

PROPOSED 10-UNIT MULTI FAMILY DEVELOPMENT FOR:
 G & T ENTERPRISES FL LLC
 1919 JOHNSON STREET
 HOLLYWOOD, FL. 33020



LOCATION MAP

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TAC-1 MEETING DATE: FEB. 06 2023
 TAC-2 MEETING DATE: MAR. 20 2023



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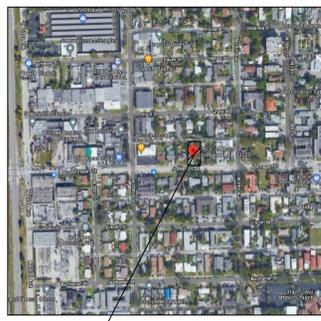
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1919 JOHNSON STREET
HOLLYWOOD, FL. 33020



1 LOCATION PLAN
SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020-1th EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS, ALL NFPA, CHAPTER 18(2018 EDITION) APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

NORTH HOLLYWOOD 4-1 B LOT 6 BLK 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3 LEGAL DESCRIPTION

SITE CALCULATIONS:

TOTAL SITE NET AREA:	1,998 S.F. OR 18
TOTAL SITE GROSS AREA:	3,498.61 S.F.
BUILDING FOOTPRINT AREA	3,891 S.F.
DRIVEWAY	1,390 S.F.
CONC. SLAB	465 S.F.
TOTAL IMPERVIOUS AREA*	5,752 S.F. (71.9%)
TOTAL PERVIOUS AREA*	2,246 S.F. (28.1%)

F.A.R. CALCULATIONS:

1,998 S.F. X 125 =	9,991 S.F.
FIRST FLOOR (NOT DUMPSTER + ELECTRICAL ROOM)	299 S.F.
2ND FLOOR (NOT TRASH CHUTE, JANITOR + BALCONY)	3,438 S.F.
3RD FLOOR (NOT TRASH CHUTE, JANITOR + BALCONY)	3,438 S.F.
4TH FLOOR (NOT TRASH CHUTE, TERRACE + BALCONY)	2,672 S.F.
F.A.R. PROVIDED (123) 9,847 S.F.	
F.A.R. ALLOWED (125) 9,991 S.F.	

ZONING DESIGNATION: ND-1

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE. PLEASE SEE ORDINANCE 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING + LEND 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 B/DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1110 AND BROWARD AMENDMENT 1182
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
8-(1) BEDROOM = 8X1 = 8 PARKING SPACE	8	
2-(2) BEDROOMS = 2X15 = 3 PARKING SPACE	3	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS, 10 UNITS)*	1	
TOTAL PARKING SPACES	12	12
ADA PARKING SPACES		
TOTAL PARKING SPACES 1 TO 25	1	1

SETBACK CALCULATIONS:

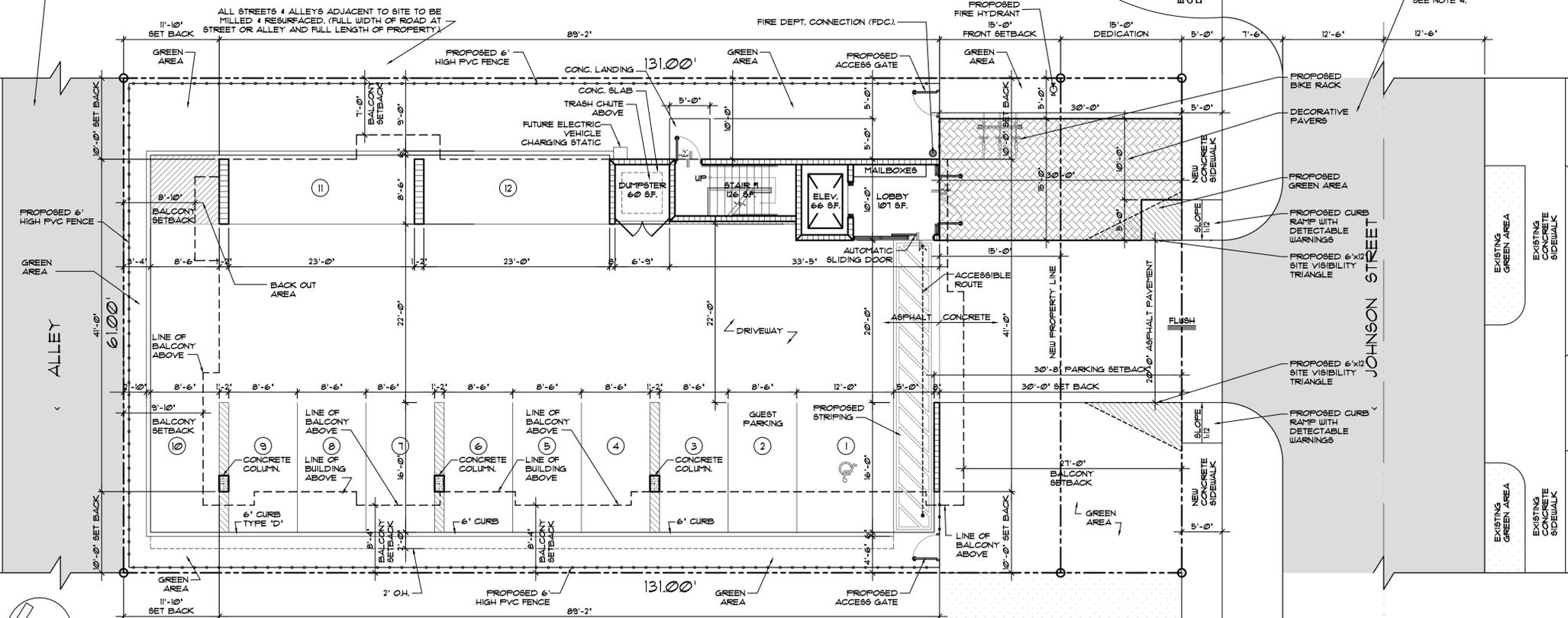
	REQUIRED	PROVIDED
FRONT	10'	30'-0"
ALLEY	5'	11'-10"
SIDE	5'	10'-0"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	4 STORIES OR 45'	42'-0" TOP OF ROOF
LAND USE DESIGNATION:	RAC	

5 SITE DATA

SEE NOTE 4.



4 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

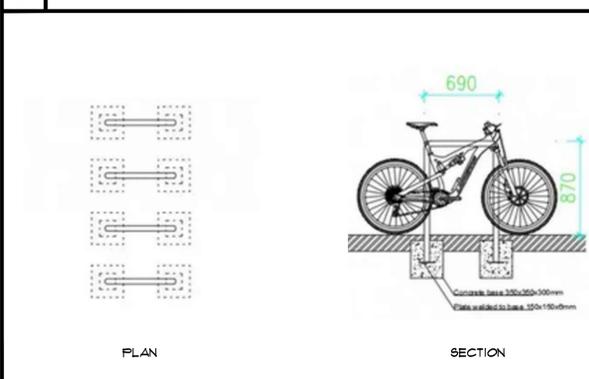
UNITS CALCULATION - 3 FLOOR/10-UNITS TOTAL

	TOTAL UNITS
2ND. FLOOR	4-UNITS
3RD. FLOOR	4-UNITS
4TH. FLOOR	2-UNITS
TOTAL	10-UNITS

MINIMUM + AVERAGE DWELLING UNIT SIZE TABLE

	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 S.F.	671 S.F.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 S.F.	757 S.F.

6 UNIT CALCULATIONS



7 BIKE RACK DETAIL

BUILDING CALCULATION

	LOBBY	UNIT #1 (ONE BED.)	UNIT #2 (ONE BED.)	UNIT #3 (ONE BED.)	UNIT #4 (TWO BED.)	TOTAL
1ST. FLOOR COMMON AREA*	107 S.F.	-	-	-	-	359 S.F.
2ND. FLOOR LIVING AREA*	-	108 S.F.	691 S.F.	686 S.F.	671 S.F.	2,156 S.F.
BALCONY AREA*	-	62 S.F.	121 S.F.	68 S.F.	90 S.F.	341 S.F.
TOTAL UNIT AREA*	-	170 S.F.	812 S.F.	754 S.F.	761 S.F.	3,097 S.F.
COMMON AREA*	-	-	-	-	-	800 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	3,897 S.F.
3RD. FLOOR LIVING AREA*	-	108 S.F.	691 S.F.	686 S.F.	671 S.F.	2,156 S.F.
BALCONY AREA*	-	62 S.F.	121 S.F.	68 S.F.	90 S.F.	341 S.F.
TOTAL UNIT AREA*	-	170 S.F.	812 S.F.	754 S.F.	761 S.F.	3,097 S.F.
COMMON AREA*	-	-	-	-	-	800 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	3,897 S.F.
4TH. FLOOR LIVING AREA*	-	1,052 S.F.	1,010 S.F.	-	-	2,062 S.F.
BALCONY AREA*	-	102 S.F.	189 S.F.	-	-	291 S.F.
TOTAL UNIT AREA*	-	1,154 S.F.	1,199 S.F.	-	-	2,353 S.F.
COMMON AREA*	-	-	-	-	-	689 S.F.
TERRACE *	-	-	-	-	-	810 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	3,846 S.F.
TOTAL GROSS AREA*	-	-	-	-	-	11,998 S.F.

- NOTE:
- ROOF DRAINING WILL BE CONNECTED TO GROUND FLOOR DRAINS + GROUND FLOOR.
 - LOBBY TO BE FLOOD PROOFED TO 9.5'
 - 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.
 - 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)
 - RIGHT-OF-WAY STREETSCAPE IMPROVEMENTS PLANS ARE REQUIRED TO BE PROVIDED AT TIME OF PERMIT REVIEW.

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AA#-26003693

REVISION:	BY:
02/21/2023 TAC 2	F.C.
08/23/2023 COMMENTS	AG.

PROPOSED 10-UNIT MULTI FAMILY DEVELOPMENT FOR:
G & T ENTERPRISES FL LLC
1919 JOHNSON STREET
HOLLYWOOD, FL. 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	F.C.
CHECKED	LLR
DATE	03/28/22
SCALE	AS NOTED
JOB. NO.	021-044
SHEET	

SP-1.1
OF SHEETS



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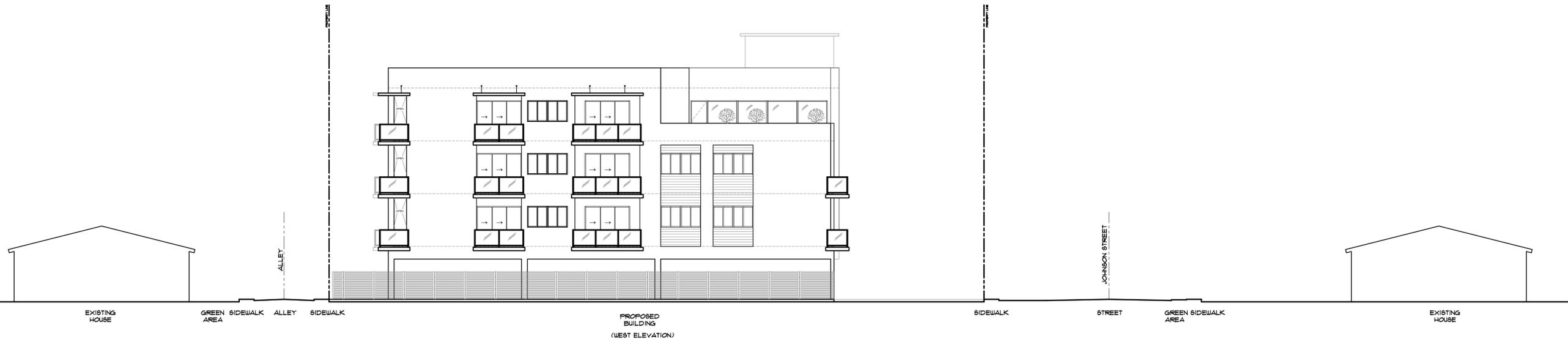
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② 03/23/2023 COMMENTS	A.G.

