

ATTACHMENT A
Application Package
Part I

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|--|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☐ No **If yes**, attach a copy of violation.

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

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

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: 8/8/2025

PRINT NAME: Lloyd Quintana

Date: 8/8/2025

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 _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

**ARCHITECT OF RECORD JOSUE CRUZ
JAVIER R. MARIN, DESIGNER AIA
LLOYD QUINTANA, OWNER LAS VILLAS JDL, LLC
17601 SW 87 Av, Palmetto Bay, Florida 33157
786 413 4951**

June 23, 2025

**City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33022**

FILE NUMBER: 23-DP-52

PROJECT INFORMATION:

SITE DATA

Owner:	Las Villas JDL LLC.
Address:	1807-1809 Madison Street
Net Size of Property:	14,934 sq. ft. (0.34 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Vacant

**A new multi-family building with commercial space.
Located at the corner of MADISON and SOUTH FEDERAL HWY,
The structure will consist of 8 stories with 44 units,
22 units with 2 BR and 2 BA, and 22 units with 1 BR and 1 BA.
Commercial space 1500 sqft on the ground floor along Federal.
There will also be a meditation garden, recreational garden and gym.
62 covered parking spaces with electric vehicle charging spaces.
The building will be certified in Florida Green Building Coalition Green (High-Rise Residential certification program).**

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Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Vacant
Year Built:	N/A

LEGAL DESCRIPTION:

PARCEL 2:

LOT 13, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND

PARCEL 3:

LOT 14 AND 15, LESS THE EAST 15 FEET THEREOF, AND ALSO LESS SO MUCH THEREOF INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE TO A LINE WHICH IS 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURROUNDING PROPERTIES



1813 Madison Street (west)



610 S. Federal Highway (south)



1812 Madison Street (south)



1770 Monroe Street (Hollywood Central Elementary School - east)



500 S. Federal Highway (north)



1810 Monroe Street (north)

SUBJECT PROPERTY



1807-1809 Madison Street

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Present Use of Land:	Vacant
Year Built:	N/A

DESIG CRITERIA REVIEW

DESIGN CRITERIA

- 1** Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The proposed project, apartment building is contemporary/new urbanism, the building's facade is a minimalist design approach with cantilevered balconies and projecting parapet walls which invite natural lighting. The first level consists of covered parking areas and one commercial space, inviting the pedestrian to participate in the building. The second level contains parking spaces and double height for the lobby and commercial space, the third level contains parking spaces with a great green meditation garden looking onto US1 and the fourth to eighth floors contain apartments units. The Access to the site is safe and pedestrian friendly and the building is setback from the property line enough to create ample green areas. The materials proposed are stuccoes concrete with glass and metal railings.

- 2** Comparability. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings

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LLOYD QUINTANA, OWNER LAS VILLAS JDL, LLC
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786 413 4951**

should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: During our meetings with the neighborhood association, it became clear to us that this area is undergoing re-development and one of the goals for the neighborhood is larger density, bringing buildings closer to the street to create a more uniform pedestrian atmosphere with active use spaces on the ground floor facing the street. The neighbors also showed us images of building designs which they envision for this area, and all were contemporary vernacular with use of stucco, glass, and some metals. This proposed design achieves the Association's design aesthetic for the neighborhood.

- 3** Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed design is an 8-story building which is in keeping with the existing context and more importantly it is in keeping with the vision for this area which is encouraging re-development

- 4** Landscaping. Landscaped areas should contain a variety of native and other comparable plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The Landscape Architect worked very closely with the City's Landscape Architect, Mr. Favio Perez, after many interchanges the resulting landscape design is comparable with both the building, the site and its context. The Landscape design compliments the design of the building and is also used to screen the cars and provide added screening between this site and the residential neighbor to the East.

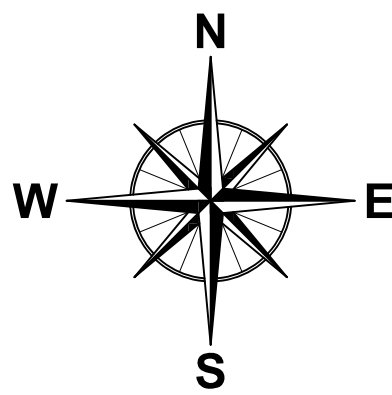
Sincerely

**Josue Cruz
Architect
AR 97047**

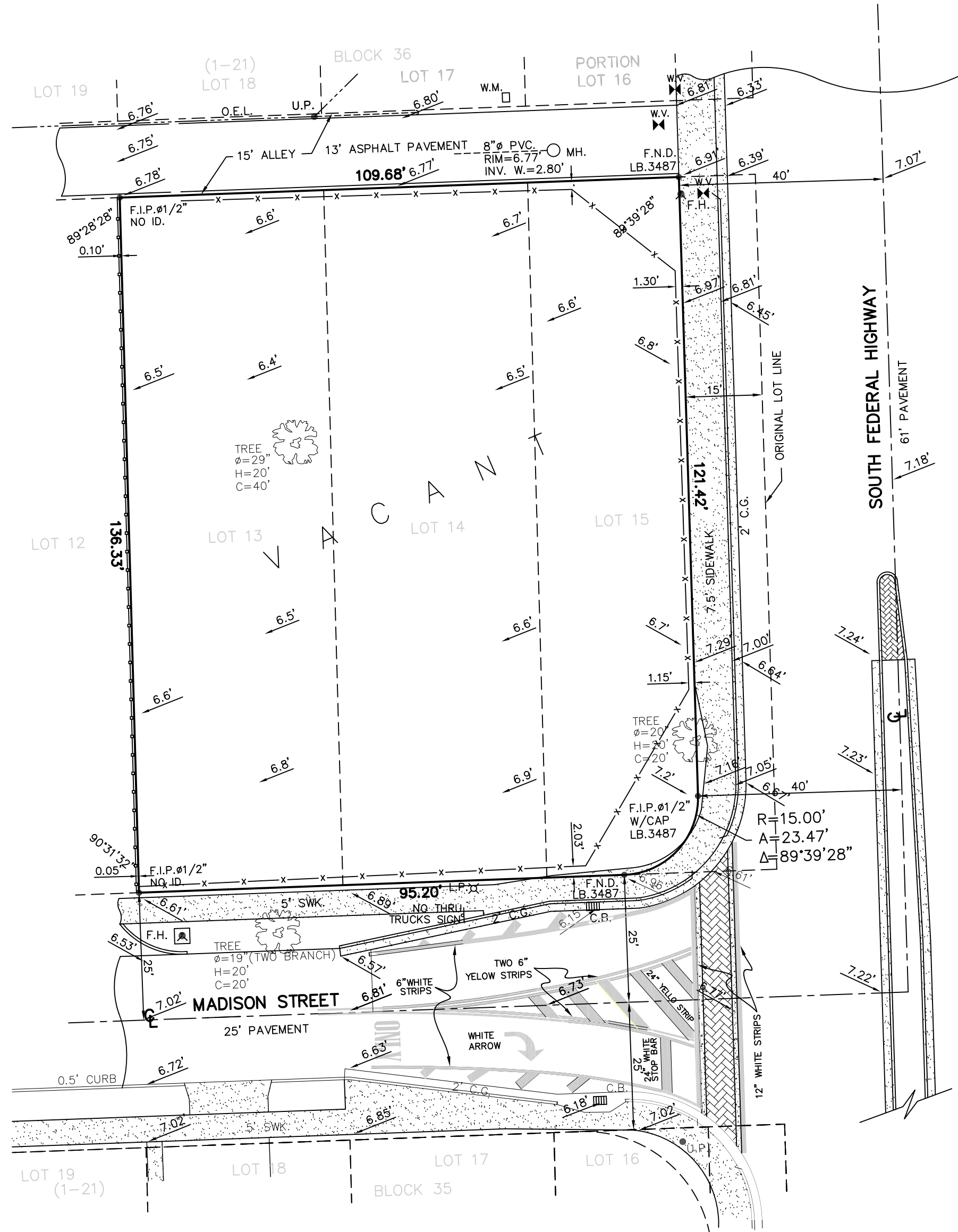
PARKING REQUERIMENTS	REQUIRED	PROVIDED
COMMERCIAL min. 3 Un. per 1,000 SF (commercial space 1,500 SF x 3)	4.5 SPACES	
MULTIFAMILY RESIDENTIAL Units of one bedroom or less 1 Space 26 units (1 bedroom x 1 space)	26 SPACES	
Units exceeding one bedroom (including dens) 18 units (2 bedrooms x 1.5 spaces)	27 SPACES	
VISITORS Guest 1 Space per 10 units (44 units)	4.4 SPACES	
TOTAL	61.9 SPACES	62 SPACES

PARKING REQUERIMENTS	PROVIDED
DOUBLE PARKING for 3 units (2,2)	3
SINGLE PARKING for 41 units	47
SINGLE PARKING for commercial	5
SINGLE PARKING for visitor	4
TOTAL	59

PARKING INCLUDED IN THE TOTAL	
ADA PARKING SPACES	3
ELECTRICAL VEHICLE	4



ALTA/ACSM LAND TITLE SURVEY

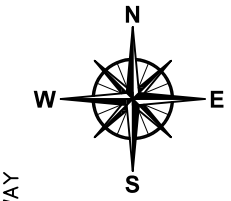


PROPERTY ADDRESS:
1807 MADISON STREET, HOLLYWOOD, FLORIDA 33020
1809 MADISON STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION

LOT 13, BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND

TOGETHER WITH:
ALL OF LOT 14 AND LOT 15, LESS THE EAST 15 FEET THEREOF, AND ALSO LESS SO MUCH THEREOF INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE TO A LINE WHICH IS 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



MONROE STREET														
28	27	26	25	24	23	22	21	20	19	18	17	16		
						36								
3	4	5	6	7	8	9	10	11	12	13	14	15		
MADISON STREET														

LOCATION SKETCH
N.T.S.

ALTA/ACSM LAND TITLE SURVEY

TO:

LAS VILLAS JDL, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1, 2, 3, 4, 8, 11(o), 14, 16, 17 AND 18, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 12-19-22

NOTES:

- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ELEVATIONS ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM (1988) CITY OF HOLLYWOOD BENCHMARK; 19th AVENUE AND MADISON STREET ELEVATION=9.31' (NATIONAL GEODETIC VERTICAL DATUM 1929) OR ELEVATION=7.75' (N.A.V.D. 1988).
- NET AREA: 14,934 SQUARE FEET.

THIS SURVEY HAS BEEN UPDATED BASED ON AN EXAMINATION OF A OWNERSHIP AND ENCUMBRANCE REPORT (O&E) ISSUED BY RAUL G. MENDOZA, P.A., FILE NUMBERS: 222R-1104-1807 AND 222R-1104-1809 WITH SEARCH DONE FROM SEPTEMBER 14, 1921 AT 7:00 AM, TO NOVEMBER 4, 2022 AT 11:00 PM.

OWNER OF RECORD: LAS VILLAS JDL, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 50707, PAGE 291 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

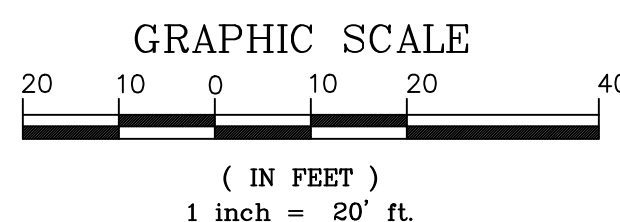
ALFREDO DIAZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER No.6903
STATE OF FLORIDA

Alfredo
Diaz

Digitally signed by
Alfredo Diaz
Date: 2023.08.15
08:38:57 -04'00'

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD	E.T.P. = ELECTRIC TRANSFORMER PAD	MEAS. = MEASURED	PL. = PLANTER	V.G. = VALLEY GUTTER
A = ARC DISTANCE	F.E. = FLOOR ELEVATION	M.S. = METAL SHED ON CONCRETE	R. = RADIUS	C = CENTER LINE
BLDG. = BUILDING	F.H. = FIRE HYDRANT	N.T.S. = NOT TO SCALE	RES. = RESIDENCE	M = MONUMENT LINE
C.B. = CATCH BASIN	F.I.P. = FOUND IRON PIPE	NO ID = NO IDENTIFICATION NUMBER	S.I.P. = SET IRON PIPE No. LS. 5184	Δ = CENTRAL ANGLE
C.B.S. = CONCRETE BLOCK STRUCTURE	F.N. = FOUND NAIL	O.E.L. = OVERHEAD ELECTRIC LINE	S.R. = SET ROD No. LS. 5184	W = WOOD FENCE
C.G. = CURB & GUTTER	F.N.D. = FOUND NAIL & DISK	P.B. = PLAT BOOK	STY. = STORY	X = CHAIN LINK FENCE
CH. = CHORD DISTANCE	F.R. = FOUND REBAR	PG. = PAGE	SWK. = SIDEWALK	C.B.S. WALL
CONC. = CONCRETE	L.P. = LIGHT POLE	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT	0.00 = EXISTING ELEVATION
C.S. = CONCRETE SLAB	M.D.E. = MAINTENANCE & DRAINAGE EASEMENT	P.O.C. = POINT OF COMMENCEMENT	U.P. = UTILITY POLE	Ø = DIAMETER



FLOOD ELEVATION INFORMATION:
DATE OF FIRM: 08-18-14 PANEL: 0569 SUFFIX: H
COMMUNITY No: 125113 ZONE: X BASE FLOOD ELEVATION: N/A

NOSTER, LLC LAND SURVEYORS LAND PLANNERS 1842 S.W. 124th Place, Miami, Florida 33175 Phone: (305) 221-3040 Fax: (305) 221-9040 nosterllc@gmail.com				
I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.				
SCALE: 1"=20'	DRAWN BY: C.C.	FIELD WORK: 12-19-22	FIELD BOOK: 22-0553	DATE: 12-19-23

PARKSIDE VUE

44 DWELLING UNITS + 1 COMMERCIAL SPACE

PROPERTY ADDRESS:

1807 Madison Street, Hollywood Fl. 33020
1809 Madison Street, Hollywood Fl. 33020

FOLIO NUMBER:

5142-1501-7110
5142-1501-7100



PACO PRESENTATION
11/07/2022
PARKSIDE VUE

PRELIMINARY TAC PRESENTATION
6/20/2023
PARKSIDE VUE

FINAL TAC PRESENTATION
12/04/2023
PARKSIDE VUE

SIGN OFF PRESENTATION
2/21/2025
PARKSIDE VUE

DRAWING INDEX

SURVEY
ALTA SURVEY

ARCHITECTURAL

- A- 000 COVER SHEET, INDEX, PROJECT TEAM
- A- 001 ZONING INFORMATION, SITE PLAN
- A- 002 FAR DIAGRAMS & CALCULATIONS
- A- 003 STREET PROFILE & RENDERS
- A- 004 ELEVATIONS
- A- 005 GROUND FLOOR
- A- 005.1 SECOND FLOOR
- A- 006 THIRD FLOOR
- A- 006.1 FOURTH FLOOR
- A- 007 FIFTH TO EIGHT FLOOR AND ROOF
- A- 007.1 ROOF & UPPER ROOF
- A- 008 ACCESSIBILITY ROUTE
- A- 009 SECTIONS

LANDSCAPING

- L-100 EXISTING TREE PLAN DISPOSITION PLAN
- L-200 LANDSCAPE PLAN
- L-201 LANDSCAPE SCHEDULE & IMAGES
- L-201A LANDSCAPE NOTES & DETAILS
- L-202 LANDSCAPE NOTES & DETAILS
- IR-100 1ST & 3RD FLOOR IRRIGATION PLAN
- IR-101 4TH IRRIGATION PLAN & NOTES & DETAILS
- IR-200 IRRIGATION DETAILES

CIVIL

- CS-PD COVER SHEET
- PD-1 PAVING, GRADING & DRAINAGE PLAN
- PD-2 MARKING & SIGNING & DRAINAGE DETAILS
- PD-3 SEDIMENT & EROSION CONTROL PLAN
- CARS TURNING RADII PLAN AT GROUND LEVEL
- PD-4 PAVING & DRAINAGE DETAILS
- PMS PAVEMENT MARKING & SIGNING
- SECOND AND THIRD FLOORS

CS

- WS-1 COVER SHEET
- WS-2 WATER & SEWARD PLAN
- WS-3 WATER PROFILES
- WATER DETAILS

PROJECT OWNER:

LAS VILLAS JDL, LLC
1807 MADISON STREET
HOLLYWOOD, FI 33020
LLOYD QUINTANA
786 413 4951

ARCHITECT:


SKIN ARCHITECTURAL GROUP
JOSUE R. CRUZ
5810 SW 14 ST, MIAMI FL, 33144
AR 97047
DESIGN TEAM, PERSON OF CONTACT
JEMY DESIGN CORP
JAVIER MARIN
INTERNATIONAL ASSOCIATE AIA
jrodrigo2@gmail.com
786 602 5097

CIVIL ENGINEER:

AB ENGINEER INC.
MARVIN ABARCA
8010 NW 186th Terr.
HIALEAH, FL 33015
L # 49529
305 829 2418
marvin@abengineers.net

LANDSCAPING ARCHITECT:



ALL LANDSCAPE DATA INC.
DERICK LANGEL, JORGE VARELA
4459 NW 97 CT.
DORAL, FLORIDA, 33178
LA # 6667045
305 303 7059
mdasilva@alllandscapedata.com



ARCHITECTURAL
GROUP
Josue R. Cruz
5810 SW 14th Street
MIAMI Florida 33144
305-772-5891
skinarch@bellsouth.net
AR97047

DESIGN TEAM:
JAVIER MARIN
INTL. ASSOC. AIA

786 602 5097
person@all.com
JEMY DESIGN CORP

NO. #	NAME	DATE
	CITY COMMENTS ETM	9/4/24
	CITY COMMENTS ETM	11/7/24

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.8-A-4 AND 553.79 (4) AND CHAPTER 633, FLORIDA STATUTES.

