

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: _____

Location Address: 5904 Pierce Street

Lot(s): 1 & 2 Block(s): 19 Subdivision: Hollywood Beach Gardens

Folio Number(s): 5141 - 13 - 02 - 1910

Zoning Classification: CL - P Land Use Classification: Mixed - Use

Existing Property Use: Residence Sq Ft/Number of Units: 14,925 / 2 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): PACO

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

Explanation of Request: _____

Number of units/rooms: 14 Sq Ft: 750 SF

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: ACM Investment Group / Mustafa Cankat

Address of Property Owner: 7111 Taft St, Hollywood, FL 33024

Telephone: 786-985-5952 Fax: _____ Email Address: cemil72@hotmail.com

Name of Consultant **Representative** Tenant (circle one): Jamie Cemil Akbas

Address: 7111 Taft St, Hollywood, FL 33024 Telephone: 786-985-5952

Fax: _____ Email Address: cemil72@hotmail.com

Date of Purchase: _____ 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: Patrick Valent

Address: 7480 Fairway Drive, Suite 206

Miami Lakes, FL 33014 Email Address: _____

Patrick@ValentTDG.com

LEGEND AND ABBREVIATIONS

CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	CONCRETE LIGHT POLE
ALUMINUM POLE	ALUMINUM LIGHT POLE
WOOD POLE	WOOD POWER POLE
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COMMUNICATION BOX	CABLE T.V. BOX
CABLE T.V. BOX	UNKNOWN BOX
UNKNOWN BOX	TRAFFIC CONTROL BOX
TRAFFIC CONTROL BOX	CLEANOUT
CLEANOUT	BOLLARD
BOLLARD	ARM GATE
ARM GATE	ANCHOR
ANCHOR	WATER METER
WATER METER	IRRIGATION METER
IRRIGATION METER	GAS METER
GAS METER	ELECTRIC METER
ELECTRIC METER	SQUARE COLUMN
SQUARE COLUMN	ROUND COLUMN
ROUND COLUMN	MAIL BOX
MAIL BOX	IRRIGATION PUMP
IRRIGATION PUMP	GUARD POST
GUARD POST	GROUND LIGHT
GROUND LIGHT	FLAG POLE
FLAG POLE	DRAINAGE WELL
DRAINAGE WELL	SQUARE DRAINAGE
SQUARE DRAINAGE	P6 INLET
P6 INLET	P5 INLET
P5 INLET	CURB INLET
CURB INLET	CIRCULAR DRAINAGE
CIRCULAR DRAINAGE	CATCH BASIN
CATCH BASIN	ACCESS MANHOLE
ACCESS MANHOLE	TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL POLE	TRAFFIC SIGN
TRAFFIC SIGN	PEDESTRIAN CROSS SIGNAL
PEDESTRIAN CROSS SIGNAL	PAVEMENT ASPHALT
PAVEMENT ASPHALT	C&G CURB & GUTTER
C&G CURB & GUTTER	V.G. VALLEY GUTTER
V.G. VALLEY GUTTER	CONCRETE

LOCATION MAP

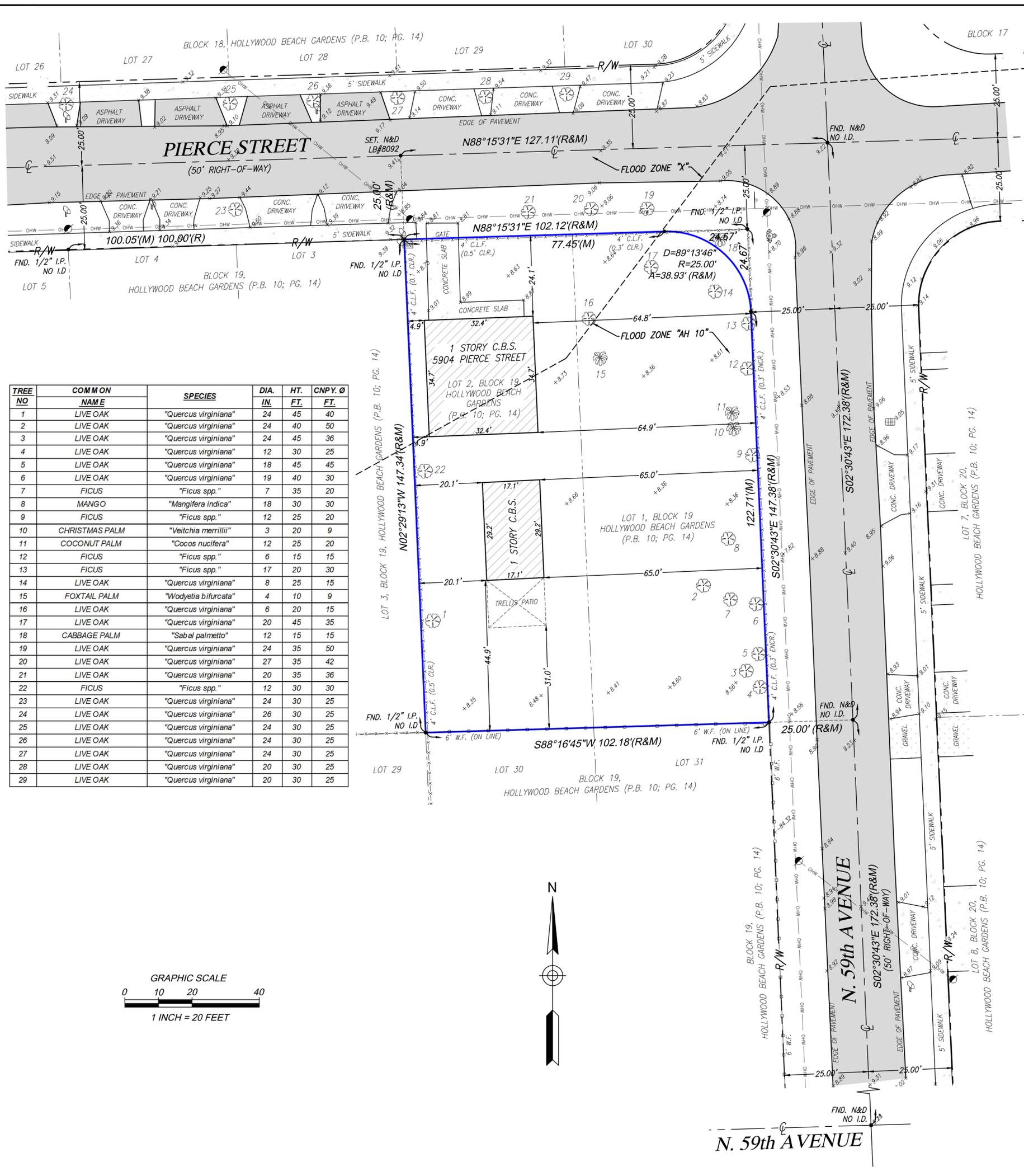
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SCALE 1"=300'

DATUM AND BENCHMARKS

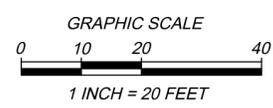
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POSSIBLE CROSSES

- 4' CHAIN LINK FENCE AT EAST SIDE, CROSSES FROM SUBJECT PROPERTY ONTO ADJOINING LANDS
- THERE ARE NO ADDITIONAL OBSERVED POSSIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.



TREE NO	COMMON NAME	SPECIES	DIA.			HT.	CNPY. @
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BOUNDARY SURVEY

PREPARED FOR:
ACM INVESTMENT GROUP LLC
LYING AND BEING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
4805 NW 79th AVE. SUITE #9, MIAMI, FL 33166
(P) 305-526-0606 (E) info@hasurveys.com

DRAWN BY: M.J.M. DATE: 01/31/19	CHECKED BY: J.G.H. DATE: 01/4/19
JOB NUM.: 151554 F.B. MD-12, PG. 8	

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- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- SUBJECT PROPERTY AREA: 14,922± SQ.FT. (0.343 ACRES)
- BEARINGS BASED ON AN ASSUMED BEARING OF S02°30'43"E ALONG THE CENTERLINE OF N. 59th AVENUE.
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- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PIERCE STREET, A PUBLIC DEDICATED RIGHT-OF-WAY.
- THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MAY BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 5904 PIERCE STREET HOLLYWOOD FL 33021.
- PROPERTY FOLIO NUMBER: 5141-13-02-1910

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "X" AND "AH" ELEVATION 10 FEET, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0564H, DATED AUGUST 18th, 2014.

ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

CERTIFY TO:

- ACM INVESTMENT GROUP LLC.

REVISIONS

DATE	JOB No.	REV.	BY:

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

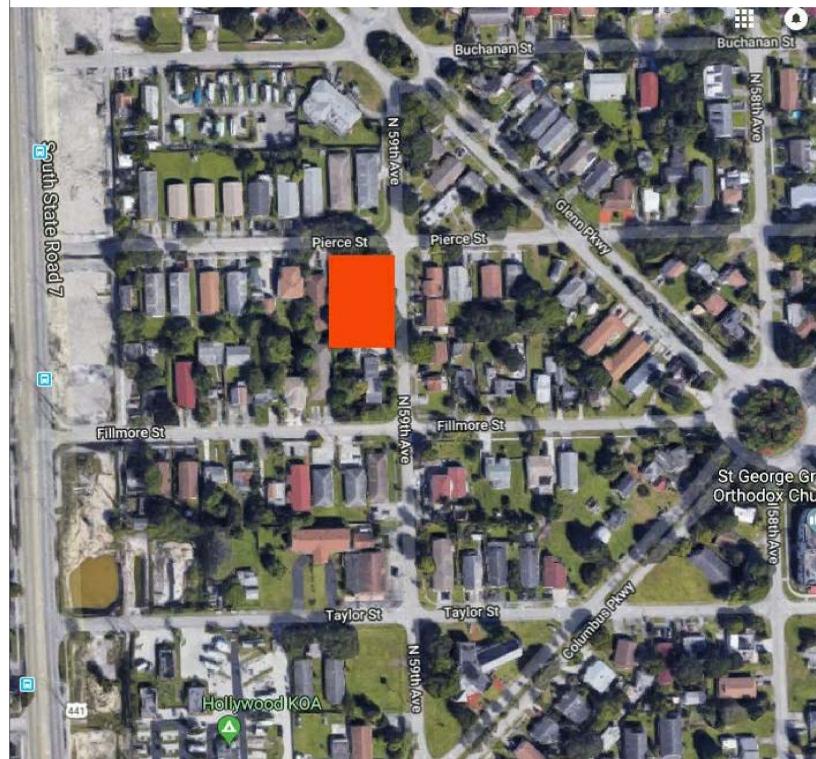
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-160
SHEET NUMBER: 1 OF 1

TAC SUBMITTAL 01-07-2019
 Proposed Residential Development:
Pierce Street
 5904 PIERCE STREET
 HOLLYWOOD, FL 33021



LOCATION PLAN



PROPERTY SUMMARY

LATITUDE: 26 deg. 00'52.74" W
 LONGITUDE: 80 deg. 12'21.58" W
 ZONING JURISDICTION: FORT LAUDARDALE

- FOLIO #: 5141 1302 1910
- GROUND FLOOR
1576 SF OFFICE
24 PARKING SPACE
 - SECOND FLOOR
(4) 2 BEDROOM
(3) 2 BEDROOM
 - THIRD FLOOR
(1) 3 BEDROOM
(4) 2 BEDROOM
(3) 1 BEDROOM
 - ROOF
CONDENSERS UNITS

DESIGN CRITERIA

ALL NEW BUILDING AND STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2017 EDITION OF THE FLORIDA BUILDING CODE

NEW 4 STORY CONDOMINIUM

All work shall comply as follows:

- 2017 (6TH EDITION) Florida Building Code - Residential
- 2017 (6TH EDITION) Florida Building Code - Mechanical
- 2017 (6TH EDITION) Florida Building Code - Plumbing
- 2017 National Electric Code - NFPA 70
- 2017 Florida Fire Prevention Code
- 2017 Florida Building Code - Energy Conservation

CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.

