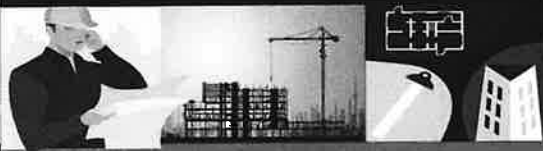


PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 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
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

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)

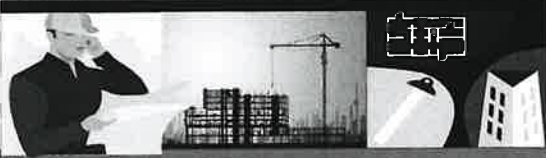
If Yes, Attach Copy of the Contract.

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: *[Signature]* Date: 1/28/2023

PRINT NAME: Alex Moshayev Date: _____

Signature of Consultant/Representative: *[Signature]* Date: _____

PRINT NAME: LUIS LA ROSA Date: 1/23/2023

Signature of Tenant: _____ Date: _____

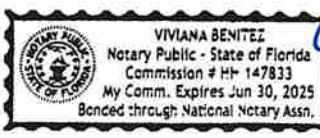
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa 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



[Signature]
Signature of Current Owner

Alex Moshayev
Print Name

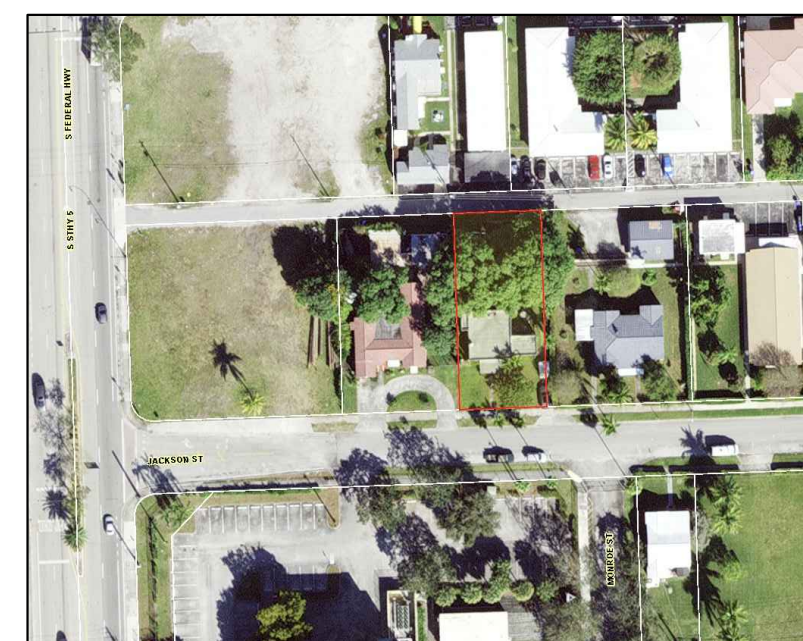
My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____

PROPOSED 78-UNIT MULTI-FAMIL DEVELOPMENT FOR:
 ALEX MUSHEYEV
 1735- 1739 JACKSON STREET
 HOLLYWOOD, FLORIDA 33020

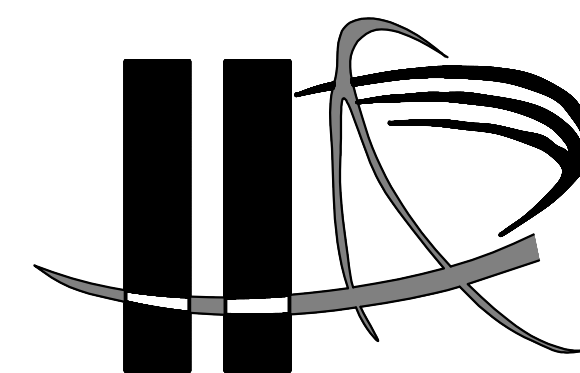


SHEET INDEX

- 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 FAR 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

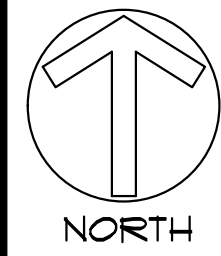
(O)– 954–424–5852

E–MAIL: AYLWARDENGINEER@GMAIL.COM

PACO MEETING DATE: DECEMBER 2022
 TAC-1 MEETING DATE: FEB. 06, 2023



1735-1739 JACKSON STREET
HOLLYWOOD, FLORIDA 33020



SITE CALCULATIONS:

TOTAL SITE AREA:	19,575 SF. OR .44 ACRES
BUILDING FOOTPRINT AREA	15,616 SF.
DRIVEWAY	560 SF.
CONG. SLAB	310 SF.
TOTAL IMPERVIOUS AREA:	16,486 SF. (84.2%)
TOTAL PERVIOUS AREA:	3,089 SF. (15.8%)

F.A.R. CALCULATIONS:

19,575 SF. X 3.75 =	73,406 SF.
FIRST FLOOR (NOT DUPPSTER + ELECTRICAL ROOM)	948 SF.
2ND FLOOR (NOT ELECTRICAL ROOM, BALCONY + TRASH ROOM)	1,294 SF.
3RD FLOOR (NOT JAN BALCONY, UTILITY, ATTIC + TRASH GAZE)	13,454 SF.
4TH FLOOR (NOT JAN BALCONY, UTILITY, ATTIC + TRASH GAZE)	13,454 SF.
5TH FLOOR (NOT JAN BALCONY, UTILITY, ATTIC + TRASH GAZE)	13,454 SF.
6TH FLOOR (NOT JAN BALCONY, UTILITY, ATTIC + TRASH GAZE)	8,250 SF.
7TH FLOOR (NOT JAN BALCONY, UTILITY, ATTIC + TRASH GAZE)	8,284 SF.
8TH FLOOR (NOT JAN BALCONY, UTILITY, ATTIC + TRASH GAZE)	8,284 SF.
F.A.R. PROVIDED	61,422 SF.
F.A.R. ALLOWED	73,406 SF.

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

LAND USE DESIGNATION: RAC
ZONING DESIGNATION: DH-3

- 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 AN SUV-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.
4. ALL STREETS & ALLEYS ADJACENT TO SITE (MONROE 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

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
14-STUDIO (1) BEDROOM+ 14X14 P.A.	14	
34-(1) BEDROOM+ 34 X 14 P.A.	34	
36-(2) BEDROOM+ 36 X 15+ 45 P.A.	45	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS TO UNITS)	8	
TOTAL PARKING SPACES	101	96

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

2ND FLOOR
AMMENITIES:
GAME ROOM

3RD FLOOR
STUDIO = 4
1-BEDROOM = 7
2-BEDROOMS = 6

4TH FLOOR
STUDIO = 4
1-BEDROOM = 7
2-BEDROOMS = 6

5TH FLOOR
STUDIO = 4
1-BEDROOM = 7
2-BEDROOMS = 6

6TH FLOOR
STUDIO = 2
1-BEDROOM = 5
2-BEDROOMS = 3

7TH FLOOR
STUDIO = 4
1-BEDROOM = 4
2-BEDROOMS = 7

8TH FLOOR
STUDIO = 4
1-BEDROOM = 4
2-BEDROOMS = 2

TOTAL UNITS
14 UNITS (STUDIO)
34 UNITS (1-BED.)
30 UNITS (2-BED.)
TOTAL = 78 UNITS

LLR Architects, Inc.
ARCHITECTURE & PLANNING
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(OFF.) - 305-403-7926
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E-MAIL: LLR@LLRARCHITECTS.COM
Luis La Rosa Registered
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AR#-0017852
AA#-26003693

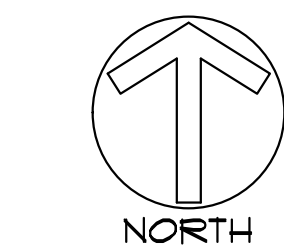
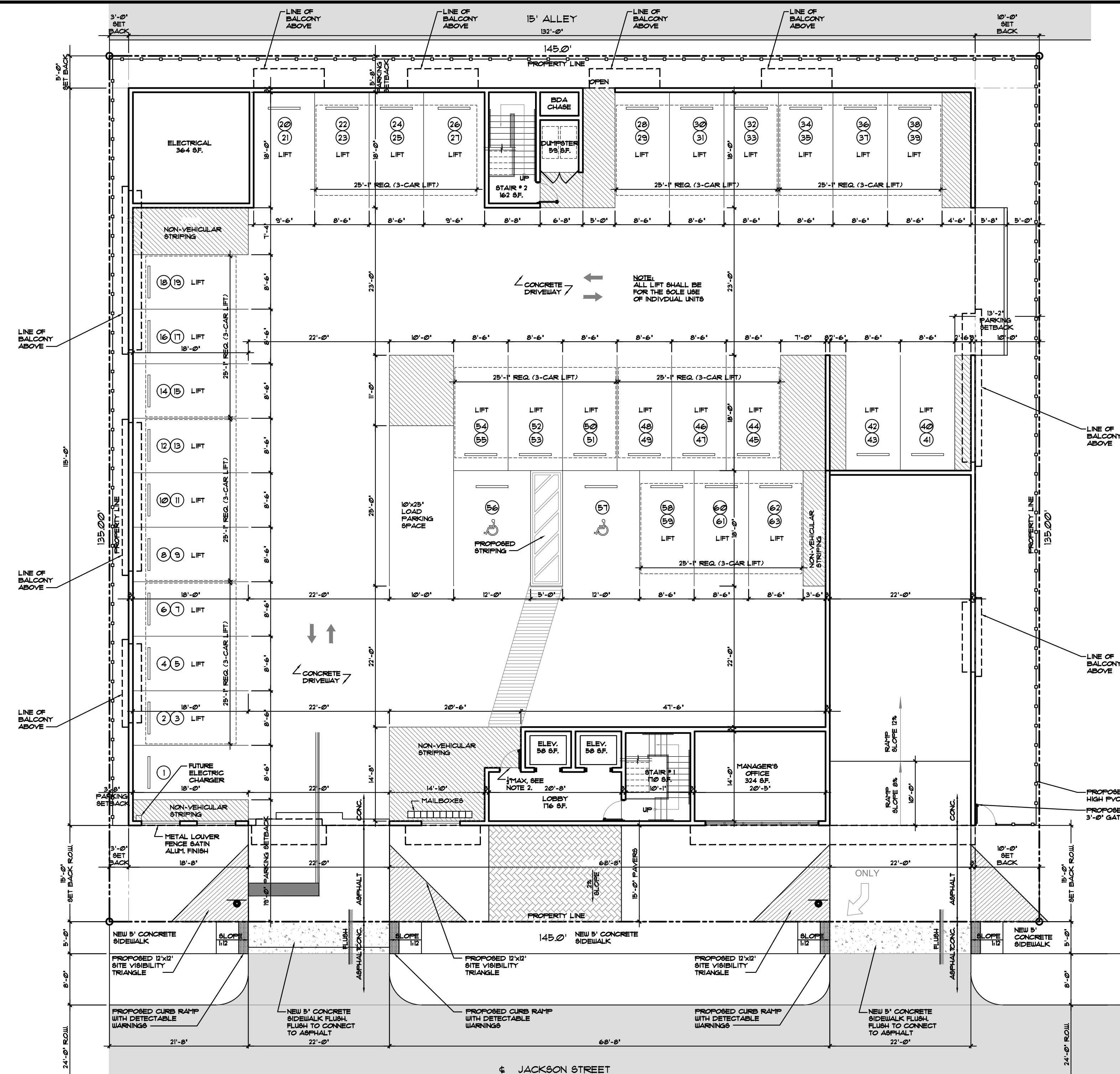
REVISION: BY:

1 LOCATION PLAN
SCALE: N.T.S.

- 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.
- THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- 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 PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
- 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.

- 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.
- 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.
- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB 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.
- 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).
- ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.
- 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.
- SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

3 SITE DATA
SCALE: N.T.S.



2 GENERAL NOTES

4 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

5 BLDG. CALCULATION

6 DETAIL-SCREEN

7 NOTES

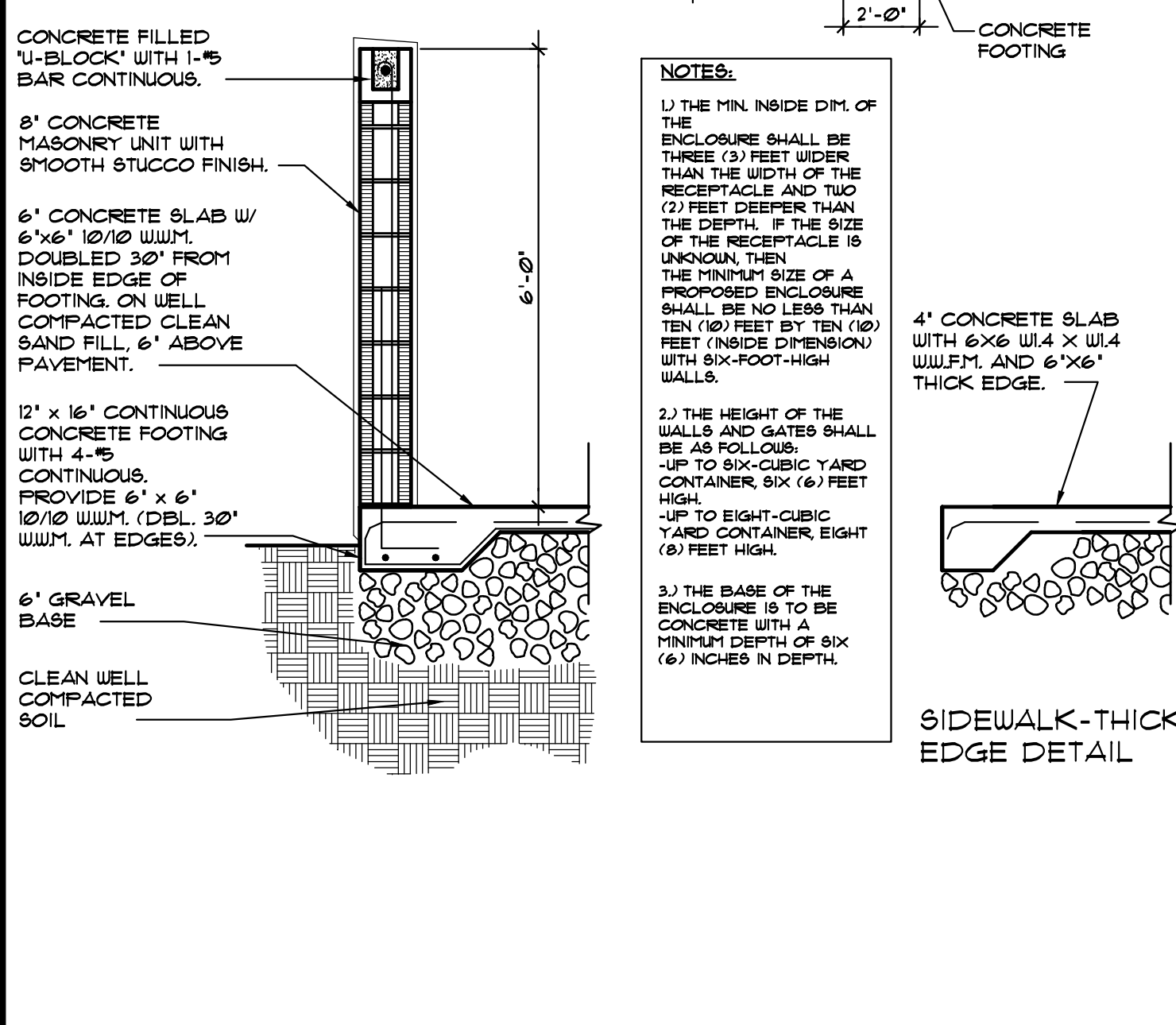
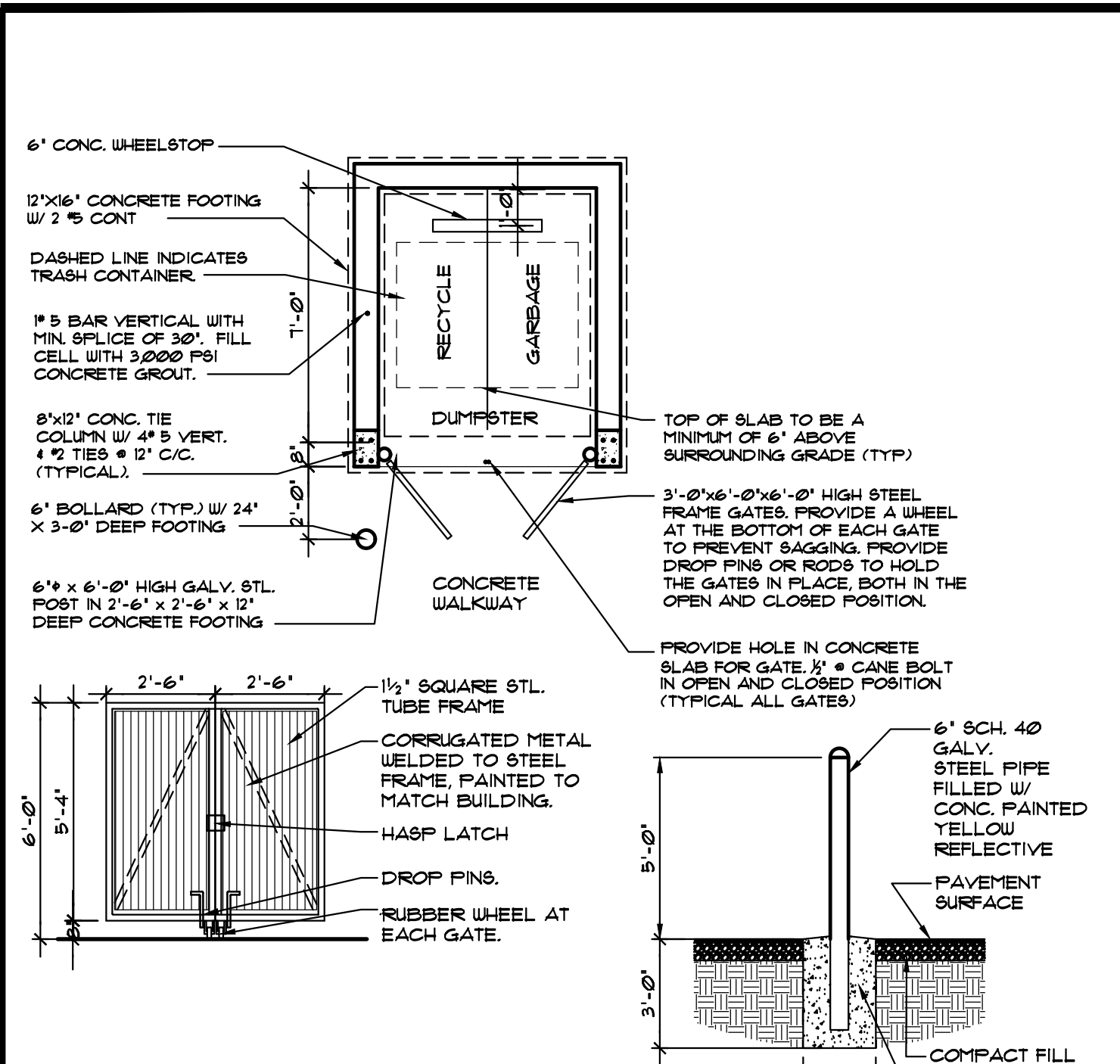
PROPOSED 78-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHTEY
1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

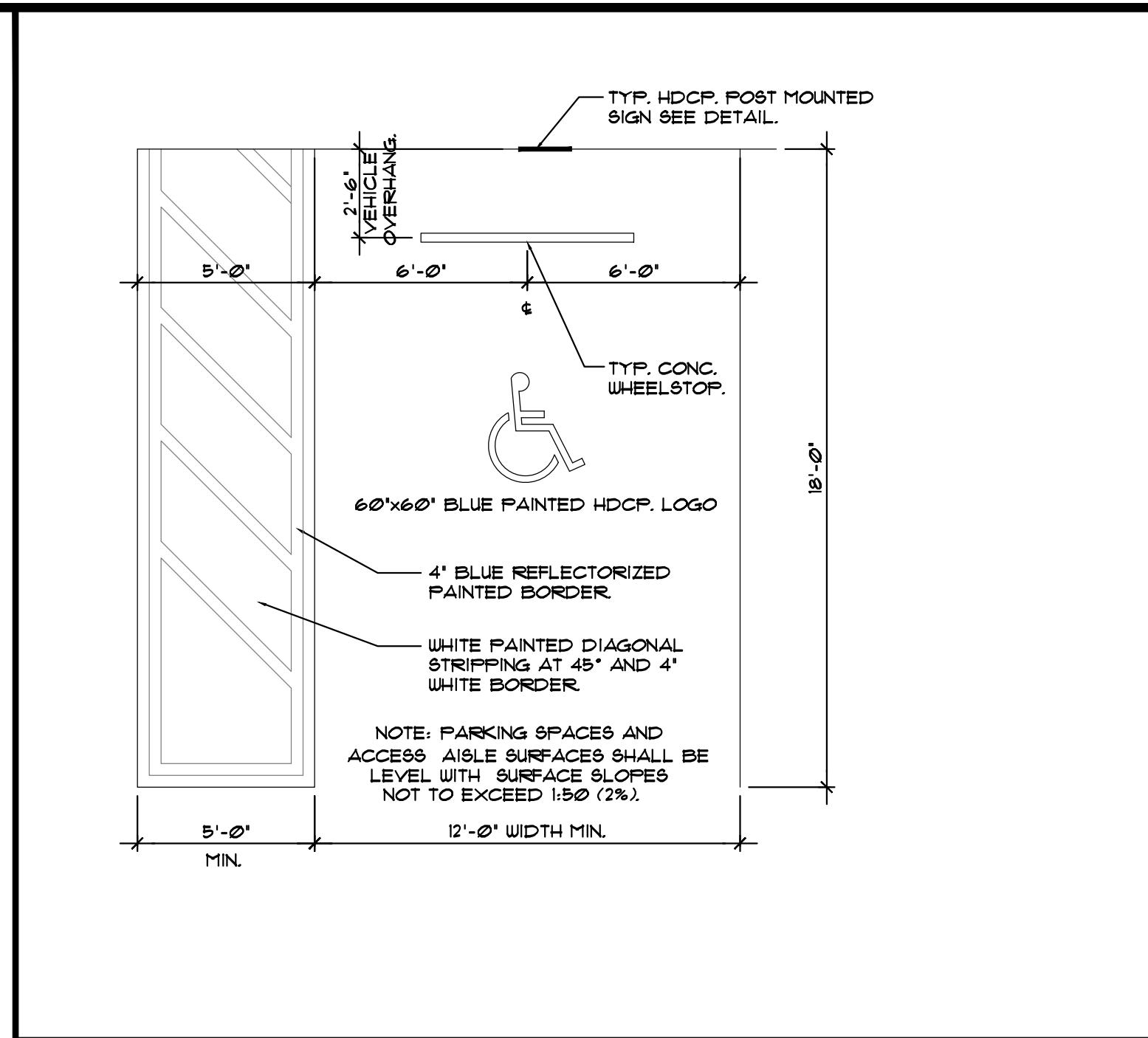
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CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB. NO.	022-021
SHEET	