This drawing and copies furnished thereof, are instruments of service and are the sole property of the architect and the designer. They are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect, the user thereof becomes indebted to the architect and designer for full compensation. The builder reserves the right to change, upgrade or alter its plans, specifications and materials without notice or obligation. Contractor shall verify all dimensions at site before proceeding with his work and shall determine location of any and all existing subterranean utilities or construction in area of proposed new work prior to commencement of new work in order to avoid damage to said existing utilities or construction. Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS:
LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSUE CRUZ ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
COVER SHEET
DRAWING INDEX, PROJECT TEAM

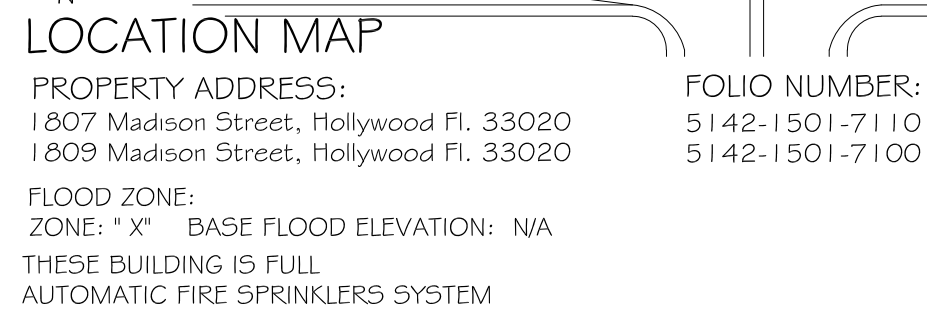
PROJECT No:
202205

Drawing:
NCP

DATE:
10-02-2022

SCALE:
NOTE

A-000



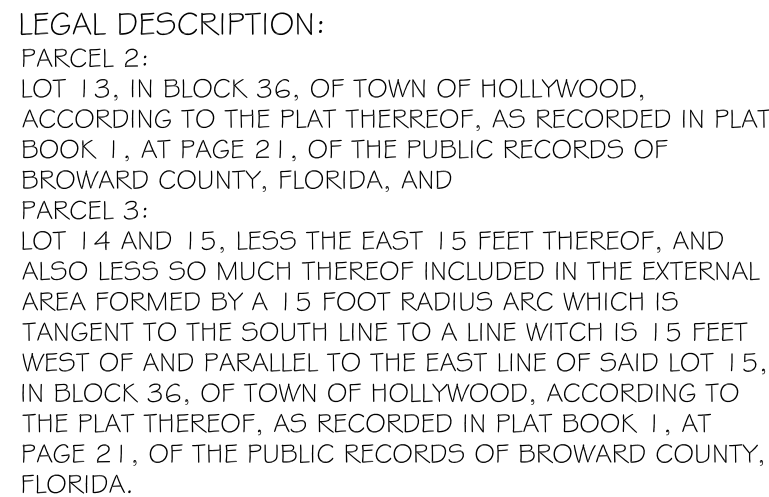
PARKING REQUIREMENTS	REQUIRED	PROVIDED
COMMERCIAL min. 3 Un. per 1,000 SF (commercial space 1,500 SF x 3)	4.5 SPACES	
MULTIFAMILY RESIDENTIAL Units of one bedroom or less 1 Space 26 units (1 bedroom x 1 space) Units exceeding one bedroom (including dens) 18 units (2 bedrooms x 1.5 spaces)	26 SPACES 27 SPACES	
VISITORS Guest 1 Space per 10 units (44 units)	4.4 SPACES	
TOTAL	61.9 SPACES	62 SPACES

PARKING INCLUDED IN THE TOTAL	
ADA PARKING SPACES	3
ELECTRICAL VEHICLE	4

COMMERCIAL		
GROUND FLOOR	1	1,000 SF
SECOND FLOOR		500 SF
TOTAL UNITS	1	1,500 SF

TOTAL UNIT SIZE AVERAGE = 667 SF		
FAR CALCULATIONS: 14,934 SF X 3.0 =	ALLOWED 44,802 SF	PROPOSED 43,272 SF
GROUND FLOOR		2,642 SQ FT
2ND FLOOR		1,811 SQ FT
3RD FLOOR		868 SQ FT
4TH FLOOR		7,427 SQ FT
5TH THRU 8TH FLOOR (7,501)		30,524 SQ FT
TOTAL FAR PROVIDED		43,272 SQ FT

NOTE: FLOOD PROOF: THE PROPOSED
STRUCTURE BUILDING WILL BE PROVIDED
FLOOD PROOFED UP TO ELEVATION
9.50 NAVD
SIKALASTIC® HLM 5000 GC WATER
PROOFING FOR CONCRETE WALLS H 2
SIKAPROOF® A+ 12WATER PROOFING
FOR CONCRETE SLAB



COMMERCIAL		UNIT NET (NET SQ. FEET)	
TYPE	NO.	UNIT #	AREA
COMMERCIAL SPACE	1	C101	1,000 SF
TOTAL	1	TOTAL	1,000 SF

PARKING SPACES		
TYPE	NO.	
STANDARD	20	ELECTRIC VEHICLE (6)
ACCESSIBLE	1	
TOTAL	21	

BIKE SPACES	
TYPE	NO.
RESIDENT / VISITOR	2
TOTAL	2

COMMERCIAL		UNIT NET (NET SQ. FEET)	
TYPE	NO.	UNIT #	AREA
COMMERCIAL SPACE	1	C101	500 SF
TOTAL	1	TOTAL	500 SF

PARKING SPACES		
TYPE	NO.	
STANDARD	19	ELECTRIC VEHICLE (4)
ACCESSIBLE	1	
TOTAL	20	

BIKE SPACES	
TYPE	NO.
RESIDENT / VISITOR	2
TOTAL	2

PARKING SPACES			BIKE SPACES	
TYPE.	NO.		TYPE	NO.
STANDARD	20	ELECTRIC VEHICLE (4)	RESIDENT / VISITOR	2
ACCESSIBLE	1		TOTAL	2
TOTAL	21			

DWELLING UNITS		UNIT NET (NET SQ. FEET)		
TYPE	NO.	UNIT #	A/C AREA	BALCONY AREA
DWELLING UNITS	8	401 (1 BED)	574 SF	90 SF
		402 (1 BED)	599 SF	60 SF
		403 (1 BED)	616 SF	37 SF
TOTAL	8	404 (1 BED)	562 SF	55 SF
		405 (1 BED)	537 SF	64 SF
		406 (2 BED)	780 SF	61 SF
		407 (1 BED + DEN)	668 SF	88 SF
		408 (2 BED)	722 SF	126 SF
		TOTAL	5,080 SF	581 SF

DWELLING UNITS		UNIT NET (NET SQ. FEET)		
TYPE	NO.	UNIT #	AC AREA	BALCONY AREA
DWELLING UNITS	9	501-501 (1 BED)	574 SF	90 SF
		502-602 (1 BED)	599 SF	60 SF
		503-603 (1 BED)	616 SF	37 SF
		504-604 (1 BED)	582 SF	55 SF
		505-605 (2 BED)	732 SF	50 SF
		506-606 (2 BED)	796 SF	64 SF
		507-607 (2 BED)	760 SF	61 SF
		508-608 (1 BED)	668 SF	88 SF
		509-609 (2 BED)	722 SF	126 SF
		TOTAL	6,071 SF	631 SF
		TOTAL	24,284 SF	2,524 SF

[illegible]

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.8.4.4 AND 553.79 (d) AND CHAPTER 633, FLORIDA STATUTES.

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSUE CRUZ ON THE DATE INDICATED HERE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
SITE PLAN - ZONING NOTES

PROJECT No:
202205

Drawing:

NCP

DATE: 10-02-2022	SCALE: NOTE
---------------------	----------------

SHEET: _____

A-001

DIAGRAM
F.A.R. CALCULATIONS

FAR CALCULATIONS: 14,934 SF X 3.0 =	ALLOWED 44,802 SF	PROPOSED 43,272 SF
GROUND FLOOR		2,642 SQ FT
2ND FLOOR		1,811 SQ FT
3RD FLOOR		868 SQ FT
4TH FLOOR		7,427 SQ FT
5TH THRU 8TH FLOOR (7,501)		30,524 SQ FT
TOTAL FAR PROVIDED		43,272 SQ FT

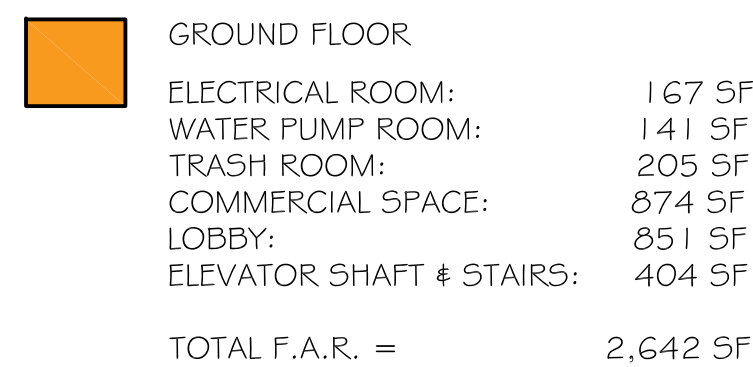
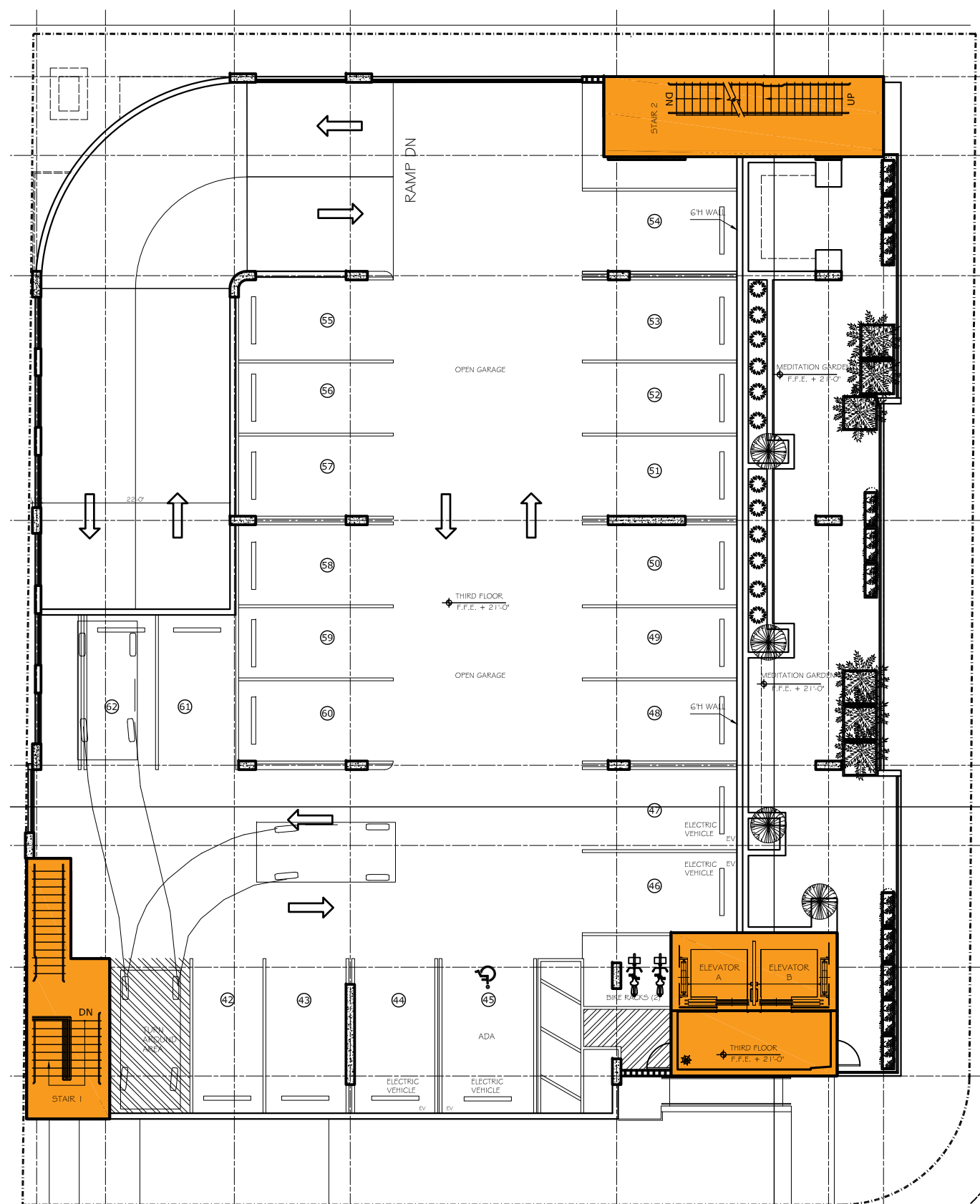
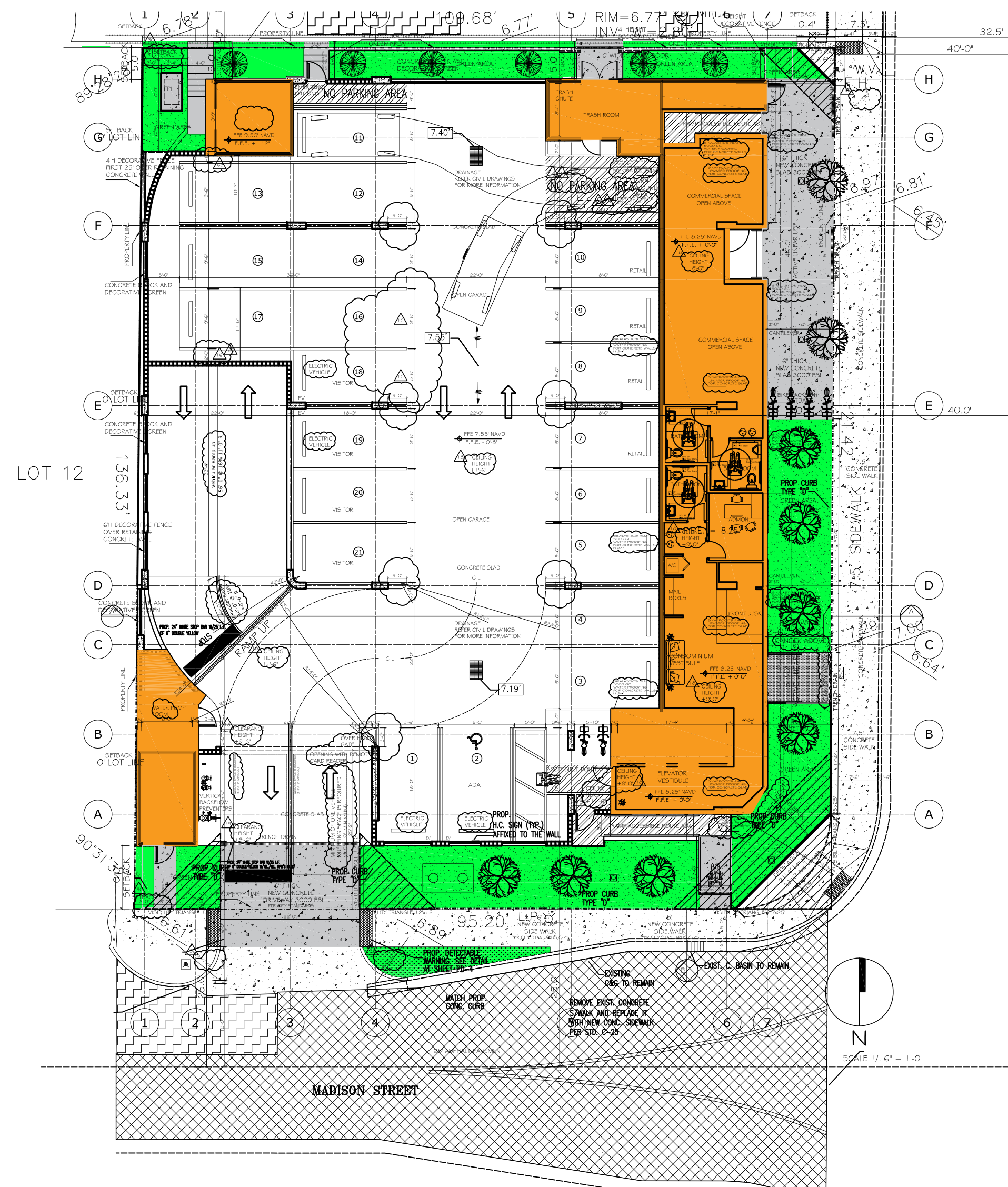