INDEX OF DRAWINGS

Sheet No.	Sheet Name
T-1	COVER SHEET
T-2	RENDERING
G-1	Location Plan
G-2	Existing Conditions
D-1	Disposition Tree Plan
C-1	Paving and Drainage
C-2	Paving and Drainage
L-1	Landscape Plan
L-2	Landscape Detail
A-0	Site Plan
A-1	1st Level Floor Plan
A-2	2nd Level Floor Plan
A-3	3rd Level Floor Plan
A-4	4th Level Floor Plan
A-5	Roof Plan
A-6	Front and Rear Elevation
A-7	Right and Left Elevation
A-8	Enlarge 1 BD, 2 BD, 2 BC Unit
A-9	Enlarge 4 BC Unit
A-10	Street Profile

DESIGN TEAM

ARCHITECT: VALENT ARCHITECT
 7480 FAIRWAY DR. STE 206
 MIAMI LAKES, FL 33014-6879
 (305) 439-6266
 FL CA #AA26003007

CIVIL ENGINEER: ---

PROJECT CONTACTS

PSN CONSULTING
 7111 TAFT STREET
 HOLLYWOOD, FL 33024
 PH: (754) 816-5911

Proposed Residential Development:

Pierce Street

5904 PIERCE STREET
 HOLLYWOOD, FL 33021

PRELIMINARY - TAC 1-07-19

No.	Description	Date

SHEET NAME
 COVER SHEET

SHEET NUMBER
T-1

D:\1_Architecture Projects\CloudStation\2018\Projects\Patrick\2018\PIERCE STREET\2 Drawings\2 BIM\05-2018-PIERCE STREET-01-02-19.rvt
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



VALENT
ARCHITECT

Pierce Street Apartment

PREPARED BY
VALENT ARCHITECT
1965 HAWLEY AVE., SUITE 200
MIAMI, FL 33136
P. 305.442.8888
F. 305.442.8889

DESIGNER
Patrick Valent, Registered Professional Architect
No. RA 13834
Professional Seal

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

PROJECT INFORMATION

Proposed Residential Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

NO.	DESCRIPTION	DATE

SHEET NAME
RENDERING

SHEET NUMBER
T-2

1/7/2019 11:24:58 AM

LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FORECMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE T.V. BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT		SEWER VALVE
	BOLLARD		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		SIAMESE CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE COLUMN		DOUBLE DETECTOR CHECK VALVE
	ROUND COLUMN		BACK FLOW PREVENTOR
	MAIL BOX		PROPERTY LINE
	IRRIGATION PUMP		CENTERLINE
	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT		RADIUS
	FLAG POLE		DELTA ANGLE
	DRAINAGE WELL		ARC DISTANCE
	SQUARE DRAINAGE		PERMANENT CONTROL POINT
	P6 INLET		PERMANENT REFERENCE MONUMENT
	P5 INLET		FLAT BOOK AND PAGE
	CURB INLET		OVERHEAD UTILITY WIRES
	CIRCULAR DRAINAGE		OFFICIAL RECORDS BOOK
	CATCH BASIN		CONCRETE BLOCK STRUCTURE
	ACCESS MANHOLE		CONCRETE
	TRAFFIC SIGNAL POLE		CHAIN LINK FENCE
	TRAFFIC SIGN		WOOD FENCE
	PEDESTRIAN CROSS SIGNAL		FOUND IRON PIPE
	PAVEMENT ASPHALT		FOUND NAIL & BRASS DISC
	C&G CURB & GUTTER		CLEAR ENCROACHMENT
	V.G. VALLEY GUTTER		DEED OR LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD OR PLATTED DISTANCE
			RECORD CALCULATED
			UTILITY EASEMENT

LOCATION MAP

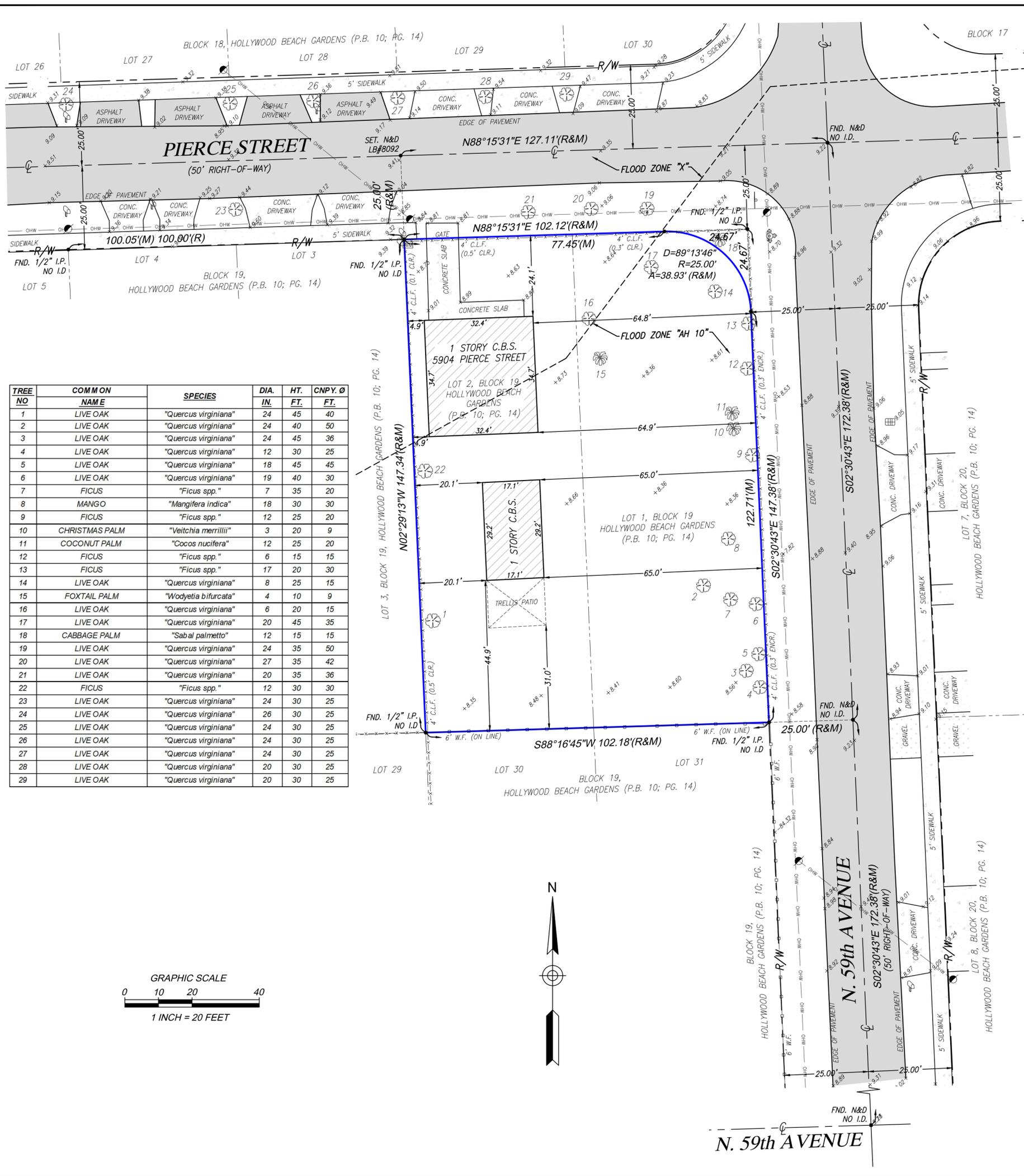
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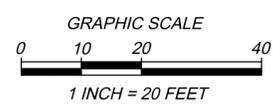
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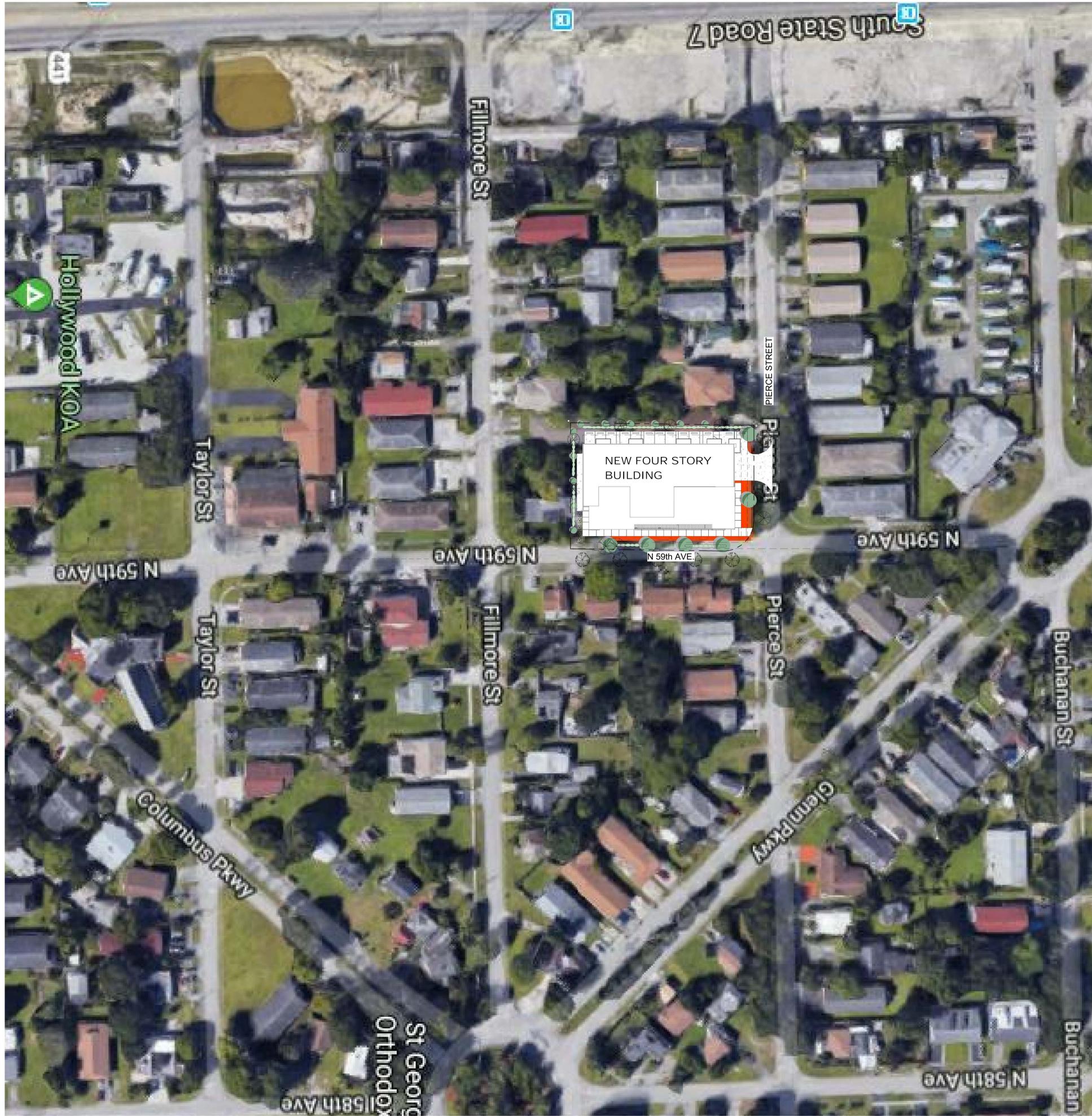
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BY:
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PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

