOLE
 POOL EQUIPMENT
 POWER/LIGHT POLE
 SPRINKLER SYSTEM
 WATER METER
 WATER VALVE
 WELL

ATLANTIC COAST SURVEYING, INC.
 Paul J. Stowell
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 6129 STIRLING RD SUITE 2 DAVIS, FLORIDA 33314
 OFFICE: 954.587.2100 FAX: 954.587.5418

GENERAL NOTES:

- SEE ENLARGED PLANS FOR FURTHER DIMS AND NOTES.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL SIGNAGE UNDER SEPARATE PERMIT AND WILL MEET ZONING AND LAND DEVELOPMENT REGULATIONS.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- SEE CIVIL DRAWINGS FOR ON-STREET PARKING AND PAVING INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR SIDEWALK AND PLANTING INFORMATION.
- ALL BUILDING WILL COMPLY WITH NFPA 1, 11.10 TO MEET THE MINIMUM TW-WAY RADIO COMMUNICATION SIGNAL REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.

SITE LIGHTING NOTE:

- SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREA. EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.
- TURTLE LIGHTING ORDINANCE - N/A
- THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)

GREEN BUILDING PRACTICES:

- PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN GLOBE CERTIFICATION DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT.
- ENERGY EFFICIENT LOW E WINDOW
- DOORS: INSULATED AND FIRE RATED
- PROGRAMMABLE THERMOSTATS
- ENERGY STAR APPLIANCES
- MERV 8 A/C FILTERS ON ALL A/C UNITS
- DUAL FLUSH TOILETS
- 80% PLANT MATERIAL NATIVE
- ALL ENERGY EFFICIENT OUTDOOR LIGHTING
- ALL HOT WATER PIPE INSULATED
- ONE LOW FLOW SHOWERHEAD
- BICYCLE ROOM STORAGE AND RESTROOM/CHANGING ROOM
- DEDICATED RECYCLING ROOM
- ELECTRIC VEHICLE CHARGING STATION
- ROOFING MATERIAL IS ENERGY STAR (COOL ROOF)

ELECTRIC VEHICLE CHARGING STATION:

- IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT BOTH GARAGES OF EAST TOWER AND SOUTH/WEST TOWER.
- MINIMALLY THE FOLLOWING SHALL BE INSTALLED:
EMPTY 3" RACEWAY FROM BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR PARKING AREA, WITH TWO GANG JUNCTION BOX WITH A BLANK PLATE OR FULLY FUNCTIONAL ELECTRIC VEHICLE CHARGING STATION MAY BE INSTALLED.
- SEE SHEET A1.02

LEGAL DESCRIPTION

PARCEL 1:
LOTS 14, 15, 16, 17, 18, 23, 24, 26, LESS THE EAST 8 FEET THEREOF, AND LOTS 27, 28, 29, 30 AND 31, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED VALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 31, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 142.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 134.01 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°40'52", RUN WESTERLY ALONG THE NORTH LINE OF LOTS 19 THROUGH 22, BLOCK 9, A DISTANCE OF 108.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 134.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 14 THROUGH 18, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOTS 14 AND 31, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 25 AND THE EAST 8 FEET OF LOT 26, BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN SOUTHERLY A DISTANCE OF 121.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN WESTERLY A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN NORTHERLY A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 19, 20, 21, 22, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED VALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 255.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 9, A DISTANCE OF 232.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 134.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 32 THROUGH 38, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 38, A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

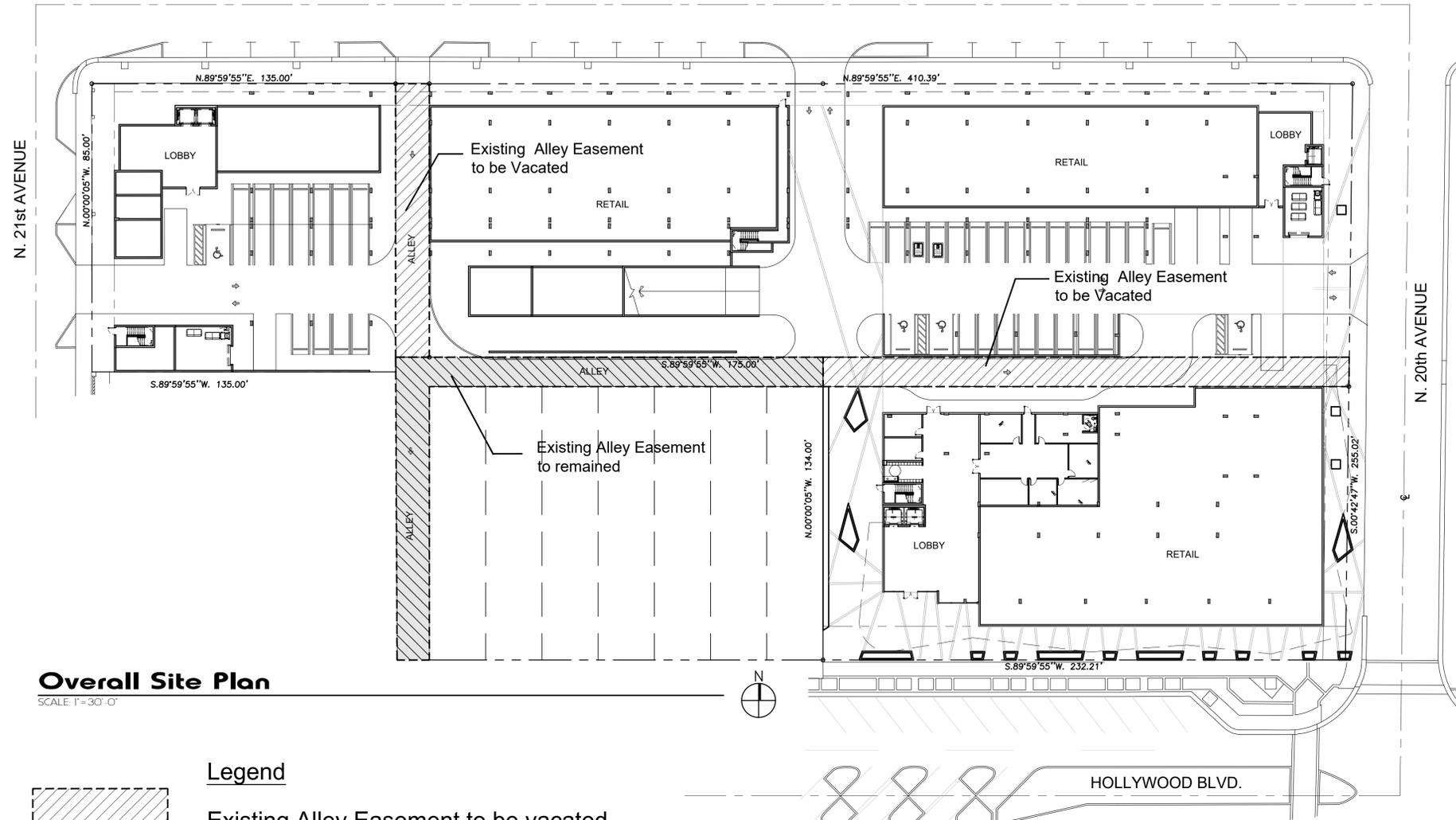
PARCEL 3:

LOTS 1 AND 2, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

LOT 3, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

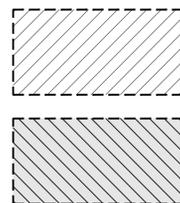
TYLER STREET



Overall Site Plan

SCALE 1"=30'-0"

Legend



Existing Alley Easement to be vacated

Existing Alley Easement to be remained

Master Site Plan Summary

	Studio	Studio Jr	A1 (1bd)	B1 (2-bd)	B2 (2-bd+Den)	B3 (2-bd)	C1 (3bd)	Total Units	Retail Sq Ft.	Parking Req'd	Parking Prov.	Building Hgts
Tower 1	79 DU	26 DU	81 DU	18 DU	20 DU	DU	19 DU	243 DU	19,615 sf	243 spaces		100'-4" Parapet
Tower 2	10 DU	28 DU	13 DU	38 DU	8 DU	5 DU	5 DU	107 DU	9,223 sf	107 spaces		100'-4" Parapet
Total	89 DU	54 DU	94 DU	56 DU	28 DU	5 DU	24 DU	350 DU	28,838 sf	350 spaces	496 spaces	

modis architects
 4955 SW 75th Avenue
 Miami, Florida 33155
 Florida Corp.
 t. 786.879.8882
 f. 786.350.1515
 AA#26001777
 e. MODIS@MODISarchitects.com

project info:
Soleste
Hollywood Blvd.
 2001 Hollywood Blvd.
 Hollywood, Florida

seal:
 ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT #AR 93259

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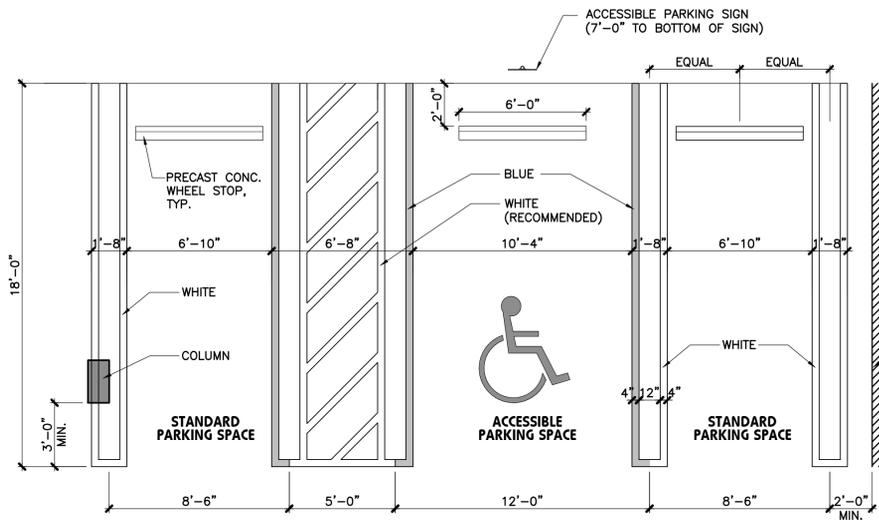
drawing data:
OVERALL SITE PLAN

project number: #19024
 drawing scale: As Shown
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 phase: FINAL TAC
 sheet number:

A0.02

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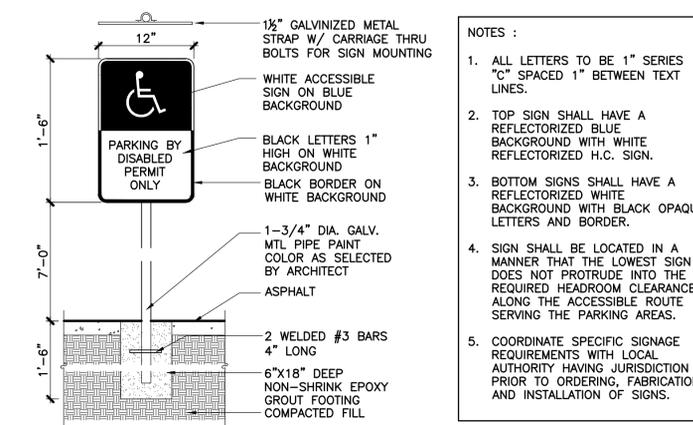
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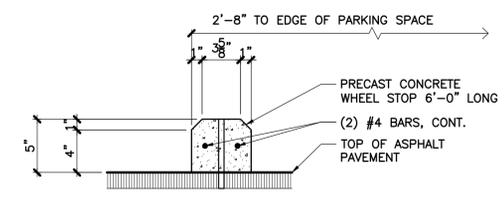
01 Typical Standard & Accessible Parking Spaces
SCALE: 1/4" = 1'-0"

NOTES :

1. PROVIDE SOLID 4" WIDE ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL - THERMOPLASTIC TRAFFIC COATING (COLOR: BLUE).