DIAGRAM
F.A.R. CALCULATIONS



THIRD FLOOR	
ELEVATOR LOBBY:	147 SF
ELEVATOR SHAFT & STAIRS:	721 SF
TOTAL F.A.R. =	868 SF

DIAGRAM
F.A.R. CALCULATIONS

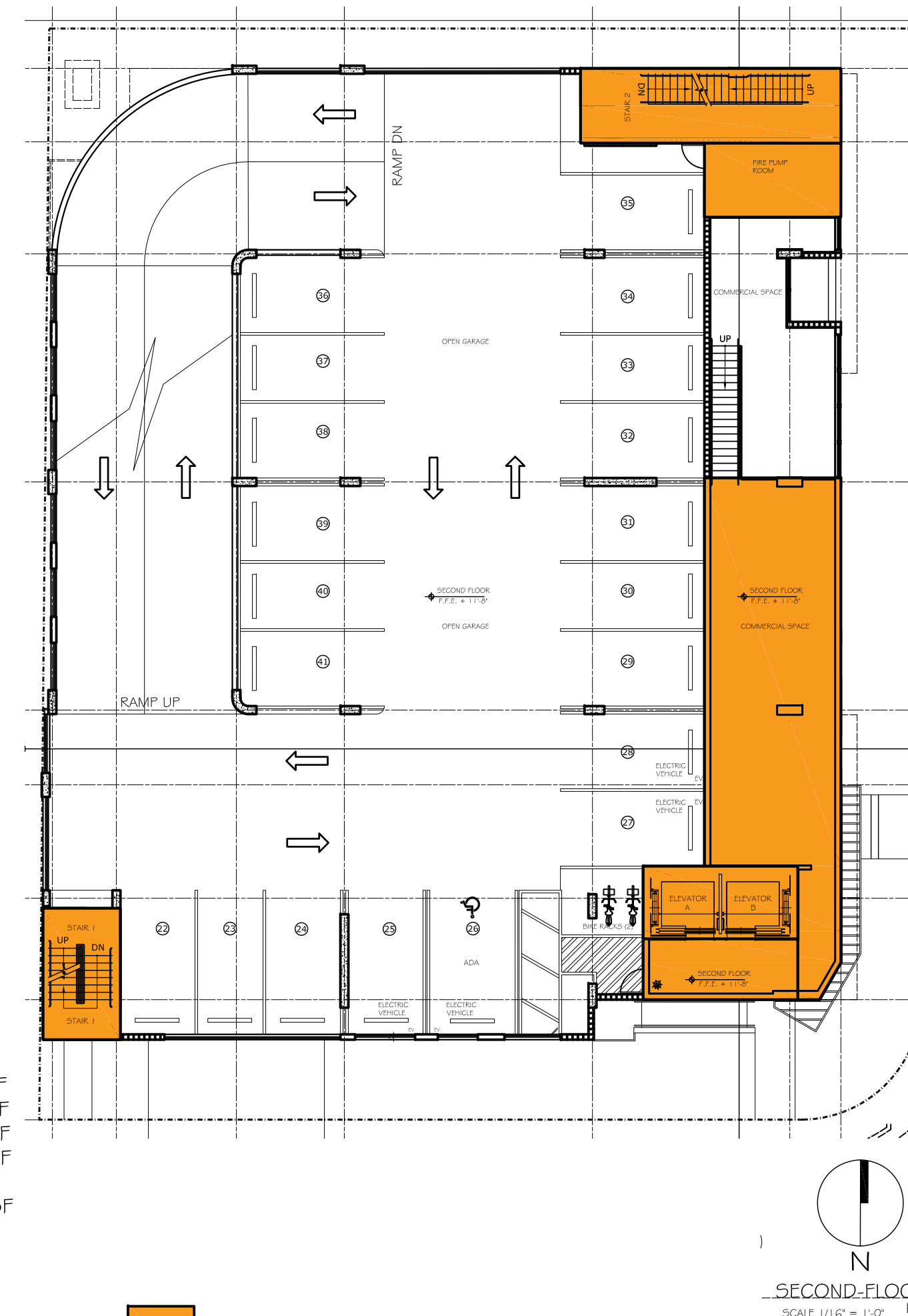


SECOND FLOOR

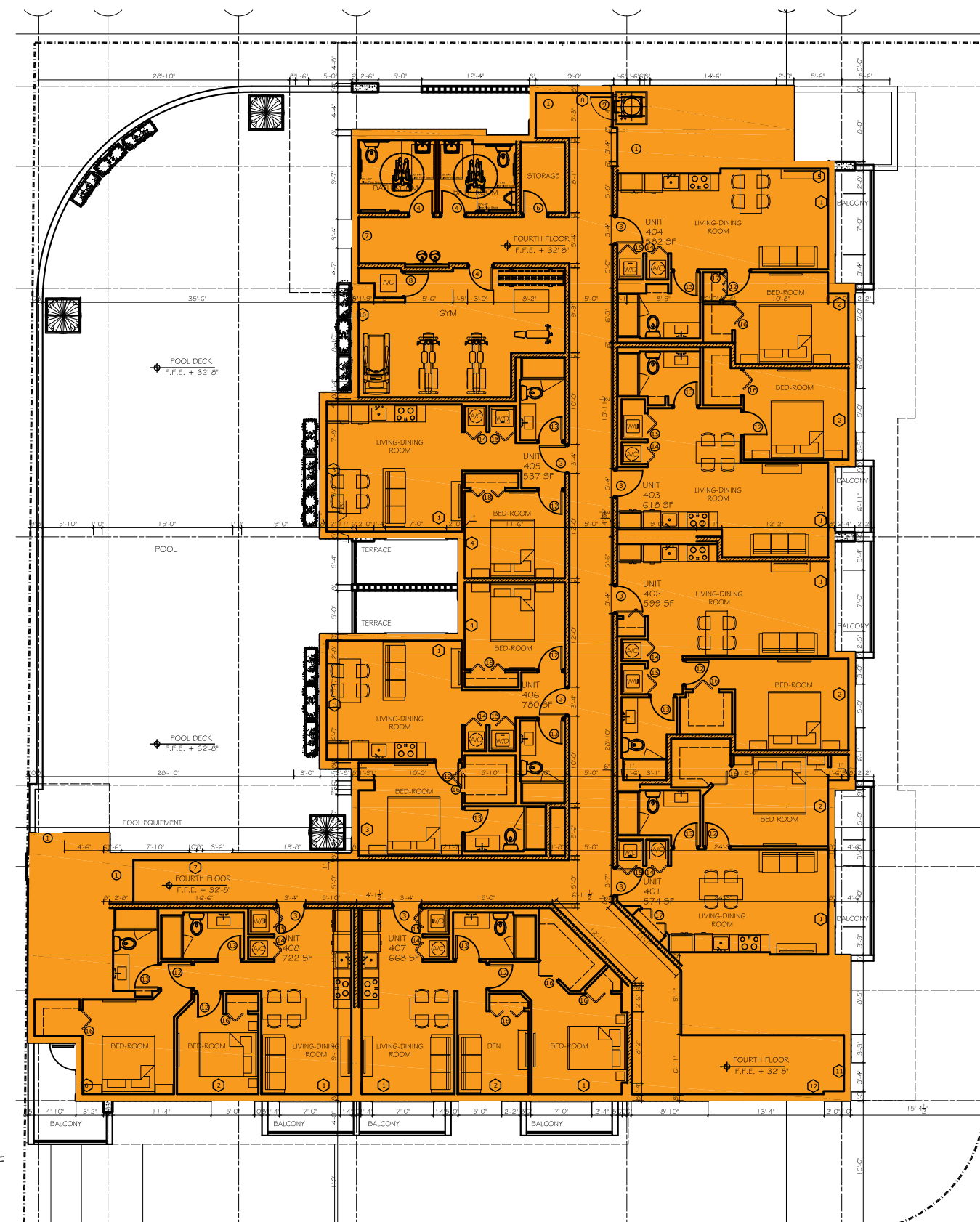
FIRE PUMP ROOM:	114 SF
COMMERCIAL SPACE:	911 SF
ELEVATOR LOBBY:	147 SF
ELEVATOR SHAFT & STAIRS:	639 SF

TOTAL F.A.R. = 1,811 SF

DIAGRAM
F.A.R. CALCULATIONS



SECOND-FLOOR



FOURTH FLOOR

TOTAL UNITS:	5,080 SF
GYM:	348 SF
BATHROOMS:	234 SF
HALLWAY-ELEVATOR LOBBY:	1,217 SF
ELEVATOR SHAFT & STAIRS:	548 SF

TOTAL F.A.R. = 7,427 SF

DIAGRAM
F.A.R. CALCULATIONS



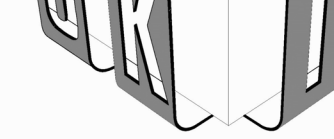
FIFTH TO EIGHTH FLOOR

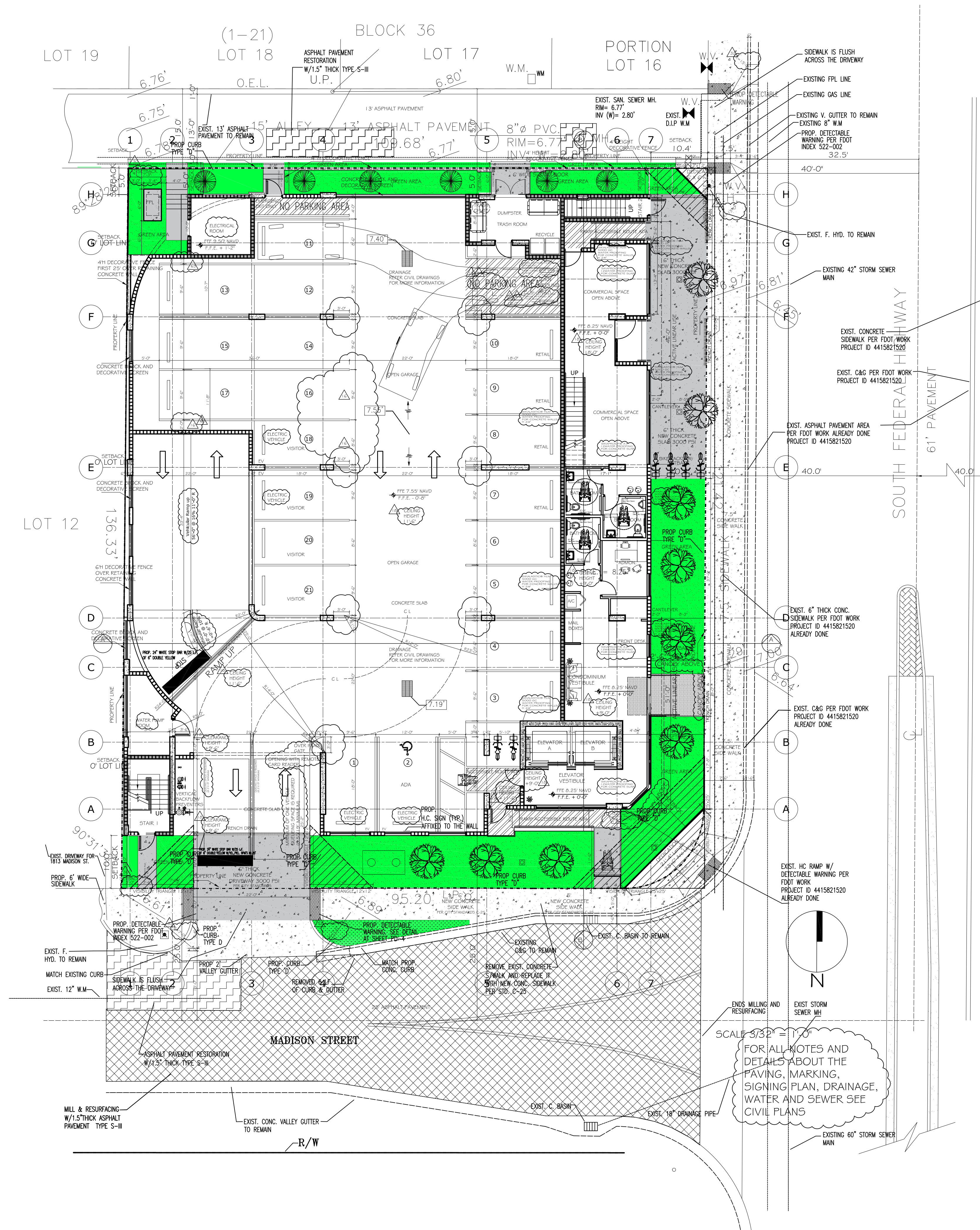
TOTAL UNITS:	24,284 SF
HALLWAY-ELEVATOR LOBBY:	4,196 SF
ELEVATOR SHAFT & STAIRS:	2,044 SF

TOTAL F.A.R. = 30,524 SF

DIAGRAM
F.A.R. CALCULATIONS



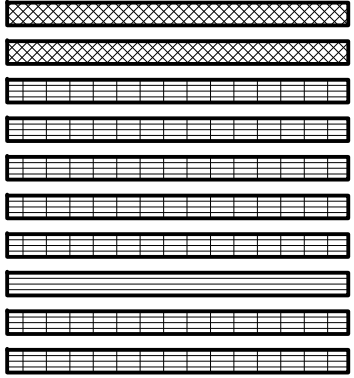
		
ARCHITECTURAL GROUP		
Josue R. Cruz 5810 SW 14th Street MIAMI Florida 33144 305-772-8891 skinarch@bellsouth.net AR97047		
DESIGN TEAM: JAVIER MARIN INTL. ASSOC. AIA		
786-602-6597 jmarin@skincorp.com JEFF DESIGN CORP.		
No.	NAME	DATE
A	CITY COMMENTS ETM	9/4/24
B	CITY COMMENTS ETM	11/7/24
<p>TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRESAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.8.4 AND 553.79 (d) AND CHAPTER 633, FLORIDA STATUTES.</p> <p>This drawing and copies furnished thereof, are instruments of service and are the sole property of the architect and the designer. They are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect, the user thereof becomes indebted to the architect for full compensation. The builder reserves the right to change, upgrade or alter its plans, specifications and materials without notice or obligation.</p> <p>Contractor shall verify all dimensions at site before proceeding with his work and shall determine location of any and all existing underground utilities or construction in area of proposed new work prior to commencement of new work in order to avoid damage to said existing utilities or construction. Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.</p>		
PROJECT DESCRIPTION:		
PARKSIDE VUE		
44 DWELLING UNITS		
PROJECT ADDRESS: 1807 MADISON STREET HOLLYWOOD, FL 33020		
DEVELOPER(S): LAS VILLAS JDL, LLC. LLOYD QUINTANA PH 786 433 4951		
ARCHITECTURE LICENSE SEAL		
<p>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOS CRUZ ON THE DATE INDICATED HERE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED IF THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p>		
SHEET TITLE:		
FAR DIAGRAMS - FAR CALCULATIONS		
PROJECT No:		
202205		
Drawing:		
NCP		
DATE:	SCALE:	
10-02-2022	NOTE	
SHEET:		
A-CO2		