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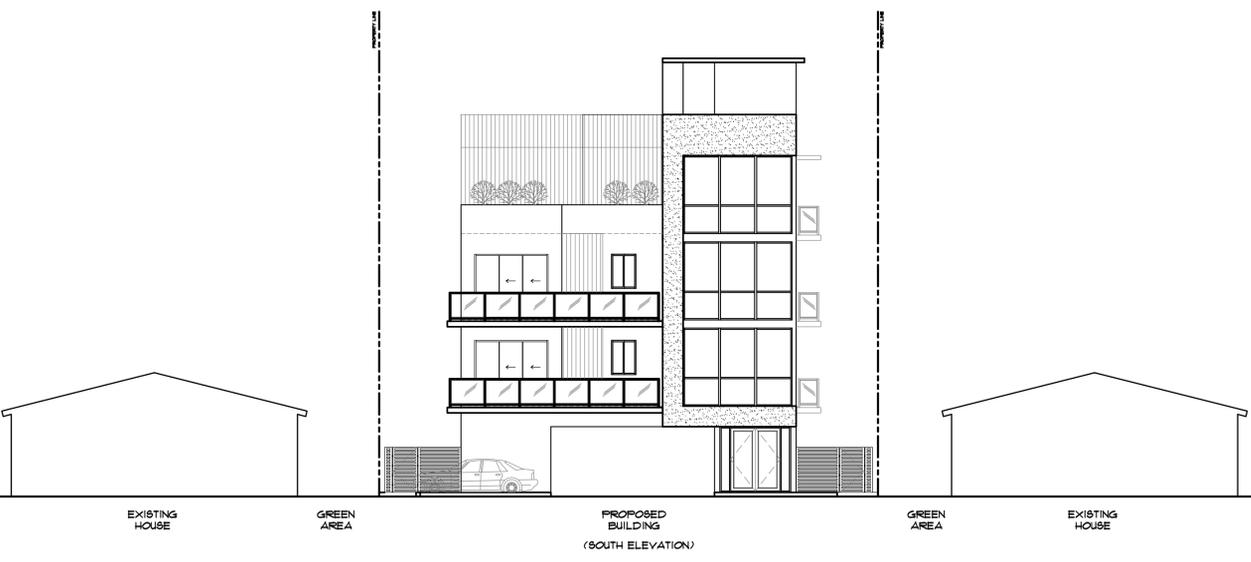
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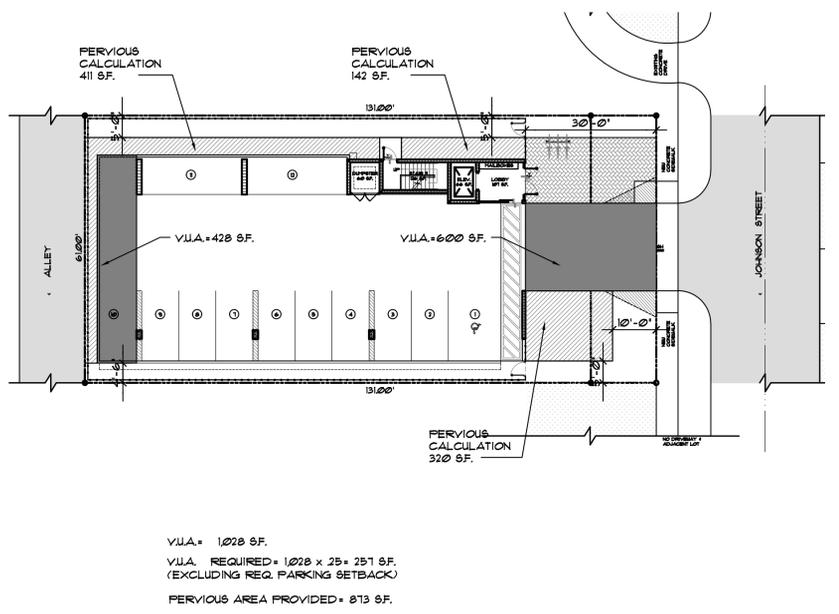
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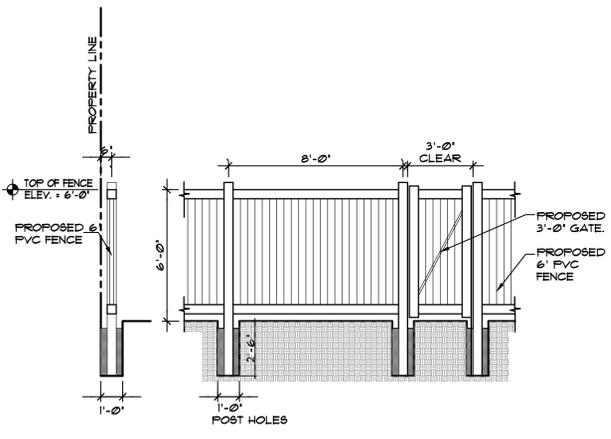
1 PROPOSED WEST ELEVATION
 SCALE: 3/32"=1'-0"



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



3 PROPOSED V.U.A.-CALCULATION
 SCALE: N.T.S.



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

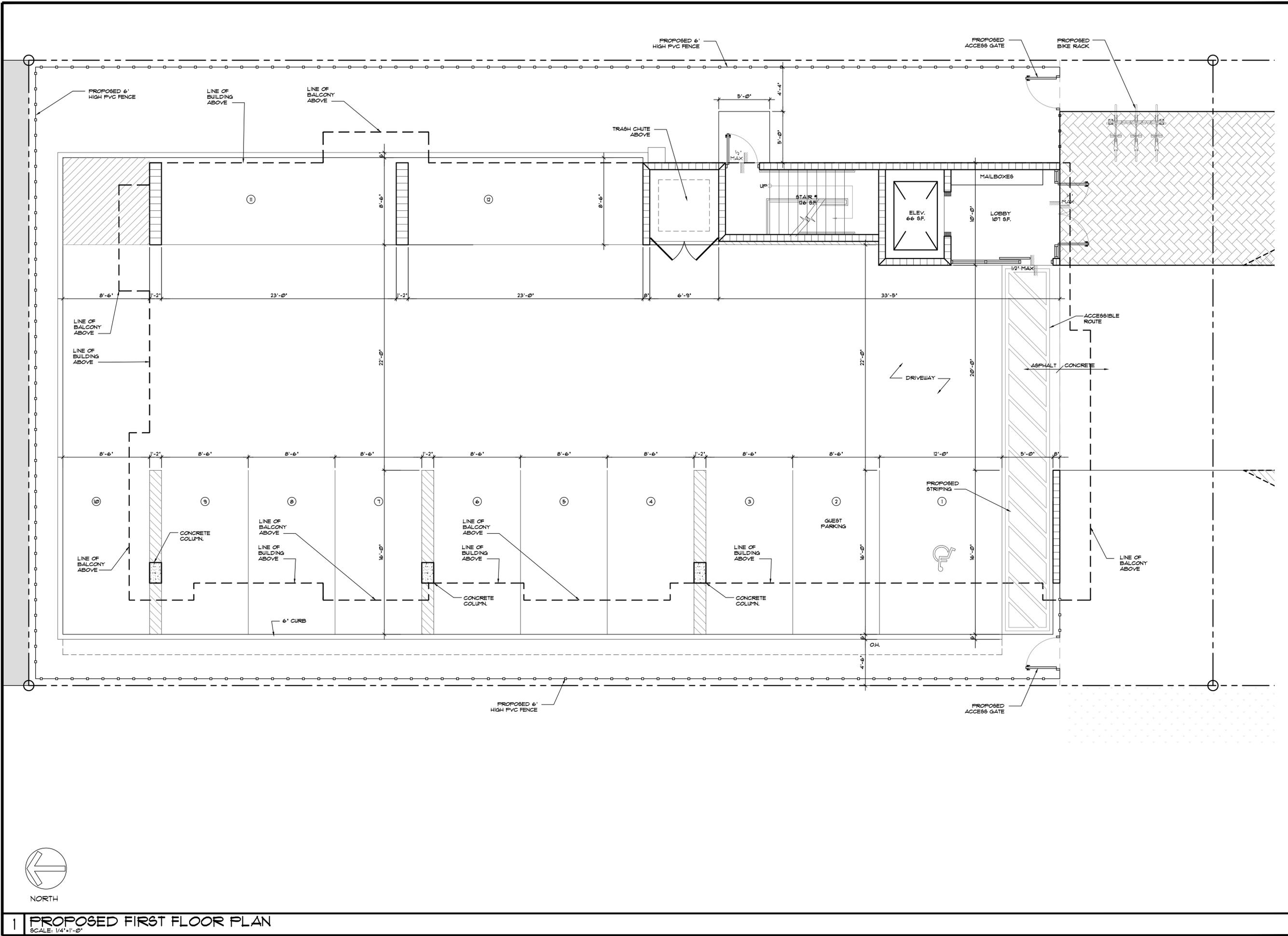
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2 08/23/2023 COMMENTS	A.G.

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1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

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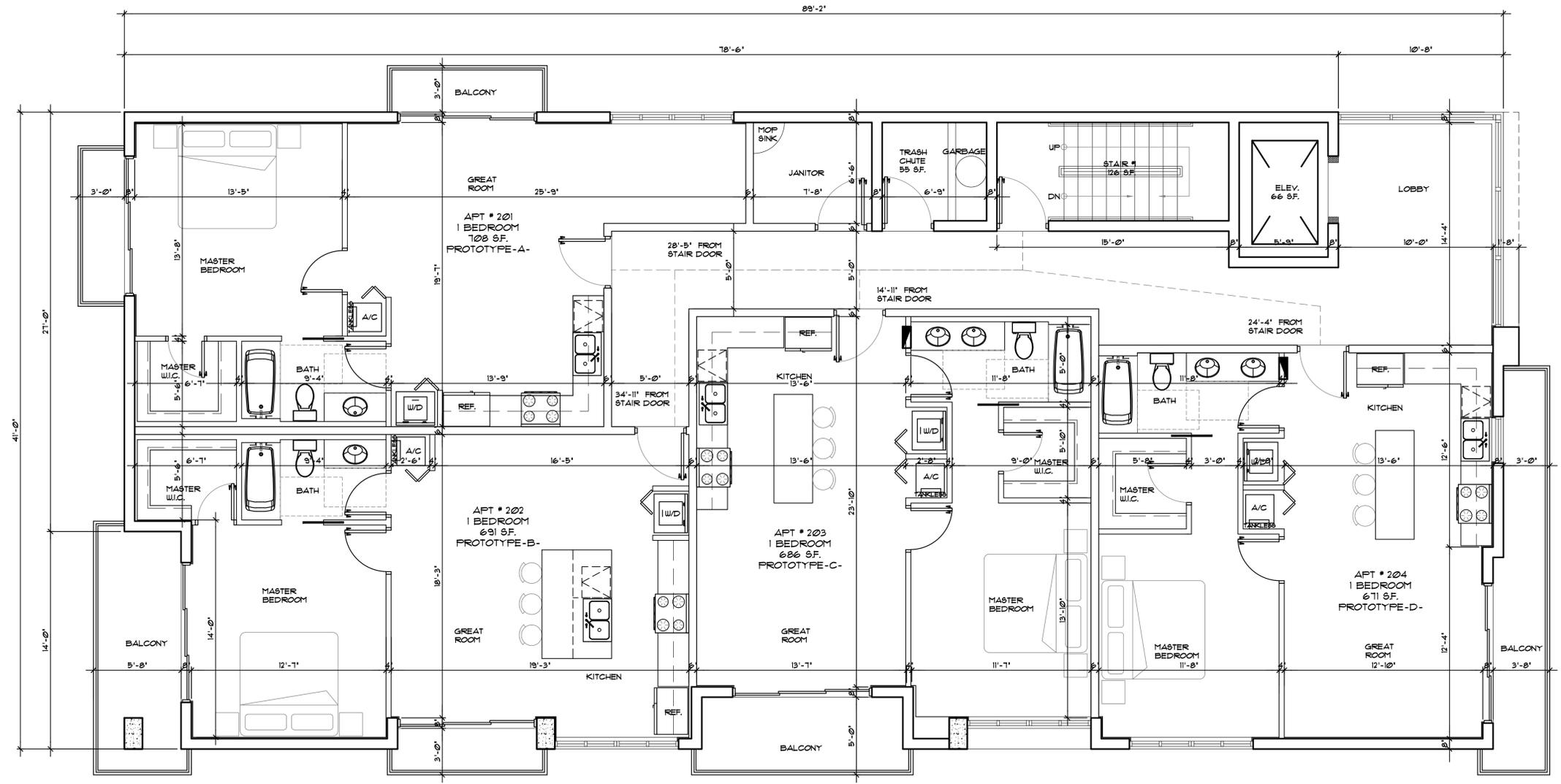
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1 PROPOSED 2ND & 3RD TYPICAL FLOOR PLAN
 SCALE: 1/4"=1'-0"