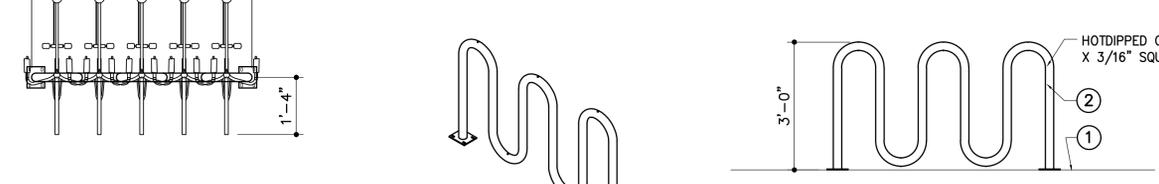
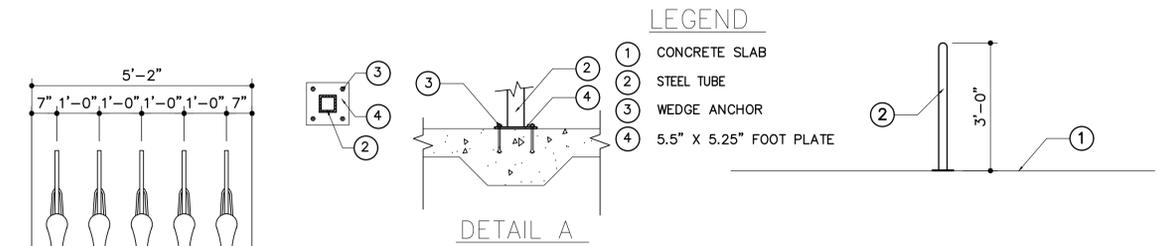
03 Typical Accessible Parking Sign Det.
SCALE: 3/4" = 1'-0"



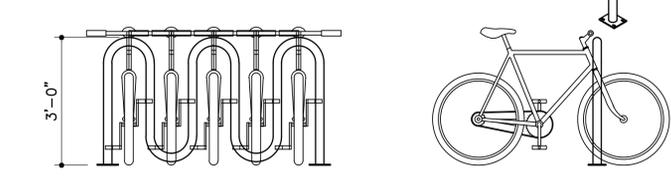
GENERAL NOTES:

1. PROVIDE WHEEL STOPS SHALL BE PROVIDED AT ALL MARKED STALLS AS DETAILED ON SITE PLAN.
2. PAINT ALL WHEEL STOPS COLOR TO MATCH STRIPING OF PARKING STALLS.

05 Typ. Wheel Stop Detail
SCALE: 1-1/2" = 1'-0"



09 Electric Vehicle Charging Station Signage
SCALE: 3/8" = 1'-0"



11 Bicycle Rack Detail
SCALE: N.T.S.

BICYCLE RACKS

SIGNAGE & MARKING
ALL BICYCLE PARKING SPACES SHALL BE POSTED WITH A PERMANENT & PROPERTY MAINTAINED ABOVE GROUND SIGN WHICH SHALL CONFORM TO THE FIGURE ENTITLED "SECURED BICYCLE PARKING" THE BOTTOM OF THE SIGN MUST BE AT LEAST FIVE (5) FEET ABOVE GRADE WHEN ATTACHED TO THE BUILDING, WHICH MAY NOT BE INSTALLED IN THE COUNTY MAINTAINED RIGHT-OF-WAY. NOT PERMIT SHOULD BE REQUIRED FOR SUCH SIGN.

NOTE: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

SITE ACCESSIBILITY NOTES

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH
1 - MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.
2 - IF RAMP CHANGES DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES.

LANDINGS
RAMP SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP AND AT EACH RAMP RUN.
1 - LANDING SHALL HAVE THE FOLLOWING FEATURES:
2 - IF RAMP CHANGES DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES.
3 - IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FBC ACCESSIBILITY 2014.

HANDRAILS
IF A RAMP RUN HAS A RISE GREATER THAN 6 IN. OR A HORIZONTAL PROJECTION GREATER THAN 72 IN. THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:
1 - HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
2 - HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
3 - THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL 1-1/2 INCH.
4 - GRIPPING SURFACES SHALL BE CONTINUOUS.
5 - TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN. AND 38 IN. ABOVE RAMP SURFACES.
6 - ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
7 - HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES
THE CROSS SLOPE SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ CHAPTER 4 OF THE FBC 2010 ACCESSIBILITY CODE.

EDGE PROTECTION
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN. HIGH.

OUTDOOR CONDITIONS
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

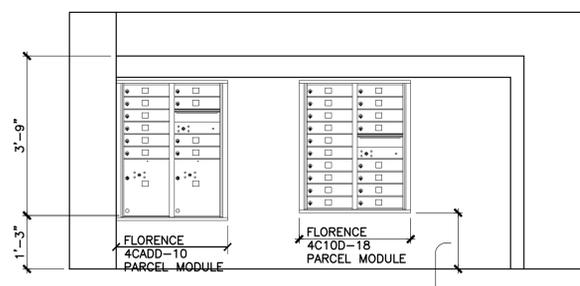


DKS
1601 LIFT GATE 1/2 HP
15"W x 18"H x 15"D



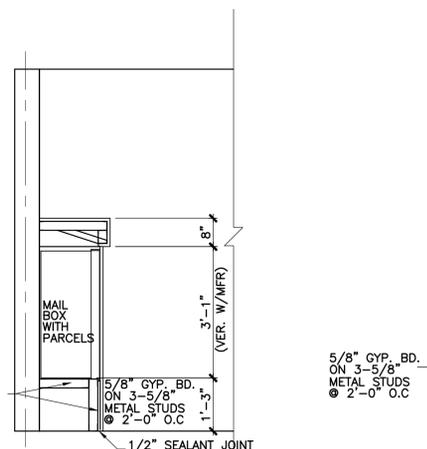
CALL BOX DETAIL
AE200PLUS TELEPHONE ENTRY
15.25"W x 19"H x 4"D

20 Life Gate Detail
SCALE: 3/16" = 1'-0"

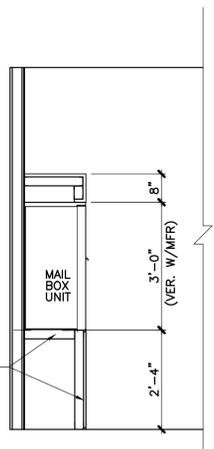


16 Mailbox Detail
SCALE: N.T.S.

ALL MAILBOXES TO COMPLY WITH AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES



17 Section
SCALE: N.T.S.
4CADD-10 PARCEL MODULE



19 Section
SCALE: N.T.S.
4C10D-18 PARCEL MODULE

MODIS architects

4955 SW 75th Avenue
Miami, Florida 33155

t. 786.879.8882
f. 786.350.1515
AA#26001777

e. MODIS@MODISarchitects.com

project info :

Soleste
Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT #AR 93259

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SITE DETAILS

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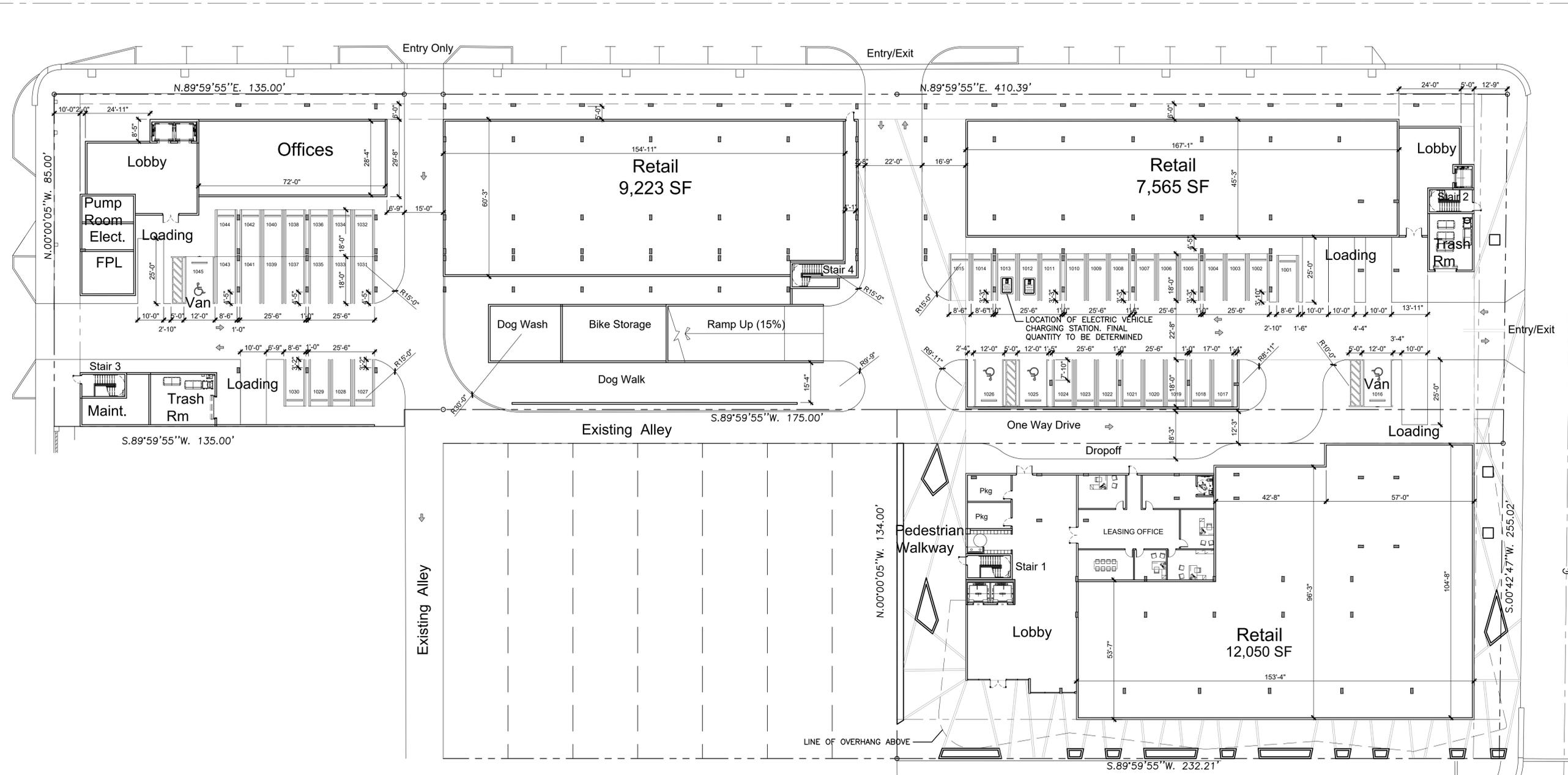
phase : FINAL TAC

sheet number : **A0.04**

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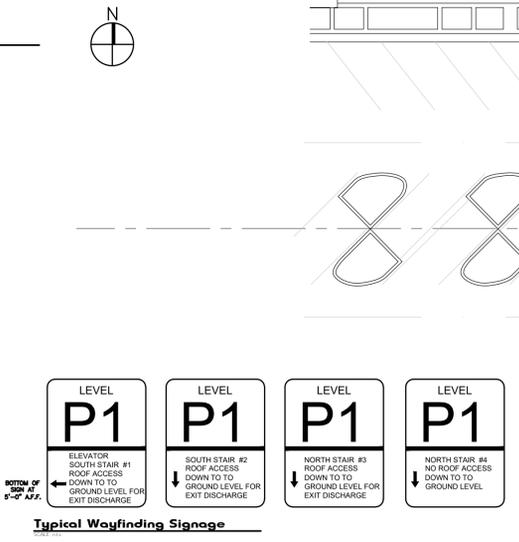
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Level 1 Floor Plan
SCALE: 1" = 20'-0"