NOTE: FLOOD PROOF: THE PROPOSED STRUCTURE BUILDING WILL BE PROVIDED FLOOD PROOFED UP TO ELEVATION 9.50 NAVD
SIKALASTIC® HLM 5000 GC WATER PROOFING FOR CONCRETE WALLS H 24"
SIKAPROOF® A+ 12 WATER PROOFING FOR CONCRETE SLAB

WALL RATING SEPARATION SCHEDULE

LOCATION	MINIMUM RATING
RESIDENTIAL CORRIDOR	1 HOUR
RESIDENTIAL UNIT SEPARATION	1 HOUR
EXIT CORRIDOR	2 HOUR
TENANT STORAGE	2 HOUR
PARKING GARAGE TO ADJ ROOMS	2 HOUR
ELEVATOR HOISTWAYS	2 HOURS
STAIRS	2 HOURS
SHAFT	2 HOURS
MAIN ELECTRICAL ROOM	2 HOURS
TRASH ROOM, FIRE PUMP	2 HOURS



WALL TYPE LEGEND

Type A	TYP. INTERIOR PARTITION NON-RATED. SEE TYP. WALL TYPES FOR MOR DETAILS
Type B	1 HR. FIRE RATED PARTITION BETWEEN APARTMENTS UNITS SEE TYP. WALL TYPES FOR DETAILS
Type C	1 HR. FIRE RATED RESIDENTIAL CORRIDOR SEE TYP. WALL TYPES FOR DETAILS
Type D	2 HR. FIRE RATED WALL PARTITION SEE WALL TYPES FOR DETAILS
Type E	2 HR. FIRE RATED WALL 8" CONCRETE BLOCK REINFORCED SEE WALL TYPES FOR DETAILS

COLUMN GRID

J

ROOM NUMBER

UNIT-101 ROOM NAME / NUMBER

REVISION NUMBER

1

DOOR NUMBER

1

WINDOW DESIGNATION

1

TYPE WALL

1

KEYED NOTE

1

CEILING DESIGNATION

9'-0" INDICATES CEILING HEIGHT ABOVE SLAB

COMMERCIAL	
TYPE	NO.
COMMERCIAL SPACE	1
TOTAL	1

UNIT NET (NET SQ. FEET)	
UNIT #	AREA
C101	1,000 SF
TOTAL	1,000 SF

PARKING SPACES		
TYPE.	NO.	
STANDARD	20	ELECTRIC VEHICLE (6)
ACCESSIBLE	1	
TOTAL	21	

ARCHITECTURAL GROUP
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DESIGN TEAM:
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INTL. ASSOC. AIA

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jmarin@skinarch.com
JEMY DESIGN CORP

NO. #	NAME	DATE
1	CITY COMMENTS ETM	9/4/24
2	CITY COMMENTS ETM	11/7/24

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.0-4.4 AND 553.79 (a) AND CHAPTER 633, FLORIDA STATUTES.

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

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SHEET TITLE:
GROUND FLOOR

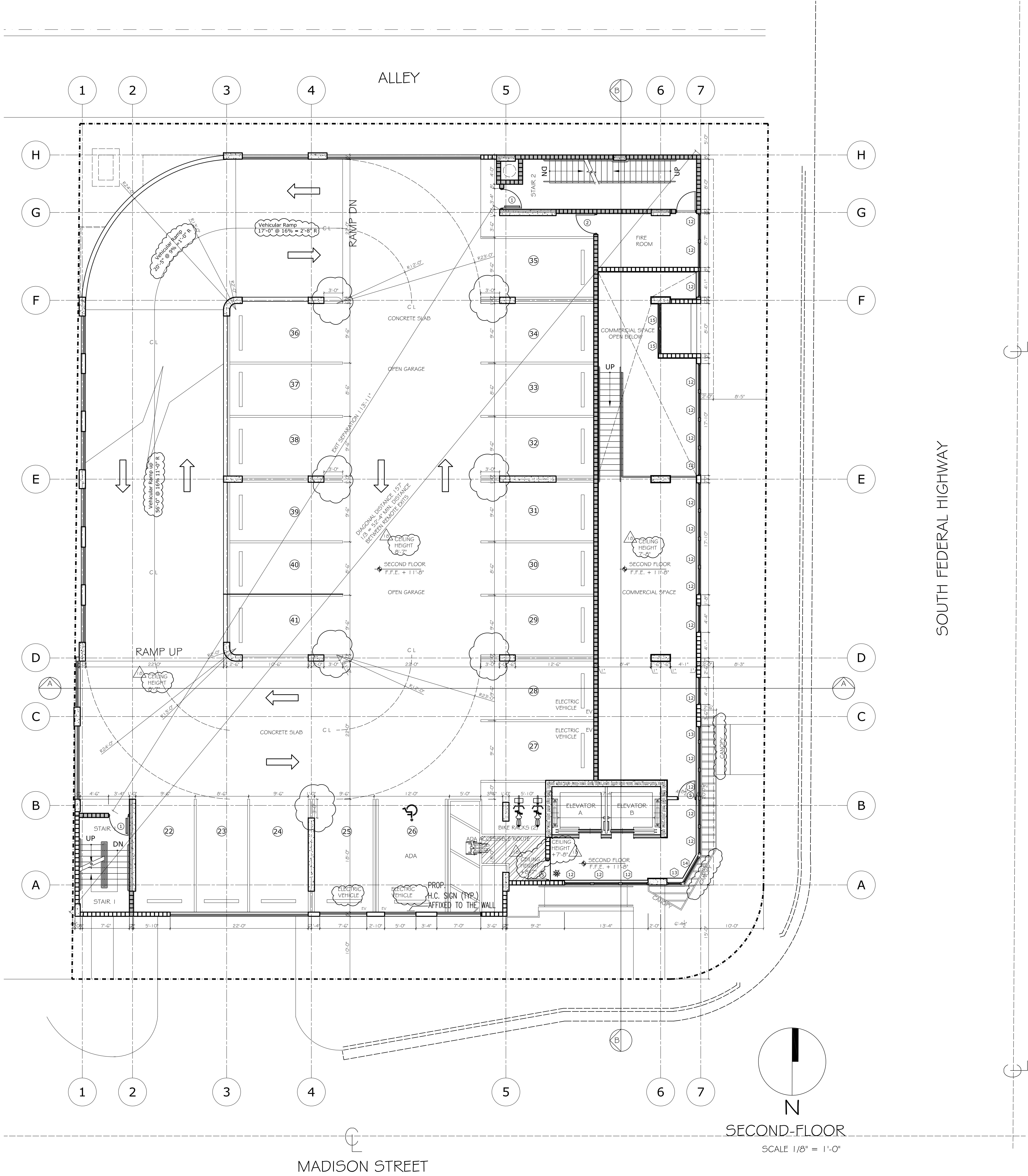
PROJECT No:
202205

Drawing:
NCP

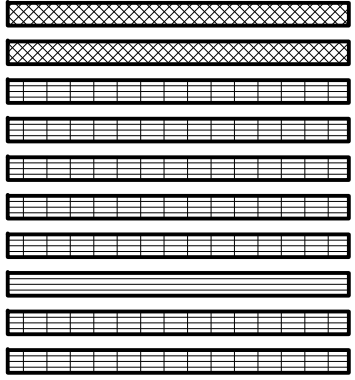
DATE:
6-02-2022

SCALE:
NOTE

SHEET:
A-005



WALL RATING SEPARATION SCHEDULE		
LOCATION	MINIMUM RATING	
RESIDENTIAL CORRIDOR	1 HOUR	
RESIDENTIAL UNIT SEPARATION	1 HOUR	
EXIT CORRIDOR	2 HOUR	
TENANT STORAGE	2 HOUR	
PARKING GARAGE TO ADJ ROOMS	2 HOUR	
ELEVATOR HOISTWAYS	2 HOURS	
STAIRS	2 HOURS	
SHAFT	2 HOURS	
MAIN ELECTRICAL ROOM	2 HOURS	
TRASH ROOM, FIRE PUMP	2 HOURS	



WALL TYPE LEGEND

Type A	TYP. INTERIOR PARTITION NON-RATED. SEE TYP. WALL TYPES FOR MOR DETAILS
Type B	1 HR. FIRE RATED PARTITION BETWEEN APARTMENTS UNITS SEE TYP. WALL TYPES FOR DETAILS
Type C	1 HR. FIRE RATED RESIDENTIAL CORRIDOR SEE TYP. WALL TYPES FOR DETAILS
Type D	2 HR. FIRE RATED WALL PARTITION SEE WALL TYPES FOR DETAILS
Type E	2 HR. FIRE RATED WALL 8" CONCRETE BLOCK REINFORCED SEE WALL TYPES FOR DETAILS

COLUMN GRID	J	ROOM NAME / NUMBER
ROOM NUMBER	UNIT-101	
REVISION NUMBER	1	
DOOR NUMBER	1	
WINDOW DESIGNATION	1	
TYPE WALL	1	
KEYED NOTE	1	
CEILING DESIGNATION	9'-0"	INDICATES CEILING HEIGHT ABOVE SLAB

SECOND FLOOR

COMMERCIAL		UNIT NET (NET SQ. FEET)	
TYPE	NO.	UNIT #	AREA
COMMERCIAL SPACE	1	C101	500 SF
TOTAL	1	TOTAL	500 SF

PARKING SPACES		
TYPE.	NO.	
STANDARD	19	ELECTRIC VEHICLE (4)
ACCESSIBLE	1	
TOTAL	20	

ARCHITECTURAL GROUP
Josue R. Cruz
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305-772-5891
skinarch@bellsouth.net
AR97047

DESIGN TEAM:
JAVIER MARIN
INTL. ASSOC. AIA

786 602 5997
JEMY DESIGN CORP

NO. #	NAME	DATE
1	CITY COMMENTS ETM	9/4/24
2	CITY COMMENTS ETM	11/7/24

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE PRESAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.6.4.4 AND 553.79 (a) AND CHAPTER 633, FLORIDA STATUTES.

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS:
LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL

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SHEET TITLE:
SECOND FLOOR

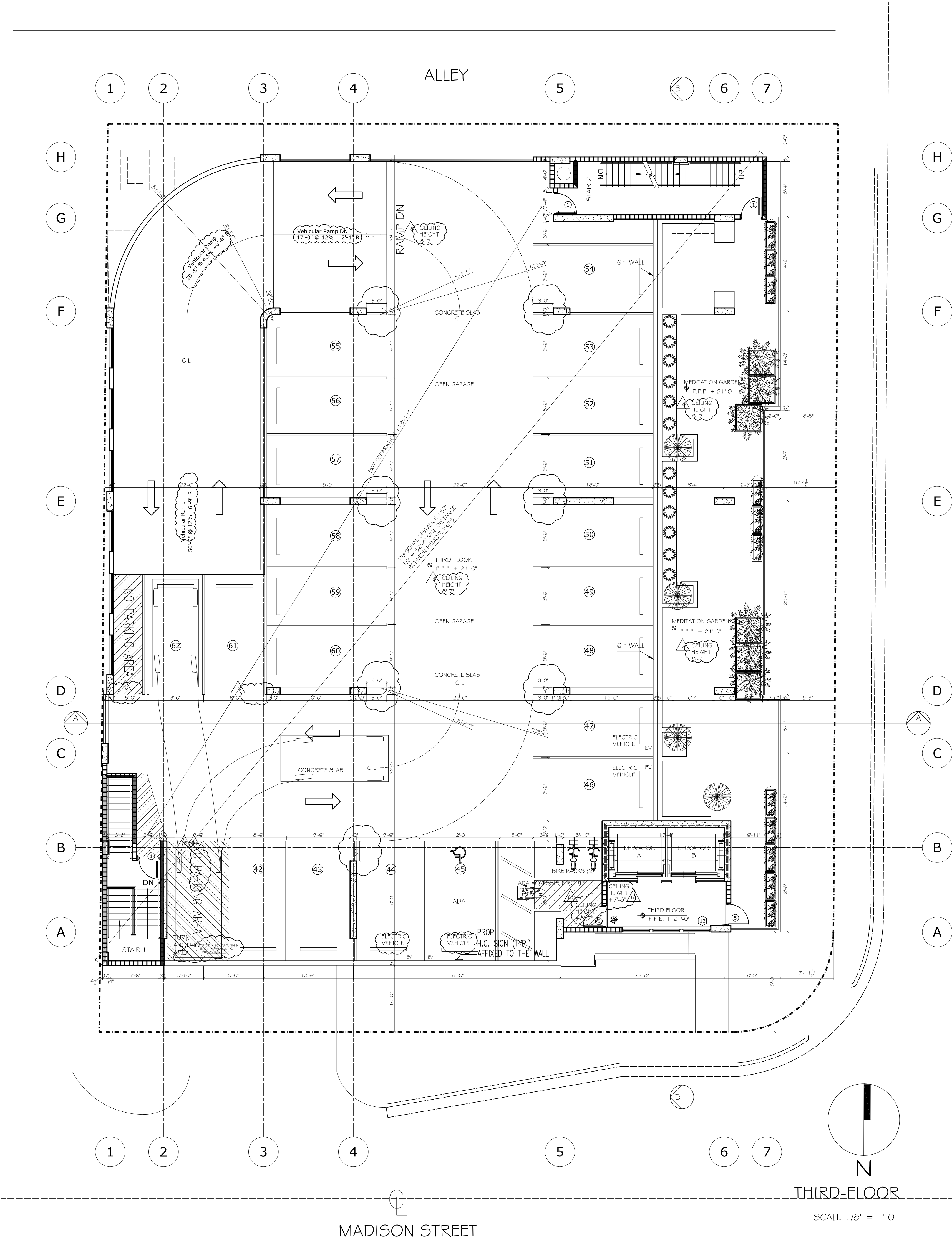
PROJECT No:
2022205

Drawing:
NCP

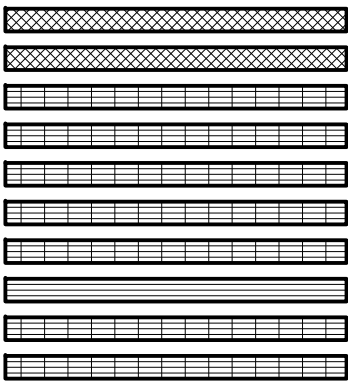
DATE:
6-02-2022

SCALE:
NOTE

SHEET:
A-005.1



WALL RATING SEPARATION SCHEDULE	
LOCATION	MINIMUM RATING
RESIDENTIAL CORRIDOR	1 HOUR
RESIDENTIAL UNIT SEPARATION	1 HOUR
EXIT CORRIDOR	2 HOUR
TENANT STORAGE	2 HOUR
PARKING GARAGE TO ADJ ROOMS	2 HOUR
ELEVATOR HOISTWAYS	2 HOURS
STAIRS	2 HOURS
SHAFT	2 HOURS
MAIN ELECTRICAL ROOM	2 HOURS
TRASH ROOM, FIRE PUMP	2 HOURS



WALL TYPE LEGEND

Type A	TYP. INTERIOR PARTITION NON-RATED. SEE TYP. WALL TYPES FOR MOR DETAILS
Type B	1 HR. FIRE RATED PARTITION BETWEEN APARTMENTS UNITS SEE TYP. WALL TYPES FOR DETAILS
Type C	1 HR. FIRE RATED RESIDENTIAL CORRIDOR SEE TYP. WALL TYPES FOR DETAILS
Type D	2 HR. FIRE RATED WALL PARTITION SEE WALL TYPES FOR DETAILS
Type E	2 HR. FIRE RATED WALL 8" CONCRETE BLOCK REINFORCED SEE WALL TYPES FOR DETAILS

COLUMN GRID	J	ROOM NAME / NUMBER
ROOM NUMBER	UNIT-101	
REVISION NUMBER	1	
DOOR NUMBER	1	
WINDOW DESIGNATION	1	
TYPE WALL	1	
KEYED NOTE	1	
CEILING DESIGNATION	9'-0"	INDICATES CEILING HEIGHT ABOVE SLAB

THIRD-FLOOR

PARKING SPACES		
TYPE.	NO.	
STANDARD	20	ELECTRIC VEHICLE (4)
ACCESSIBLE	1	
TOTAL	21	

BIKE SPACES	
TYPE	NO.
RESIDENT / VISITOR	2
TOTAL	2

ARCHITECTURAL GROUP
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5910 SW 14th Street
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AR97047

DESIGN TEAM
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786 602 5097
www.skware.com
JEMY DESIGN CORP

NO. #	NAME	DATE
6	CITY COMMENTS ETM	9/4/24
7	CITY COMMENTS ETM	11/7/24

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1 (1.6, 4.4 AND 553.79 (a) AND CHAPTER 633, FLORIDA STATUTES.