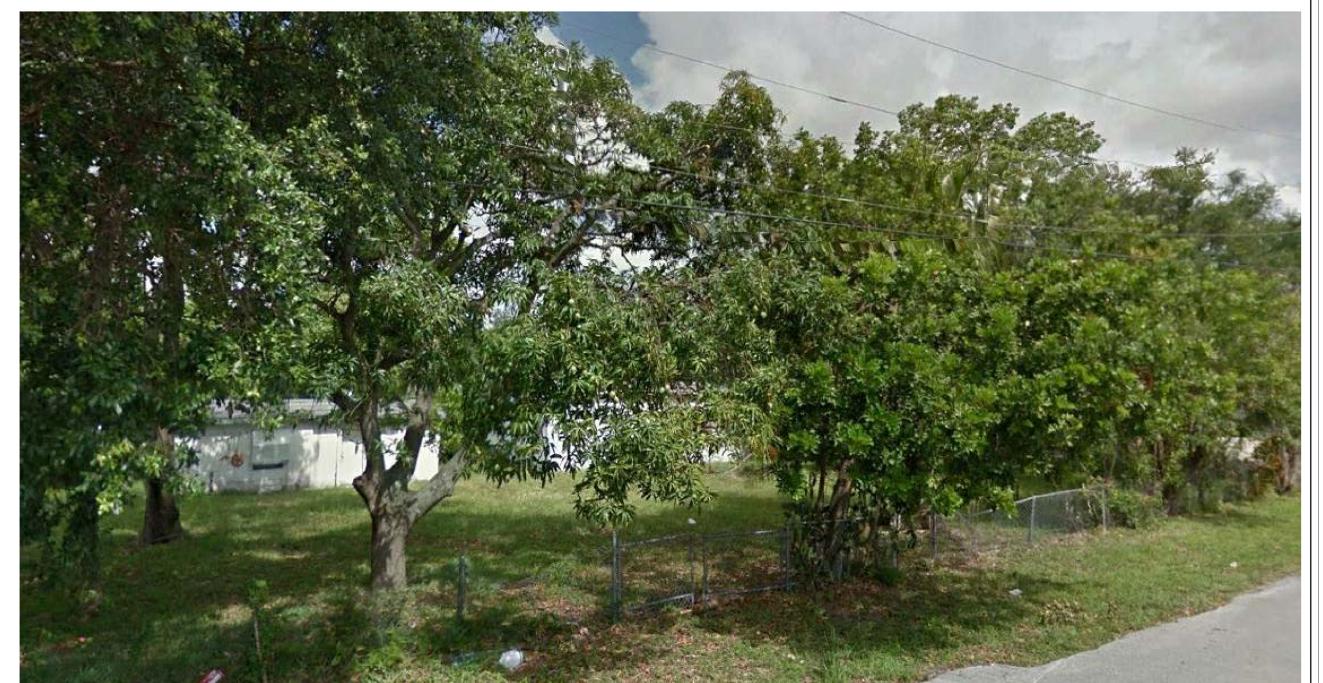
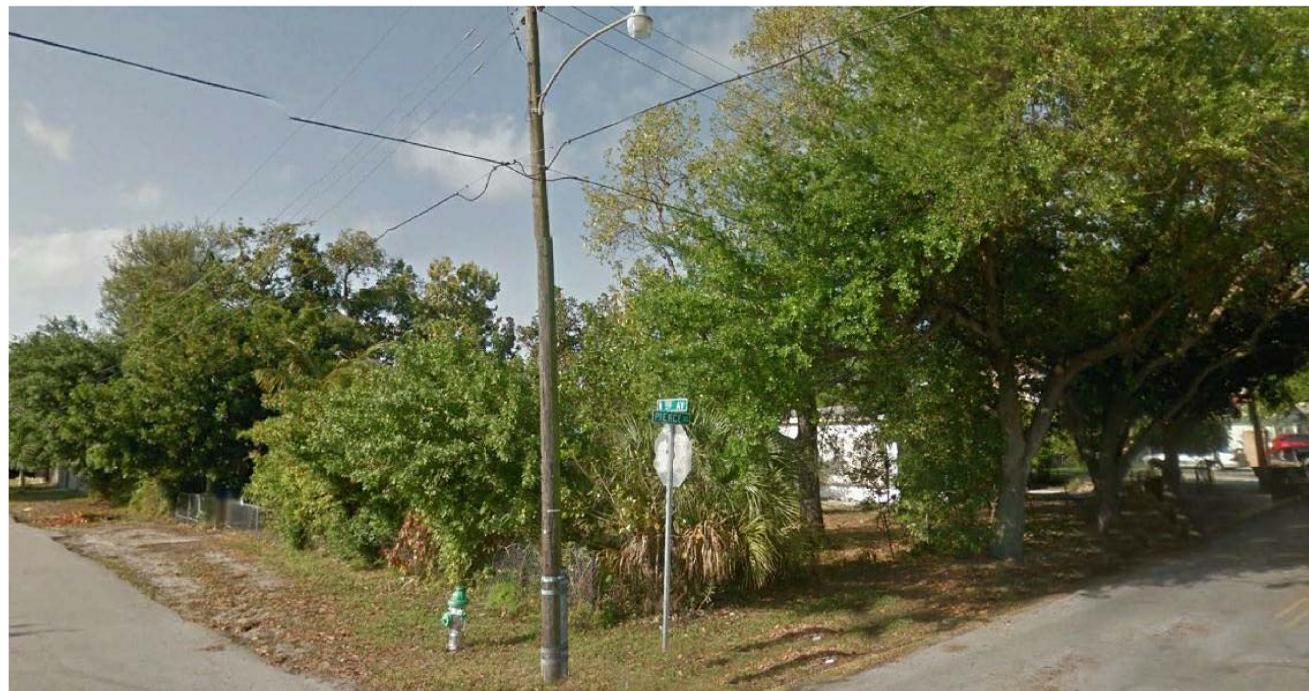
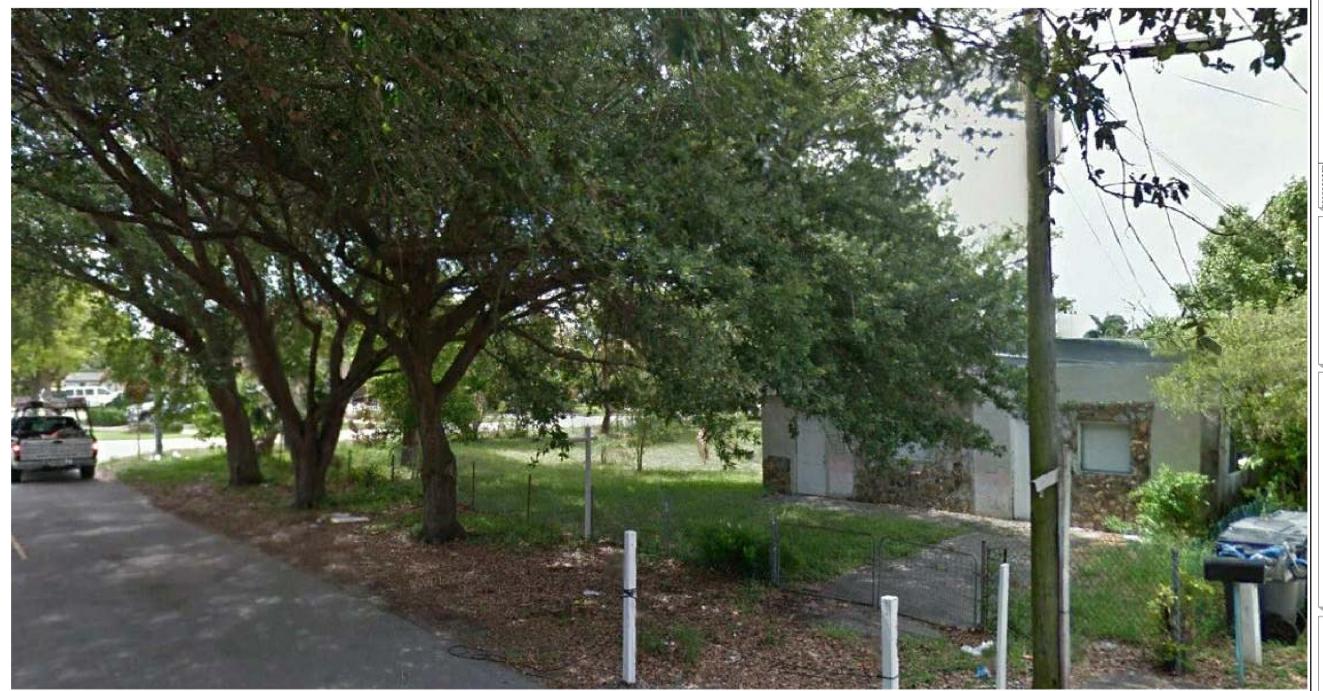
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-160
SHEET NUMBER: 1 OF 1



① Location Plan
 1/32" = 1'-0"

D:_Architecture Projects\CloudStation\2018\Projects\Patrick\2018\PIERCE STREET\2 Drawings\2 BIM\05-2018\PIERCE STREET-01-02-19.rvt
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EXISTING CONDITIONS

DEMOLITION NOTES

- CONTRACTOR TO VISIT PROPERTY TO VERIFY EXISTING CONDITIONS
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION WORK
- ALL CONSTRUCTION DEBRI TO BE REMOVED FROM SITE AND DISPOSED OF IN PROPER AUTHORIZED DUMP LOCATIONS
- CONTRACTOR TO INSTALL CONSTRUCTION BARRIERS DURING DEMOLITION PROCESS AND LEAVE SITE IN SAFE CONDITION UPON COMPLETION
- ALL PLUMBING, ELECTRICAL AND SIMILAR UTILITIES AND SERVICES TO BE REMOVED SHALL BE CUT AND CAPPED AFTER SERVICE IS TURNED OFF
- CONTRACTOR TO PROTECT ALL EXISTING LANDSCAPING NOT DESIGNATED FOR APPROVAL
- CONTRACTOR TO APPLY FOR AND OBTAIN ALL PERMITS NECESSARY FOR PDEMOLITION WORK (INCLUDING TREE REMOVAL PERMIT)
- CONTRACTOR SHALL LEVEL EXISTING SITE AFTER POOL STRUCTURE REMOVAL AND BACK FILL HOLES WITH CLEAN FILL
- CONTRACTOR TO LOCATE EXISTING SEPTIC TANK. BREAK BOTTOM AND FILL WITH CLEAN FILL
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, AND STRUCTURES NOT DESIGNATED FOR REMOVAL AND DELIVER AS-BUILT PLAN TO OWNER UPON COMPLETION
- CONTRACTOR TO NOTIFY OWNER IN WRITING OF ANY SITE CONDITIONS THAT DIFFER FROM APPROVED DEMOLITION PLANS

ELECTRICAL NOTES

- CONTRACTOR TO DISCONNECT EXISTING SERVICE & COORDINATE W/ FPL FOR DISCONNECTED SERVICE TERMINATION.

SEPTIC NOTES

- CONTRACTOR TO VERIFY LOCATION OF EXIST. SEPTIC TANK IN FIELD. BREAK BOTTOM & FILL W/ SAND.

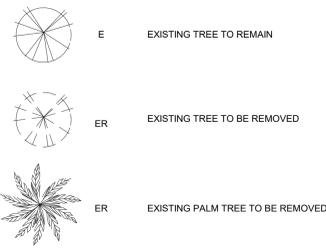
MECHANICAL NOTES

- CONTRACTOR TO DISPOSE OF FREON @ APPROVED LOCATION AND OBTAIN CERTIFICATE.

TREES

- ALL EXISTING TREES DESIGNATED TO REMAIN TO BE PROTECTED W/ APPROVED THE BARRIER/FENCE PRIOR TO DEMOLITION

TREE SYMBOL LEGEND



LANDSCAPE LEGEND

SYMBOL	TYPE	DIA. IN INCHES	CANOPY IN FEET	NOTES
1	OAK	24	30	TO BE REMOVED
2	OAK	22	20	TO BE REMOVED
3	OAK	24	30	TO BE REMOVED
4	OAK	30	35	TO STAY
5	OAK	30	30	TO STAY
6	OAK	18	40	TO BE REMOVED
7	OAK	6	13	TO BE REMOVED
8	OAK	18	20	TO BE REMOVED
9	BUSH	20	15	TO BE REMOVED
10	OAK	8	16	TO BE REMOVED
11	OAK	14	18	TO BE REMOVED
12	PALM	4	20	TO BE REMOVED
13	COCONUT PALM	12	20	TO BE REMOVED
14	FRUIT (MANGO)	18	25	TO BE REMOVED
15	FRUIT (MANGO)	18	30	TO BE REMOVED
16	FRUIT (MANGO)	10	20	TO BE REMOVED
17	OAK	24	30	TO BE REMOVED
18	OAK	20	30	TO STAY
19	OAK	30	55	TO STAY
20	PALM	14	12	TO BE REMOVED



1 Disposition Tree Plan
1/8" = 1'-0"

Project File Name and Location: D:\Architecture Projects\CloudStation\2018\Projects\Patrick\2018\Pierce Street\2018\Pierce Street-01-02-19.mxd
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PATRICK VALENT
RA # 13834

Proposed Residential Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

NO.	DESCRIPTION	DATE

SHEET NAME
Disposition Tree Plan

SHEET NUMBER
D-1

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LANDSCAPE LEGEND

SYMBOL	QTY.	TYPE	DESCRIPTION	NOTES
PALM				
(A)	--	SABAL PALMETO CABBAGE PALM	REGENERATED PALMS ONLY PROVIDE VARYING HTS/MIN. (4) @ 22' AND THE REMAINDER 14'-21'	
CANOPY TREE				
(B)	4	LIVE OAK	16' HT/B&B	(3) ROW (1) SITE TREES
(EB)	2	LIVE OAK	16' HT/B&B	EXISTING
UNDERSTORY TREE				
(C)	3	CONOCARPUS ERECTUS VAR SERICEUS (N) SILVER BUTTWOOD	SINGLE TRUNK / 10' HT. MIN. / CONTAINER	
(D)	3	CALLISTEMON RIGIDUS "RED CLUSTER" BOTTLEBRUSH TREE	SINGLE TRUNK / 10' HT. MIN. / 25 GAL. / CONTAINER	
SHRUBS				
(E)	75	CHRYSOBALANUS ICACO COCOPLUM (UPRIGHT)	3 GAL/ 24 INCH. HT.	
(F)	10	PHILODENDRON SELLOUM	3 GAL/ 5 FT. O.C.	
(G)	10	SCHEFFLERA ARBORICOLA-VERIEGATED SCHEFFLERA GREEN SCHEFFLERA	3 GAL/ 3 FT. O.C. - INTERSPERSE VARIEGATED AND GREEN VARIETIES	
(H)	11	ZAMIA CORDATA COONTIE	3 GAL	
(I)	10	CARISSA MACROCARPA NATAL PLUM	2 GAL. 2' O.C.	
(J)				

NOTE: ALL TREES TO BE MIN. 3' AND 14' HIGH AT TIME OF PLANTING.