Parking Provided				
	Standard	HC	Tandem	
Level 1	34	3 (2 Van)	8	45
Level 2	168	2	39	209
Level 3	216	2	24	242
Total Parking Provided	418	7	71	496 spaces
Required Loading				
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance				
Required:	Retail Space: less Than 10,000 sf. = none			
	10,000 sf - 24,999 sf = (1) 10'w x 25'L x 14' clear height			
	25,000 - 59,999 sf = (2) 10'w x 25'L x 14' clear height			
	Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction			
Provided:	Retail Space - 29,838 sf = (2) 10'w x 25'L x 14' clear height			
	Tower - 352 units - (4) 10'w x 25'L x 14' clear height			



modis architects
 4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777 e. MODIS@MODISarchitects.com

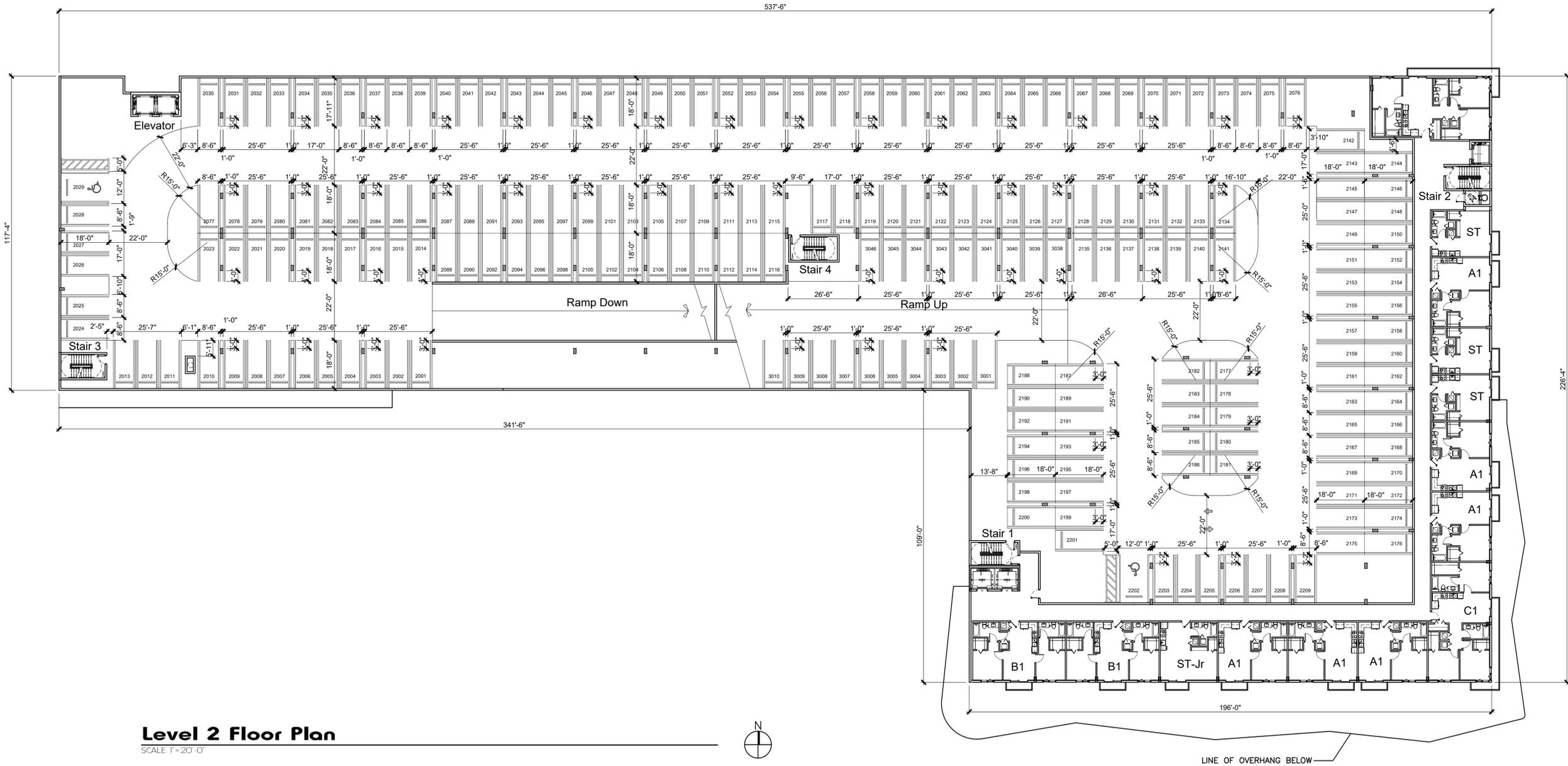
project info :
Soleste
Hollywood Blvd.
 2001 Hollywood Blvd.
 Hollywood, Florida

seal :
 ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93239

revisions :

drawing data :
LEVEL 1 FLOOR PLAN
 project number : #19024
 drawing scale : As Shown
 drawing date : 08/29/2019
 phase : FINAL TAC
 sheet number : **A1.02**

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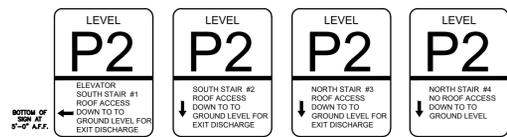


Level 2 Floor Plan

SCALE 1"=20'-0"



Parking Provided			
	Standard	HC	Tandem
Level 1	35	3	8
Level 2	168	2	39
Level 3	216	2	24
Total Parking Provided	419	7	71
Total Parking Provided			497 spaces
Required Loading			
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance			
Required:	Retail Space: less Than 10,000 sf. = none		
	10,000 sf - 24,999 sf = (1)10'w x 25'L x 14' clear height		
	25,000 - 59,999 sf = (2) 10'w x 25'L x 14' clear height		
	Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction		
Provided:	Retail Space - 29,838 sf = (2)10'w x 25'L x 14' clear height		
	Tower - 352 units - (4)10'w x 25'L x 14' clear height)		



Typical Wayfinding Signage

SCALE: N.E.S.

modis architects
 4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

project info :
Soleste
Hollywood Blvd.
 2001 Hollywood Blvd.
 Hollywood, Florida

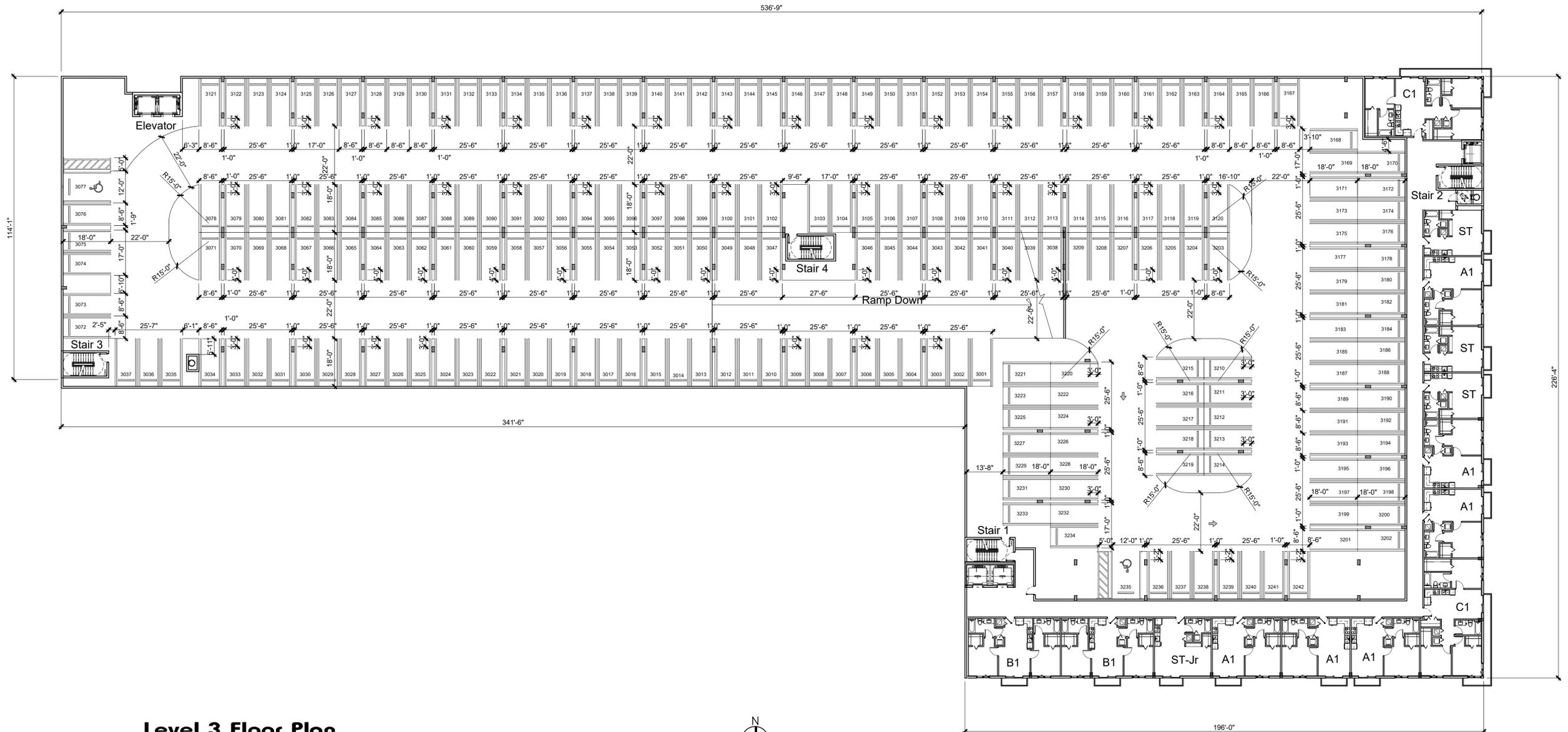
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 ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :
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 drawing scale : As Shown
 drawing date : 08/29/2019
 phase : FINAL TAC
 sheet number : **A1.03**

