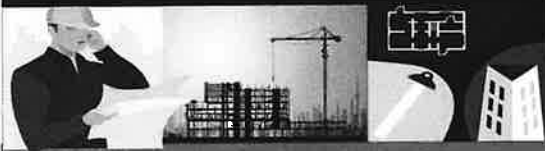


PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 01/23/2023

Location Address: 1735-1739 Jackson Street

Lot(s): 7 & 8 Block(s): 59 Subdivision: Town of Hollywood

Folio Number(s): (1735)-5142 15 02 1270 & (1739)-5142 15 02 1260

Zoning Classification: FH-2 Land Use Classification: R.A.C.

Existing Property Use: Multi-family Sq Ft/Number of Units: 8,072 / 2 & 10,763 / 2

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

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

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

Explanation of Request: _____

Number of units/rooms: 78 units / 108 bedrooms Sq Ft: 67,700 s.f.

Value of Improvement: \$15,000,000 Estimated Date of Completion: 12/2024

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

Name of Current Property Owner: 1735-1739 JACKSON STREET LLC

Address of Property Owner: 906 N Riverside DR#9 Pompano Beach, FL 33062

Telephone: _____ Fax: _____ Email Address: alex.musheyev@googlemail.com

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

Address: 9000 Sheridan Street Suite 158 Telephone: 786-543-0851

Fax: _____ Email Address: llarosa@larosaarchitects.com

Date of Purchase: 8/24/2022 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

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: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me

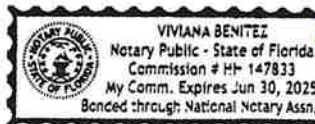
this 23 day of January 2023

Notary Public

State of Florida

My Commission Expires: _____

(Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Print Name



LLR Architects Inc.

March 6, 2023

1735-1739 Jackson
Street, LLC 906
Riverside Dr, # 9
Pompano Beach, FL
33062

FILE NUMBER: 23-DP-09

SUBJECT: Preliminary Site Plan review for a 78 Unit residential development.

SITE DATA

Owner/Applicant:	1735-1739 Jackson Street, LLC
Address/Location:	1735-1739 Jackson Street
Net Size of Property:	19,575 sq. ft. (0.45 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Residential
Year Built:	1943 / 1946 (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Government Use District (GU)
East:	Federal Highway Low-Medium Intensity Multi-Family District (FH-1)
West:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 305-403-7926
e-mail: llarosa@larosaarchitects.com



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A. APPLICATION SUBMITTAL

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Application Form:

- a. Remove number of beds from the description.

Response: Revised Accordingly

- b. Complete the “explanation of request” section for the proposed development.

Response: Revised Accordingly

- c. Square footage for the proposed development shall match the site data on the site plan.

Response: Revised Accordingly

- d. Name of Property Owner – correct name per Warranty Deeds. BCPA indicates there are multiple owners.

Response: Revised Accordingly

- e. List the name and address of any others who should receive notice of the hearing.

Response: Revised Accordingly

- f. Provide a signed and notarized Certification of Compliance with Applicable Regulations form for all owners, include proof each signatory is authorized to sign for the owner.

Response: Revised Accordingly

2. Ownership & Encumbrance Report (O&E):

- a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

Response: OK

- b. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

Response: Revised Accordingly

3. Alta Survey:

- a. Shall be based on and dated after O&E. Ensure that O&E reports are specifically referenced.

Response: OK

- b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

Response: OK



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4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

Response: Provided

5. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>

Response: Application and payment have been submitted. Pending issuance of SCAD letter

6. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Revised Accordingly

7. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s).

within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

Response: Public participation will be held in early April.

8. In the event staff recommends approval to the Planning & Development Board, and if platting is not required, a condition will be included requiring recordation of a Unity of Title as the project encompasses multiple parcels.

Response: Unity will be provided using City of Hollywood standards.

9. Additional comments may be forthcoming.

10. Provide written responses to all comments with next submittal.

Response: Provided



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B. ZONING

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. A portion of the property is adjacent to property zoned FH-1. Graphically depict on the site plan, floor plan and elevations the portion of the property within 60 feet of property zoned FH-1.
 - a. Per the FH-2 District Development Regulations, sites or portions of sites within 60 feet of FH-1 shall not exceed 5 Stories, not to exceed 55 ft, in height.
Response: Refer to sheet A-1.6 96th floor plan) showing 60' setback requirements. Note, that only portion encroaching into 60' height setback is stair and Fitness center which are allowed to exceed height but not past 25%
 - b. Per the FH-2 District Development Regulations, development above 55 feet in height shall provide a minimum 60 ft setback to the side interior boundary.
Response: Refer to sheet A-1.6 96th floor plan) showing 60' setback requirements. Note, that only portion encroaching into 60' height setback is stair and Fitness center which are allowed to exceed height but not past 25%
 - c. Based on the submitted site plan, floor plan and elevations, it appears that part of the building encroaches in the required setback and maximum height limitations for development adjacent to FH-1. The design of the building may need to be amended to comply.
Response: Refer to sheet A-1.6 96th floor plan) showing 60' setback requirements. Note, that only portion encroaching into 60' height setback is stair and Fitness center which are allowed to exceed height but not past 25%
2. Site Plan:
 - a. Use a heavier line weight and label the building location. As submitted, it is difficult to determine where the footprint of the building is shown on the site plan.
Response: Revised Accordingly
 - b. The front setback dimensions of the site plan and site data shall be revised match.
Response: Revised Accordingly, refer to SP-1.1
 - c. Dimension all balcony setbacks to all property lines. Per Sec. 4.6.B.3.a.(9)(i), balconies may encroach a maximum of 75% into the required setback.
Response: Revised Accordingly, refer to SP-1.1
 - d. Identify and label all landscaped areas.
Response: Revised Accordingly, refer to SP-1.1
 - e. Identify the proposed bike storage location.
Response: Bike/Storage provided on 2nd. Floor, refer to A-1.2



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- f. Label guest parking spaces. Consider placing these on the first floor for accessibility.

Response: Revised Accordingly, refer to SP-1.1, A-1.1 & A-1.2

- g. Detail 5 references a “game room” on the second floor. This is not identified on the floor plan.

Response: Revised Accordingly, No game room, refer to SP-1.1 & A-1.2 showing mangers office on 2nd. Floor and fitness center on roof.

- h. Specify the purpose of Detail 6 on the plan. It is unclear what this detail is referencing.

Response: Detail was removed it did not apply.

- i. Include the legal description and ensure it matches the survey.

Response: Revised Accordingly, refer to SP-1.1

3. Site Tabular Data:

- a. The incorrect zoning district is listed. The property is zoned FH-2. Revise the data to reference the correct zoning district and regulations (FAR, setback, height), including the required setbacks and heights for the portion of the property above 55 feet in height and adjacent to and within 60 feet of the FH-1 zoning district.

Response: Revised Accordingly

- b. Include the provided FAR as a ratio, not just the overall provided square footage.

Response: Revised Accordingly

- c. Include the number of required and proposed ADA spaces.

Response: Revised Accordingly

- d. Include the net and gross site area, consistent with the survey. The site data includes net site area only.

Response: Revised Accordingly

- e. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages.

Response: Revised Accordingly

- f. Notes 3 states a detail for the car lift is included on site plan sheet 2. No detail could be located on that plan sheet.

Response: Detail is provided in Spec sheet as per mote 3.

- g. Note 4 references the incorrect street name (Monroe Street).

Response: Revised Accordingly to read Jackson Street



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4. Revise the design to provide the minimum required parking per Code. Additionally, the proposed layout does not provide adequate parking so that each one bedroom / studio unit has access to its own dedicated parking space without using the parking lift system. The site plan includes a note stating the proposed parking lifts will be for the use of the two bedroom units, however there are more parking lift spaces proposed than there are required spaces for the two bedroom units.

Response: Revised Accordingly

5. Add a note to the site plan that the parking lift system shall not be for the use of guests.

Response: Note 5 on SP-1.1 states that lifts are designated for each 2-bedroom unit.

6. Provide a backup generator and identify the location on the site plan, along with a detail, that will be suitable to operate the lift system in the event of power failure.

Response: Portable backup generator to be provided. Added as note 6.

7. Provide a detail (plan view and elevation) for the proposed parking lift system which demonstrates adequate vertical clearance is available when both cars are parked on the lift.

Response: Provided as Spec sheet showing plan and elevations

8. Provide a spec sheet for the proposed parking lift system which demonstrates how the lifts will operate.

Response: Provided

9. Provide a letter from the parking lift manufacturer prior to receiving TAC sign-off confirming that the proposed site plan/floor plan/elevations can sufficiently accommodate the proposed lift system. The letter should also provide confirmation that the type of generator to be utilized in the event of power failure will be adequate to operate the proposed lift system.

Response: To be provided

10. Staff will be recommending a condition of approval requiring a covenant running with the land that holds the city harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of permits and recorded in the Public Records of Broward County by the city prior to the issuance of a certificate of occupancy or certificate of completion.

Response: Owner will provide hold-harmless letter.

11. Provide an FAR diagram which shades all areas (with their usage and square footages) that are counted toward the provided FAR.

Response: Refer to SP-1.2

12. Ensure the FAR calculations (Detail 7) include all rooftop spaces and amenity spaces, including lobby, elevator and stairs.

Response: Revised accordingly



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13. The site triangle on the east side of the easternmost driveway encroaches on adjacent property. Revise location so the site triangle is located wholly on the subject property.

Response: Refer to SP-1.2

14. The easternmost driveway proposes a right-turn only when exiting the garage. Confirm all pavement markings and turning movement to / from the street with Engineering and ensure they are shown correctly on the plans.

Response: OK

15. It is unclear how the dumpster / trash collection area will operate. Confirm with Public Works the desired location for trash collection and identify how the dumpster will access this location on the plans. If collection is proposed in the alley, show how the dumpster will be rolled out to the alley. If collection is proposed on Jackson Street, staff is concerned the dumpster location is not in a usable / accessible location to the street.

Response: Trash will be hauled out to alley.

16. Provide a detail for the proposed bike rack.

Response: No Bike Rack proposed, only storage on 2nd. floor

17. If landscaping is proposed on the roof amenity area (6th floor), include a landscape plan sheet for the proposed species and plantings for the roof level.

Response: Provided

18. Work with the City's Landscape Architect to ensure that all landscape requirements (including perimeter buffer and open space) are met.

Response: OK

C. ARCHITECTURE AND URBAN DESIGN

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Per Sec. 4.6.B.3.a.(11), building articulation is required to reduce visual mass. Other than balcony projections, there is no articulation to the side or rear facades. Consider adding articulation to all four sides of the building. Also consider whether balcony width should be revisited given proximity to side / rear lot lines.

Response: Revised Accordingly

2. Include the dimension to the top of the structure on elevations. Per Sec. 4.22.E, elevator bulkheads may not exceed 25% of the maximum building height. Note, however, this structure appears to incorporate more than the elevator bulkhead and therefore is required to comply with the building height regulations for the portion of the property within 60 feet of the FH-1 zoning district (maximum of 55 feet).

Response: Revised Accordingly



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3. Demonstrate how the manager's office on the first floor will be accessed. The site plan and floor plan indicate it will have external access, however the area in front of the office appears to be landscaped, preventing access. As the proposed development includes multiple driveway access points and a paved area in front of the lobby, consider providing a design that still provides for internal access to the manager's office and some landscaping in front of the office to minimize the extent of the paved areas along the street frontage.

4. The site plan and floor plan show a solid wall to the entrance to the lobby. Identify the entrance location on the plans.

5. Per Sec. 4.6.B.3.1.(9)(b)(iii), demonstrate on the elevations and floor plans that all enclosed or covered rooftop amenities (if proposed) do not exceed the maximum height for more than 30 percent of the gross rooftop area.

Response: Provided

6. There are multiple rooms on the floor plans and site plan that do not have openings, or a proposed use labeled (e.g., electrical room, BDA room, fitness center, janitor closets etc.). Ensure all areas are appropriately labeled with access to these areas shown on the plans.

Response: Revised Accordingly

7. Provide more details on the floor plan for the proposed 6th floor amenities area, including how it will be accessed.

Response: Revised Accordingly

8. Duplex #710 does not show a proposed floor plan layout or access to the corridor.

Response: Revised Accordingly

9. Provide a detail for all screening of the garage and label the screening on the elevations.

Response: Revised Accordingly

10. Remove landscaping and furnishings from the elevation sheets.

Response: Revised Accordingly.

11. Include the property lines and setbacks to the building, balconies and all other projections on the floor plans and elevations.

Response: Revised Accordingly

12. The proposed color scheme on the renderings predominantly uses a single color and material (painted stucco) on the side and rear facades. Provide additional colors, materials and finishes to reduce the expanses of blank walls, particularly at the corner conditions.

Response: Revised Accordingly



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13. Provide color, finish and materials legend for all elevations. The legend was provided but it does not include color and finish samples / specifications.

Response: To be provided prior to sign off. Elevation sheets shows material Legend.

14. Provide renderings for all four sides of the building and ensure the renderings match the proposed elevations and landscaping plan, as well as identify any fencing and gates. Work with the City's Landscape Architect to ensure species proposed are appropriate.

Response: OK

15. Provide a detail for the fence and all gates. Ensure the design is compatible with the bldg..

Response: Refer to detail on SP-1.3

16. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.

Response: OK

17. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.

Response: OK

D. SIGNAGE

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

E. LIGHTING

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal. **Response: OK**
2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle- charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. **Response: provided on SP-1.1**



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3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

Response: OK

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-

921-3251 Clarissa Ip, Assistant City Engineer

(cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. See attached Memorandum containing Engineering's comments dated February 2, 2023.
2. Additional comments may be forthcoming.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-

921-3900 Clarissa Ip, Assistant City Engineer

(cip@hollywoodfl.org) 954-921-3915

1. Provide tree disposition plan with mitigation calculations.
Response: Revised Accordingly
2. proposed street tree on East side is being shown in front of adjacent property.
Response: Revised Accordingly
3. provide sod species on plant schedule.
Response: Revised Accordingly
4. label sod area between proposed fence and alley street edge.
Response: Revised Accordingly
5. west edge of building only has 3' wide planting area. Proposed trees will not be allowed to grow properly.

Adjust tree locations and provide vertical buffer landscape along west edge that is



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compatible with space allowed.

Response: Revised Accordingly.

6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'.

Provide FPL approved trees for planting under powerlines.

Response: Revised Accordingly

7. Tree removal Disclaimer: Write this statement on ALL sheets for existing/proposed landscape: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

Response: Revised Accordingly

8. Provide information requested for further review.
9. Additional comments may follow upon further review of requested items and information provided.
10. We encourage you to reach out for any questions or clarification at

fperez@hollywoodfl.org or 954-921- 3900.

I. UTILITIES

Alicia Vereas-Feria, Floodplain Development Review Administrator (avereas-feria@hollywoodfl.org) 954-921-3302

1. Show size of existing 8-inch DIP water main and 18-inch VCP sewer main within alley north of Jackson Street.

Response: Revised on C-1.1

2. Proposed water and fire services shall be connected to the existing 8-inch water main within the alley.

Response: Revised on C-1.1

3. Include size of proposed water service line, tap, backflow preventer and water meter.

Response: Revised on C-1.1

4. A new cleanout shall be installed at the property line within the private property upon field verification of existing sewer service lateral within the alley.

Response: Revised on C-1.1



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5. This site resides currently within FEMA Flood Zone X. The proposed FFE should comply with the proposed Finished Floor Elevations (FFE) requirements shall comply with the greatest of the following three (3) conditions, as applicable.
 - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
 - b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link:
<https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e>
; OR
 - c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:
<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

Response: OK

6. Indicate FFE for all enclosed areas on the ground floor.

Response: Revised on C-1.1

7. Revise all cross-section grades to indicate maximum of 6" deep swale.

Response: Revised on C-1.1

8. Dimension setback distances on plan view on Sheet C-1.1.

Response: Revised on C-1.1

9. Provide detail for proposed trench drain.

Response: Provided

10. Show rim and invert elevations, lengths and material for all exfiltration trenches.

Response: Provided

11. Ensure all stormwater is retained onsite. Delineate swale areas on plan view of Sheet C-1.1.

Response: Revised on C-1.1

12. Indicate how roof drainage will be collected and connected to the on-site drainage system.

Response: Revised on C-1.1

13. Provide preliminary drainage calculations.



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Response: Provided

14. Submit Erosion Control Plan and details.

Response: Revised on C-1.5

15. Permit approval from outside agencies will be required.

Response: OK

16. Landscape plans shall coordinate with civil plans to accommodate proposed drainage features.

Response: OK

17. Additional comments may follow upon further review of requested items.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. No comments received.
2. Planning staff will follow up with Building.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.
2. At time of submittal, water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.
3. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.
4. At time of submittal civil drawings must be provided for the underground fire main. Providing location of fire department connection, fire hydrants, DDCV, and size of fire line from water supply, etc. Check with our water department engineer for city requirements in addition to fire. Ensure plans show that there is a fire hydrant within 100 feet of fire department connections.



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5. Be advised that NFPA 1 (2018 edition) Chapter 11.10.1 requires that minimum radio signal strength for fire department communications be maintained at a level determined by the AHJ for all new and existing buildings including complying with NFPA 72 (2016 edition). BDA system may be required.
6. Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.
7. It was noted on the plan, there may be stacked car parking. Be advised, the fire sprinkler system will need to be designed as Extra Hazard, Group II. Provide a note on the plan as such.

L. PUBLIC WORKS

Annalie Holmes, Interim Public Works Director (aholmes@hollywoodfl.org) 954-967-4207

1. No comments received.
2. Planning staff will follow up with Public Works.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. A Parking Impact Fee form has been submitted. Planning staff is waiting for approval from Parks.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lblatlan@hollywoodfl.org) 954-921-2923

1. No comments received.
2. Planning staff will follow up with Community Development.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. Application is substantially complaint.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org)



LLR Architects Inc.

954-967-4371 Steven Bolger, Police
(sbolger@hollywoodfl.org) 954-967-4500 Doreen
Avitabile, Police (davitabile@hollywoodfl.org) 954-967-
4371

1. Application is substantially complaint.
8. See Attached CPTED Blueprint Review/Recommendations memorandum from the Police Department dated January 25, 2023.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org)
954-924-2980 Susan Goldberg, Deputy Director
(sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Continue to work on the architectural delineation of the east, west, and north elevations to help soften and improve the character of these façades.
2. Renderings show a specialty metal screen going up the exterior of Stair #1, however, the elevations depict a stone veneer texture. Please clarify which of the two materials is being proposed and update plans accordingly.
3. Renderings show a specialty metal screen being proposed to screen the parking garage, however, the elevations depict perforated aluminum. Please clarify which of the two materials is being proposed and update plans accordingly.

R. PARKING

Jovan Douglas, Parking Administrator (jdouglas@hollywoodfl.org) 954-921-3548

1. No comments received.
2. Planning staff will follow up with Parking.

S. ADDITIONAL COMMENTS

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.



LLR Architects Inc.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Mawusi Watson
Planning
Administrator

C: 1735-1739 Jackson Street LLC via email
alex.musheyev@googlemail.com Louis LaRosa via email
llarosa@larosaarchitects.com



February 22, 2023

Luis La Rosa, A.I.A., President
LLR Architects, Inc.
9000 Sheridan Street, Suite 158
Pembroke Pines, Florida 33024

Via Email Only

Dear Mr. La Rosa:

Re: Platting requirements for a parcel legally described as all of Lots 5-7 and the west 25 feet of Lot 8, Block 59, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Jackson Street, between South 17 Avenue and Federal Highway/U.S. 1, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.45 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Luis La Rosa
February 22, 2023
Page Two

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 5-7) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the west 25 feet of Lot 8) or with vacated rights-of-way, Policy 2.13.1 of the BCLUP does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case, the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood





LLR Architects Inc.

March 6, 2023

1735-1739 Jackson
Street, LLC 906
Riverside Dr, # 9
Pompano Beach, FL
33062

FILE NUMBER: 23-DP-09

SUBJECT: Preliminary Site Plan review for a 78 Unit residential development.

SITE DATA

Owner/Applicant:	1735-1739 Jackson Street, LLC
Address/Location:	1735-1739 Jackson Street
Net Size of Property:	19,575 sq. ft. (0.45 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Residential
Year Built:	1943 / 1946 (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Government Use District (GU)
East:	Federal Highway Low-Medium Intensity Multi-Family District (FH-1)
West:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 9564-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

Dear Board Members,

It's with great pleasure we are presenting a 72-unit, 8-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 72-unit 8-story, +/-67,500 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 8-story scale is designed for the West Side of the lot. The center feature is reduced to a 7-story height and the Eastern most part has a roof top terrace on 6th floor. This creates a step-down affect which balances the view. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

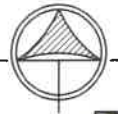
The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street.

4. Site Massing: The 8-story project is located on Jackson Street just East of US-1. The setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. The Lobby has a pronounced cantilevered marquis over the entry and the upper floor step back with large windows and wood siding. The balance of the front façade has cantilevered balconies and recessed balconies. Material changes on the wall softens the balconies bold look. This varied element prevents the front façade from being flat. The side façade along are setback from neighbors 5' even though) feet is allowed. The 8-story scale is designed for the West Side of the lot. The center feature is reduced to a 7-story height and the Eastern most part has a roof top terrace on 6th floor. This creates a step-down affect which balances the view. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas. The side facades carry out similar features as emphasized on front facades. All of the parapets on all elevations vary in height.

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 9564-862-2248
e-mail: llarosa@larosaarchitects.com



LOCATION MAP

Not To Scale

GENERAL NOTES

- 1) EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL RECORDED EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No.1255643 DATED JULY 6, 2022 AT 11:00 AM, IF ANY, WERE PLOTTED ON THE ATTACHED SURVEY.
- 2) THIS ALTA/NSPS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 4) WALL TIES ARE THE FACE OF THE WALL.
- 5) FENCE OWNERSHIP NOT DETERMINED.
- 6) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 7) ALTA/NSPS SURVEY MEANS DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 8) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 9) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- 10) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- 11) ELEVATION IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 12) ITEM No.1-NOT A SURVEY MATTER.
- 13) ITEM No.2 (a)(b)(e)- NOT A SURVEY MATTER.
- 14) ITEM No.2(c)- ENCROACHMENTS, IF ANY, ARE SHOWN ON THE ATTACHED SURVEY.
- 15) ITEM No.2(d)- ONLY EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT WERE REVIEWED.
- 16) ITEM No.3- NOT A SURVEY MATTER.
- 17) ITEM No.4- NOT A SURVEY MATTER.
- 18) ITEM No.5- PLAT BOOK 1, PAGE 21 DOES NOT CONTAIN ANY EASEMENT.
- 19) ITEM No.5- O.R.B.5129 PAGE 966, O.R.B.8265 PAGE 58, O.R.B.8729 PAGE 896, O.R.B.11733 PAGE 73, O.R.B.16695 PAGE 251, O.R.B.18365 PAGE 870, O.R.B.24461 PAGE 143, O.R.B.24507 PAGE 108, O.R.B.26742 PAGE 386, O.R.B.28564 PAGE 443, O.R.B.29906 PAGE 817, O.R.B.30211 PAGE 152, O.R.B.35103 PAGE 1042, O.R.B.38788 PAGE 942; NOT A SURVEY MATTER.
- 20) ITEM No.6- DEED BOOK 764 PAGE 55 (NOT PROVIDED)(NOT REVIEWED);O.R.B.21054 PAGE 594, O.R.B.29869 PAGE 1073 AND 1074; DOES NOT ENCUMBER SUBJECT PROPERTY.
- 21) ITEM No.7- O.R.B.40082 PAGE 1783, O.R.B.40082 PAGE 1789 NOT A SURVEY MATTER.
- 22) ITEM No.8- O.R.B.9637 PAGE 836 NOT A SURVEY MATTER, O.R.B.9992 PAGE 2401 DOES NOT ENCUMBER SUBJECT PROPERTY.
- 23) GROSS LAND AREA = 23 200 ± S.F.
NET LAND AREA = 19575 ± S.F.

LEGAL DESCRIPTION:

Lot 7 and 8 less the East 15 feet, Block 59, TOWN OF HOLLYWOOD, a subdivision according to the Plat thereof as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida. -AND- Lot 5 and 6, Block 59, of HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

CERTIFIED TO:

-Alex Musheyev

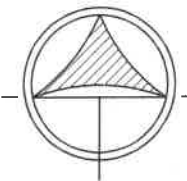
PROPERTY ADDRESS:

1735 and 1739 Jackson Street Hollywood, FLORIDA 33020
FLOOD ZONE: X
DATE OF FIRM: 08/18/2014
COMMUNITY: 125113
SUFFIX: H
PANEL: 0569
ELEVATION: N/A

ABBREVIATIONS AND LEGEND:

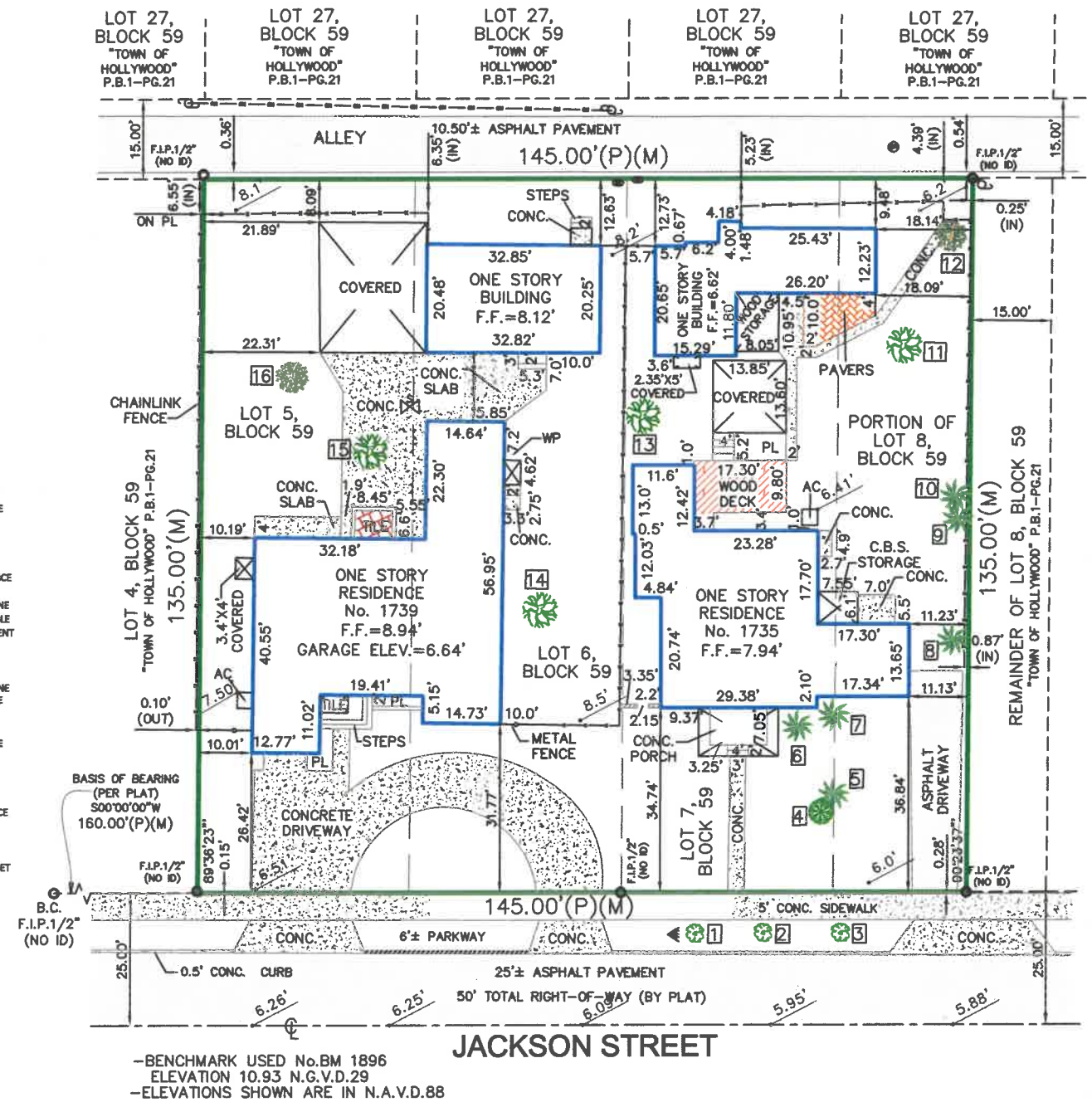
A	ARC	L.E. & E.E.	INGRESS AND EGRESS EASEMENT
A/C	AIR CONDITIONER	L.A.E.	LIMITED ACCESS EASEMENT
B.M.	BENCH MARK	L.B.#	LICENSE BUSINESS NUMBER
B.O.B.	BASES OF BEARINGS	(M)	MEASURED
B.R.	BEARING REFERENCE	M.E.	MAINTENANCE EASEMENT
B.C.	BLOCK CORNER	M.H.	MAIN HOLE
CATV	CABLE TELEVISION RISER	N	NORTH
C.M.E.	CANAL MAINTENANCE EASEMENT	N.R.	NON RADIAL
(C)	CALCULATED	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
C.B.S.	CONCRETE BLOCK STRUCTURE	N.A.D.	FOUND NAIL & DISC
CH.	CHORD	OS	OFFSET
C.M.E.	CANAL MAINTENANCE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK
CH. BR.	CHORD BEARING	OUL	OVERHEAD UTILITY LINES
CONC.	CONCRETE SLAB	(P)	PLAT
(D)	DEED	P.E.	POOL EQUIPMENT
D.E.	DRAINAGE EASEMENT	P.C.	POINT OF CURVATURE
D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE
D.H.	DRILL HOLE	PL	PLANTER
E	EAST	P.O.B.	POINT OF BEGINNING
ELEV.	ELEVATION	P.O.C.	POINT OF COMMENCEMENT
E.M.H.	ELECTRIC MAIN HOLE	P.R.C.	POINT OF REVERSE CURVATURE
E.T.	ELECTRIC TRANSFORMER	P.R.M.	POINT OF REVERSE CURVATURE
ENC.	ENCROACHMENT	P.C.P.	PERMANENT CONTROL POINT
E.BOX	ELECTRIC BOX	R	RADIUS
		(R)	RECORDED
		S	SOUTH
		T	TANGENT
		TYP.	TYPICAL
		U.E.	UTILITY EASEMENT
		U.P.	UTILITY POLE
		W	WEST
		WM	WATER METER
		WV	WATER VALVE
		ASPH.	ASPHALT