SP-1.1

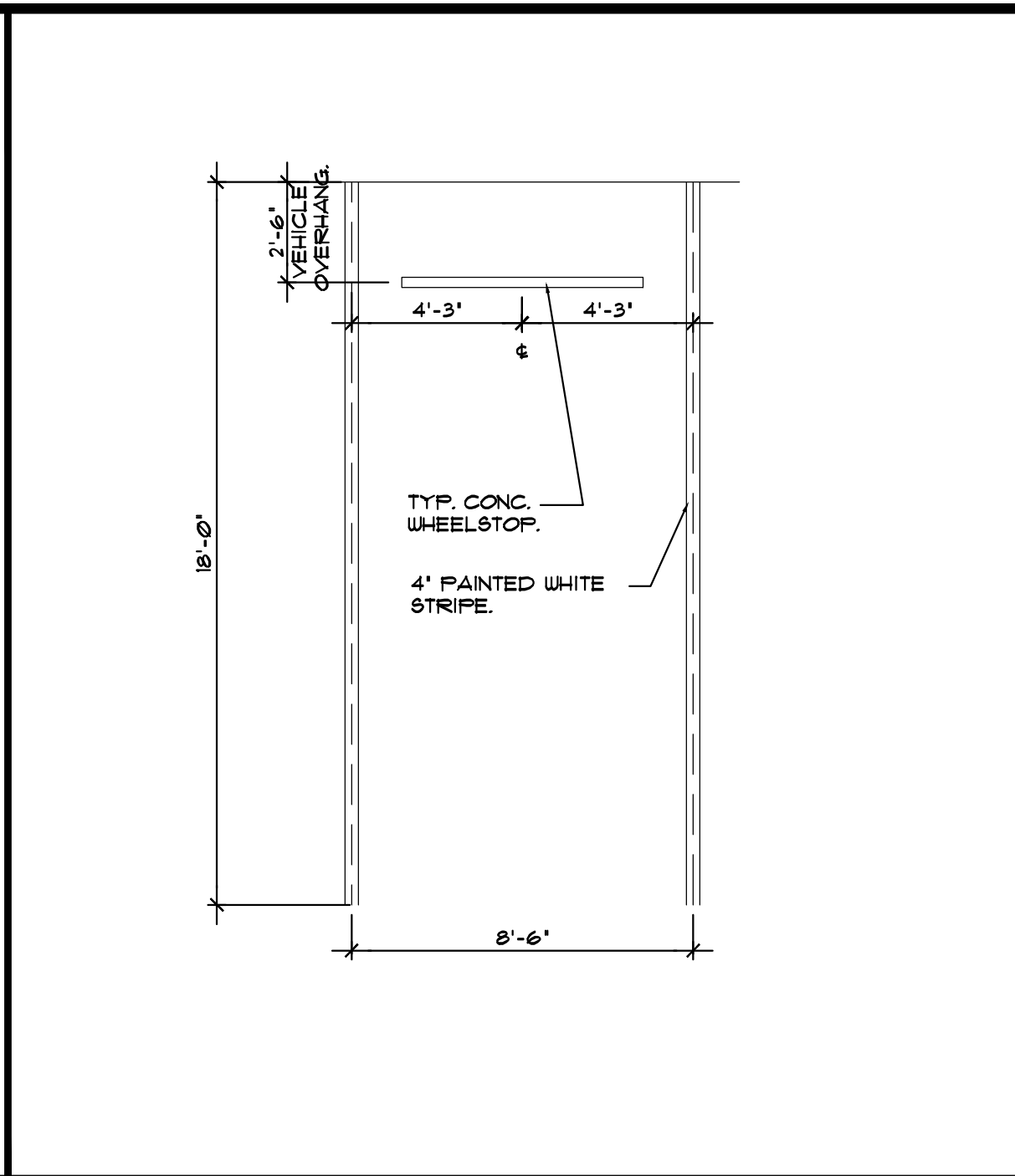
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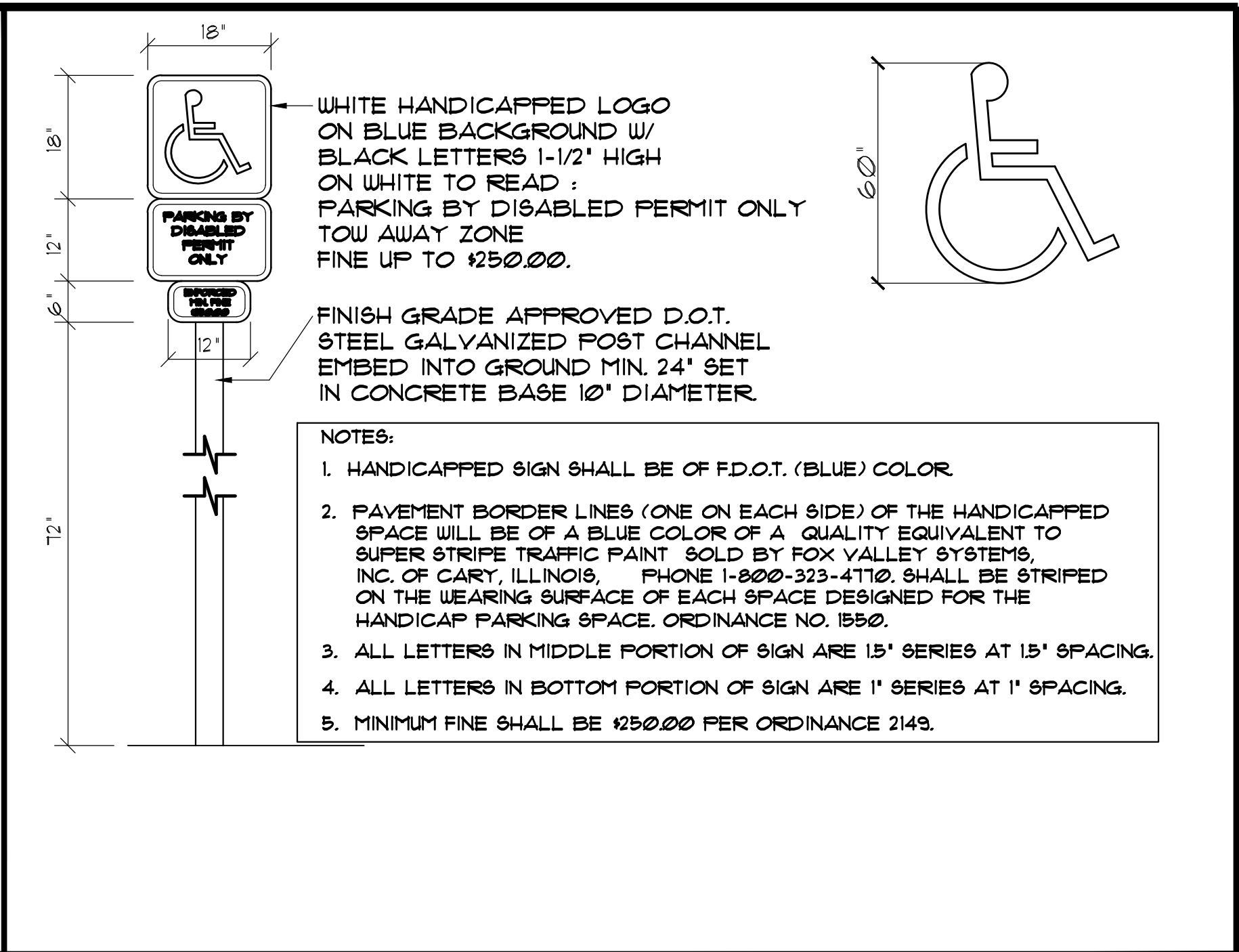
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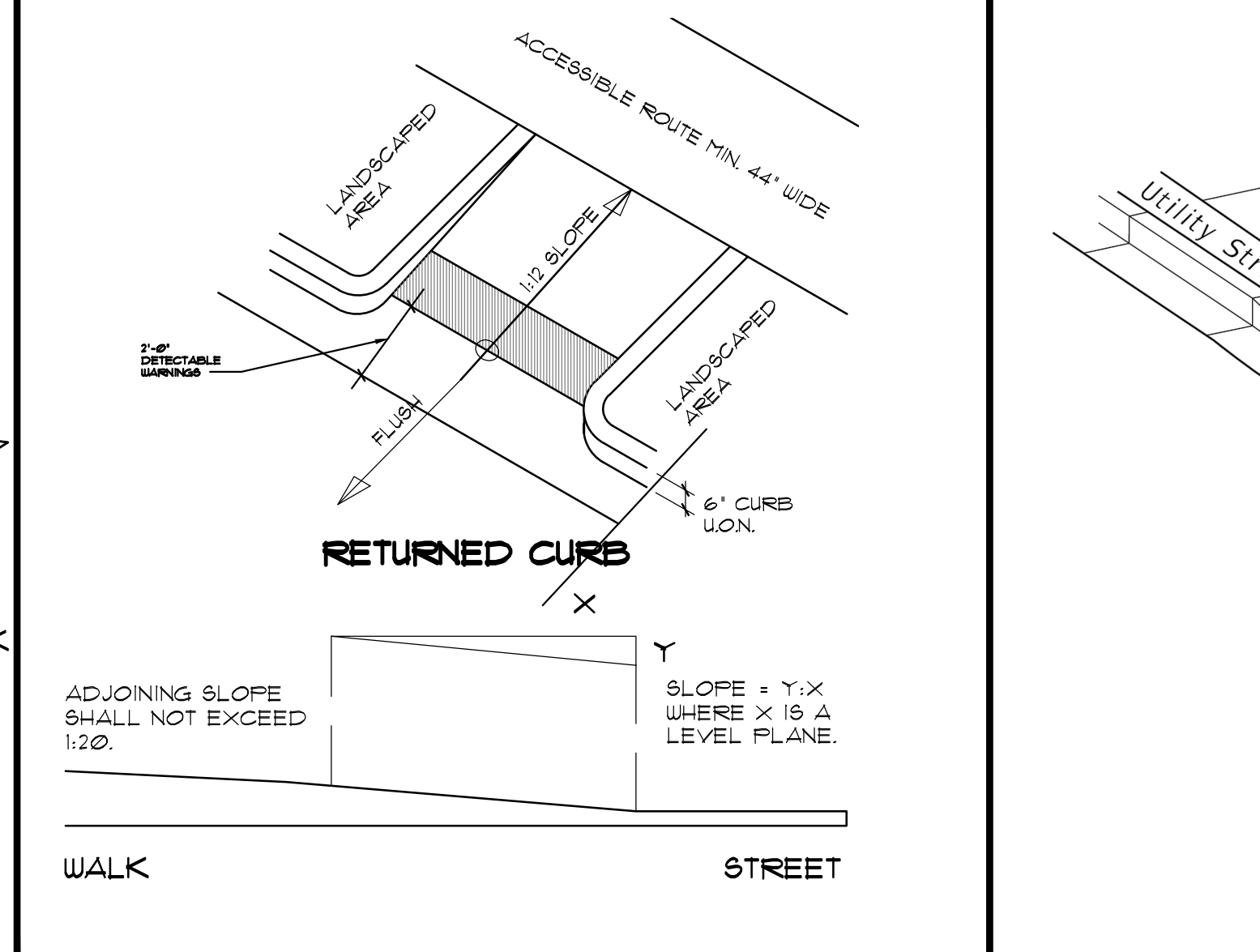
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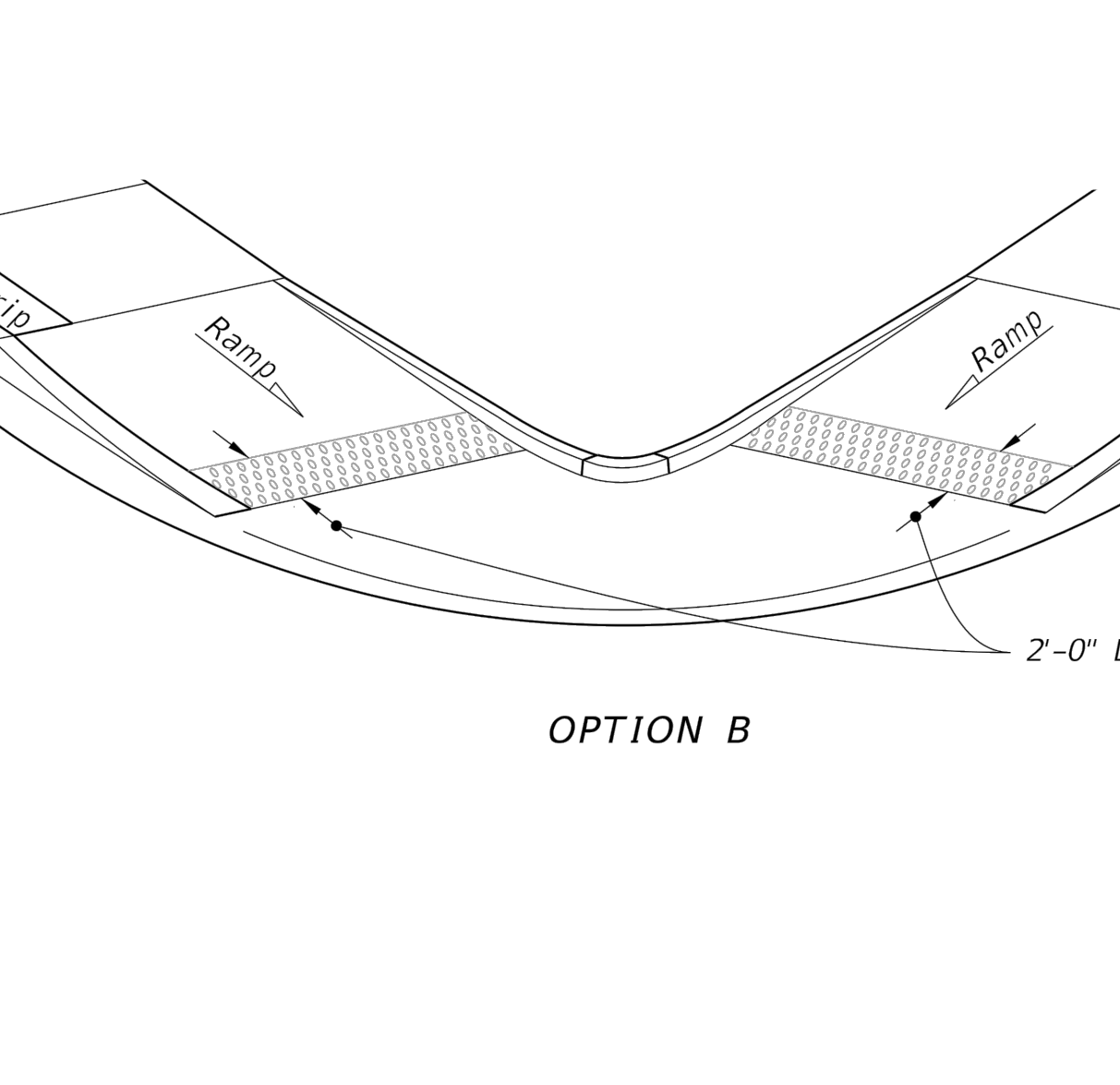
3 TYP. PARKING STALL DET. SCALE: N.T.S.



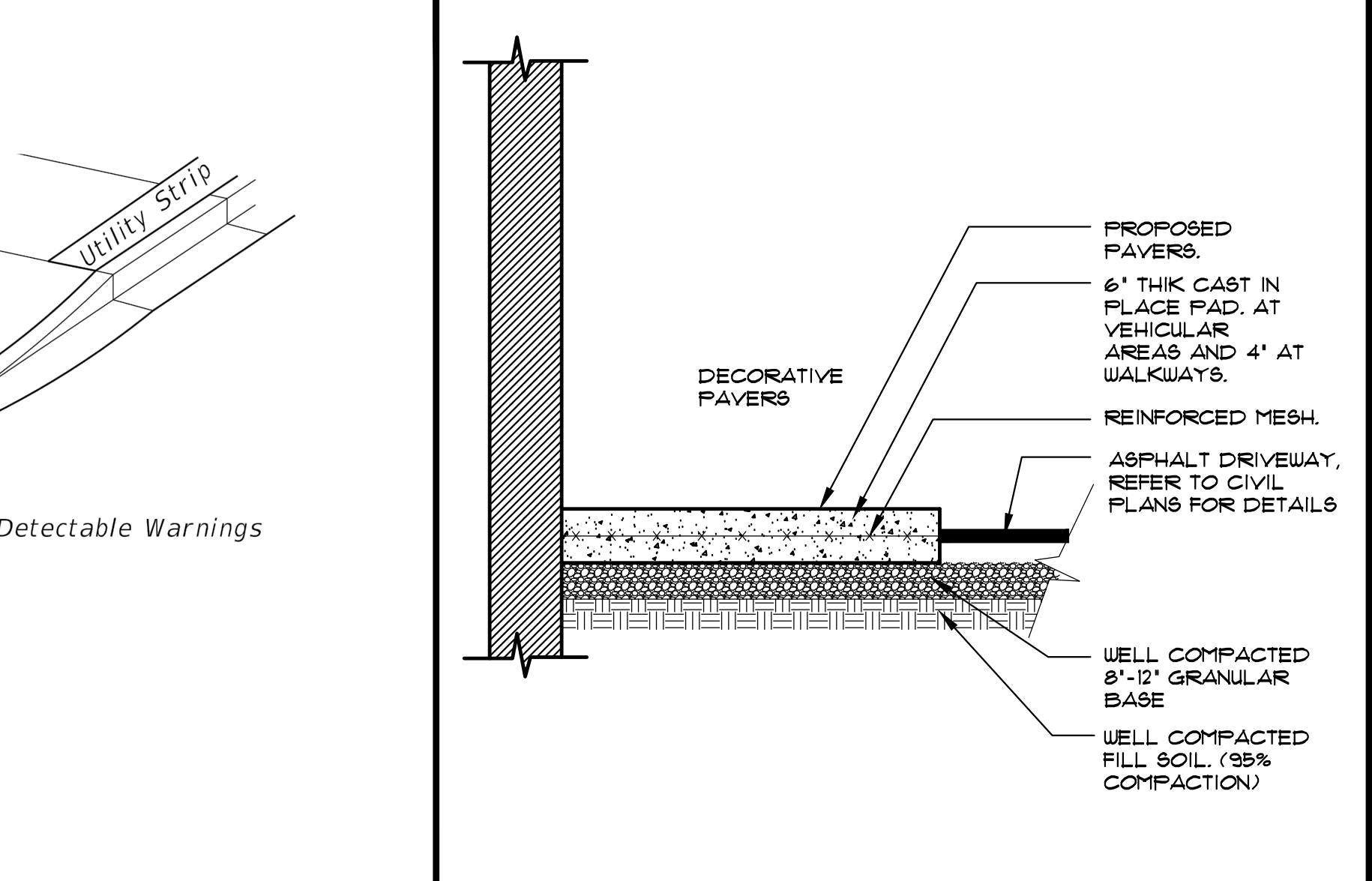
4 HANDICAP PARKING SIGN DETAILS



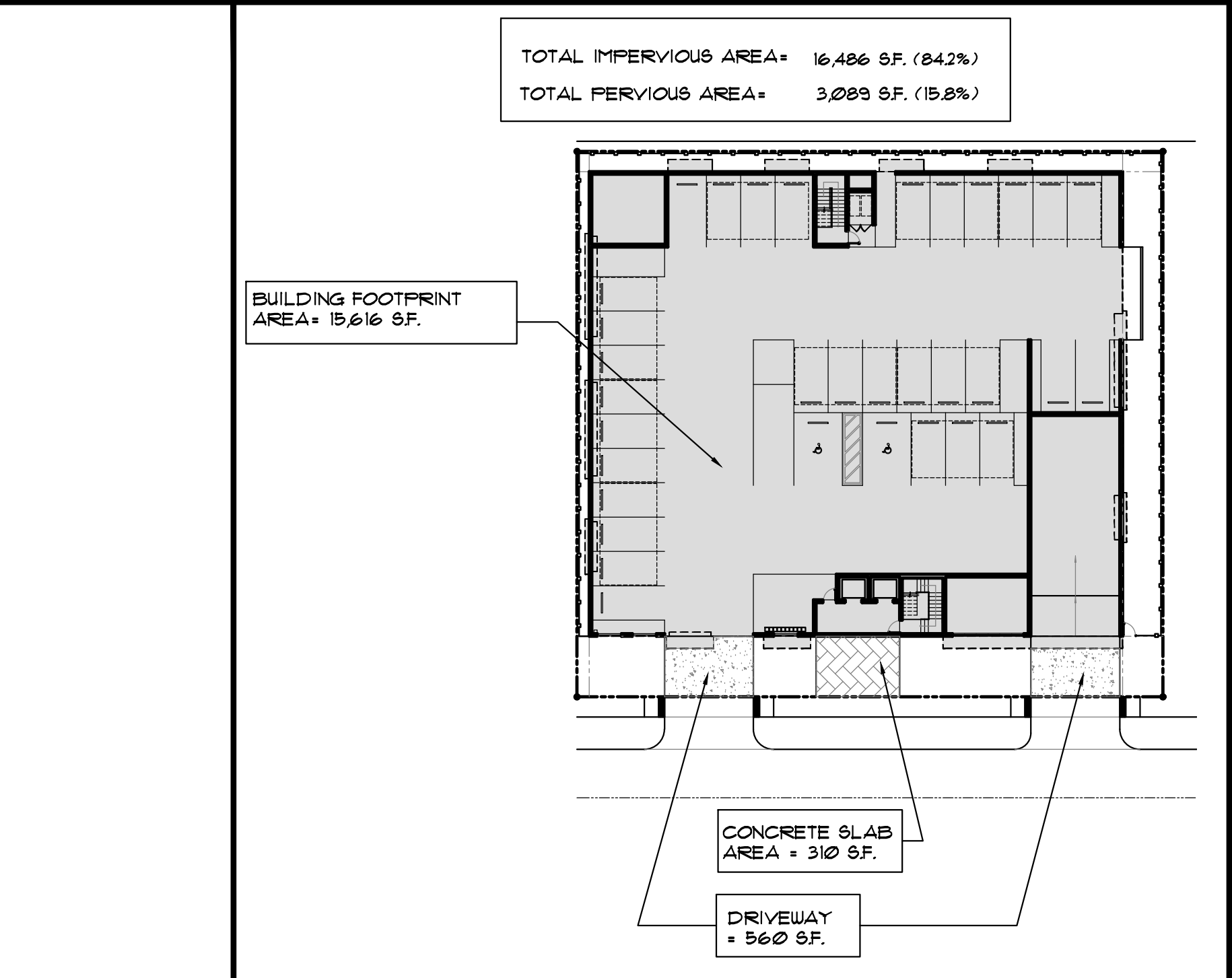
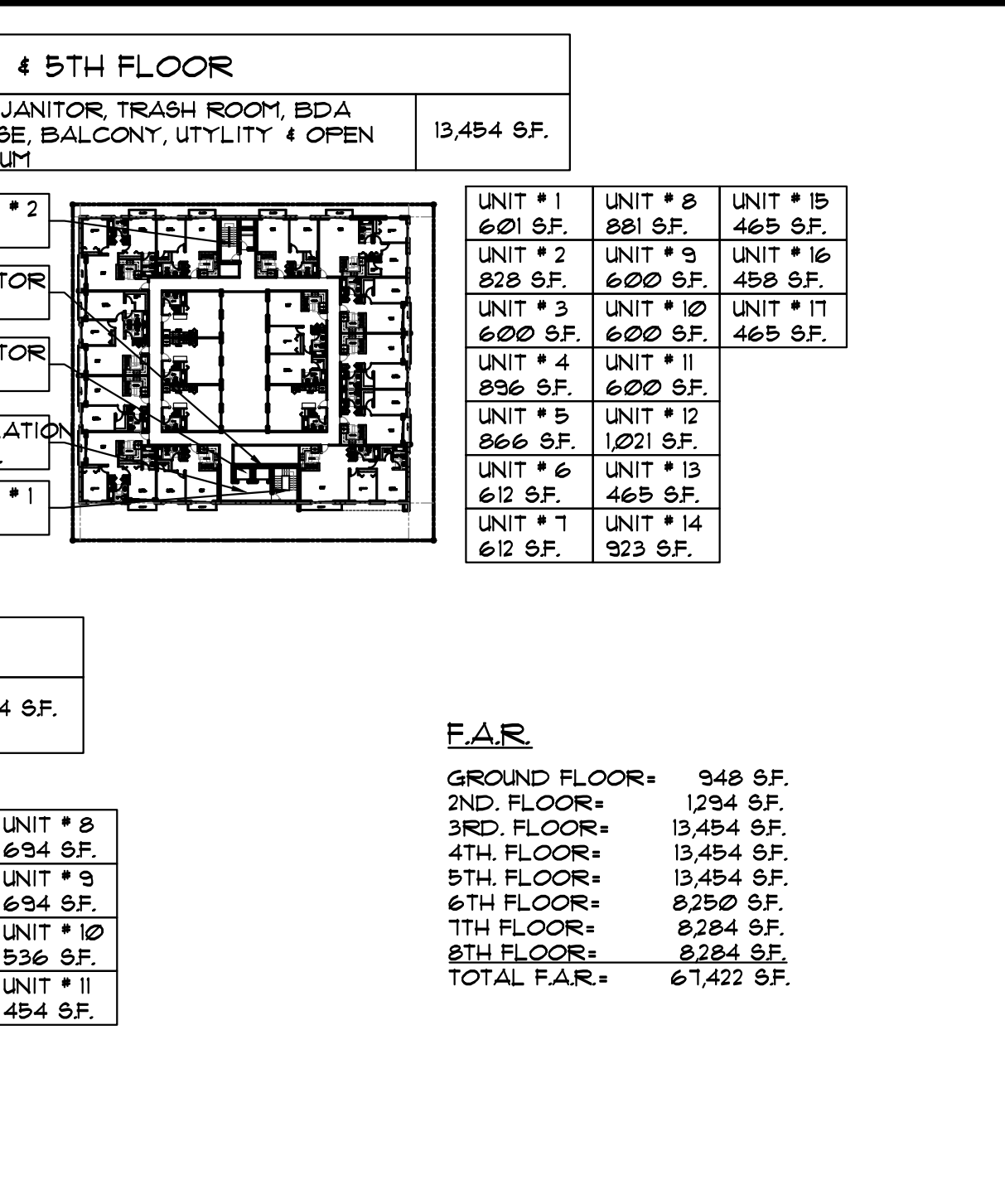
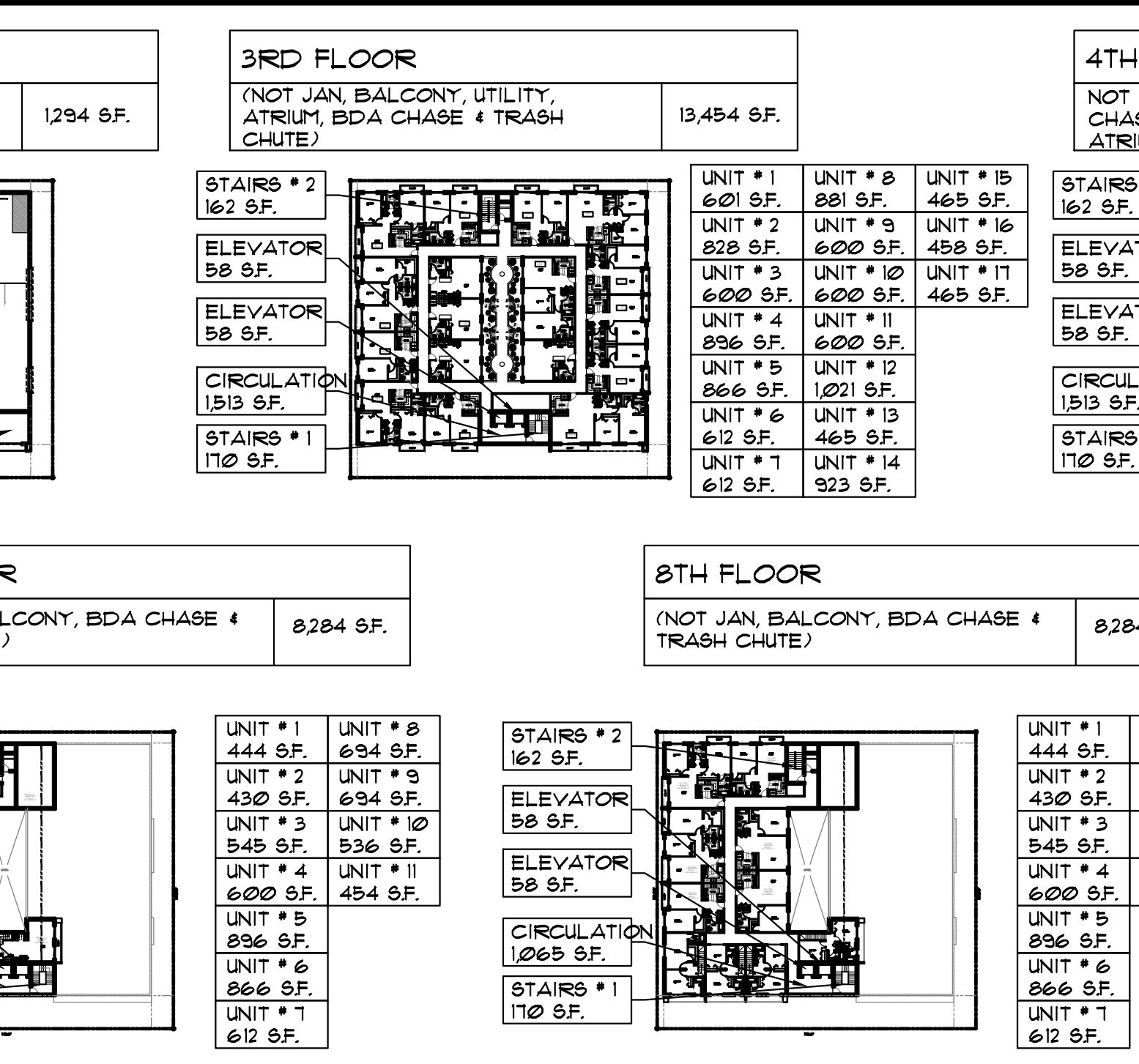
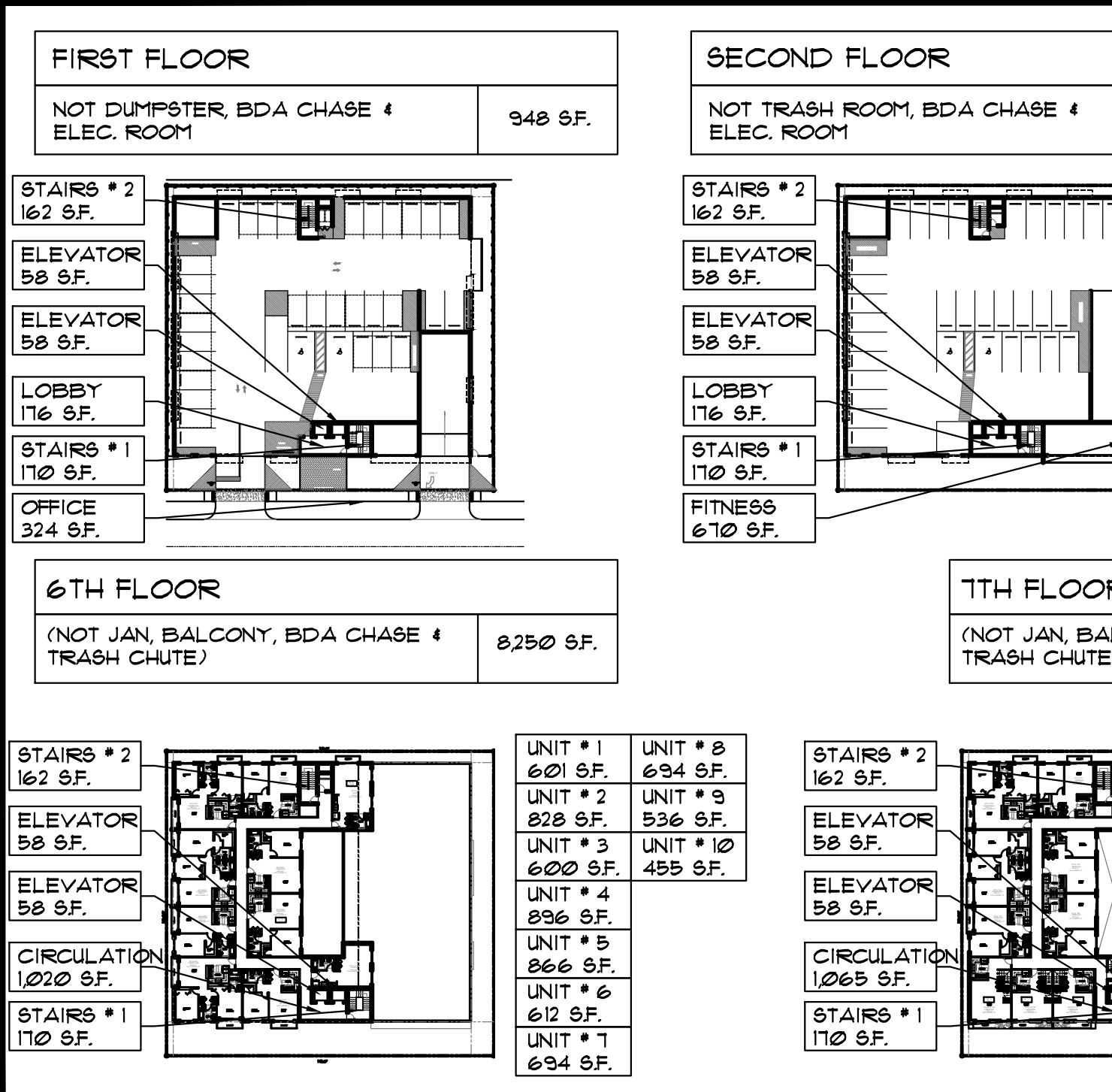
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5B ACCESSIBLE CURB RAMP NOT TO SCALE