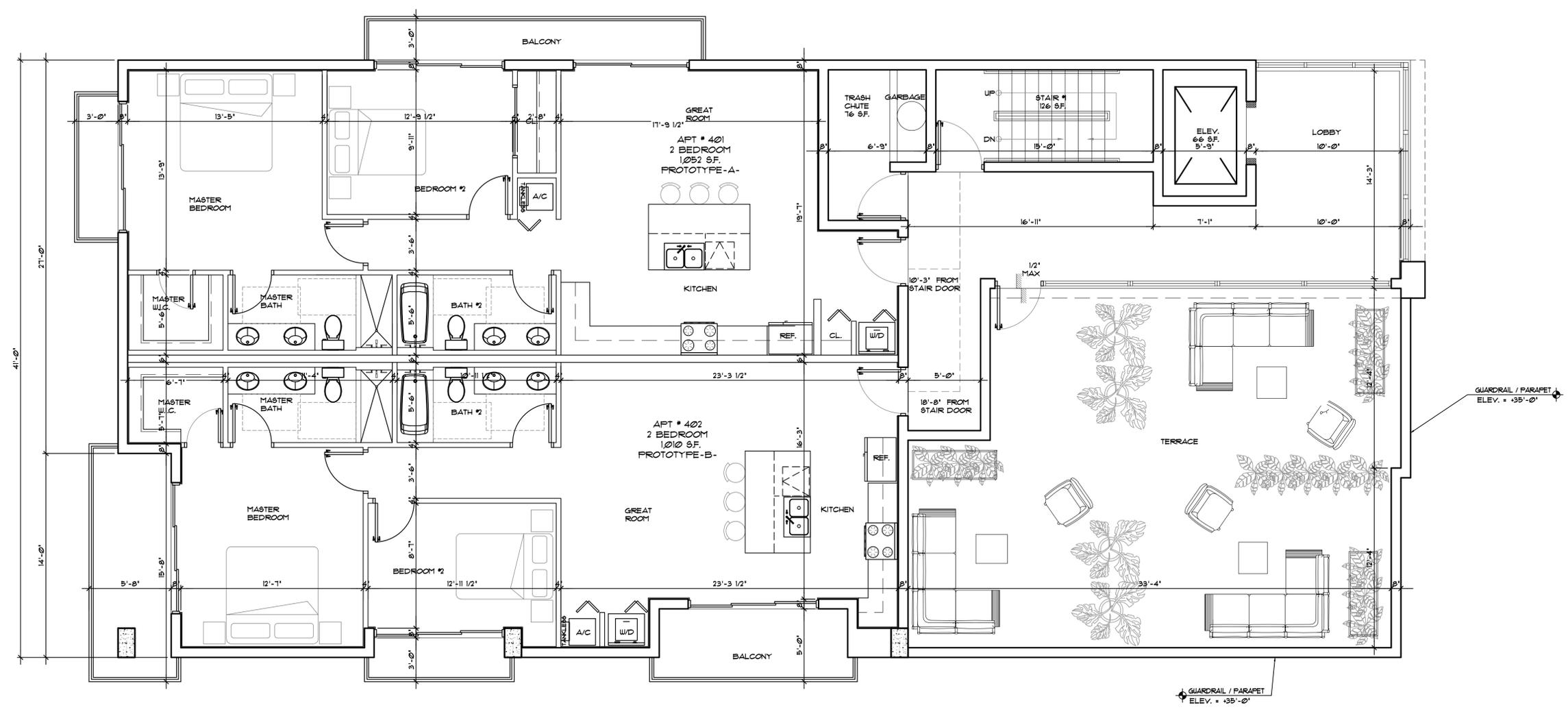
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1 PROPOSED 4TH FLOOR PLAN
 SCALE: 1/4"=1'-0"

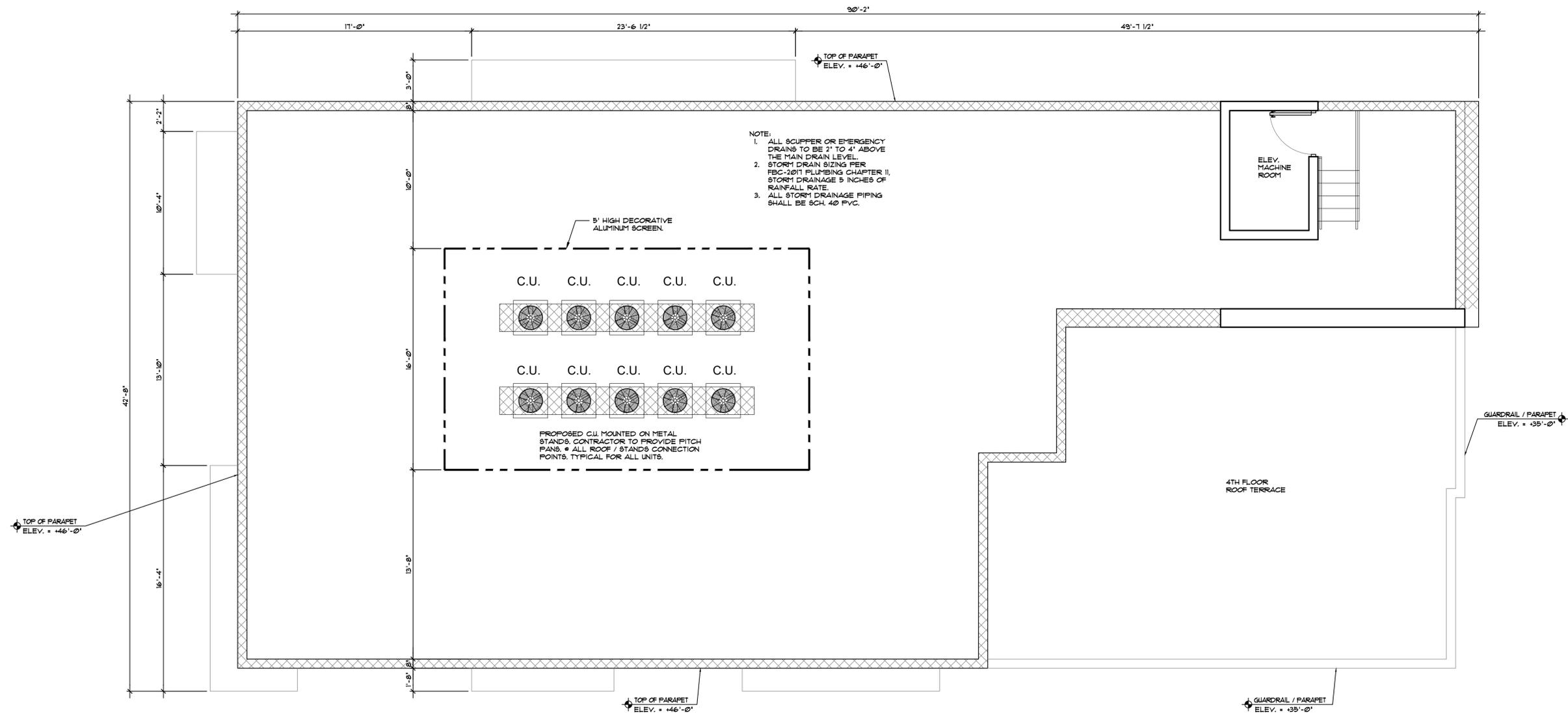
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A-1.4
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1 PROPOSED ROOF PLAN
 SCALE: 1/4"=1'-0"



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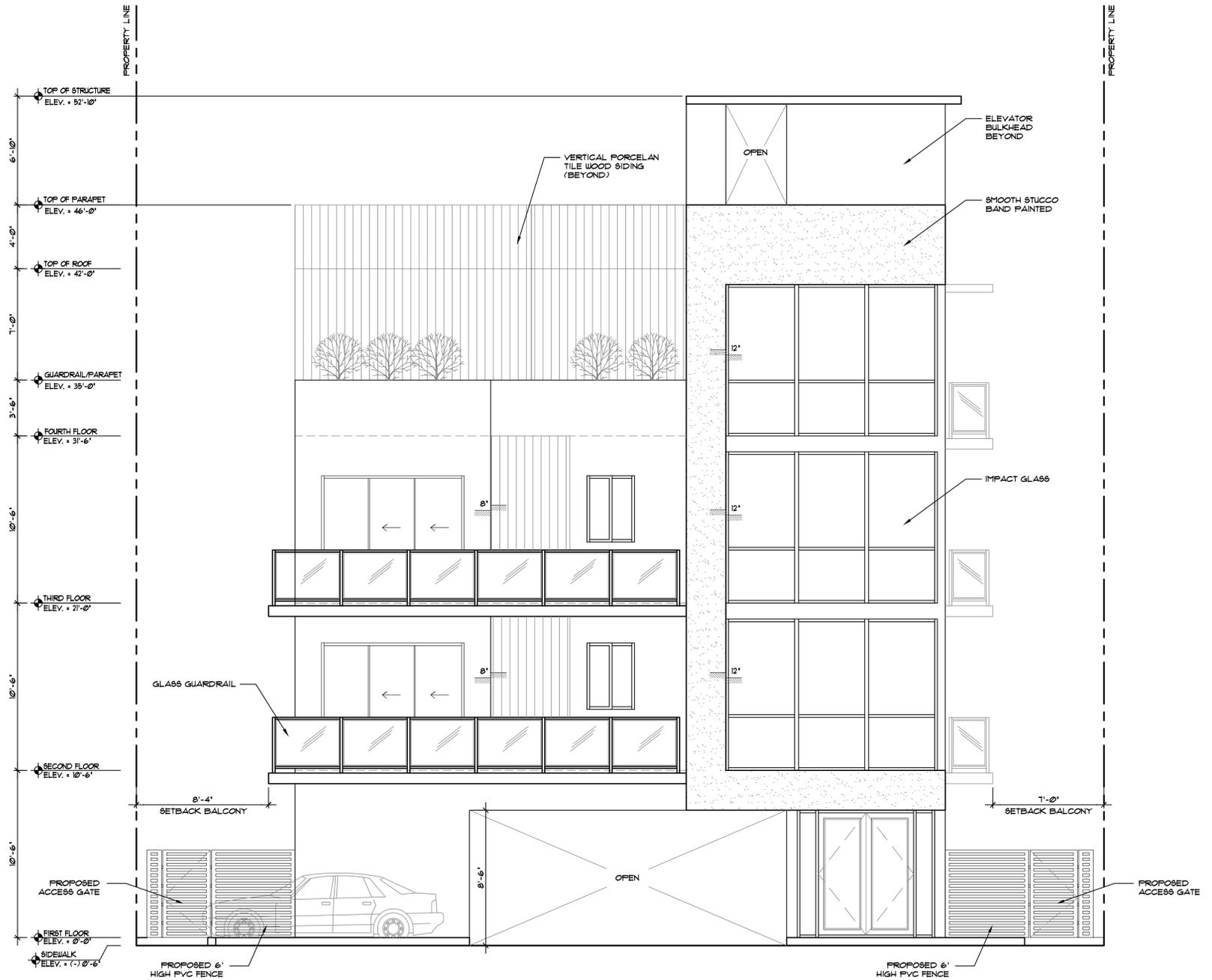
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1 SOUTH ELEVATION- (FRONT)
 SCALE: 1/4"=1'-0"