TREE TABULATION				
#	COMMON NAME	TRUNK (Diameter ±)	HEIGHT (±)	CANOPY (±)
1	COCONUT TREE	1'	14'	10'
2	COCONUT TREE	1'	14'	10'
3	COCONUT TREE	1'	14'	10'
4	ALMACIGO	1'	20'	18'
5	PALM TREE	0.3	25'	6'
6	PALM TREE	0.3	25'	6'
7	PALM TREE	0.3	25'	6'
8	PALM TREE	0.3	25'	6'
9	PALM TREE	0.3	30'	6'
10	PALM TREE	0.3	30'	6'
11	MANGO TREE	4'	60'	55'
12	AVOCADO TREE	2.3'	40'	30'
13	MANGO TREE	2.3'	50'	45'
14	MANGO TREE	1.1'	35'	20'
15	MANGO TREE	1.7'	45'	40'
16	AVOCADO TREE	1'	20'	15'



MAP OF SURVEY

Scale: 1" = 30'



CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 8, 9, 13, 14, 16, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 12-13-2022

DATE OF PLAT OR MAP: 12-20-22

MIGUEL ESPINOSA
P.S.M. No. 5101
STATE OF FLORIDA

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

M.E. LAND SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
10665 SW 190TH STREET SUITE 3110
MIAMI, FLORIDA 33157

L.B. No. 7989

ALTA/NSPS SURVEY

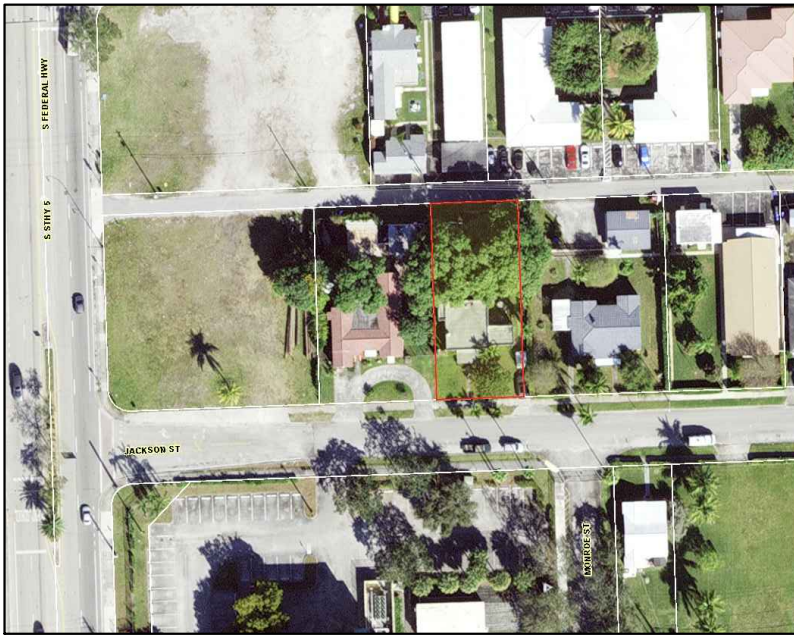
Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
01/04/2023	01/05/2023	01/12/2023	L.T.	B-121887

PROPOSED 72-UNIT MULTI-FAMIL DEVELOPMENT FOR:
ALEX MUSHEYEV
1735- 1739 JACKSON STREET
HOLLYWOOD, FLORIDA 33020



SHEET INDEX

COVER SHEET	
SURVEY	
SP-1.1	LOCATION PLAN GENERAL NOTES LEGAL DESCRIPTION SITE DATA SITE PLAN BUILDING CALCULATION DETAIL SCREEN
SP-1.2	DUMPSTER DETAIL TYP. HANDICAP DETAIL TYP. PARKING DETAIL DIAGRAM F.A.R. CALCULATION DIAGRAM PERVIOUS & IMPERVIOUS.
C-1.1	FIRST FLOOR CIVIL PLANS
C-1.2	SECOND FLOOR CIVIL PLANS
C-1.3	GENERAL DETAILS
L-1	GROUND FLOOR LANDSCAPE PLAN
L-2	ROOF TOP GARDEN PLAN
L-3	LANDSCAPE DETAILS
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	3RD. FLOOR PLAN
A-1.4	4TH FLOOR PLAN
A-1.5	5TH FLOOR PLAN
A-1.6	6TH FLOOR PLAN/ROOF
A-1.7	7TH FLOOR PLAN
A-1.8	8TH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS
A-2.4	ELEVATIONS



LOCATION MAP



LLR Architects, Inc.

ARCHITECTURE & PLANNING

9000 SHERIDAN STREET SUITE 158
PEMBROKE PINES, FLORIDA 33024

(O)– 305–403–7926
(F)– 305–403–7928
E–MAIL: LLAROSA@LAROSAARCHITECTS.COM

BRANDON M. WHITE– ASLA
LANDSCAPE ARCHITECTURE

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

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE,FLORIDA 33328

(O)– 954–424–5852

E–MAIL: AYLWARDENGINEER@GMAIL.COM

PACO MEETING DATE: DECEMBER 2022
TAC-1 MEETING DATE: FEB. 06 2023
TAC-2 MEETING DATE: MARCH. 20 2023



1735-1739 JACKSON STREET
HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2020-6TH EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.
5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

1. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).
11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

SITE CALCULATIONS:

TOTAL SITE AREA: 19,515 SF. OR .44 ACRES
NET AREA= 23,200 SF. OR .54 ACRES
GROSS AREA= 23,200 SF. OR .54 ACRES
BUILDING FOOTPRINT AREA 15,616 SF.
DRIVEWAY 560 SF.
CONC. SLAB 310 SF.
TOTAL IMPERVIOUS AREA= 16,486 SF. (84.2%)
TOTAL PERVIOUS AREA= 3,089 SF. (15.8%)

F.A.R. CALCULATIONS:

19,515 SF. X 3.75 = 73,406 SF.
FIRST FLOOR (NOT DUPLEX + ELECTRICAL ROOM) 6,820 SF.
2ND FLOOR (NOT ELECTRICAL ROOM, BALCONY + TRASH ROOM) 10,662 SF.
3RD FLOOR (NOT JAN. BALCONY, UTILITY, ATTEN + TRASH CHUTE) 13,869 SF.
4TH FLOOR (NOT JAN. BALCONY, UTILITY, ATTEN + TRASH CHUTE) 13,869 SF.
5TH FLOOR (NOT JAN. BALCONY, UTILITY, ATTEN + TRASH CHUTE) 13,869 SF.
6TH FLOOR (NOT JAN. BALCONY, UTILITY, ATTEN + TRASH CHUTE) 8,538 SF.
7TH FLOOR (NOT JAN. BALCONY, UTILITY, ATTEN + TRASH CHUTE) 8,151 SF.
8TH FLOOR (NOT JAN. BALCONY, UTILITY, ATTEN + TRASH CHUTE) 6,465 SF.
F.A.R. PROVIDED (3.39) 66,503 SF.
F.A.R. ALLOWED (3.75) 73,406 SF.

1. OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION.
3. OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
5. A BIDIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1100 AND BROWARD AMENDMENT 118.2
6. GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
7. BIKE RACK TO BE INSTALLED AS SHOWN
8. WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE

WE WILL BE PROVIDING FLORIDA GREEN BUILDING CORRIAL CERTIFICATION PROJECT.

LAND USE DESIGNATION: RAC
ZONING DESIGNATION: FH-2

- NOTE:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.
2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM 8.V.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.
4. ALL STREETS & ALLEYS ADJACENT TO SITE (JACKSON STREET, NORTH ALLEY & WEST ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).
5. LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT
6. PORTABLE BACKUP GENERATOR TO BE PROVIDED & STORED ON SITE.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
6-STUDIO (1 BEDROOM) 60'x11' 6' P.A.	6	
36-(1) BEDROOM 36'x11' 36' P.A.	36	
36-(2) BEDROOM 36'x15' 45' P.A.	45	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS 12 UNITS)	8	
TOTAL PARKING SPACES	95	
*ADA SPACES REQUIRED, 4 PROVIDED	5	
*PARKING SPACES TO BE USED	110	106

SETBACK CALCULATIONS:

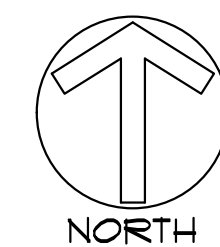
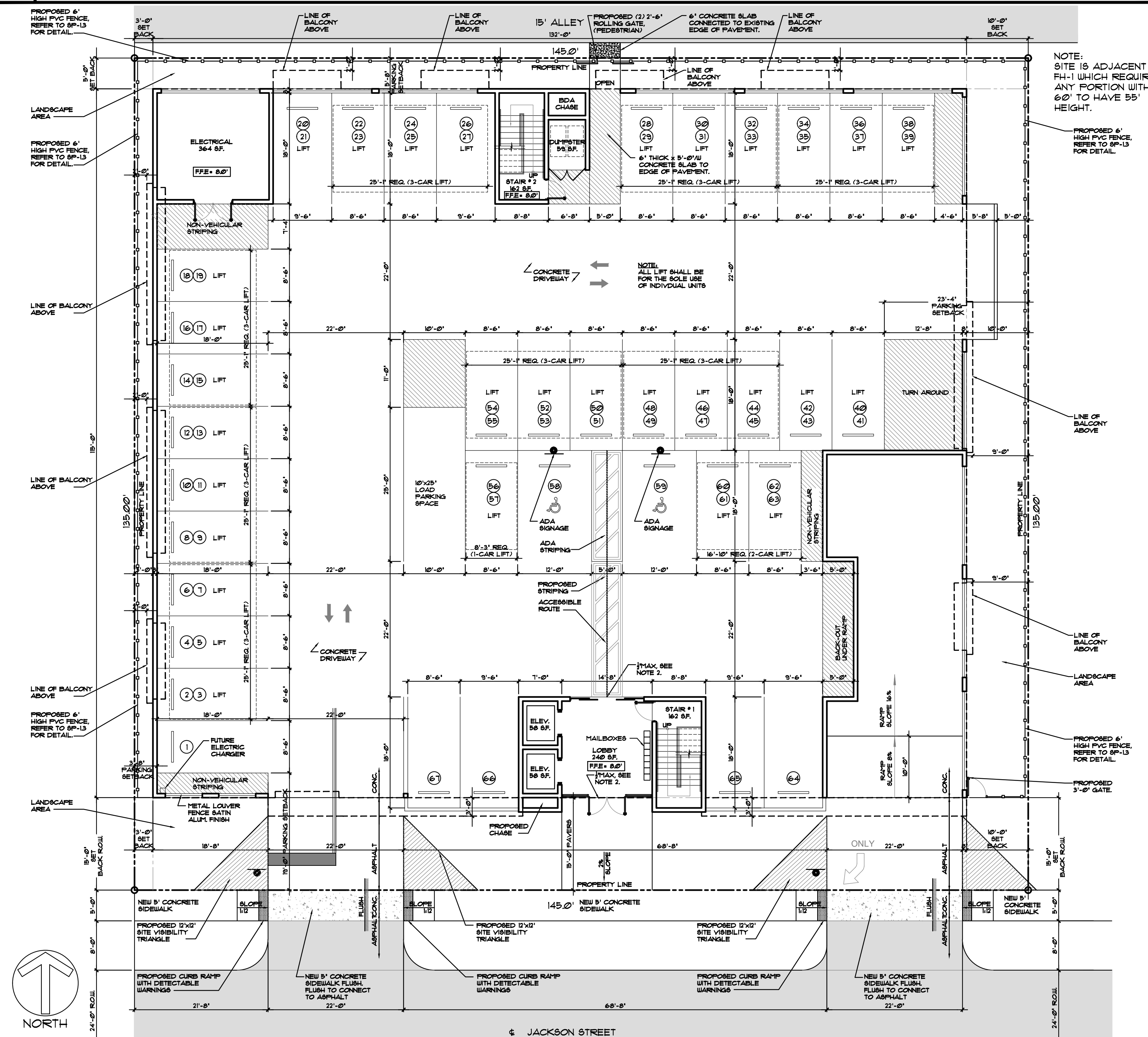
	REQUIRED	PROVIDED
SOUTH (FRONT)	15'	15'-0"
NORTH (REAR)	5'	5'
WEST	0'	3'
EAST	10'	10'-0"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	86'-3" TOP OF ROOF

3 SITE DATA

SCALE: N.T.S.



4 PROPOSED SITE PLAN

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

2ND FLOOR
AMENITIES:
GAME ROOM

3RD FLOOR
STUDIO = 2
1-BEDROOM = 10
2-BEDROOMS = 5

4TH FLOOR
STUDIO = 2
1-BEDROOM = 10
2-BEDROOMS = 5

5TH FLOOR
STUDIO = 2
1-BEDROOM = 10
2-BEDROOMS = 5

6TH FLOOR
STUDIO = -
1-BEDROOM = 6
2-BEDROOMS = 3

7TH FLOOR
2-BEDROOMS = 12 (DUPLEX)

8TH FLOOR
(DUPLEX)

TOTAL UNITS
6 UNITS (STUDIO)
36 UNITS (1-BED.)
30 UNITS (2-BED.)
TOTAL = 72 UNITS

5 BLDG. CALCULATION

NOTE:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE		
	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	513 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	750.26 SF.

6 AVERAGE DWELLING UNIT SIZE

3rd. floor	unit size	4th floor	unit size	5th floor	unit size	6th floor	unit size	7th floor	unit size
301	676	401	676	501	676	601	676	701	948
302	828	402	828	502	828	602	828	702	952
303	600	403	600	503	600	603	600	73	1090
304	896	404	896	504	896	604	896	704	1136
305	866	405	866	505	866	605	866	705	1136
306	612	406	612	506	612	606	612	706	1136
307	612	407	612	507	612	607	624	707	1128
308	881	408	881	508	881	608	615	708	900
309	600	409	600	509	600	609	624	709	900
310	600	410	600	510	600			710	1136
311	600	411	600	511	600			711	1136
312	988	412	988	512	988			712	1136
313	513	413	513	513	513				
314	513	414	513	514	513				
315	624	415	624	515	624				
316	615	416	615	516	615				
317	624	417	624	517	624				
Totals	11,648	11,648	11,648	6,341	12,734				
TOTAL	54,019								
Avg	750.264								

7 TOTAL SF. UNITS



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AA#-26003693

REVISION: BY:

PROPOSED 72-UNITS MULTI FAMILY DEVELOPMENT FOR:

ALEX MUSHTEY

1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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SP-1.1

OF SHEETS



2 PROPOSED SOUTH ELEVATION/SITE ELEVATION
SCALE: 3/32"=1'-0"



1 PROPOSED EAST ELEVATION/SITE ELEVATION
SCALE: 3/32"=1'-0"

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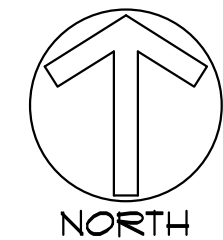
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PROPOSED 12-UNITS MULTI FAMILY DEVELOPMENT FOR:
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1135-1139 JACKSON STREET
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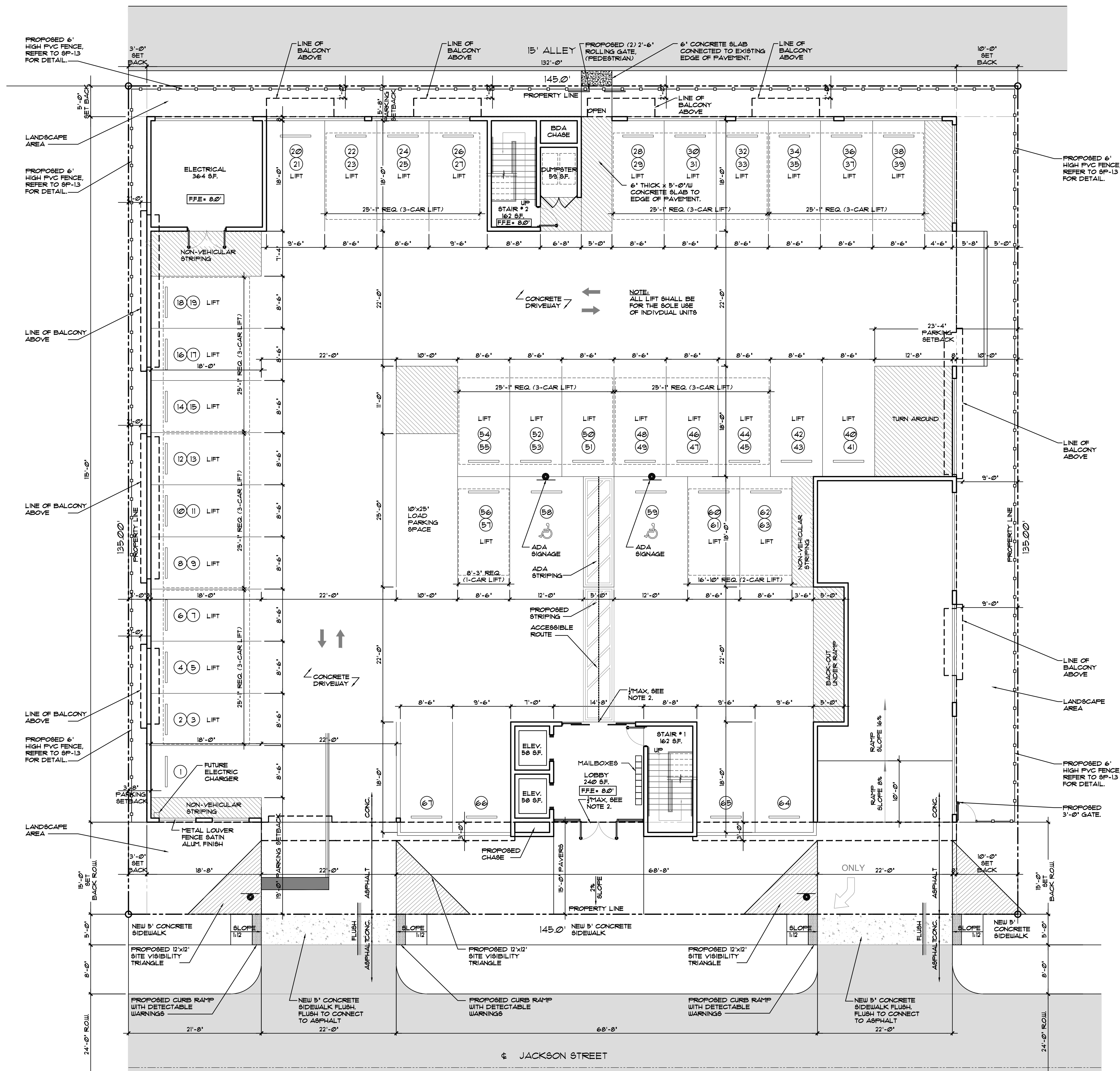
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1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



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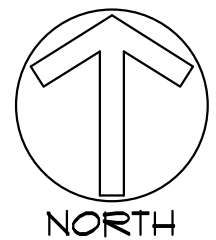
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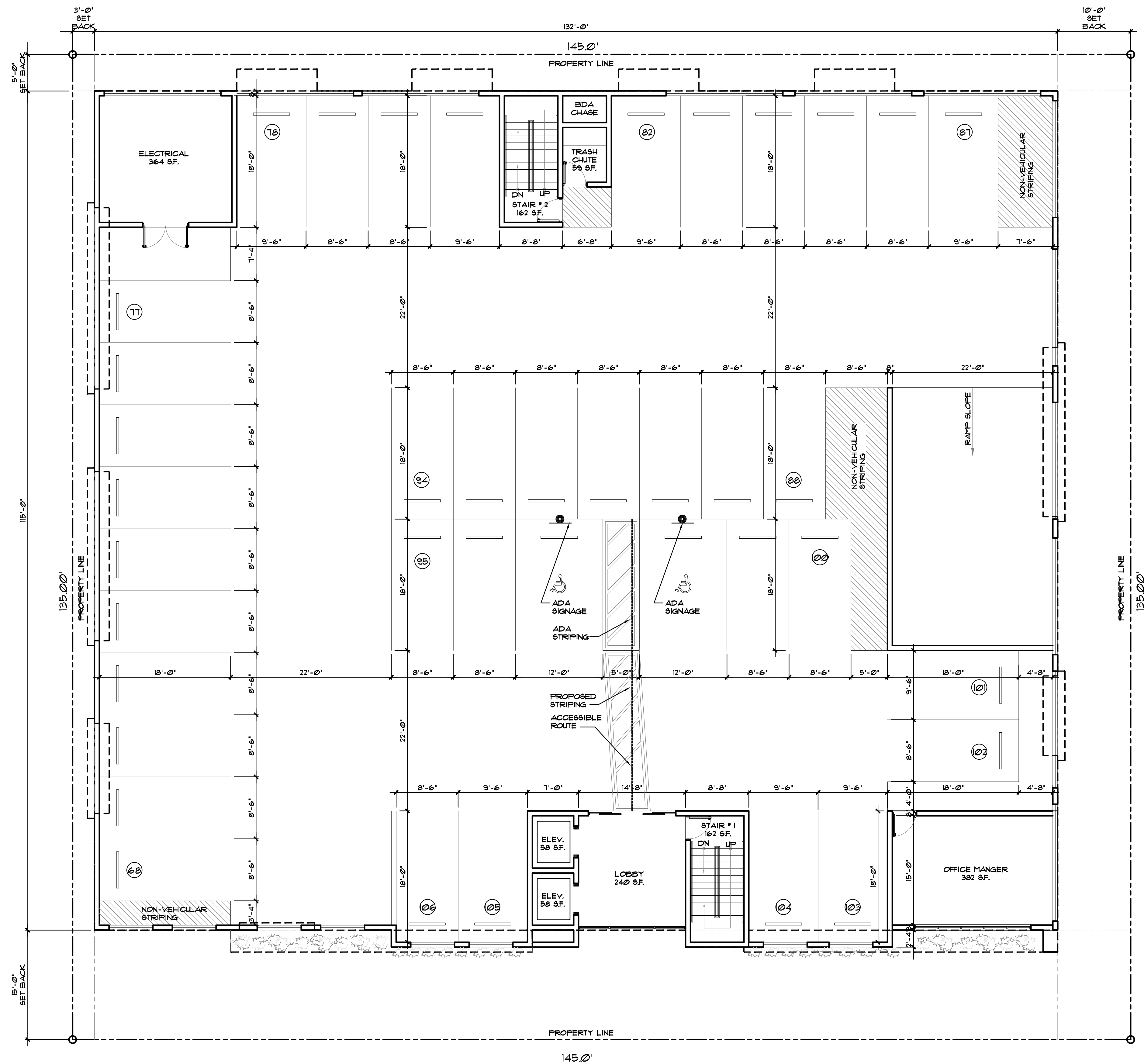
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1

PROPOSED SECOND FLOOR PLAN

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



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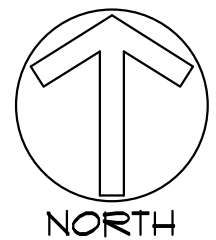
PROPOSED 72-UNITS MULTI FAMILY DEVELOPMENT FOR:
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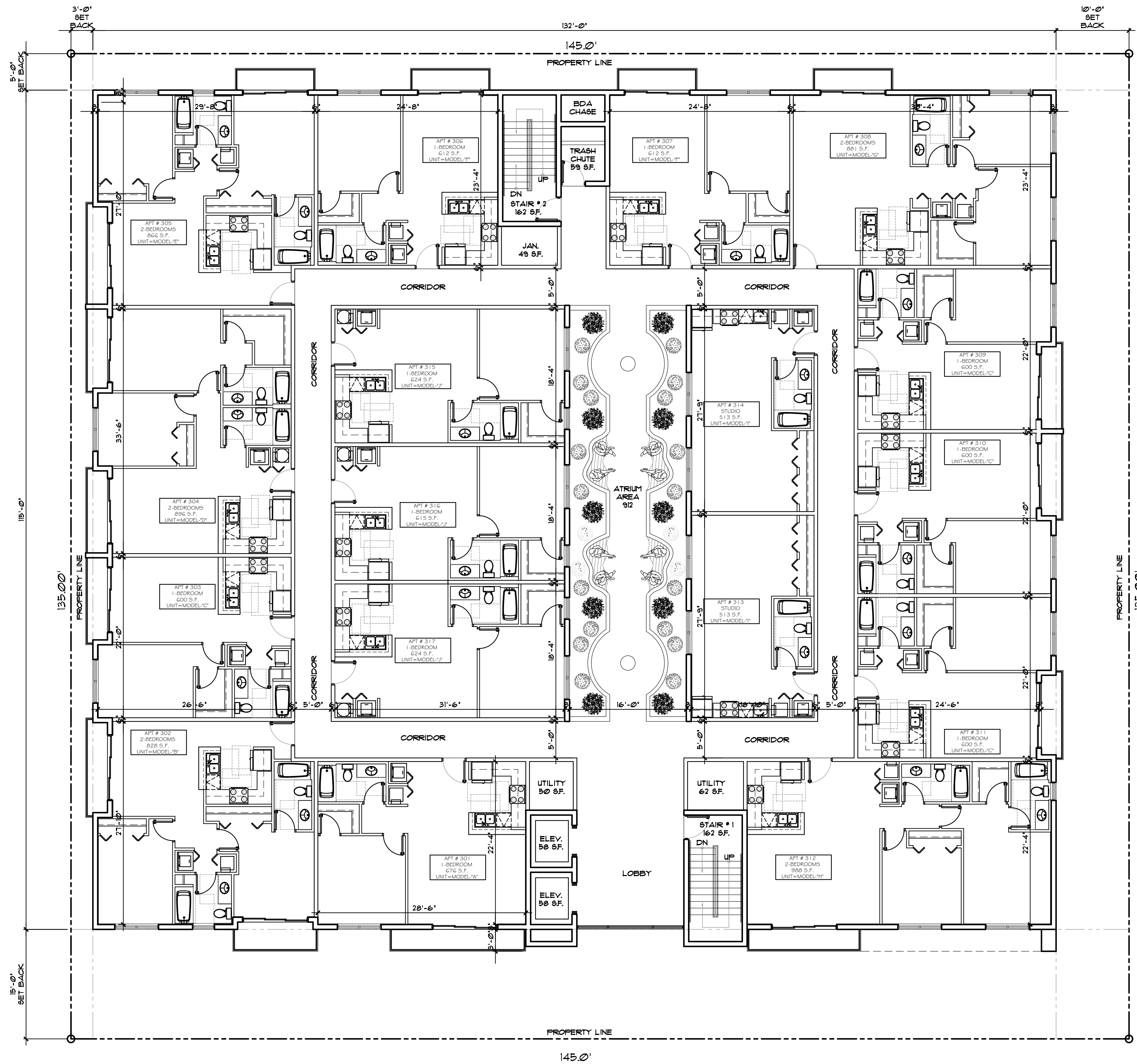
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1

PROPOSED THIRD FLOOR PLAN

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



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PROPOSED 12-UNITS MULTI FAMILY DEVELOPMENT FOR:

ALEX MUSHYEV

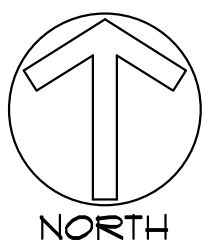
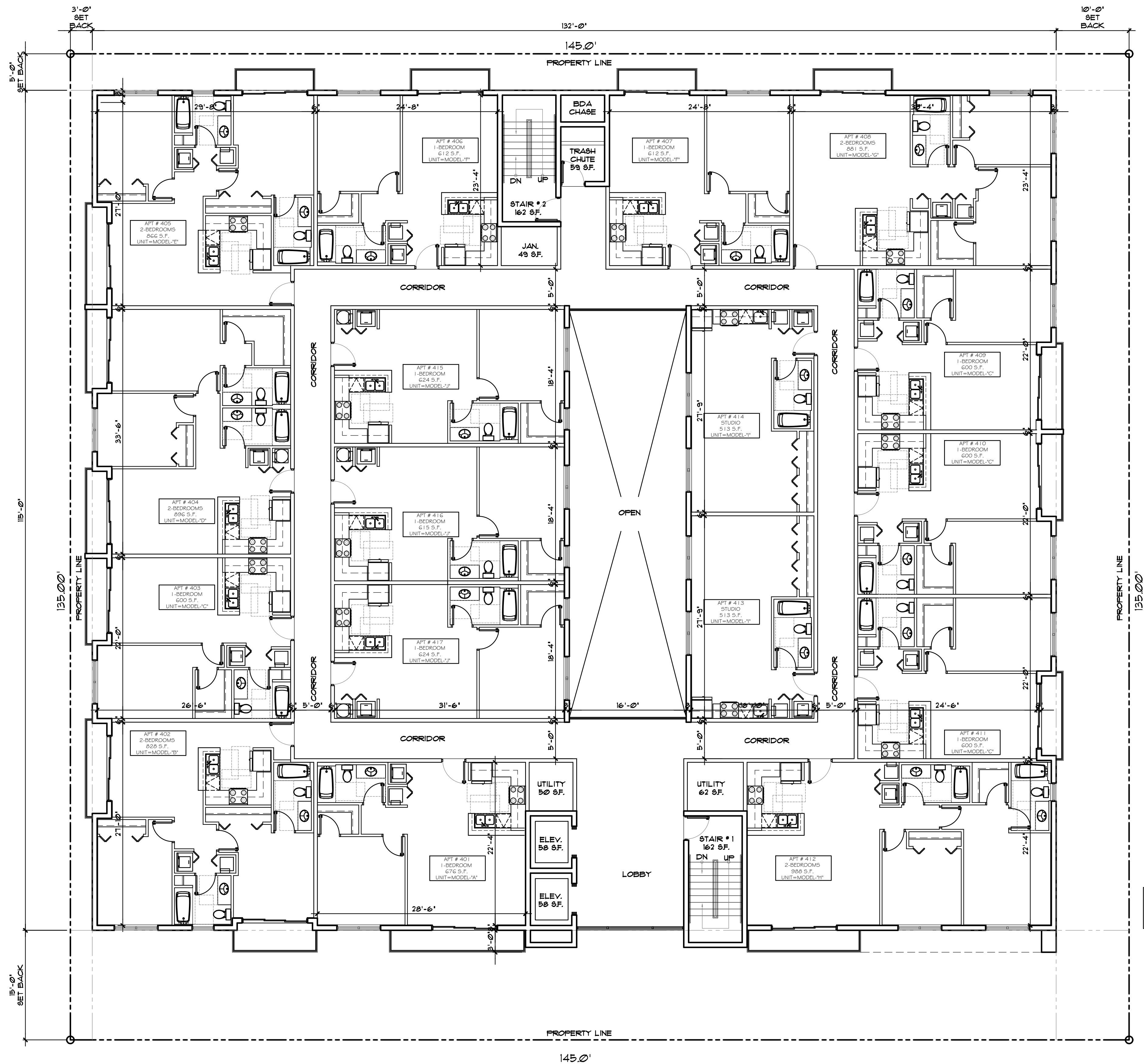
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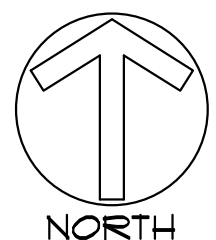
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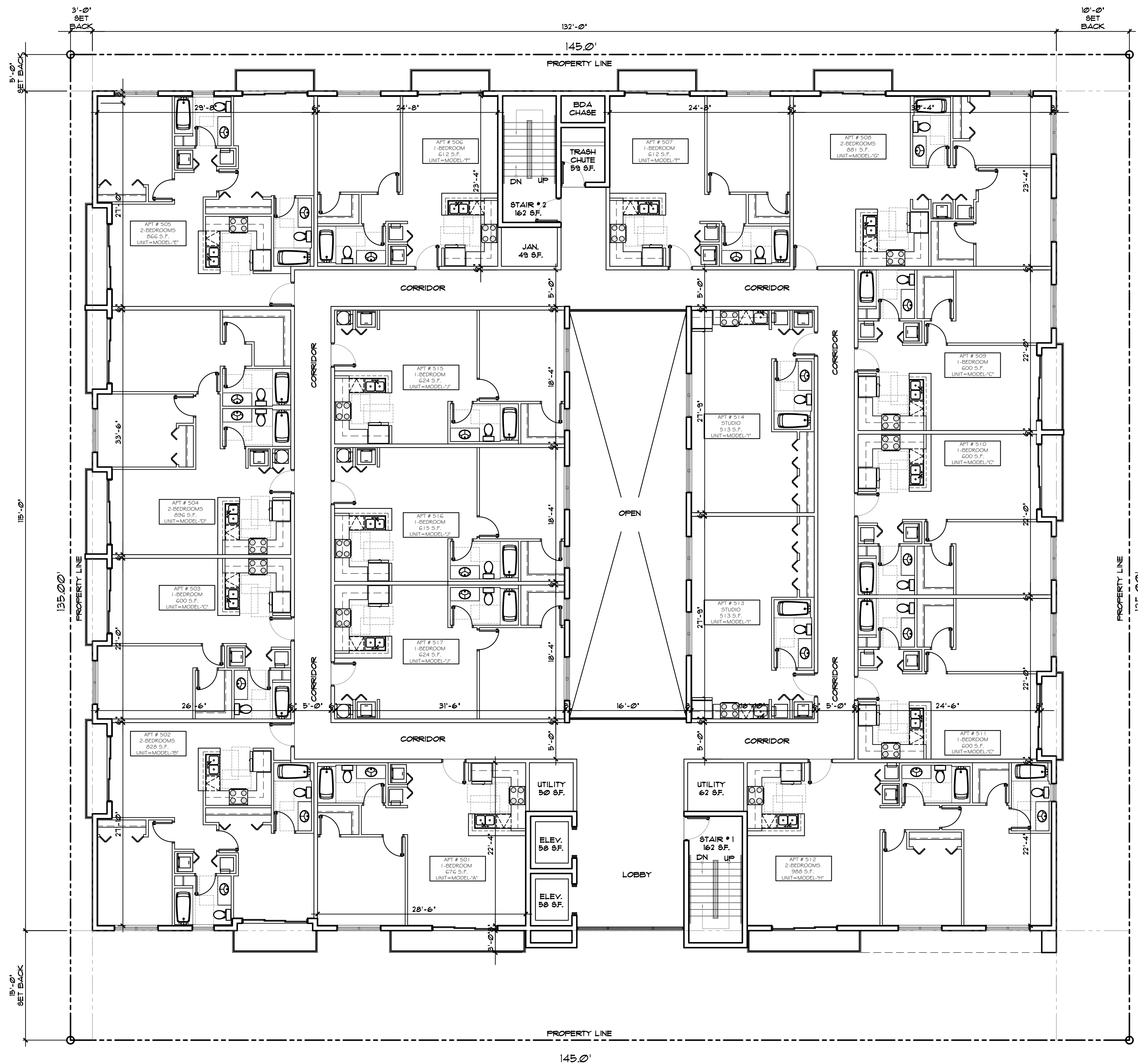
1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"



1

PROPOSED FIFTH FLOOR PLAN

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



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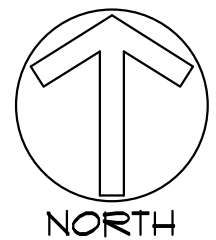
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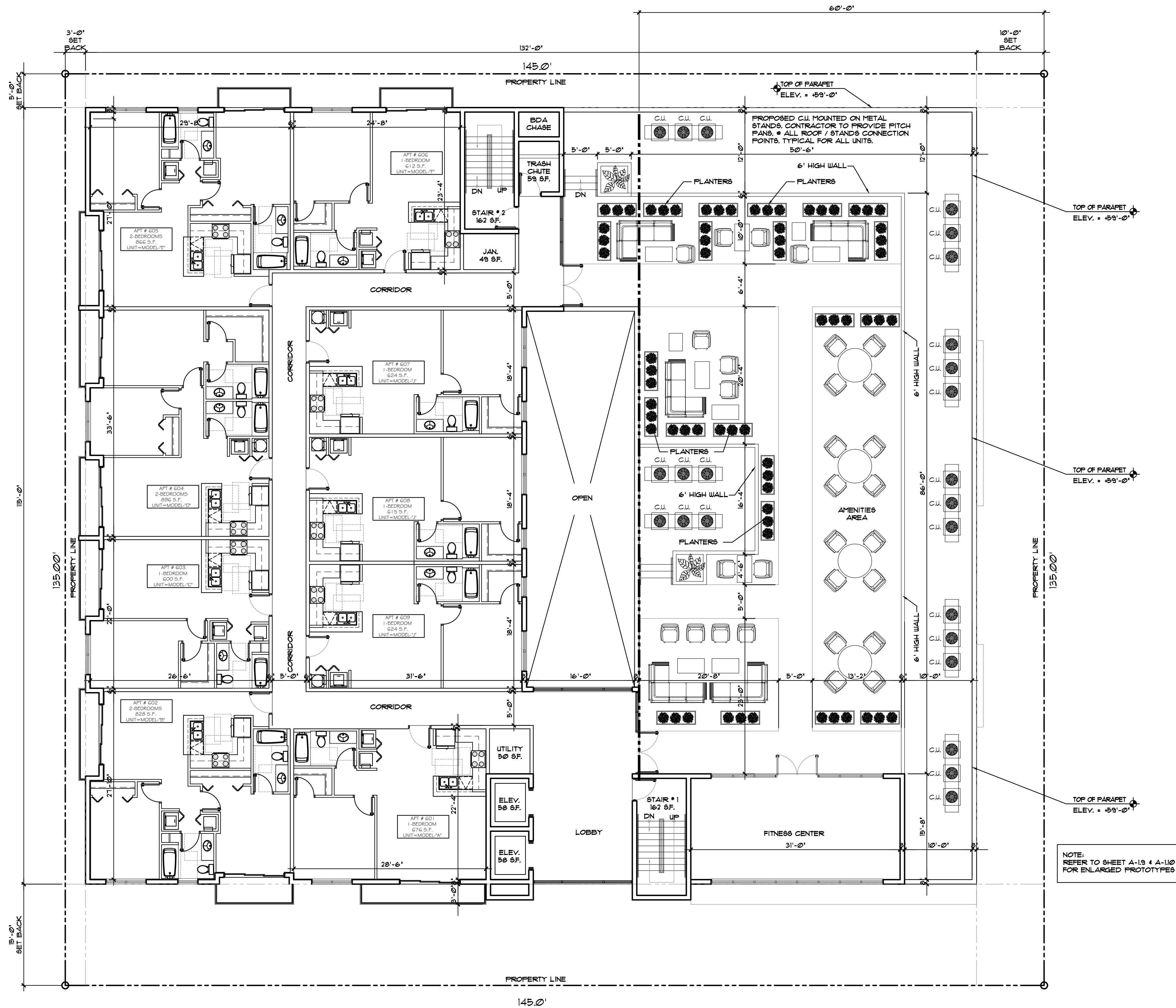
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1

PROPOSED TYPICAL 6TH FLOOR PLAN

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



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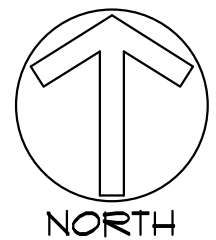
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PROPOSED 72-UNITS MULTI FAMILY DEVELOPMENT FOR:
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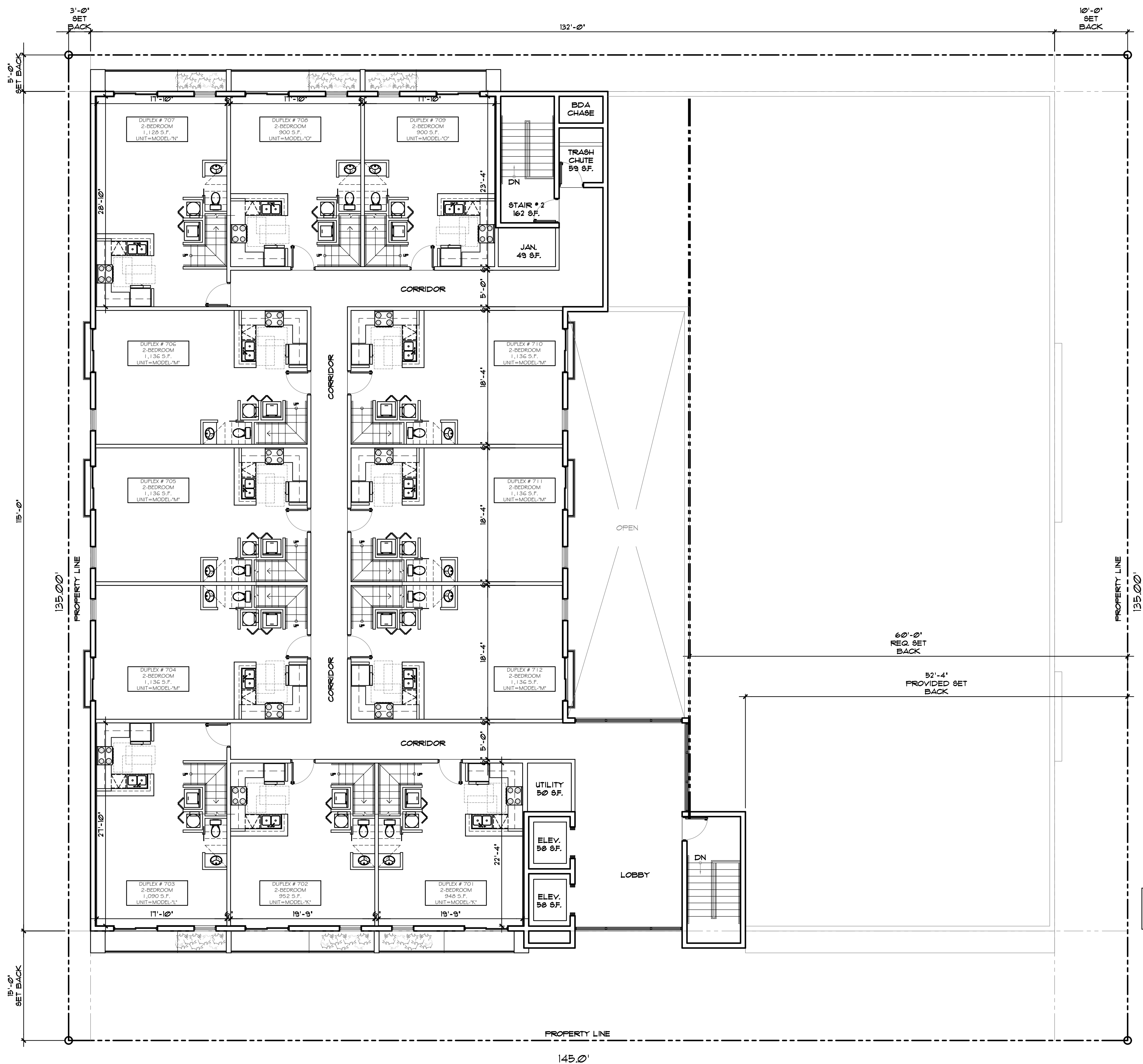
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1

PROPOSED TYPICAL 11TH FLOOR PLAN -duplex-

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



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PROPOSED 12-UNITS MULTI FAMILY DEVELOPMENT FOR:

ALEX MUSHYEV

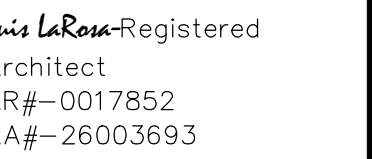
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DATE	12/12/22
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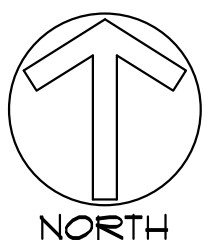
PROPOSED 12-UNITS MULTI-FAMILY DEVELOPMENT FOR:
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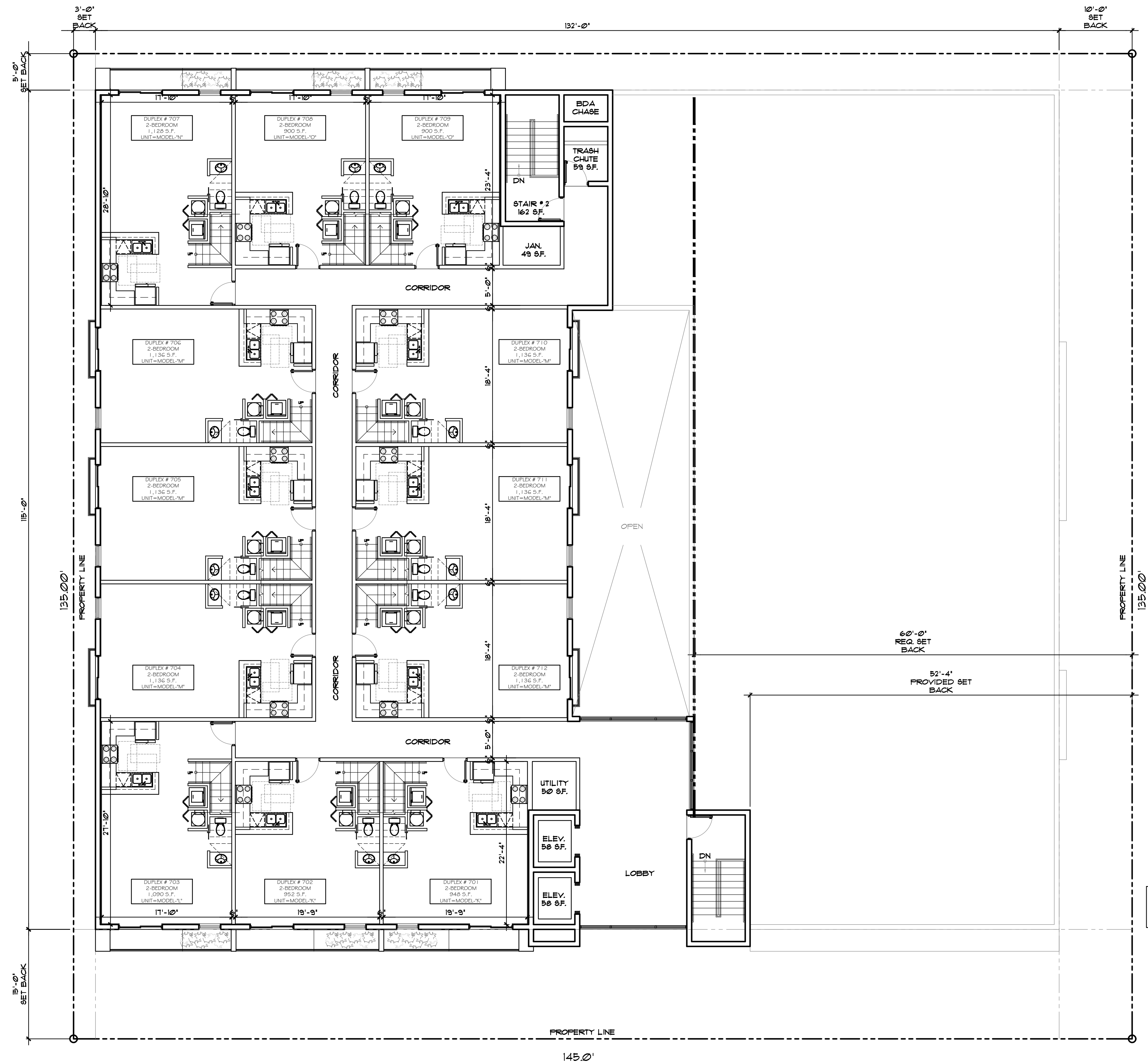
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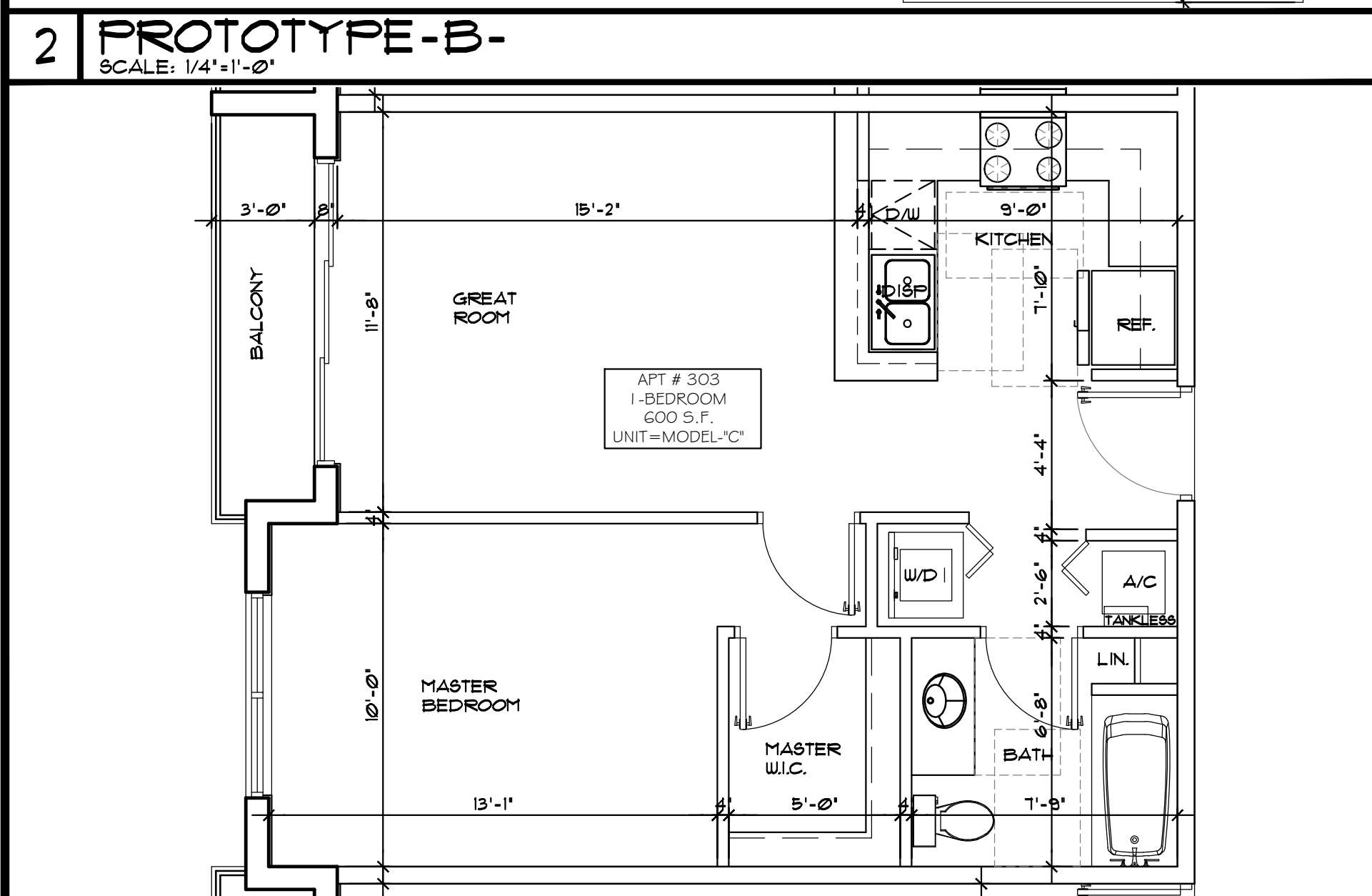
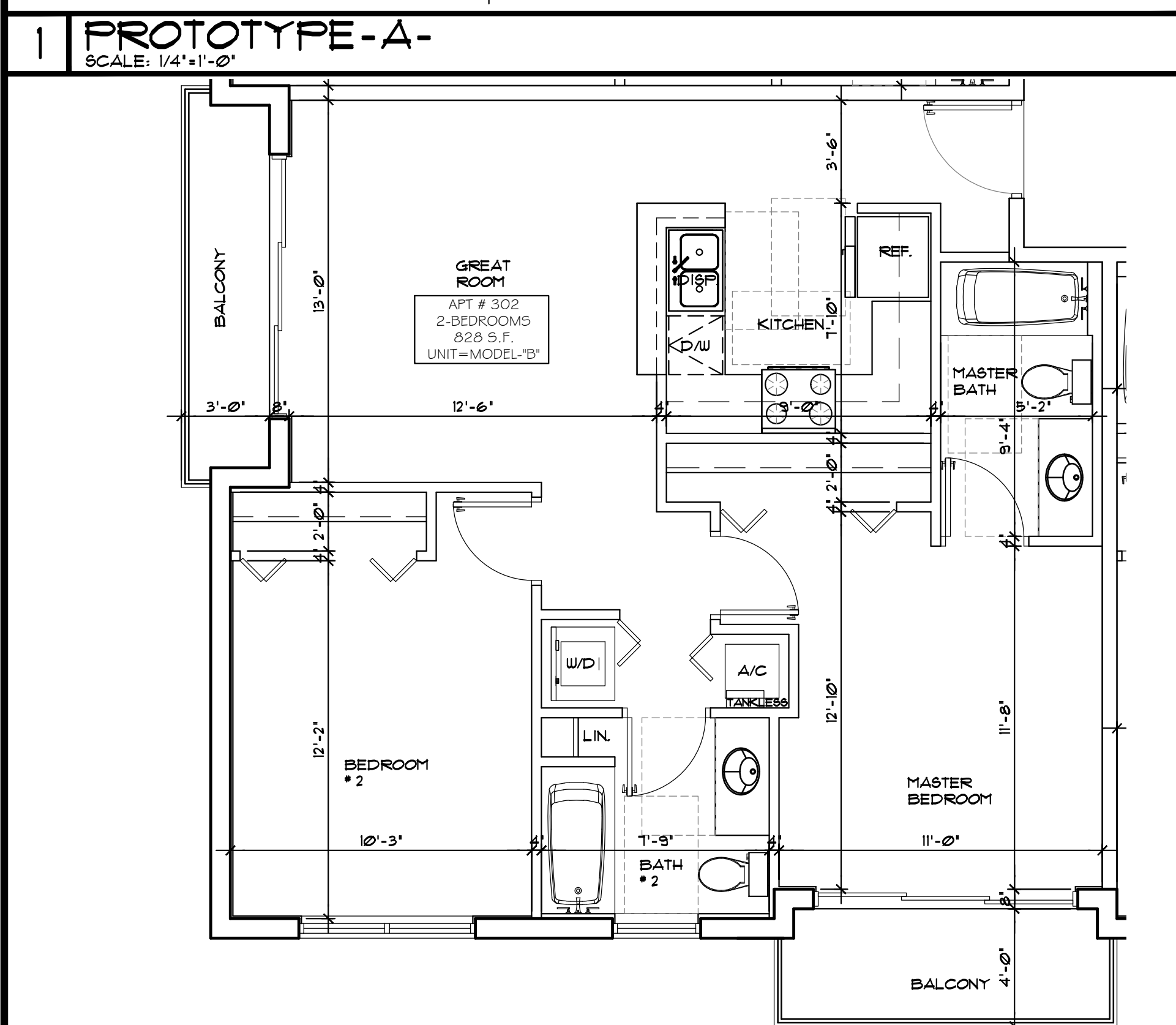
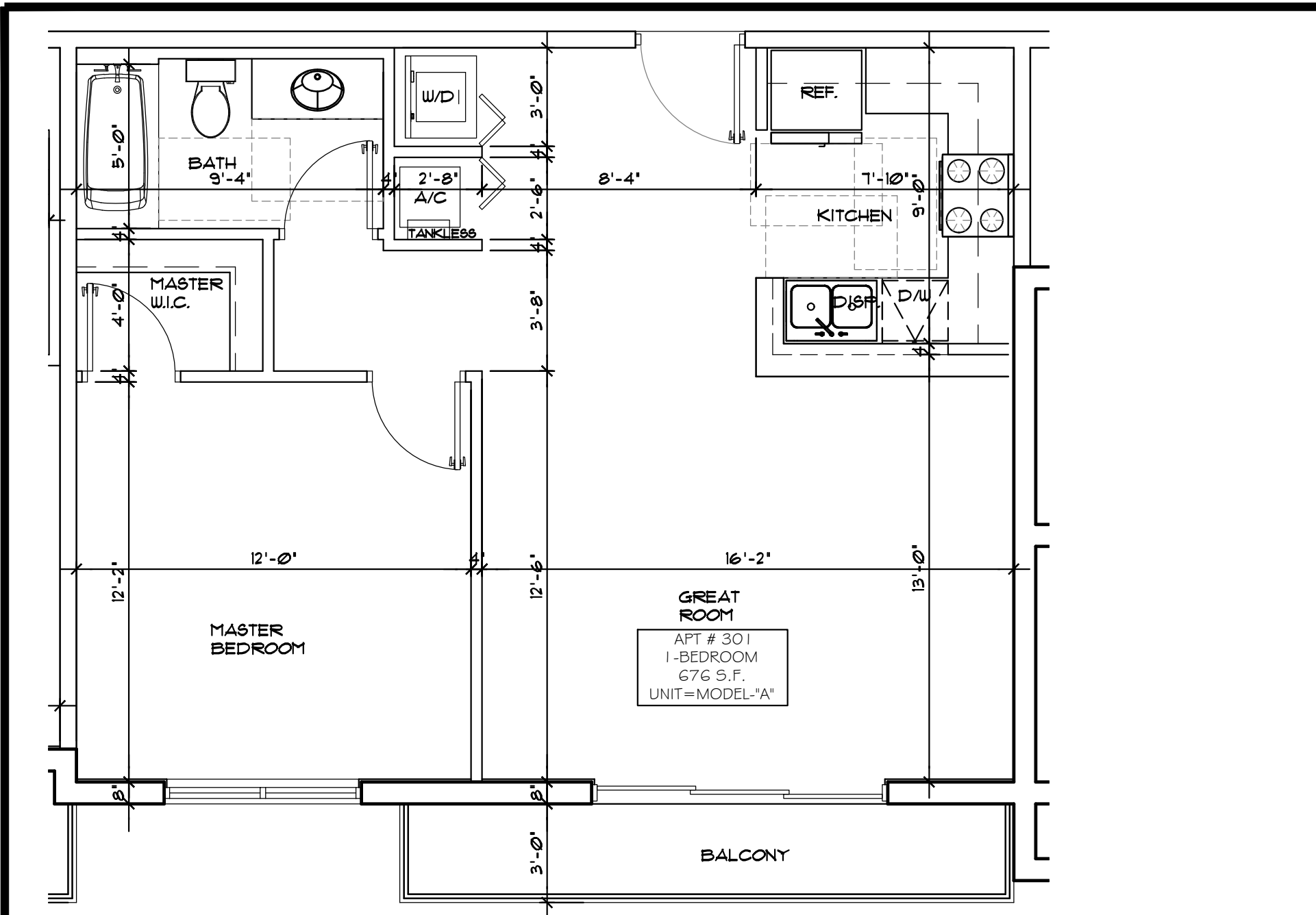
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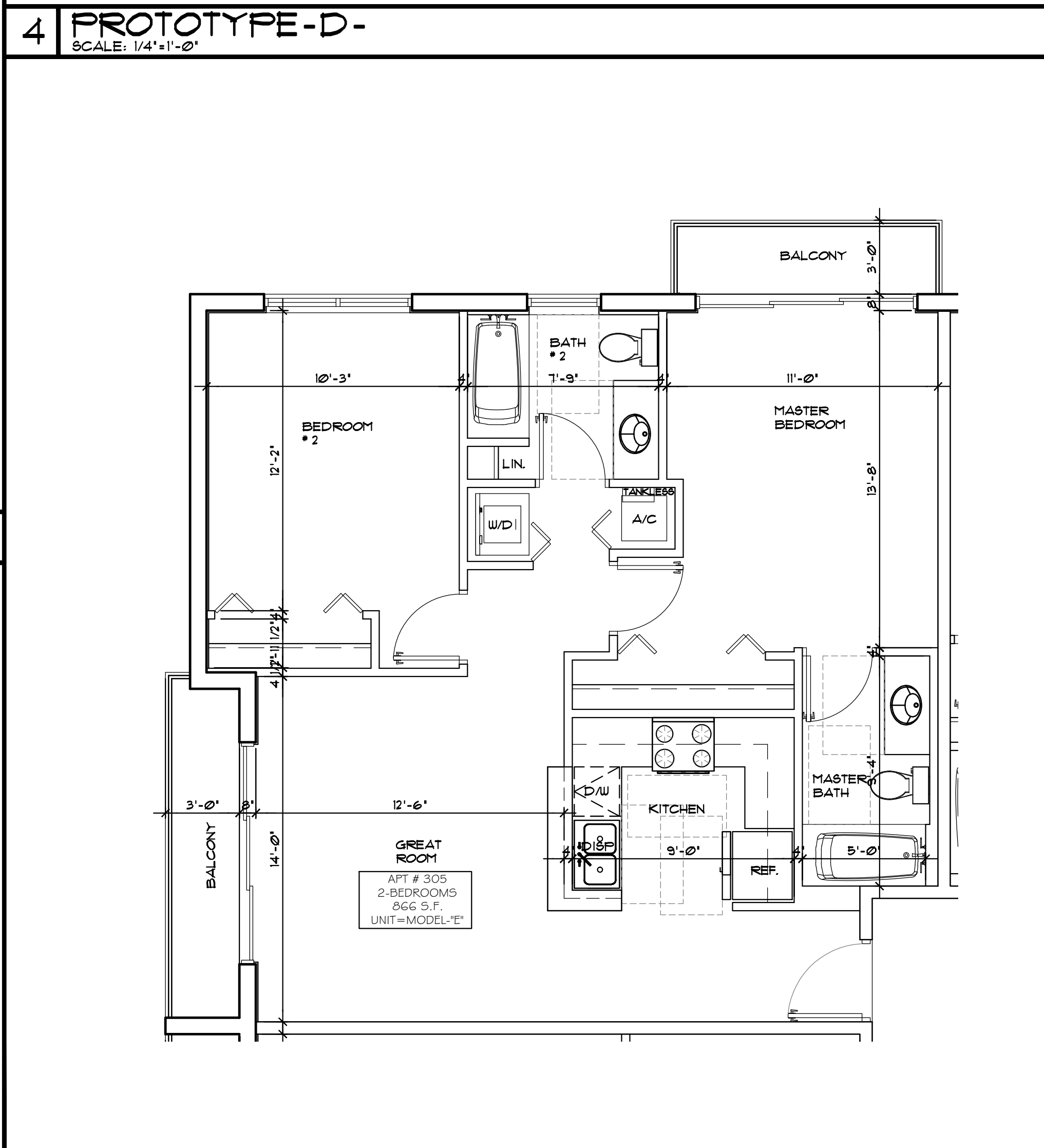
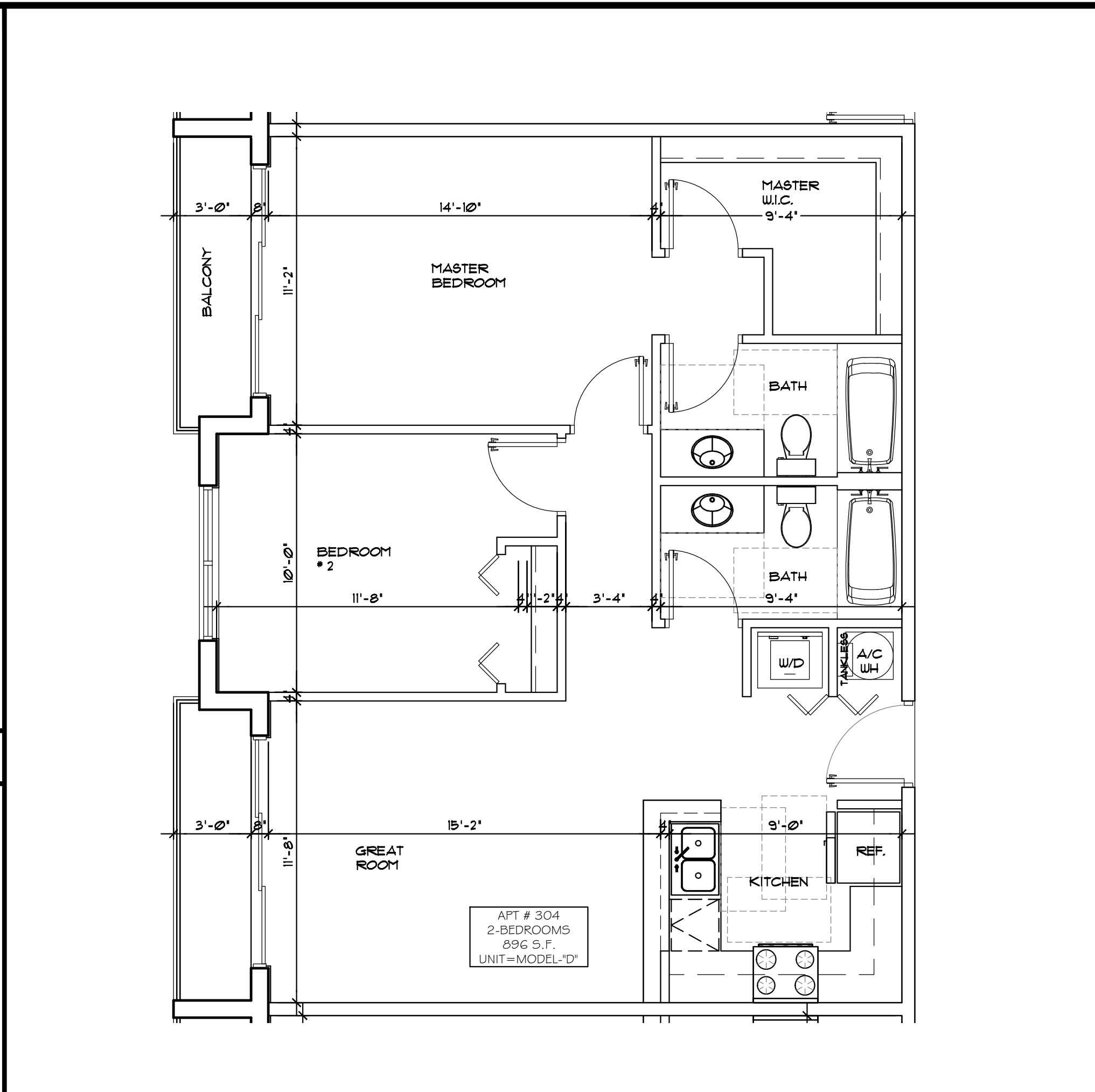