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

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SHEET TITLE:
THIRD FLOOR

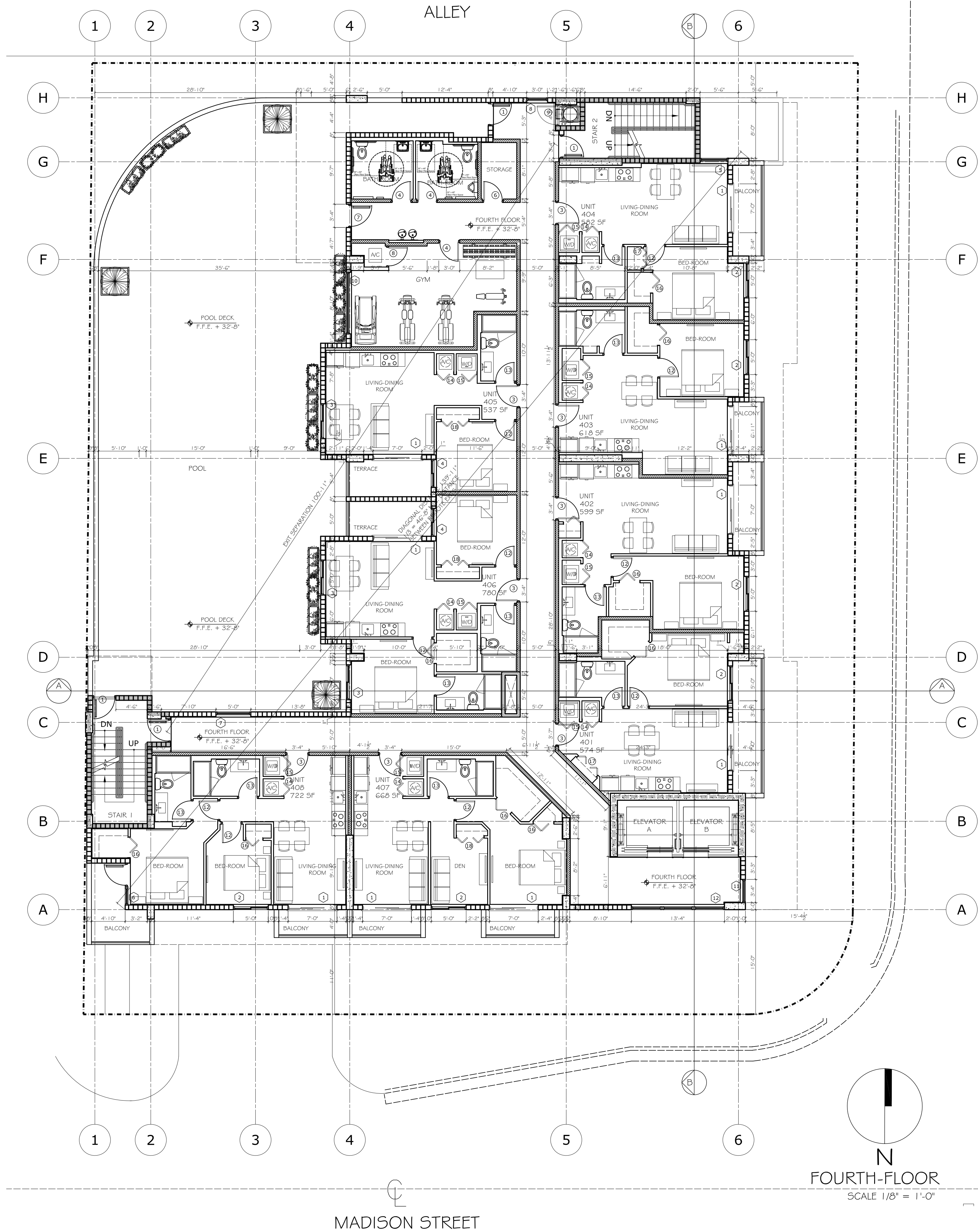
PROJECT No:
202205

Drawing:
NCP

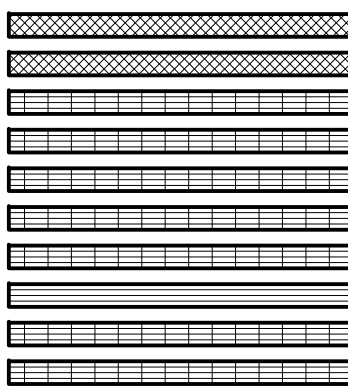
DATE:
6-02-2022

SCALE:
NOTE

SHEET:
A-006



WALL RATING SEPARATION SCHEDULE	
LOCATION	MINIMUM RATING
RESIDENTIAL CORRIDOR	1 HOUR
RESIDENTIAL UNIT SEPARATION	1 HOUR
EXIT CORRIDOR	2 HOUR
TENANT STORAGE	2 HOUR
PARKING GARAGE TO ADJ ROOMS	2 HOUR
ELEVATOR HOISTWAYS	2 HOURS
STAIRS	2 HOURS
SHAFT	2 HOURS
MAIN ELECTRICAL ROOM	2 HOURS
TRASH ROOM, FIRE PUMP	2 HOURS



WALL TYPE LEGEND	
Type A	TYP. INTERIOR PARTITION NON-RATED. SEE TYP. WALL TYPES FOR MOR DETAILS
Type B	1 HR. FIRE RATED PARTITION BETWEEN APARTMENTS UNITS SEE TYP. WALL TYPES FOR DETAILS
Type C	1 HR. FIRE RATED RESIDENTIAL CORRIDOR SEE TYP. WALL TYPES FOR DETAILS
Type D	2 HR. FIRE RATED WALL PARTITION SEE WALL TYPES FOR DETAILS
Type E	2 HR. FIRE RATED WALL 8" CONCRETE BLOCK REINFORCED SEE WALL TYPES FOR DETAILS

COLUMN GRID	J	ROOM NAME / NUMBER
ROOM NUMBER	UNIT-101	
REVISION NUMBER	1	
DOOR NUMBER	1	
WINDOW DESIGNATION	1	
TYPE WALL	1	
KEYED NOTE	1	
CEILING DESIGNATION	9'-0"	INDICATES CEILING HEIGHT ABOVE SLAB

FOURTH-FLOOR

DWELLING UNITS		UNIT NET (NET SQ. FEET)		
TYPE	NO.	UNIT #	A/C AREA	BALCONY AREA
DWELLING UNITS	8	401 (1 BED)	574 SF	90 SF
TOTAL	8	402 (1 BED)	599 SF	60 SF
		403 (1 BED)	618 SF	37 SF
		404 (1 BED)	582 SF	55 SF
		405 (1 BED)	537 SF	64 SF
		406 (2 BED)	780 SF	61 SF
		407 (1 BED+DEN)	668 SF	88 SF
		408 (2 BED)	722 SF	126 SF
		TOTAL	5,080 SF	581 SF

TOTAL DWELLING UNITS

DWELLING UNITS		(1 BED+DEN)	1 BR	2 BR	
FOURTH-FLOOR	8	1	5	2	5,080 SF
FIFTH-FLOOR	9		5	4	6,071 SF
SIXTH-FLOOR	9		5	4	6,071 SF
SEVENTH-FLOOR	9		5	4	6,071 SF
EIGHTH-FLOOR	9		5	4	6,071 SF
TOTAL UNITS	44	1	25	18	29,364 SF

TOTAL UNIT SIZE AVERAGE = 667 SF

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skinarch@bellsouth.net
AR97047

DESIGN TEAM:
JAVIER MARIN
INTL. ASSOC. AIA

786 602 5097
jmarin@skw.com
JWM DESIGN CORP

NO. #	NAME	DATE
1	CITY COMMENTS ETM	9/4/24
2	CITY COMMENTS ETM	11/7/24

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.2-4.4 AND 553.79 (a) AND CHAPTER 633, FLORIDA STATUTES.

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSE R. CRUZ ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
SITE PLAN - ZONING NOTES

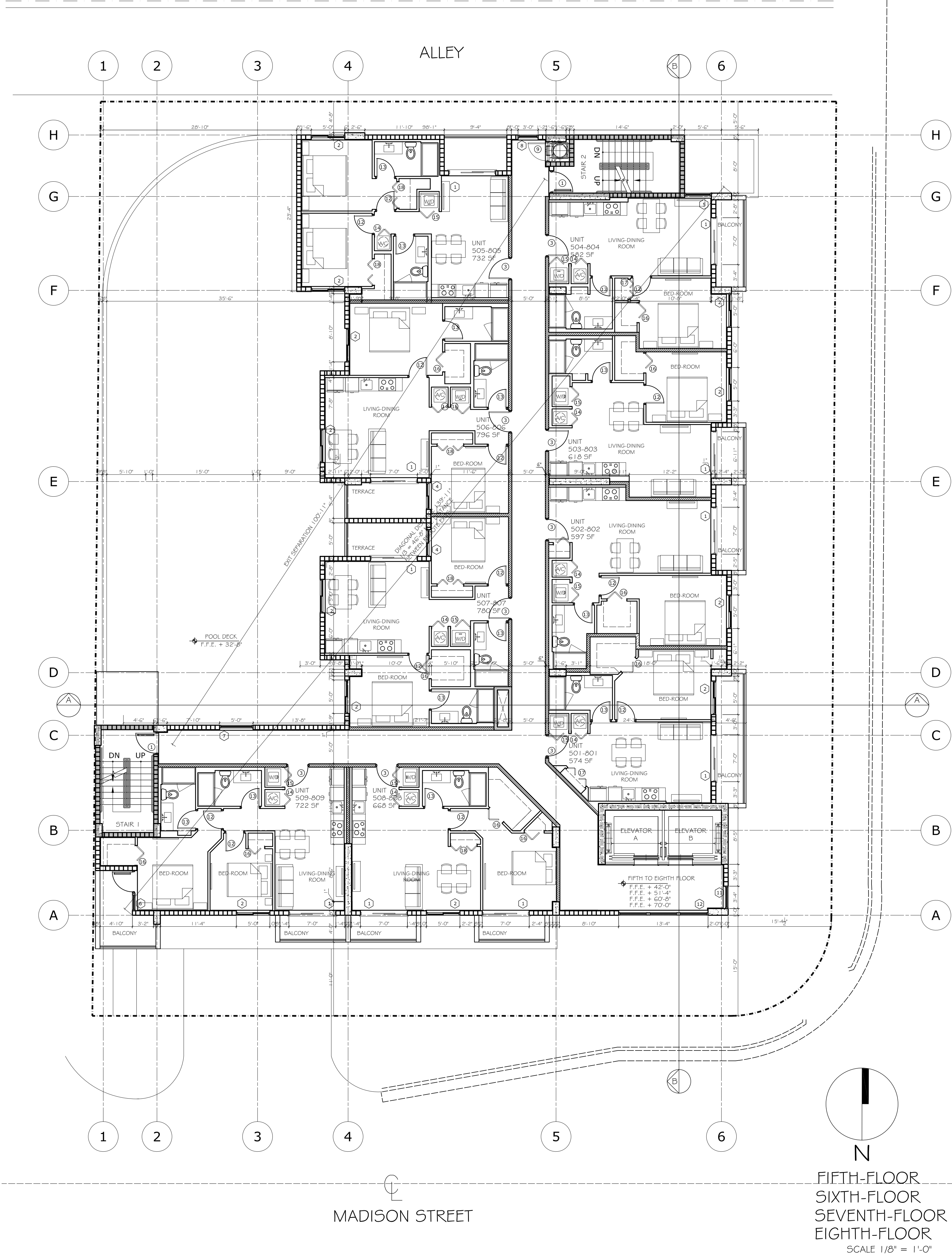
PROJECT No:
202205

Drawing:
NCP

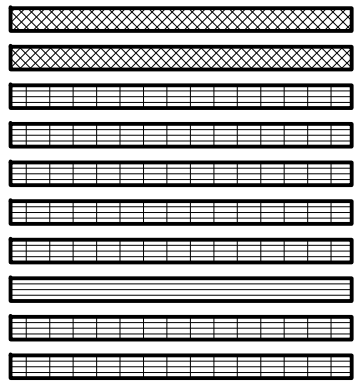
DATE:
6-02-2022

SCALE:
NOTE

SHEET:
A-006.1



WALL RATING SEPARATION SCHEDULE		
LOCATION	MINIMUM RATING	
RESIDENTIAL CORRIDOR	1 HOUR	
RESIDENTIAL UNIT SEPARATION	1 HOUR	
EXIT CORRIDOR	2 HOUR	
TENANT STORAGE	2 HOUR	
PARKING GARAGE TO ADJ ROOMS	2 HOUR	
ELEVATOR HOISTWAYS	2 HOURS	
STAIRS	2 HOURS	
SHAFT	2 HOURS	
MAIN ELECTRICAL ROOM	2 HOURS	
TRASH ROOM, FIRE PUMP	2 HOURS	



WALL TYPE LEGEND

Type A	TYP. INTERIOR PARTITION NON-RATED. SEE TYP. WALL TYPES FOR MOR DETAILS
Type B	1 HR. FIRE RATED PARTITION BETWEEN APARTMENTS UNITS SEE TYP. WALL TYPES FOR DETAILS
Type C	1 HR. FIRE RATED RESIDENTIAL CORRIDOR SEE TYP. WALL TYPES FOR DETAILS
Type D	2 HR. FIRE RATED WALL PARTITION SEE WALL TYPES FOR DETAILS
Type E	2 HR. FIRE RATED WALL 8" CONCRETE BLOCK REINFORCED SEE WALL TYPES FOR DETAILS

COLUMN GRID	J	
ROOM NUMBER	UNIT-101	ROOM NAME / NUMBER
REVISION NUMBER	1	
DOOR NUMBER	1	
WINDOW DESIGNATION	1	
TYPE WALL	1	
KEYED NOTE	1	
CEILING DESIGNATION	9'-0	INDICATES CEILING HEIGHT ABOVE SLAB

DWELLING UNITS	
TYPE	NO.
DWELLING UNITS	9
TOTAL	36

UNIT NET (NET SQ. FEET)		
UNIT #	AC AREA	BALCONY AREA
501-801 (1 BED)	574 SF	90 SF
502-802 (1 BED)	599 SF	60 SF
503-803 (1 BED)	618 SF	37 SF
504-804 (1 BED)	582 SF	55 SF
505-805 (2 BED)	732 SF	50 SF
506-806 (2 BED)	796 SF	64 SF
507-807 (2 BED)	780 SF	61 SF
508-808 (1 BED)	668 SF	88 SF
509-809 (2 BED)	722 SF	126 SF
TOTAL	6,071 SF	631 SF
TOTAL	24,284 SF	2,524 SF

TOTAL DWELLING UNITS

DWELLING UNITS		(1 BED+DEN)	1 BR	2 BR	
FOURTH-FLOOR	8	1	5	2	5,080 SF
FIFTH-FLOOR	9		5	4	6,071 SF
SIXTH-FLOOR	9		5	4	6,071 SF
SEVENTH-FLOOR	9		5	4	6,071 SF
EIGHTH-FLOOR	9		5	4	6,071 SF
TOTAL UNITS	44	1	25	18	29,364 SF

TOTAL UNIT SIZE AVERAGE = 667 SF

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AR97047

DESIGN TEAM:
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INTL. ASSOC. AIA

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jmarin@skinarch.com
JEMY DESIGN CORP.