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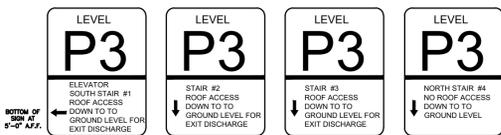
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Level 3 Floor Plan

SCALE: 1"=20'-0"

Parking Provided			
	Standard	HC	Tandem
Level 1	34	3 (2 Van)	8
Level 2	168	2	39
Level 3	216	2	24
Total Parking Provided	418	7	71
Total Parking Provided			496 spaces
Required Loading			
Off Street Loading Space Requirements - 10'w x 25'L x 14' Vertical Clearance			
Required:	Retail Space: less Than 10,000 sf. = none		
	10,000 sf - 24,999 sf = (1)10'w x 25'L x 14' clear height		
	25,000 - 59,999 sf = (2) 10'w x 25'L x 14' clear height		
	Tower: 50-100 Units + 1 for each add'l 100 Units or major Fraction		
Provided:	Retail Space - 29,838 sf = (2)10'w x 25'L x 14' clear height		
	Tower - 352 units - (4)10'w x 25'L x 14' clear height)		



Typical Wayfinding Signage

SCALE: n.t.s.

modis architects

4955 SW 75th Avenue
Miami, Florida 33155
Florida Corp.
e. MODIS@MODISarchitects.com

t. 786.879.8882
f. 786.350.1515
AA#26001777

project info :

Soleste
Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93239

revisions :

drawing data :

LEVEL 3 FLOOR PLAN

project number : #19024

drawing scale : As Shown

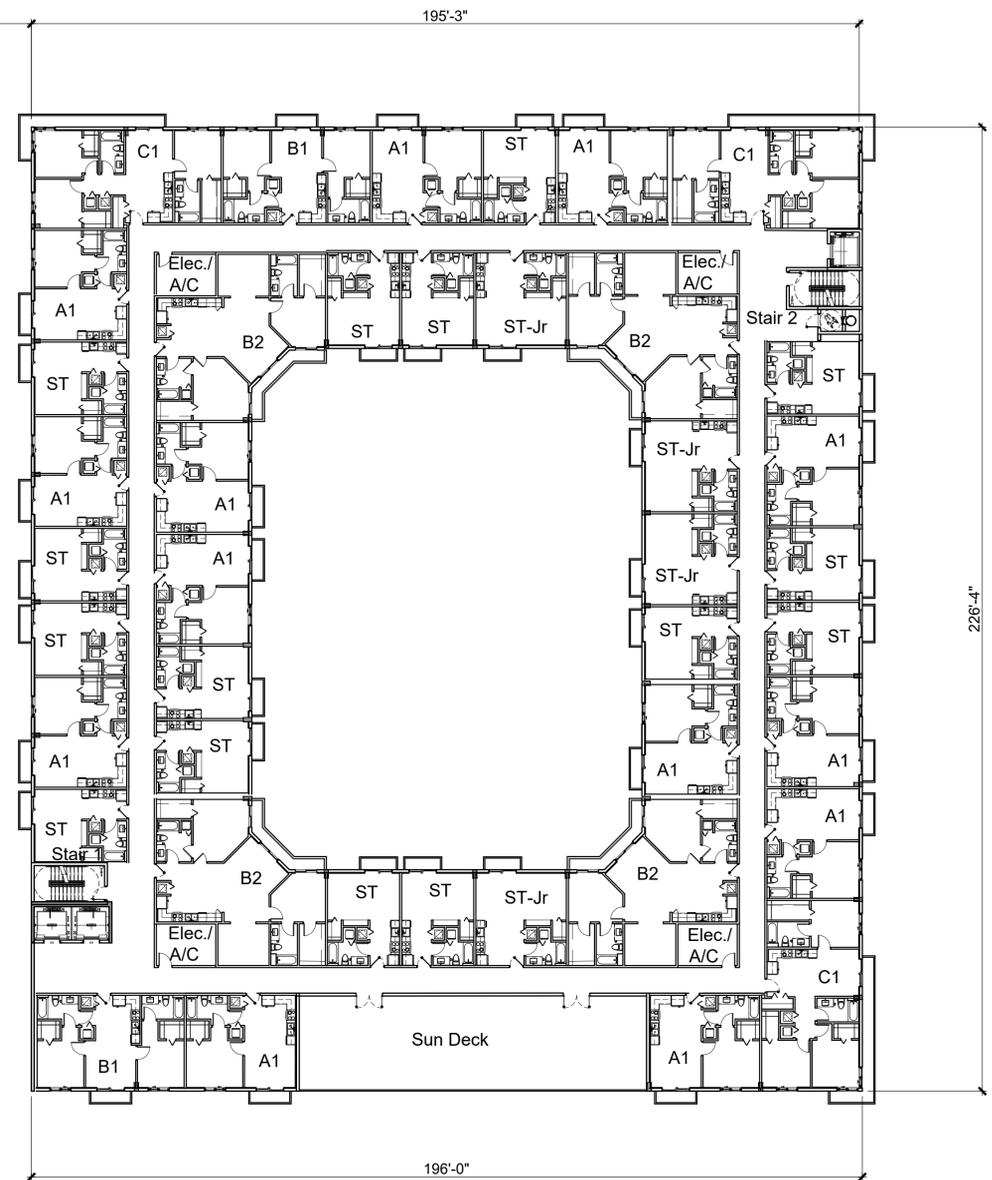
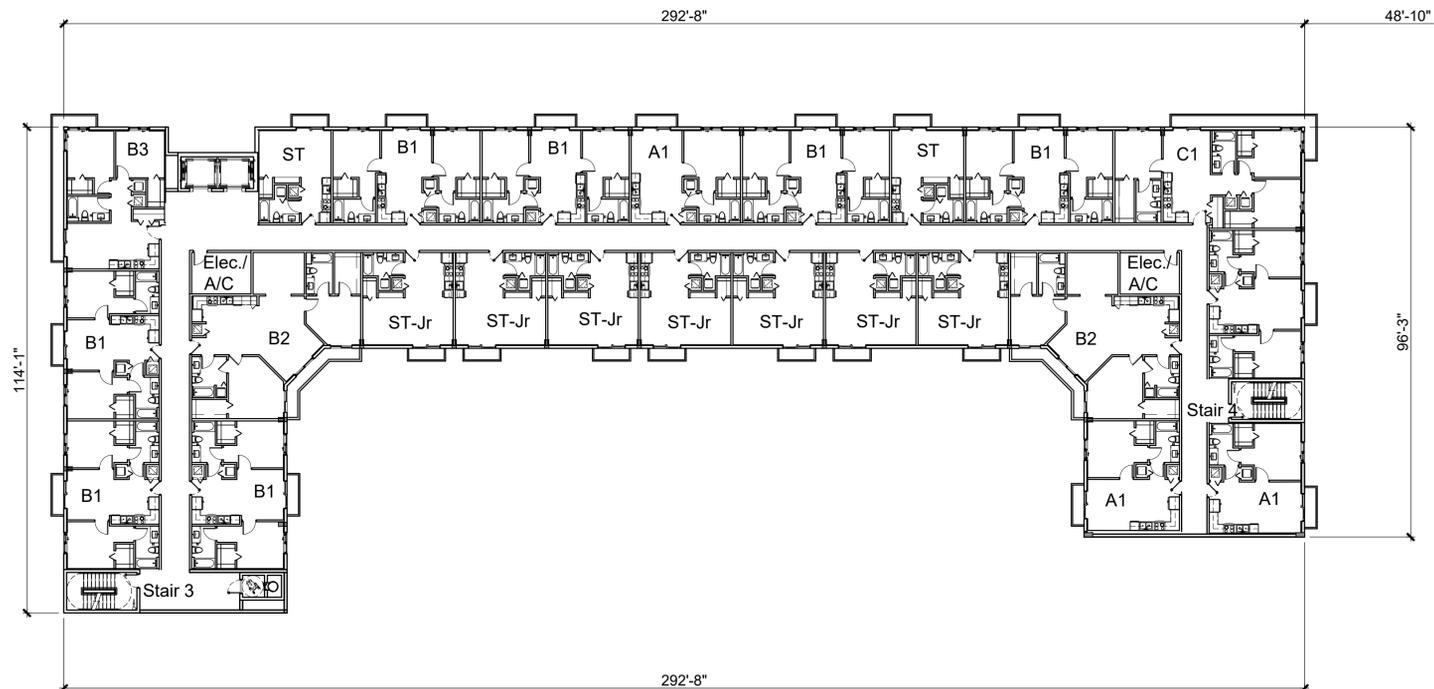
drawing date : 08/29/2019

phase : FINAL TAC

sheet number : **A1.04**

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Level 8 Floor Plan
SCALE: 1"=20'-0"



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modis architects
 4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

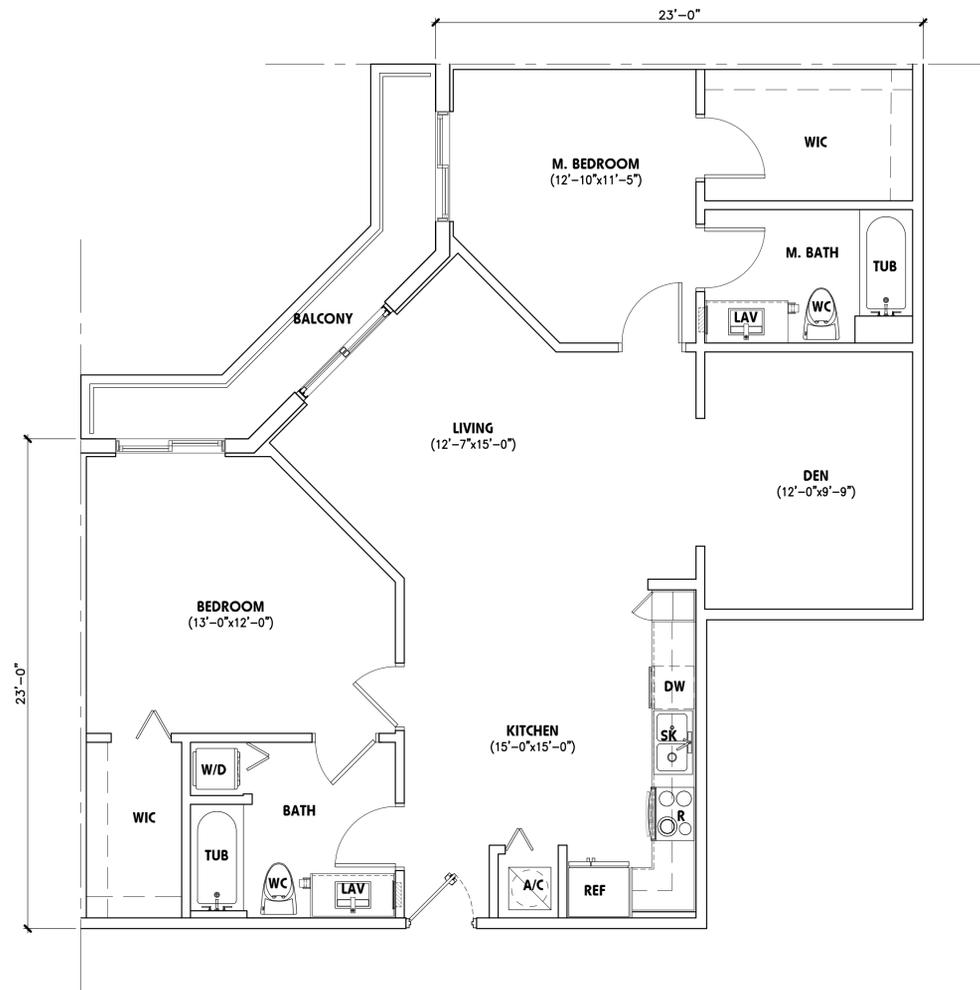
project info :
Soleste
Hollywood Blvd.
 2001 Hollywood Blvd.
 Hollywood, Florida

seal :
 ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :
LEVEL 8
FLOOR PLAN