1 | **PROPOSED TYPICAL 8TH FLOOR PLAN -duplex-**
SCALE: 1/8"=1'-0"

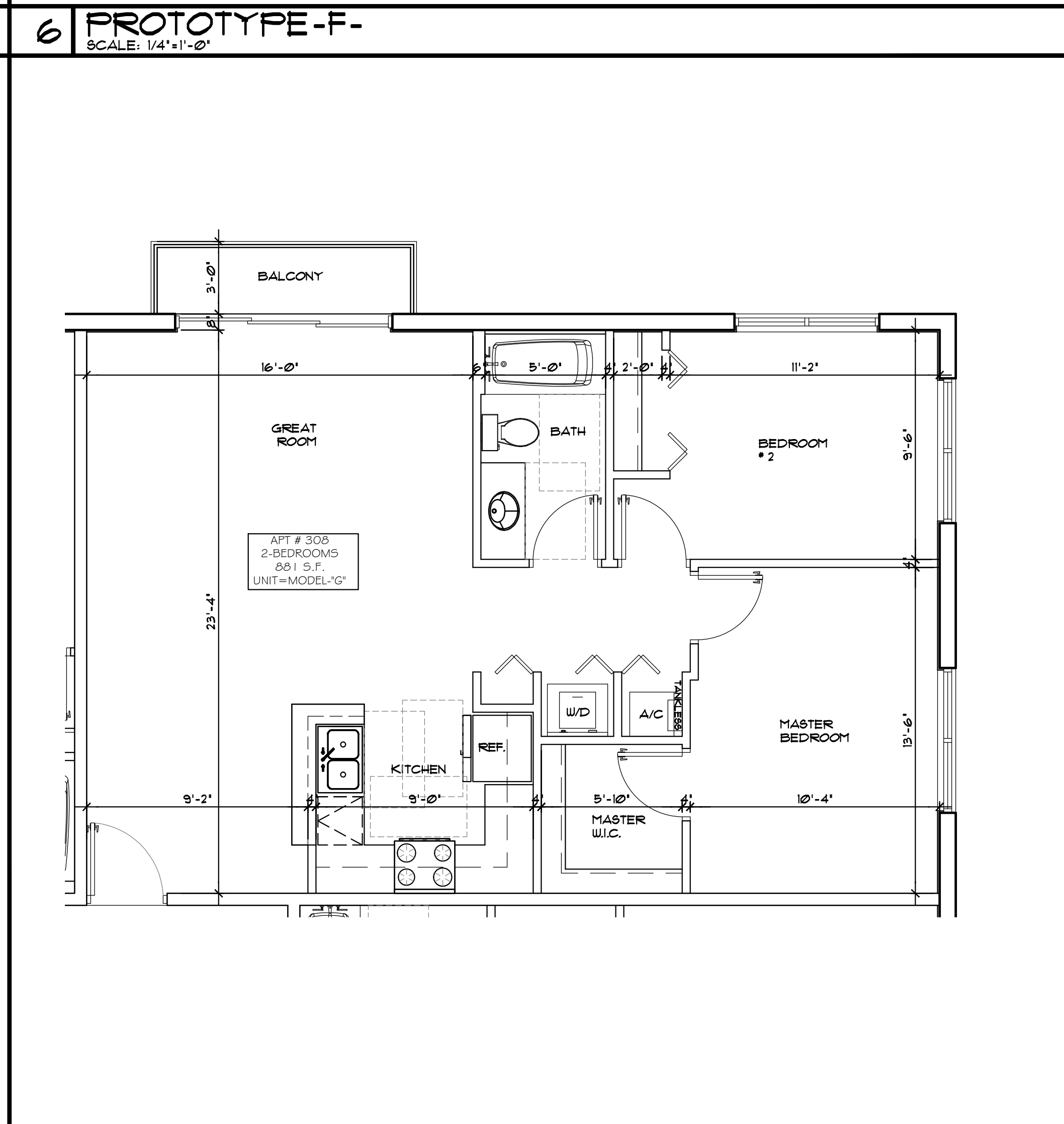
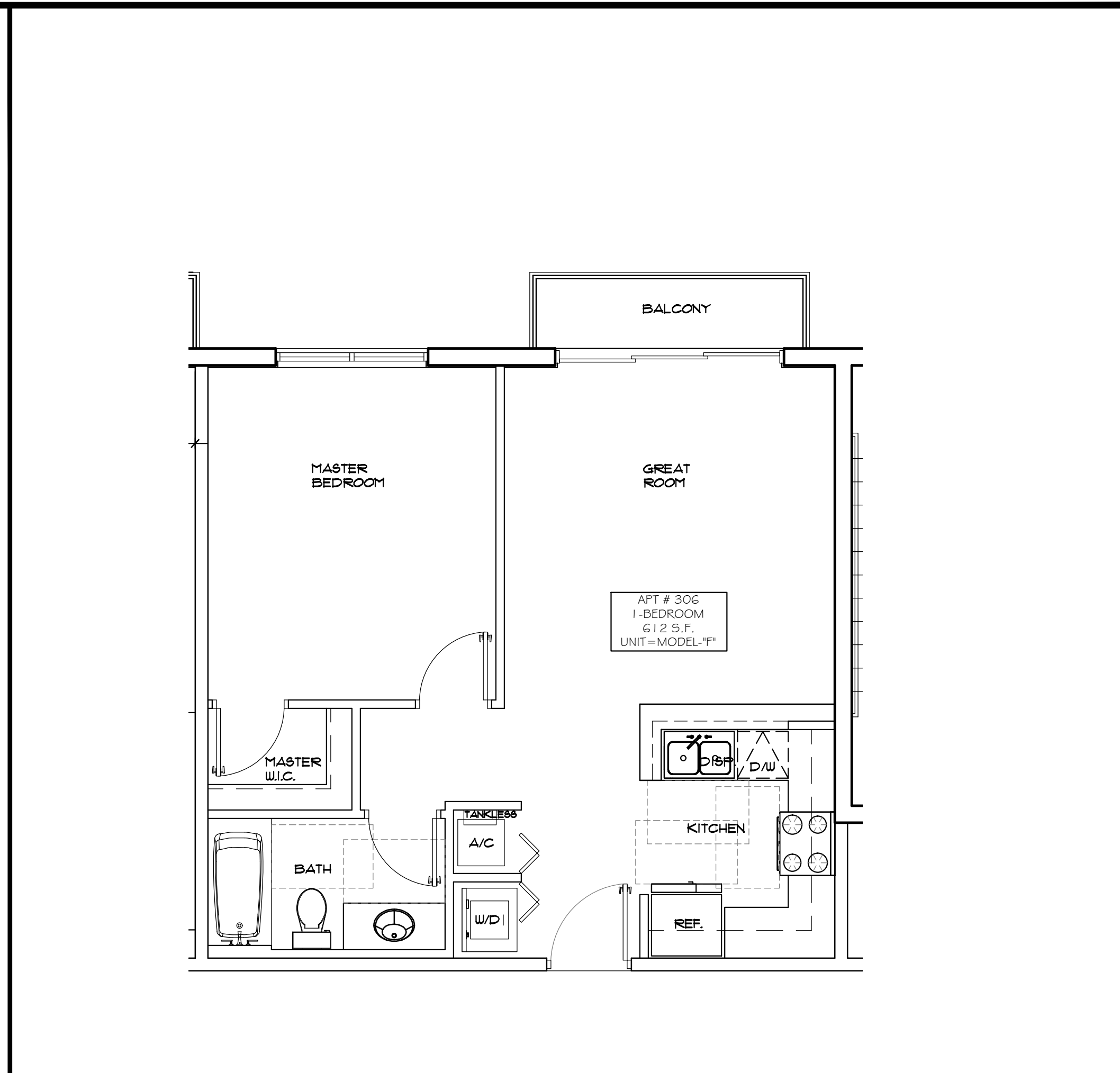




3 | PROTOTYPE-C-
SCALE: 1/4"=1'-0"



5 | PROTOTYPE-E-
SCALE: 1/4"=1'-0"



7 | PROTOTYPE-G-
SCALE: 1/4"=1'-0"

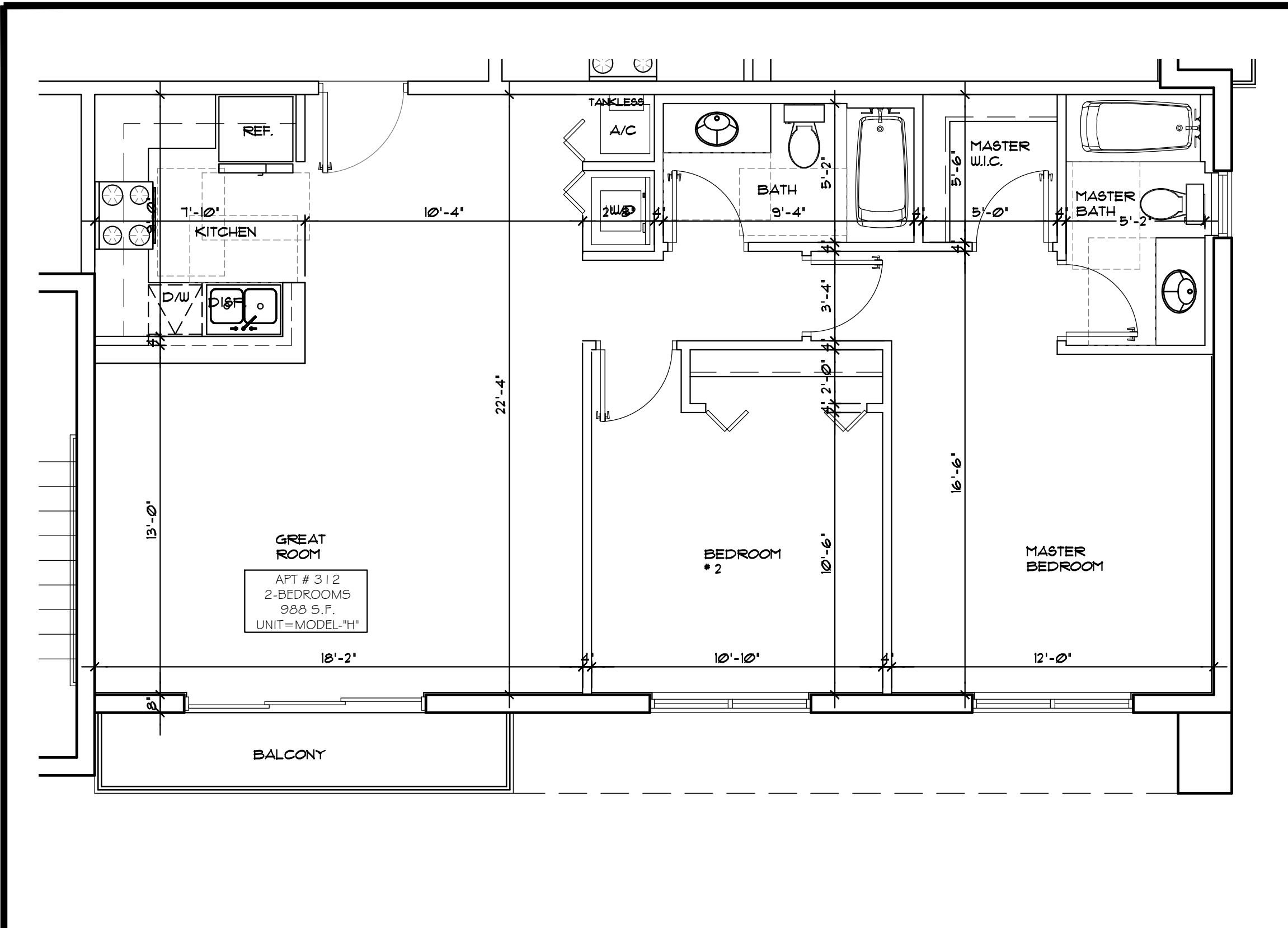
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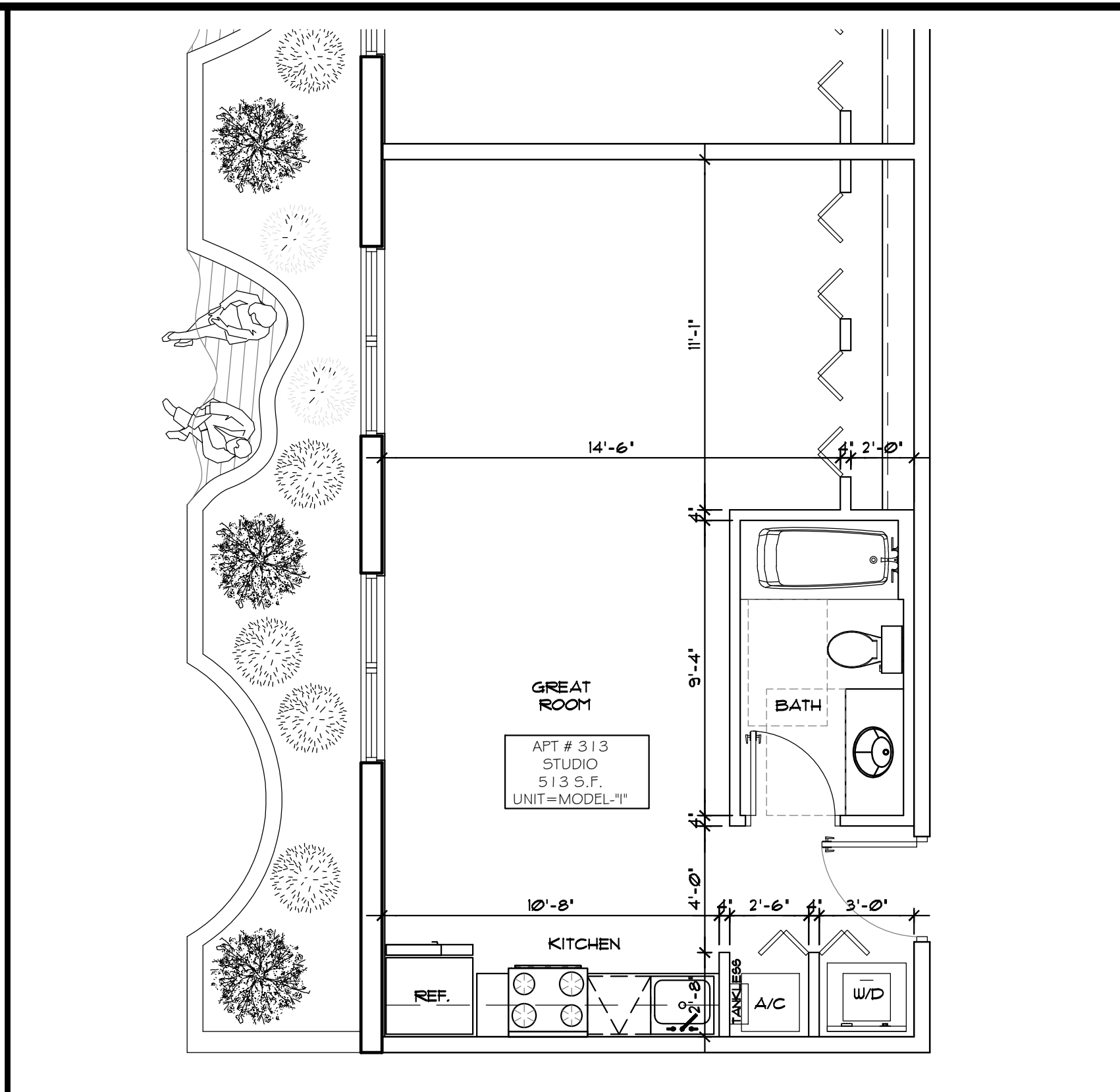
PROPOSED 12-UNITS MULTI FAMILY DEVELOPMENT FOR:
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LUIS LA ROSA