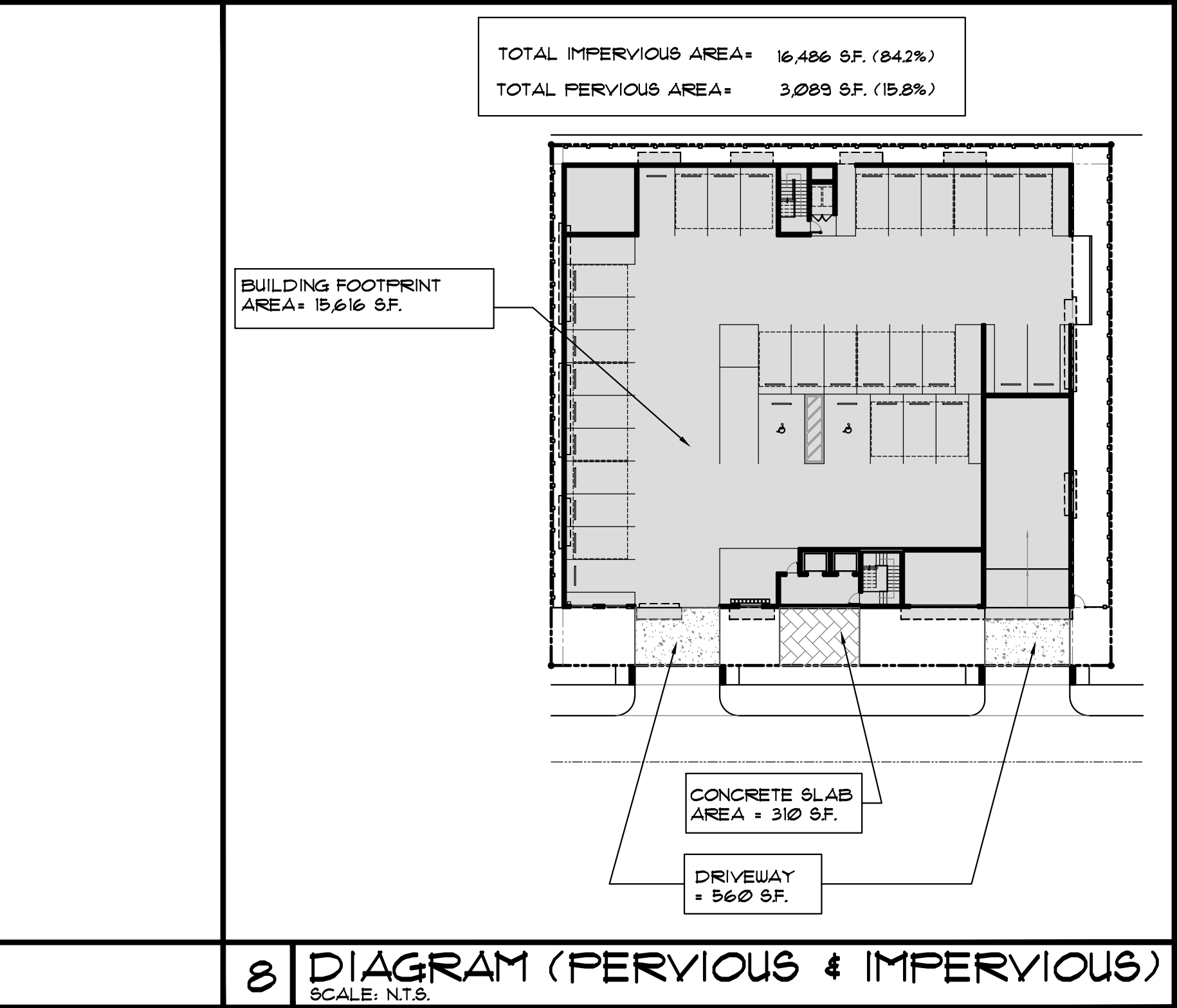


6 WALKWAY DETAIL SCALE: N.T.S.



7 DIAGRAM (F.A.R. CALCULATIONS) SCALE: N.T.S.

8 DIAGRAM (PERVIOUS & IMPERVIOUS) SCALE: N.T.S.



8 DIAGRAM (PERVIOUS & IMPERVIOUS) SCALE: N.T.S.

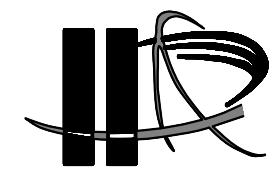
LLR Architects, Inc.
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12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLROS@LLRARCHITECTS.COM
Luis LaRosa Registered Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 78-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHTEY
1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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



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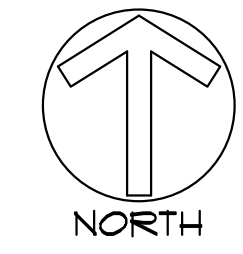
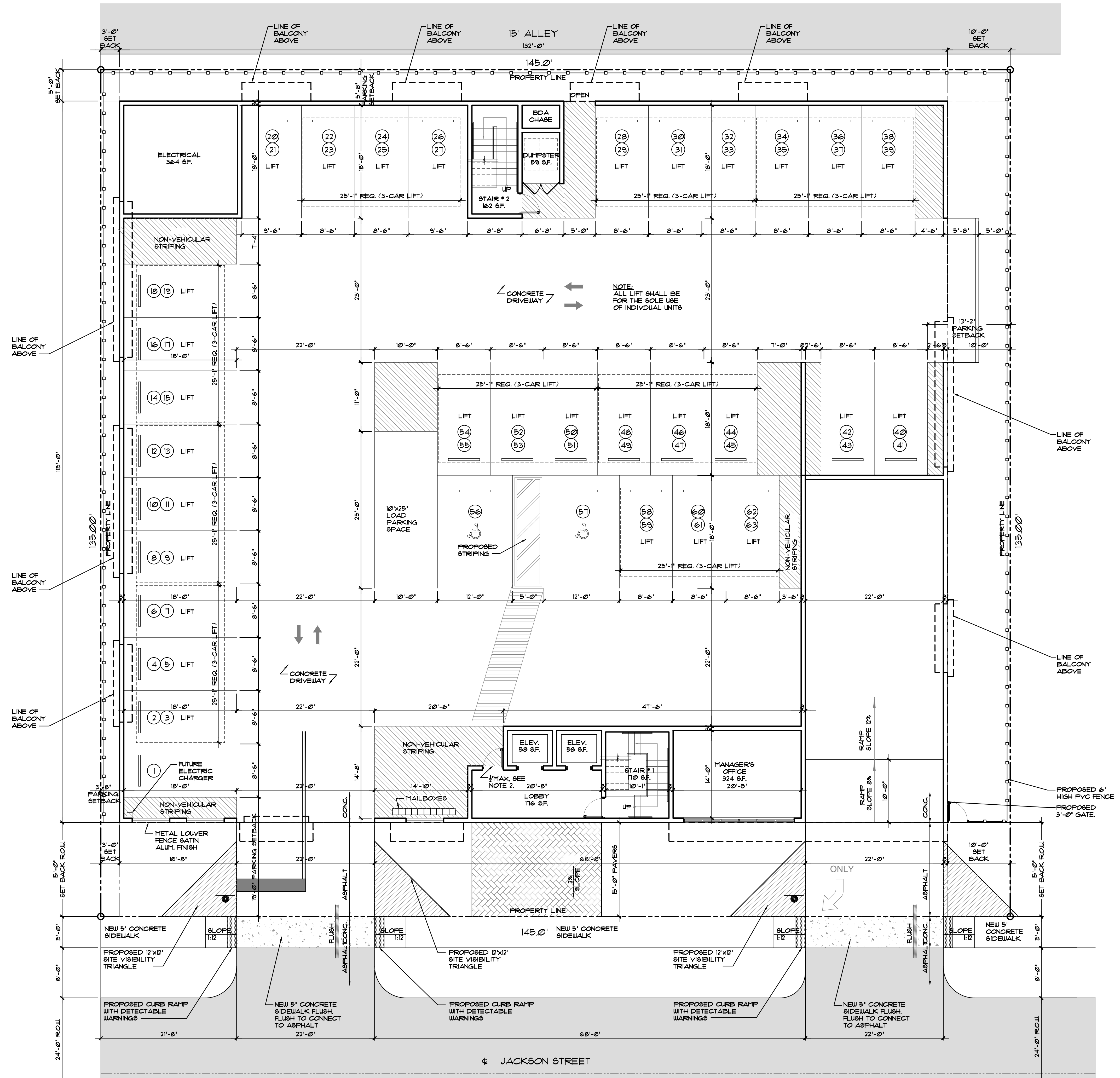
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ALEX MUSHTEY
1135-1139 JACKSON STREET
HOLLYWOOD, FL 33020

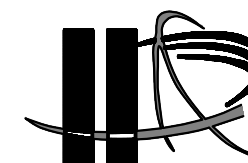
SEAL: AR 0017852
LUIS LA ROSA

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

A-1.1
OF SHEETS



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



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926
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E-MAIL: LLAROS@LLAROSARCHITECTS.COM

Luis LaRosa-Registered
Architect
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AA#-26003693

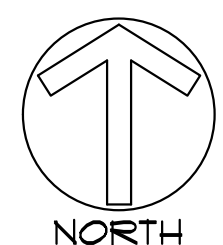
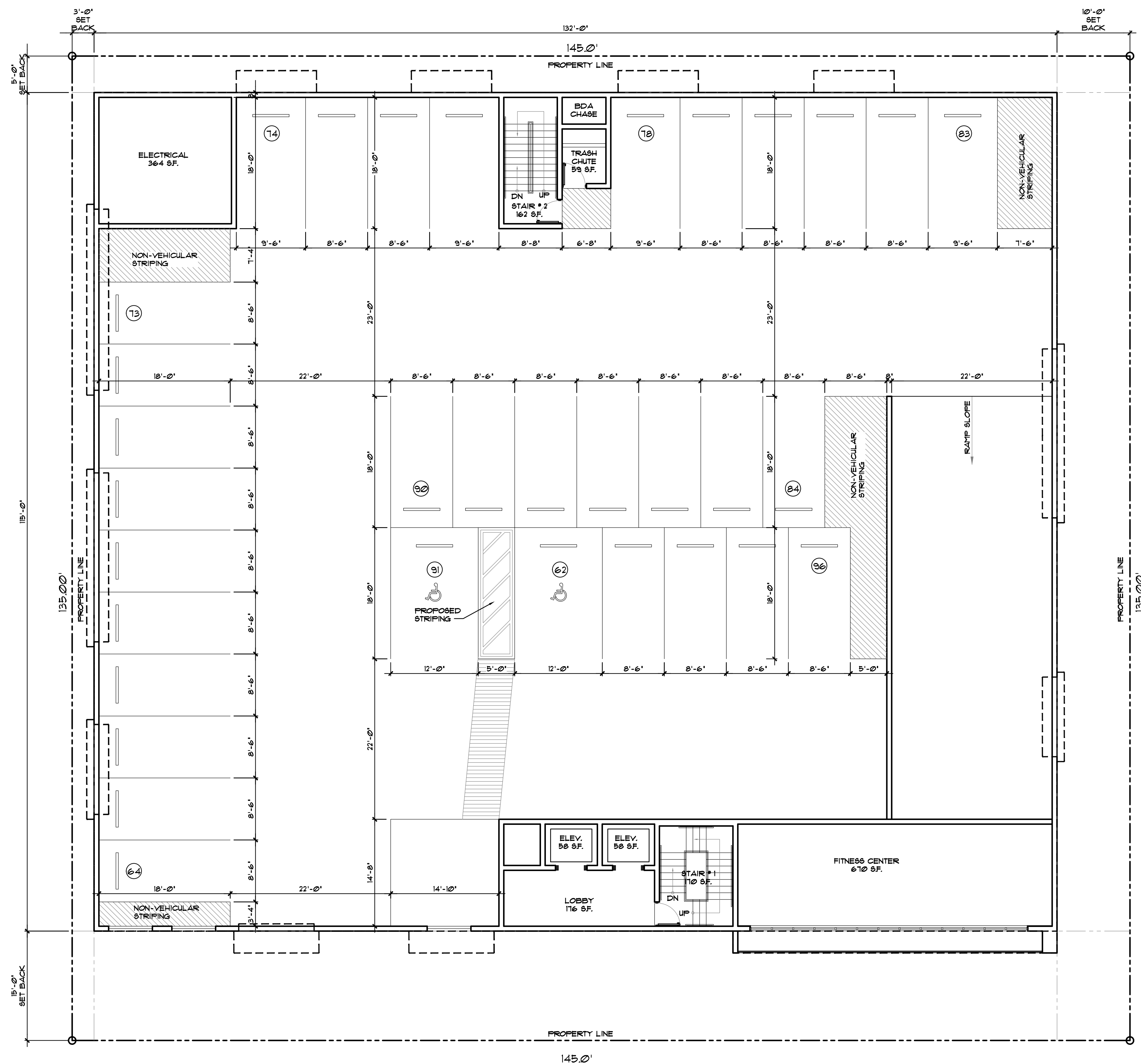
REVISION:	BY:

PROPOSED 78-UNITS MULTI FAMILY DEVELOPMENT FOR:
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1135-1139 JACKSON STREET
HOLLYWOOD, FL 33020

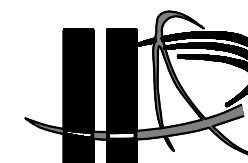
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LUIS LA ROSA

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A-1.2
OF SHEETS



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



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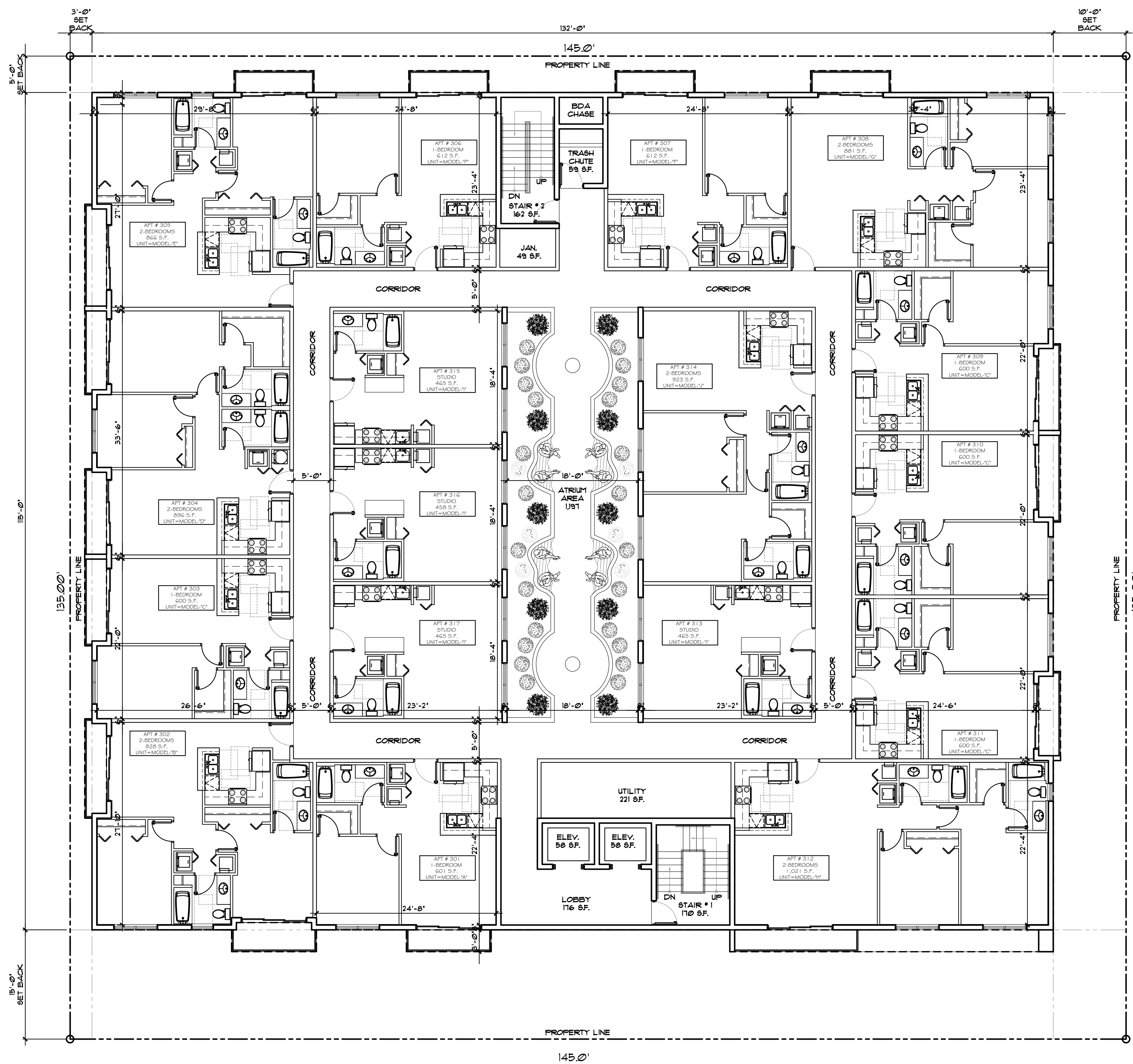
REVISION:	BY:

PROPOSED 18-UNITS MULTI FAMILY DEVELOPMENT FOR:
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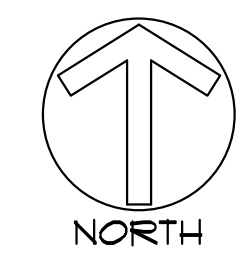
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DATE	12/12/22
SCALE	AS NOTED
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A-1.3
OF SHEETS



NOTE:
REFER TO SHEET A-1.3 & A-1.10
FOR ENLARGED PROTOTYPES



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



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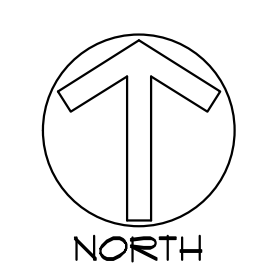
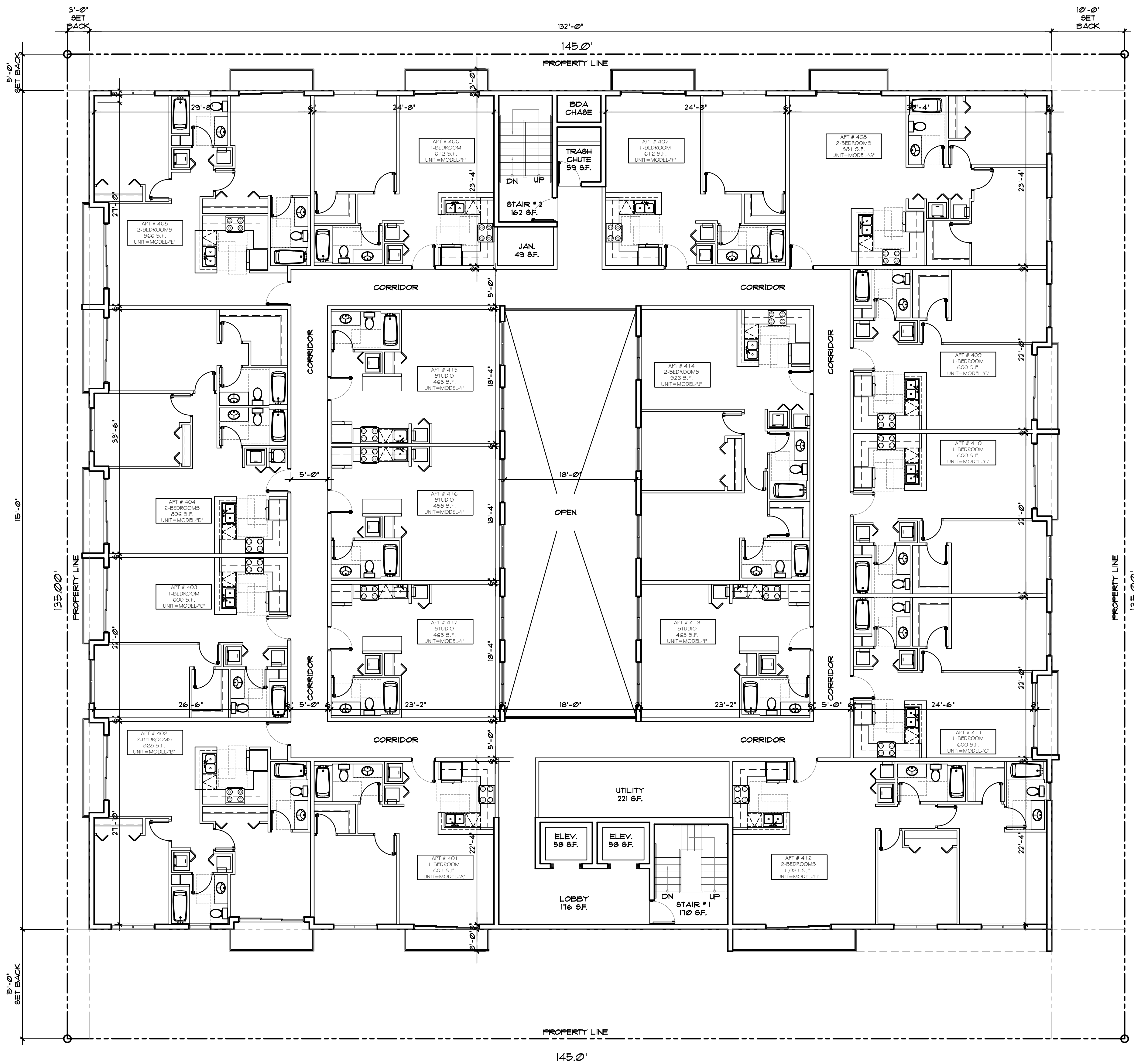
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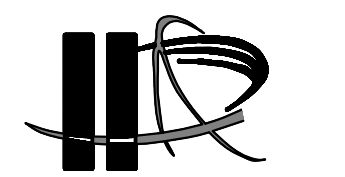
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A-1.4
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1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"



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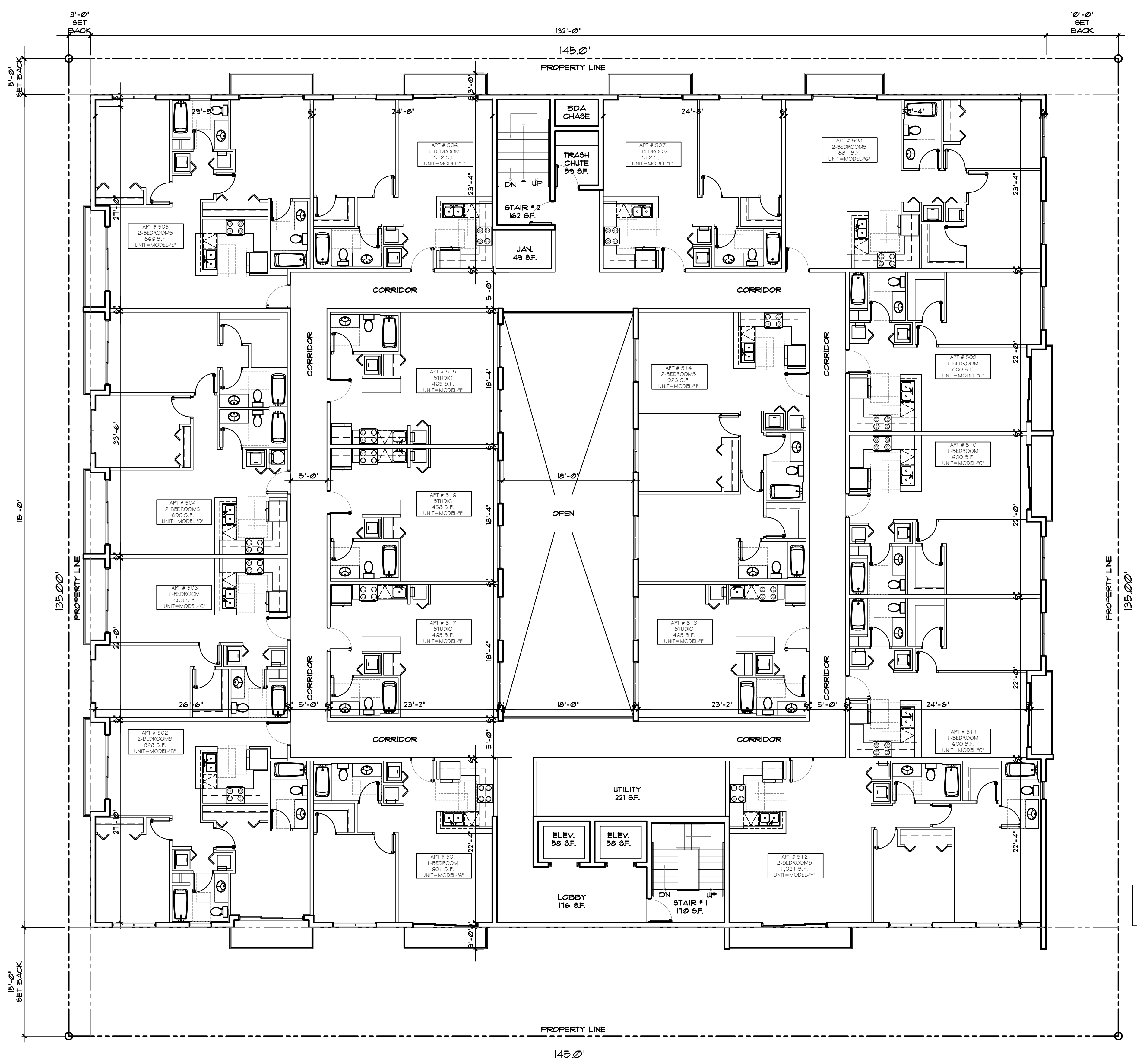
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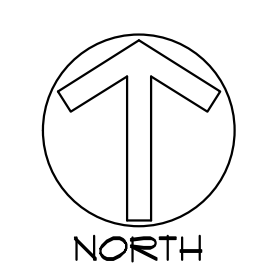
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SCALE	AS NOTED
JOB. NO.	022-021
SHEET	

A-1.5
OF SHEETS



NOTE:
REFER TO SHEET A-1.9 & A-1.10
FOR ENLARGED PROTOTYPES



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



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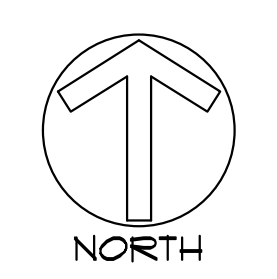
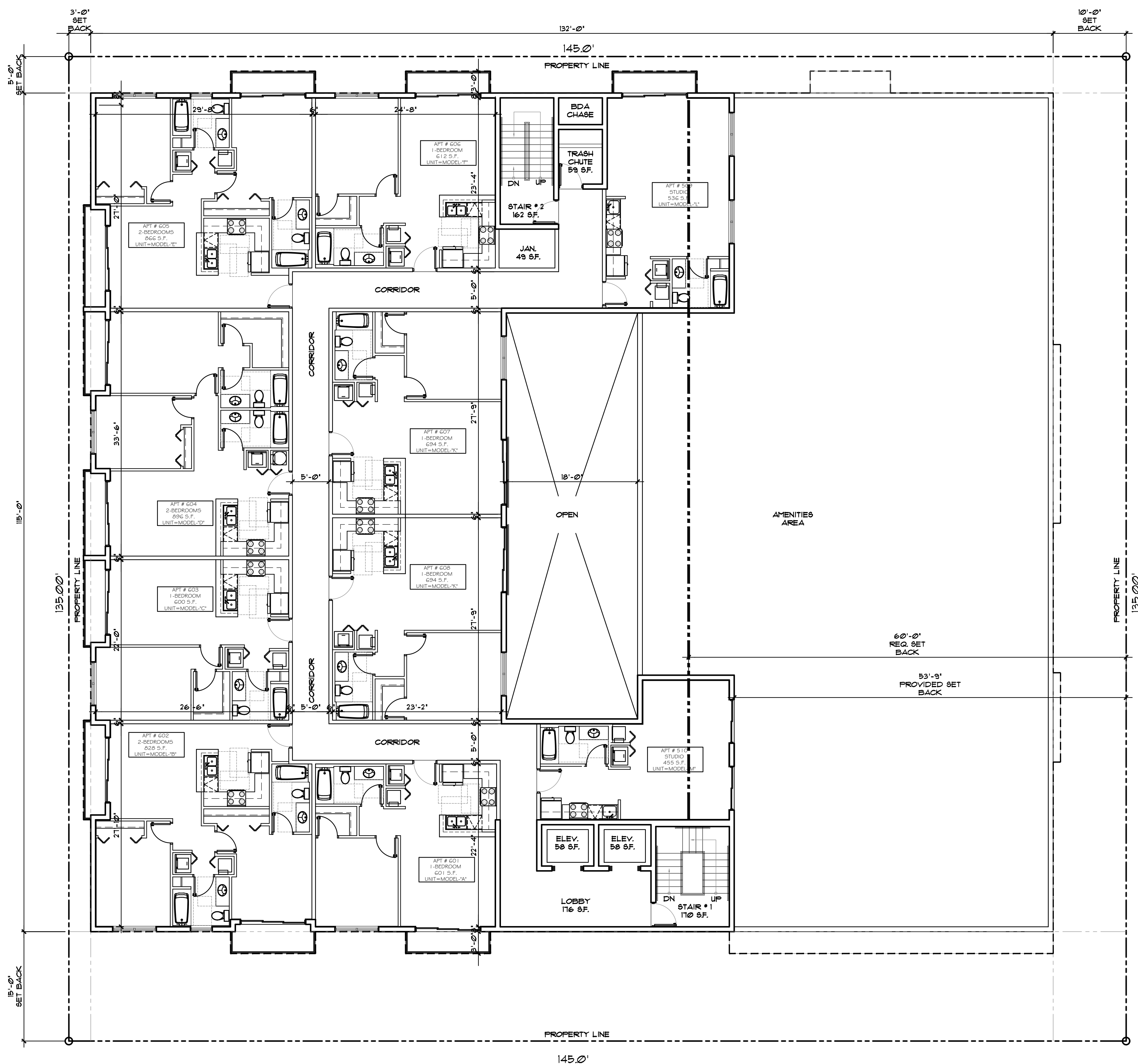
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A-1.6
OF SHEETS