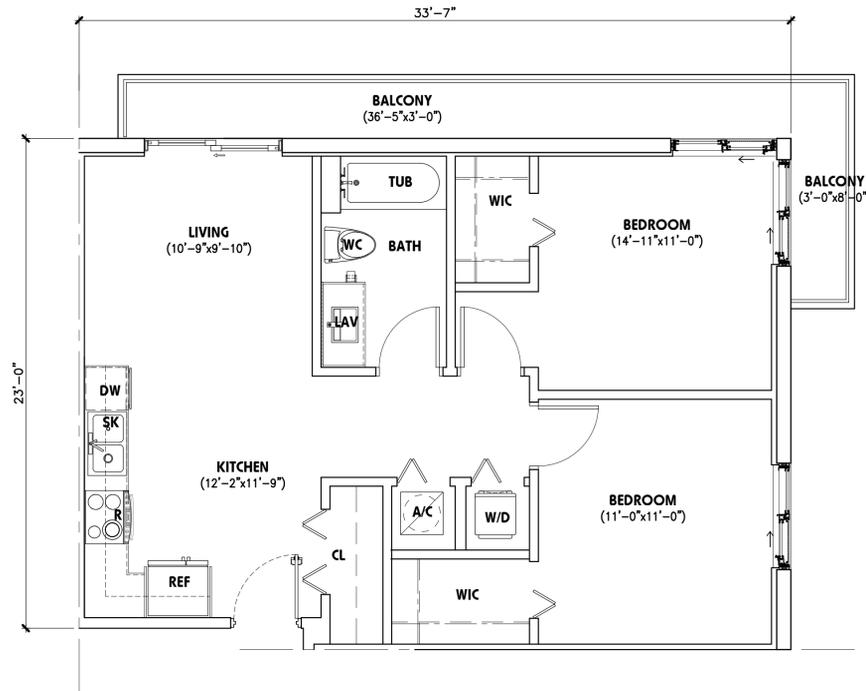
project number : #19024
 drawing scale : As Shown
 drawing date : 08/29/2019
 phase : FINAL TAC
 sheet number : **A1.07**



B2

SCALE: 1/4" = 1'-0"

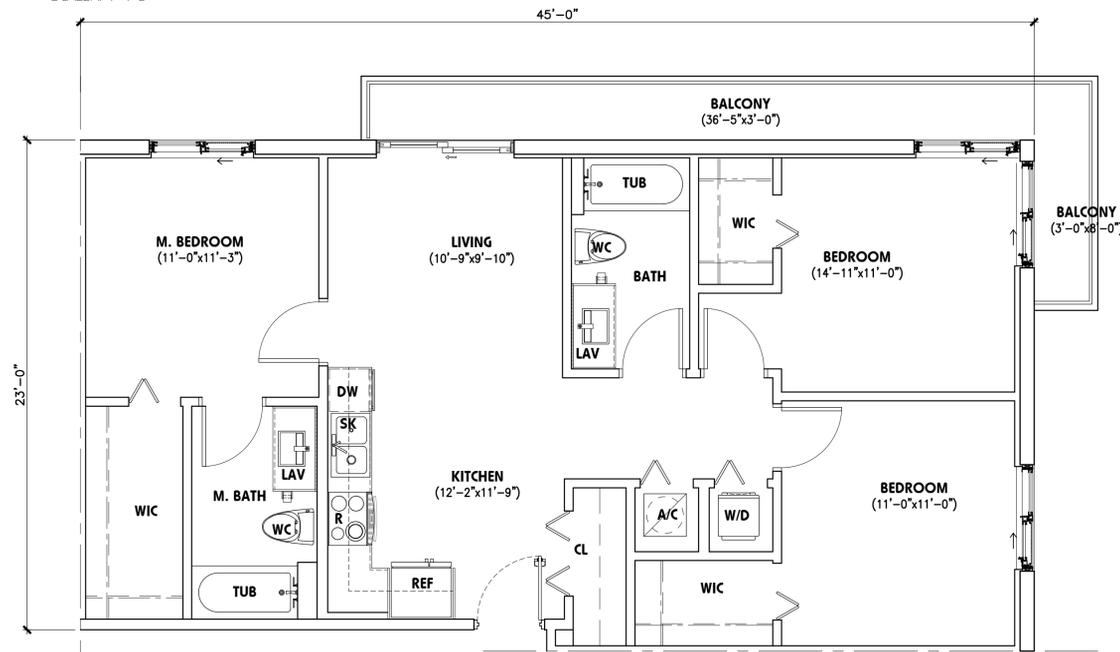
1,210 SF



B3

SCALE: 1/4" = 1'-0"

837 SF



C1

SCALE: 1/4" = 1'-0"

1,100 SF

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modis architects
 4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

project info :
Soleste
Hollywood Blvd.
 2001 Hollywood Blvd.
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 ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
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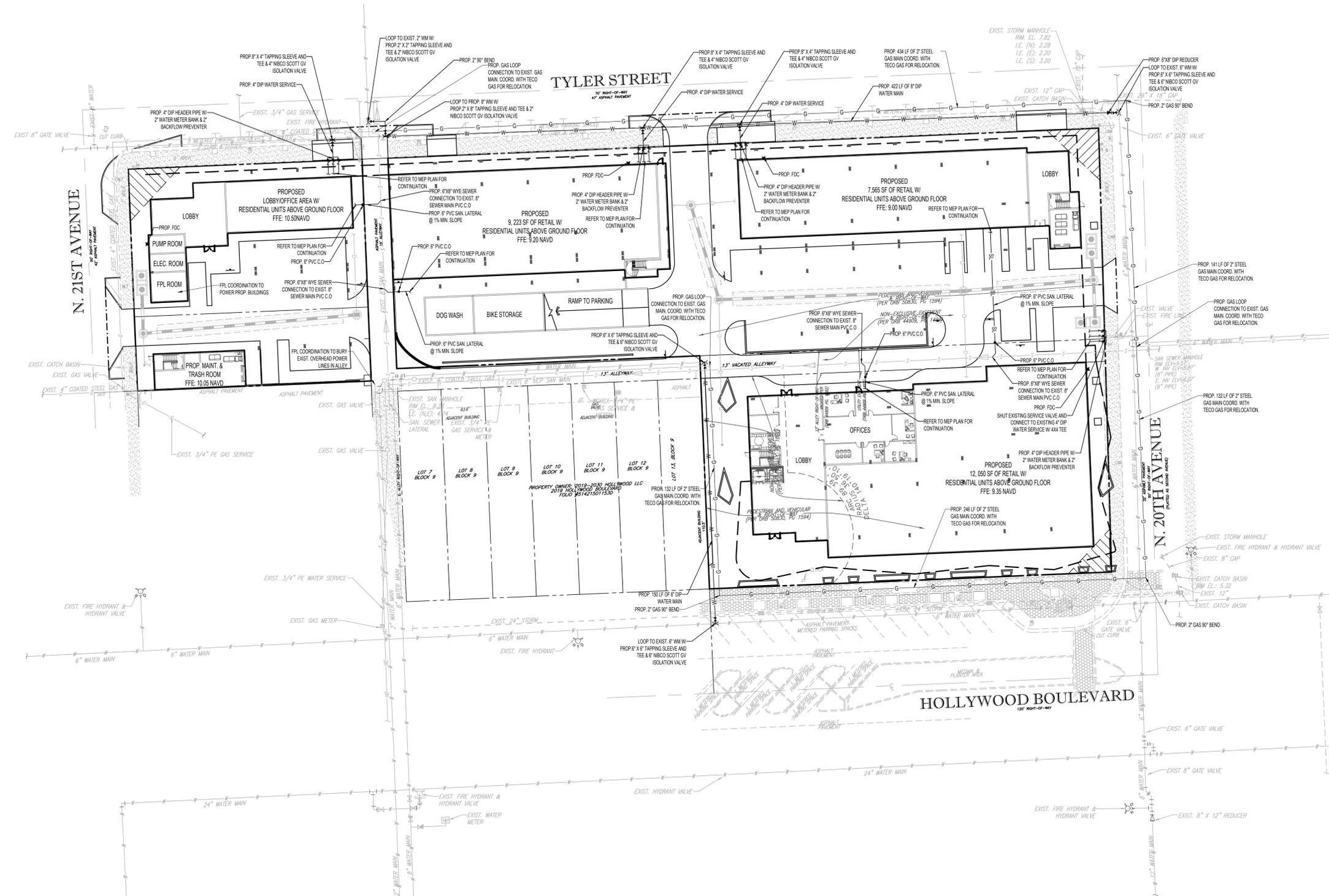
revisions :

drawing data :

UNITS

project number :	#19024
drawing scale :	As Shown
drawing date :	08/29/2019
phase :	FINAL TAC
sheet number :	A1.10

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- UTILITY NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
 - THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
 - CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
 - SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
 - CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
 - CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
 - CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
 - CONTRACTOR SHALL ON ALL UTILITIES COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
 - THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
 - SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS. THIS INCLUDES FEES INCURRED THROUGH RESCHEDULING OF ANY RACETRAC VENDORS OR EQUIPMENT TO ACCOMMODATE.
 - EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
 - SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
 - CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
 - WATER MAIN TAP WORK WITHIN THE 21 AVENUE P-C-W REQUIRES APPROVAL FROM THE BROWARD COUNTY ENGINEERING AND CONSTRUCTION DIVISION. COUNTY APPROVAL AND COUNTY PERMIT TO BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

UTILITY LEGEND

EXISTING		PROPOSED
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	UNDERGROUND RECLAIMED WATER LINE	
	STORM SEWER	
	STORM SEWER EXFILTRATION TRENCH	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	

FIRE PROTECTION NOTE:
ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION FROM NAVD TO NGVD IS (+1.57', I.E. 12.50' NGVD = 10.93' NAVD).