SHRUBS AT MECH EQUIP LOCATIONS TO BE MIN. 36" HIGH AT TIME OF PLANTING.

ALL OTHER SHRUBS TO BE MIN. 30" HIGH @ 24" O.C. AT TIME OF PLANTING SHRUBS PLANTED ALONG PROPERTY LINES TO BE WHOLLY GROUND WITHIN PROPERTY AND NOT ON NEIGHBORS PROPERTY.

ALL EXISTING PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

SOD ALL AREAS NOT COVERED BY HOUSE OR HARD SURFACE

LANDSCAPE REQUIREMENTS CL.P.

PERIMETER LANDSCAPING:

- (1) ONE STREET TREE PER 30 LINEAR FEET.
- 240 LF / 30 = 8 STREET TREES REQUIRED.
- 8 STREET TREES PROVIDED.

INTERIOR LANDSCAPE @ PARKING

- LANDSCAPE ISLAND REQ'D @ END OF EA. ROW.
- (2) TWO PROVIDED W/2 TREE
- (5) FIVE FOOT LANDSCAPE BUFFER REQ'D @ PERIMETER.
- 25% X 7,530 OF PAVED VEHICULAR AREA TO BE LANDSCAPED = 1,883 REQ.
- 46% (3,524 SF.) PROVIDED

OPEN SPACE

- ALL PERVIOUS AREAS TO BE LANDSCAPED W/ GRASS GROUND COVER OR SHRUBBERY.
- (1) ONE TREE/1000 SF OF PERVIOUS AREA.
- 3524 SF. OF PERVIOUS AREA / 1000 SF = 5 TREE
- 7 TREES PROVIDED
- CLP 15% OPEN LANDSCAPE AREA REQ'D (LOT SIZE 14909 X 15% = 2236.35 REQ)
- 23% (3,524 SF.) PROVIDED

REQUIRED PLANTING:

- 14909 SF. X 15% OF OPEN SPACE / 1000 SF = 2.2 TREES REQ'D
- (7) TREES PROVIDED
- 8 STREET TREES REQUIRED - (8) PROVIDED.
- 2236.35 % OF OPEN SPACE REQ'D - 3524 SF PROVIDED
- TOTAL TREES REQ'D = 10
- TOTAL TREES PROVIDED = 15
- TOTAL OPEN SPACE REQ'D = 1883 SF.
- TOTAL OPEN / GREEN SPACE PROVIDED = 3524 SF.

TREE SYMBOL LEGEND



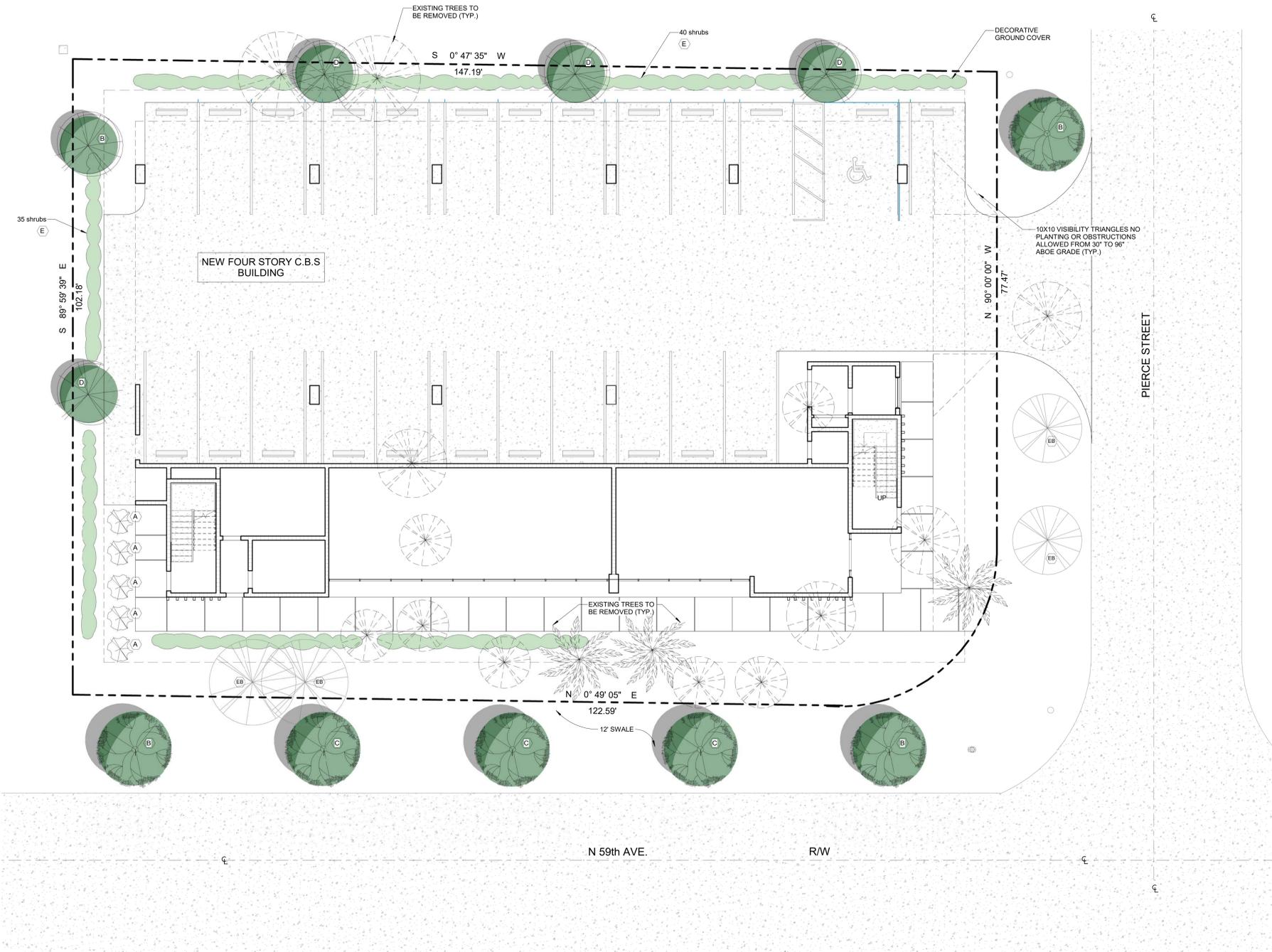
EXISTING TREE TO REMAIN



NEW TREE AS PER PLAN AND TREE SCHEDULE



NEW PALM TREE



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PATRICK VALENT
RA # 13834

PROJECT INFORMATION

Proposed Residential Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

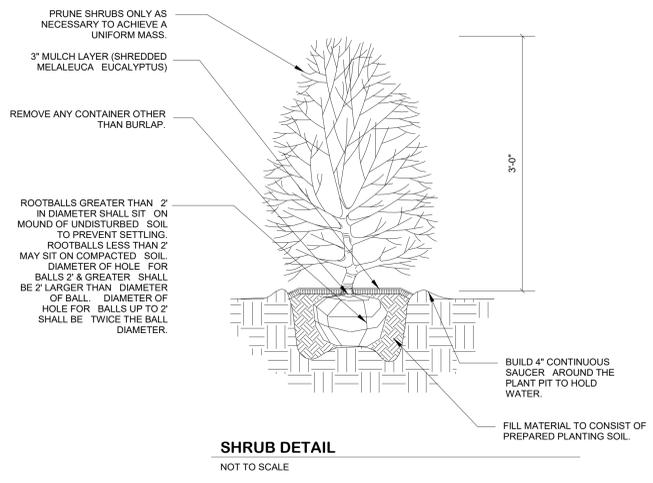
1 Landscape Plan
1/8" = 1'-0"

NO.	DESCRIPTION	DATE

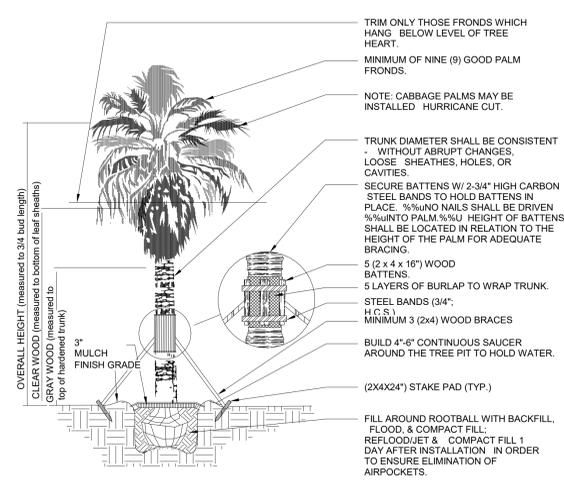
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Landscape Plan

SHEET NUMBER
L-1

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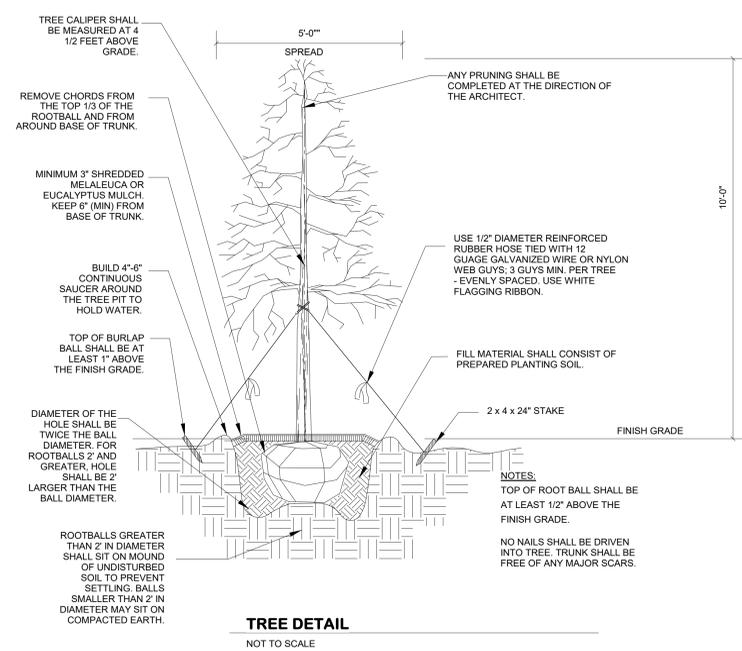
SHRUB DETAIL
NOT TO SCALE



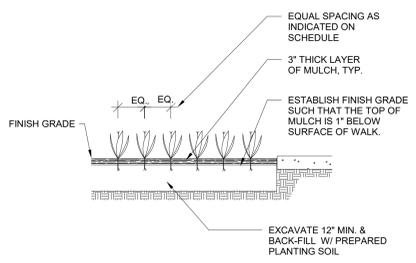
TYPICAL PALM TREE PLANTING
NOT TO SCALE

GENERAL PLANTING NOTES

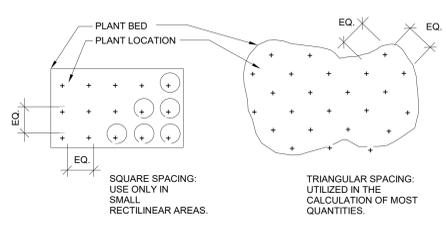
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSLEY VEGETATED OR WHERE
16. DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.
17. TREES TO BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING.



TREE DETAIL
NOT TO SCALE



TYPICAL SHRUB TREE PLANTING
NOT TO SCALE



PLANT SPACING DETAILS
NOT TO SCALE

ZONING SUMMARY

ZONING: C-LP (MIXED USED)
 LOCATION: 5904 PIERCE STREET, HOLLYWOOD, FL 33021
 LEGAL DESCRIPTION: LOT 1 AND 2, BLOCK 19, OF HOLLYWOOD BEACH GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
 LOT SIZE: GROSS = 21,900 SF - 0.50275482 ACRE, NET = 14,909 SF - 0.34226354 ACRE

MAXIMUM DENSITY (MIXED USE)

36 UNIT/ACRE: 14 UNITS (18 UNITS ALLOWED) * AVG UNIT SIZE = 800 SF.

MAXIMUM HEIGHT: 65 FT. (PROVIDED 48'-6" FT.)