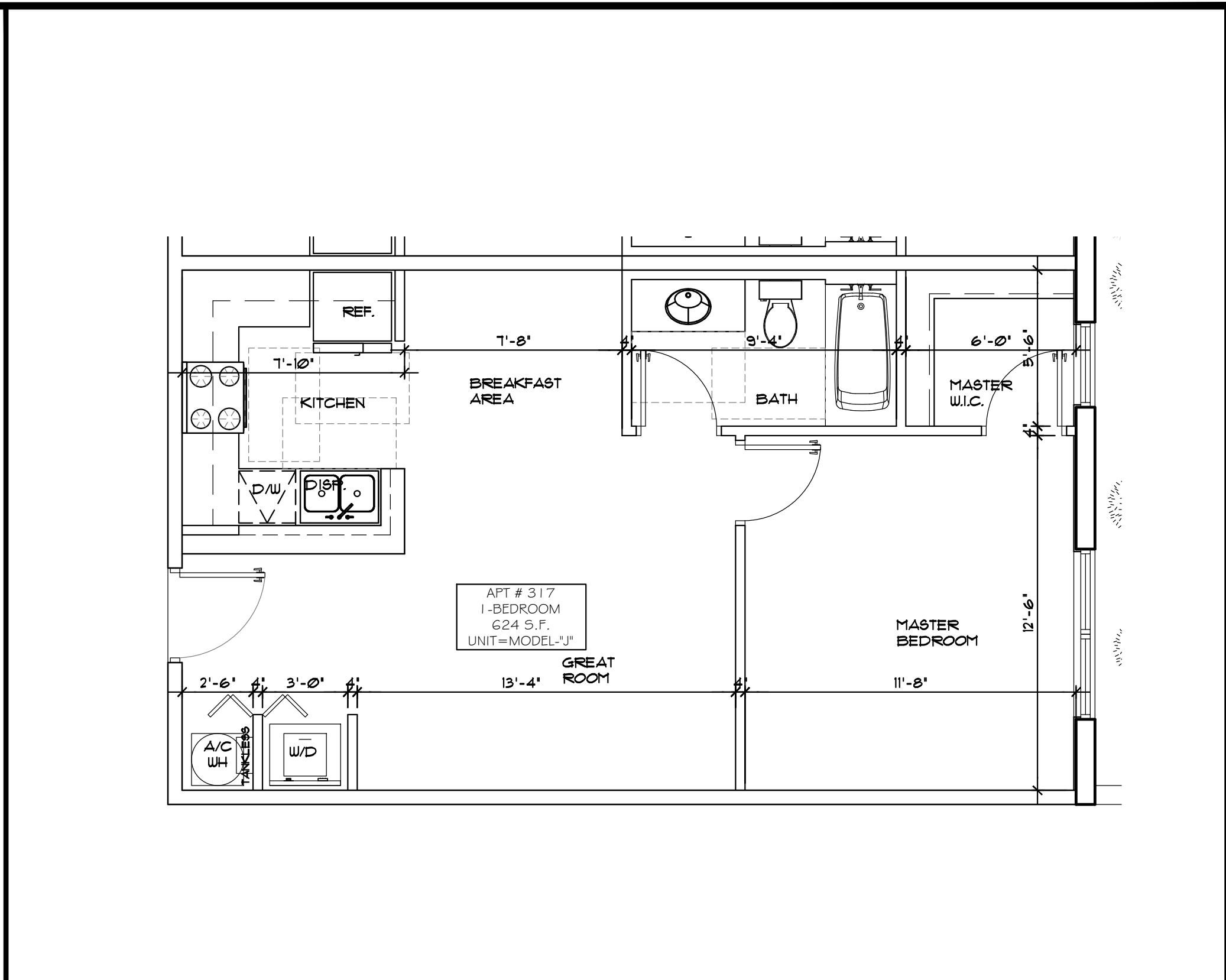
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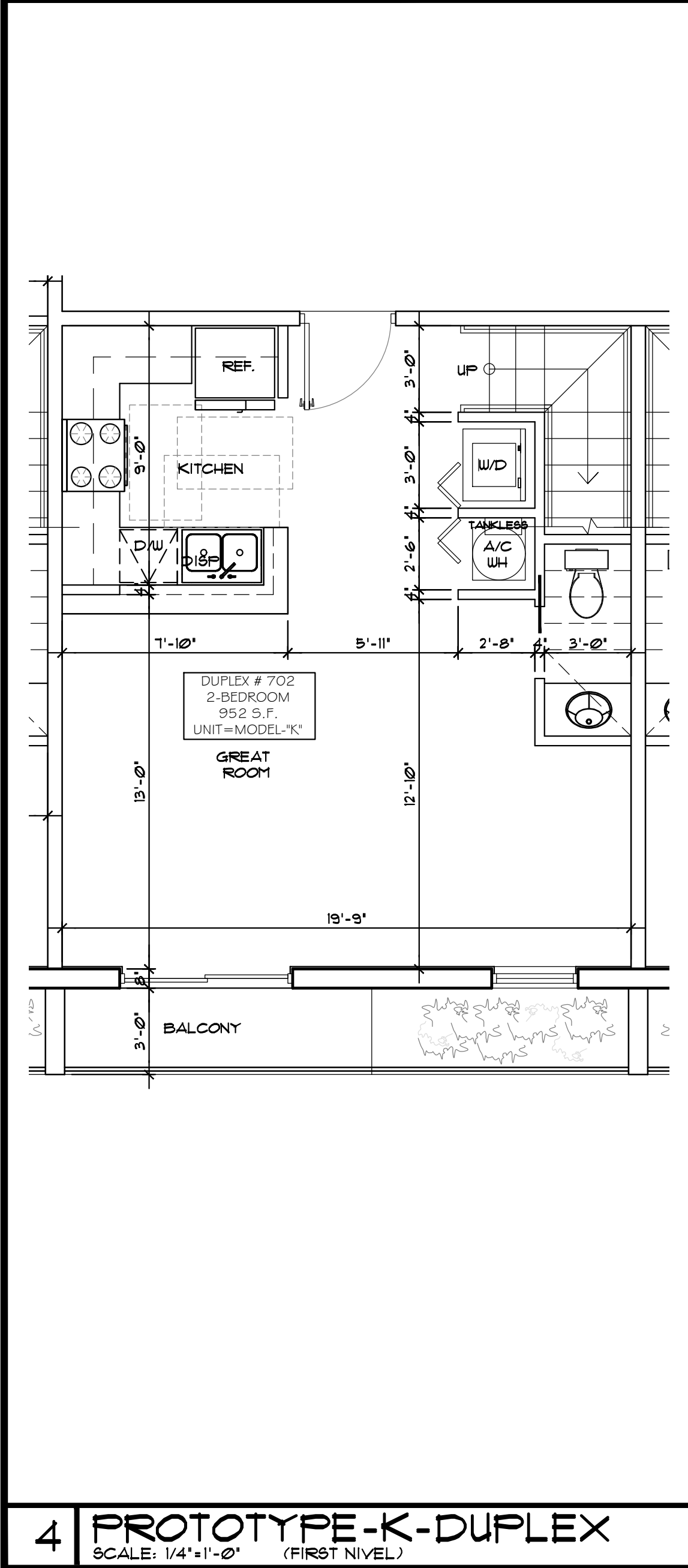
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SCALE: 1/4"=1'-0"



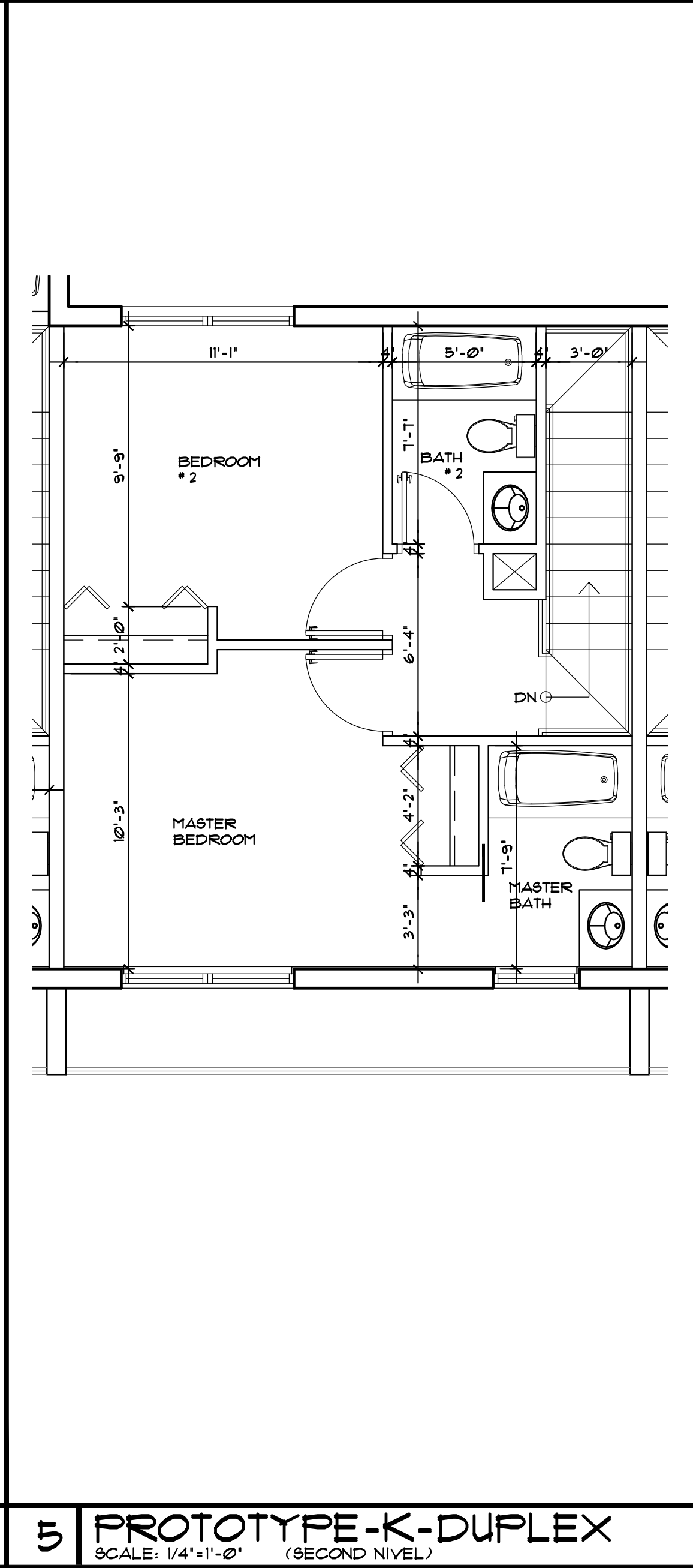
2 **PROTOTYPE-I-**
SCALE: 1/4"=1'-0"



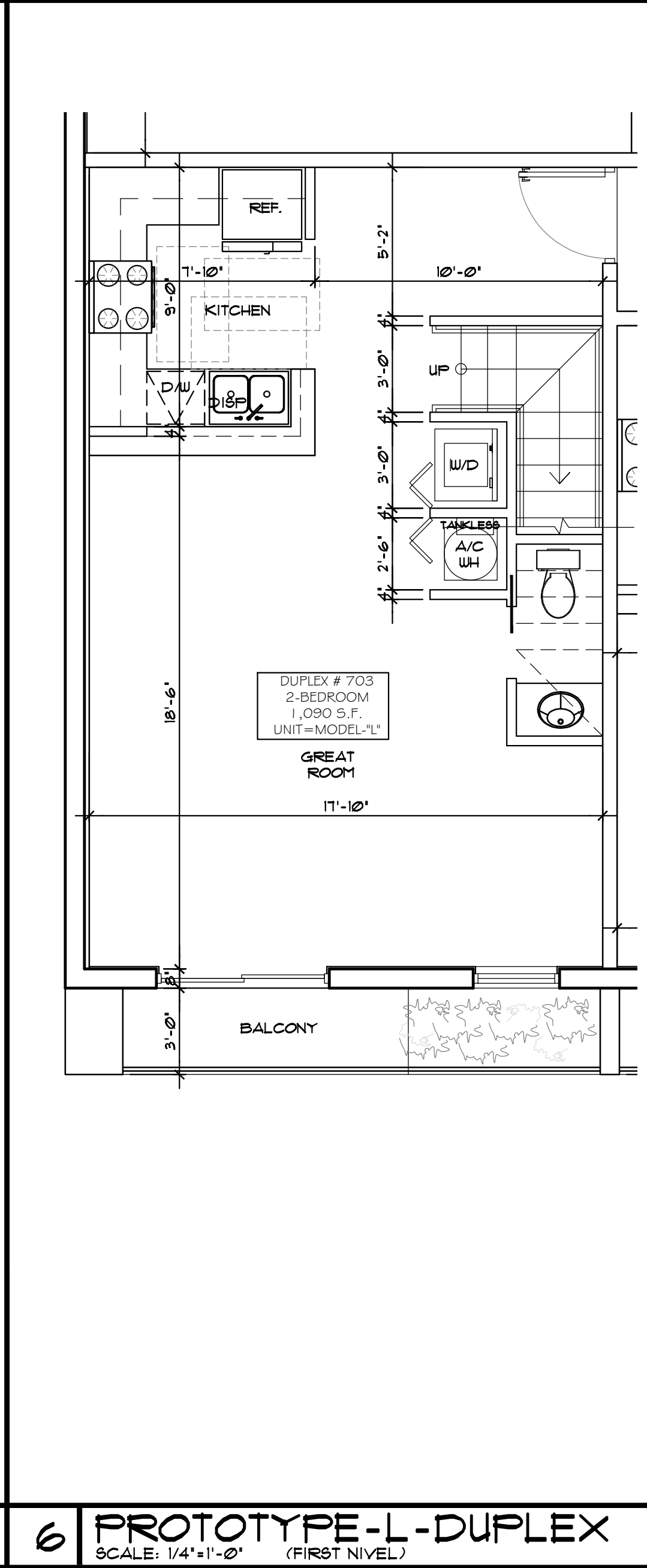
3 **PROTOTYPE-J-**
SCALE: 1/4"=1'-0"



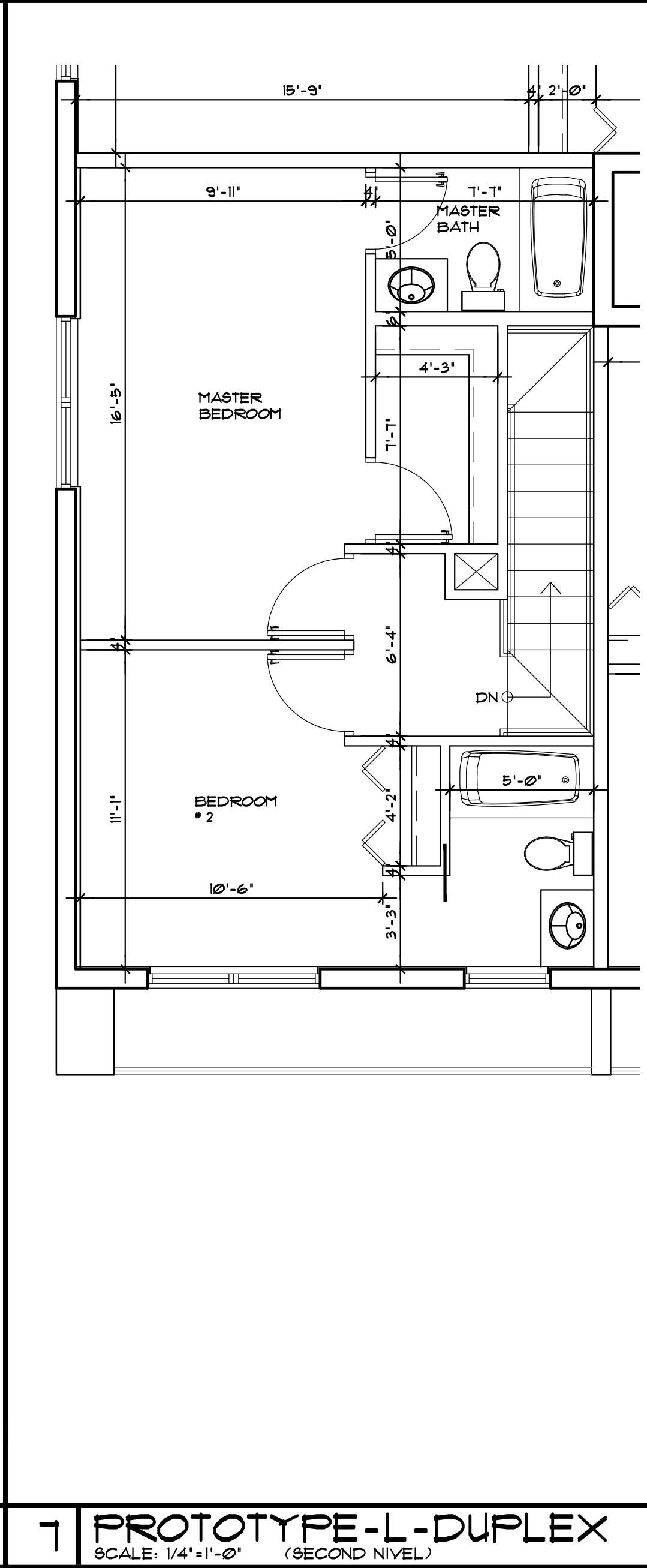
4 **PROTOTYPE-K-DUPLEX**
SCALE: 1/4"=1'-0" (FIRST NIVEL)



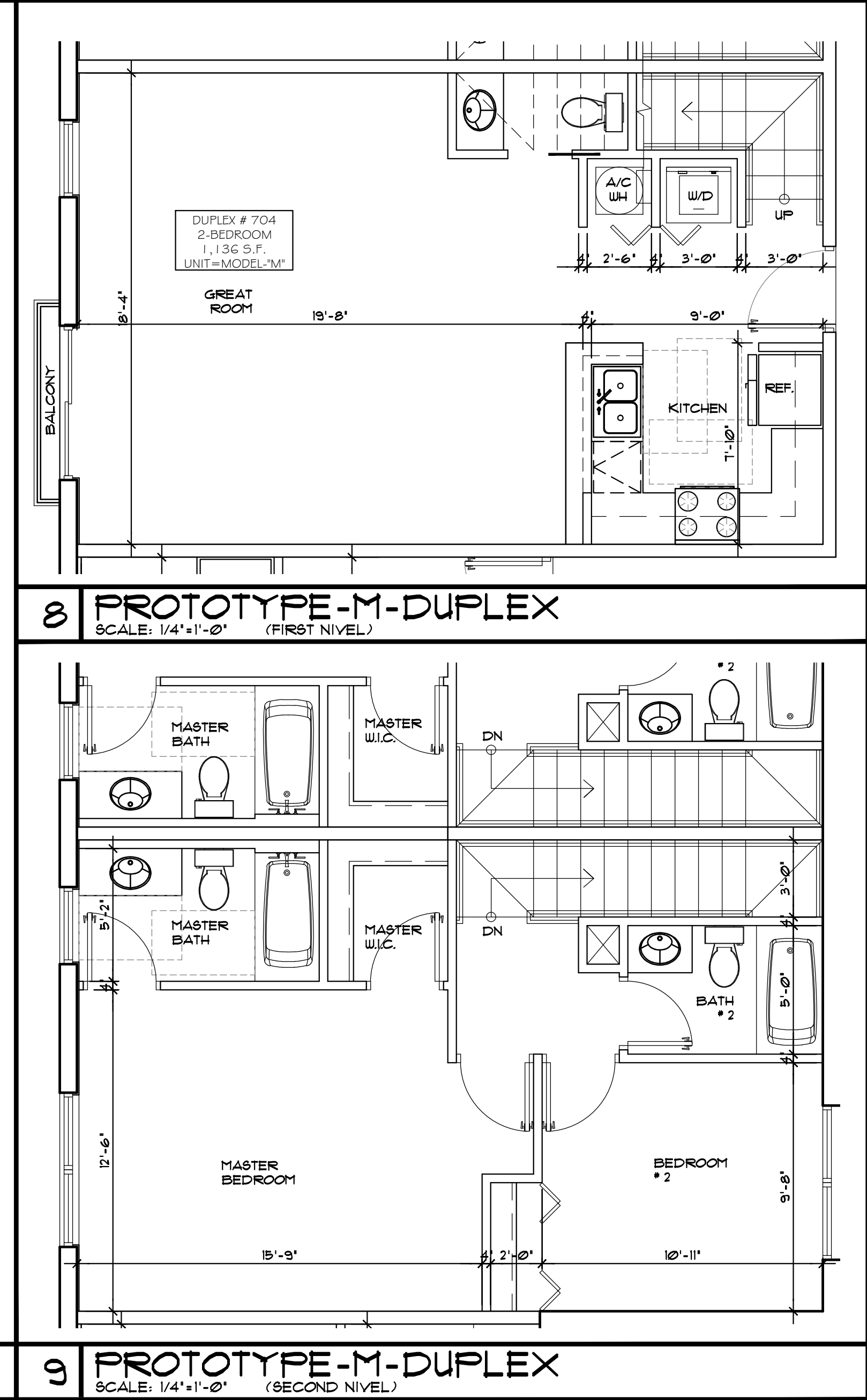
5 **PROTOTYPE-K-DUPLEX**
SCALE: 1/4"=1'-0" (SECOND NIVEL)



6 **PROTOTYPE-L-DUPLEX**
SCALE: 1/4"=1'-0" (FIRST NIVEL)



7 **PROTOTYPE-L-DUPLEX**
SCALE: 1/4"=1'-0" (SECOND NIVEL)



9 **PROTOTYPE-M-DUPLEX**
SCALE: 1/4"=1'-0" (SECOND NIVEL)

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REVISION:	BY:

PROPOSED 12-UNITS MULTI FAMILY DEVELOPMENT FOR:
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HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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BY:

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ALEX MUSHYEV

1735-1735 JACKSON STREET
HOLLYWOOD, FL 33020

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C.C.

CHECKED

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DATE

12/12/22

SCALE

AS NOTED

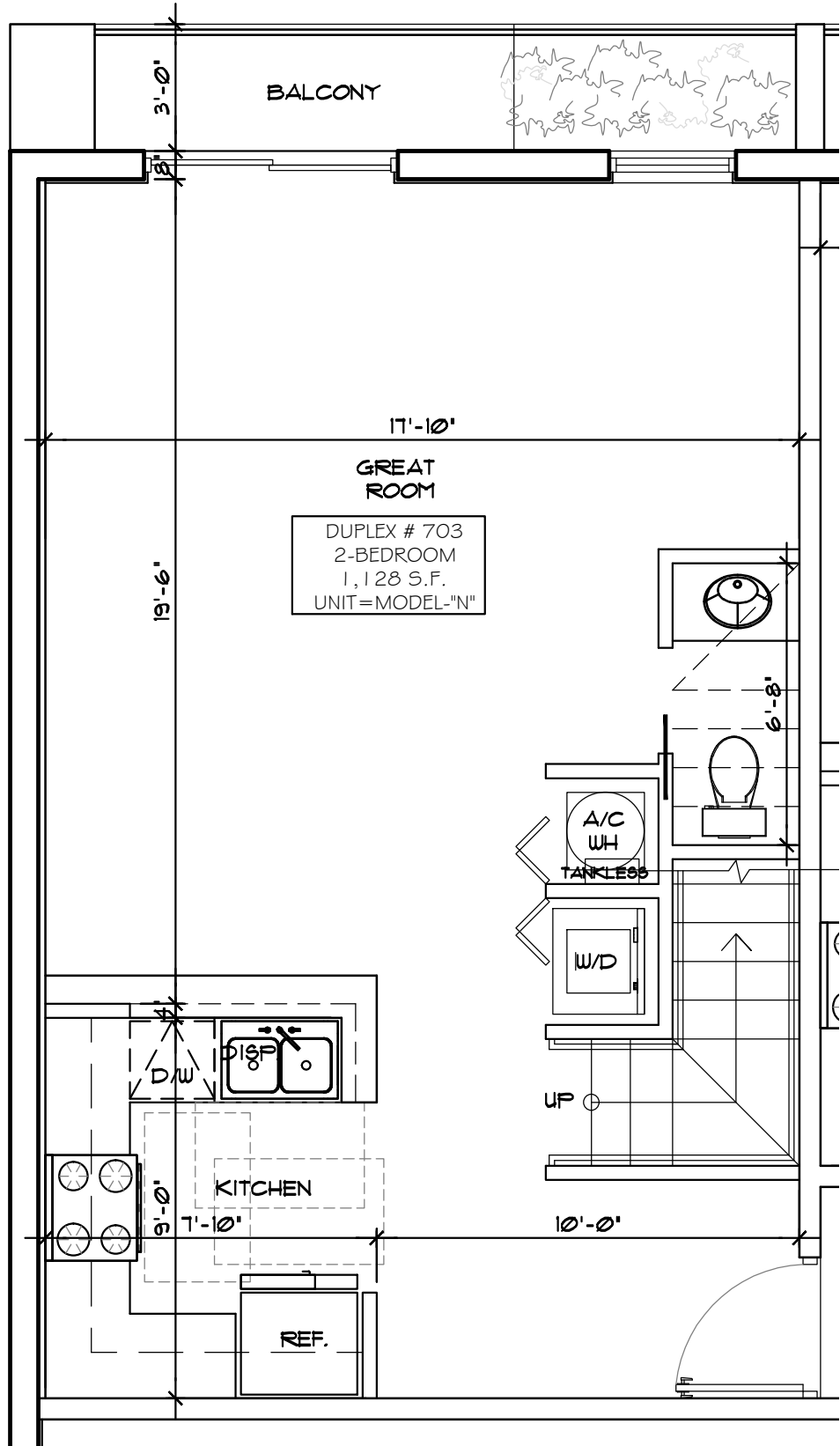
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022-021

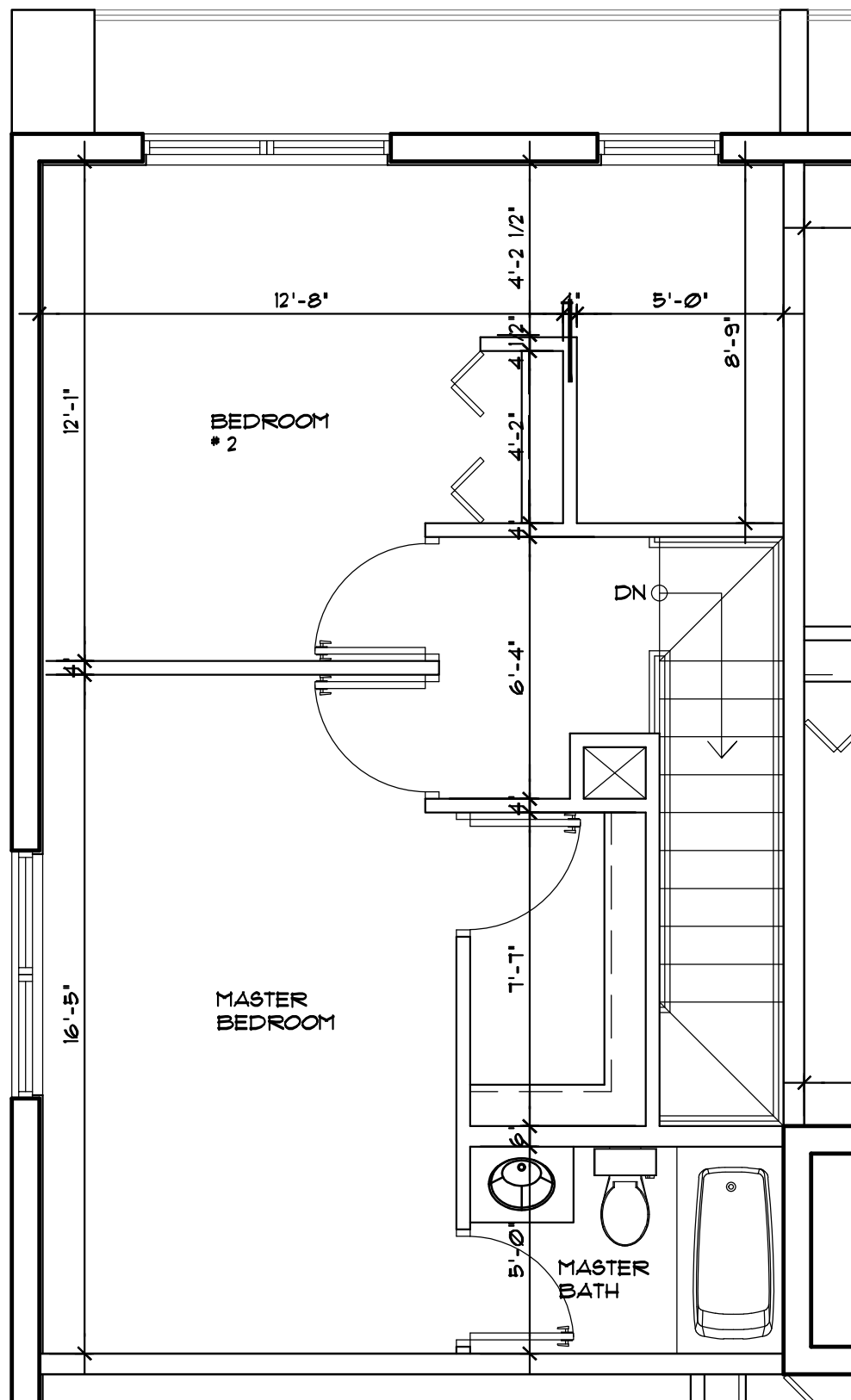
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OF