1 PROPOSED TYPICAL 6TH FLOOR PLAN
SCALE: 1/8"=1'-0"



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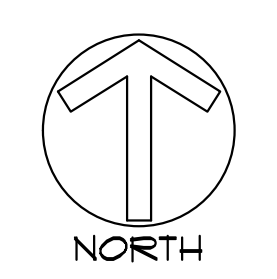
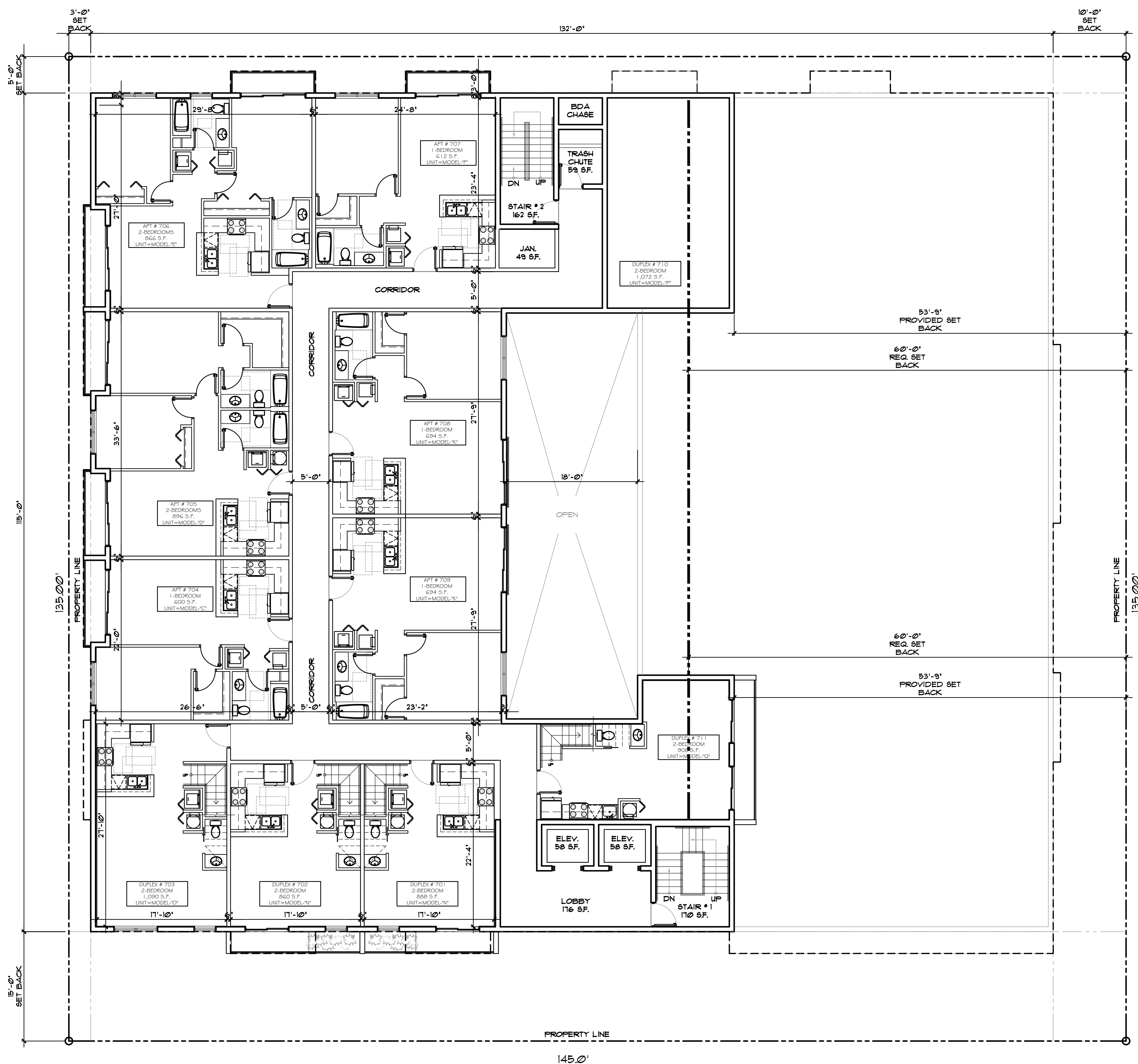
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A-1.7
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1 PROPOSED TYPICAL 7TH FLOOR PLAN -duplex-
SCALE: 1/8"=1'-0"



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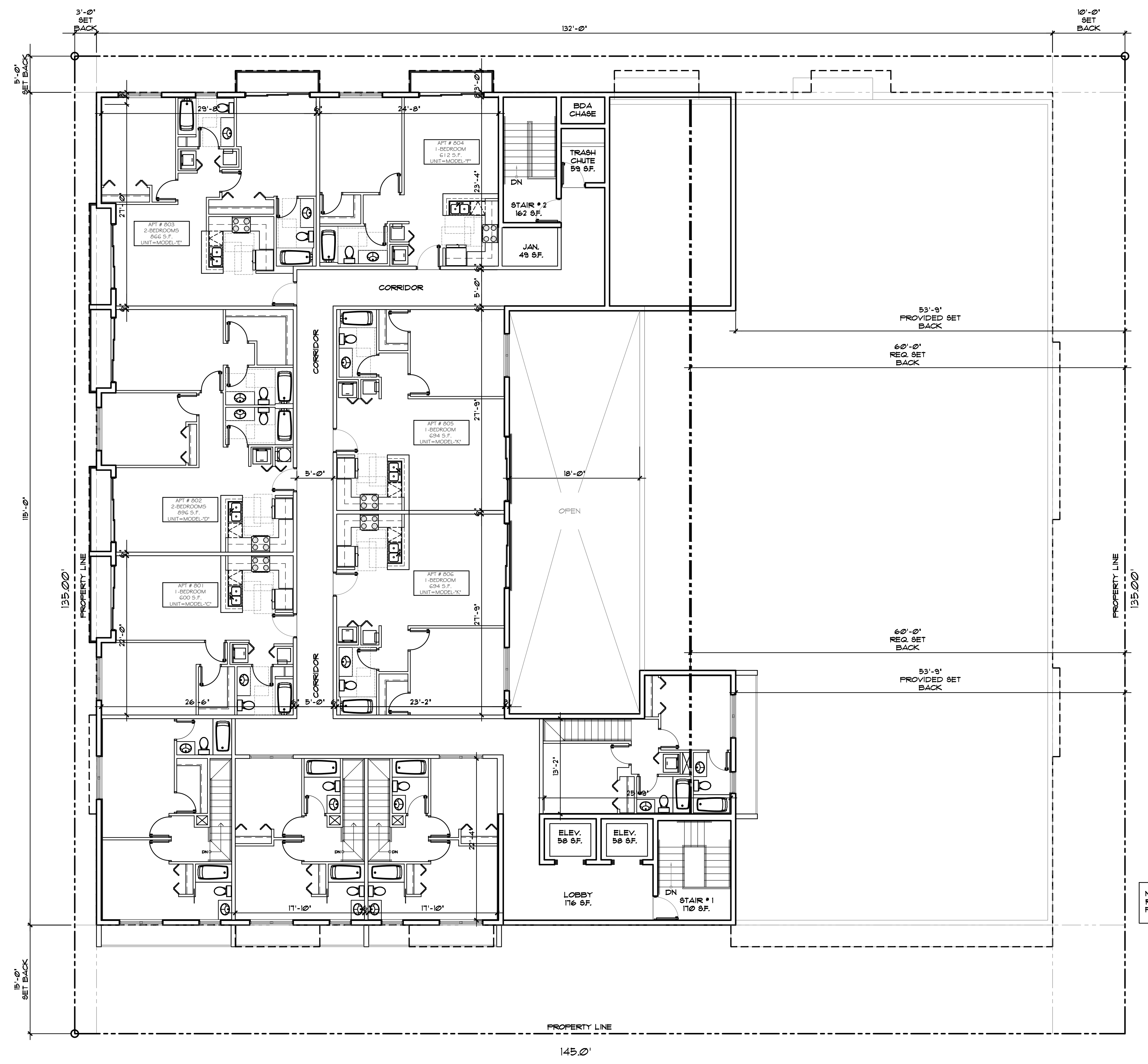
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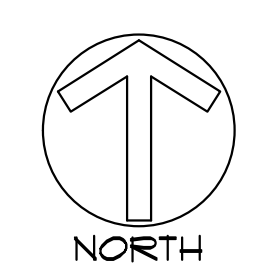
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SCALE	AS NOTED
JOB. NO.	022-021
SHEET	

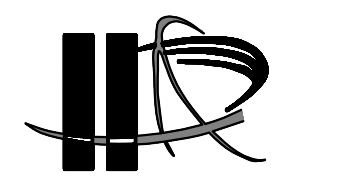
A-1.8
OF SHEETS



NOTE:
REFER TO SHEET A-19 + A-110
FOR ENLARGED PROTOTYPES



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



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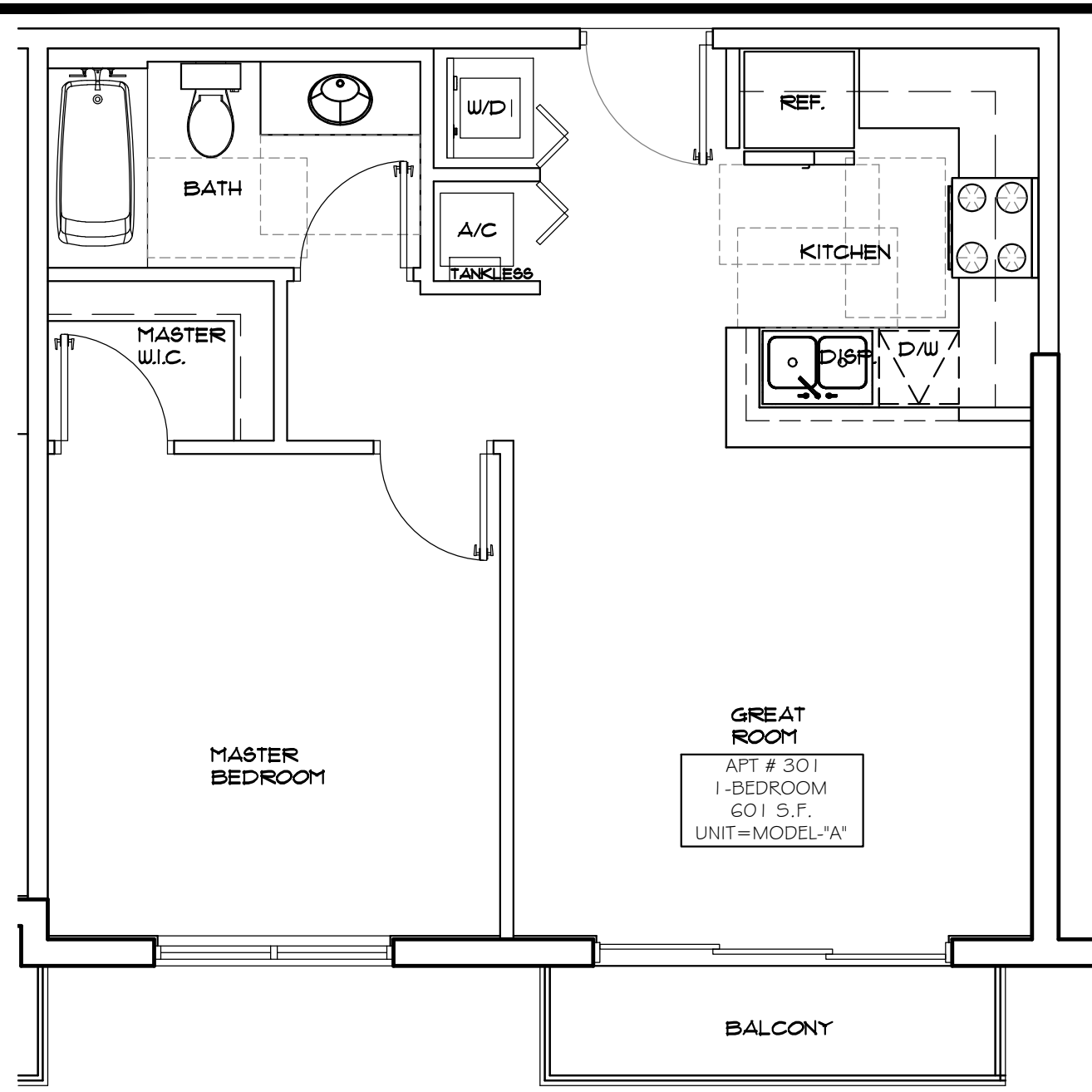
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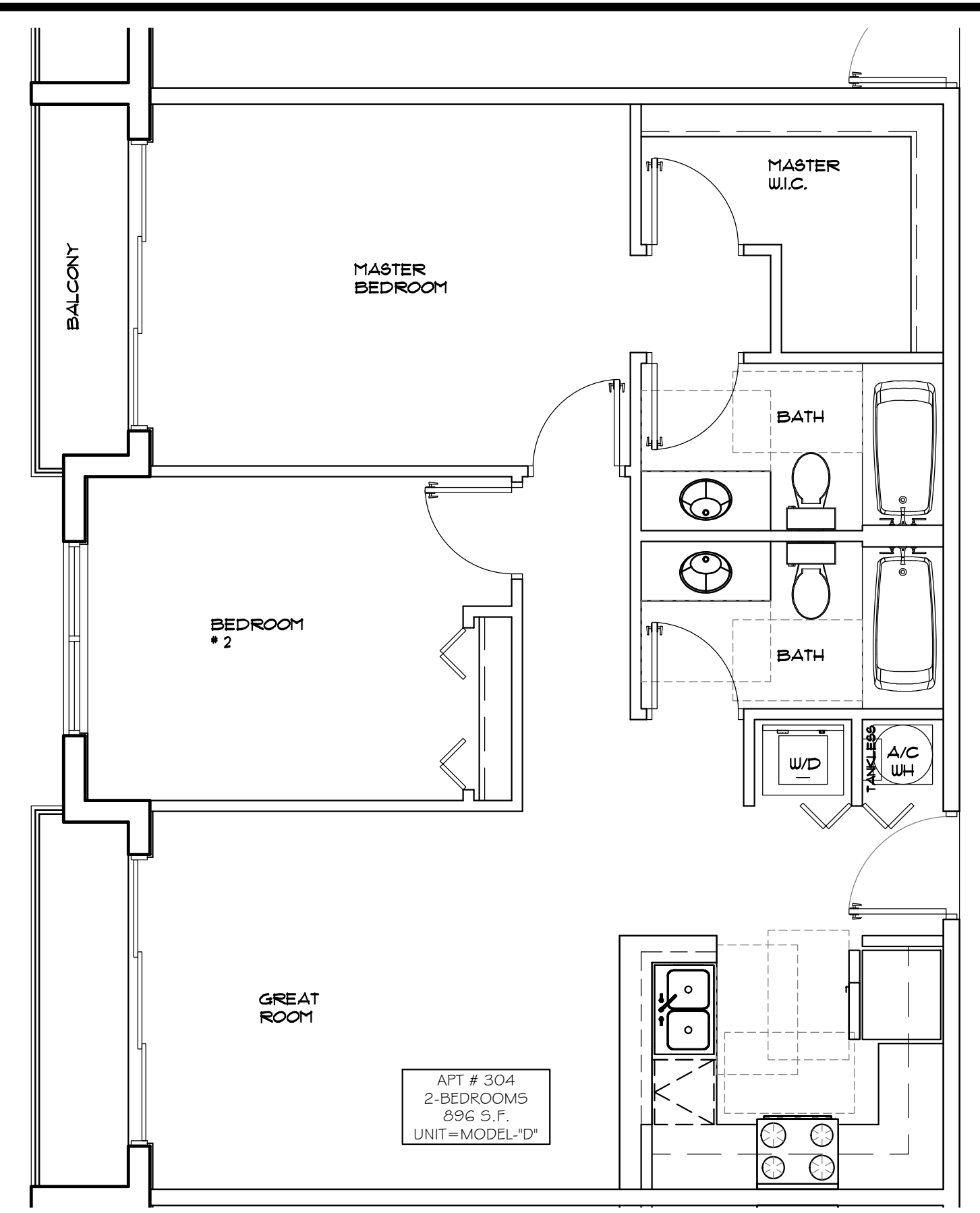
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DATE	12/12/22
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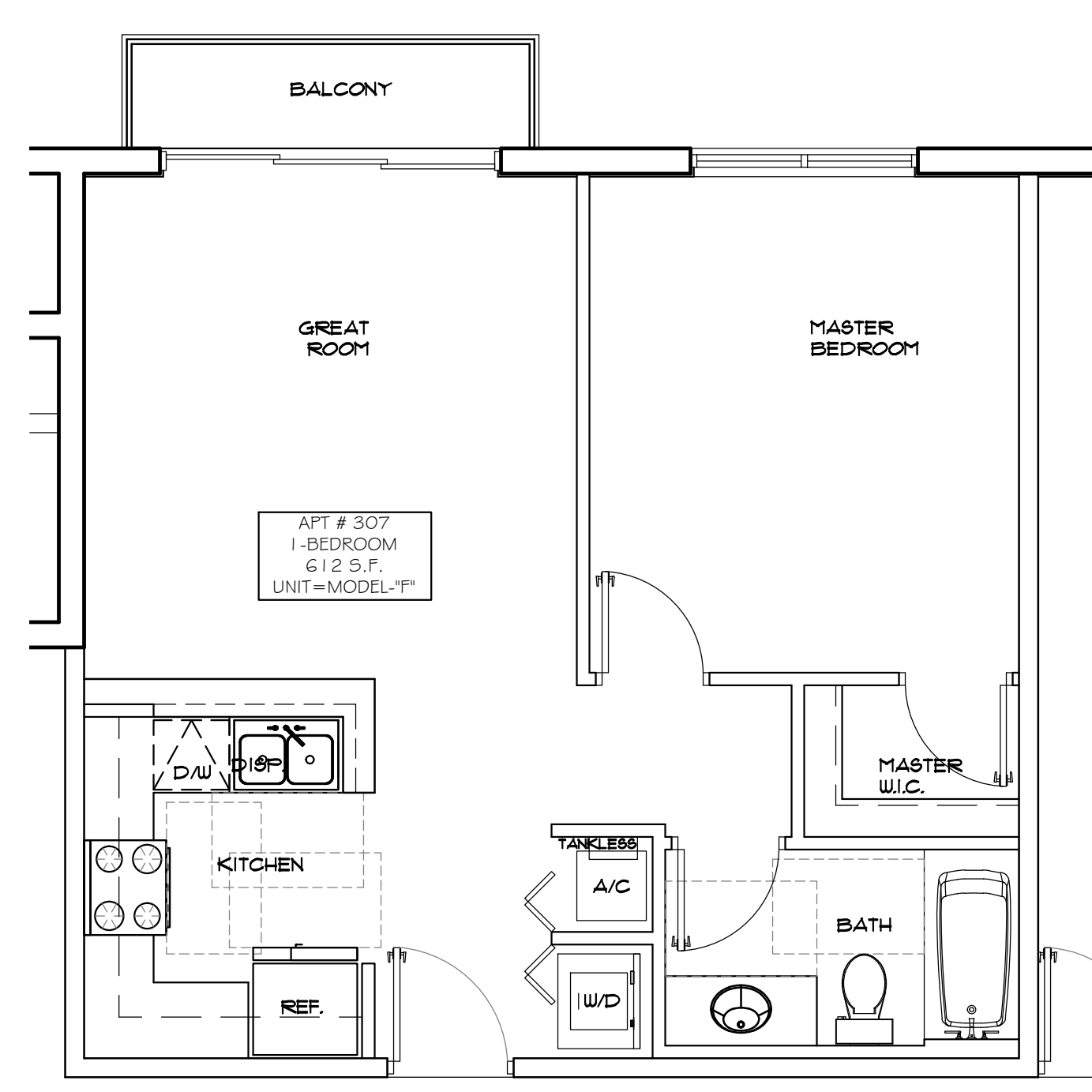
A-1.9
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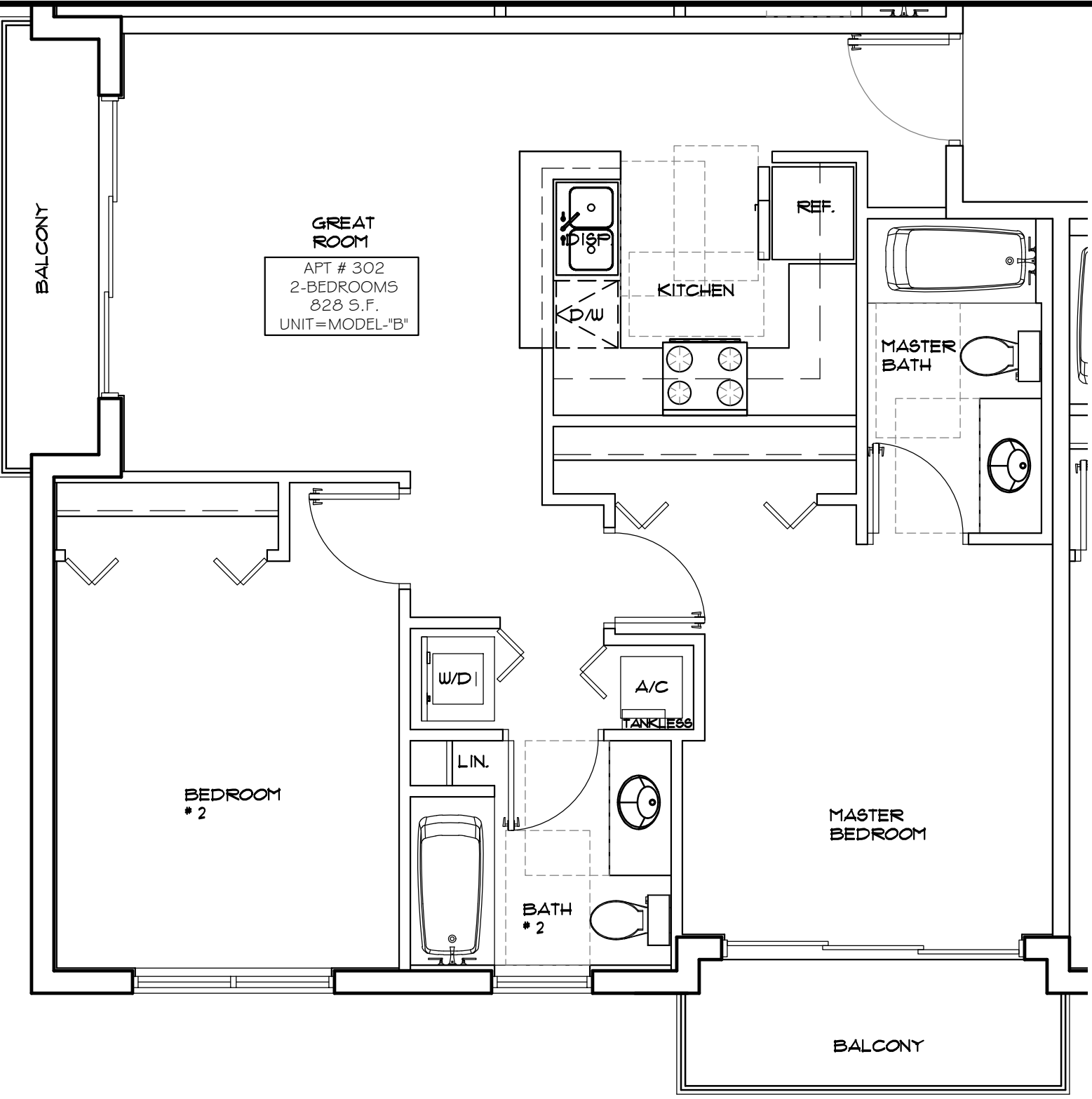
1 **PROTOTYPE-A-**
 SCALE: 1/4"=1'-0"



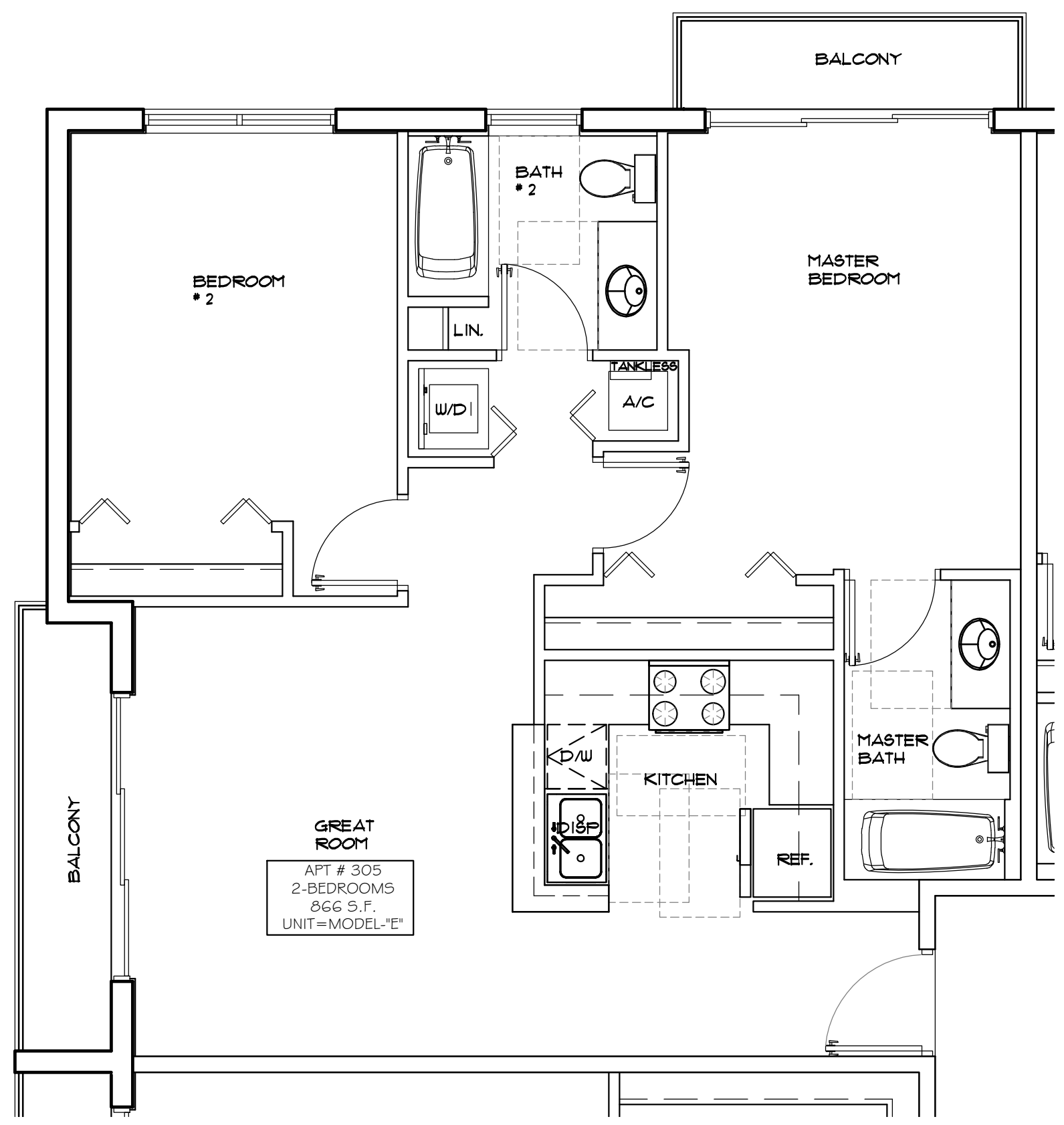
4 **PROTOTYPE-D-**
 SCALE: 1/4"=1'-0"



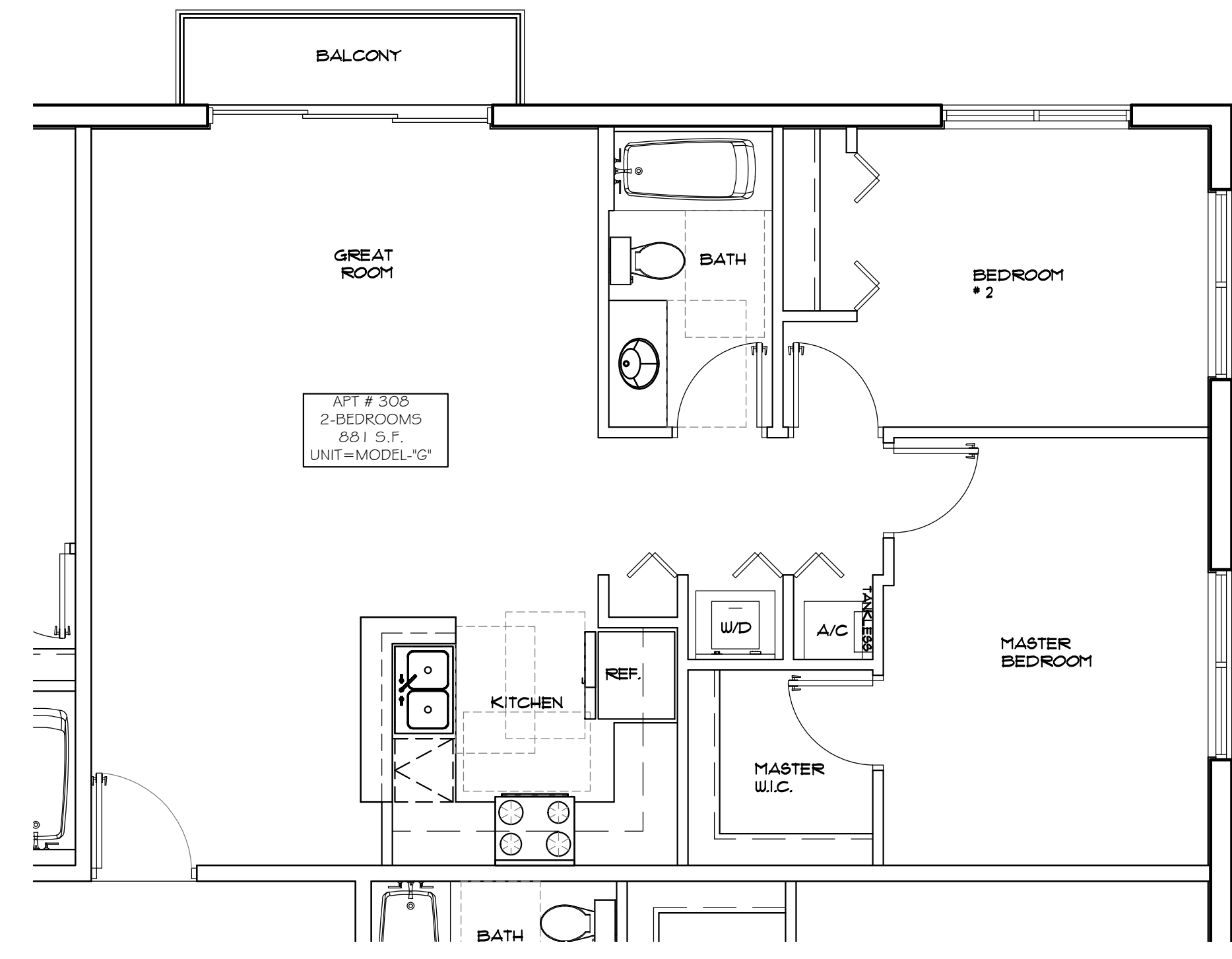
6 **PROTOTYPE-F-**
 SCALE: 1/4"=1'-0"