NO. #	NAME	DATE
6	CITY COMMENTS ETM	9/4/24
7	CITY COMMENTS ETM	11/7/24

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PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
LAS VILLAS JDL, LLC.
DEVELOPERS:
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

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SHEET TITLE:
FIFTH FLOOR - EIGHTH FLOOR

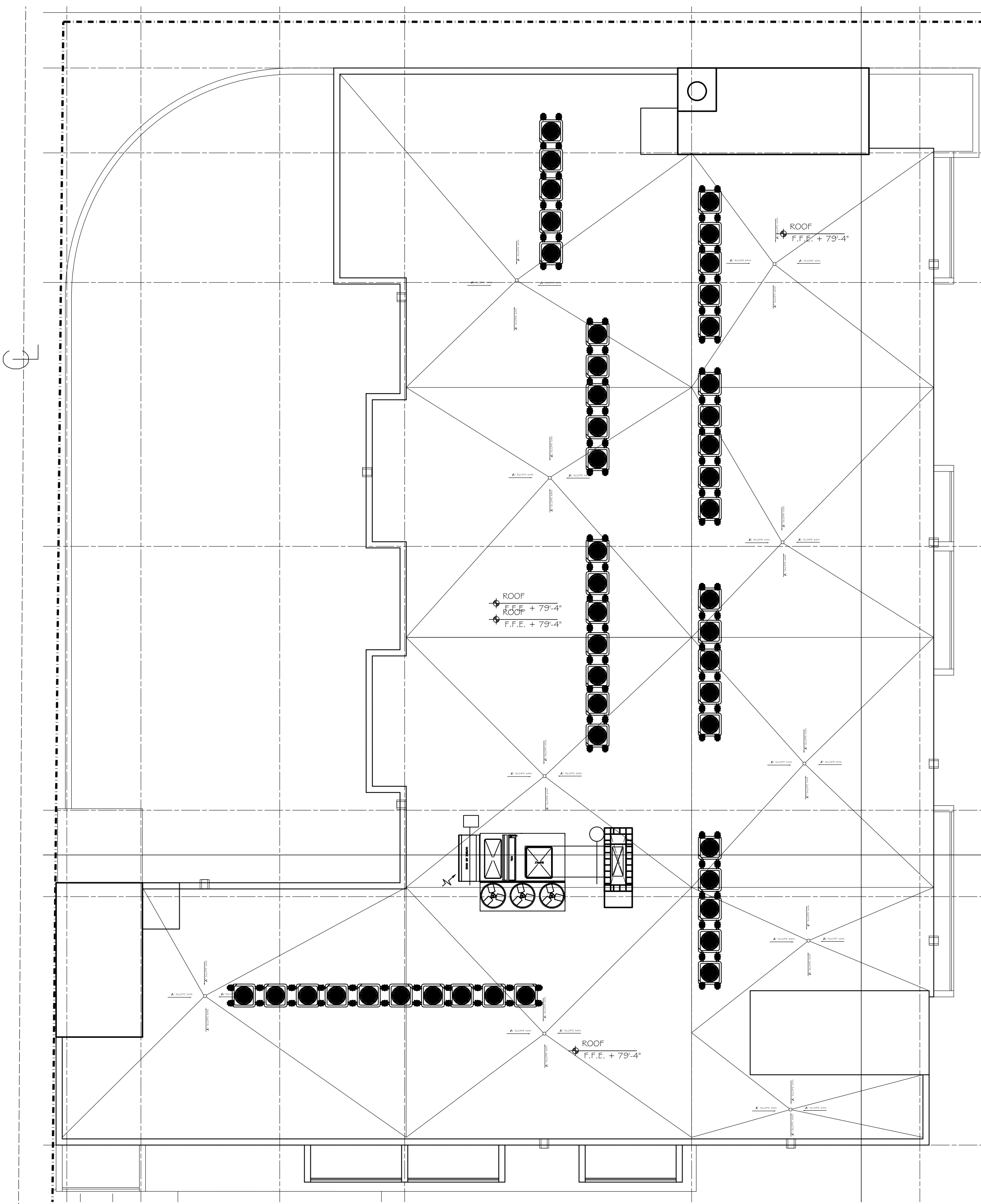
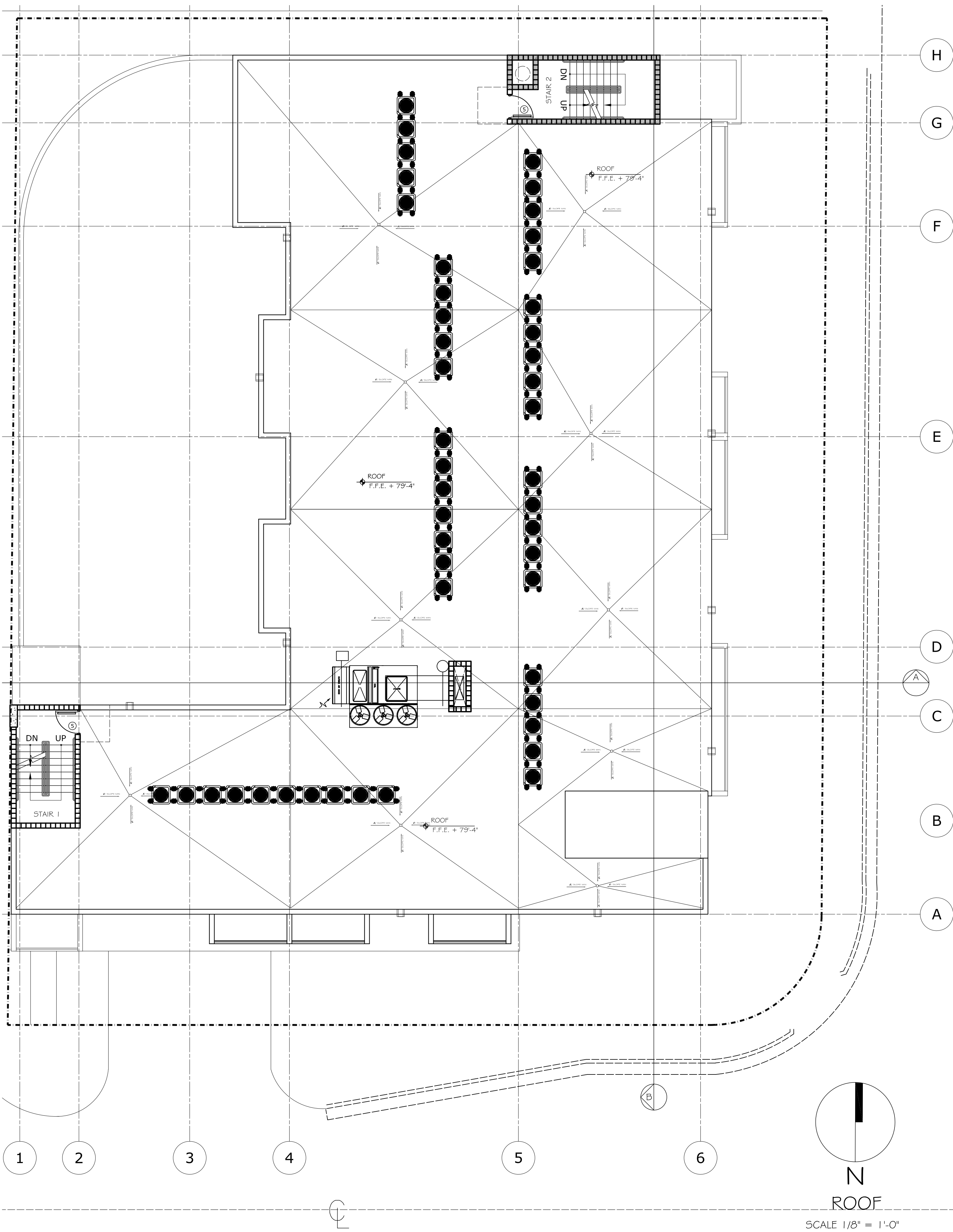
PROJECT No:
202205

Drawing:
NCP

DATE:
6-02-2022

SCALE:
NOTE

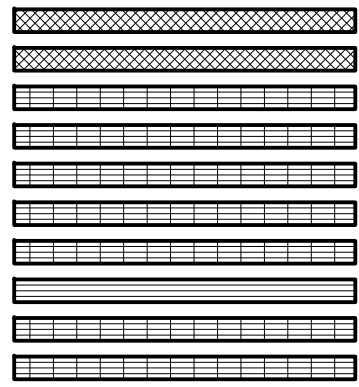
SHEET:
A-007



WALL RATING SEPARATION SCHEDULE	
LOCATION	MINIMUM RATING
RESIDENTIAL CORRIDOR	1 HOUR
RESIDENTIAL UNIT SEPARATION	1 HOUR
EXIT CORRIDOR	2 HOUR
TENANT STORAGE	2 HOUR
PARKING GARAGE TO ADJ ROOMS	2 HOUR
ELEVATOR HOISTWAYS	2 HOURS
STAIRS	2 HOURS
SHAFT	2 HOURS
MAIN ELECTRICAL ROOM	2 HOURS
TRASH ROOM, FIRE PUMP	2 HOURS

WALL TYPE LEGEND

- Type A** TYP. INTERIOR PARTITION NON-RATED. SEE TYP. WALL TYPES FOR MOR DETAILS
- Type B** 1 HR. FIRE RATED PARTITION BETWEEN APARTMENTS UNITS SEE TYP. WALL TYPES FOR DETAILS
- Type C** 1 HR. FIRE RATED RESIDENTIAL CORRIDOR SEE TYP. WALL TYPES FOR DETAILS
- Type D** 2 HR. FIRE RATED WALL PARTITION SEE WALL TYPES FOR DETAILS
- Type E** 2 HR. FIRE RATED WALL 8" CONCRETE BLOCK REINFORCED SEE WALL TYPES FOR DETAILS



COLUMN GRID

ROOM NUMBER

REVISION NUMBER

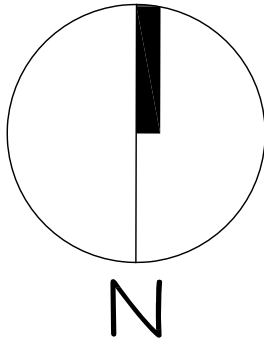
DOOR NUMBER

WINDOW DESIGNATION

TYPE WALL

KEYED NOTE

CEILING DESIGNATION



UPPER ROOF

SCALE 1/8" = 1'-0"

J

UNIT-101

ROOM NAME / NUMBER

1

1

1

9'-0"

INDICATES CEILING HEIGHT ABOVE SLAB



ARCHITECTURAL
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AR97047

DESIGN TEAM:
JAVIER MARIN 786 602 5097
INTL. ASSOC. AIA JEMY DESIGN CORP

NO. #	NAME	DATE
1	CITY COMMENTS ETM	9/4/24
2	CITY COMMENTS ETM	11/7/24

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PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

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SHEET TITLE:
ROOF - UPPER ROOF