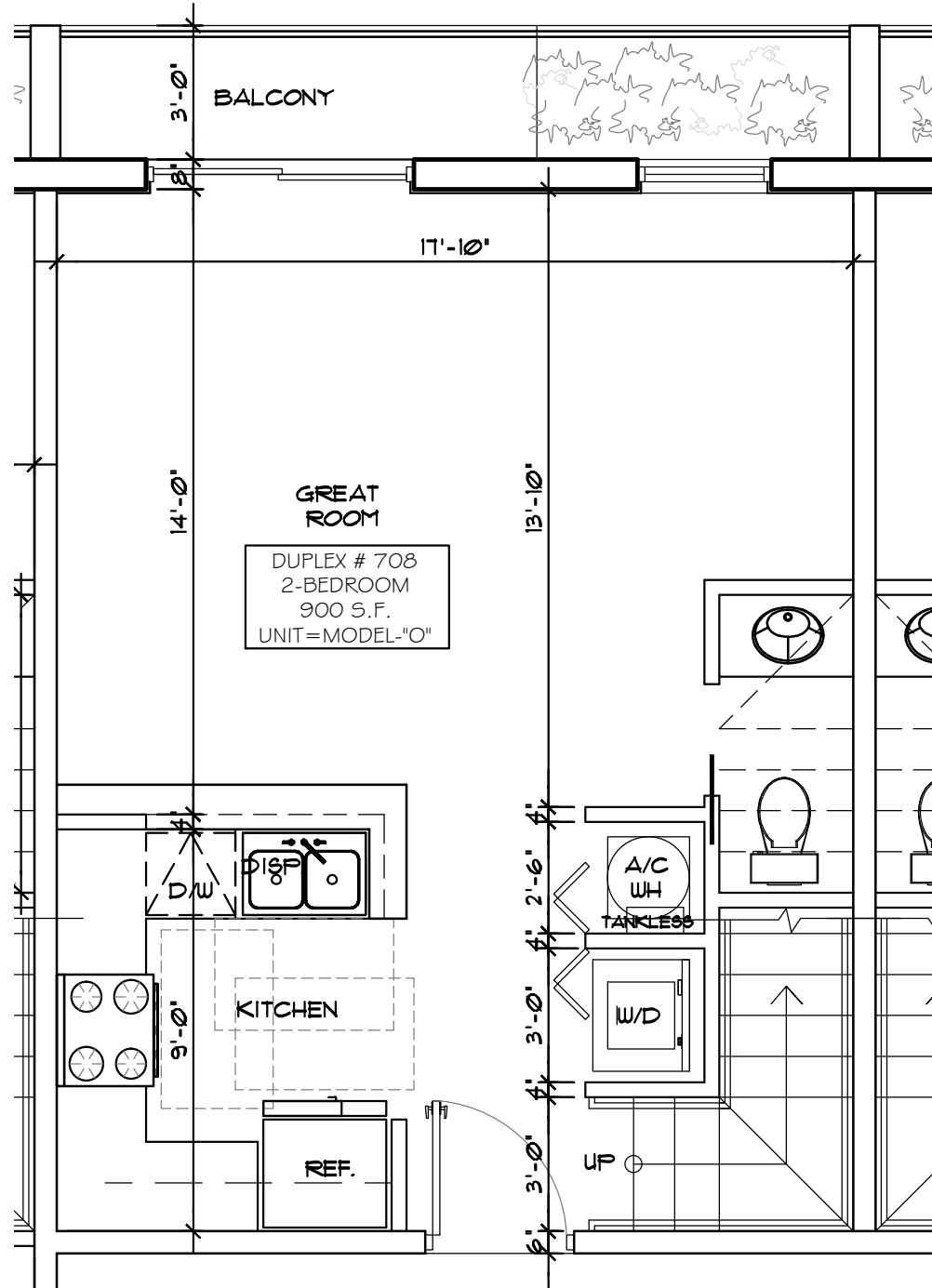
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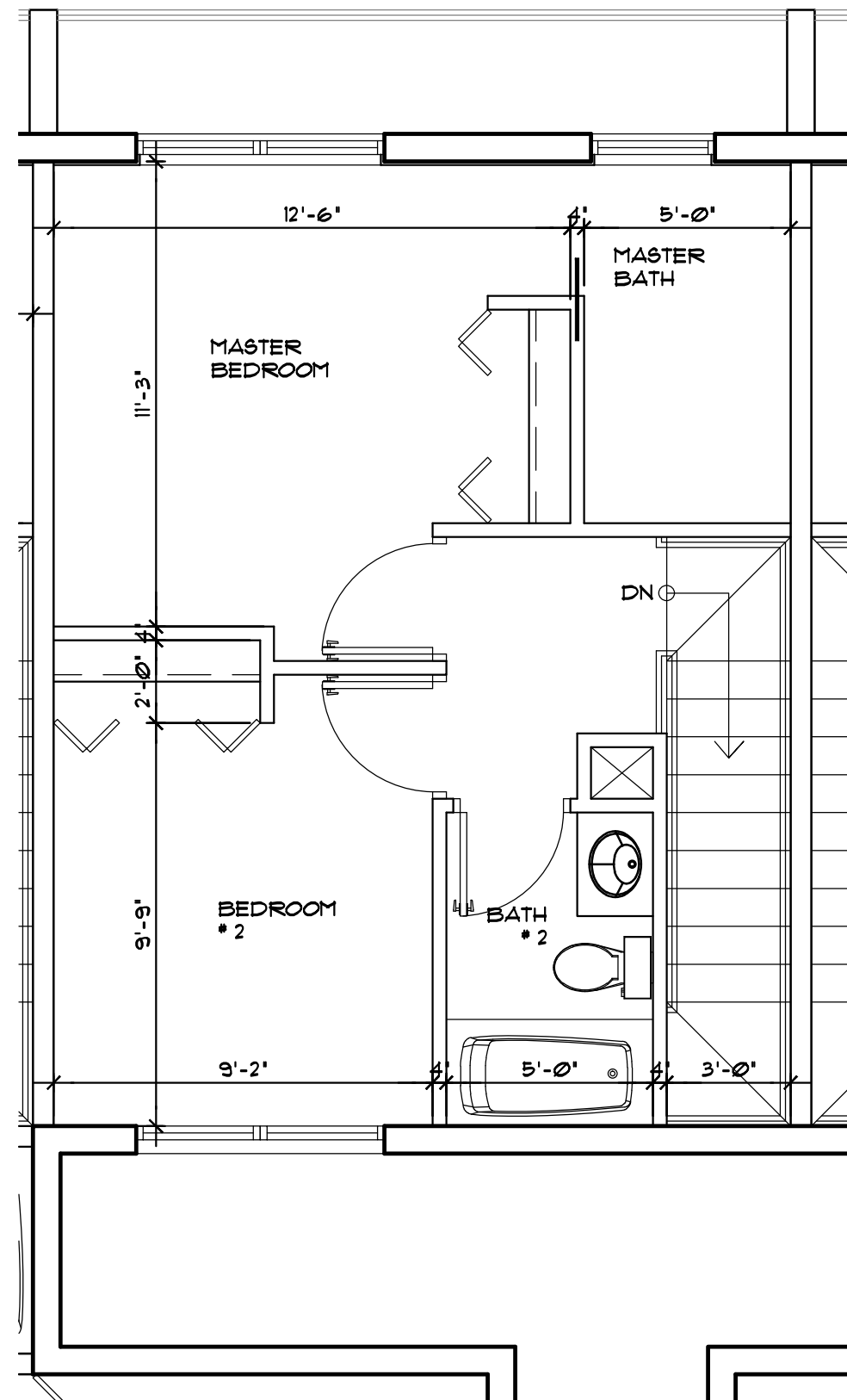
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SCALE: 1/4"=1'-0" (FIRST LEVEL)



2 | PROTOTYPE-N-DUPLEX
SCALE: 1/4"=1'-0" (SECOND LEVEL)



3 | PROTOTYPE-O-DUPLEX
SCALE: 1/4"=1'-0" (FIRST LEVEL)



4 | PROTOTYPE-O-DUPLEX
SCALE: 1/4"=1'-0" (SECOND LEVEL)



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Luis LaRosa-Registered

Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 72-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHYEV
1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
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A-2.1

OF SHEETS





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PROPOSED 12-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHYEV
1135-1139 JACKSON STREET
HOLLYWOOD, FL 33020

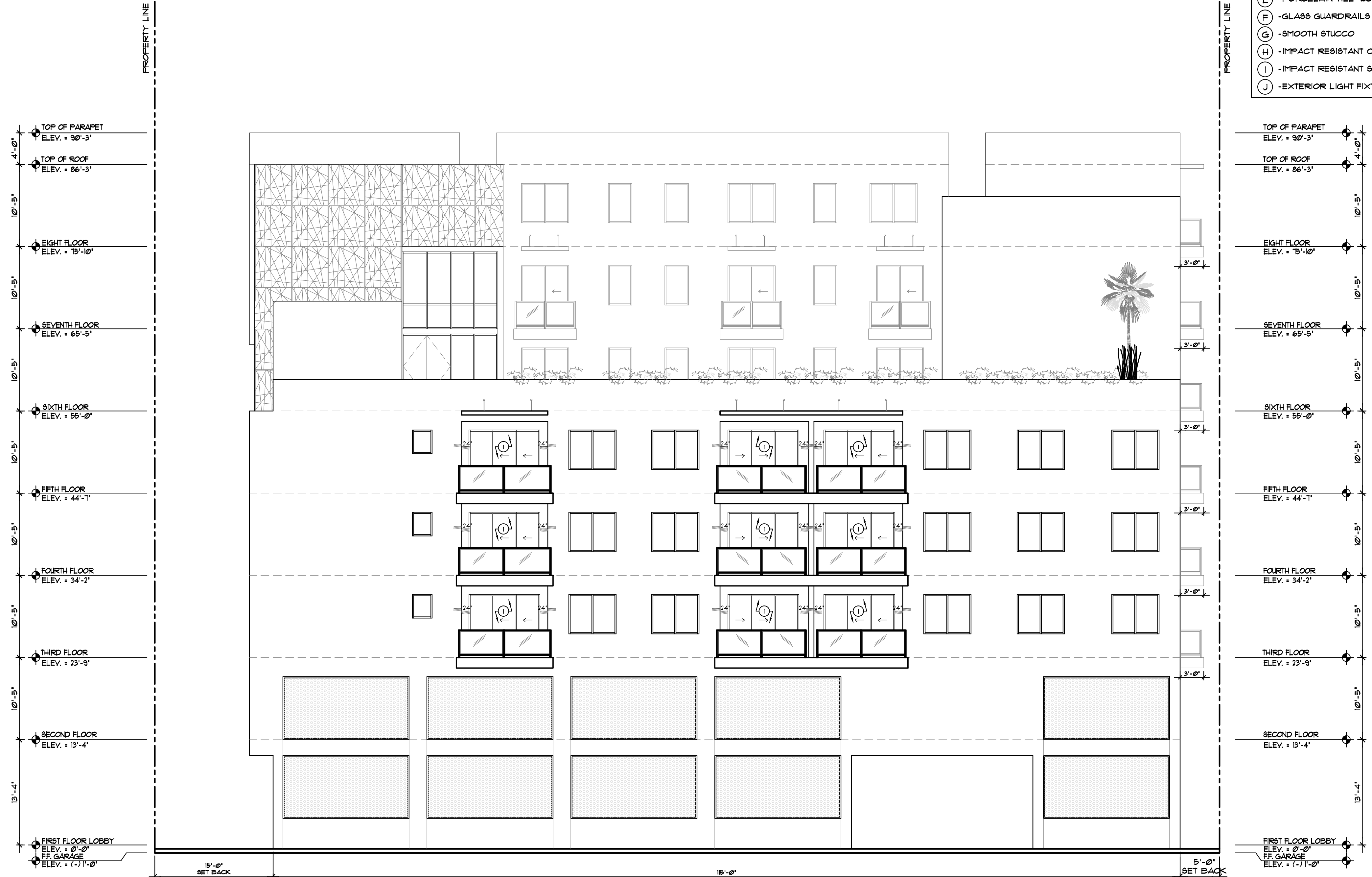
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB. NO.	022-021
SHEET	

A-2.2

OF SHEETS

MATERIAL LEGEND	
(A)	-FLAGSTONE
(B)	-METAL SCREEN TYPE B-SILVER 'PERFORATED'
(C)	-METAL SCREEN VERTICAL BAFFLE
(D)	-IMPACT GLASS
(E)	-PORCELAIN TILE 'WOOD'
(F)	-GLASS GUARDRAILS
(G)	-SMOOTH STUCCO
(H)	-IMPACT RESISTANT CASEMENT WINDOW
(I)	-IMPACT RESISTANT SLIDING GLASS DOORS
(J)	-EXTERIOR LIGHT FIXTURE





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PROPOSED 72-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHYEV
1735-1735 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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A-2.3

OF SHEETS

MATERIAL LEGEND	
(A)	-FLAGSTONE
(B)	-METAL SCREEN TYPE B-SILVER 'PERFORATED'
(C)	-METAL SCREEN VERTICAL BAFFLE.
(D)	-IMPACT GLASS
(E)	-PORCELAIN TILE 'WOOD'
(F)	-GLASS GUARDRAILS
(G)	-SMOOTH STUCCO
(H)	-IMPACT RESISTANT CASEMENT WINDOW
(I)	-IMPACT RESISTANT SLIDING GLASS DOORS
(J)	-EXTERIOR LIGHT FIXTURE





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PROPOSED 72-UNITS MULTI FAMILY DEVELOPMENT FOR:
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1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

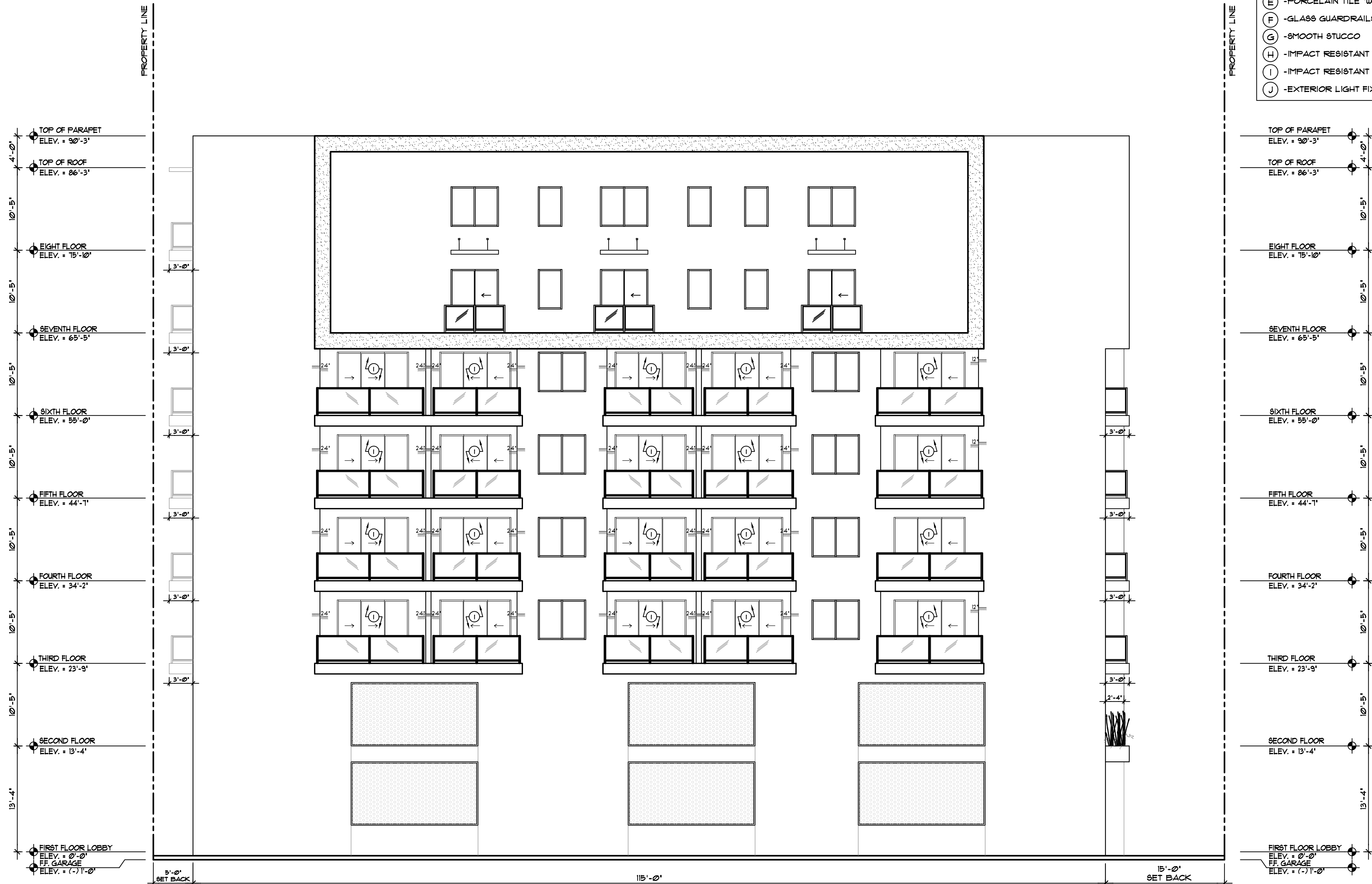
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SHEET	

A-2.4

OF SHEETS

MATERIAL LEGEND	
(A)	-FLAGSTONE
(B)	-METAL SCREEN TYPE B-SILVER 'PERFORATED'
(C)	-METAL SCREEN VERTICAL BAFFLE
(D)	-IMPACT GLASS
(E)	-PORCELAIN TILE 'WOOD'
(F)	-GLASS GUARDRAILS
(G)	-SMOOTH STUCCO
(H)	-IMPACT RESISTANT CASEMENT WINDOW
(I)	-IMPACT RESISTANT SLIDING GLASS DOORS
(J)	-EXTERIOR LIGHT FIXTURE



WATER & SEWER DEMAND

78 UNITS X 250 GPD/UNIT = 19,500 GPD

FIRE NOTES:

1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER FS 633.102

2). NO FIRE PUMP IS REQUIRED

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

FIRE FLOW CALCULATION:
CODE: F.F.P.C. 2011 EDITION & NFPA 220

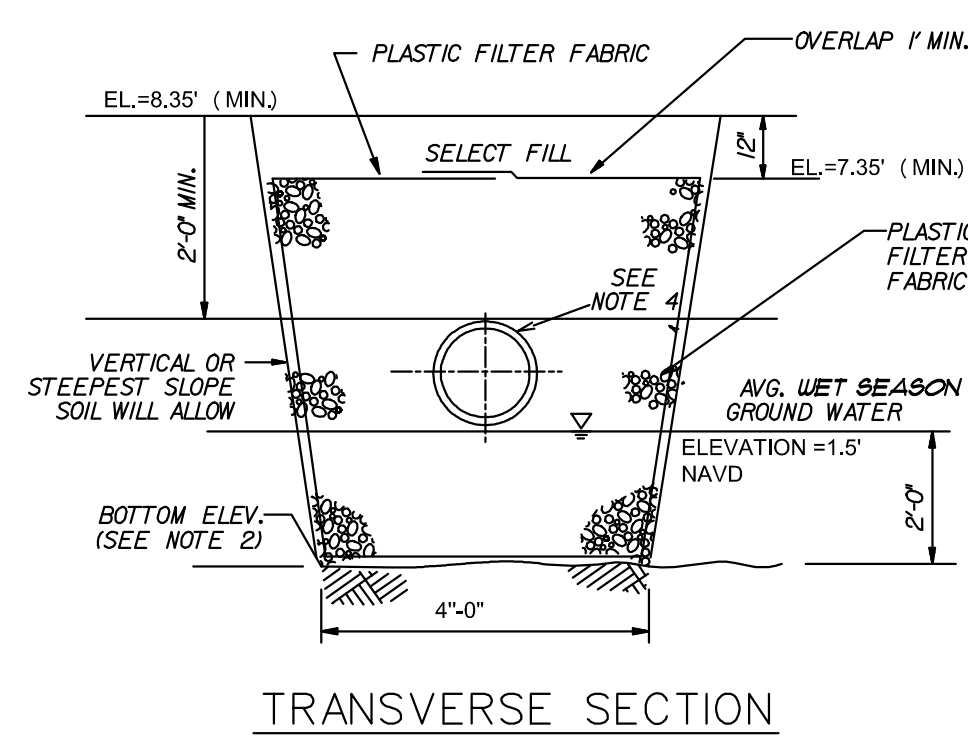
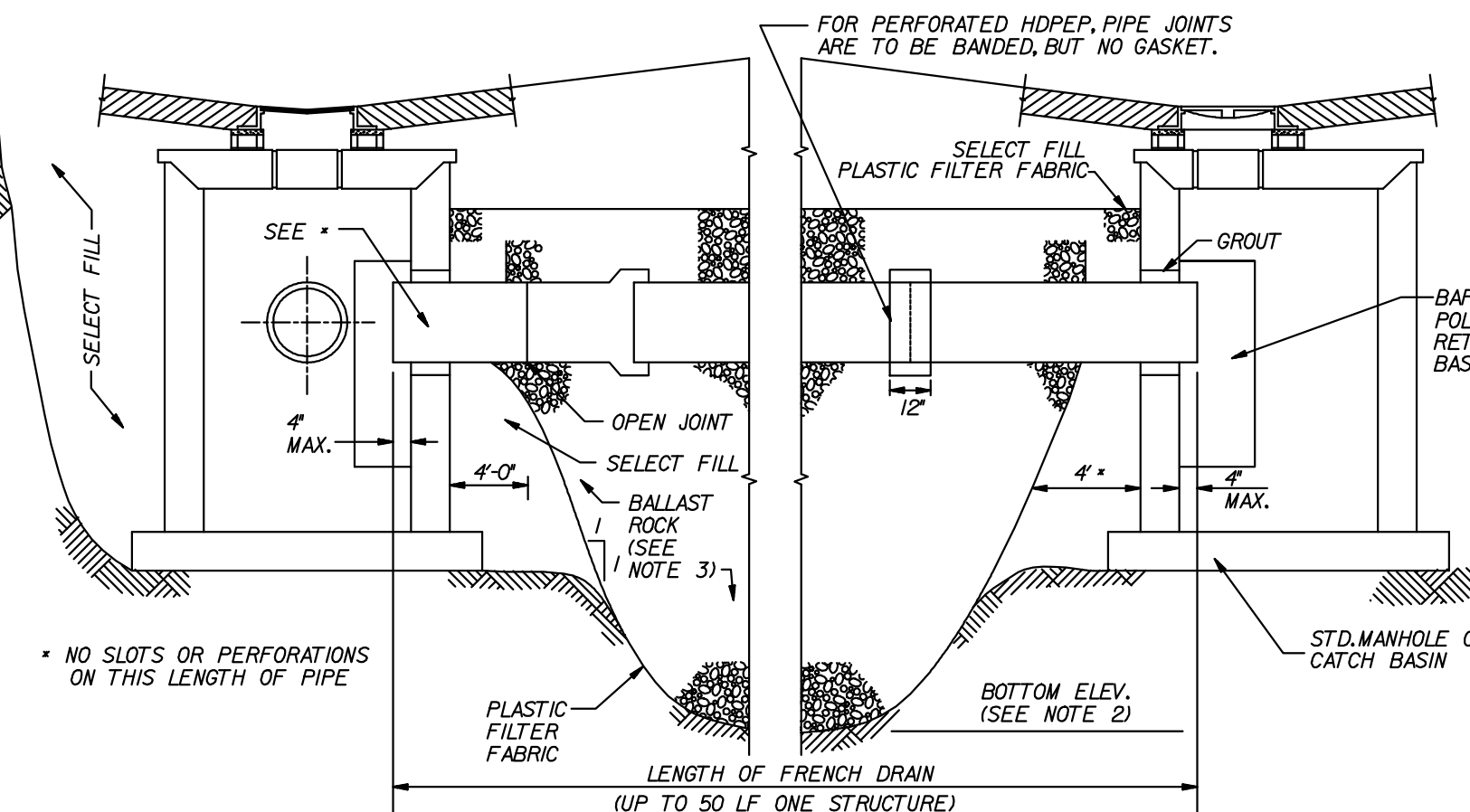
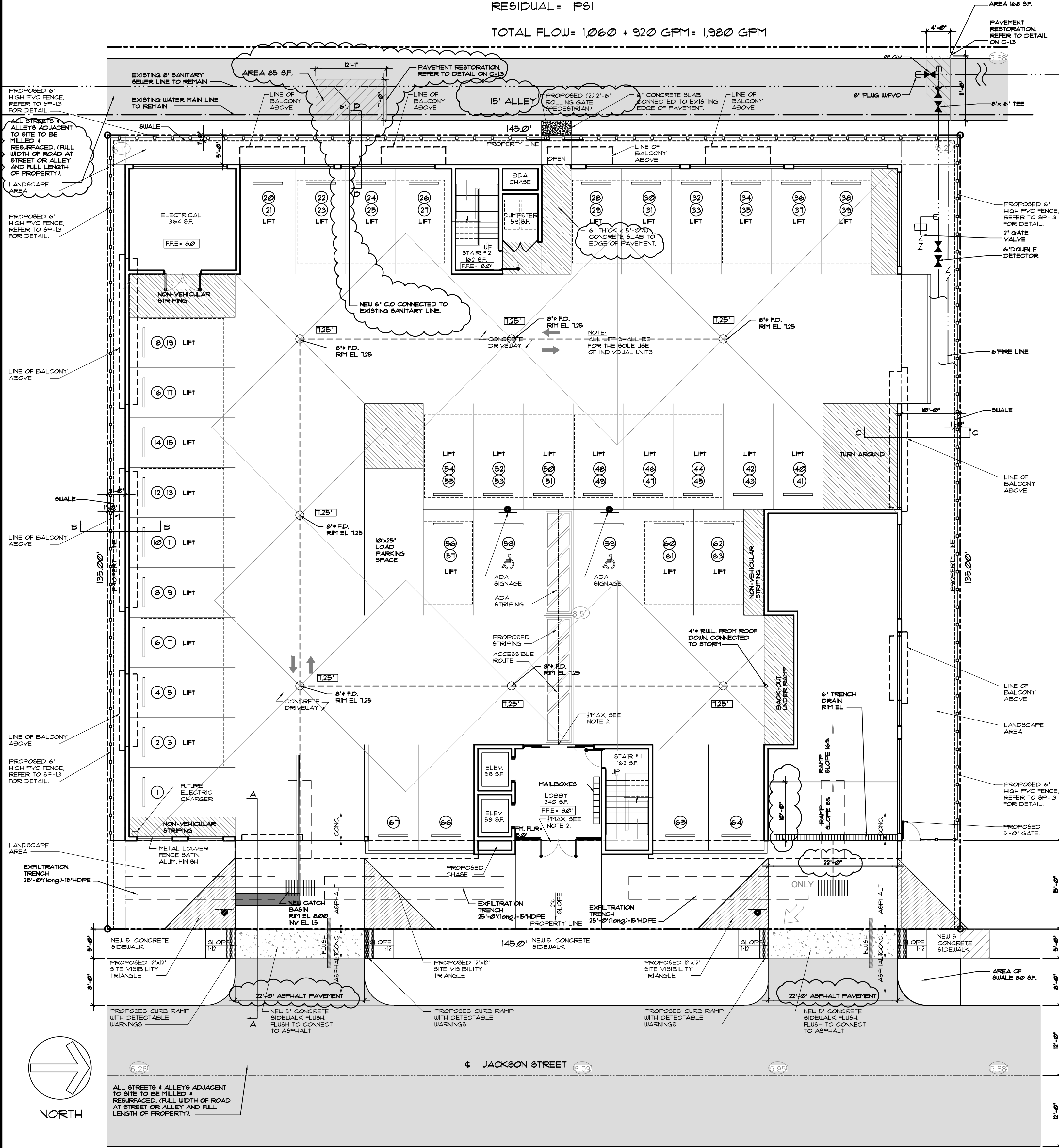
BUILDING TYPE: - I
TOTAL AREA: 48861 SF.
TYPE OF OCCUPANCY: APARTMENT BUILDING
AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

TABLE 18.4.5.1.2 - 48,861 - 59,000 SF. = 2,500 GPM FOR A DURATION OF 2 HOURS
A REDUCTION OF 75% SHALL BE PERMITTED TO BE APPLIED
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

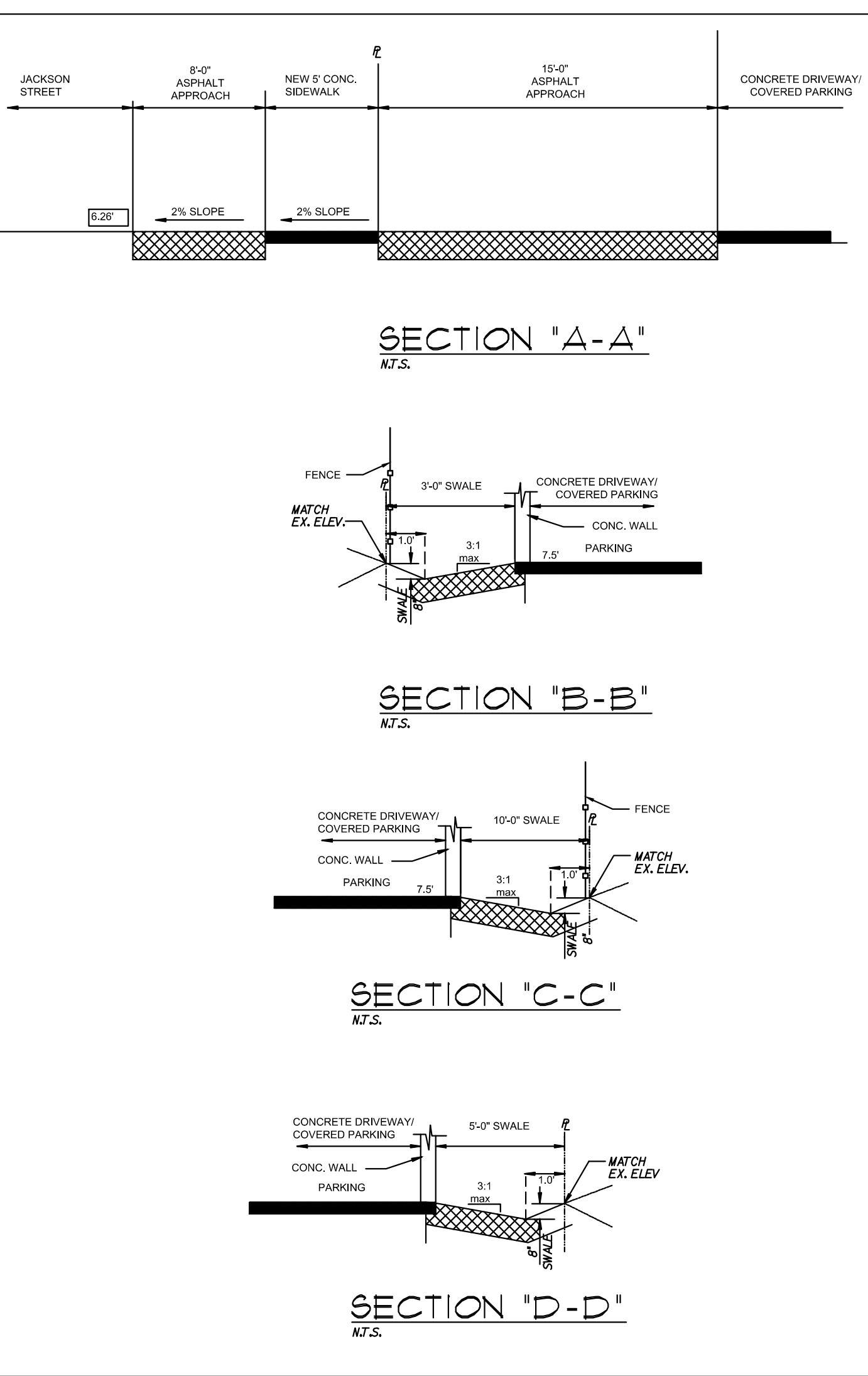
1,500 GPM X 25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE - 600 GPM @ 20 FSI)