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.: F190078
DRAWN BY: JAL
CHECKED BY: JAL
DATE: 08/19/2019
CAD I.D.: F190078 UTILITY

SOLESTE HOLLYWOOD BOULEVARD
FOR
THE ESTATE COMPANIES

2001 HOLLYWOOD BLVD.
CITY OF HOLLYWOOD
FLORIDA

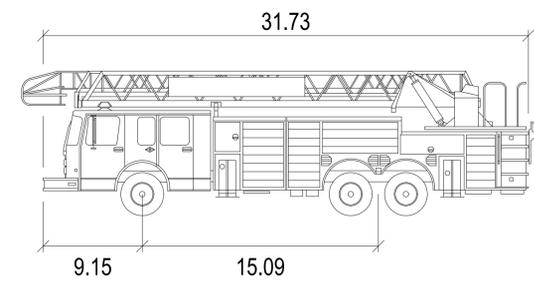
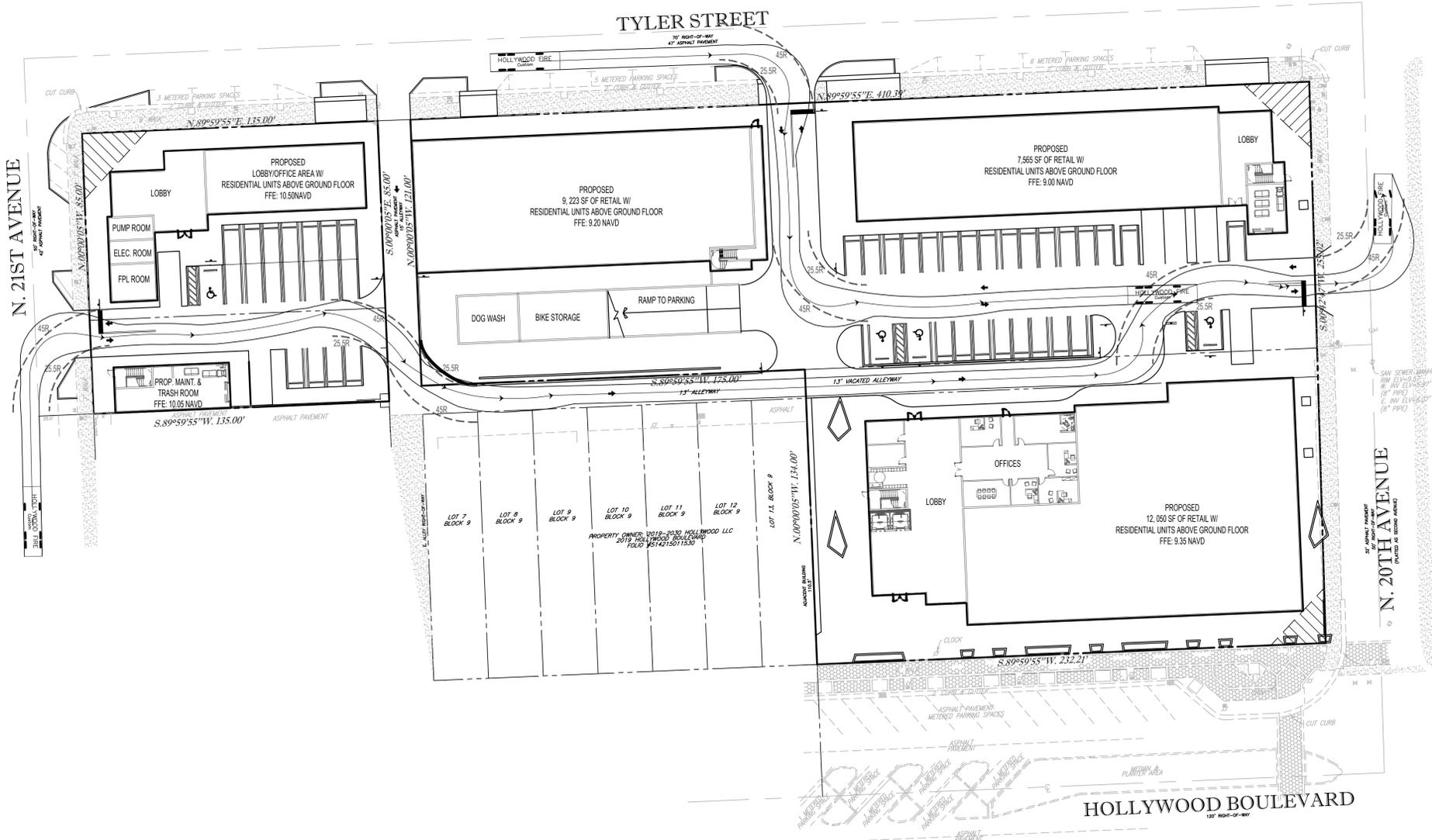
THOMAS
ENGINEERING GROUP

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
WWW.THOMASENGINEERINGGROUP.COM

KEVIN A. BETANCOURT
No. 83361
PROFESSIONAL ENGINEER
August 21, 2019
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
LICENSE NO. 12528

SHEET TITLE:
PRELIMINARY UTILITY PLAN
SHEET NUMBER:
C-03

Printed on Thursday, August 28, 2018, 10:52 AM by Kevin Betancourt



HOLLYWOOD FIRE

- Width : 8.14 feet
- Track : 7.61 feet
- Lock to Lock Time : 6.0 feet
- Steering Angle : 41.3 degrees

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 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6300 NW 31ST AVENUE
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PROJECT No.:	F190078
DRAWN BY:	CAD
CHECKED BY:	JAL
DATE:	08/19/2018
CAD I.D.:	F190078 CIRCULATION PLAN

PROJECT:
SOLESTE HOLLYWOOD BOULEVARD
 FOR
THE ESTATE COMPANIES
 2001 HOLLYWOOD BLVD.
 CITY OF HOLLYWOOD
 FLORIDA

THOMAS ENGINEERING GROUP
 6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 PH: (954) 202-7000
 FX: (954) 202-7070
 www.ThomasEngineeringGroup.com

KEVIN A. BETANCOURT
 No. 83361
 PROFESSIONAL ENGINEER
 August 21, 2019
 FLORIDA LICENSE NO. 83361
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

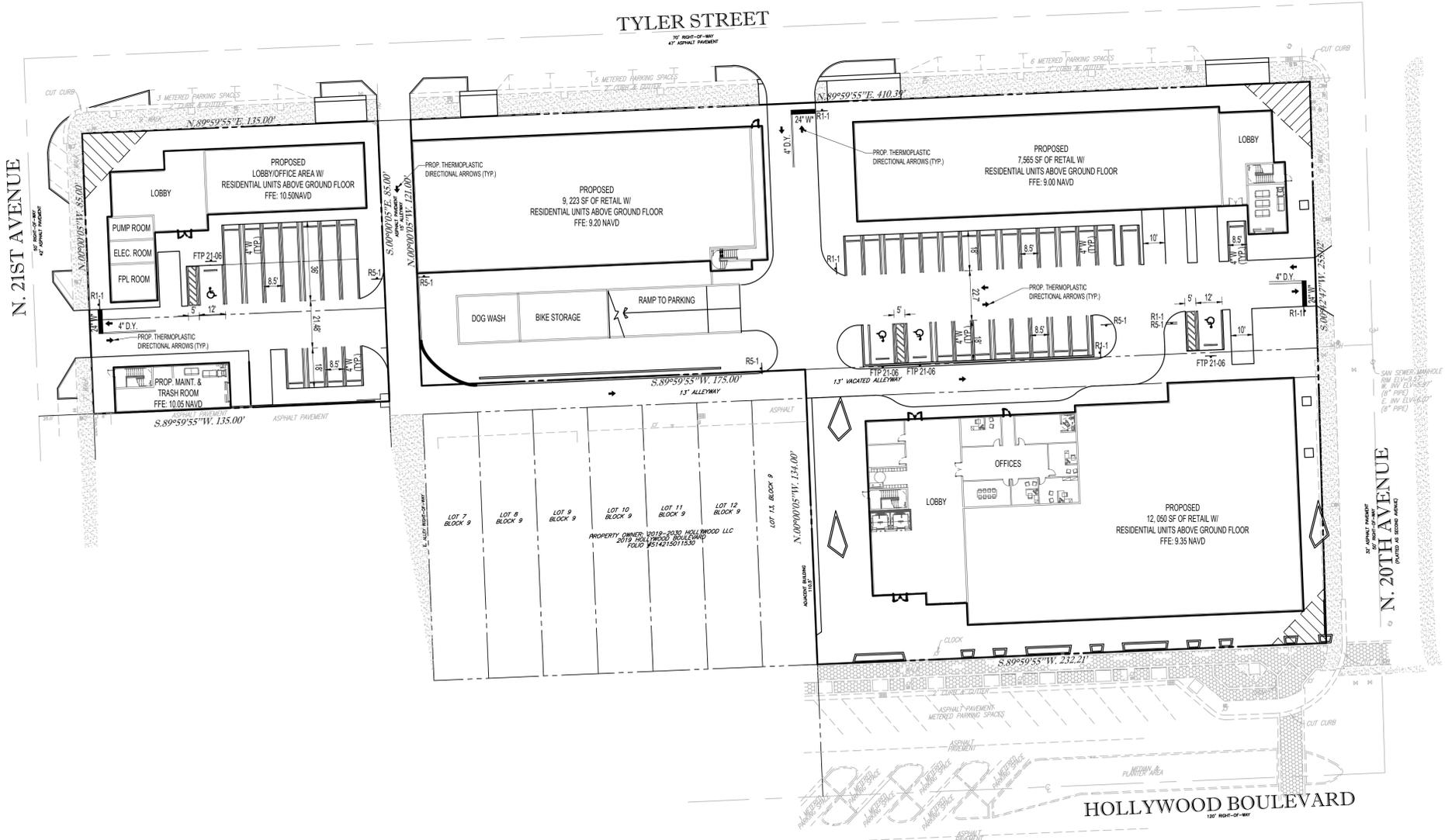
SHEET TITLE:
CIRCULATION PLAN
 SHEET NUMBER:
C-04

ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD. (CURRENT EDITION)

BCTED NOTE:
ALL TYPE XI SIGNING SHALL BE FABRICATED USING DIAMOND GRADE SHEETING AS PER BROWARD COUNTY TRAFFIC ENGINEERING STANDARD. (CURRENT EDITION)

ALL SIGNS MUST MEET MUTCD, BCTED, AND CITY STANDARDS. ALL SIGNS MUST BE MOUNTED ON BROWARD COUNTY TRAFFIC ENGINEERING SQUARE POSTS.

PAVEMENT MARKINGS MUST MEET BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:
1. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT SURFACES, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVEMENT BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UNWARRANTED AND BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UNWARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED WARNING PAVEMENT MARKINGS FOR SPEED TABLES, BEIMER SIGNS, RECTANGULAR RAPID FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, INROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.