PARKING
 RESIDENTIAL: 14 UNITS X 1.7 = 24 SPACES
 RETAIL: 1000 SF / 250 = 4 SPACES
 LOADING: 0 SPACES
 GUEST PARKING: 2 SPACE
 TOTAL = 30 SPACES

SHARE PARKING

RESIDENTIAL 60% X 24: 15 SPACES
 RETAIL/COMM - 90% X 4: 4 SPACES
 TOTAL = 19 SPACES + 2 GUEST = 21 SPACES

OPEN SPACE

15% OF NET: 2,239 SQ. FT. (REQUIRED), 3,846 SQ. FT. (PROVIDED)

SETBACK INFORMATION

	REQUIRED	PROVIDED
FRONT	10'/15'	15 FT.
REAR	15'	15 FT.
RIGHT (STREET SIDE)	10'/15'	10'/15 FT.
LEFT	10'	10 FT.

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE ORT CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (10) FLORIDA STATUTES, EFFECTIVE 7/10/07

PUBLIC WORKS DEPARTMENT: AS SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. THE HEIGHT OF THE FENCES, WALL AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN 10 FT. OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

FLOOD ZONE:	CITY FLOOR CRITERIA	ELEVATION EXISTING	LOWEST FLOOR	BASE FLOOD ELEVATION: HIGHEST CROWN OF ROAD:	GARAGE	GRADE
		PROPOSED		N/A	N/A	
		REQUIRED		N/A	N/A	

ASBUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION

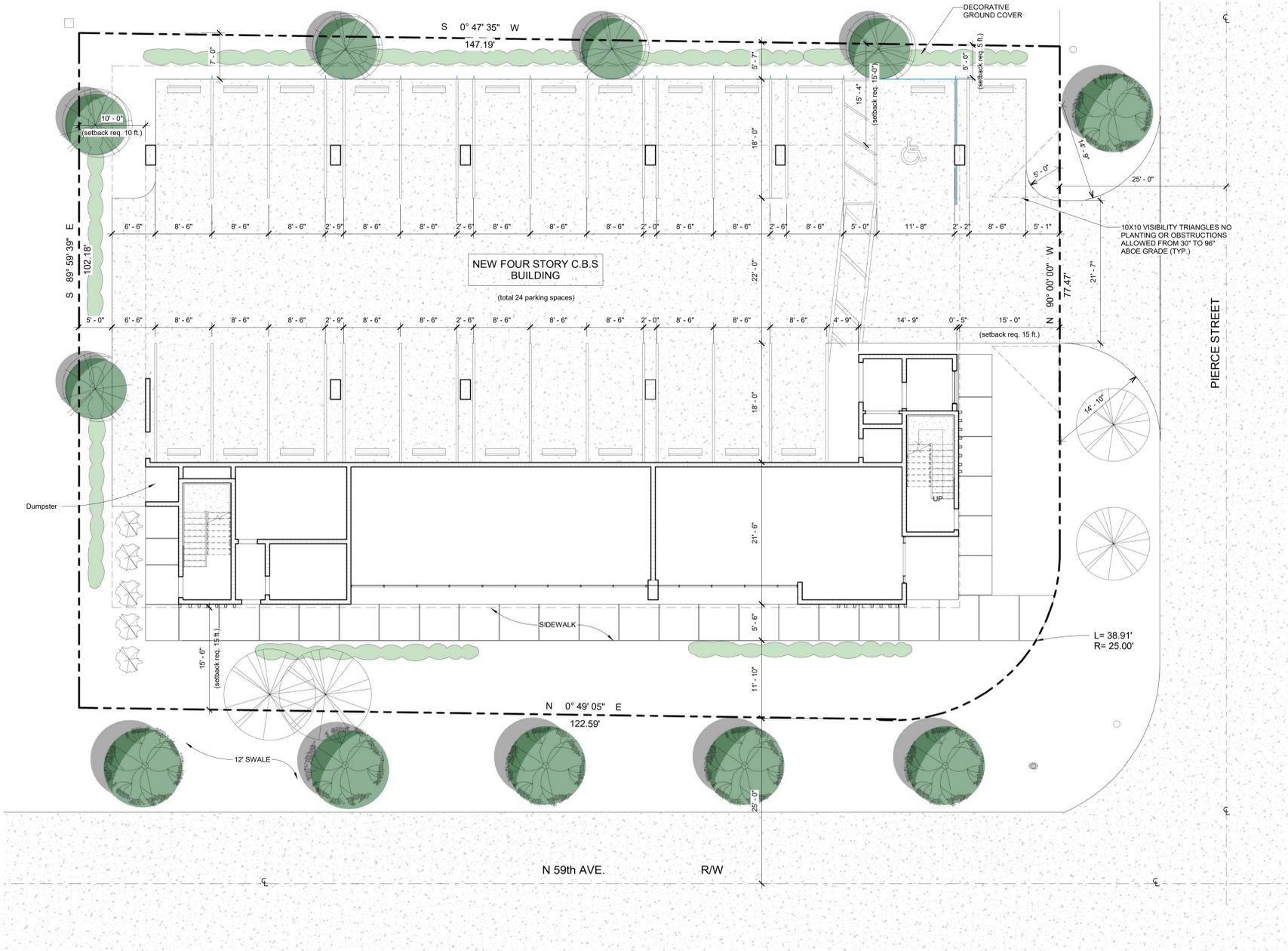
OSFH - (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

SFH - (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION, WHICHEVER IS GREATER

LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREAS (INCLUDING BASEMENT) AN UNFINISHED OR FLOOD ELEVATION RESISTANT ENCLOSURE. USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA. IS NOT CONSIDERED A BUILDINGS LOWEST FLOOR PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS.

SITE NOTES:

- COORDINATE EXIST POOL EQUIPMENT RELOCATION W/ OWNER
 - COORDINATE NEW SANITARY TIE IN W/ OWNER & SEPTIC CONTRACTOR
 - PROVIDE NEW WELL (COORDINATE W/ OWNER)
 - RESOD AREAS ADJACENT TO NEW ADDITION AFTER CONSTRUCTION
- TYPICAL SITE NOTES:**
- THE MINIMUM LOWEST FIRST FLOOR ELEVATION SHALL NOT BE LESS THAN 12" ABOVE CROWN OF ROAD OR THE FEDERA AND/OR COUNTY FLOOD CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION SURVEY PRIOR TO POURING FIRST SLAB AND A FINAL SURVEY UPON COMPLETION OF PROJECT.
 - WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE, TREES AND UTILITY CONNECTIONS.
 - EXISTING TREES WITHIN BUILDING FOOTPRINT SHALL BE REMOVED. CONTRACTOR SHALL PROCURE PERMIT.
 - CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.
 - SOIL AT THIS SITE IS UNDISTURBED ROCK AND SAND ADEQUATE OF SUPPORTING THE DESIGN LOAD 2000 P.S.F. IF OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY ARCHITECT BEFORE PROCEEDING WORK. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS (2408.2 S.F.B.C.)
 - BURY WATER, PHONE, CABLE, AND ELECTRIC SERVICE 18" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACK FILL AROUND PIPES.
 - IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
 - APPLY ON APPROVED AND ACCEPTABLE SOIL POISONING TREATMENT TO AREAS UNDER ENTIRE SURFACE OF FLOOR SLAB AND ALL OTHER APPLICABLE CRITICAL AREAS, INCLUDING BUT NOT LIMITED TO PATIOS, WALKS ETC, PRIOR TO PLACEMENT OF VISQUEEN.
 - ATTENTION TO OWNERS AND BUILDERS: IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO NOTIFY THE ARCHITECT FOR ANY REQUIRED INSPECTIONS, AS PER FBC. A FINAL INSPECTION WILL NOT BE PERFORMED BY THIS OFFICE IF NO OTHER INSPECTIONS HAVE BEEN PERFORMED. THESE INSPECTIONS ARE NECESSARY IN ORDER TO RECEIVE A LETTER OF COMPLIANCE FROM THE ARCHITECT OF RECORD AND THUS, ATTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDER OFFICIAL. THESE INSPECTIONS ARE NOT PART OF THE OWNER/ARCHITECT AGREEMENT UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE.
 - THE CONTRACTOR SELECTED BY THE OWNER SHALL BE A CERTIFIED CONTRACTOR LICENSED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND MUST CARRY WORKERS COMPENSATION INSURANCE (WAIVER OF INSURANCE IS NOT ACCEPTABLE) AND LIABILITY INSURANCE. THE AMOUNT OF INSURANCE MUST BE DECIDED BY THE OWNER BUT SHOULD NEVER BE LESS THAN THE MINIMUM AMOUNTS REQUIRED BY LAW AND/OR THE CITY/COUNTY BUILDING DEPARTMENT THAT EMITS THE BUILDING PERMIT. THE OWNER MUST ANALYZE THE LIABILITY EXPOSURE AND DECIDE IF THE MINIMUM REQUIRED INSURANCE AMOUNTS ARE ENOUGH FOR THEIR PROTECTION. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.



NOTES:
 • MAX 0.2 FOOTCANDLE LEVEL ALLOWED, AT ALL PROPERTY LINES.

PERVIOUS = 3,524 SF.
 IMPERVIOUS = 11,385 SF. (vehicular use area = 7,530 sf.)
 LOT AREA = 14,909 SF. (Building - Ground Level = 2,746 sf.)

1 Site Plan
 1/8" = 1'-0"

Project File Name and Location: D:\Architecture Projects\CloudStation\018\Projects\Patrick\2018\PIERCE STREET-01-02-19.rvt
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PATRICK VALENT
 RA # 13834

PROJECT INFORMATION

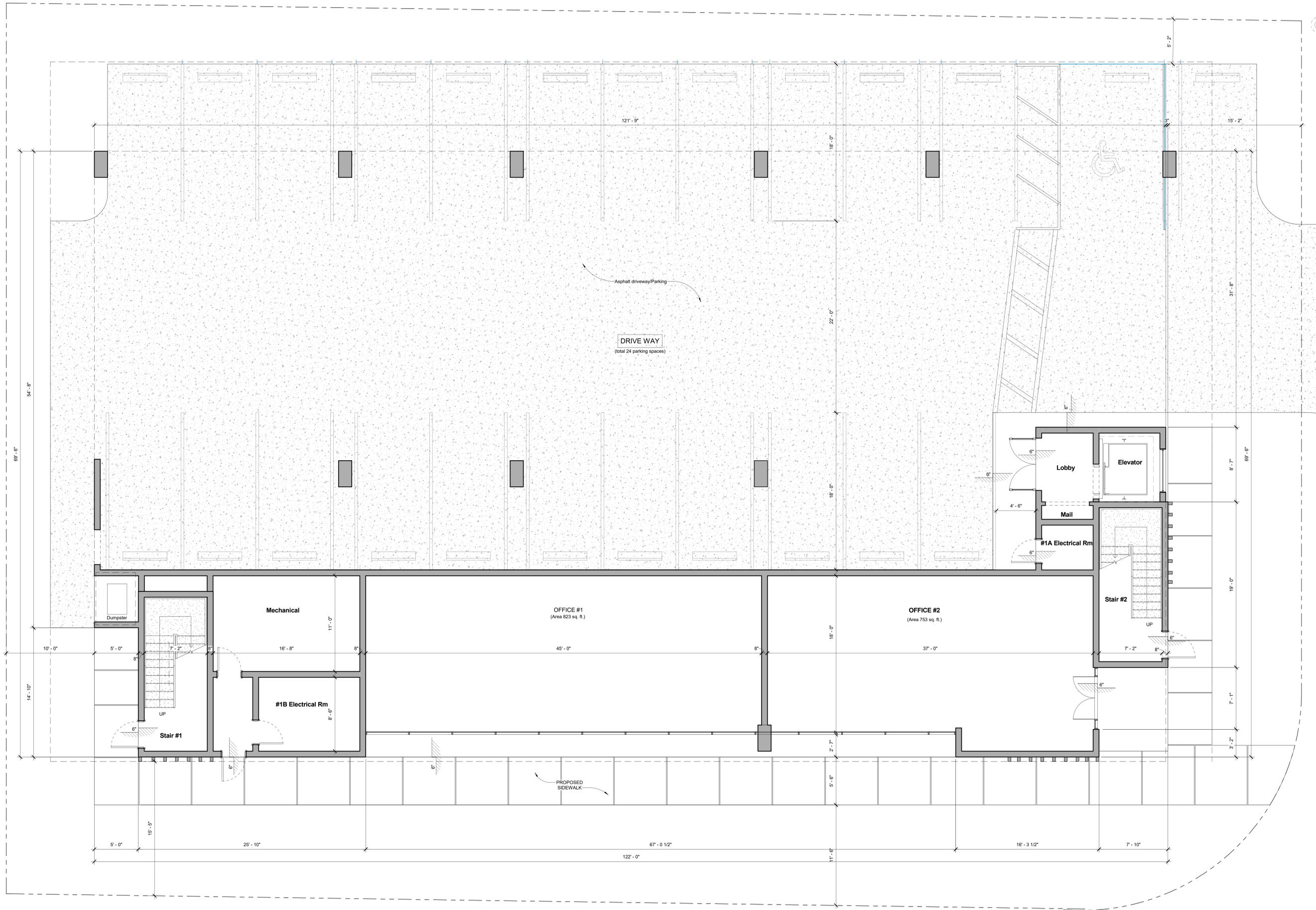
Proposed Residential Development:
Pierce Street
 5904 PIERCE STREET
 HOLLYWOOD, FL 33021