PROJECT No:
202205

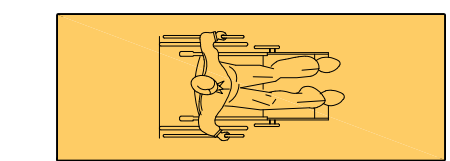
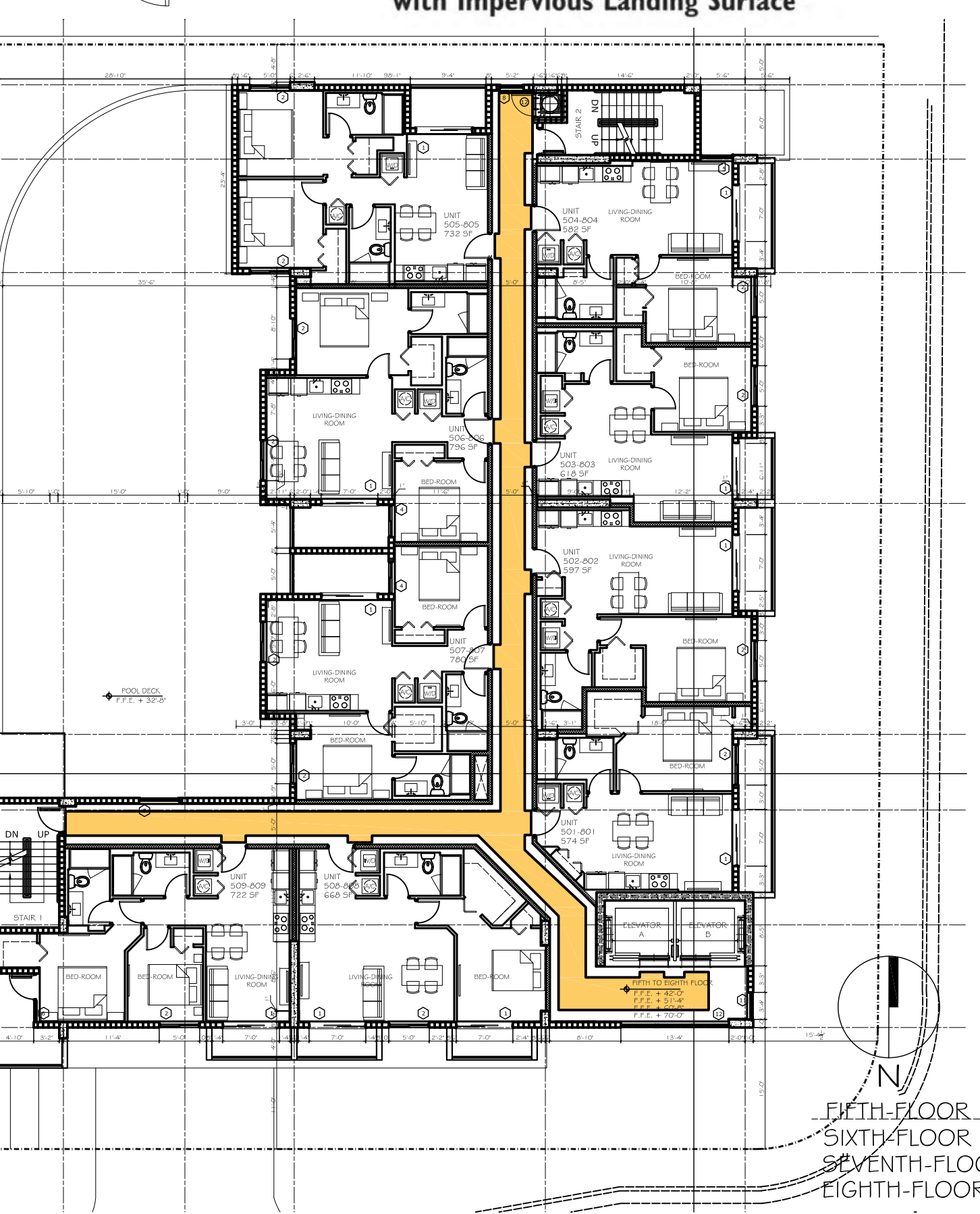
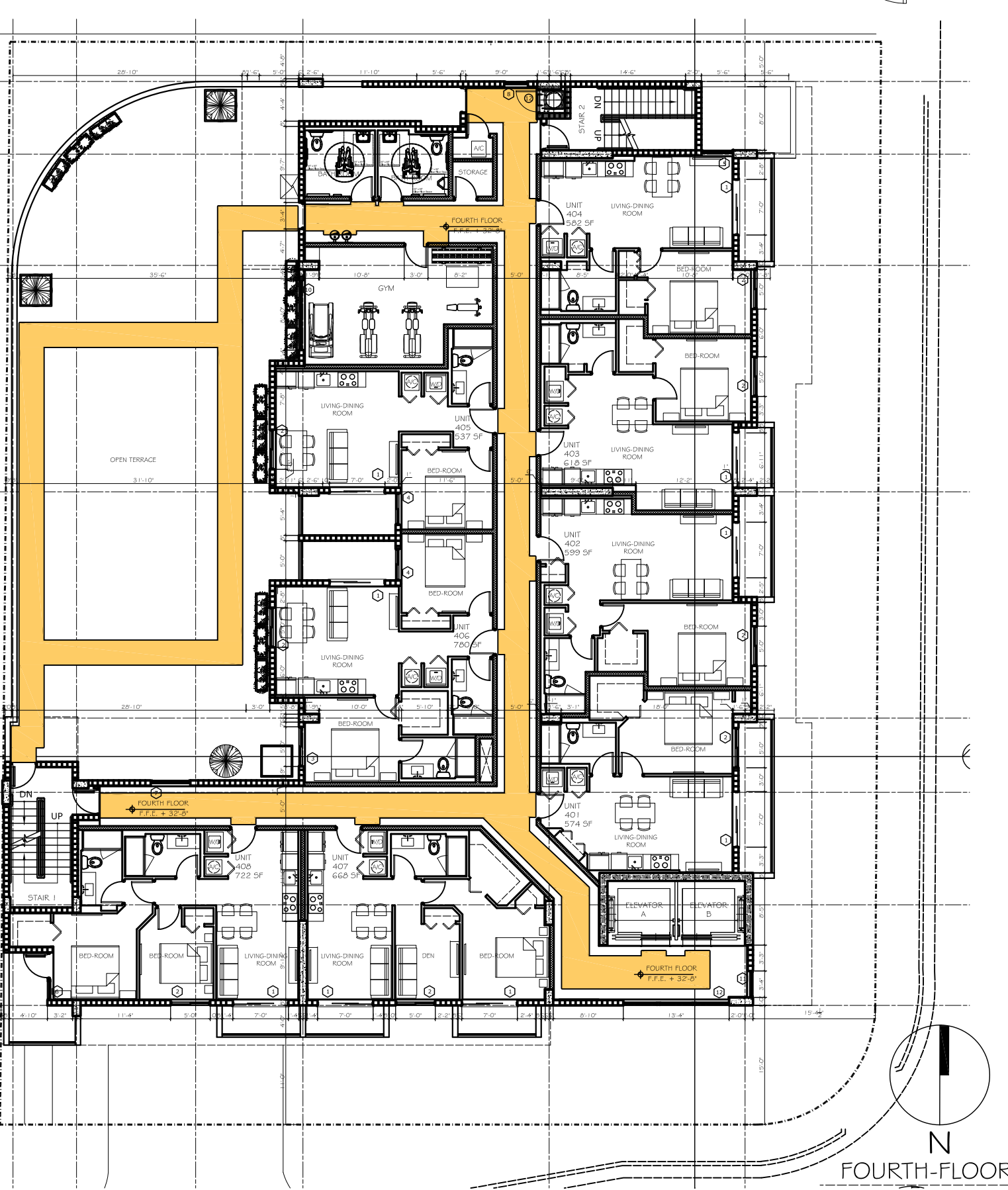
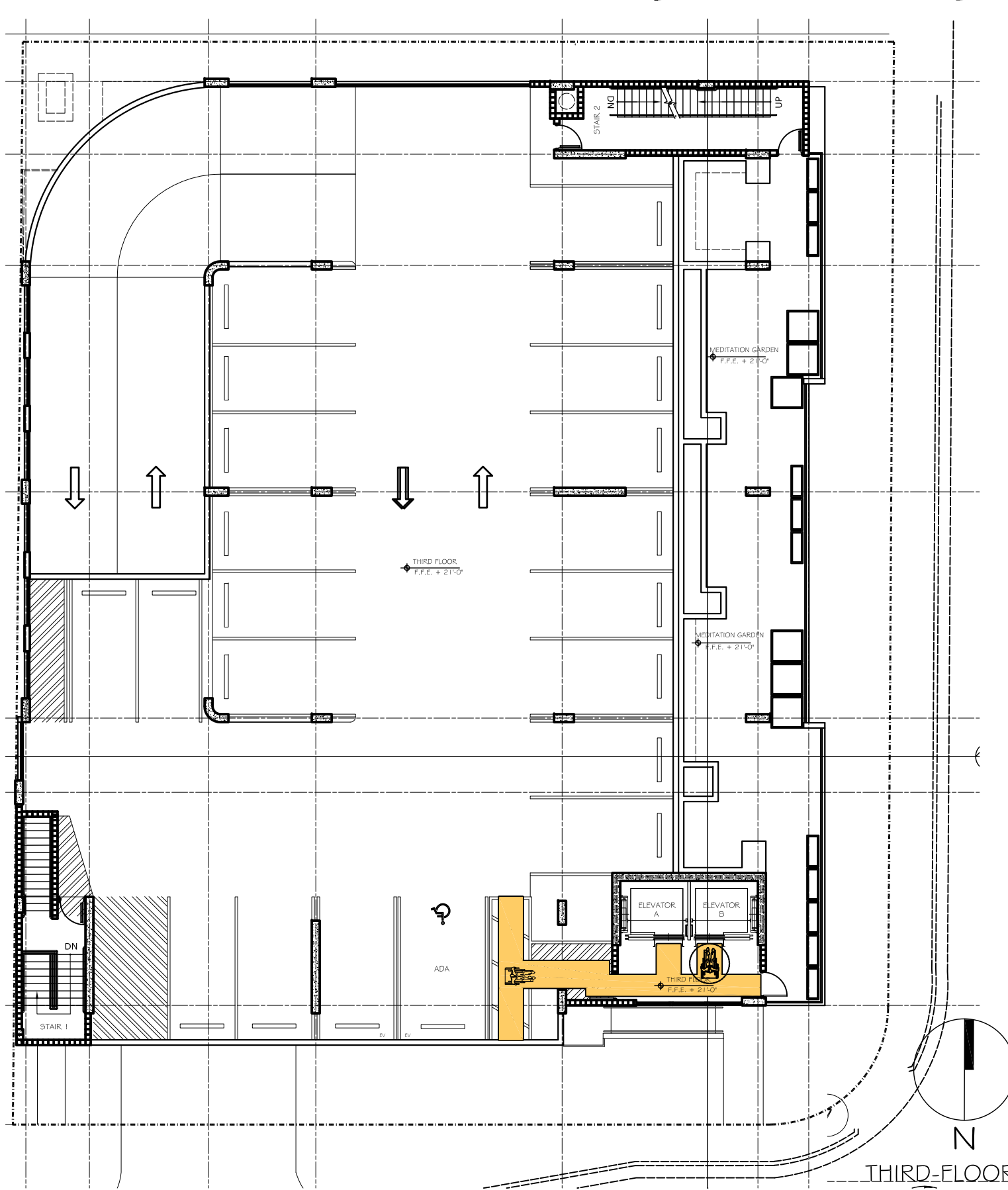
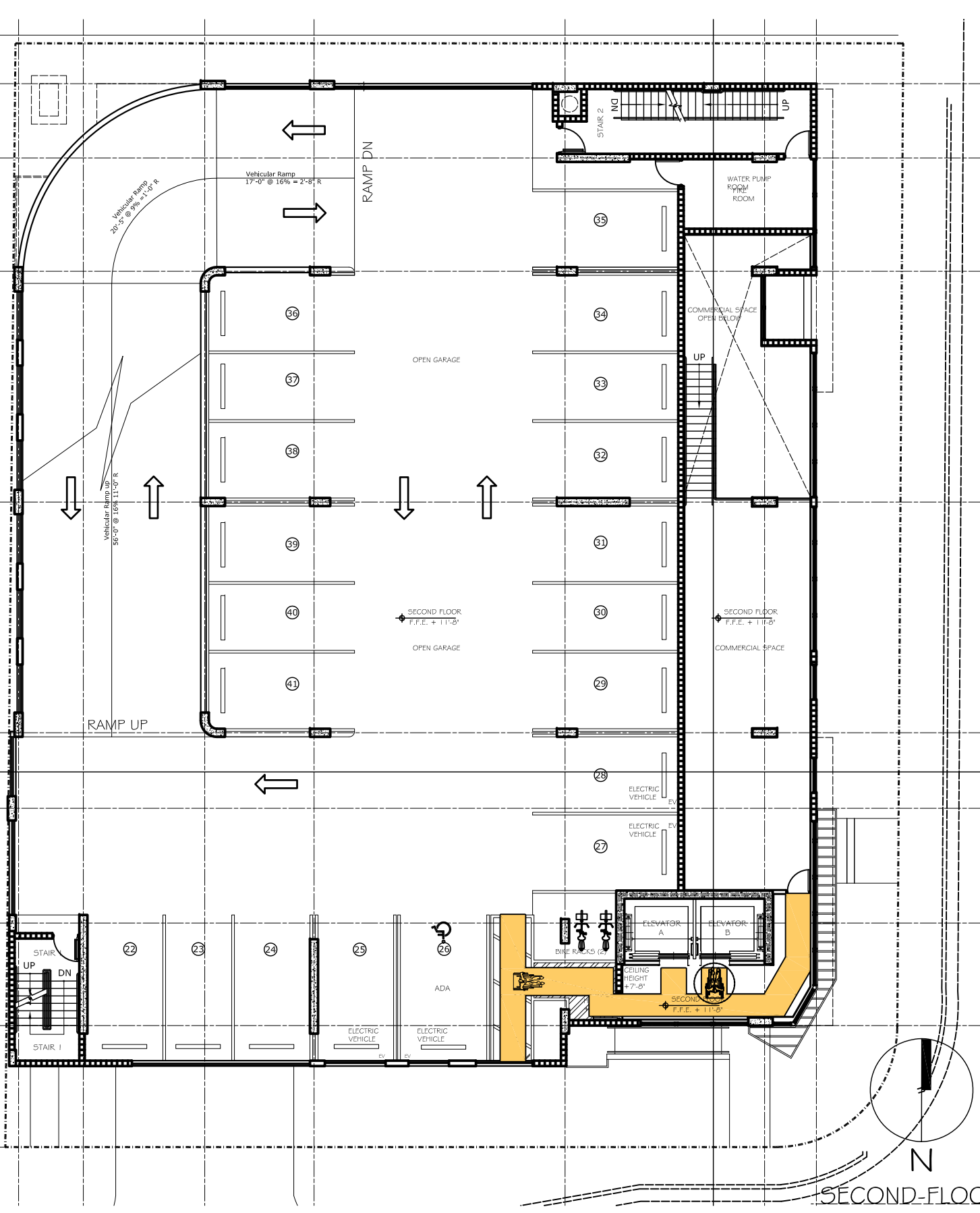
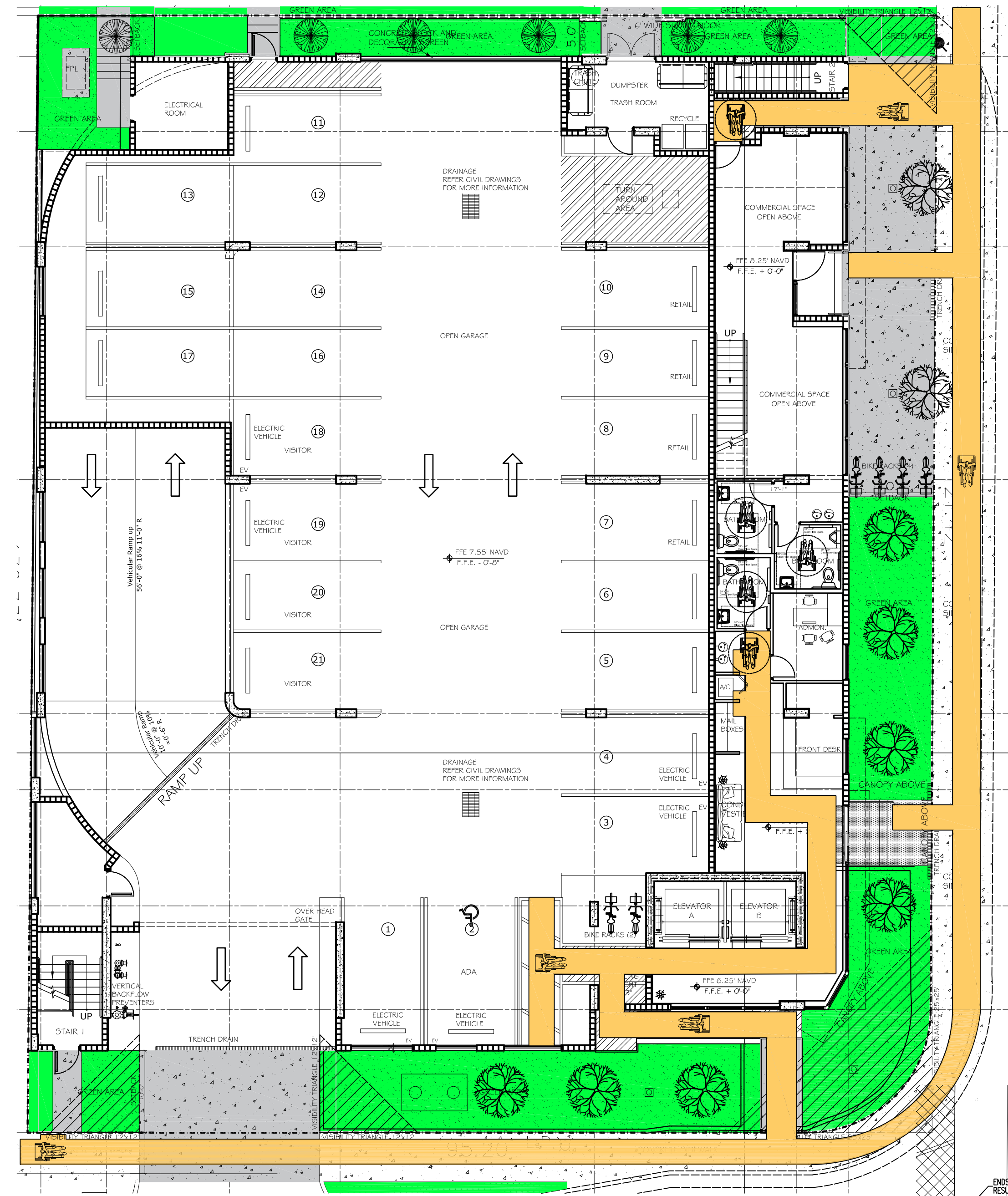
Drawing:
NCP

DATE:
6-02-2022

SCALE:
NOTE

SHEET:

A-007.1

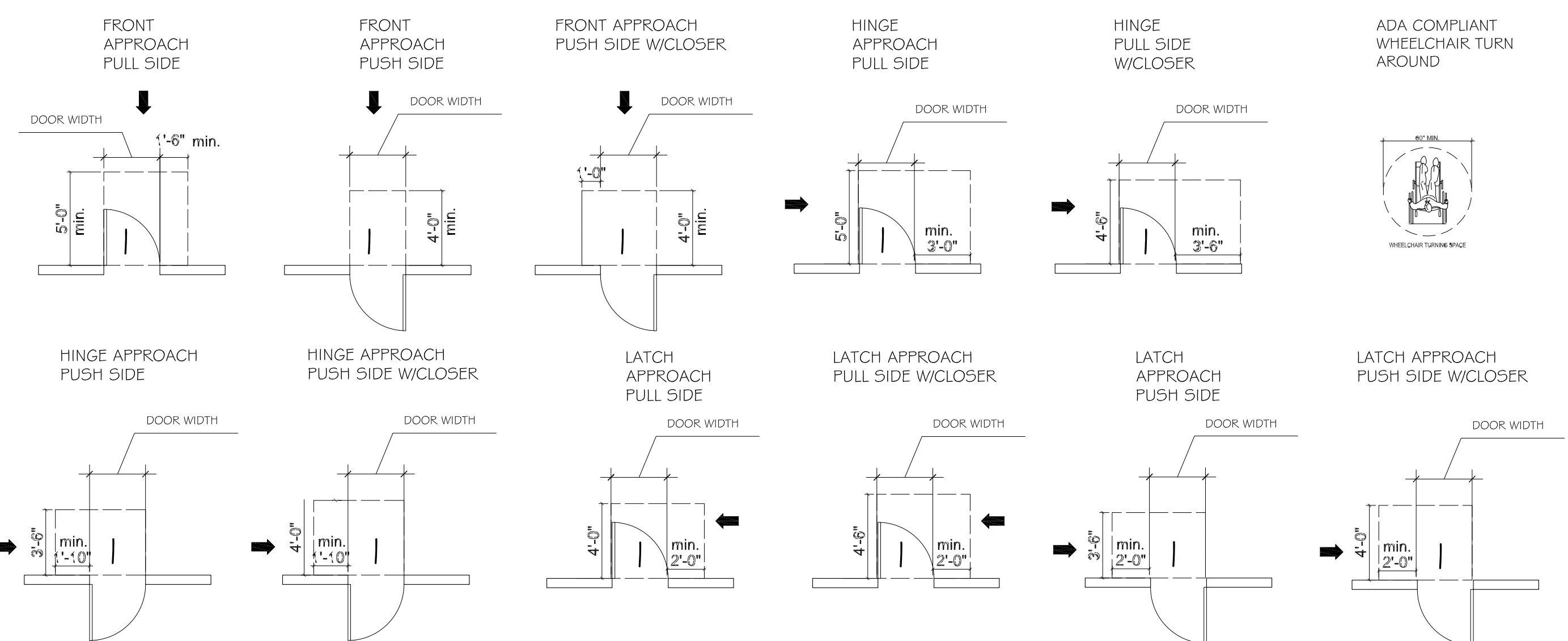


ACCESSIBILITY ROUTE

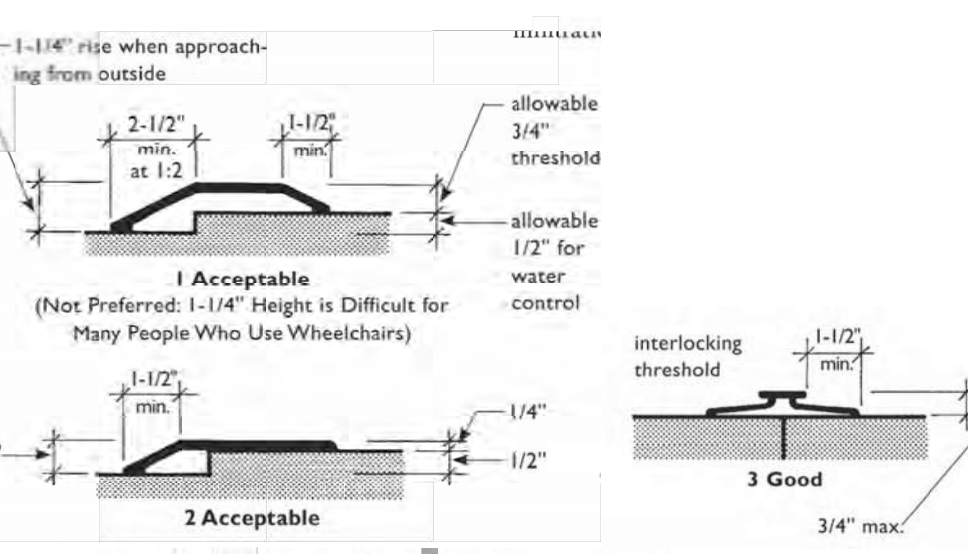
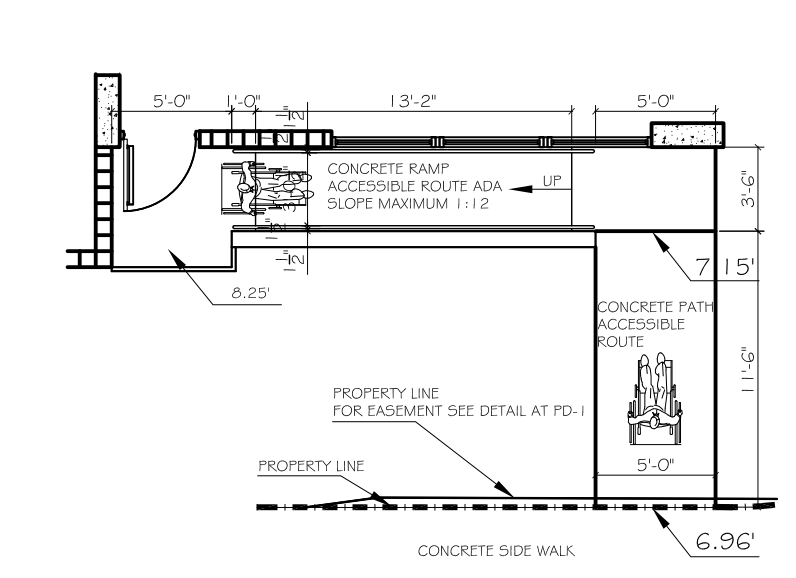
- THESE BUILDING IS FULL
1. ALL ACCESSIBLE ROUTES, WHICH ALSO INCLUDE ANY WORK IN THE PUBLIC RIGHT-OF-WAY, MUST HAVE A RUNNING SLOPE OF NO MORE THAN 5%. IF RUNNING SLOPES ARE MORE THAN 5%, THEN ALL RAMP CRITERIA APPLY. SLOPES ON RAMPS CANNOT EXCEED 8.33%. CROSS SLOPES OF ALL ACCESSIBLE ROUTES CANNOT EXCEED 2%.
 2. AT ALL POINTS ALONG THE ACCESSIBLE ROUTE, UNEVELED LEVEL CHANGES CANNOT EXCEED 3/4", LEVEL CHANGES BETWEEN 3/4" AND 1" MUST BE RAMPED.
 3. WHEN AN ACCESSIBLE ROUTE CHANGES DIRECTION, THE SLOPE OF THE INTERSECTION CANNOT EXCEED 2% WHEN MEASURED IN ALL DIRECTIONS. THE SLOPE OF RAMP LANDINGS AND MANEUVERING CLEARANCE AT DOORS CANNOT EXCEED 2% IN ANY DIRECTION. GROUND SURFACES ALONG THE ACCESSIBLE ROUTE MUST BE STABLE, FIRM AND SLIP RESISTANT.
 4. ACCESSIBLE ROUTES WHICH NEGOTIATE ACROSS DRIVEWAY FLARES MUST BE COMPLIANT, I.E. NO LESS THAN 36" IN WIDTH WITH A MINIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
- 303 CHANGES IN LEVEL**
- 303.1 GENERAL.** WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH 303.
- EXCEPTIONS:**
- 303.2 VERTICAL.** CHANGES IN LEVEL OF 1/4" (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
- 303.3 BEVELED.** CHANGES IN LEVEL BETWEEN 1/4" (6.4 MM) HIGH MINIMUM AND 1/2" (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- 303.4 RAMPS.** CHANGES IN LEVEL GREATER THAN 1/2" (13 MM) HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406.

MANEUVERING CLEARANCE LEGEND

1. TYPICAL DOOR SIZES ARE 3'-0" WIDE (U.O.N.) AND MUST PROVIDE 32" WIDE CLEARANCE WHEN DOOR IS OPEN AT 90 DEGREES.
2. EACH DOOR SUBCONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ALL INTERIOR DOORS SO THAT THE DOORS REQUIRED OPENING FORCE IS 5LBS OR LESS.
3. ANY DOOR WITH A CLOSER SHALL BE ADJUSTED TO SLOW THE CLOSING TIME TO A MINIMUM OF THREE SECONDS, BUT NO MORE THAN 4 SECONDS FROM A STARTING POINT OF 70 DEGREE OPEN, TO 3" FROM CLOSING.
4. HARDWARE SHALL BE SELECTED TO ALLOW FOR CLOSING SPEED REQUIREMENTS FOR ACCESSIBILITY.



ADA ACCESSIBLE RAMP DETAIL
SCALE: 1/8" = 1'-0"



Threshold Details at Primary Entry
with Impervious Landing Surface

ARCHITECTURAL GROUP
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MIAMI Florida 33144
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DESIGN TEAM:
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jmarin@skmarch.com
JENNY DESIGN CORP

NO. #	NAME	DATE
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7	CITY COMMENTS ETM	11/7/24

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PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

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SHEET TITLE:
ACCESSIBILITY ROUTE

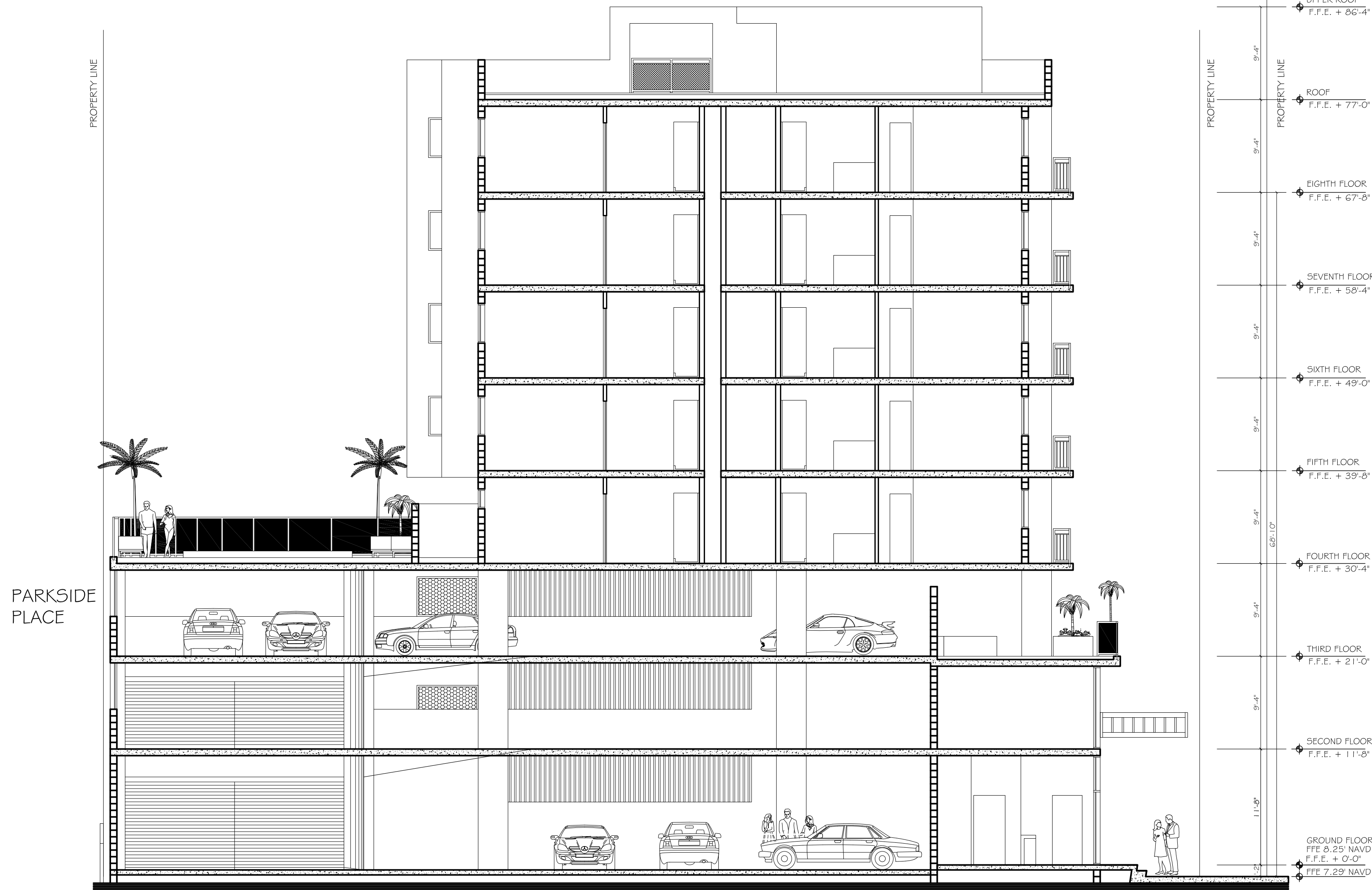
PROJECT No:
202205

Drawing:
NCP

DATE:
6-02-2022

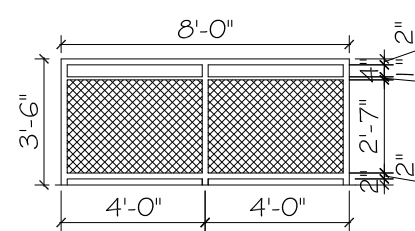
SCALE:
NOTE

SHEET:
A-008



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

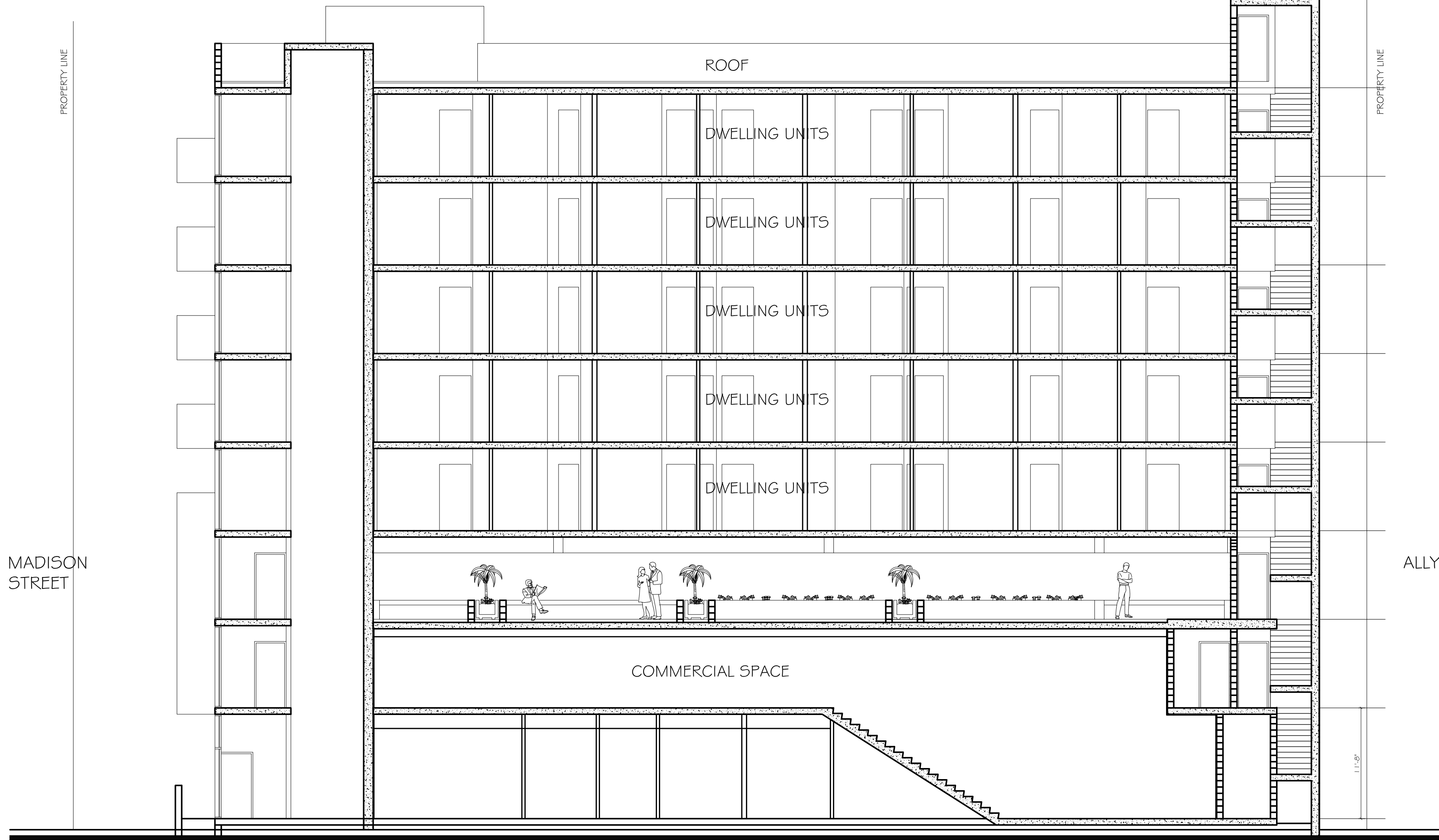
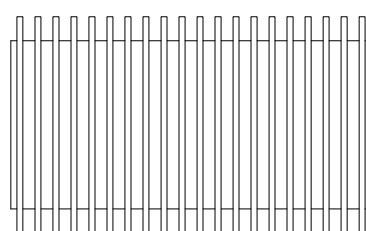
2" Ø ALUMINUM PROTECTIVE RAILING
McNICHOLS, PAINTED BLACK EXTERIOR
OR EQUAL



McNICHOLS® Perforated Metal
Designer Perforated, Hesperand, McNICHOLS 2275, Carbon Steel, Cold
Rolled, 22 Gauge (2007 Thick), 1/4" Hanger in 1/2" Spacing
Covers 1750 Sq Ft Area, 20' x 20'

McNICHOLS® Perforated Metal, Designer Perforated, Hesperand,
McNICHOLS 2275, Carbon Steel, Cold Rolled, 22 Gauge
(2007 Thick), 1/4" Hanger in 1/2" Spacing, 1750 Sq Ft
Covers 1750 Sq Ft Area, 20' x 20'

2" Ø ALUMINUM DECORATIVE



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



**ARCHITECTURAL
GROUP**
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DESIGN TEAM:
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LLOYD QUINTANA PH 786 413 4951

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SHEET TITLE:
SECTIONS

PROJECT No:
202205

Drawing:
NCP

DATE:
10-02-2022

SCALE:
NOTE

SHEET:
A-009