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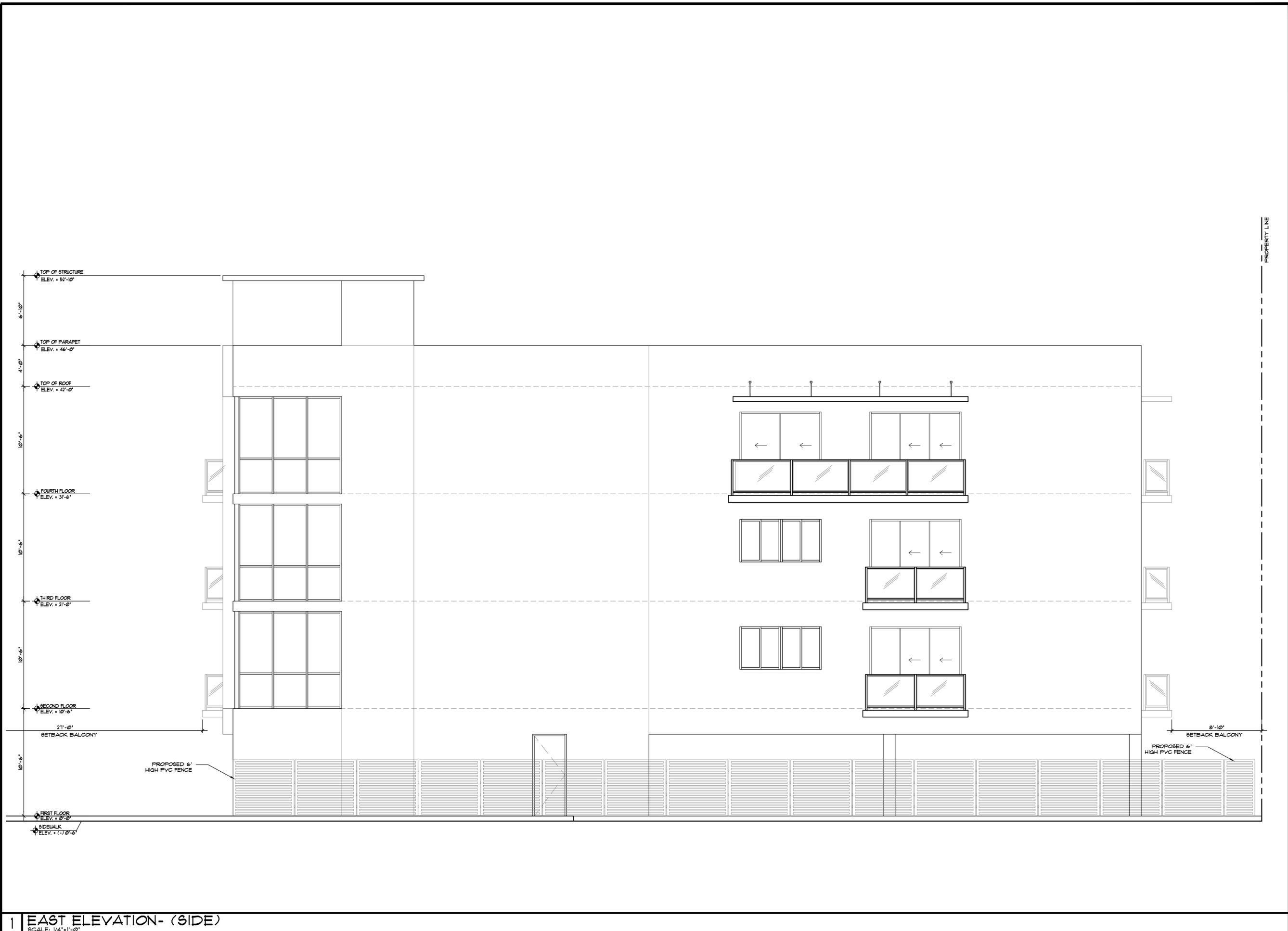
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1 EAST ELEVATION- (SIDE)
SCALE: 1/4"=1'-0"



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1 NORTH ELEVATION- (REAR)
 SCALE: 1/4"=1'-0"



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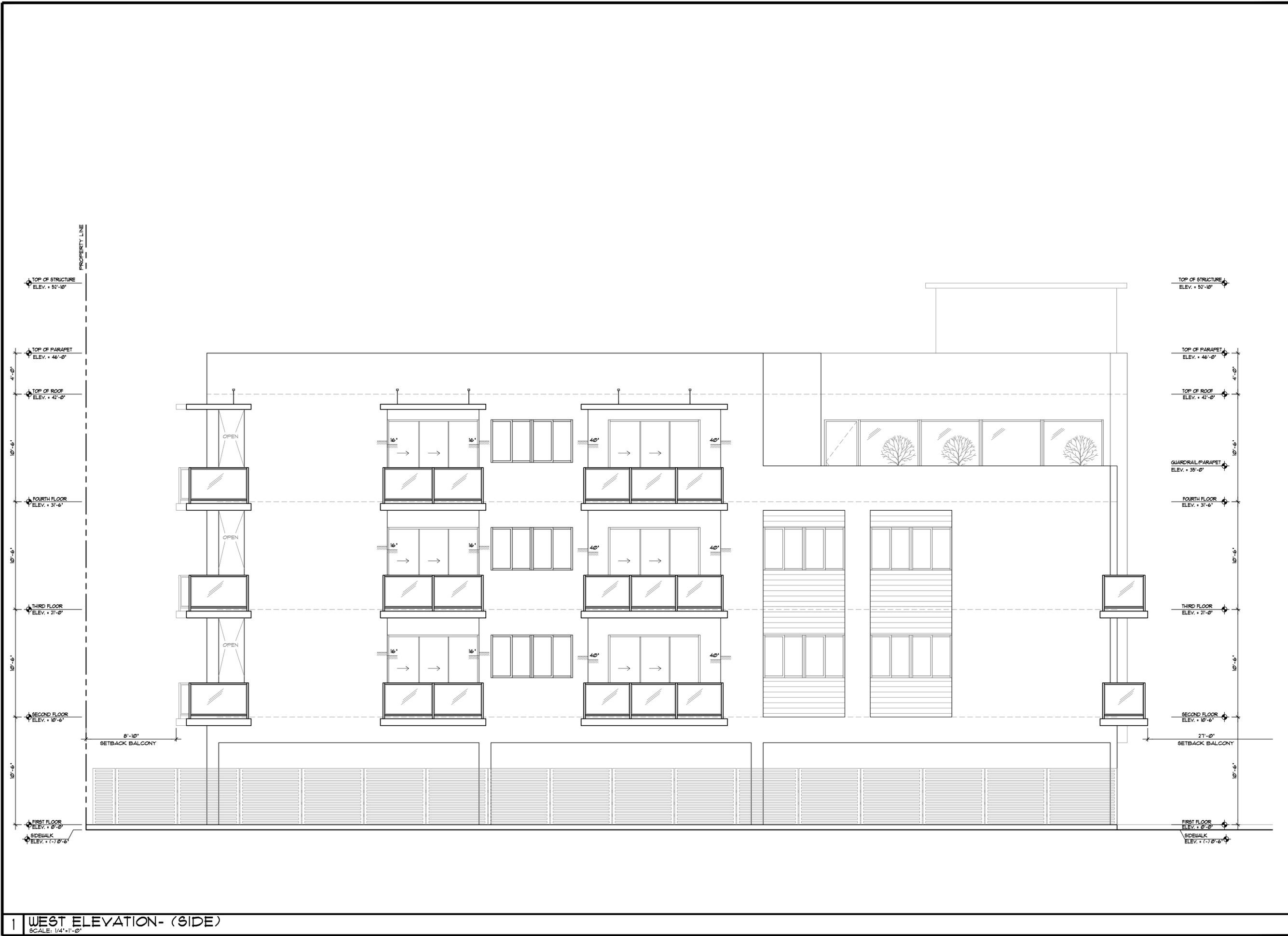
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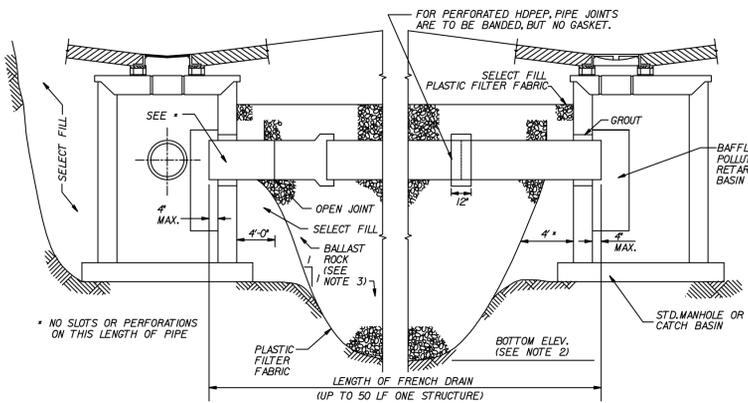
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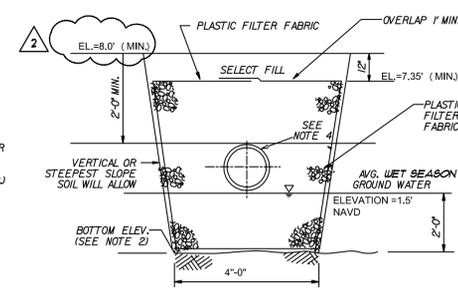
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LONGITUDINAL SECTION

- NOTES:
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" 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 15' NAVD PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP
 5. PLUG STUB PIPES WITH #10-#12 GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE)



TRANSVERSE SECTION

FIRE FLOW CALCULATION:
CODE: NFPA I (2018 ED)

BUILDING TYPE: - I
TOTAL AREA: 11939.0 SF.
TYPE OF OCCUPANCY: APARTMENT BUILDING AS PER SECTION 18.4.5.1.2. FOR NON-ONE & TWO-FAMILY DWELLINGS