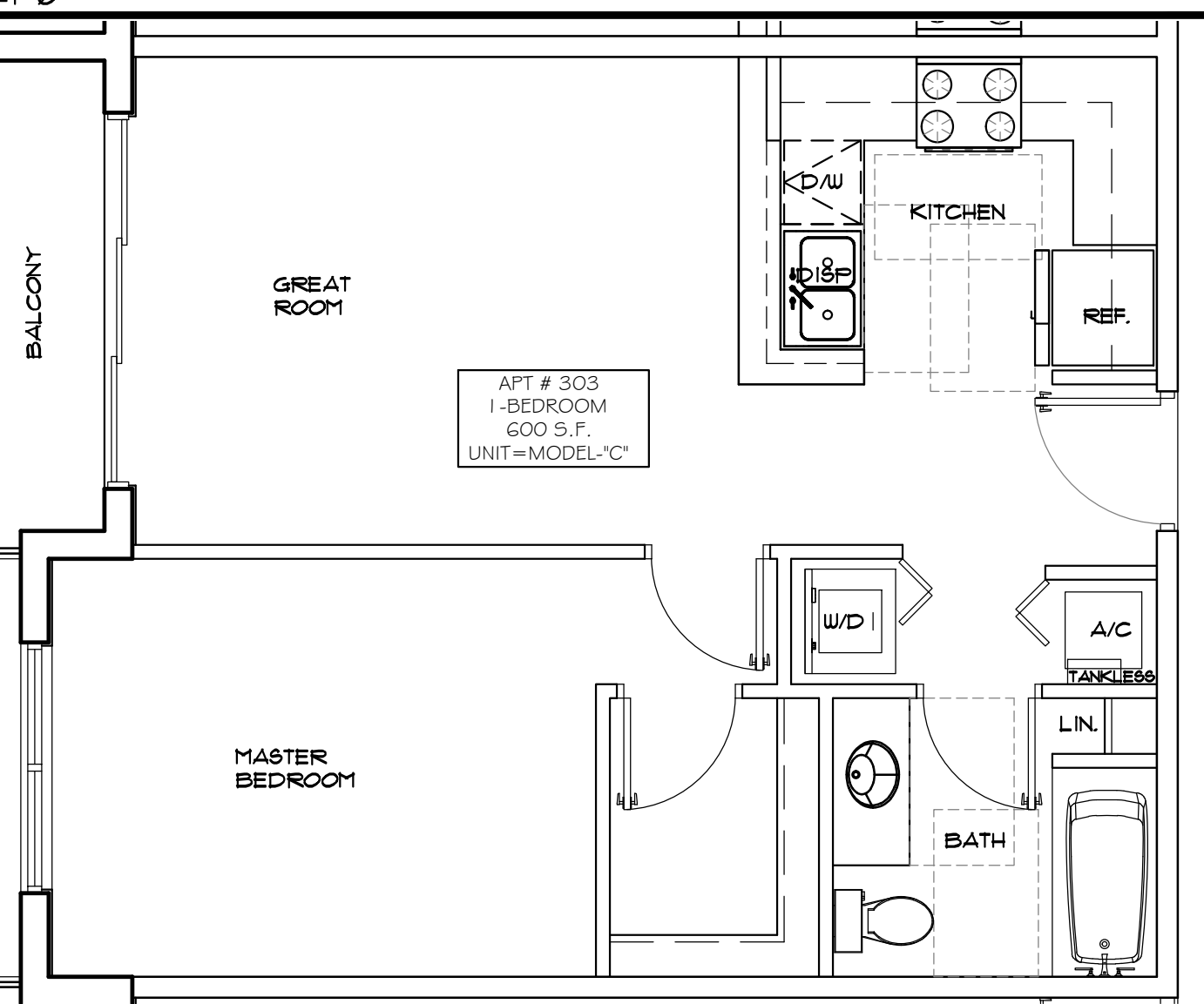
2 **PROTOTYPE-B-**
 SCALE: 1/4"=1'-0"



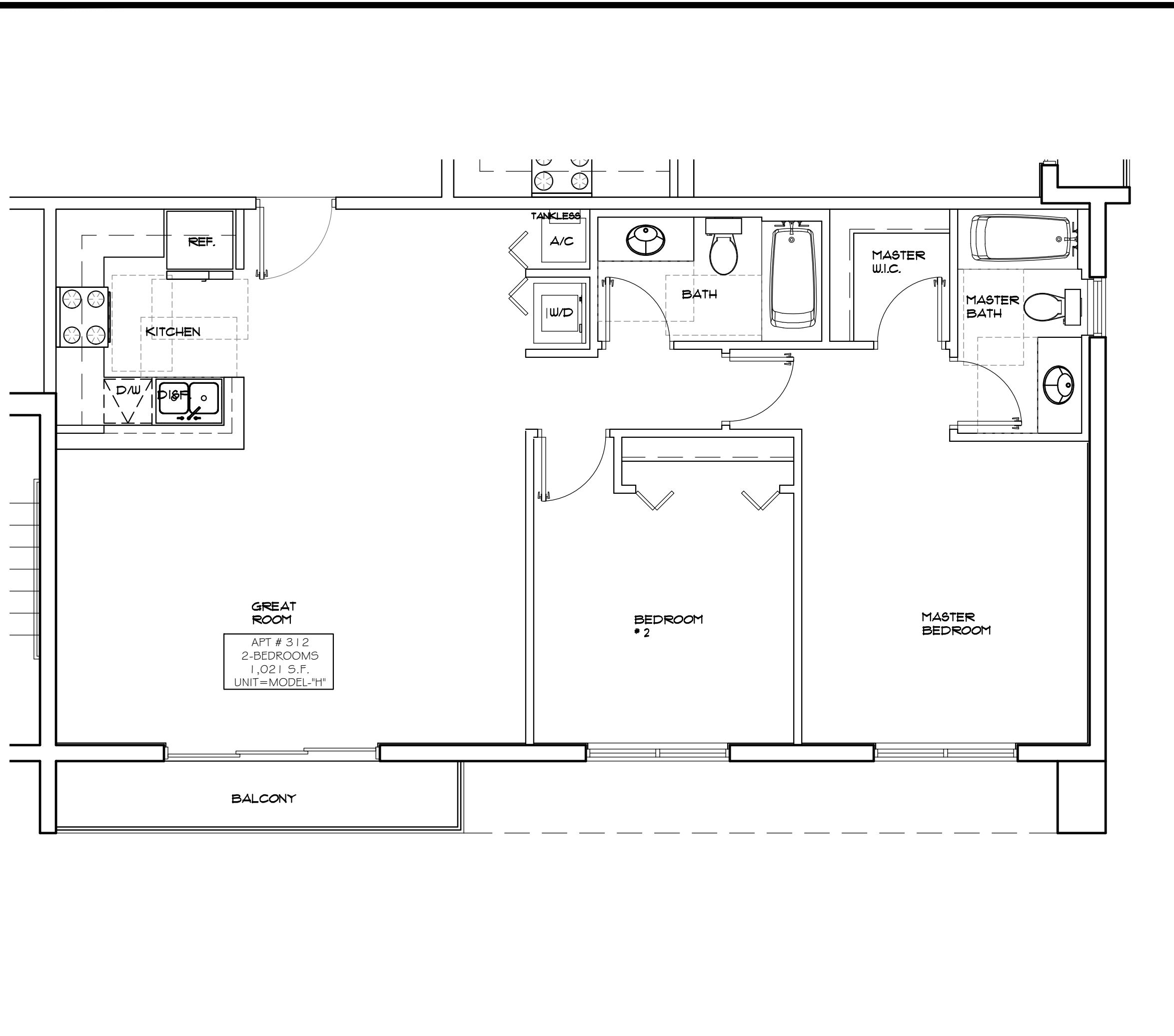
5 **PROTOTYPE-E-**
 SCALE: 1/4"=1'-0"



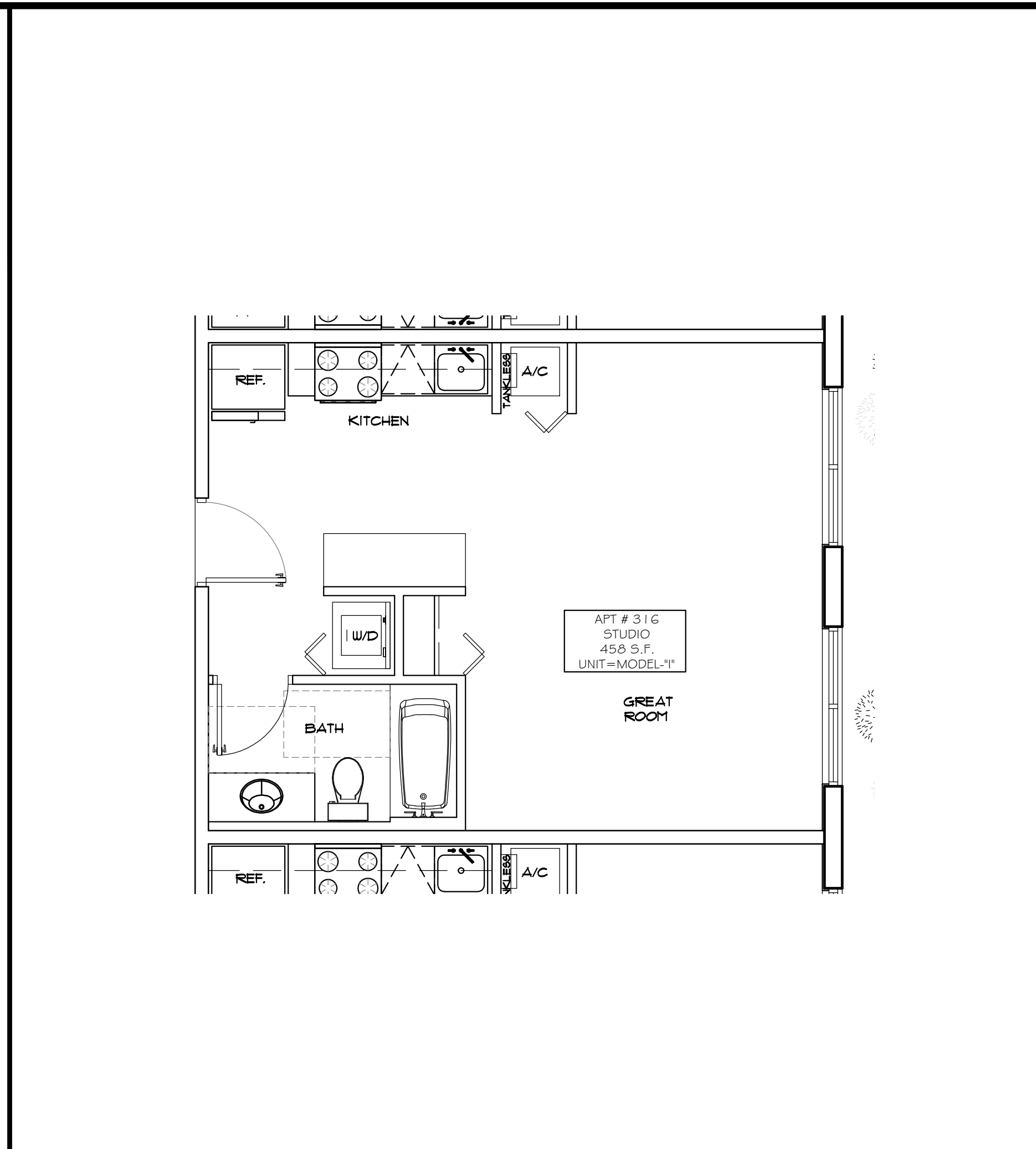
7 **PROTOTYPE-G-**
 SCALE: 1/4"=1'-0"



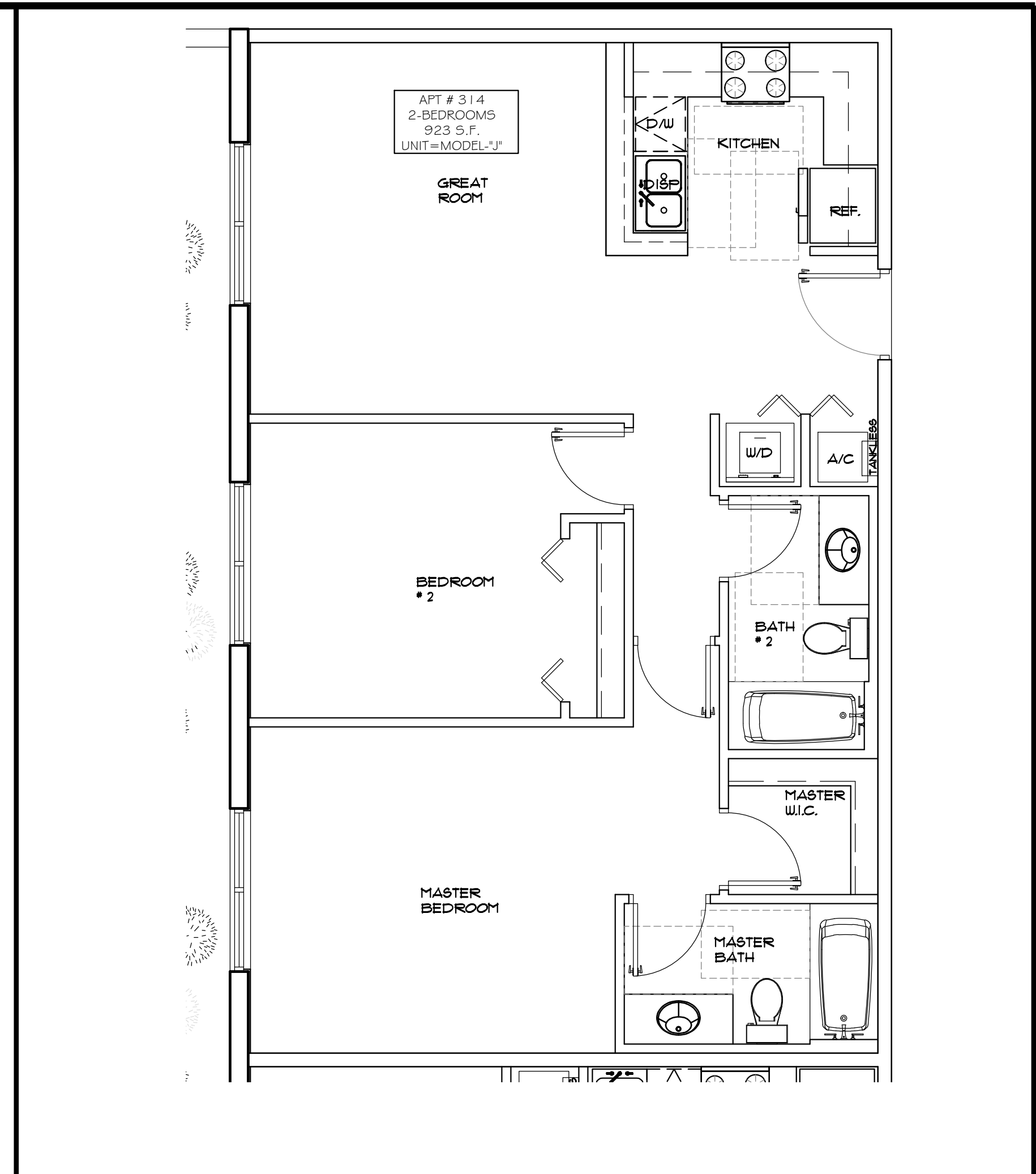
3 **PROTOTYPE-C-**
 SCALE: 1/4"=1'-0"



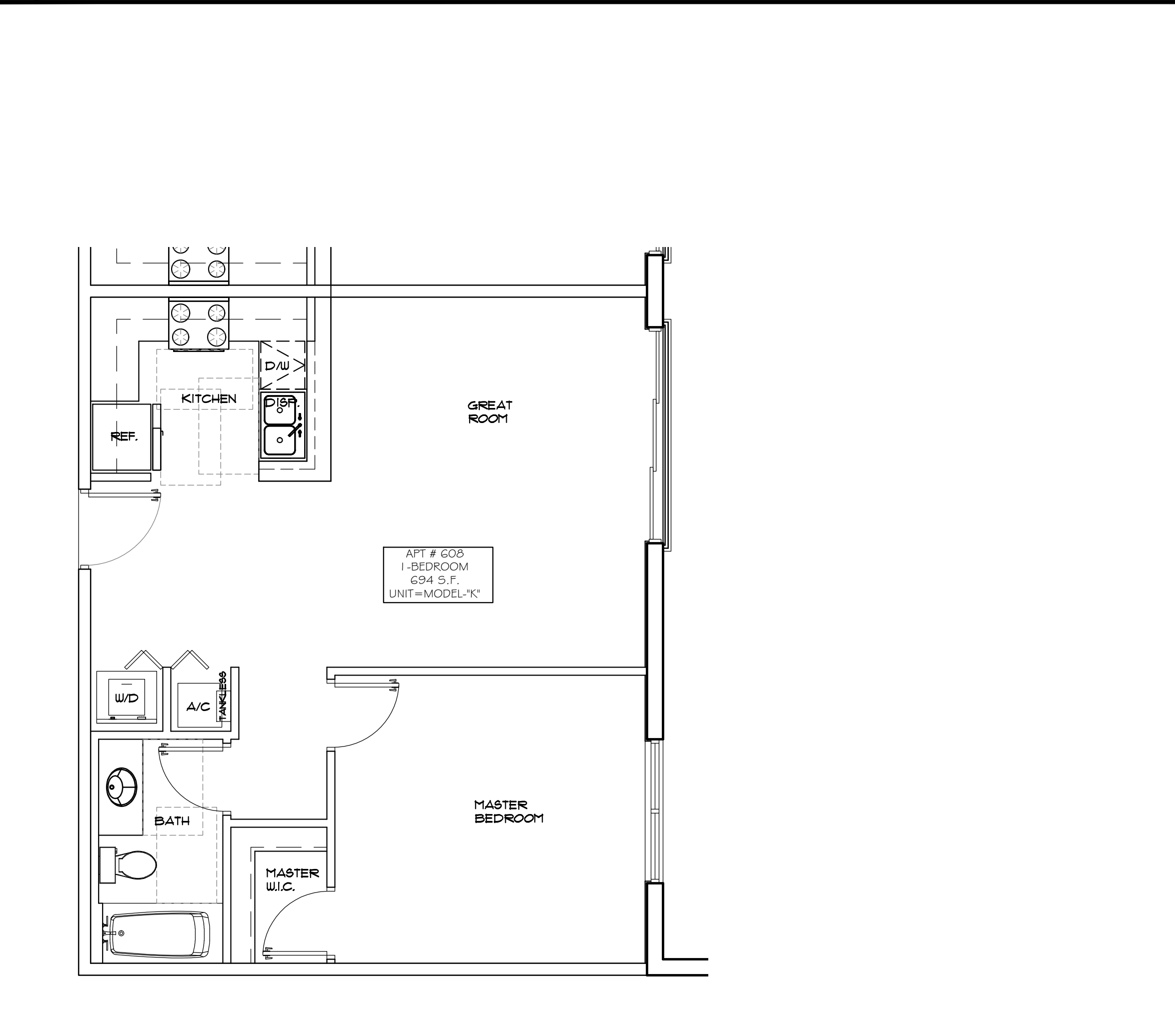
1 **PROTOTYPE-H-1**
SCALE: 1/4"=1'-0"



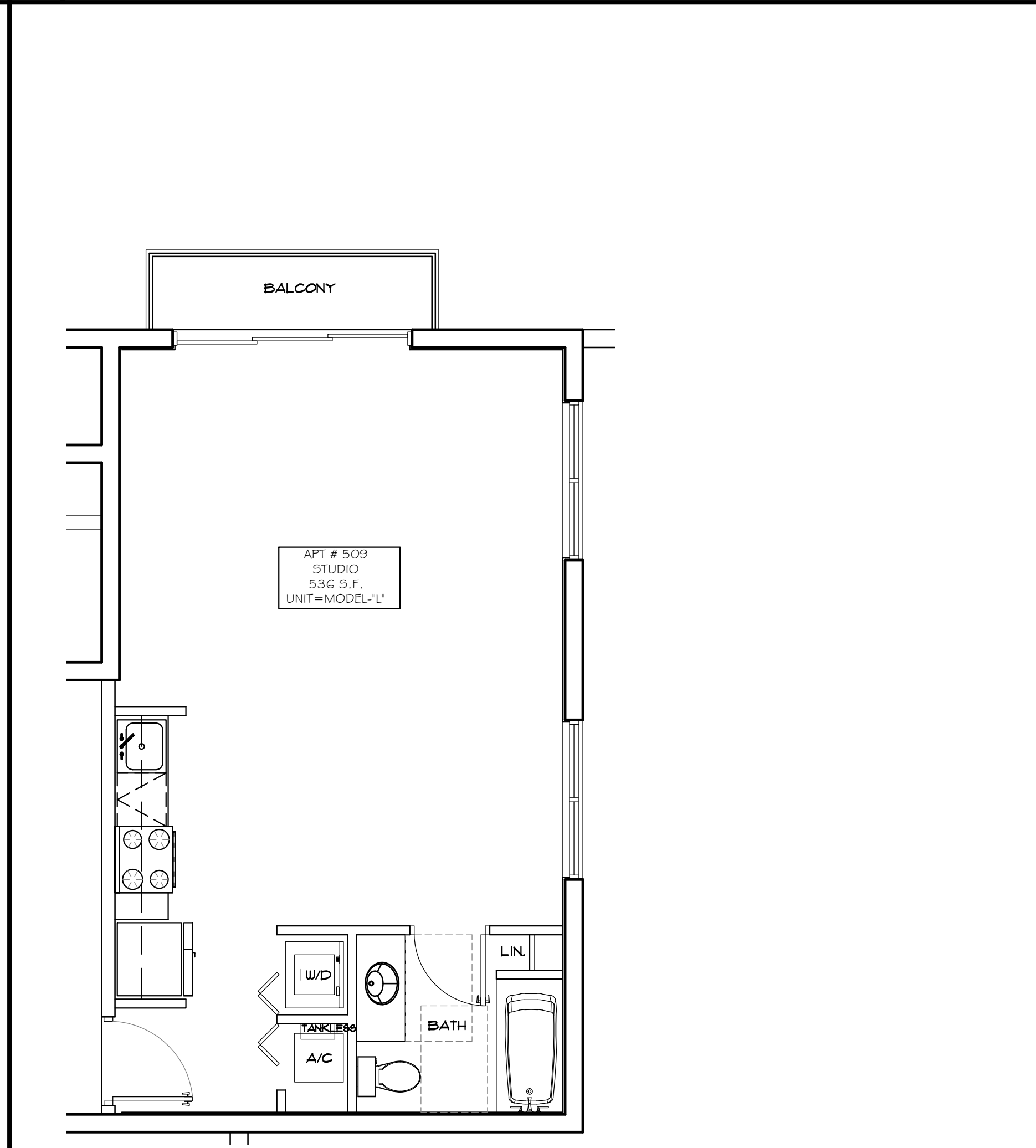
2 **PROTOTYPE-I-1**
SCALE: 1/4"=1'-0"



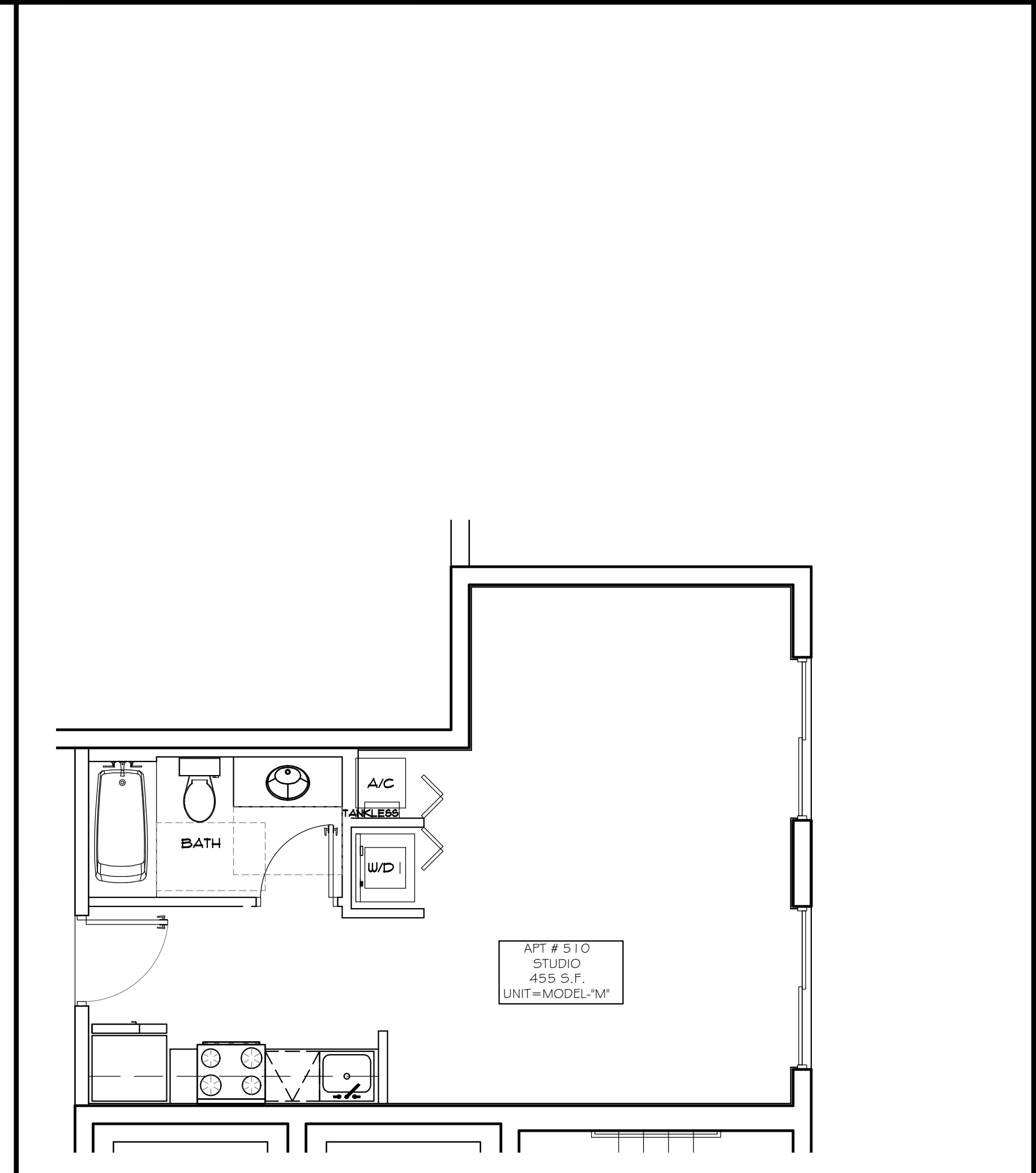
3 **PROTOTYPE-J-1**
SCALE: 1/4"=1'-0"



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



5 **PROTOTYPE-L-1**
SCALE: 1/4"=1'-0"



6 **PROTOTYPE-M-1**
SCALE: 1/4"=1'-0"