NO.	Description	Date

SHEET NAME: Site Plan
 SHEET NUMBER: A-0

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NO.	DESCRIPTION	DATE

SHEET NAME
 1st Level Floor Plan

SHEET NUMBER
A-1

1 1st Level Floor Plan
 1/4" = 1'-0"

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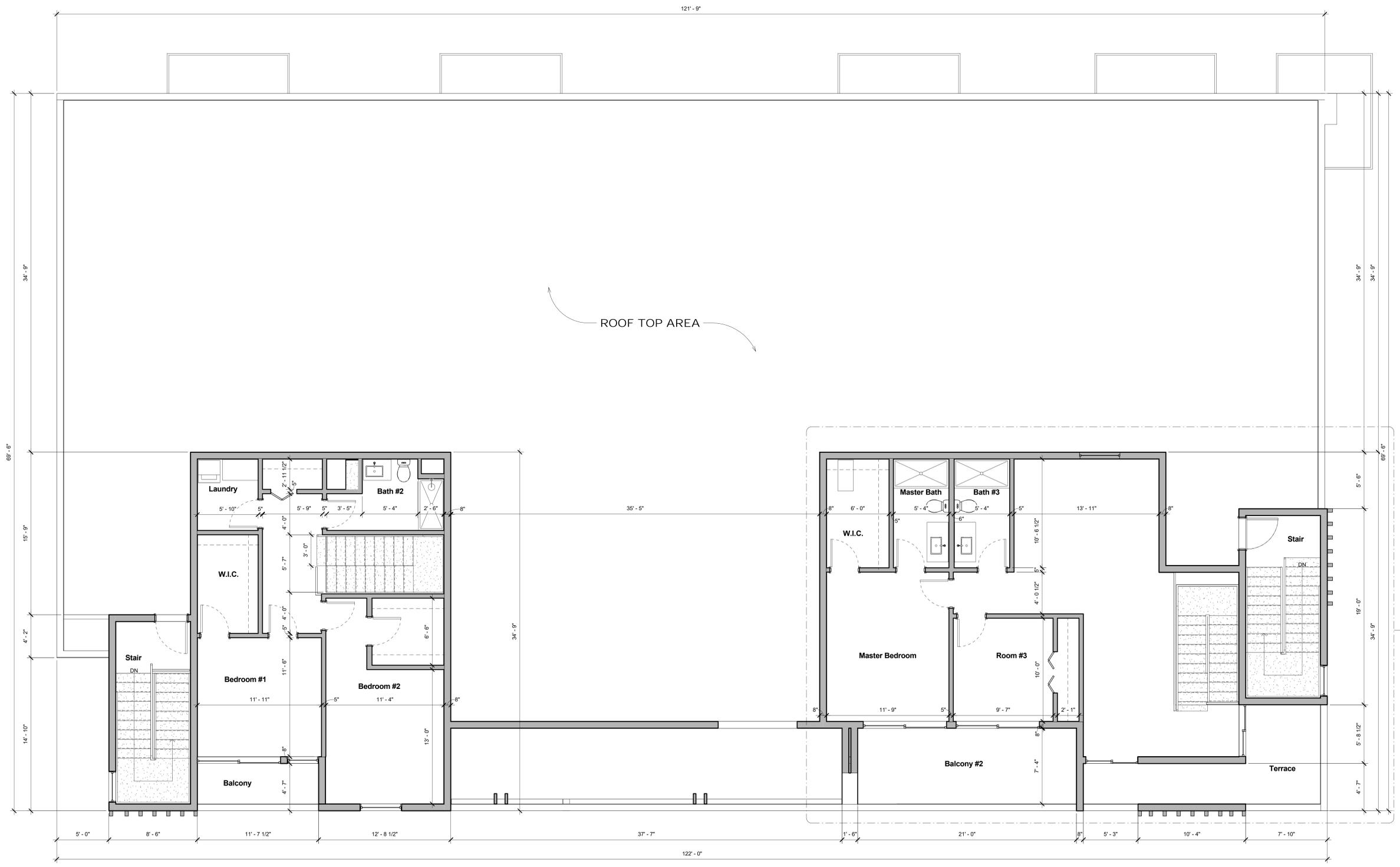
1 2nd Level Floor Plan
 1/4" = 1'-0"

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1 3rd Level Floor Plan
 1/4" = 1'-0"

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1 4th Level Floor Plan
 1/4" = 1'-0"



PREPARED BY
PATRICK VALENT
 RA # 13834

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 HOLLYWOOD, FL 33021

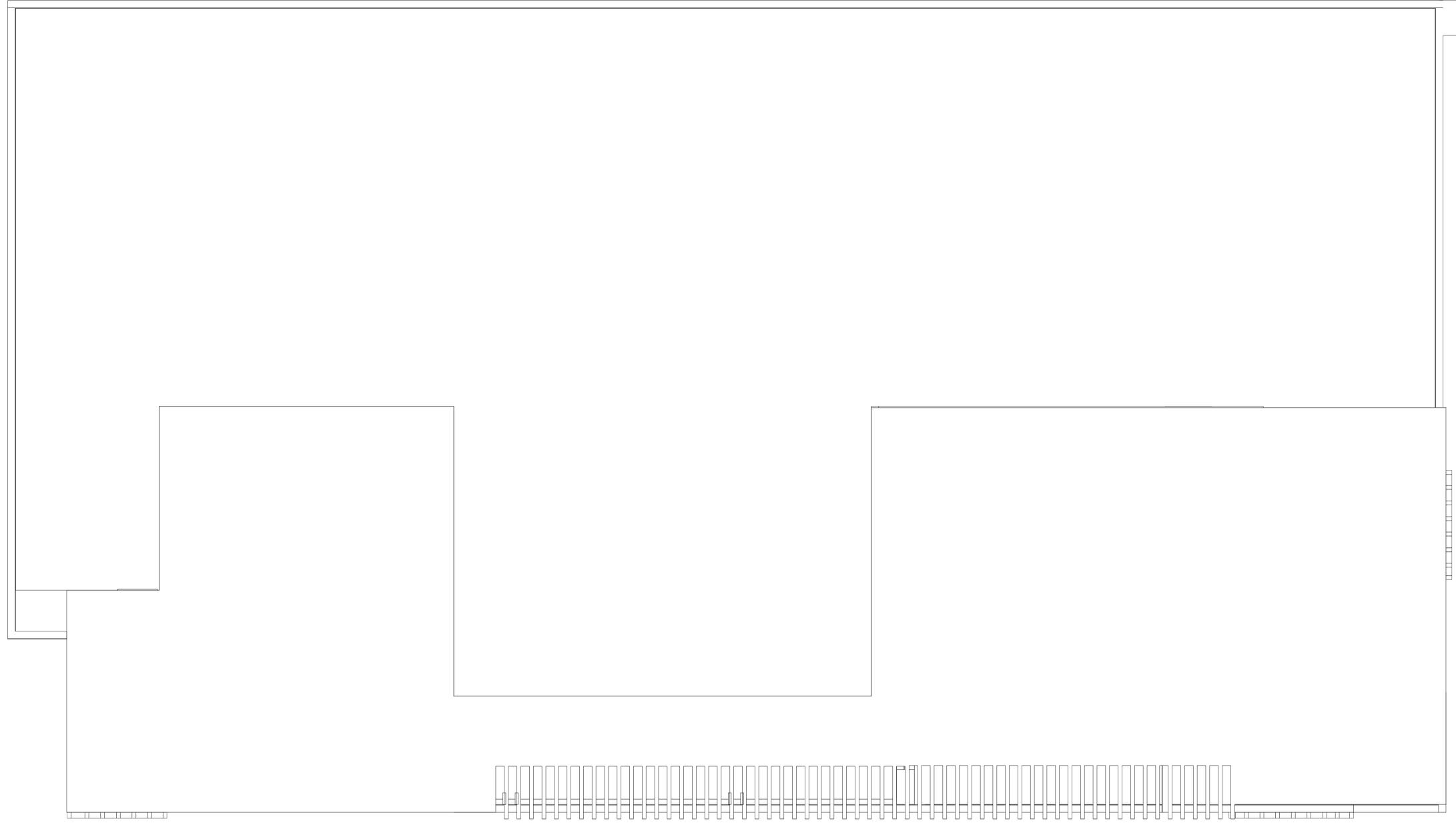
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SHEET NAME
 4th Level Floor Plan

SHEET NUMBER
A-4

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1 Main Roof Plan
1/4" = 1'-0"