FLOW TEST RESULTS:
STATIC = FSI
RESIDUAL = FSI

TOTAL FLOW = 1,060 + 920 GPM = 1,980 GPM



- NOTES:
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0\"/>
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 15' NAVD PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP
 5. PLUG STUB PIPES WITH 10\"/>



- NOTE:
1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY). (IDENTIFIED IN GRAY HATCH)
 2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2\"/>
 3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2\"/>

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LUIS LA ROSA

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SHEET	

C-1.1
OF SHEETS

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION. OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES	REVISED: 06/08/2014 DRAWING NO. G-00
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GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.1
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GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.2
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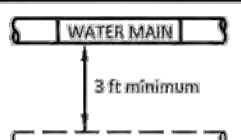
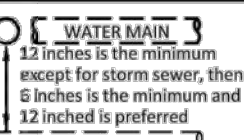
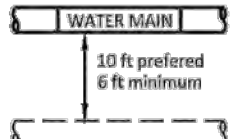
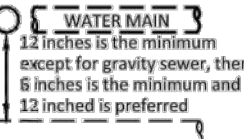
GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- Always call 811 two full business days before you dig


41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
 42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
 43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
 - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - c. THE PROFILE VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CADD DRAWING STANDARDS"

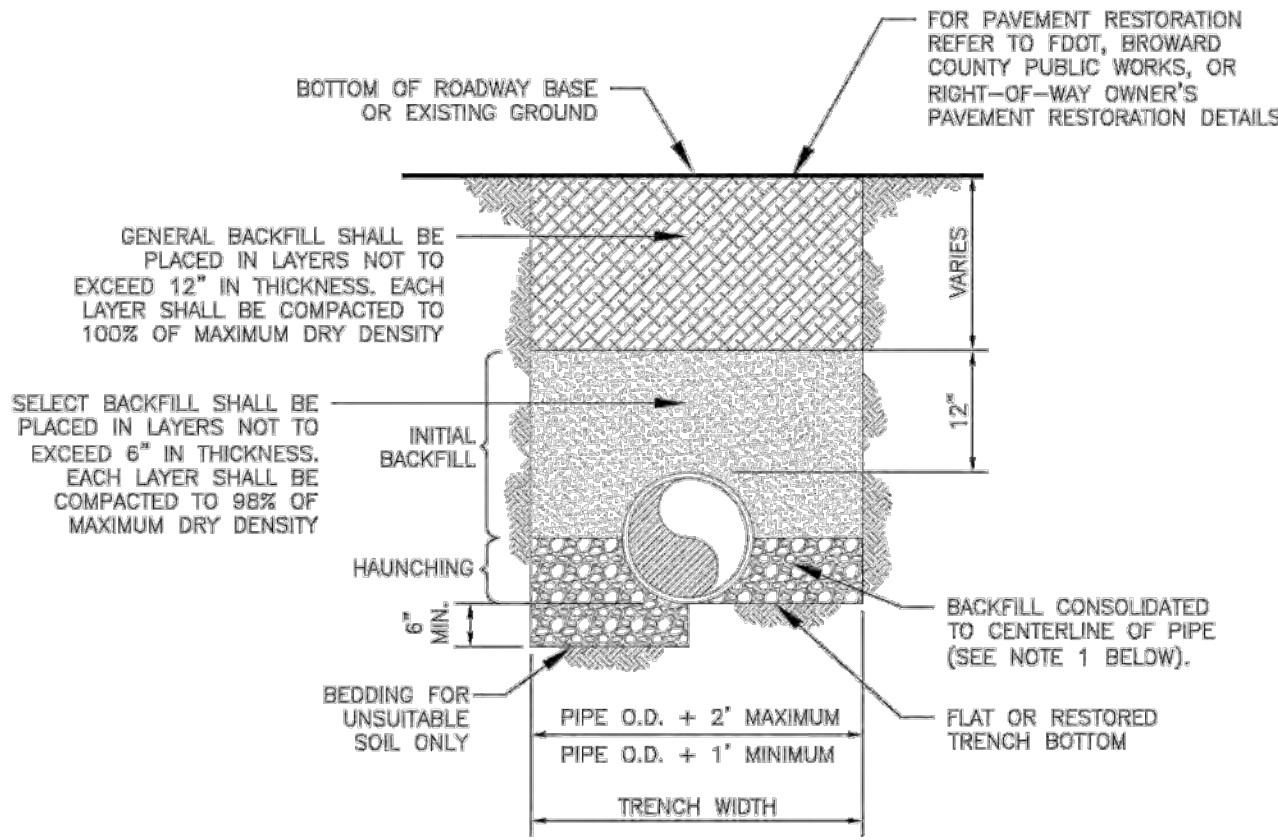
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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)			Alternate 3 ft minimum 
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER			Alternate 6 ft minimum 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

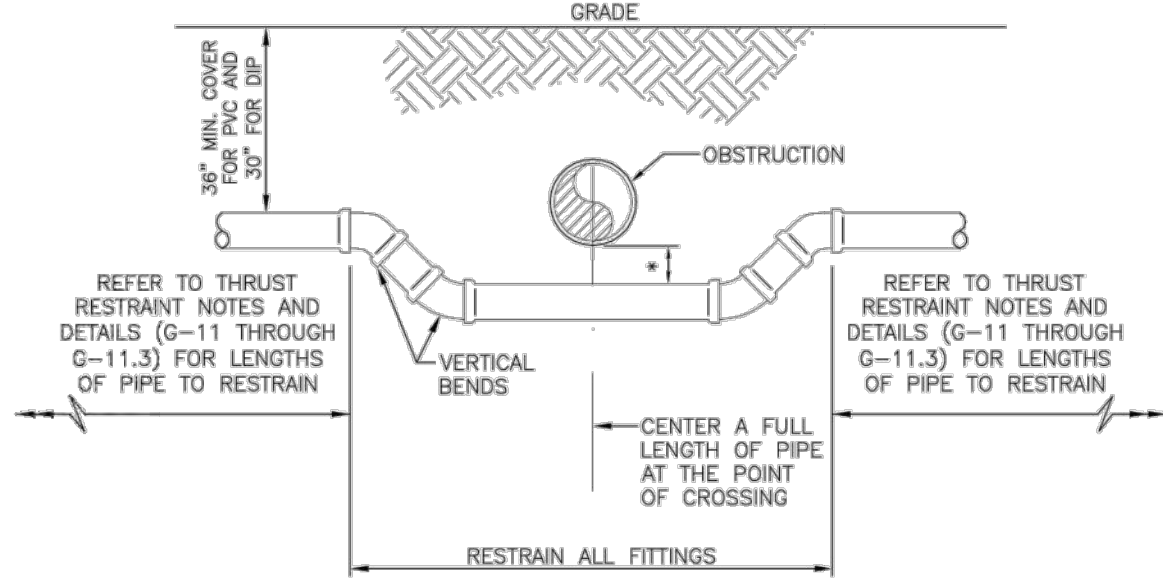
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL SEPARATION REQUIREMENTS OF F.D.E.P.	REVISED: 11/06/2017 DRAWING NO. G-01.1
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NOTES:

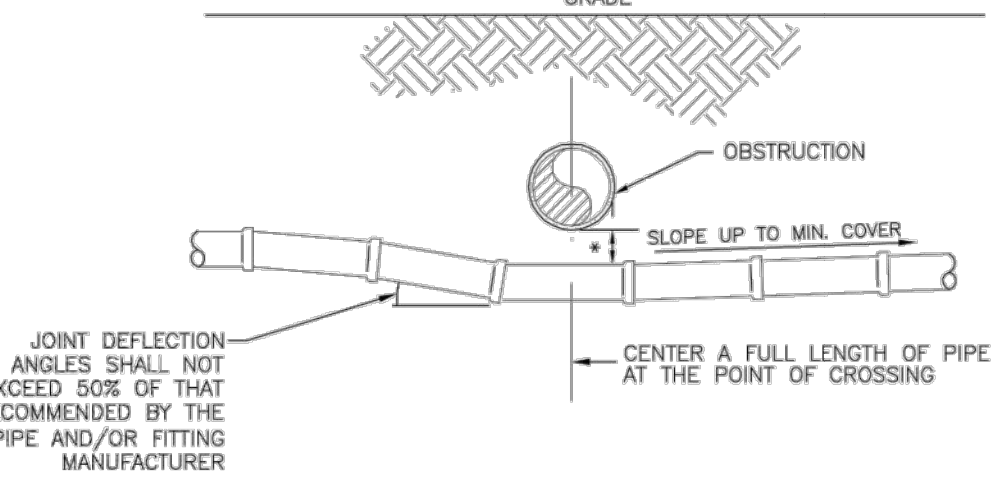
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR GRANFELD LIMEROCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 123-8.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	REVISED: 06/08/2014 DRAWING NO. G-02
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UTILITY CROSSING USING FITTINGS

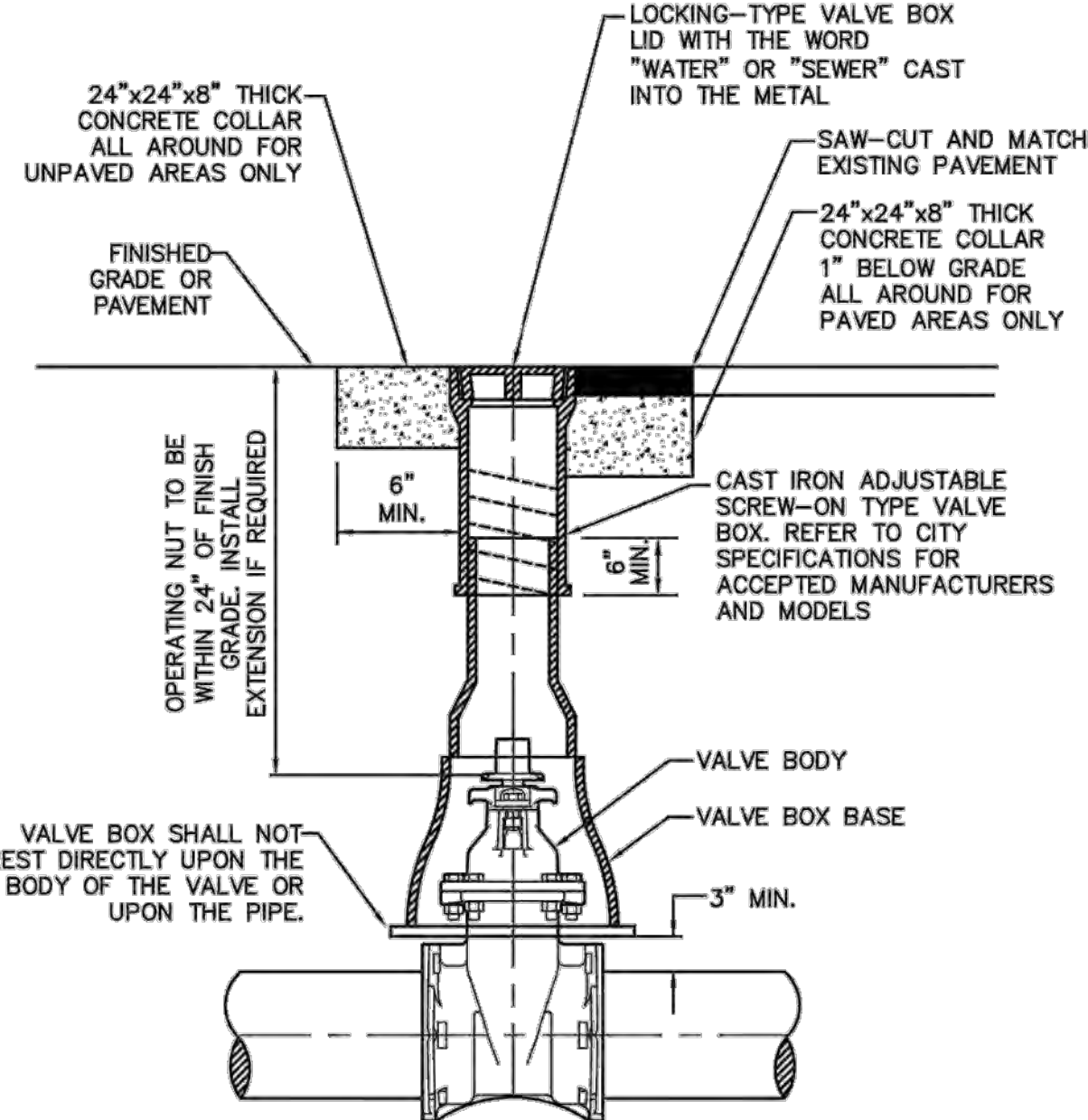
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL UTILITY CROSSING DETAIL	REVISED: 06/08/2014 DRAWING NO. G-04
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL VALVE BOX SETTING	REVISED: 06/08/2014 DRAWING NO. G-05
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Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 72-UNITS MULTI-FAMILY DEVELOPMENT FOR:

ALEX MUSHTEY

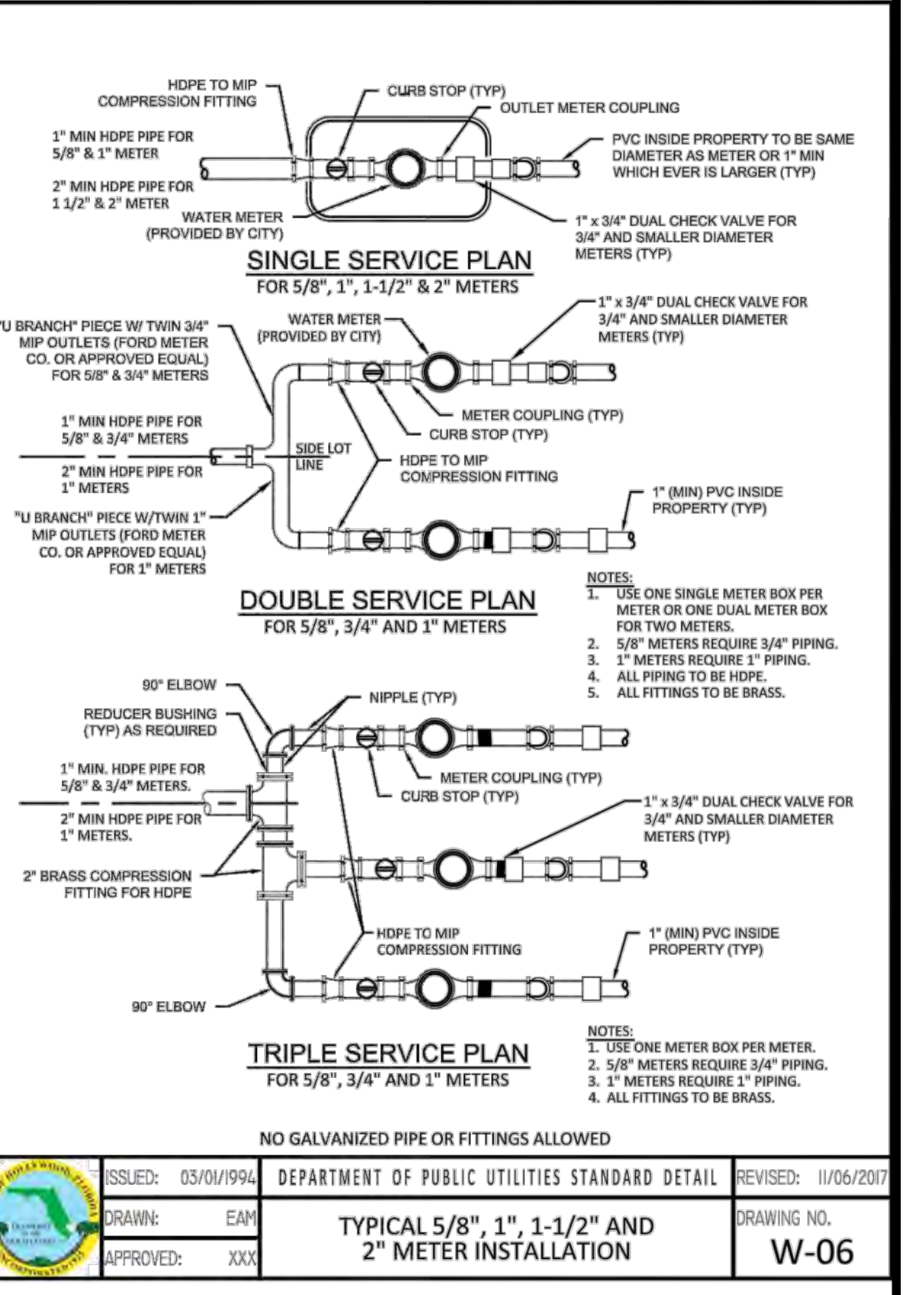
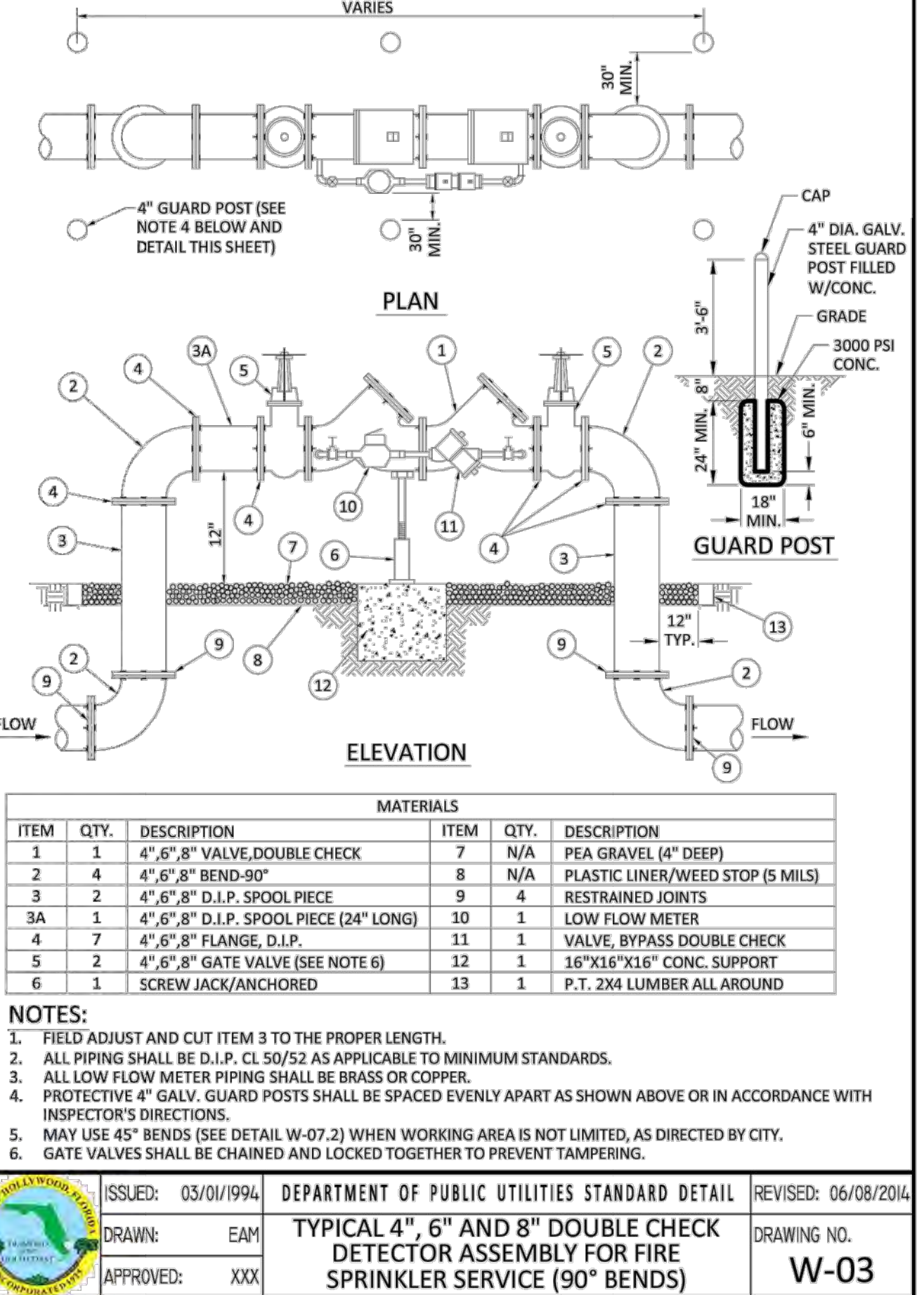
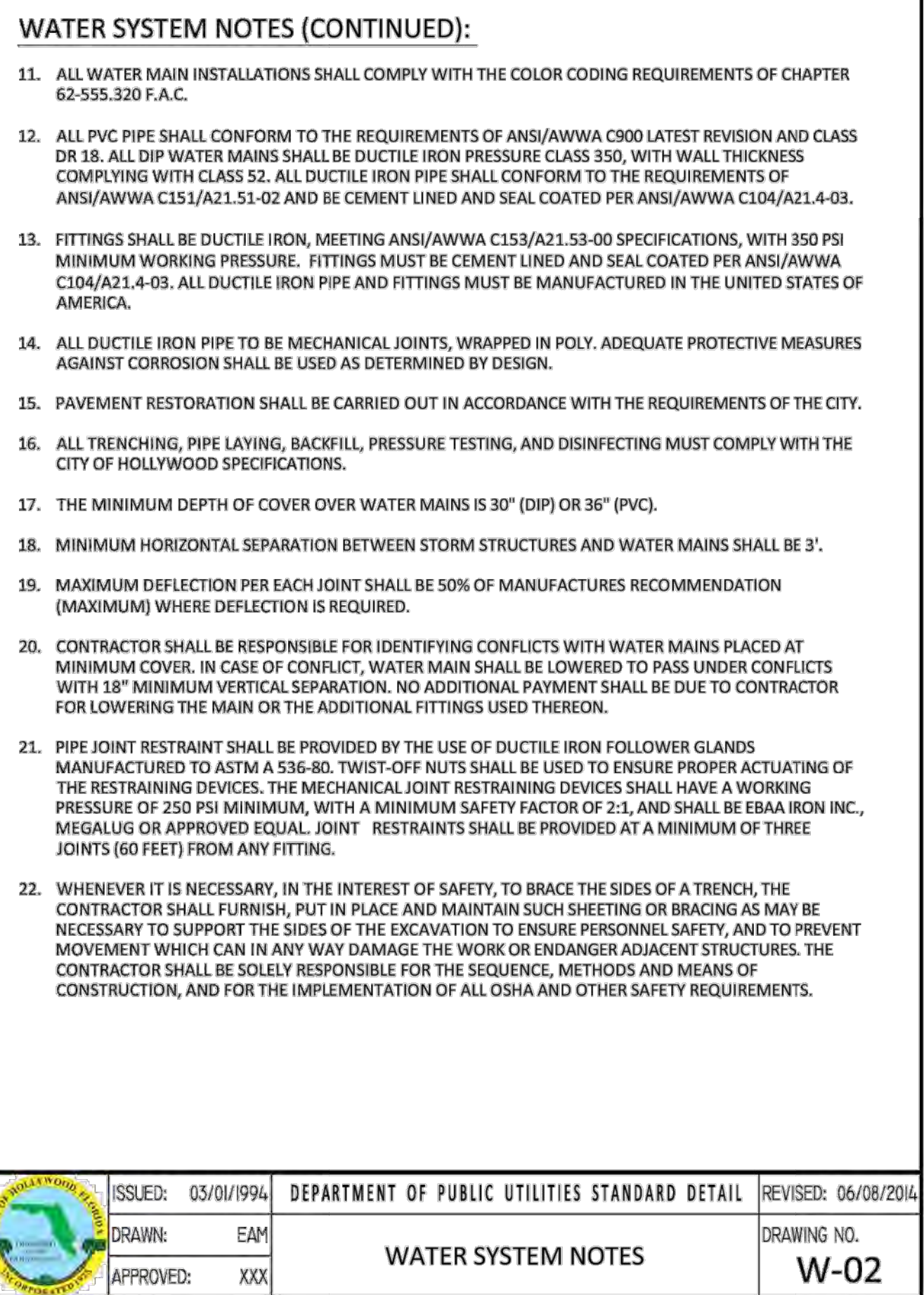
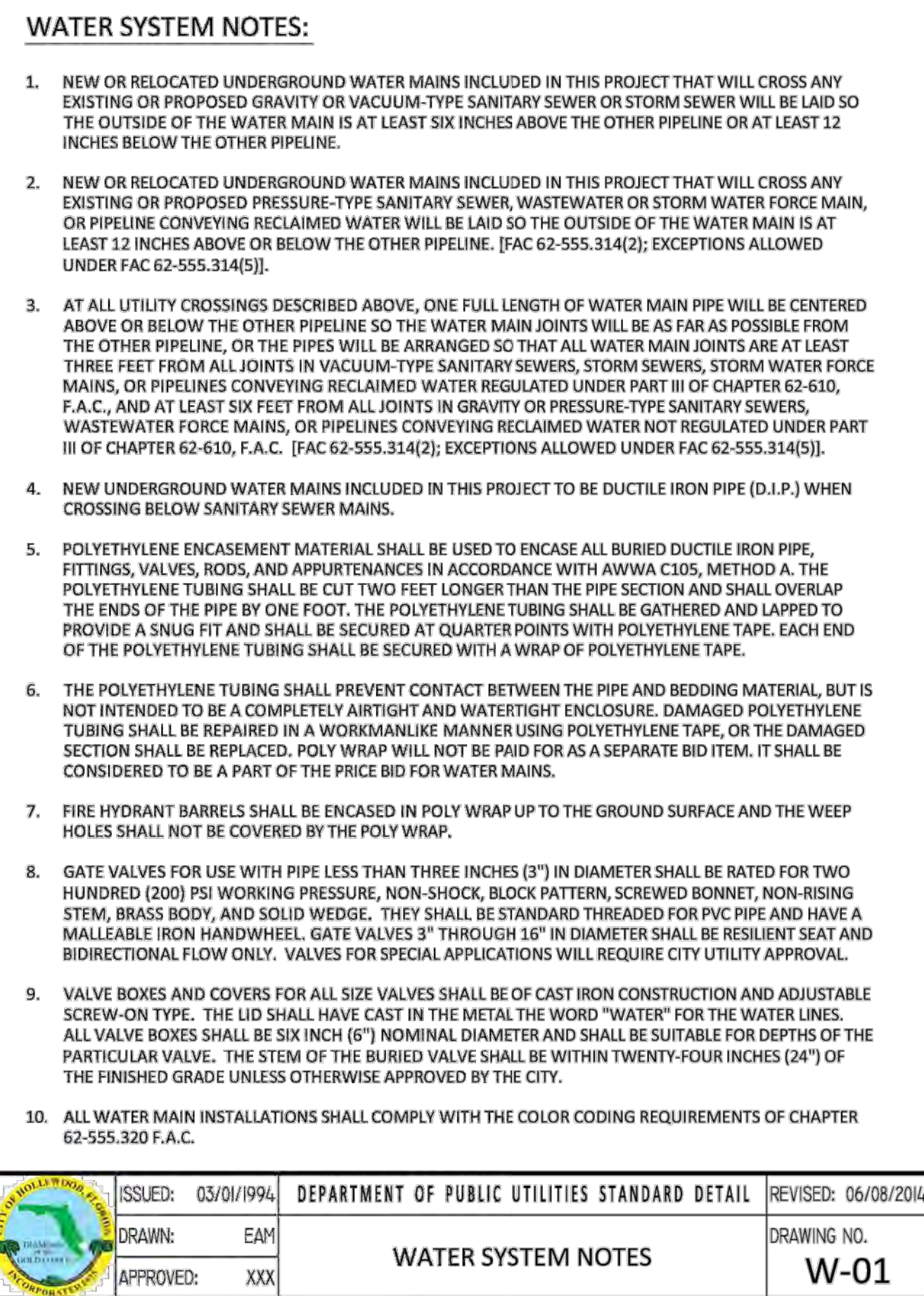
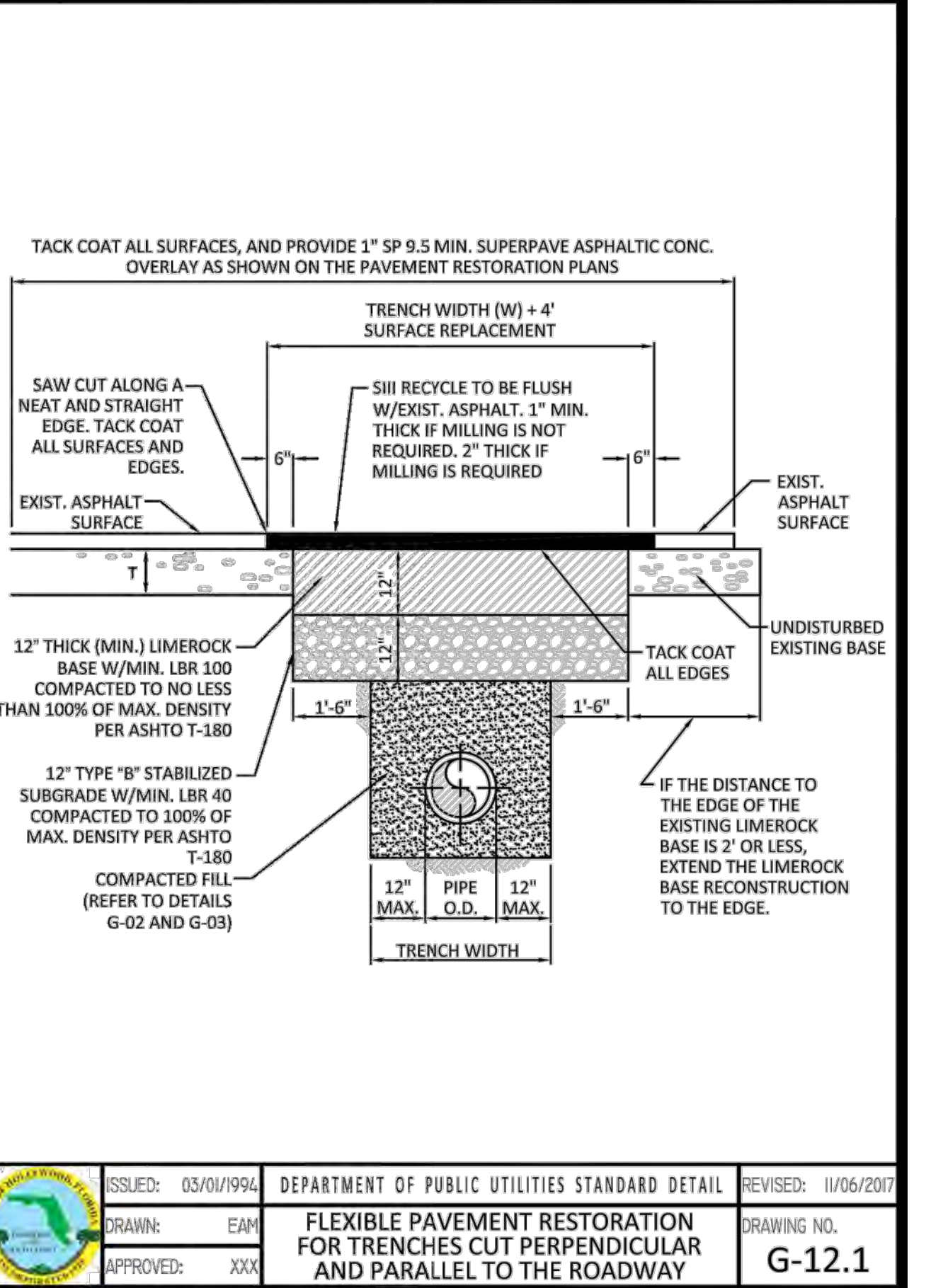
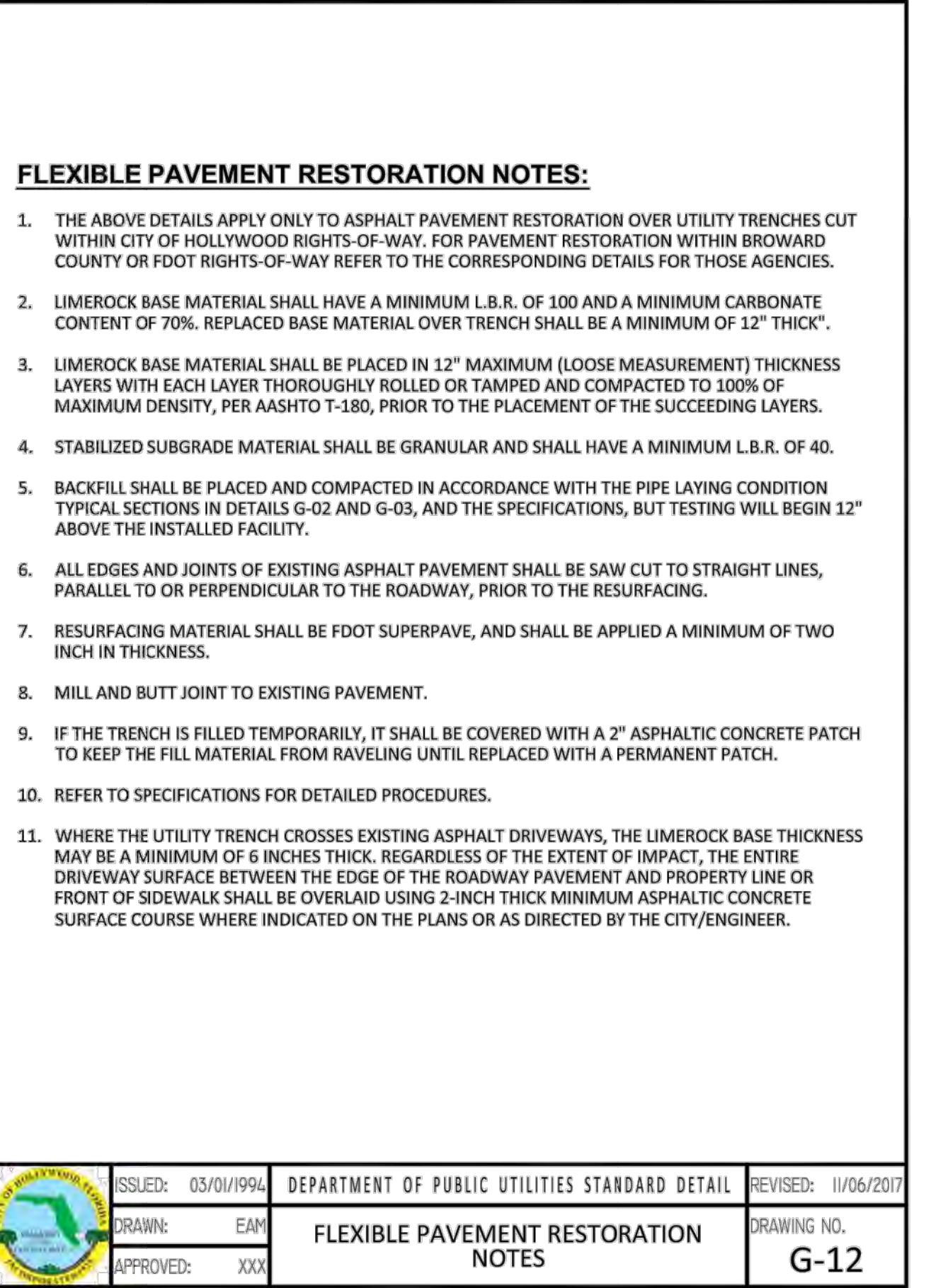
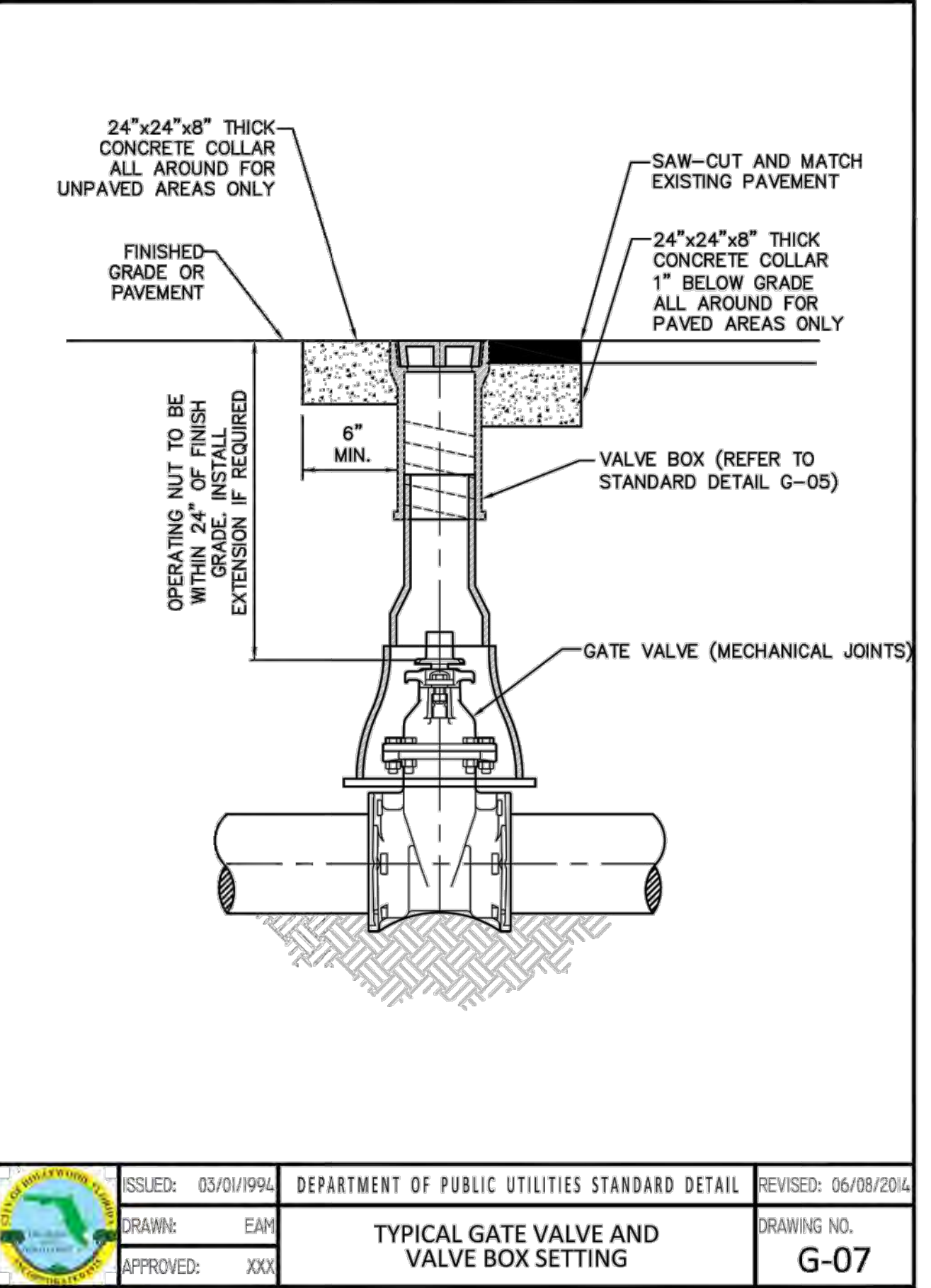
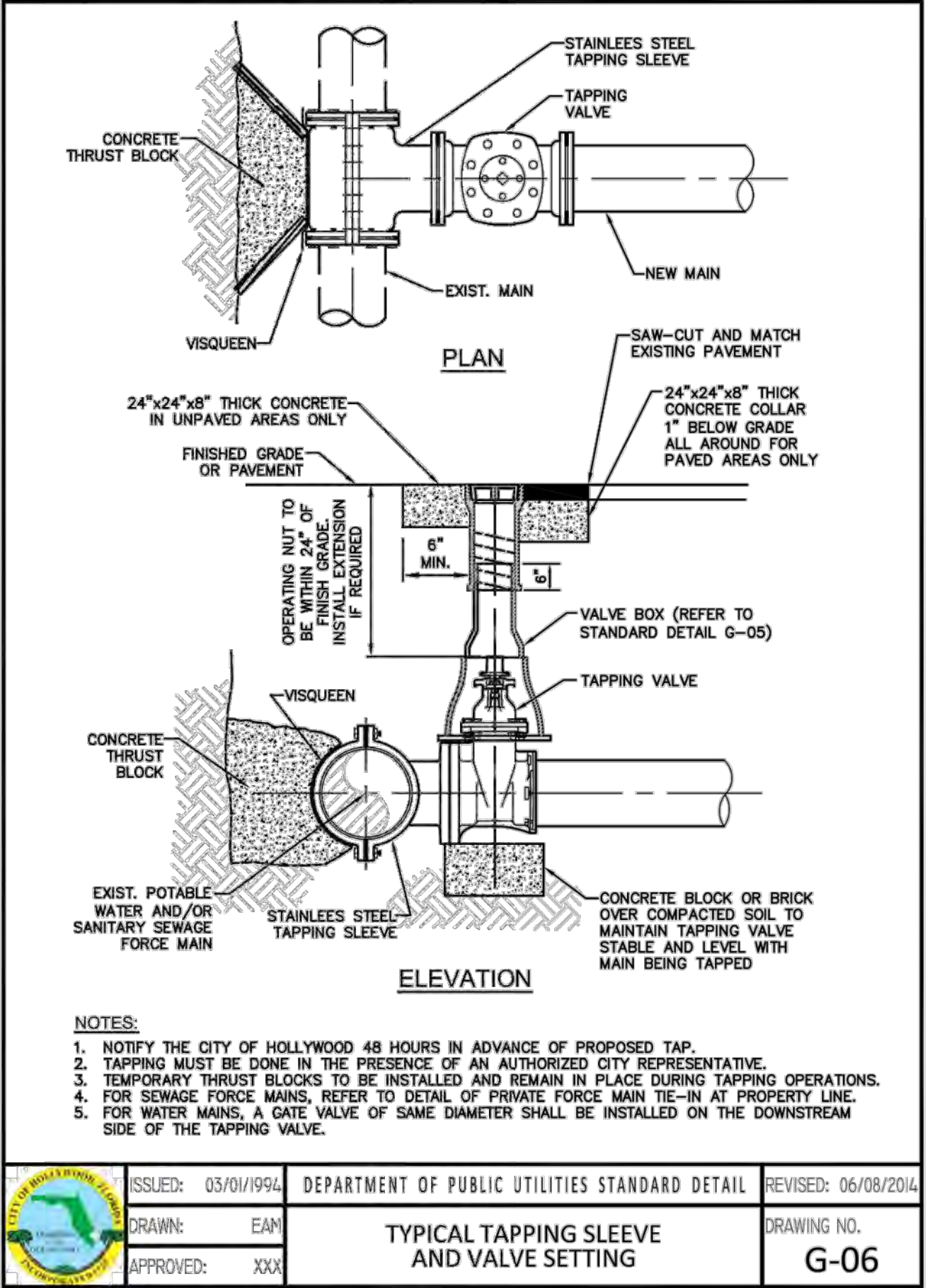
1135-1139 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/02/22
SCALE	AS NOTED
JOB. NO.	022-021
SHEET	

C-1.2

OF SHEETS



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AA# - 26003693

REVISION:	BY:

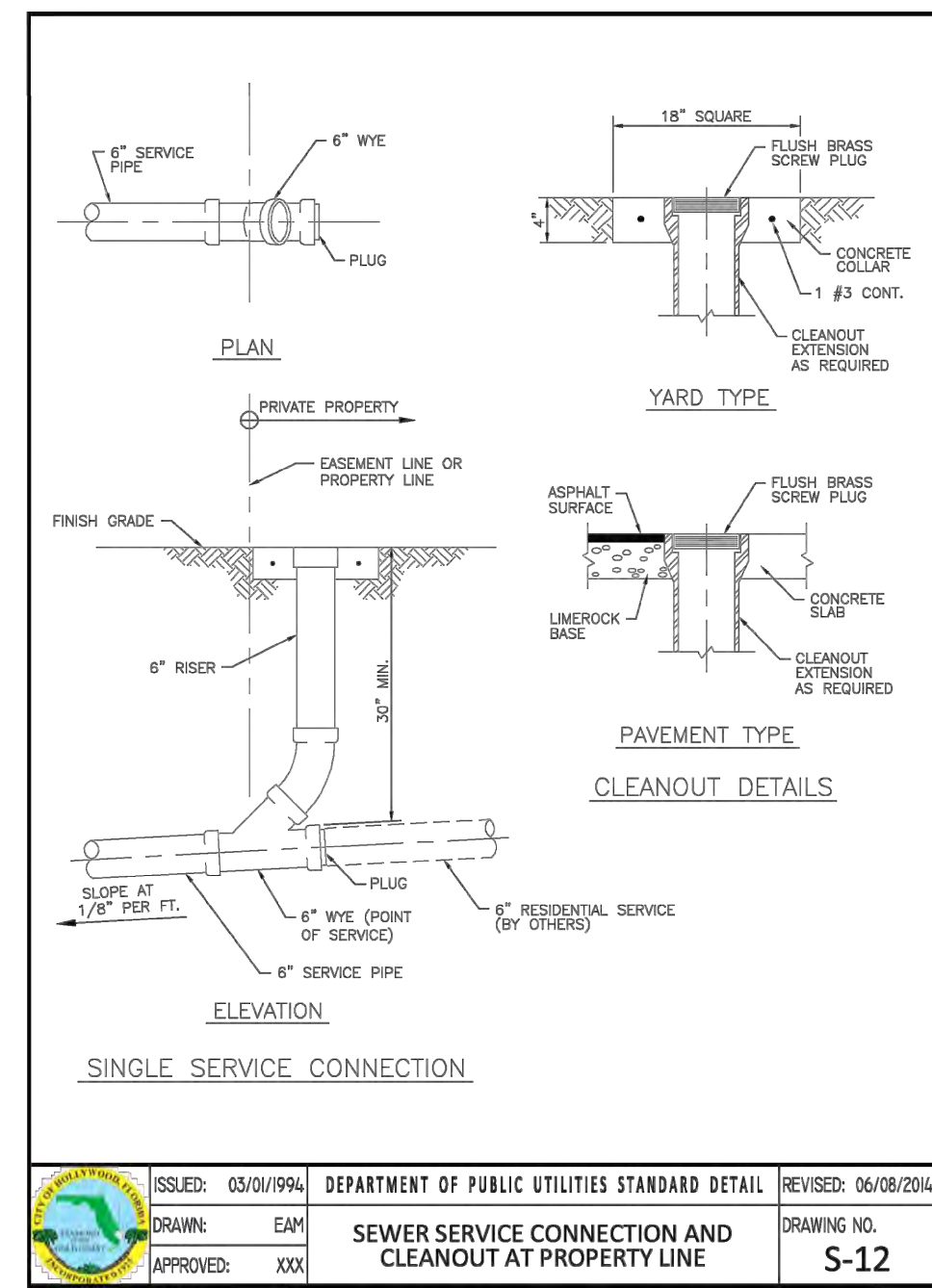
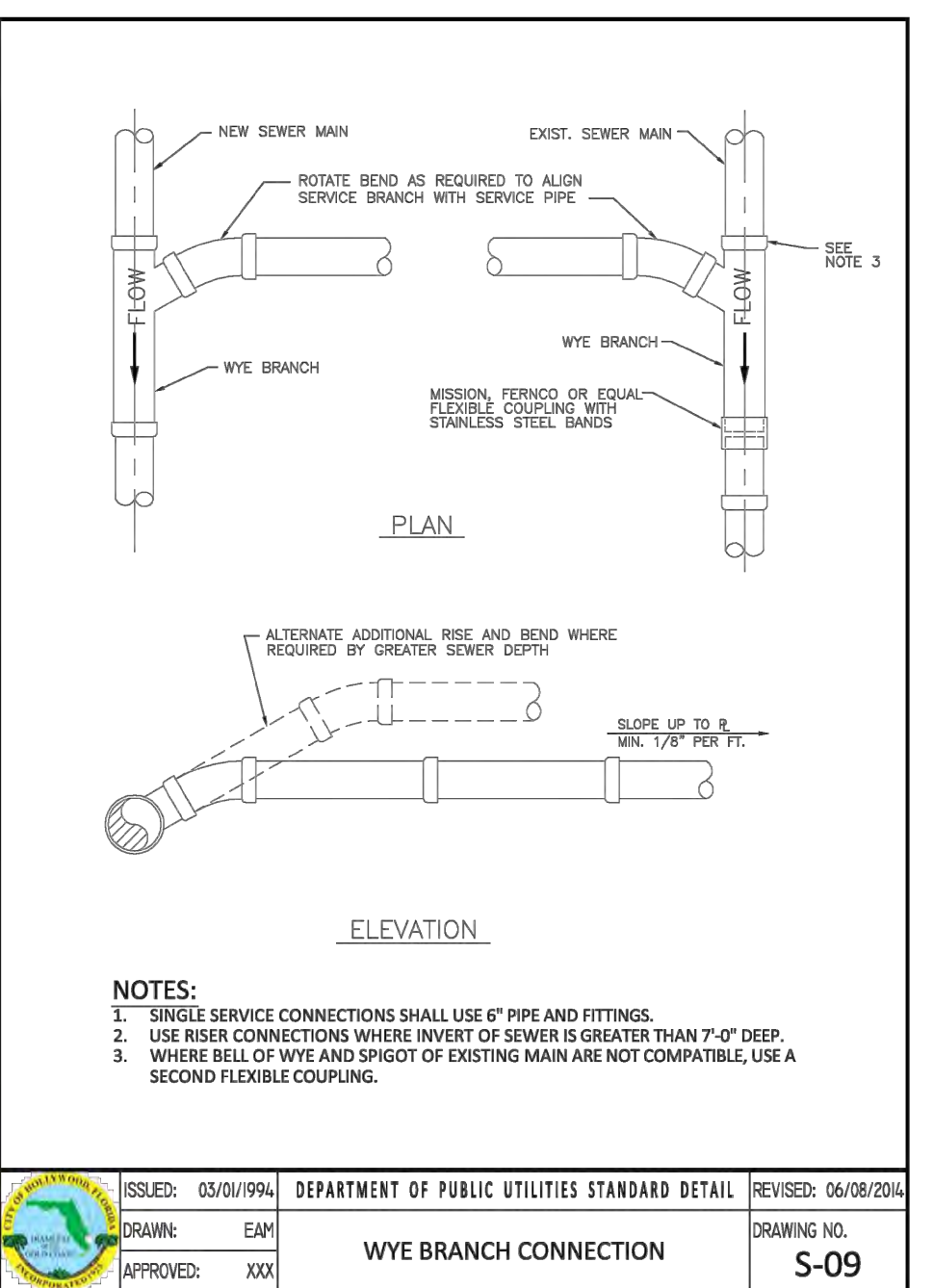
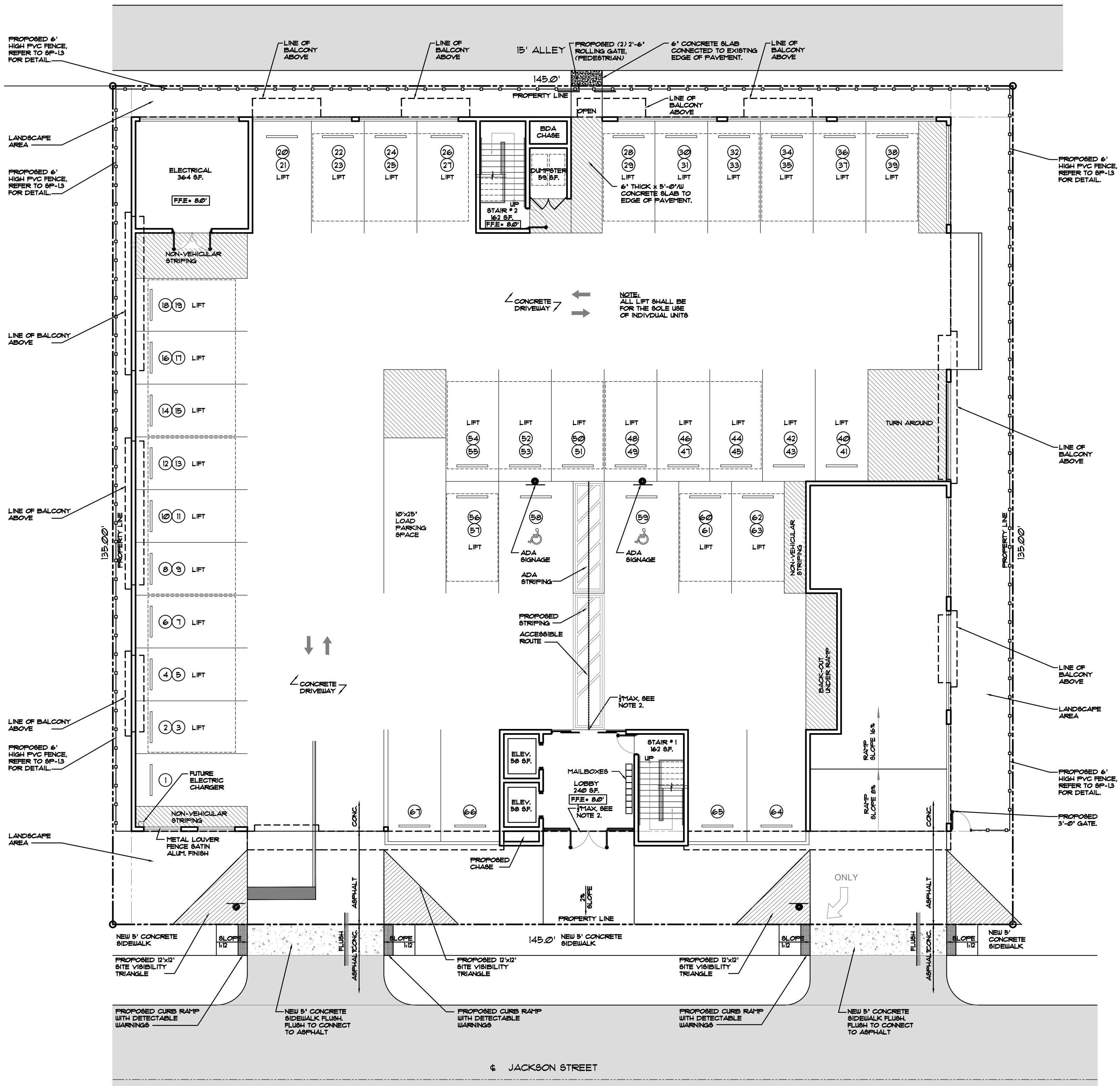
PROPOSED 72-UNITS MULTI-FAMILY DEVELOPMENT FOR:
ALEX MUSHTEY
1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

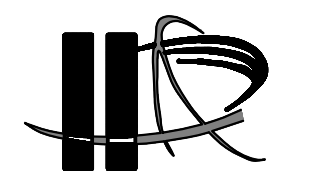
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C-1.3

OF SHEETS



1 PAVEMENT MARKINGS PLAN
SCALE: 3/32"=1'-0"



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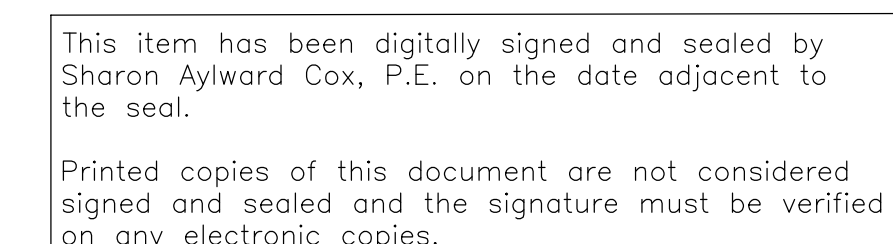
REVISION:	BY:

PROPOSED 72-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHTEY
1135-1139 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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SCALE	AS NOTED
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C-1.4
OF SHEETS





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