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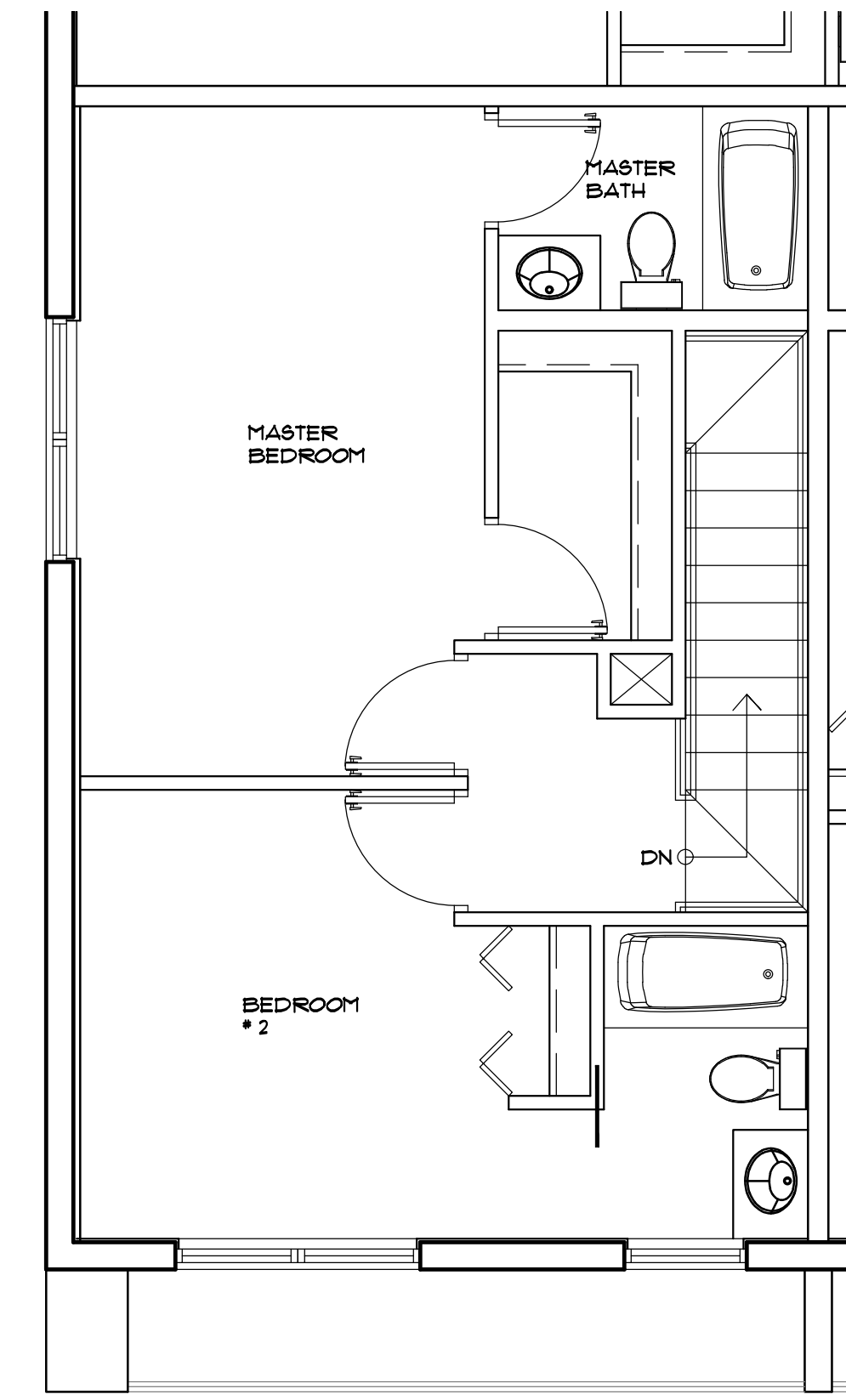
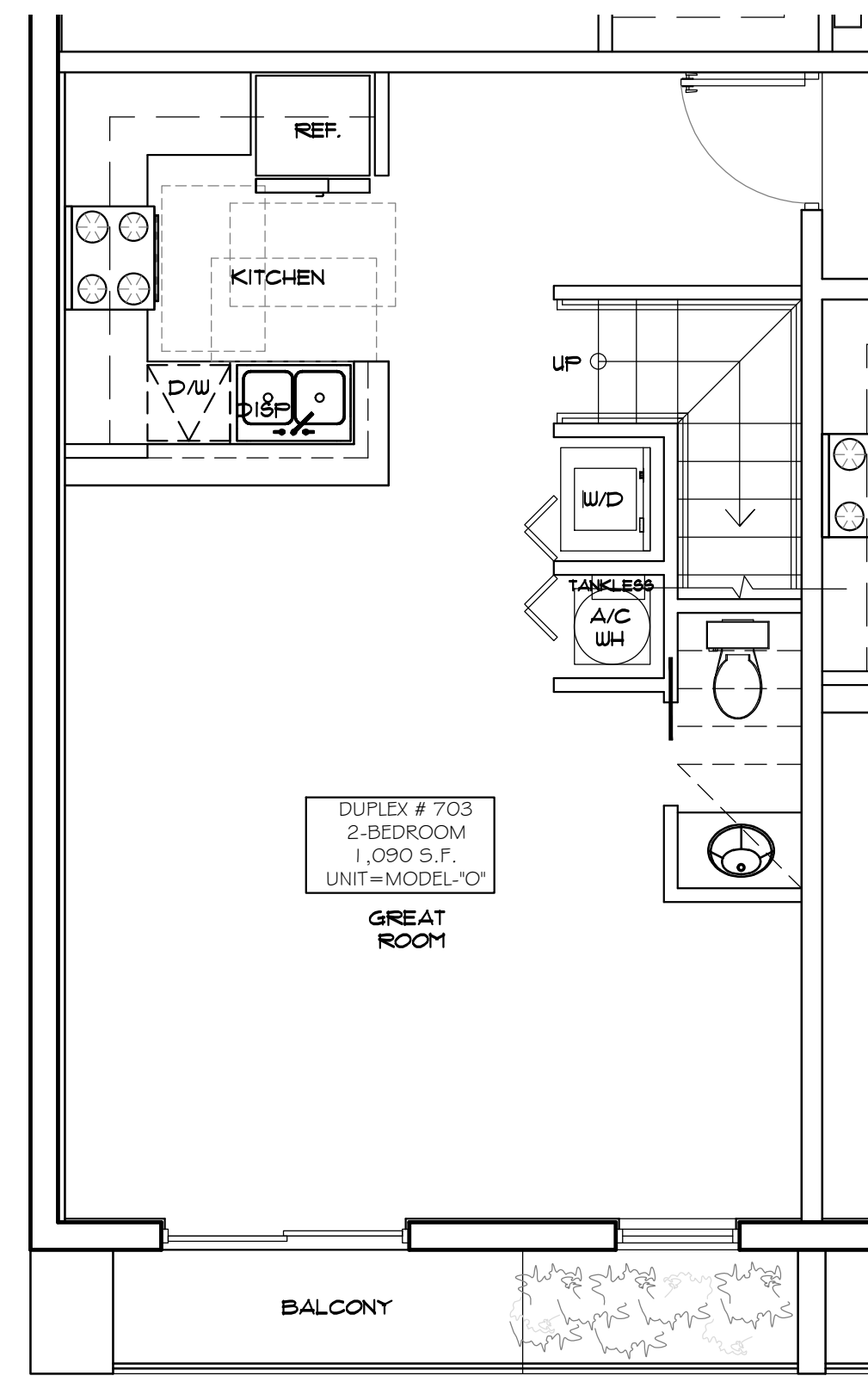
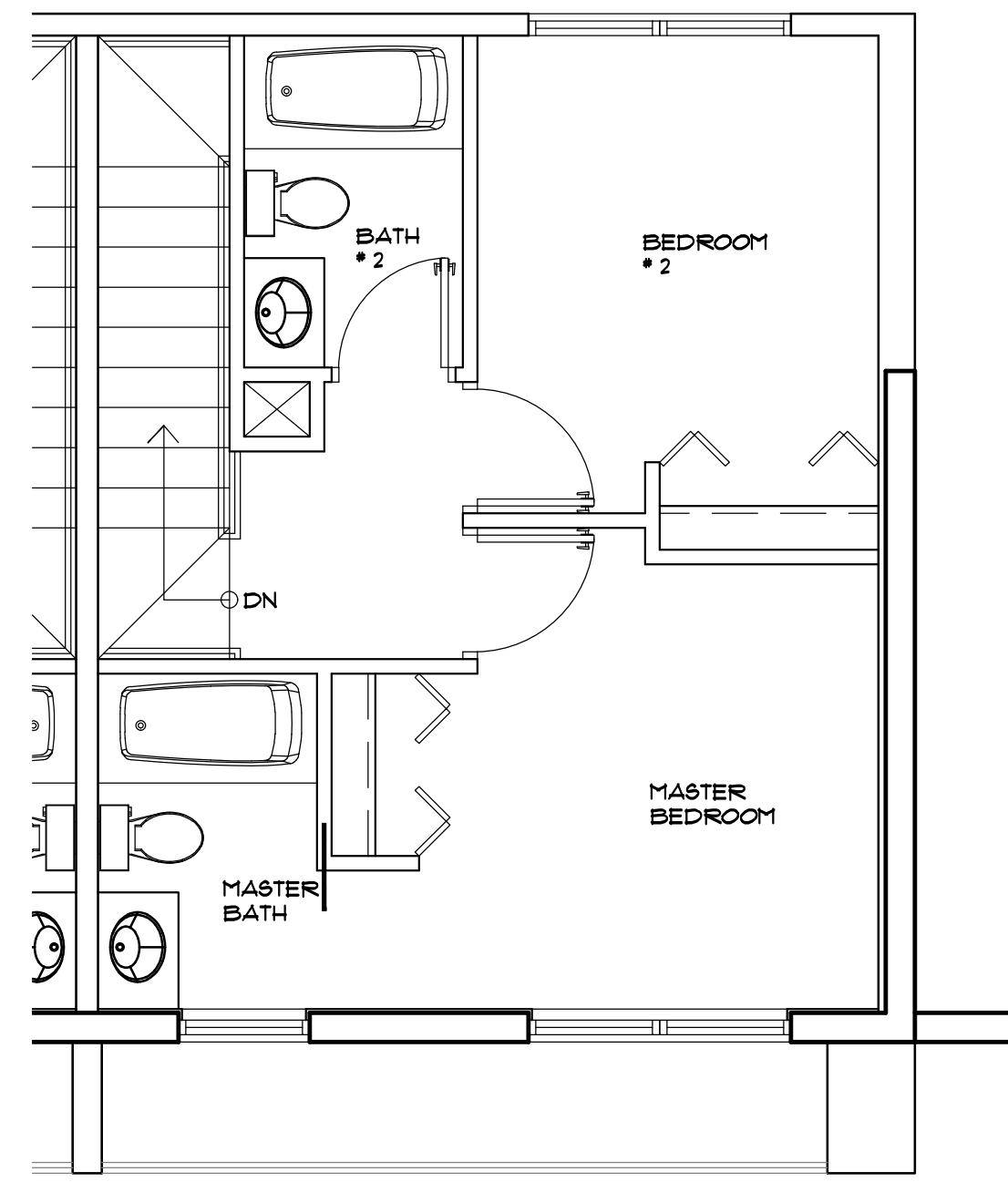
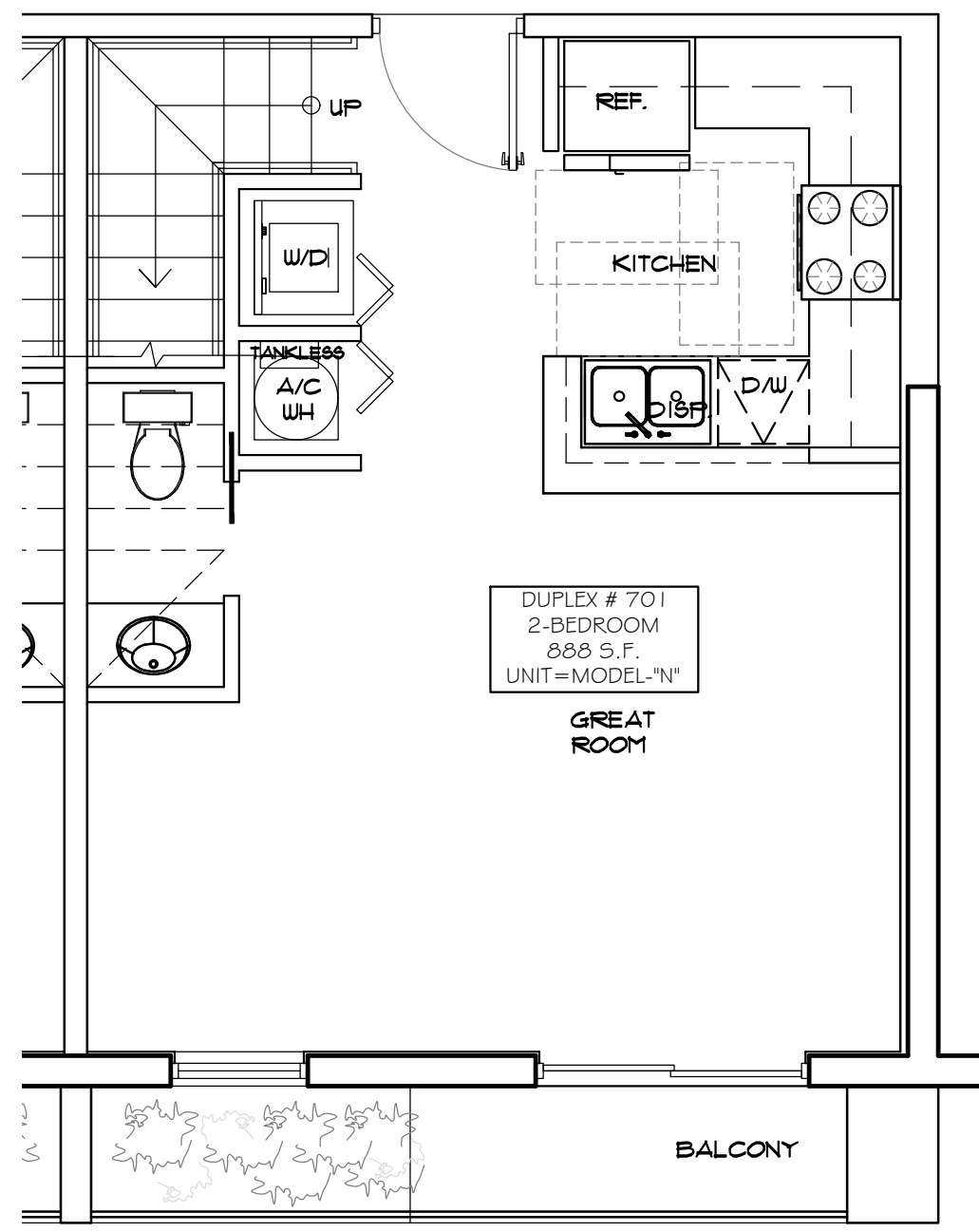
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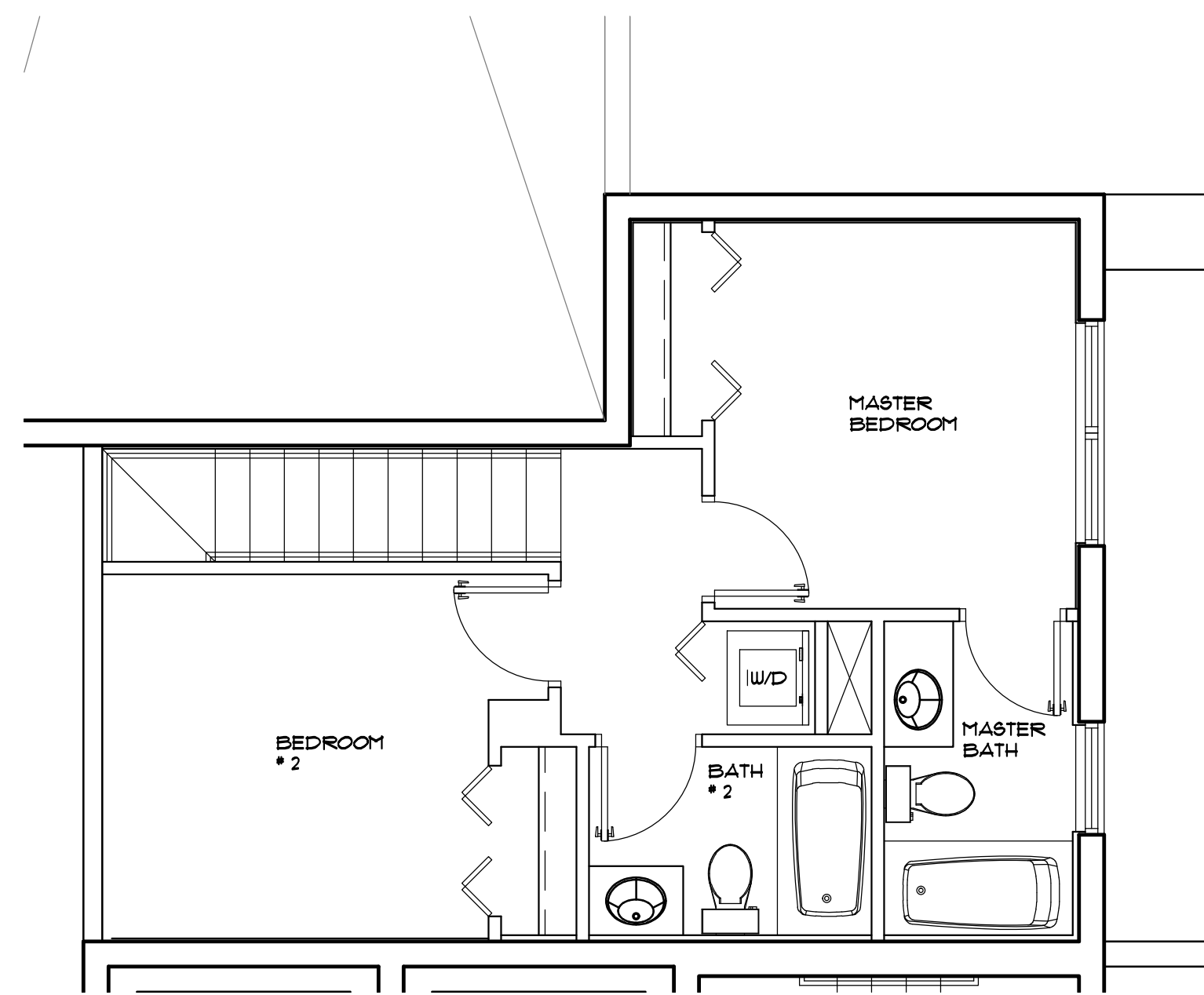
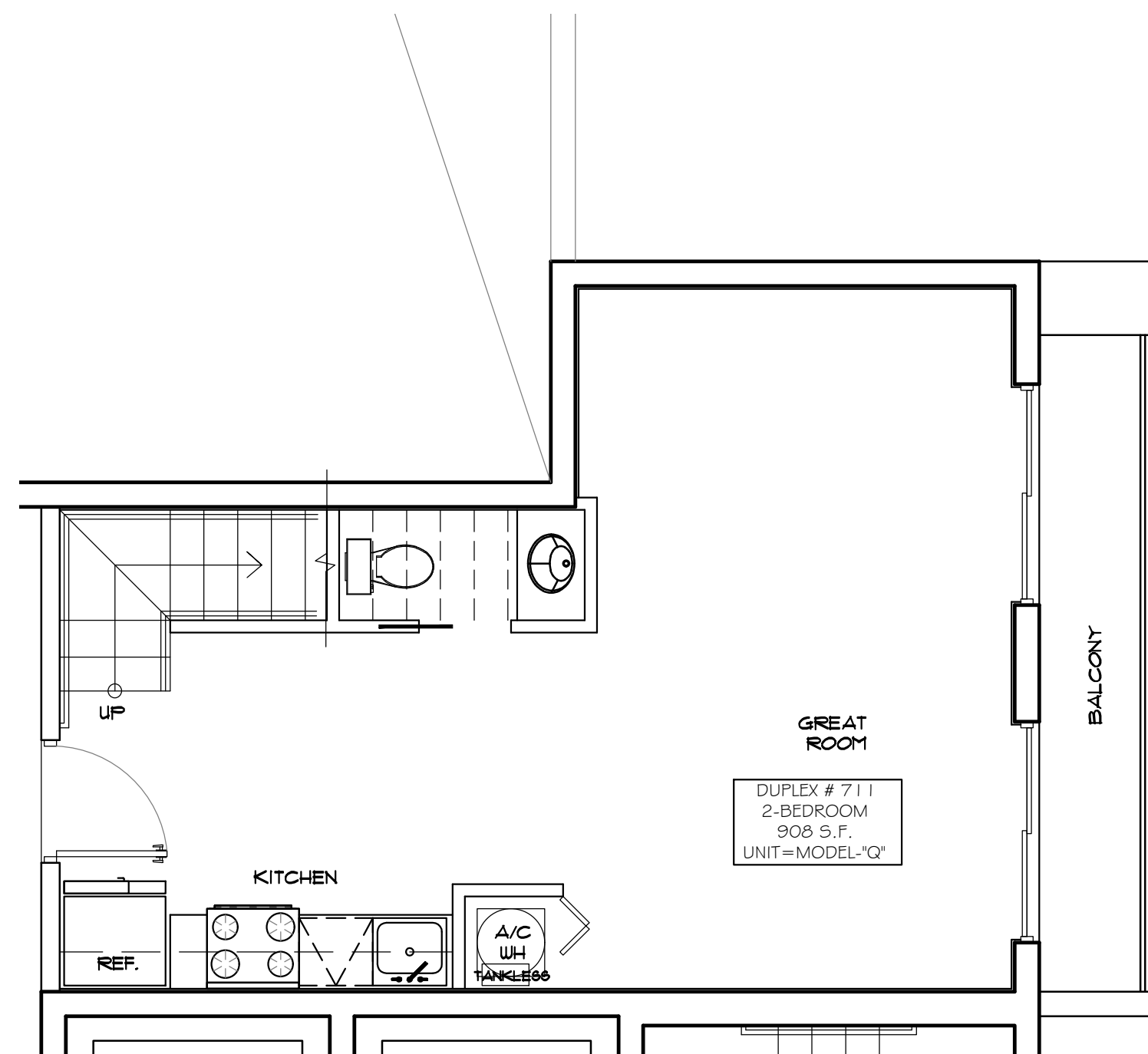


1 **PROTOTYPE-N-DUPLEX**
SCALE: 1/4"=1'-0" (FIRST LEVEL)

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)



5 **PROTOTYPE-Q-DUPLEX**
SCALE: 1/4"=1'-0" (FIRST LEVEL)

6 **PROTOTYPE-Q-DUPLEX**
SCALE: 1/4"=1'-0" (SECOND LEVEL)



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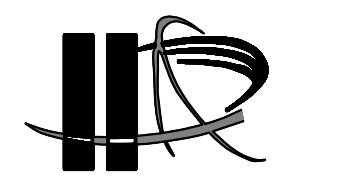
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SHEET	

A-2.1
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)	-STUCCO
(H)	-IMPACT RESISTANT CASERMENT WINDOW
(I)	-IMPACT RESISTANT SLIDING GLASS DOORS
(J)	-EXTERIOR LIGHT FIXTURE



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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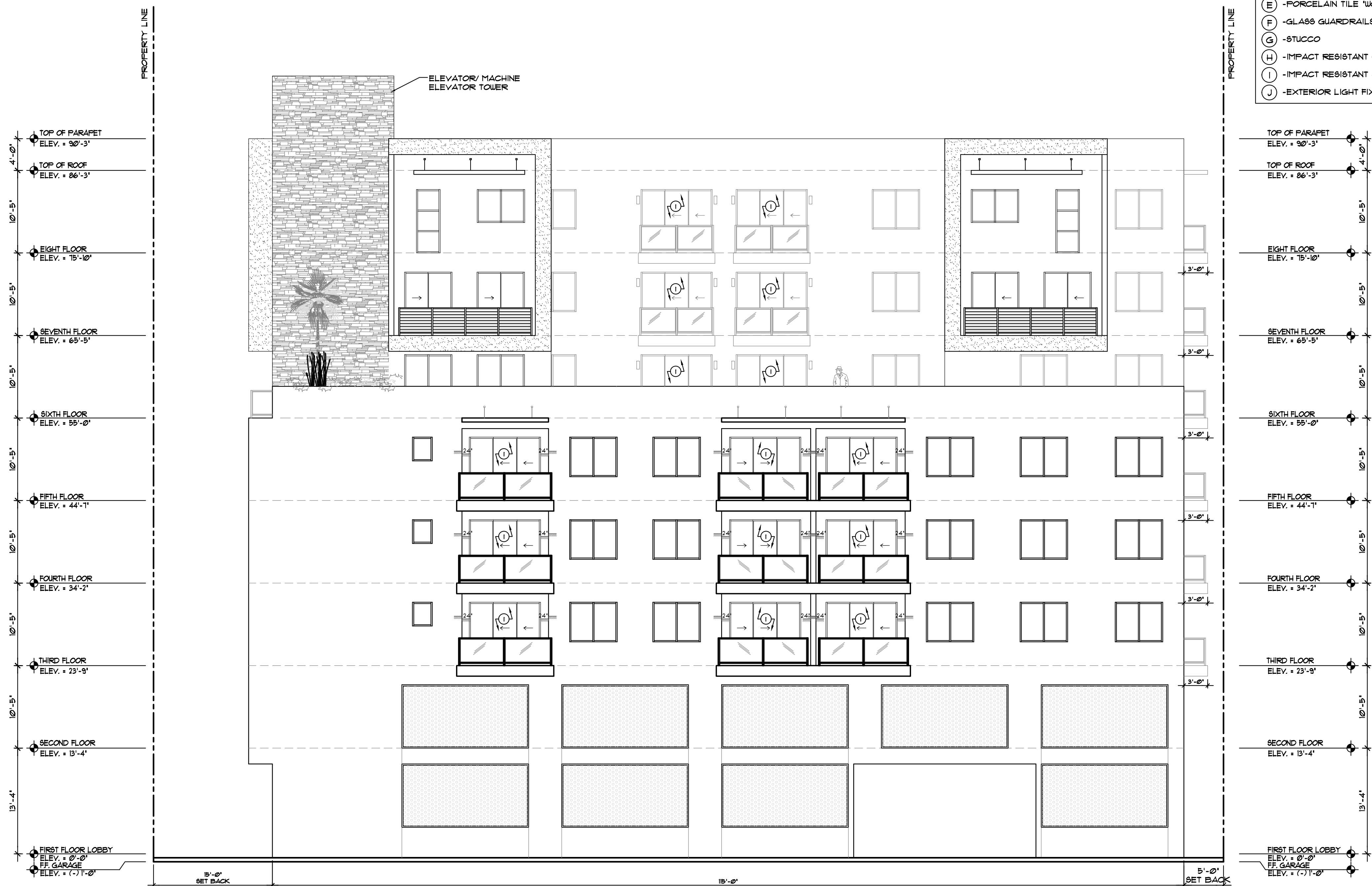
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A-2.2
OF SHEETS

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)	-STUCCO
(H)	-IMPACT RESISTANT CASEMENT WINDOW
(I)	-IMPACT RESISTANT SLIDING GLASS DOORS
(J)	-EXTERIOR LIGHT FIXTURE



1 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



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SHEET	

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)	-STUCCO
(H)	-IMPACT RESISTANT CASEMENT WINDOW
(I)	-IMPACT RESISTANT SLIDING GLASS DOORS
(J)	-EXTERIOR LIGHT FIXTURE



1 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



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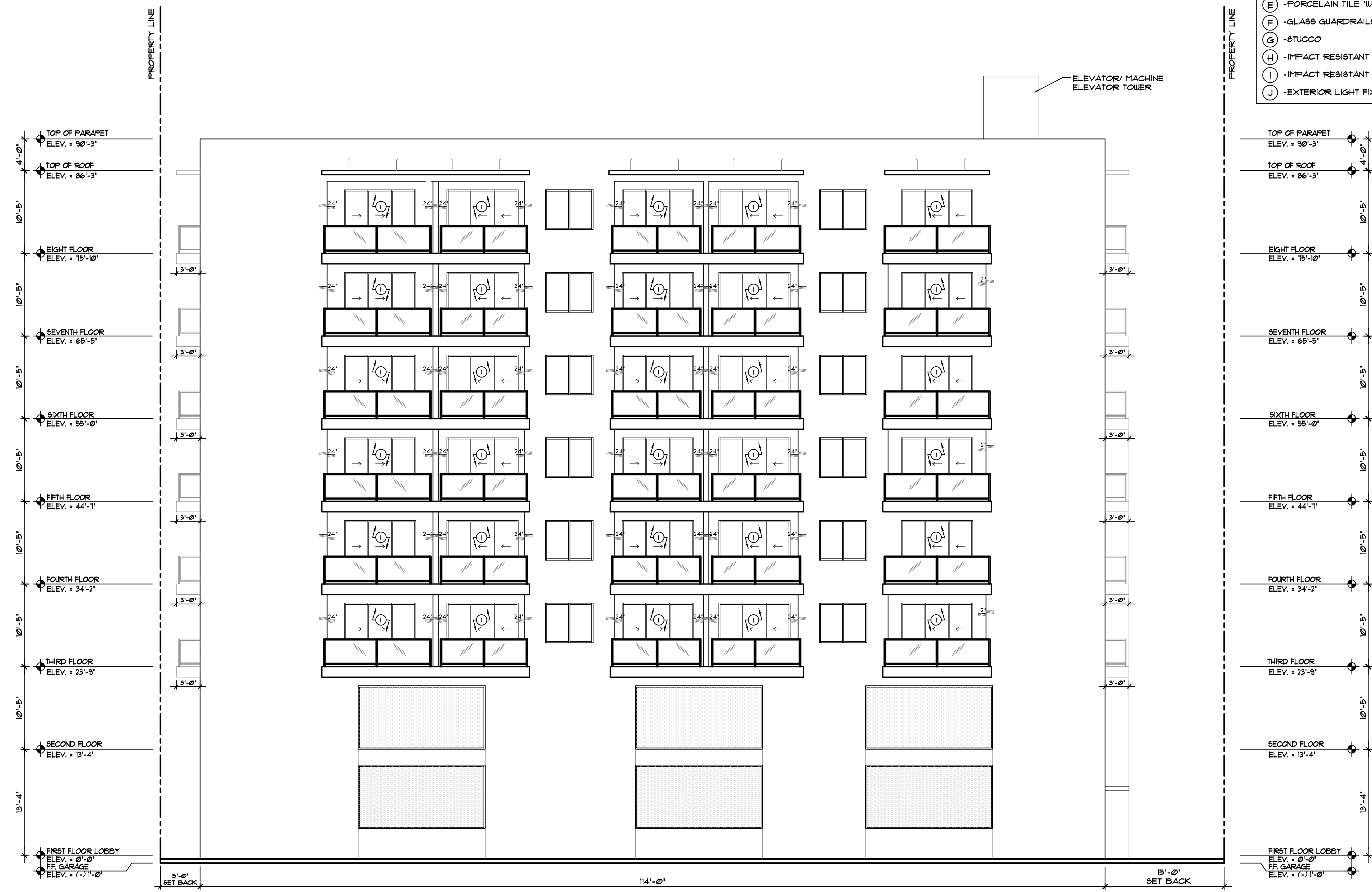
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SCALE	AS NOTED
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SHEET	