PREPARED BY
PATRICK VALENT
RA # 13834

PROFESSIONAL SEAL

PROJECT INFORMATION

Proposed Residential Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

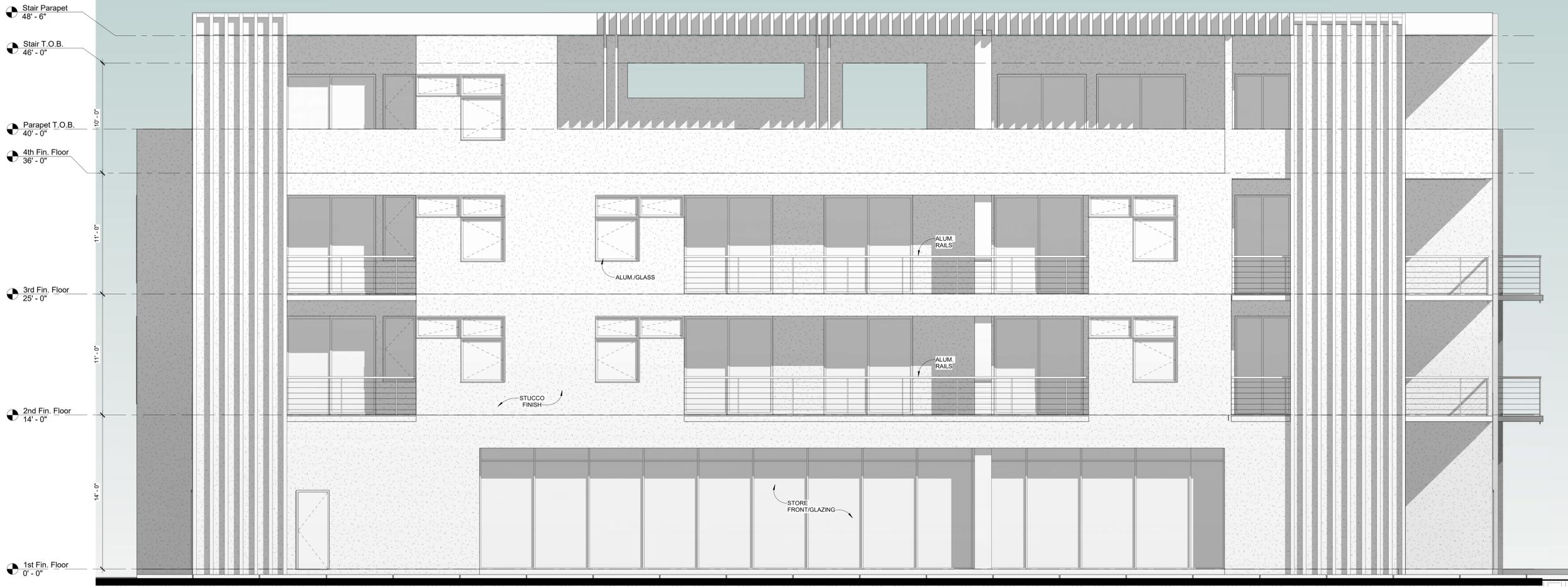
NO.	DESCRIPTION	DATE

SHEET NAME
Roof Plan

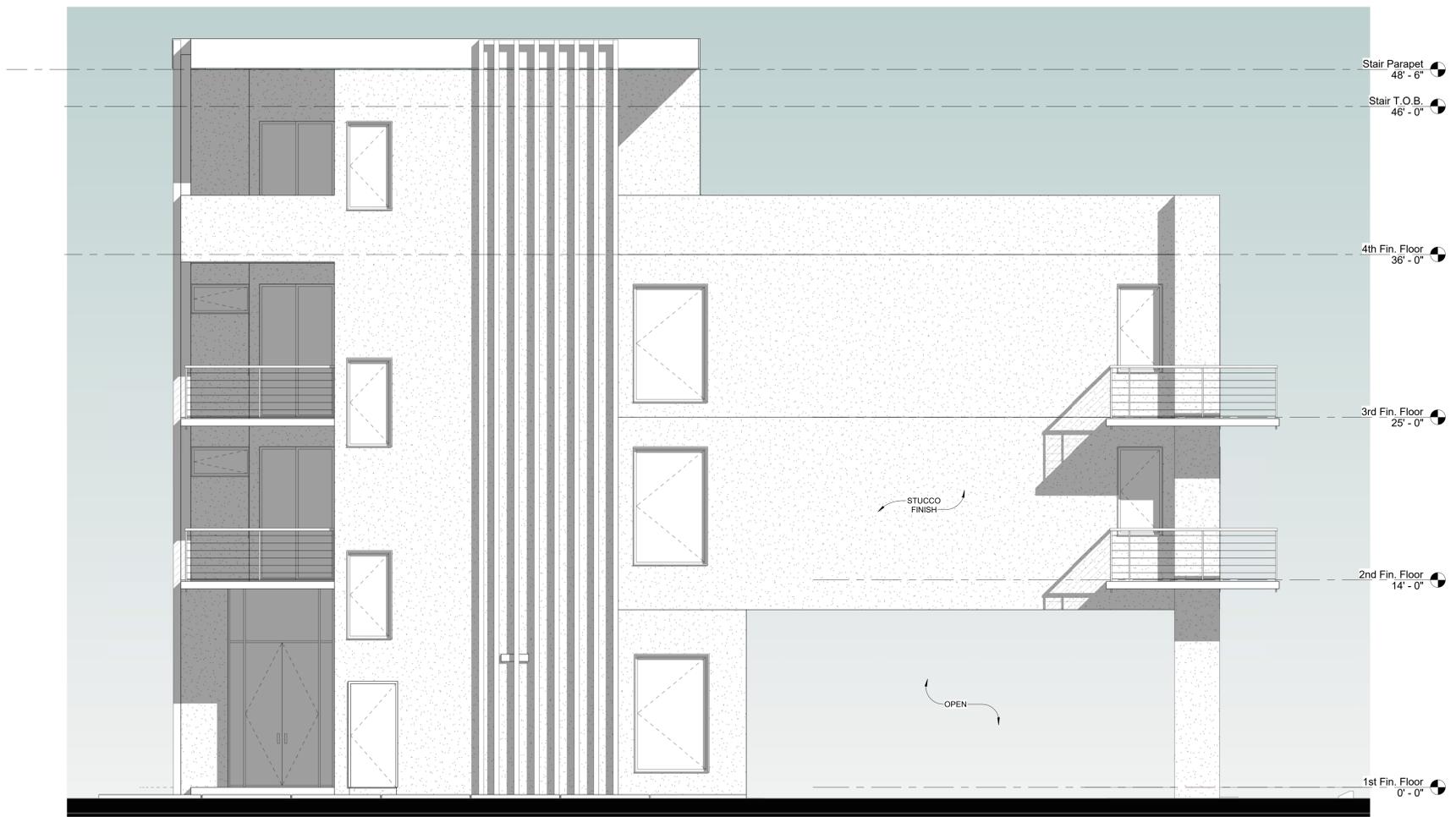
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A-5

1/7/2019 11:18:45 AM

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 ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



1 Front Elevation (East)
 1/4" = 1'-0"

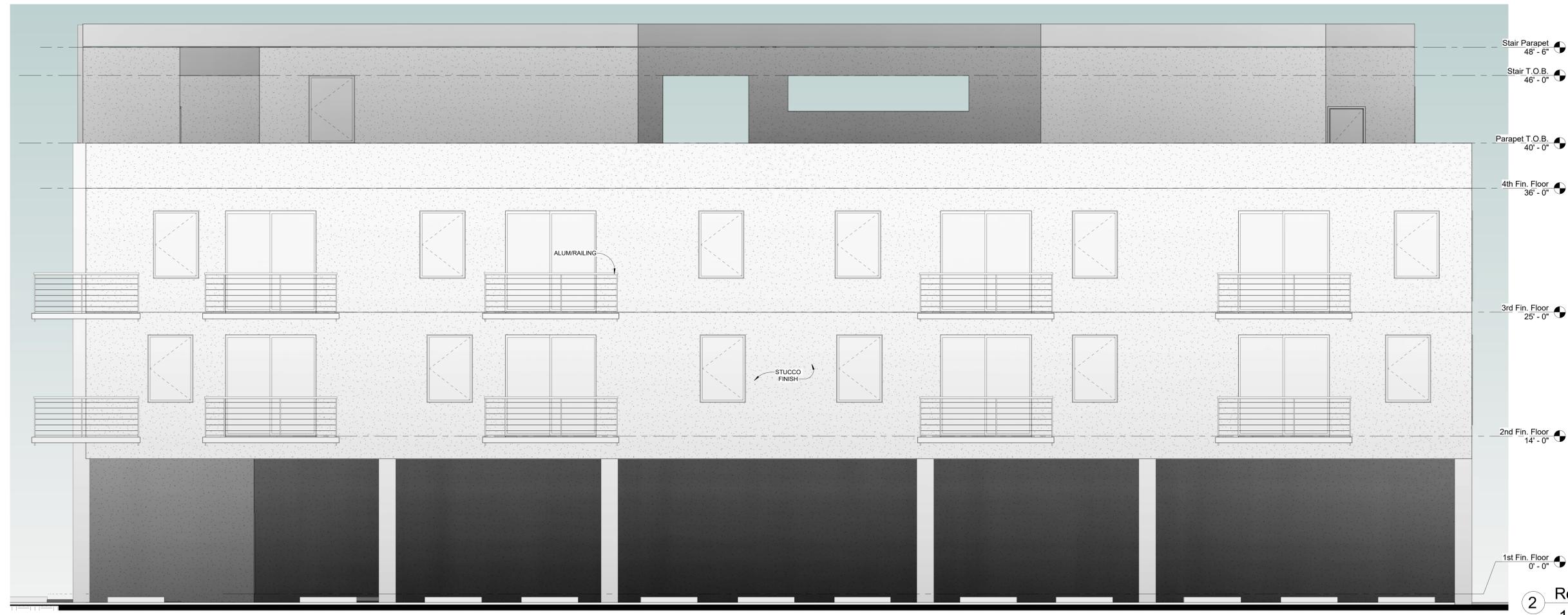


2 Right Elevation (West)
 1/4" = 1'-0"

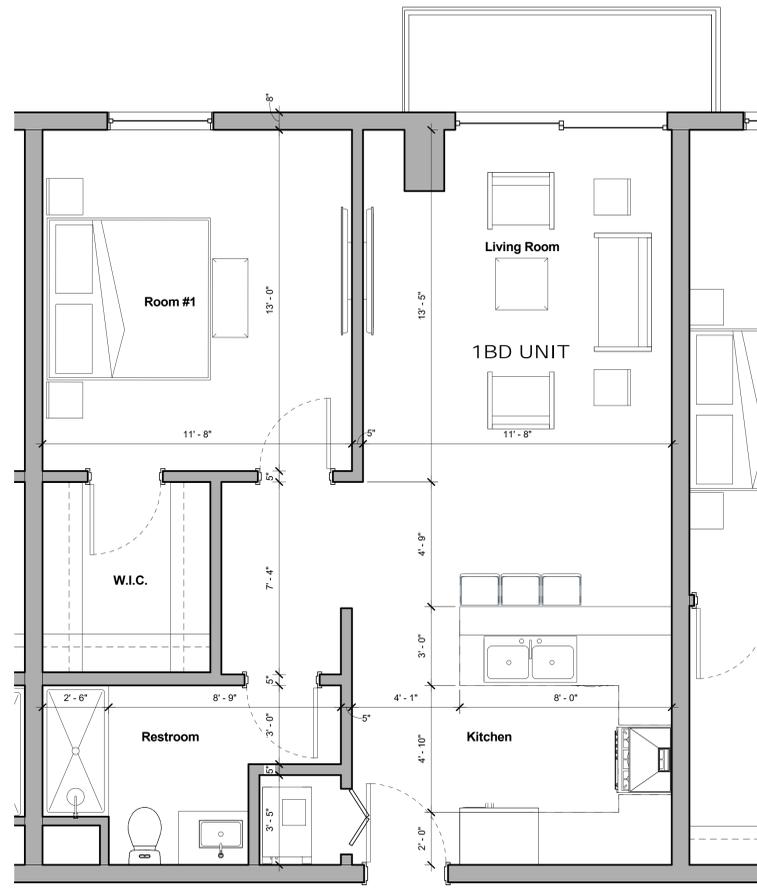
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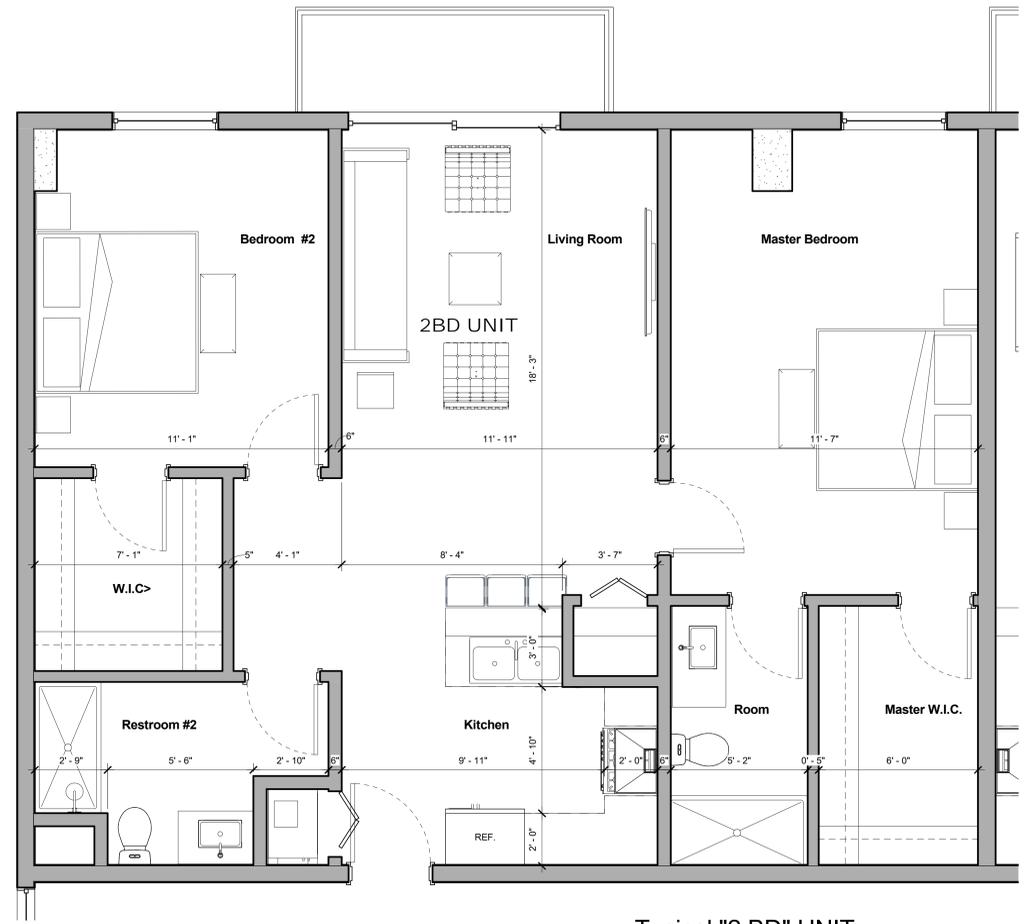
1 Left Elevation (South)
 1/4" = 1'-0"