NOTE:
ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN IN CONFORMANCE WITH BCTED AND MUTCD STANDARDS

NOTE:
ALL SIGNS REQUIRE A SEPARATE ZONING AND BUILDING PERMIT

LEGEND
R1-1 STOP SIGN (30" x 30")
RS-1 DO NOT ENTER SIGN (30" x 30")
FTP 21-06 ACCESSIBLE PARKING
DY DOUBLE YELLOW
W WHITE
Y YELLOW
T THERMOPLASTIC

THOMAS ENGINEERING GROUP
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6300 NW 31ST AVENUE SUITE 100
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
WWW.THOMASENGINEERINGGROUP.COM

125 W INDIANTOWN RD
JUPITER, FL 33458
PH: (561) 745-3812
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PROJECT No.: F190078
DRAWN BY: CAD
CHECKED BY: JAL
DATE: 08/19/2019
CAD I.D.: PAVEMENT MARKING & SIGNAGE

PROJECT:
SOLESTE HOLLYWOOD BOULEVARD

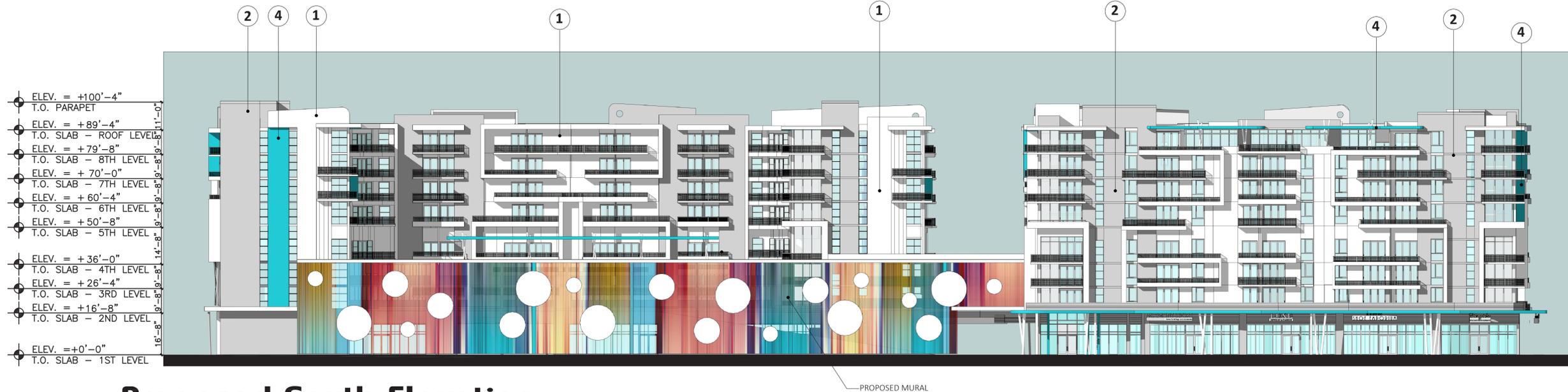
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FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

KEVIN A. BETANCOURT
No. 83361
PROFESSIONAL ENGINEER
August 21, 2019
FLORIDA LICENSE NO. 6829
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:
PAVEMENT MARKING & SIGNAGE PLAN
SHEET NUMBER:
C-05



03 Proposed South Elevation

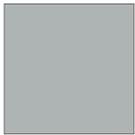
SCALE: 1/32" = 1'-0"



04 Proposed West Elevation

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

- 

1
WHITE CHRISTMAS 872
BENJAMIN MOORE
- 

2
MARINA GRAY 1599
BENJAMIN MOORE
- 

3
BLUE JEAN 2062-50
BENJAMIN MOORE
- 

4
PALM COAST TEAL 733
BENJAMIN MOORE

modis architects

4955 SW 75th Avenue
Miami, Florida 33155
Florida Corp.
e. MODIS@MODISarchitects.com

t. 786.879.8882
f. 786.350.1515
AA#26001777

project info :

Soleste
Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

NORTH AND EAST ELEVATIONS

project number : #19024

drawing scale : As Shown

drawing date : 08/29/2019

phase : FINAL TAC

sheet number : **A1.12**

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01 Proposed 3D Model

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

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modis architects
 4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

project info :
Soleste
Hollywood Blvd.
 2001 Hollywood Blvd.
 Hollywood, Florida

seal :
 ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :
3D MODEL

project number : #19024
 drawing scale : As Shown
 drawing date : 08/28/2019
 phase : FINAL TAC
 sheet number : **A1.13**

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02 Proposed 3D Model

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

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modis architects

4955 SW 75th Avenue
Miami, Florida 33155
Florida Corp. AA#26001777

t. 786.879.8882
f. 786.350.1515
e. MODIS@MODISarchitects.com

project info :

Soleste
Hollywood Blvd.
2001 Hollywood Blvd.
Hollywood, Florida

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

3D MODEL

project number : #19024

drawing scale : As Shown

drawing date : 08/28/2019

phase :

FINAL TAC

sheet number :

A1.14



03 Proposed 3D Model

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

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4955 SW 75th Avenue t. 786.879.8882
 Miami, Florida 33155 f. 786.350.1515
 Florida Corp. AA#26001777
 e. MODIS@MODISarchitects.com

project info :

Soleste
Hollywood Blvd.
 2001 Hollywood Blvd.
 Hollywood, Florida

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

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3D MODEL

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04 Proposed 3D Model

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

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 FLORIDA REGISTERED ARCHITECT # AR 93259

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03 Proposed 3D Model

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

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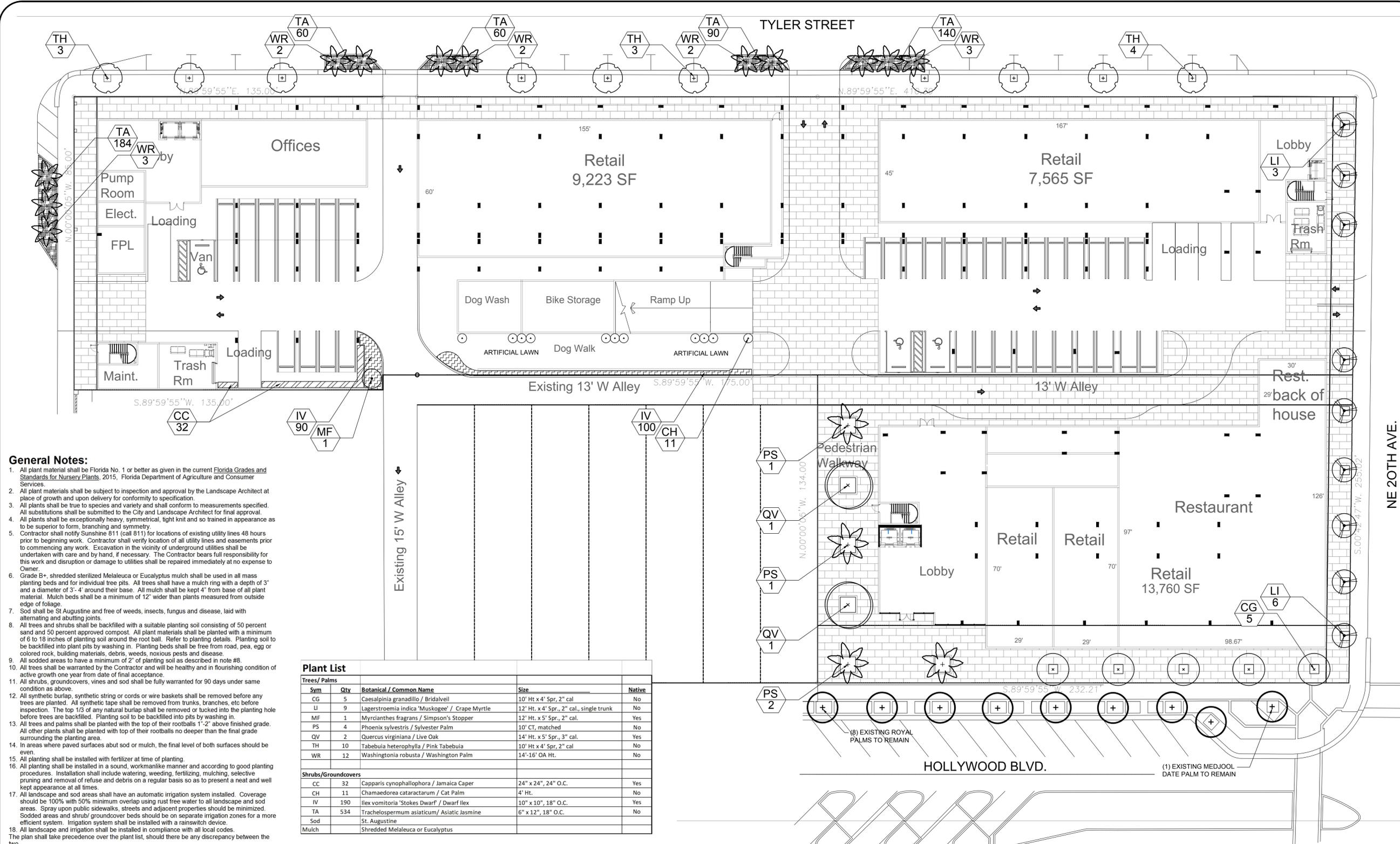
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3D MODEL

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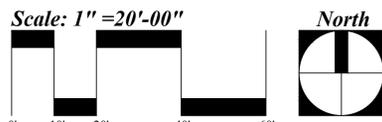
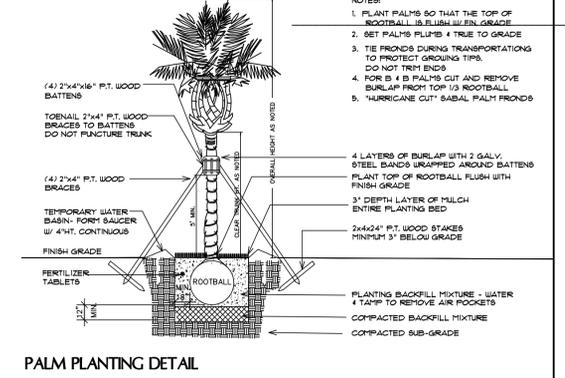
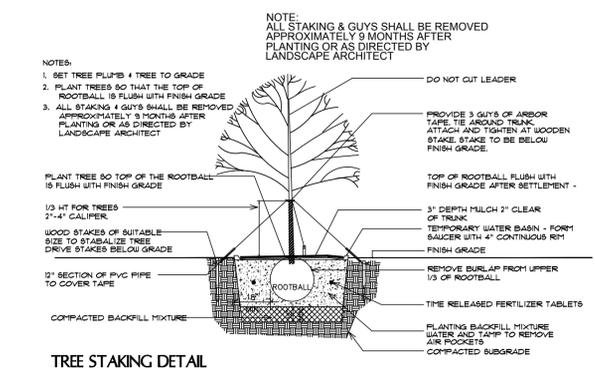
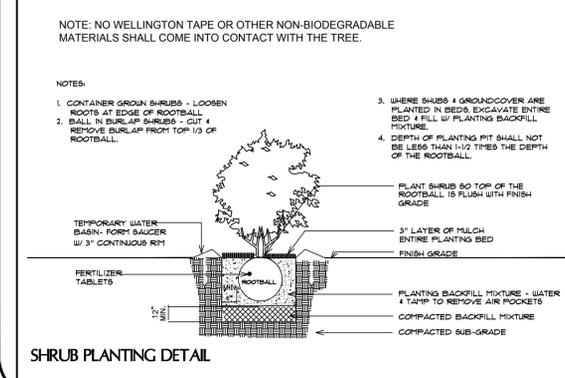
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- General Notes:**
- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
 - All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
 - All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
 - All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
 - Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
 - Grade B+ shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
 - Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
 - All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
 - All sodded areas to have a minimum of 2" of planting soil as described in note #8.
 - All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
 - All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
 - All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
 - All trees and palms shall be planted with the top of their rootballs 1"2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
 - In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
 - All planting shall be installed with fertilizer at time of planting.
 - All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
 - All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
 - All landscape and irrigation shall be installed in compliance with all local codes. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Plant List