TABLE 18.4.5.1.3 BUILDINGS OTHER THAN ONE & TWO FAMILY DWELL SF. = 2,500 GPM FOR A DURATION OF 2 HOURS
A REDUCTION OF 15% SHALL BE PERMITTED TO BE APPLIED
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

1500 GPM X 25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE - 600 GPM @ 20 PSI)

FLOW TEST RESULTS:
STATIC = PSI
RESIDUAL = PSI

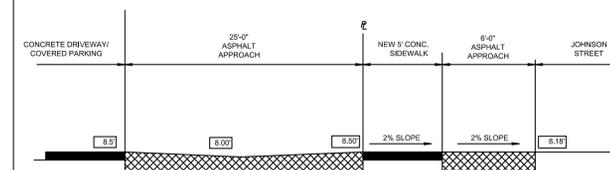
TOTAL FLOW = 1,060 + 920 GPM = 1,980 GPM

WATER & SEWER DEMAND

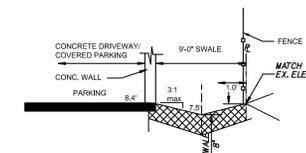
10 UNITS X 250 GPD/UNIT = 2,500 GPD

FIRE NOTES:

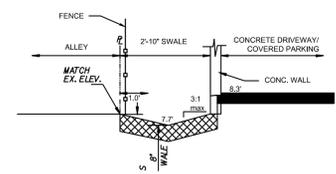
- 1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER FC 633.102
- 2). NO FIRE PUMP IS REQUIRED
- 3). PER NFPA I, 12.3.2. A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
- 4). WATER SUPPLY & ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA I (2018 ED) SECTION 16.4.3.1.1.
- 5). FIRE DEPARTMENT CONNECTIONS SHALL BE VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY OR ON THE STREET SIDE OF BUILDINGS.
- 6). FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT (6.1 M)
- 7). PROPOSED FIRST FLOOR ROOMS TO BE FLOOD PROOFED TO ELEVATION 9.5 IN ACCORDANCE WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ASCE 24



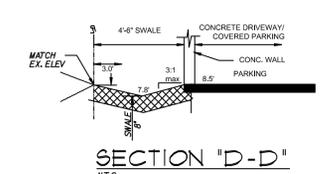
SECTION "A-A"



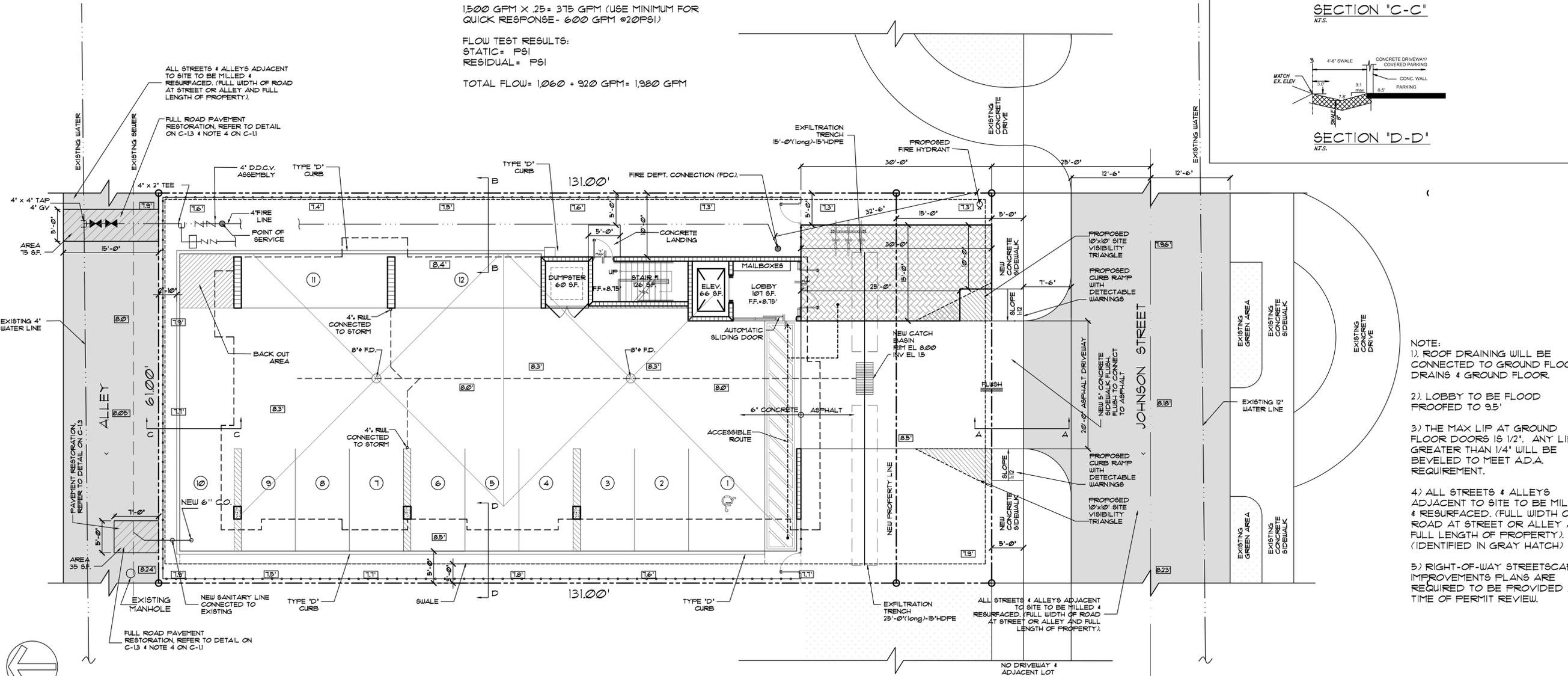
SECTION "B-B"



SECTION "C-C"



SECTION "D-D"



- NOTE:
- 1). ROOF DRAINING WILL BE CONNECTED TO GROUND FLOOR DRAINS & GROUND FLOOR
 - 2). LOBBY TO BE FLOOD PROOFED TO 9.5'
 - 3). 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.
 - 4). 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)
 - 5). RIGHT-OF-WAY STREETSCAPE IMPROVEMENTS PLANS ARE REQUIRED TO BE PROVIDED AT TIME OF PERMIT REVIEW.



PROPOSED PAVING, GRADING, WATER & SEWER PLAN

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

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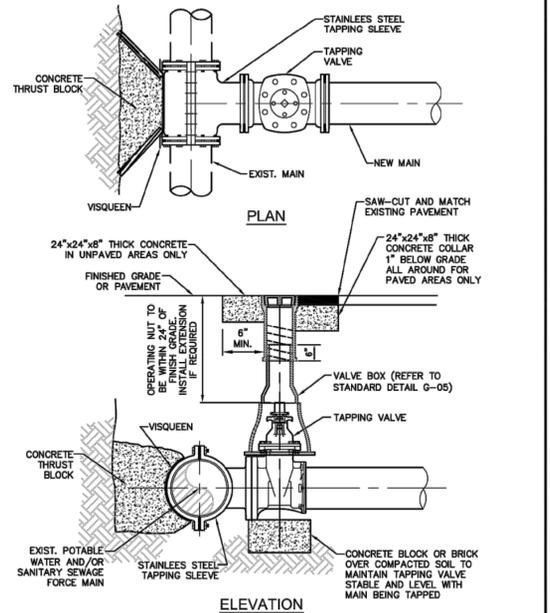
REVISION:	BY:
1. 02/21/2023 TAC 2	F.C.
2. 08/23/2023 COMMENTS	A.G.

PROPOSED 10-UNIT MULTI FAMILY DEVELOPMENT FOR:
G & T ENTERPRISES FL LLC
 1915 JOHNSON STREET
 HOLLYWOOD, FL. 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	F.C.
CHECKED	LLR
DATE	03/28/22
SCALE	AS NOTED
JOB. NO.	021-044
SHEET	

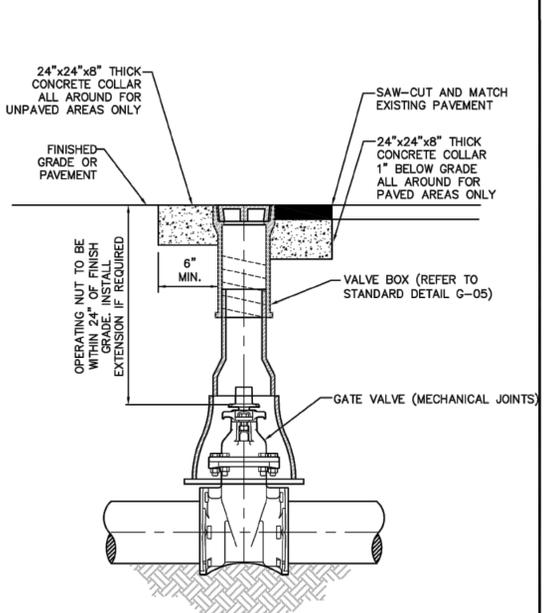
C-1.1
OF SHEETS



NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



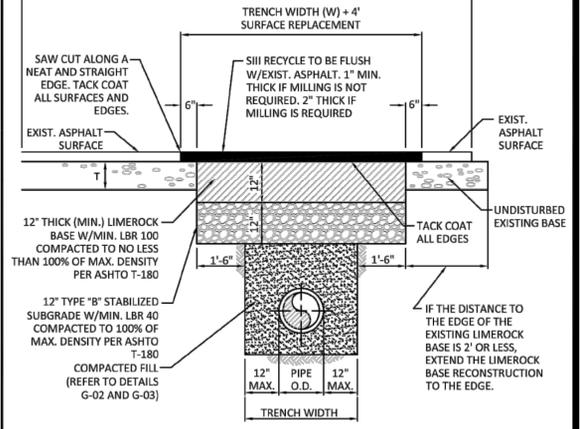
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		

TACK COAT ALL SURFACES, AND PROVIDE 1" SP 5.9 MIN. SUPERPAVE ASPHALTIC CONC. OVERLAY AS SHOWN ON THE PAVEMENT RESTORATION PLANS



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		

WATER SYSTEM NOTES:

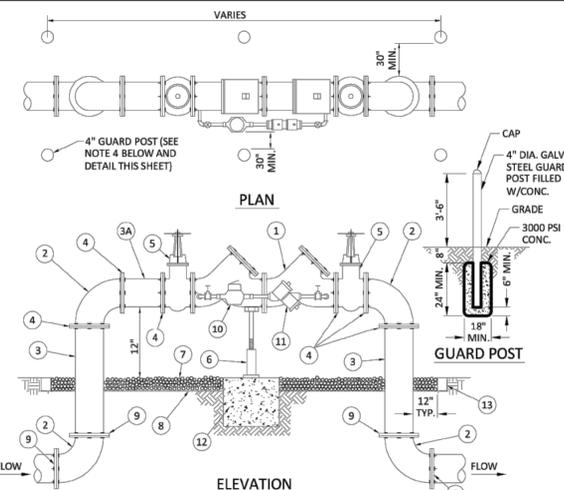
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH ANWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM, IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTINGS.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