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)	-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, 12.3.2.1 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. 2017 EDITION & NFPA 220

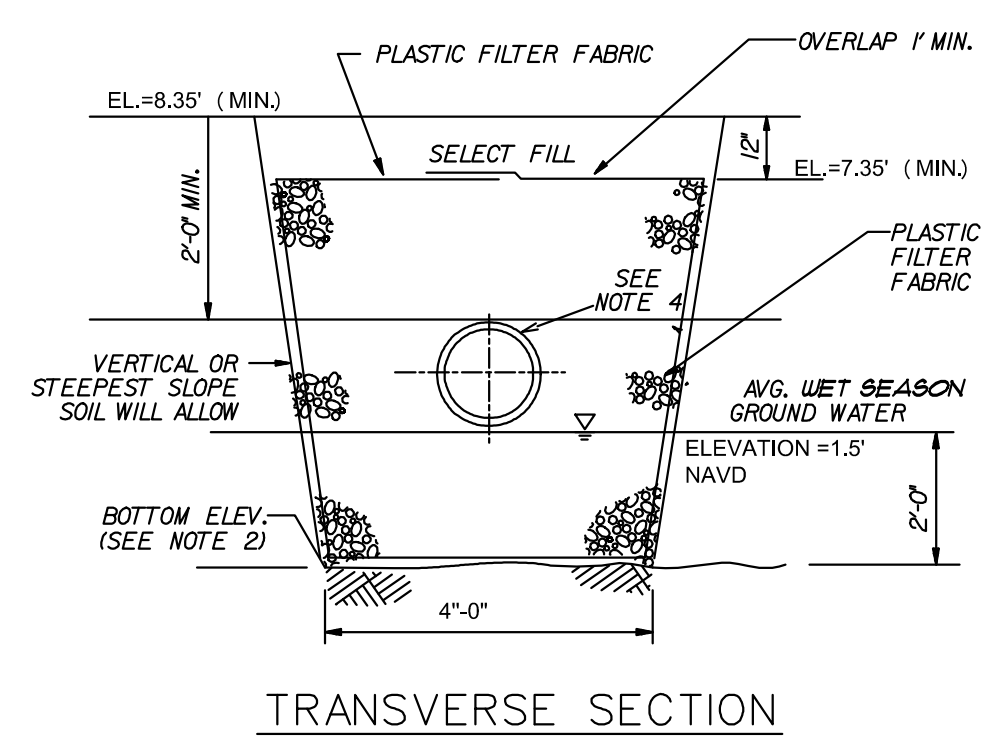
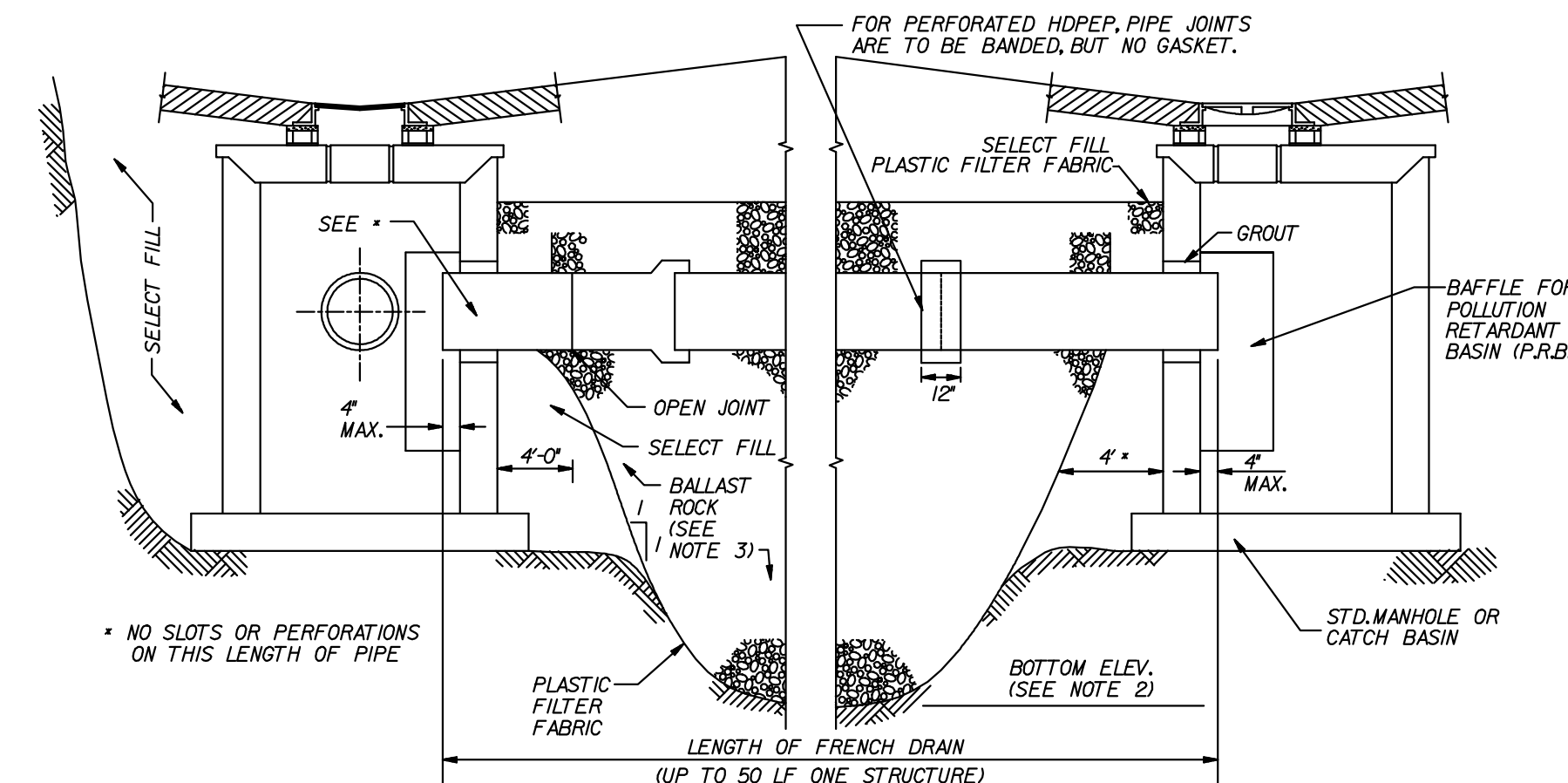
BUILDING TYPE: - I
 TOTAL AREA: 48861 SF.
 TYPE OF OCCUPANCY: APARTMENT BUILDING
 AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

TABLE 18.4.5.1.2 - 48,301-59,000 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 PSI)

FLOW TEST RESULTS:
 STATIC = P61
 RESIDUAL = P61

TOTAL FLOW = 1060 + 920 GPM = 1,980 GPM

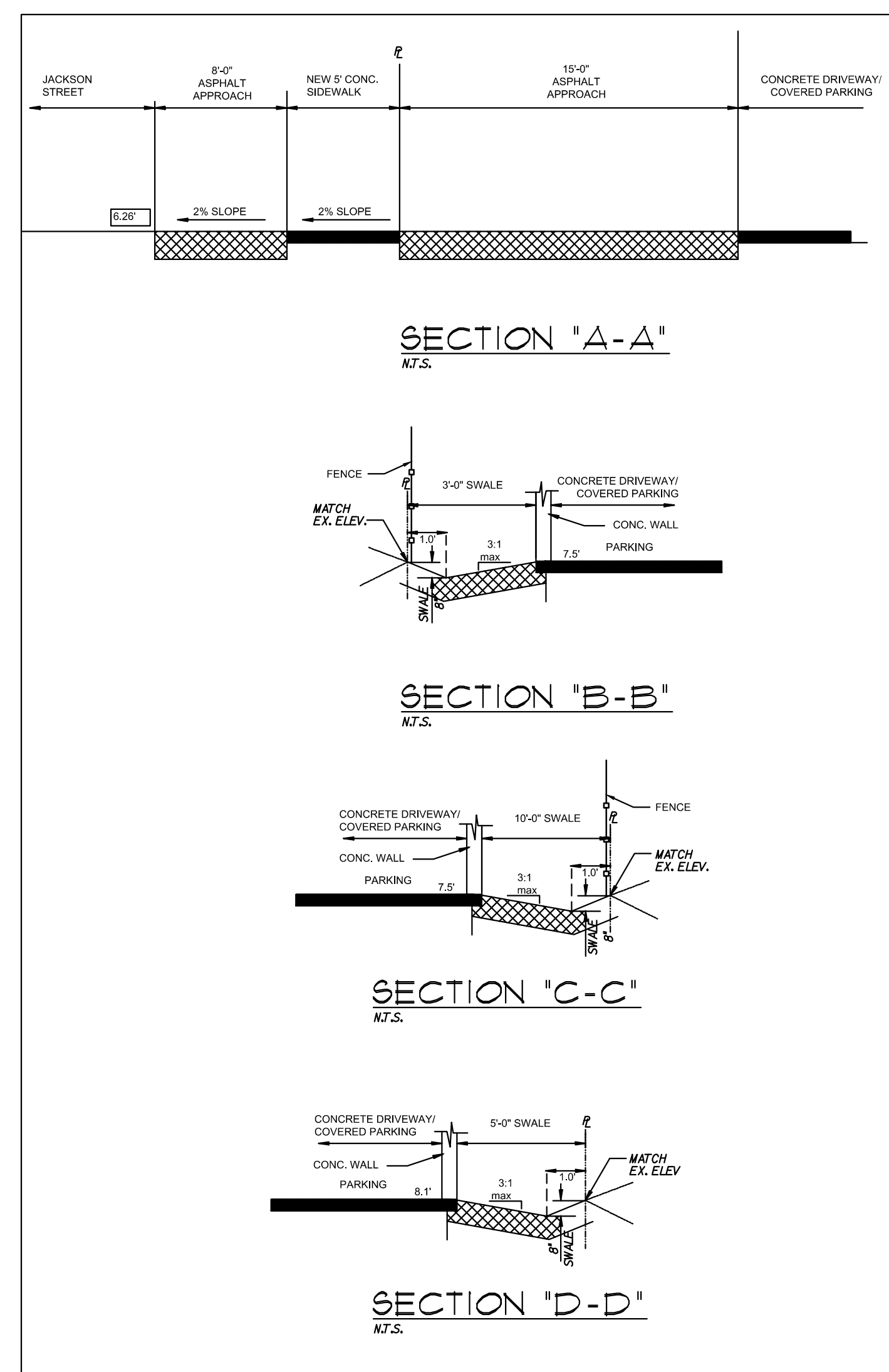
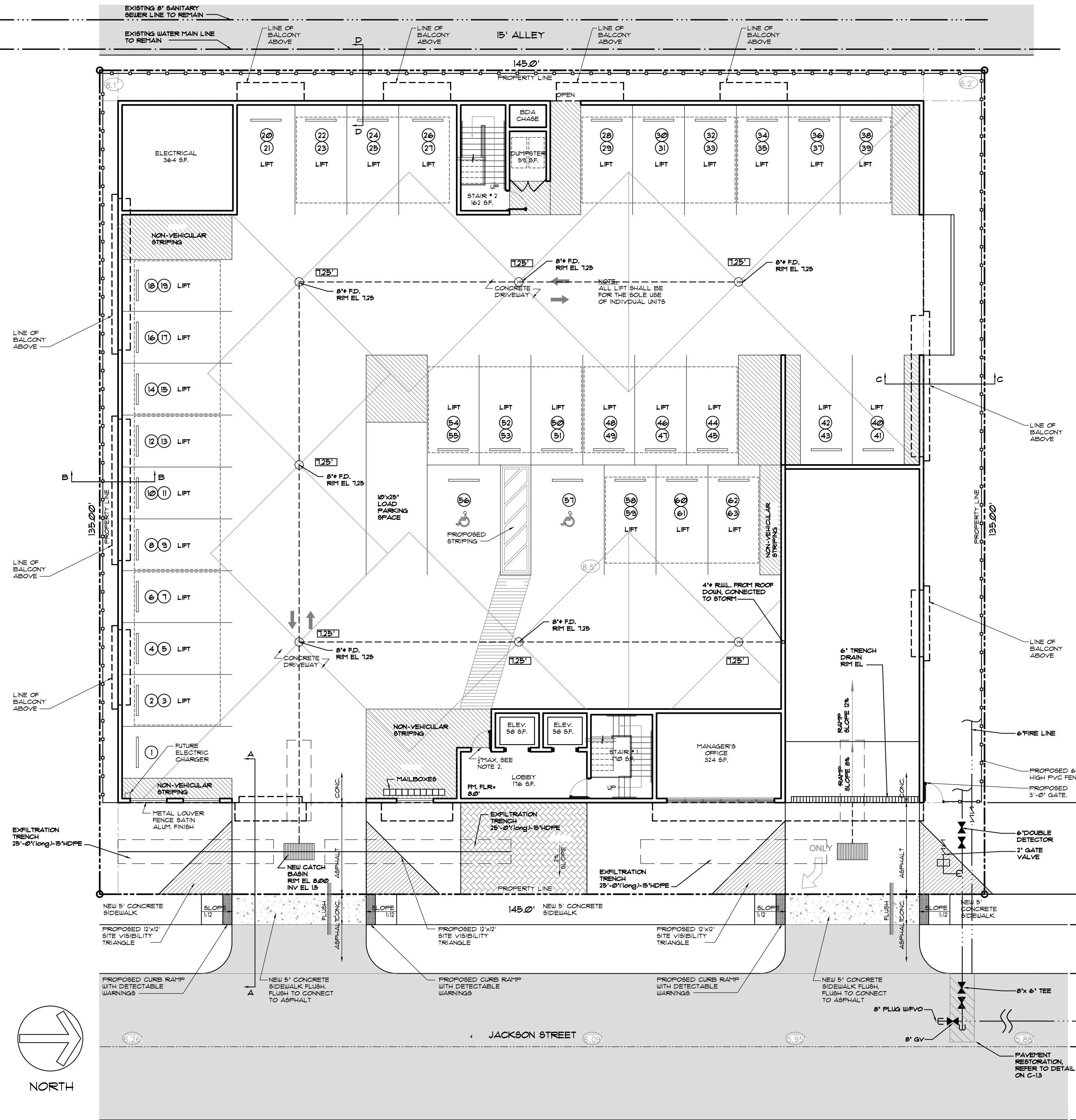


LEGEND: (note all values are N.A.V.D. @ 88)

⊗ DENOTES EXISTING GRADE

⊠ DENOTES PROPOSED GRADE

- NOTES:
1. PLASTIC FILTER FABRIC (AT EACH SIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. 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 1.5' NAVD. PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP.
 5. PLUG STUB PIPES WITH #10-X#1 GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE)



- 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". 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 S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

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 E-MAIL: LLR@LLRARCHITECTS.COM
 Luis LaRosa - Registered Architect
 AR# - 0017852
 AA# - 26003693