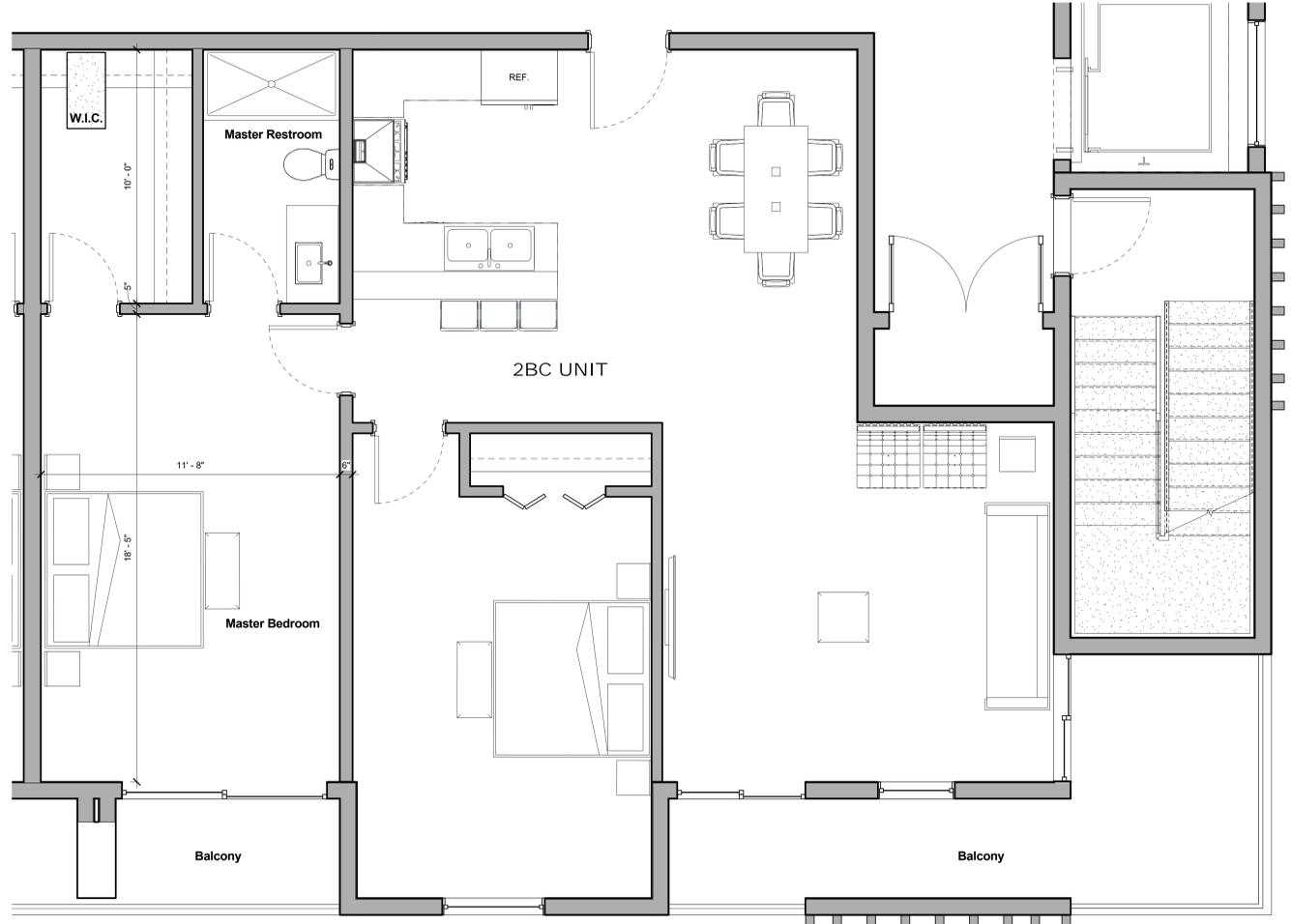
2 Rear Elevation (West)
 1/4" = 1'-0"



1 Typical "1 BD" Unit
3/8" = 1'-0"

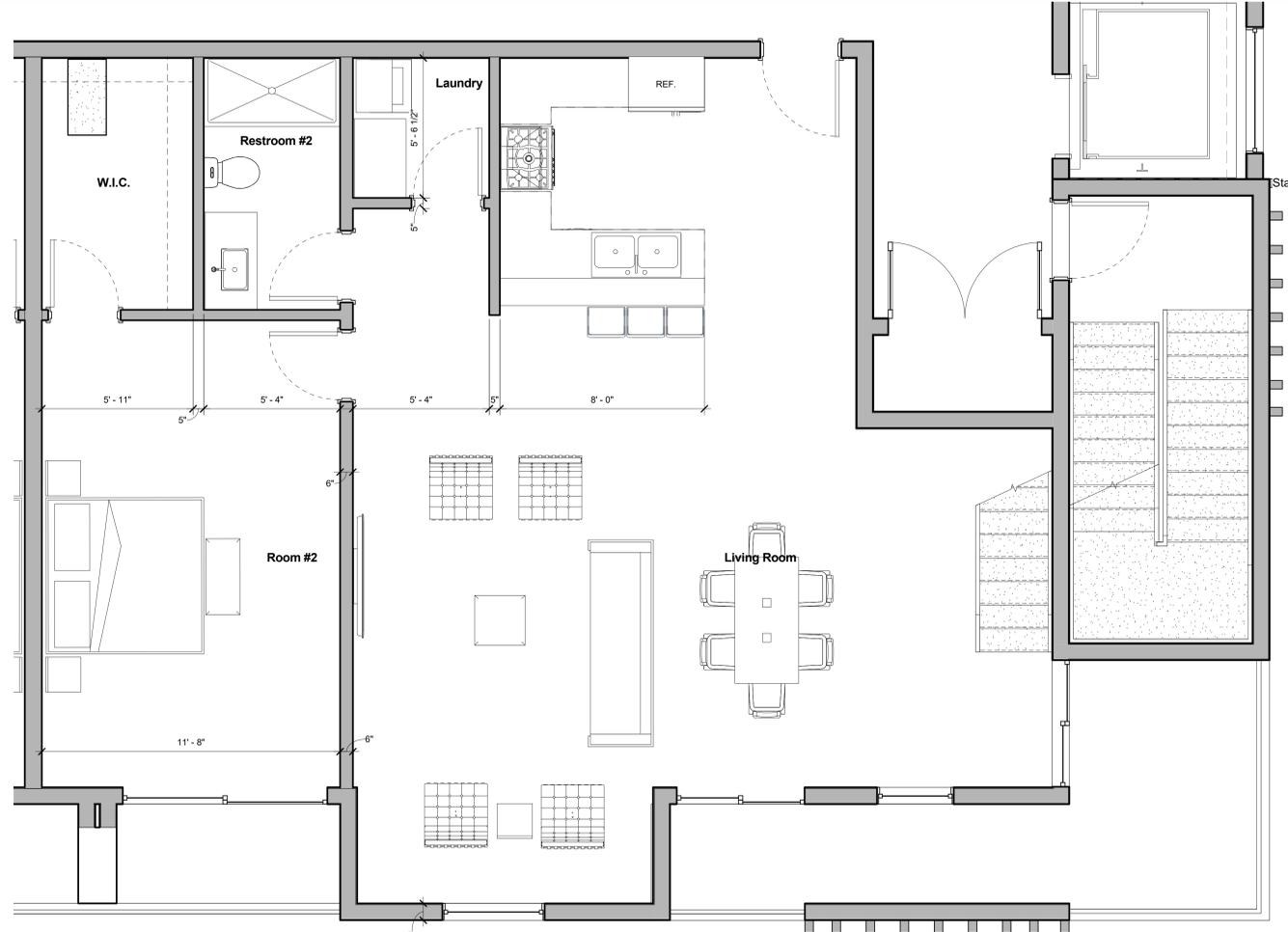


2 Typical "2 BD" UNIT
3/8" = 1'-0"

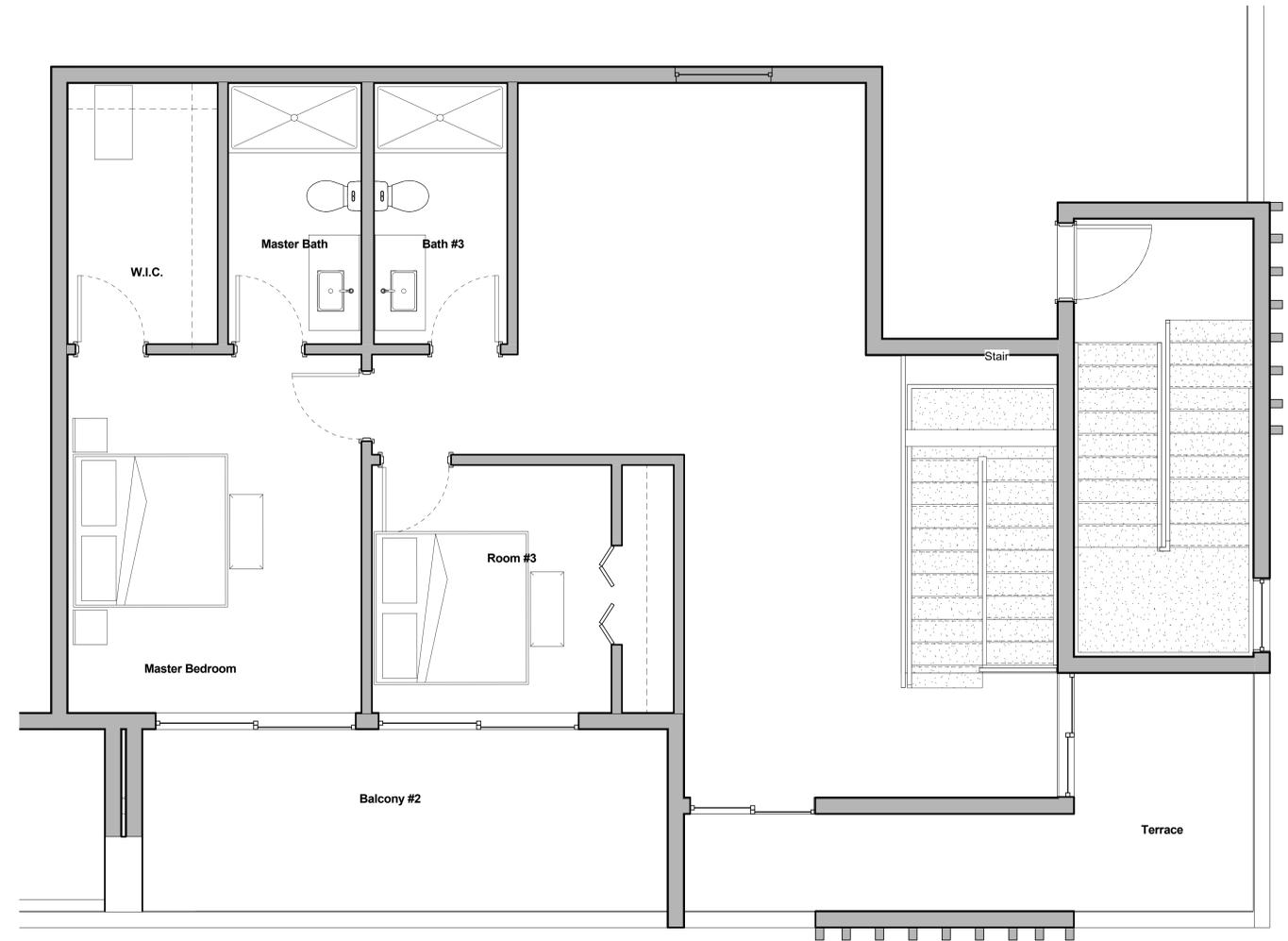


3 Typical "2 BC" Unit
3/8" = 1'-0"

Project File Name and Location: D:\Architecture Projects\CloudStation\2018\Projects\Patrick\2018\PIERCE STREET\2 Drawings\2 BIM\05-2018-PIERCE STREET-01-02-19.rvt
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1 Typical 4 BC Unit (Lower Level)
 3/8" = 1'-0"



2 Typical 4 BC Unit (Upper Level)
 3/8" = 1'-0"

PRELIMINARY - Y/N	NO.	DESCRIPTION	DATE



Street Profile



street view

PREPARED BY
VALENT ARCHITECT
 1865 HAWLEY CIRCLE, SUITE 200
 MIAMI GARDENS, FL 33147-4405
 P. 305.486.8888
 F. 305.486.8889

DESIGN: PROFESSIONAL ARCHITECTURE, PROFESSIONAL ENGINEERING OR SURVEYING OR ANY OTHER PROFESSIONAL SERVICE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OR FIRM REGISTERED IN THE STATE OF FLORIDA WHO HAS PREPARED THE SAME. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE ACTIONS OF ANY OTHER PROFESSIONALS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED BY THE ARCHITECT.

PROFESSIONAL SEAL

PATRICK VALENT
 RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Residential Development:
Pierce Street
 5904 PIERCE STREET
 HOLLYWOOD, FL 33021

NO.	DESCRIPTION	DATE

SHEET NAME
 Street Profile

SHEET NUMBER
A-10