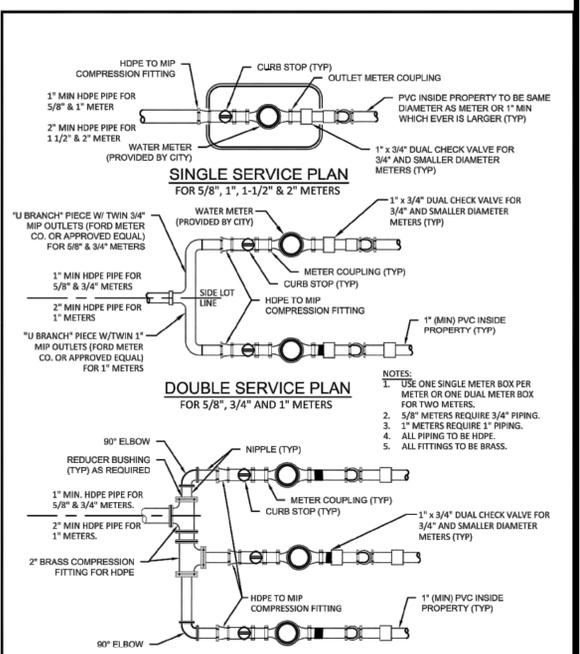
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



ITEM		MATERIALS		ITEM		DESCRIPTION	
1	1	4", 6", 8" VALVE, DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)		
2	4	4", 6", 8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)		
3	2	4", 6", 8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS		
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER		
4	7	4", 6", 8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK		
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	12	1	16"x16"x16" CONC. SUPPORT		
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND		

- NOTES:**
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
APPROVED: XXX		



- NOTES:**
1. USE ONE METER BOX PER METER.
 2. 5/8" METERS REQUIRE 3/4" PIPING.
 3. 1" METERS REQUIRE 1" PIPING.
 4. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

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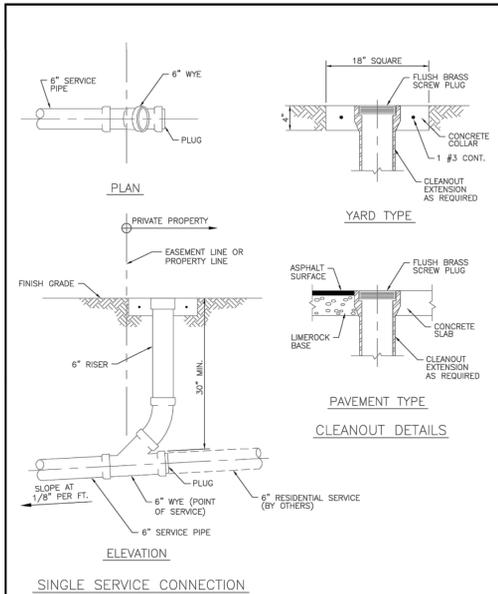
REVISION:	BY:
1. 02/21/2023 TAC 2	F.C.
2. 08/23/2023 COMMENTS	A.G.

PROPOSED 10-UNIT MULTI FAMILY DEVELOPMENT FOR:
G & T ENTERPRISES FL LLC
 1919 JOHNSON STREET
 HOLLYWOOD, FL. 33020

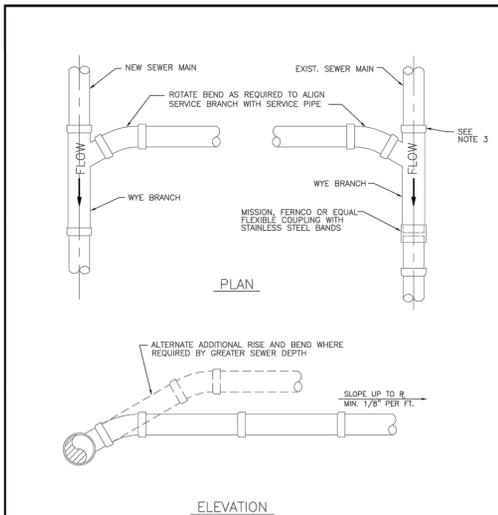
SEAL: AR 0017852
 LUIS LA ROSA

DRAWN	F.C.
CHECKED	LLR
DATE	03/28/22
SCALE	AS NOTED
JOB NO.	021-044
SHEET	

C-1.3
 OF SHEETS

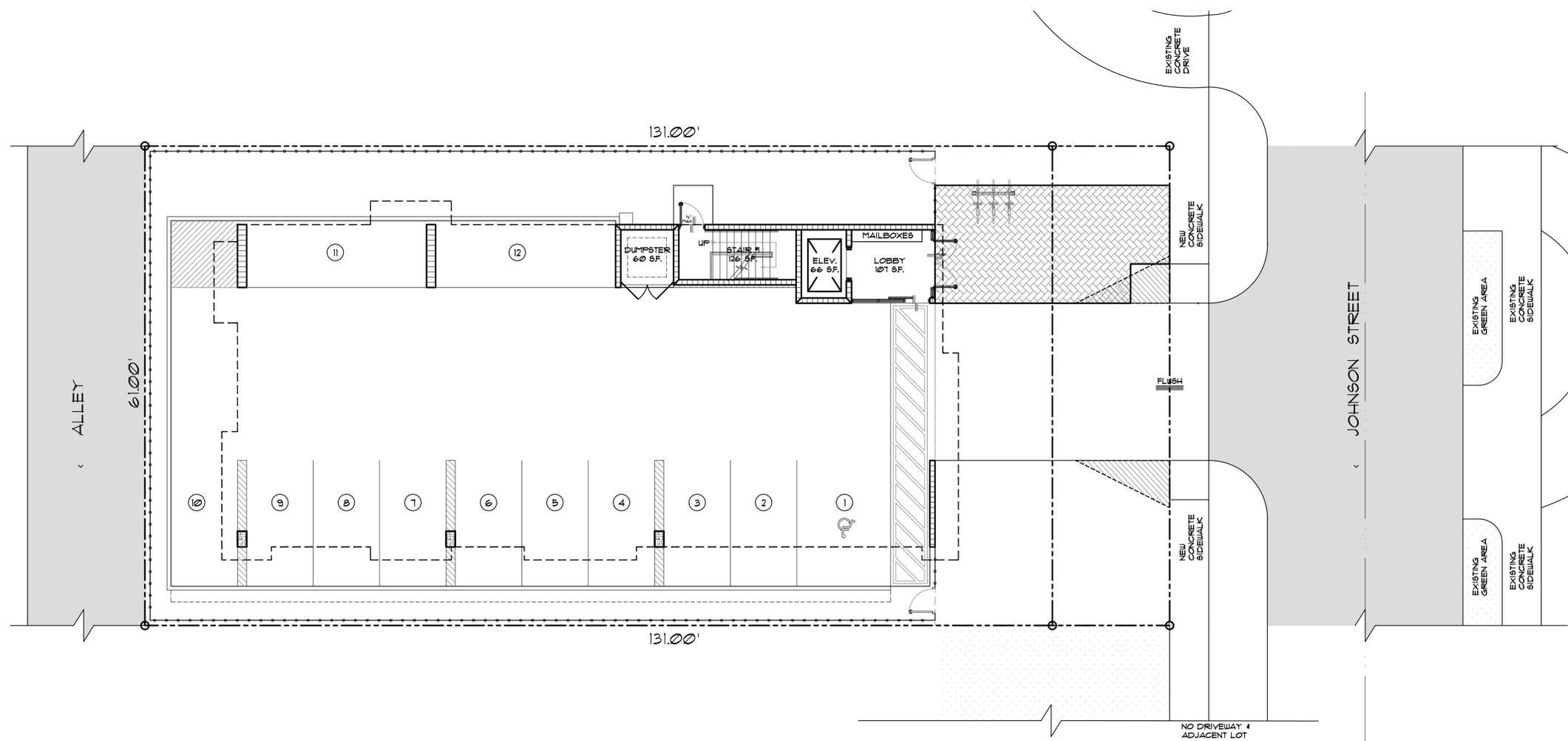


ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE DRAWING NO. S-12
 APPROVED: XXX



NOTES:
 1. SINGLE SERVICE CONNECTIONS SHALL USE 6\"/>

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM WYE BRANCH CONNECTION DRAWING NO. S-09
 APPROVED: XXX



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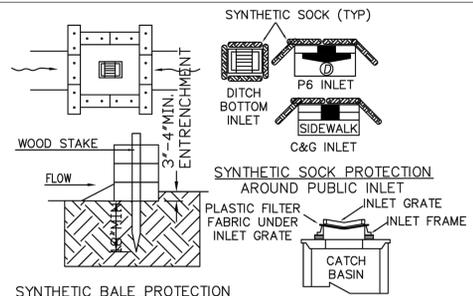
REVISION:	BY:
02/21/2023 TAC 2	F.C.
08/23/2023 COMMENTS	A.G.

PROPOSED 10-UNIT MULTI FAMILY DEVELOPMENT FOR:
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SEAL: AR 0017852
 LUIS LA ROSA