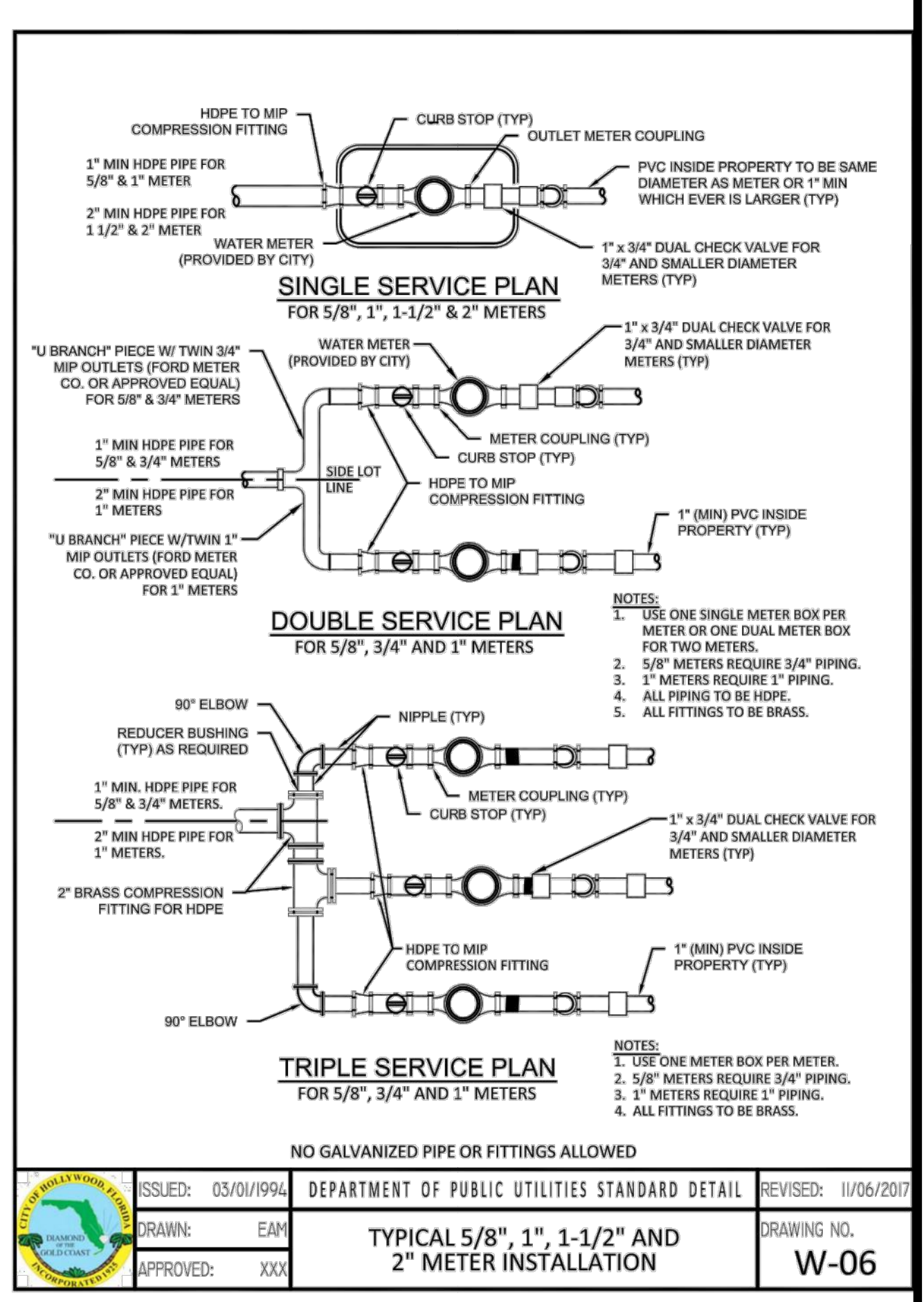
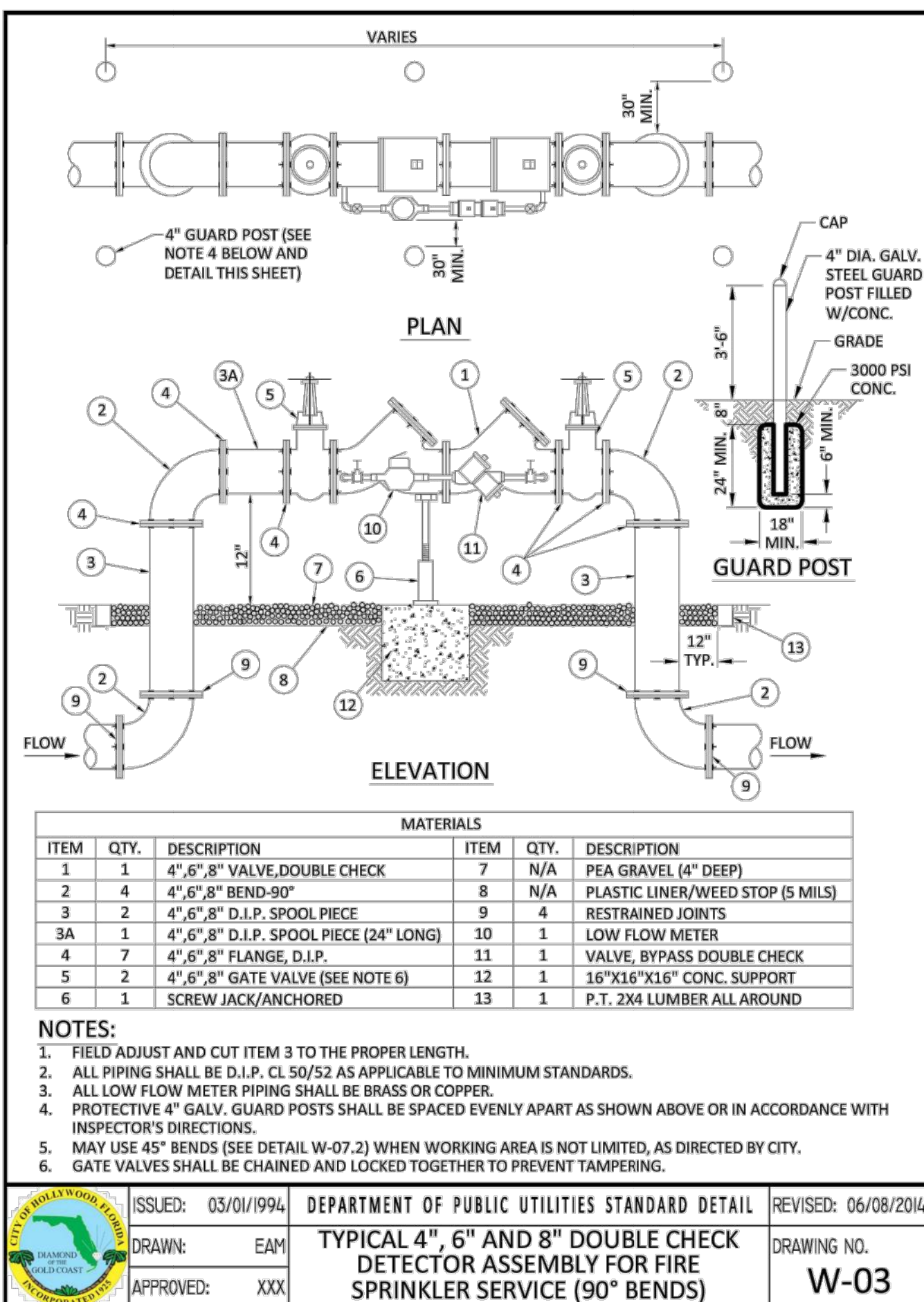
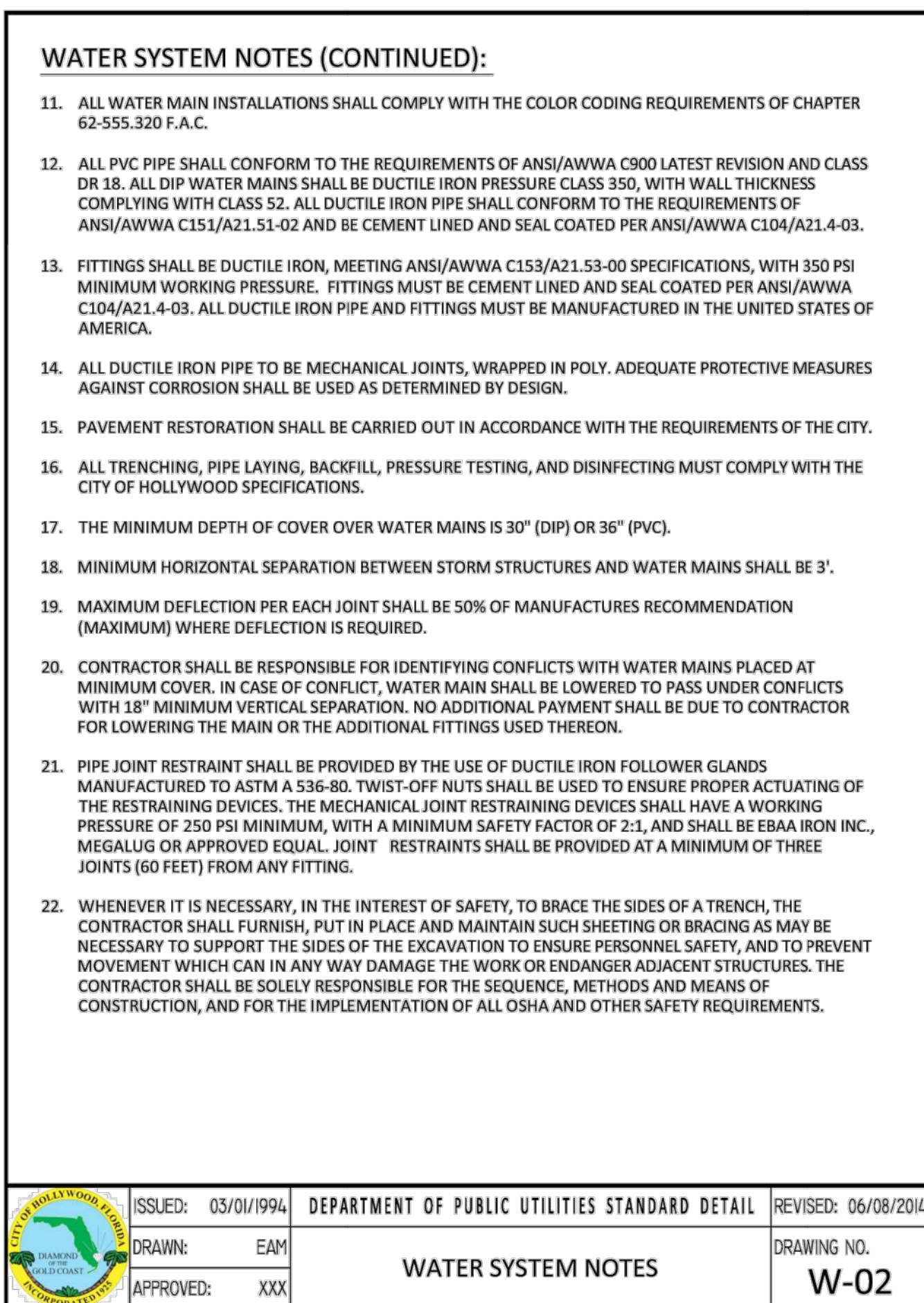
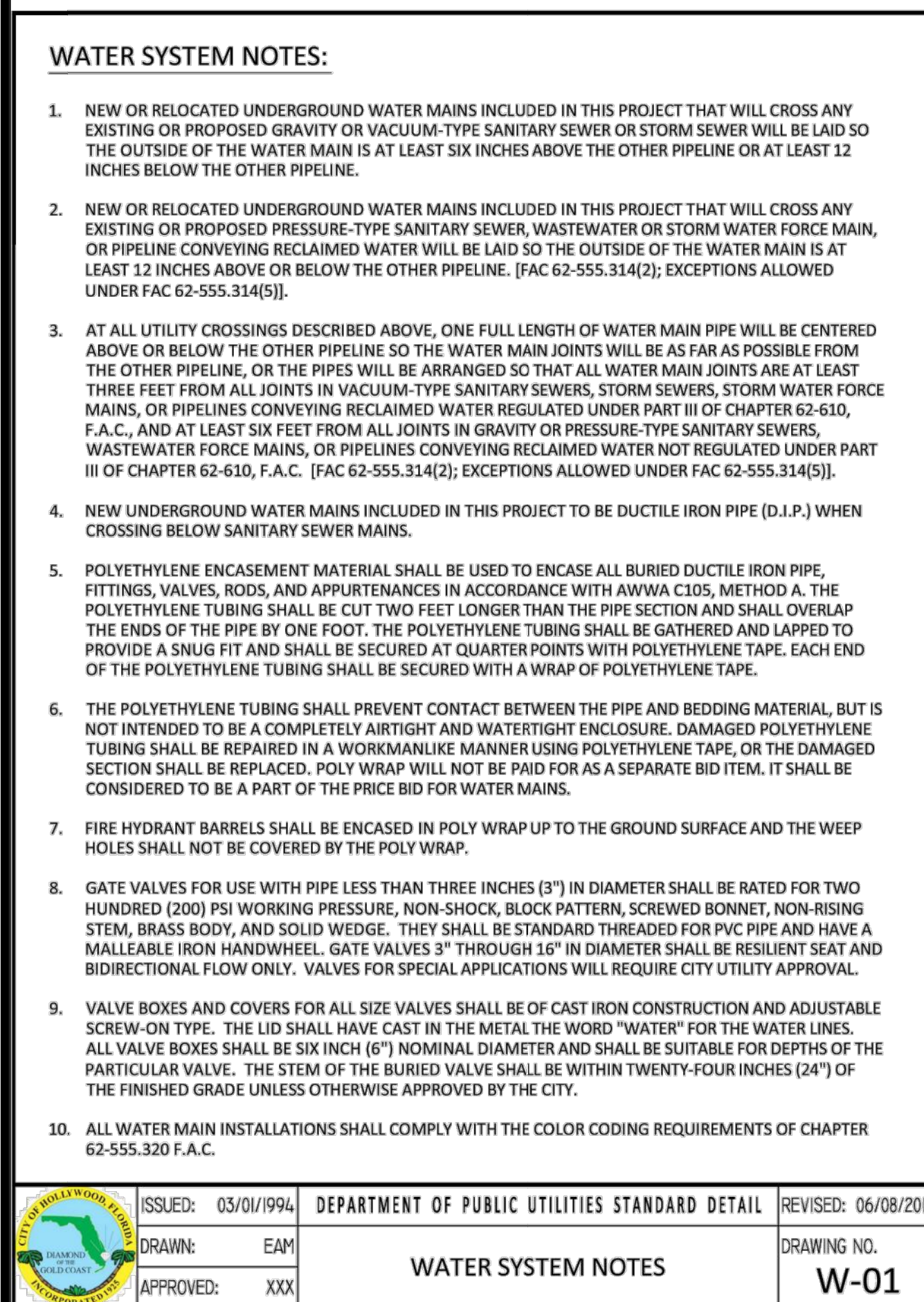
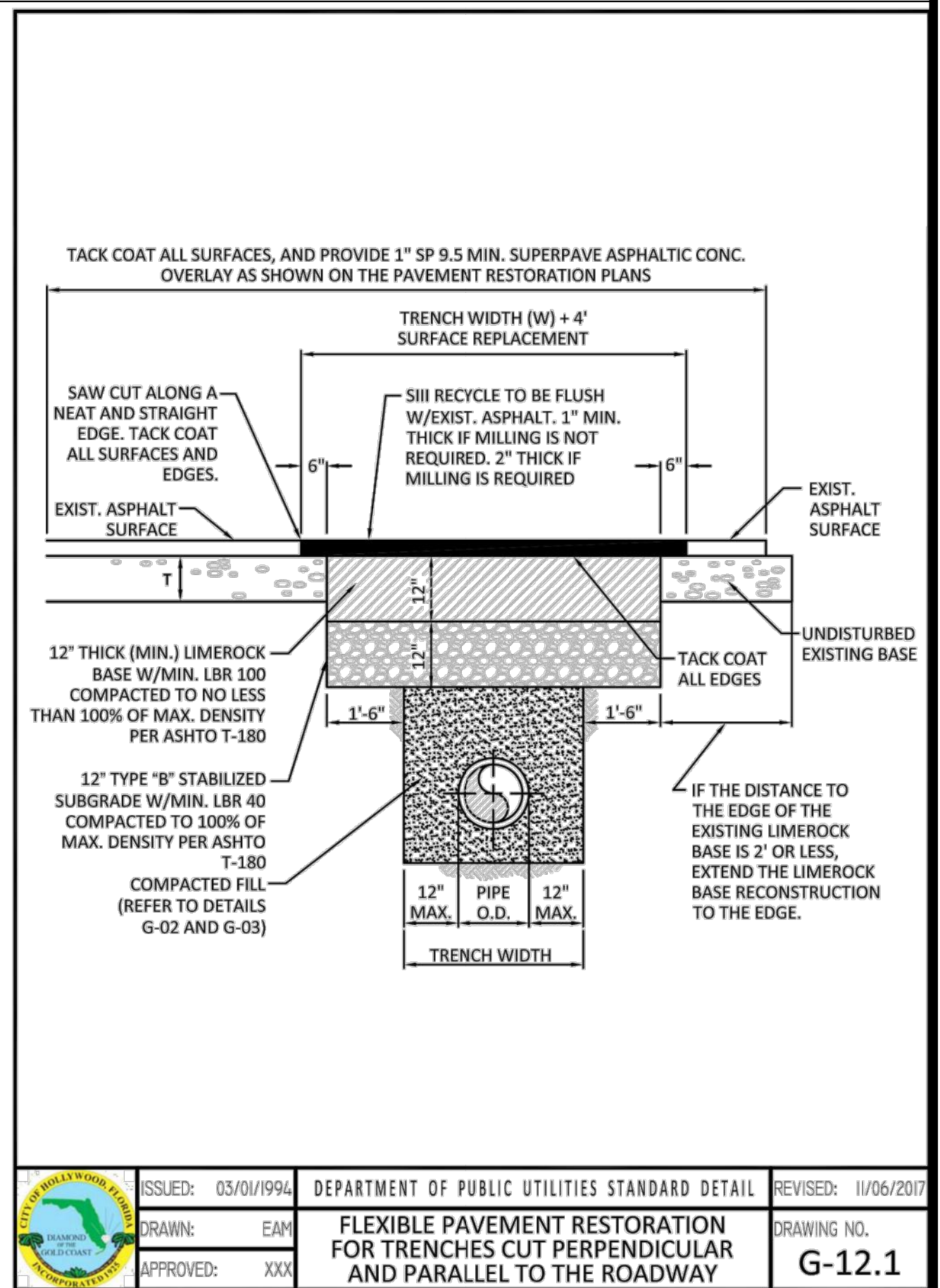
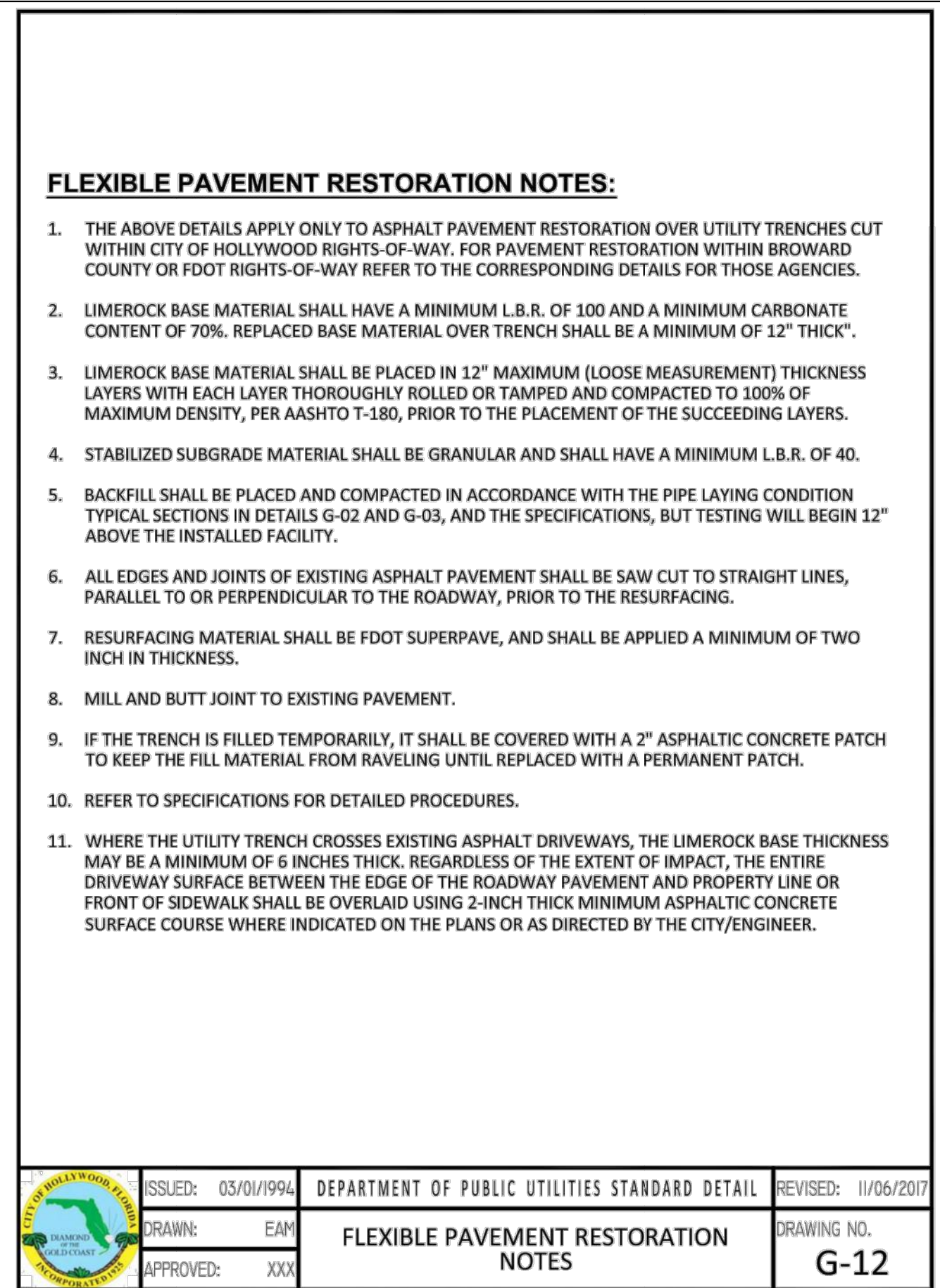
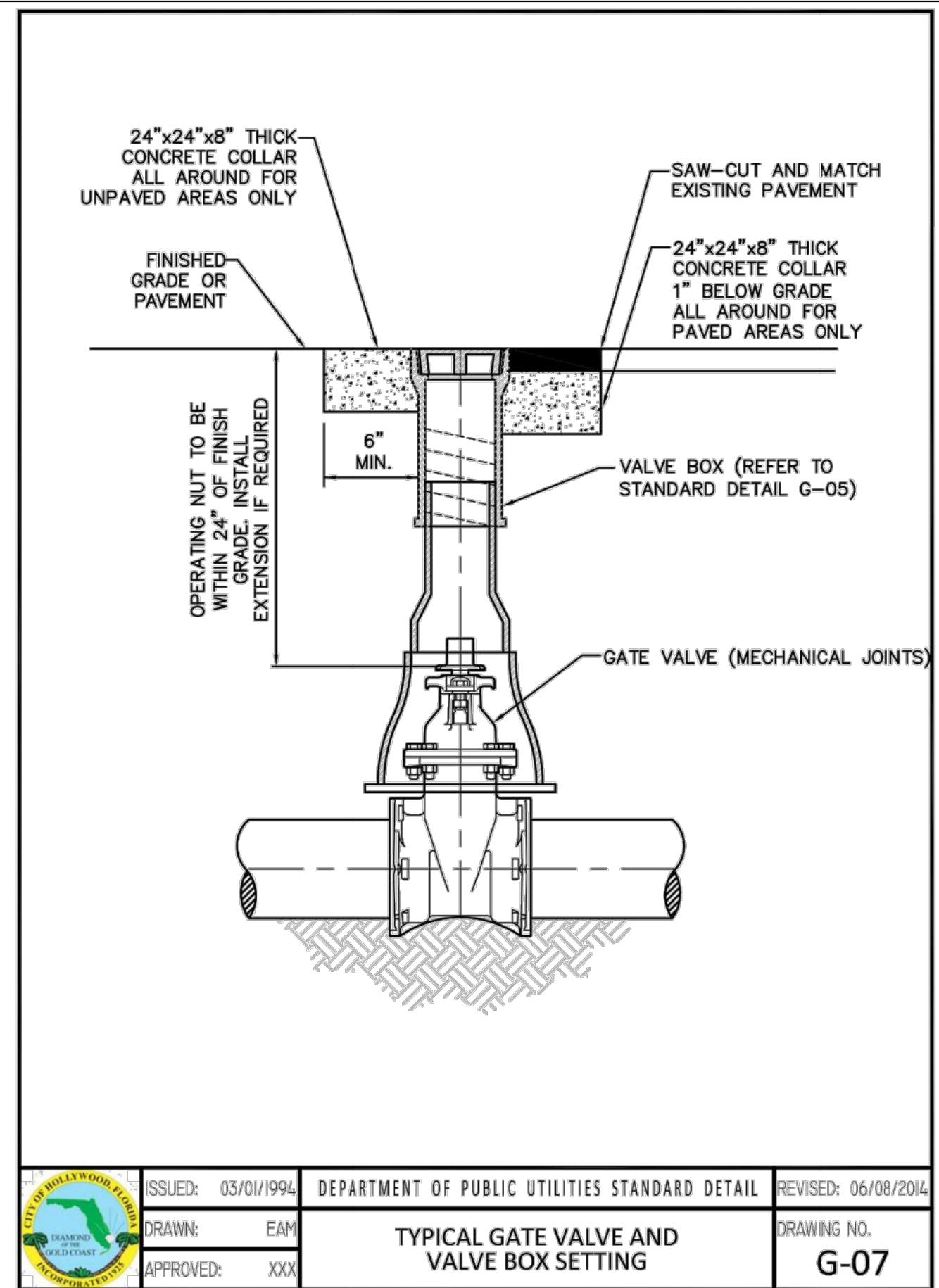
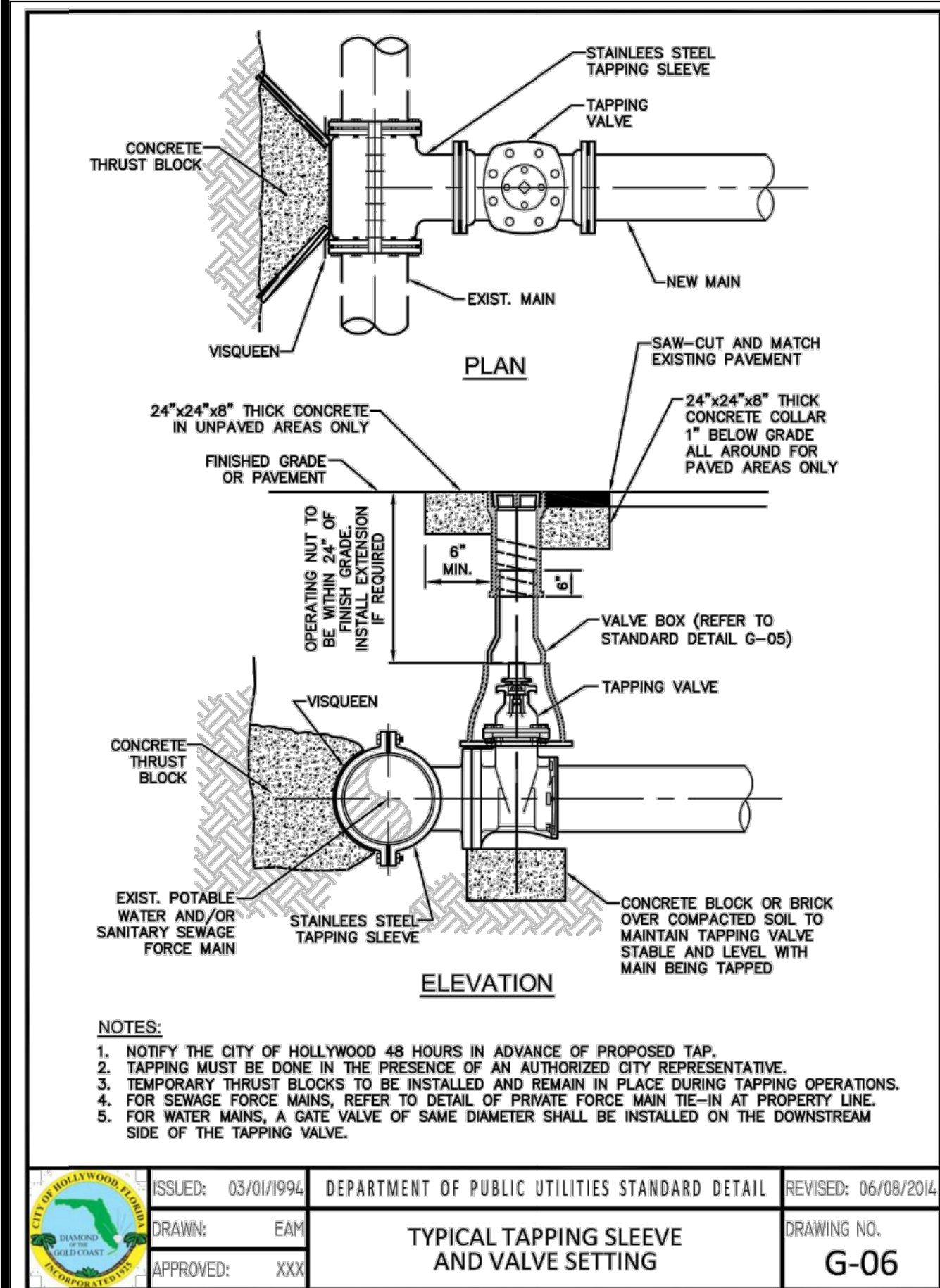
REVISION:	BY:

PROPOSED 78-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHTEY
 1735-1739 JACKSON STREET
 HOLLYWOOD, FL 33020

SEAL: AR 0017852
 LUIS LA ROSA

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

C-1.1
 OF SHEETS



LLR Architects, Inc.
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 E-MAIL: LLROS@LLROSARCHITECTS.COM

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

REVISION:	BY:

PROPOSED 78-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	12/2/22
SCALE	AS NOTED
JOB. NO.	022-021
SHEET	C-1.3

OF SHEETS

Landscape Data:

RAC Zoning - FH-2 (Federal Highway Medium-High Intensity Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	5 Trees (145/30)	5 Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	21 Trees (415/20)	21 Trees (See Schedule)
Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area. Ground Floor: 3,329 sf Third (3rd) Floor: 529 sf	3 Trees 1 Tree	3 Trees (See Schedule) 1 Tree
Total Required:	30 Trees	30 Trees (See Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (Three Palms = 1 Tree Credit)		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	18 Trees 76 Shrubs	29 Trees 151 Shrubs

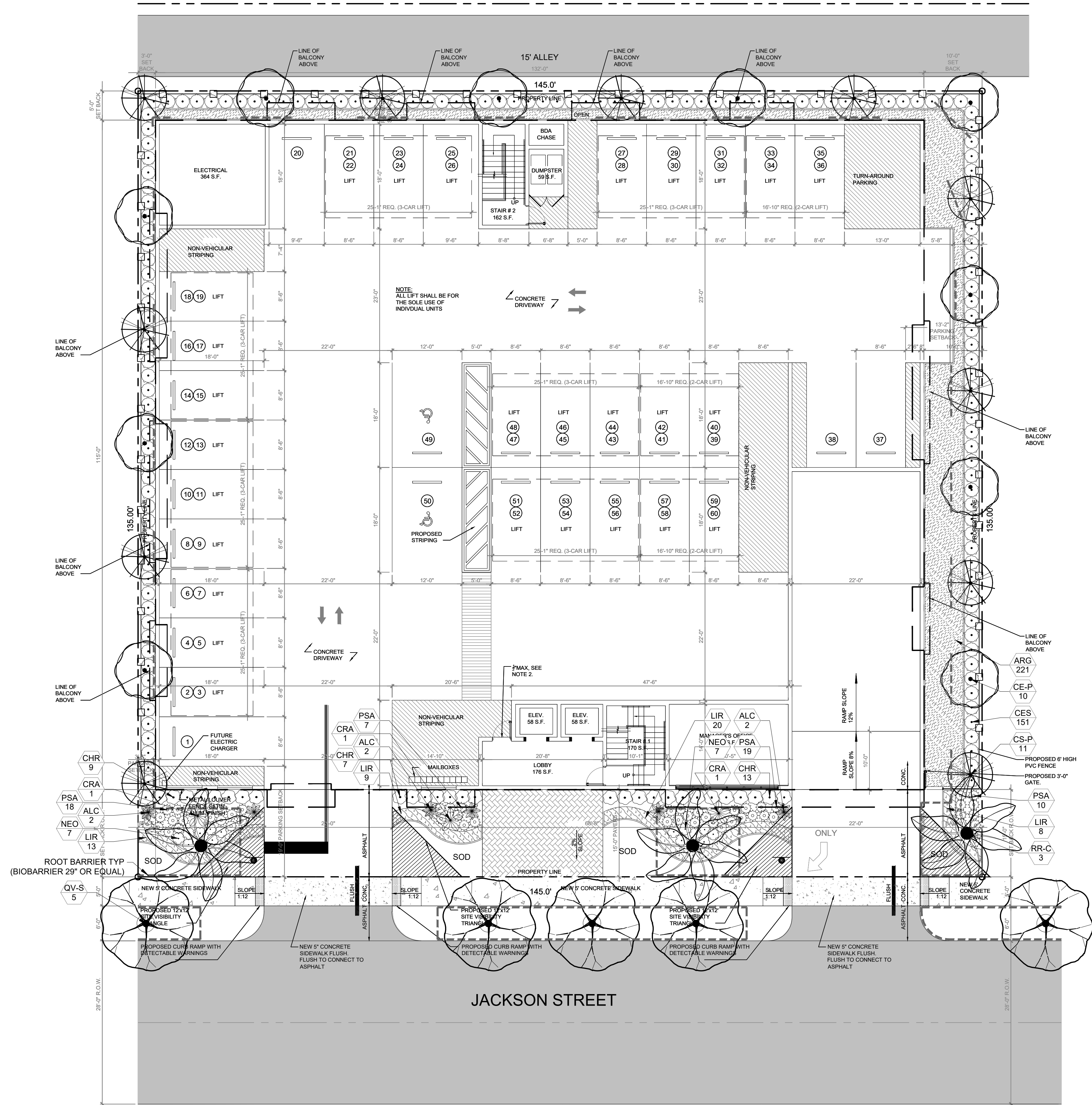
Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Plant Schedule:

PERIMETER TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CE-P	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	10	
CS-P	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	11	
CODE TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
RR-C	Roystonia regia	Royal Palm	FG, 8' CT, SGL, SP	Yes	3	
WB	Wodyetia bifurcata	Foxtail Palm	FG, 8' CT, SGL, SP	No	4	
STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
QV-S	Quercus virginiana	Southern Live Oak	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	5	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	8	
CHC	Chamaedorea cataractarum	Cascade Palm	7G, 4" OA, SP	No	4	
CHR	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" HT x 18" SPR, F, 30" OC	Yes	27	
CES	Conocarpus erectus 'sericeus'	Silver Buttonwood	3G, 30" HT x 24" SPR, FTB, 30" OC	Yes	151	
CRA	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	15G, 2'-3' OA, F, SP	No	3	
NEO	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24"X18", F, 24" OC	No	14	
PSA	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F,	No	58	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
ARG	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	24" o.c.	221
LIR	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.	164

*Note: Plant schedule includes roof gardens; see sheet two for roof garden details.



Project Team
 Landscape Architect:
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 1708 SE Joy Haven Street
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 (772) 834-1357 | brandon@las-fl.com
 Architect:
LJR Architects, Inc. ARCHITECTURE & PLANNING
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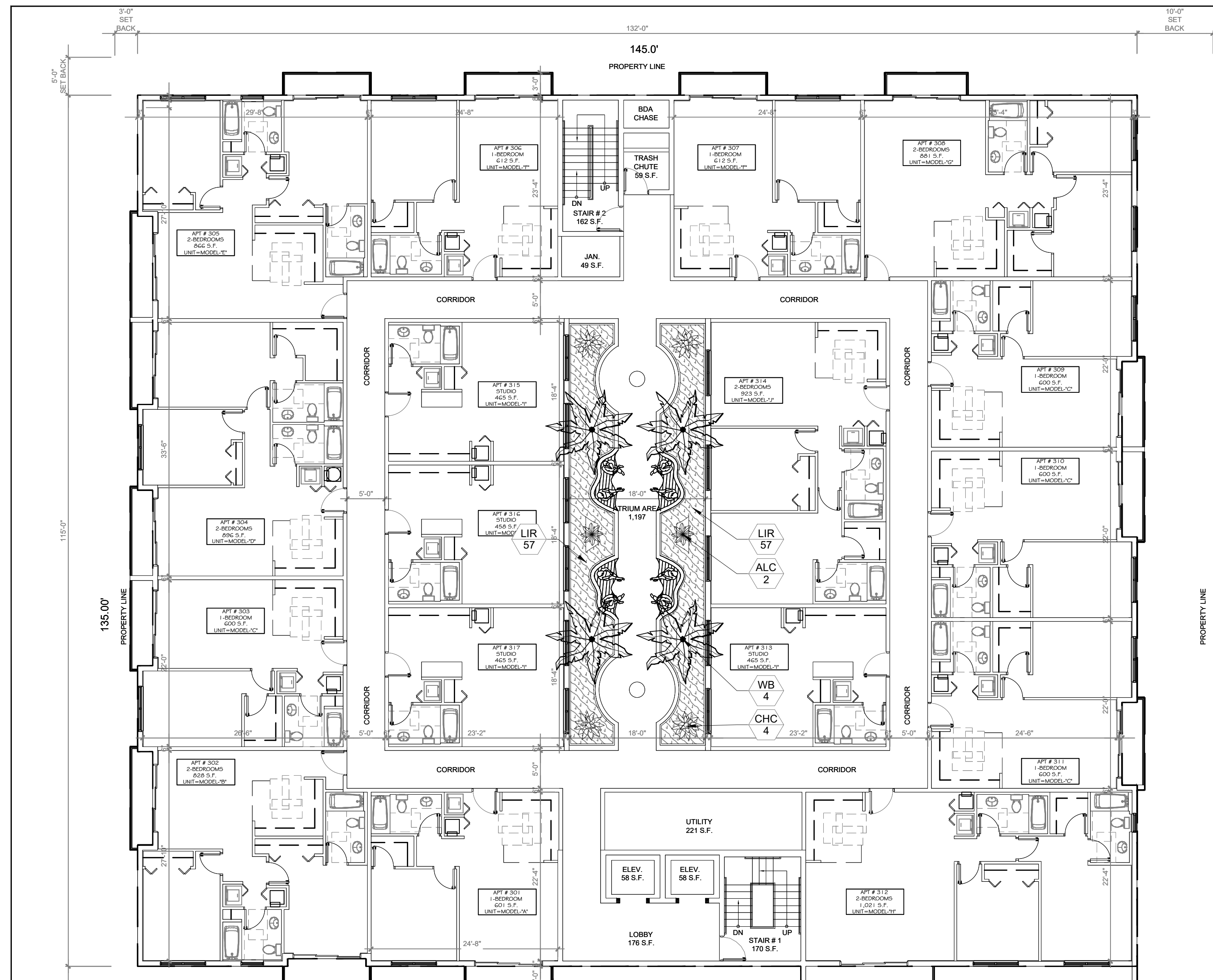
PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
 1735 Jackson Street
 1735 Jackson Street, Hollywood, FL 33020
Landscape Plan

Revisions		
Date	Init.	Description
01.23.23	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT
 PAUL A. GOULAS
 LA 6666807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

Drawn By: DC
 Checked By: PG
 Municipal Project:
 Scale:
 NORTH
 SCALE: 1" = 10'
 0 5' 10' 20'
L-01





3rd Floor Roof Garden

3rd Floor Roof Garden Plant Schedule:

CODE	TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
WB		Wodyetia bifurcata	Foxtail Palm	FG, 8' CT, SGL, SP	No	4	
	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
	ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	2	
	CHC	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No	4	
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
	LIR	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.	114

Roof Garden Notes:

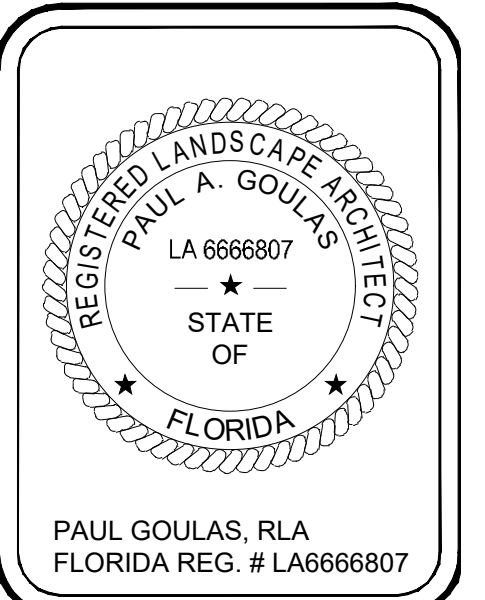
- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.

Project Team
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 E-MAIL: LLANDS@LANDSARCHITECTS.COM

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
1735 Jackson Street
 1735 Jackson Street, Hollywood, FL 33020
Roof Garden Landscape Plan

Revisions

Date	Init.	Description
01.23.23	DC	Initial Submittal



Drawn By: DC
 Checked By: PG
 Municipal Project:
 Scale:

 SCALE: 1" = 10'

L-02