Trees / Palms	Sum	Qty	Botanical / Common Name	Size	Native
CG	5		Caesalpinia granadillo / Bridalveil	10' Ht x 4' Spr, 2" cal	No
LI	9		Lagerstroemia indica "Muskogee" / Crape Myrtle	12' Ht. x 4' Spr., 2" cal, single trunk	No
MF	1		Myrcianthes fragrans / Simpson's Stopper	12' Ht. x 5' Spr., 2" cal.	Yes
PS	4		Phoenix sylvestris / Sylvester Palm	10' CT, matched	No
QV	2		Quercus virginiana / Live Oak	14' Ht. x 5' Spr., 3" cal.	Yes
TH	10		Tabebuia heterophylla / Pink Tabebuia	10' Ht x 4' Spr, 2" cal	No
WR	12		Washingtonia robusta / Washington Palm	14'-16' OA Ht.	No
Shrubs/Groundcovers					
CC	32		Capparis cynophallophora / Jamaica Caper	24" x 24", 24" O.C.	Yes
CH	11		Chamaedorea cataractarum / Cat Palm	4' Ht.	No
IV	190		Ilex vomitoria "Stokes Dwarf" / Dwarf Ilex	10" x 10", 18" O.C.	Yes
TA	534		Trachelospermum asiaticum / Asiatic Jasmine	6" x 12", 18" O.C.	No
Sod			St. Augustine		
Mulch			Shredded Melaleuca or Eucalyptus		



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4955 SW 75th Avenue
Miami, Florida 33155
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t: 786.879.8882
f: 786.350.1515
AA#26001777
e: MODIS@MODISarchitects.com

project info:

Soleste
Hollywood Blvd.
Hollywood, Florida

seal:

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

revisions:

drawing data:

LANDSCAPE PLAN

project number: #19024

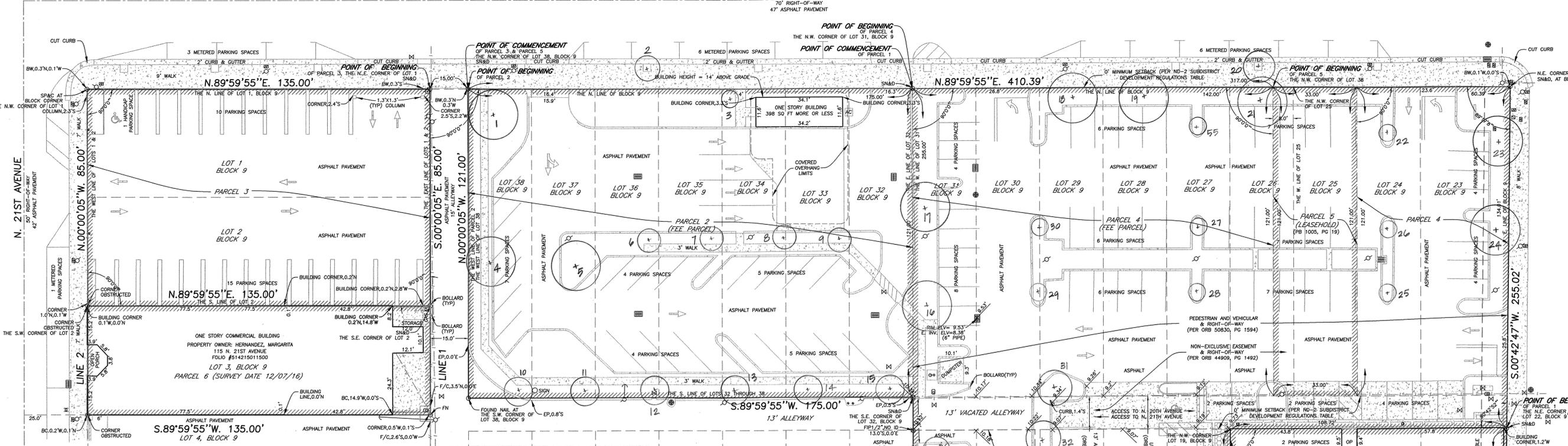
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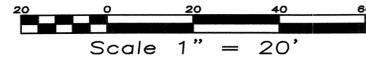


EXISTING TREES

Tree #	Common Name	Species	DBH (Inches)	GW Height (feet)	Spread (feet)	Condition	Disposition	Mitigation
1	Live Oak	Quercus virginiana	10		28	Good	REMOVE	10"
2	Pink Tabebuia	Tabebuia heterophylla	6		16	Poor	REMOVE	6"
3	Solitaire Palm	Ptychosperma elegans	4	12		Fair	REMOVE	1 palm
4	Live Oak	Quercus virginiana	10		30	Good	REMOVE	16"
5	Live Oak	Quercus virginiana	18		35	Good	REMOVE	18"
6	Washington Palm	Washingtonia robusta	10	50		Fair	REMOVE	1 palm
7	Washington Palm	Washingtonia robusta	10	50		Fair	REMOVE	1 palm
8	Washington Palm	Washingtonia robusta	10	50		Fair	REMOVE	1 palm
9	Washington Palm	Washingtonia robusta	10	50		Fair	REMOVE	1 palm
10	Crape myrtle	Lagerstroemia indica	multi		20	Good	REMOVE	4"
11	Crape myrtle	Lagerstroemia indica	multi			Good	REMOVE	4"
12	Crape myrtle	Lagerstroemia indica	multi			Good	REMOVE	4"
13	Crape myrtle	Lagerstroemia indica	multi			Good	REMOVE	4"
14	Crape myrtle	Lagerstroemia indica	multi			Good	REMOVE	4"
15	Crape myrtle	Lagerstroemia indica	multi			Good	REMOVE	4"
16	Live Oak	Quercus virginiana	8		30	Good	REMOVE	8"
17	Live Oak	Quercus virginiana	16		30	Good	REMOVE	16"
18	Live Oak	Quercus virginiana	9		20	Fair	REMOVE	9"
19	Live Oak	Quercus virginiana	16		34	Good	REMOVE	16"
20	Live Oak	Quercus virginiana	4		15	Poor	REMOVE	4"
21	Black Olive	Bucida buceras	14		40	Poor	REMOVE	14"
22	Solitaire Palm	Ptychosperma elegans	4	14		Fair	REMOVE	1 palm
23	Live Oak	Quercus virginiana	15		35	Good	REMOVE	15"
24	Live Oak	Quercus virginiana	15		30	Good	REMOVE	15"
25	Solitaire Palm	Ptychosperma elegans	4	14		Fair	REMOVE	1 palm
26	Solitaire Palm	Ptychosperma elegans	4	14		Fair	REMOVE	1 palm
27	Solitaire Palm	Ptychosperma elegans	4	14		Fair	REMOVE	1 palm
28	Solitaire Palm	Ptychosperma elegans	4	14		Fair	REMOVE	1 palm
29	Solitaire Palm	Ptychosperma elegans	4	14		Fair	REMOVE	1 palm
30	Solitaire Palm	Ptychosperma elegans	4	14		Fair	REMOVE	1 palm
31	Silver Buttonwood	Conocarpus erectus sericeus	6		20	Poor	REMOVE	6"
32	Red Maple	Acer rubrum	5		20	Fair	REMOVE	5"
33	Foxtail Palm	Wodyetia bifurcata	10	16		Fair	REMOVE	1 palm
34	Royal Palm	Roystonea regia		22		Good	REMAIN	1 palm
35	Royal Palm	Roystonea regia		22		Good	REMAIN	1 palm
36	Live Oak	Quercus virginiana	5		10	Poor	REMOVE	5"
37	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
38	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
39	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
40	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
41	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
42	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
43	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
44	Foxtail Palm	Wodyetia bifurcata	10	16		Fair	REMOVE	1 palm
45	Washington Palm	Washingtonia robusta	12	50		Fair	REMOVE	1 palm
46	Medjool Date Palm	Phoenix dactylifera		30		Good	REMAIN	
47	Royal Palm	Roystonea regia		40		Good	REMAIN	
48	Royal Palm	Roystonea regia		40		Good	REMAIN	
49	Royal Palm	Roystonea regia		40		Good	REMAIN	
50	Royal Palm	Roystonea regia		40		Good	REMAIN	
51	Royal Palm	Roystonea regia		40		Good	REMAIN	
52	Royal Palm	Roystonea regia		40		Good	REMAIN	
53	Royal Palm	Roystonea regia		40		Good	REMAIN	
54	Royal Palm	Roystonea regia		40		Good	REMAIN	
55	Solitaire Palm	Ptychosperma elegans	4	12		Fair	REMOVE	1 palm

Total mitigation required 25 palms 187"

Note: A tree removal permit is required prior to the removal of any trees on site.



Scale 1" = 20'

- ABBREVIATIONS
- BC BUILDING CORNER
 - BLK BACK OF BULK
 - CLC CALCULATED
 - CON CONCRETE
 - N.T.S. NOT TO SCALE
 - OP OPEN PORE RUBBER BLOCK
 - OR OPEN RIGID
 - PCB POINT OF CURVATURE
 - PCP POINT OF COMMENCEMENT
 - PCP POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVE
 - PER PERMANENT REFERENCE MONUMENT
 - PT POINT OF TANGENCY
 - ED EDGE OF PAVEMENT
 - FC FENCE CORNER
 - FN FOUND IRON PIPE
 - FR FOUND IRON ROD
 - FN FOUND NAIL & DISC
 - FP&L FLORIDA POWER AND LIGHT RECORD
 - RAD RADIAL
 - SN&D SET NAIL & DISC # 5493
 - SP&C SET 1/2" FN & CAP # 5495
- CABLE JUNCTION BOX
 - CATCH BASIN
 - CLEAN OUT
 - CONTROL VALVE
 - ELECTRIC SERVICE
 - FIRE HYDRANT
 - FP&L PAD
 - GUY ANCHOR
 - MANHOLE
 - POOL EQUIPMENT
 - POWER/LIGHT POLE
 - SPRINKLER SYSTEM
 - WATER METER
 - WATER VALVE
 - WELL
- BRICK PAVERS
 - CENTERLINE
 - CONCRETE/CHAT
 - CONCRETE WALL
 - ELEVATION
 - 0.00
 - METAL FENCE
 - OVERHEAD WIRES
 - WOOD DECK/DOCK
 - WOOD FENCE

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Hollywood, Florida

seal:

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA000952

revisions:

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TREE DISPOSITION PLAN

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