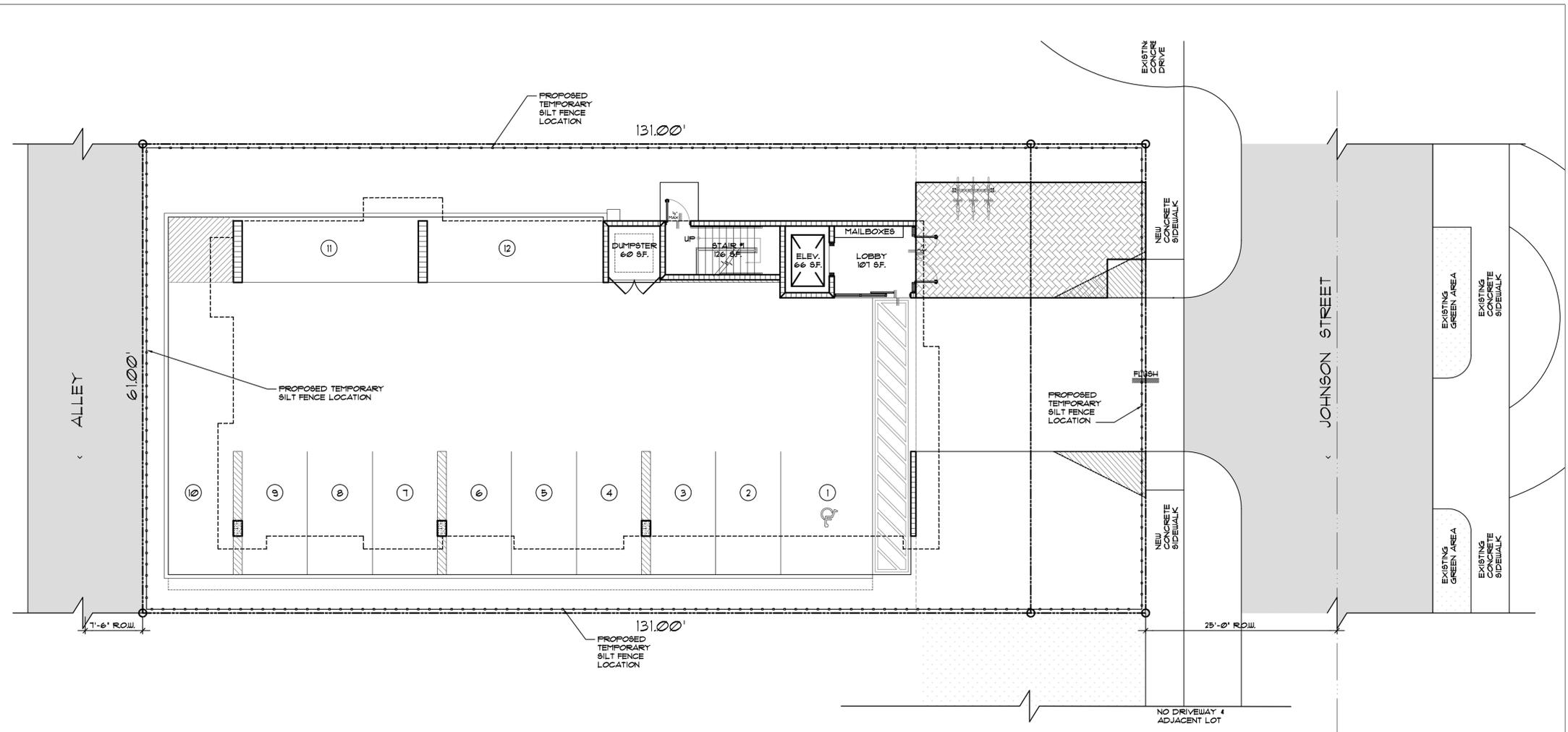
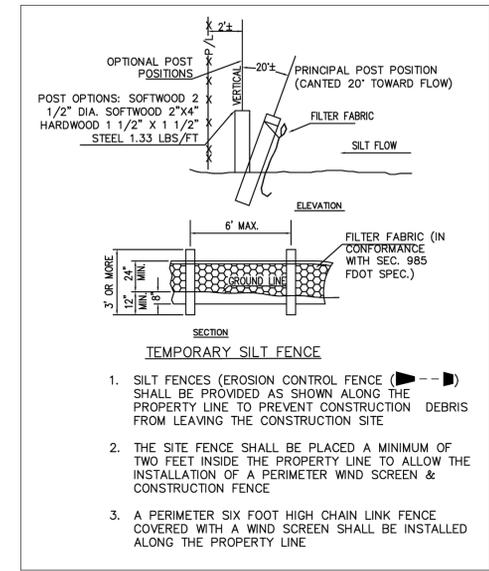
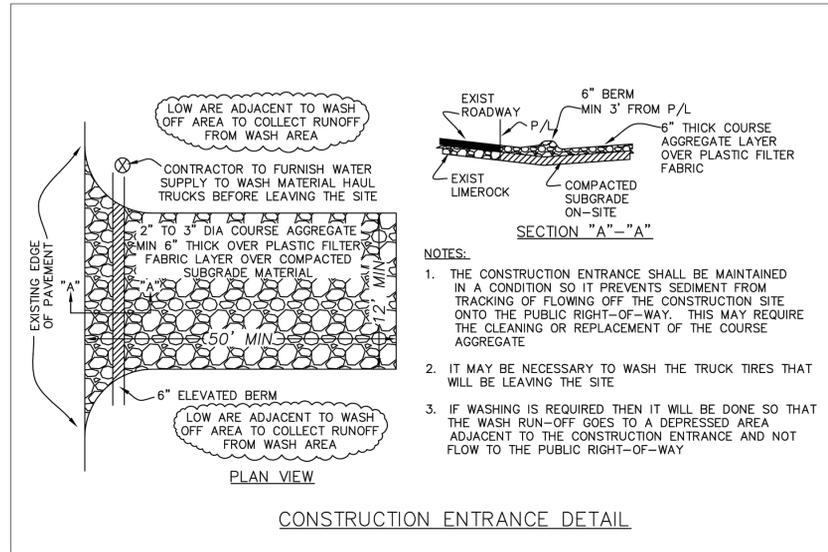
DRAWN	F.C.
CHECKED	LLR
DATE	03/28/22
SCALE	AS NOTED
JOB. NO.	021-044
SHEET	

C-1.4
 OF SHEETS



SYNTHETIC BALE PROTECTION AROUND PRIVATE INLET

- NOTES:**
1. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER
 2. ADJACENT SYNTHETIC BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING
 3. SYNTHETIC BALES SHALL BE INSTALLED AT ALL NEW INLETS ON PRIVATE PROPERTY AND SYNTHETIC "SOCKS" ON EXISTING INLETS IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION
 4. CONTRACTOR TO INSTALL PLASTIC FILTER FABRIC UNDER INLET GRATE ON ALL NEW INLETS AND IT SHALL REMAIN THERE FOR THE DURATION OF THE CONSTRUCTION



This item has been digitally signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LLR Architects, Inc.
ARCHITECTURE & PLANNING
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:
1. 02/21/2023 TAC 2	F.C.
2. 08/23/2023 COMMENTS	A.G.

PROPOSED 10-UNIT MULTI FAMILY DEVELOPMENT FOR:
G & T ENTERPRISES FL LLC
1919 JOHNSON STREET
HOLLYWOOD, FL. 33020

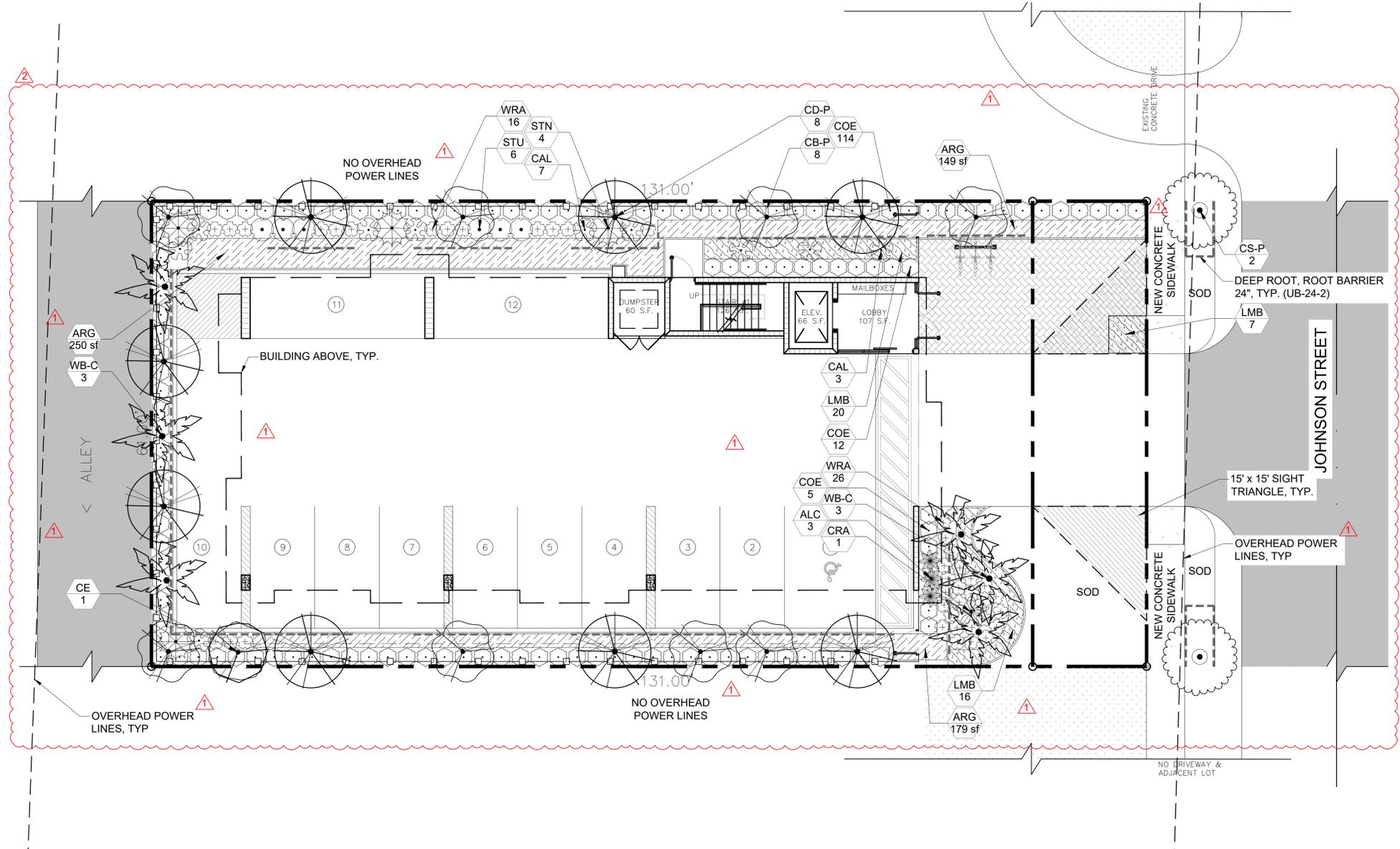
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	F.C.
CHECKED	LLR
DATE	03/28/22
SCALE	AS NOTED
JOB. NO.	021-044
SHEET	

C-1.5
OF SHEETS

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.



Project Team

Landscape Architect:
LA LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 (772) 834-1357 | brandon@las-fl.com

Architect:
 LLR Architects, Inc.
 ARCHITECTURE & PLANNING
 12980 S.W. 52 STREET
 MIRAMAR, FLORIDA 33027
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 (CELL) - 786-543-0851
 E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:
1919 JOHNSON STREET
 1919 Johnson Street, Hollywood, FL 33020

Landscape Plan

Revisions

Date	Init.	Description
01.18.23	DC	Initial Submittal
03.06.23	DC	Revised per Comments
09.21.23	DC	Revised per Base

Landscape Data:

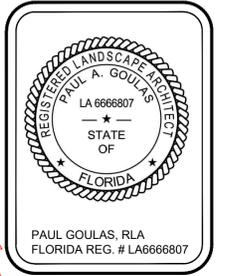
RAC Zoning - ND-2 (North Downtown Medium Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (61'/30)	2 Trees (See Perimeter Trees, Sheet 1)
Residential Uses shall provide a three (3) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	16 Trees (323'/20)	16 Trees (See Perimeter Trees, Sheet 1)
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.	3 Trees Min. Site Req. (2,316 SF/1,000)	3 Trees (See Code Trees, Sheet 1)
Ground Floor: 2,316 SF Third Floor: 53.47 SF	0 Trees	0 Trees
Total:	3 Trees	3 Trees
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	12 Trees 63 Shrubs	18 Trees 137 Shrubs

Plant Schedule:

PERIMETER TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CD-P	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	8	
CS-P	Conocarpus erectus sericeus	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	2	
CB-P	Cordia sebestena	Orange Geiger Tree	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	8	
CODE TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CE	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	1	
WB-C	Wodyetia bifurcata	Foxtail Palm	FG, 8' CT, SGL, SP	No	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	3	
COE	Conocarpus erectus	Green Buttonwood	3G, 24" HT x 18" SPR, F, 30" OC	Yes	131	
CAL	Cordyline fruticosa 'Auntie Lou'	Ti Plant	7G, 4' HT x 3' SPR, 3PP, SP, AS	No	10	
CRA	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	15G, 2'-3' OA, F, SP	No	1	
STU	Stachytarpheta urticifolia	Blue Porterweed	3G, 24" OA, F,	Yes	6	
STN	Strelitzia nicolai	White Bird of Paradise	15G, 5'-6' HT, 5PP, F, SP	No	4	
WRA	Wrightia antidysenterica	Asian Snow	3G, 18" OA, F,	No	42	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
ARG	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No		578 sf
LMB	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.	43
SOD	Stenotaphrum secundatum	St. Augustine Sod	Sod, Free of weeds, pests, & debris			



Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



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

 SCALE: 1/8" = 1'-0"
LS-01



Project Team

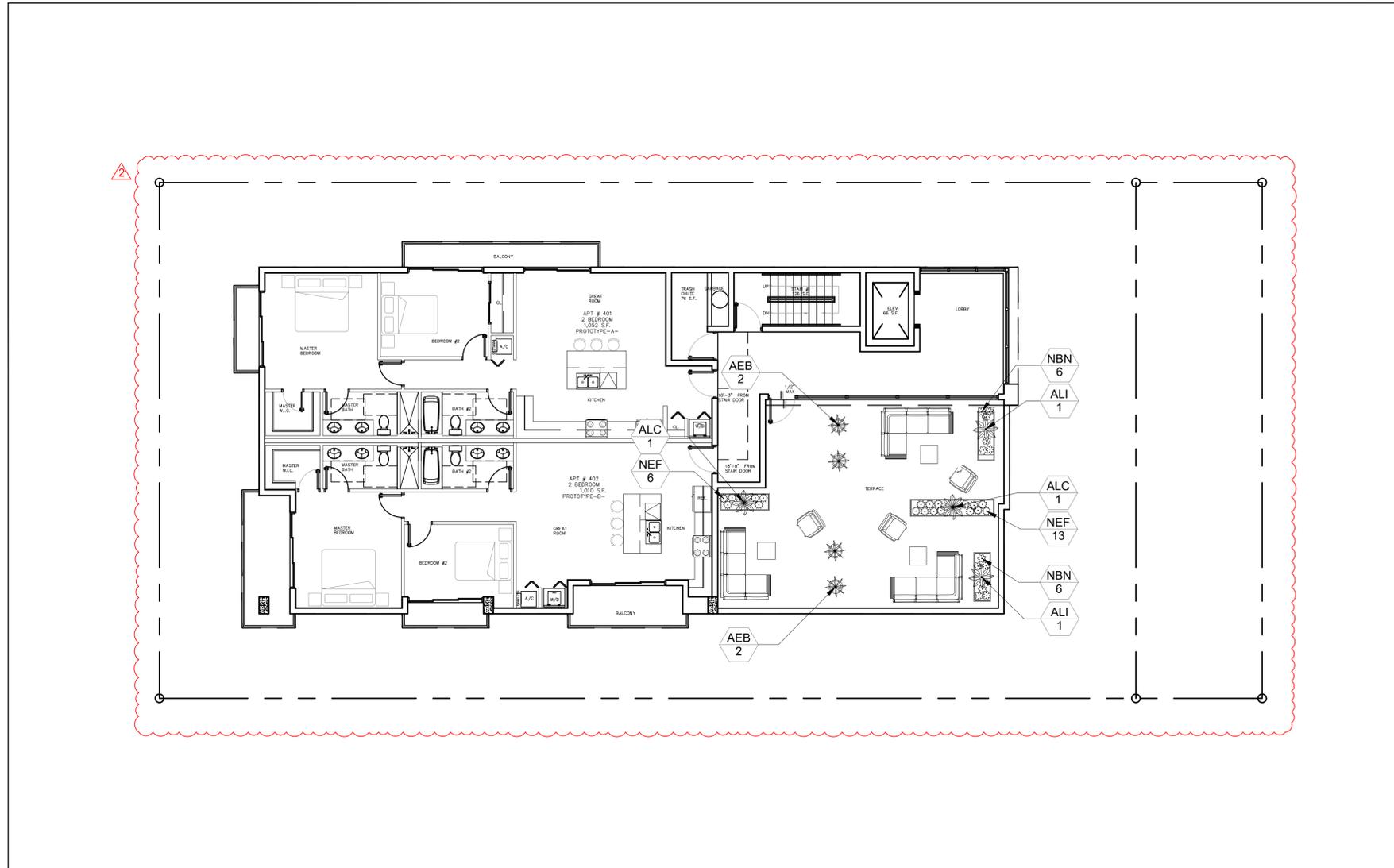
Landscape Architect:

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Architect:

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PROPOSED MULTI FAMILY DEVELOPMENT FOR:
1919 JOHNSON STREET
 1919 Johnson Street, Hollywood, FL 33020
Roof Garden Landscape Plan



3rd Floor Roof Garden

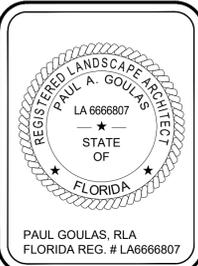
3rd Floor Roof Garden Plant Schedule:

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY
AEB	Aechmea spp. 'Blue Tango'	Blue Tango Bromeliad	10" POT, 2' HT, SP	No	4
ALI	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No	2
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	2
NBN	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	6" POT, F	No	12
NEF	Neoregelia x 'Fireball'	Fireball Bromeliad	6" POT, F	No	19

Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

Revisions

Date	Init.	Description
03.06.23	DC	Revised per Comments
09.21.23	DC	Revised per Base



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

NORTH

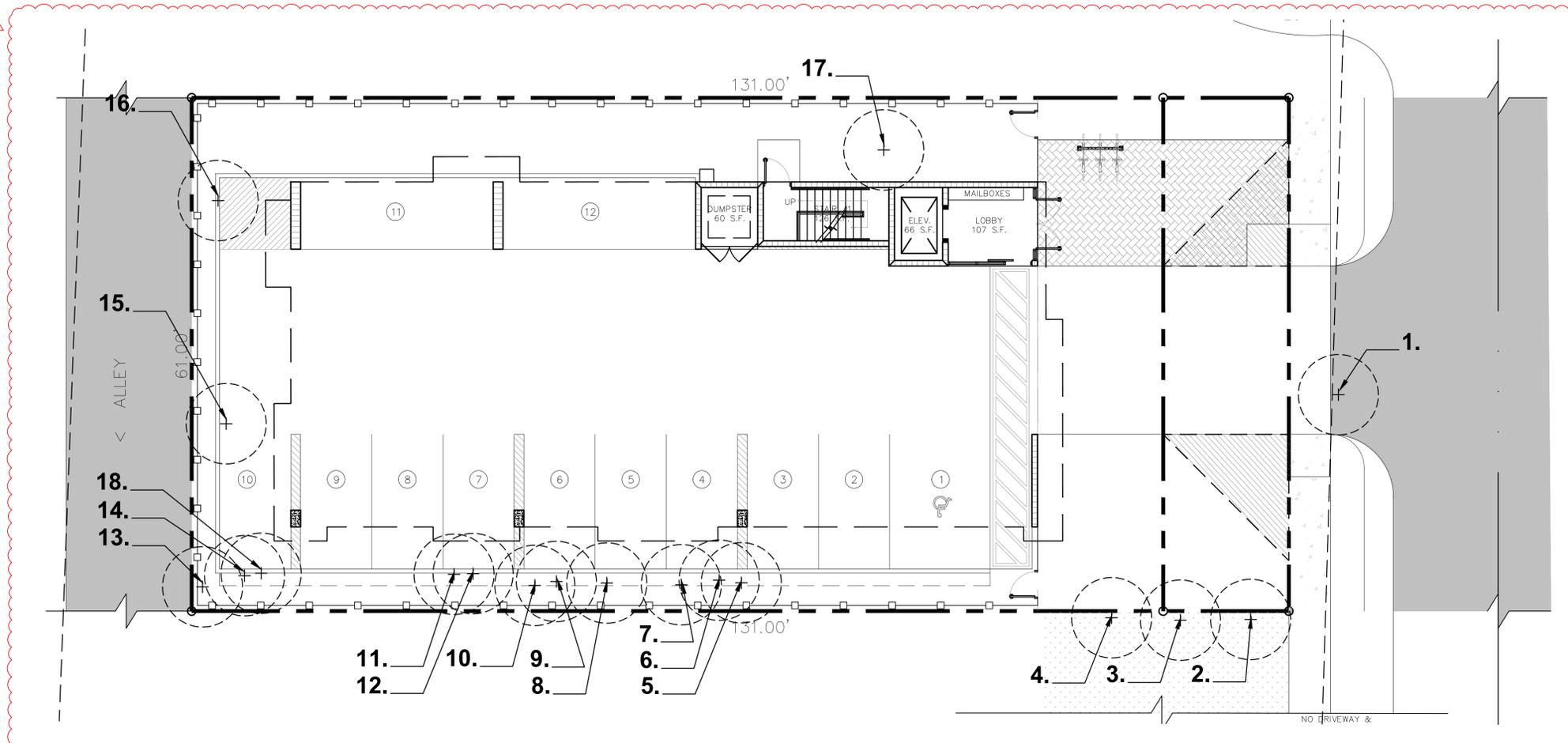
SCALE: 1" = 8'

0 4' 8' 16'

LS-02

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
 Landscape Architect:
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 Architect:
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PROPOSED MULTI FAMILY DEVELOPMENT FOR:
1919 JOHNSON STREET
 1919 Johnson Street, Hollywood, FL 33020
Existing Tree Information

Revisions		
Date	Init.	Description
03.06.23	DC	Revised per Comments
09.21.23	DC	Revised per Base

Existing Trees to be Removed:

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Palm	Arecaceae	5	10	3
2	Palm	Arecaceae	10	12	8
3	Palm	Arecaceae	4	14	5
4	Palm	Arecaceae	4	14	5
5	Palm	Arecaceae	5	15	6
6	Palm	Arecaceae	5	15	6
7	Palm	Arecaceae	5	15	6
8	Palm	Arecaceae	6	18	6
9	Palm	Arecaceae	6	18	6
10	Palm	Arecaceae	6	18	6
11	Palm	Arecaceae	5	15	6
12	Palm	Arecaceae	5	15	6
13	Palm	Arecaceae	5	18	6
14	Palm	Arecaceae	5	18	6
15	Palm	Arecaceae	4	13	4
16	Palm	Arecaceae	6	18	7
17	Palm	Arecaceae	30	35	30
18	Gumbo Limbo Tree	Bursera simaruba	12	18	15

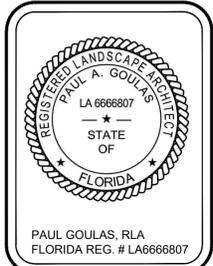
Landscape Tree Mitigation Data:

Tree #	Replacement Provided
1	\$350 Payment Contribution (\$350 per Palm)
2	\$350 Payment Contribution (\$350 per Palm)
3	\$350 Payment Contribution (\$350 per Palm)
4	\$350 Payment Contribution (\$350 per Palm)
5	\$350 Payment Contribution (\$350 per Palm)
6	\$350 Payment Contribution (\$350 per Palm)
7	\$350 Payment Contribution (\$350 per Palm)
8	\$350 Payment Contribution (\$350 per Palm)
9	\$350 Payment Contribution (\$350 per Palm)
10	\$350 Payment Contribution (\$350 per Palm)
11	\$350 Payment Contribution (\$350 per Palm)
12	\$350 Payment Contribution (\$350 per Palm)
13	\$350 Payment Contribution (\$350 per Palm)
14	\$350 Payment Contribution (\$350 per Palm)
15	\$350 Payment Contribution (\$350 per Palm)
16	\$350 Payment Contribution (\$350 per Palm)
17	\$350 Payment Contribution (\$350 per Palm)
18	\$2,100 Payment Contribution (\$350/2"DBH @ 12")

Total mitigation for trees and palms removed to be provided by payment to City Tree Fund. (17) Palms and (12") proposed to be removed; \$350 required for every palm/2" hardwood removed.
\$8,050 Total payment required.

**Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.*

Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



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

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

LS-03

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

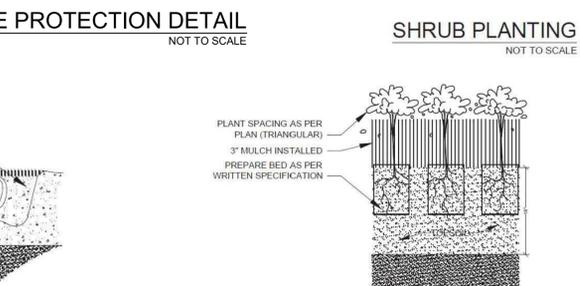
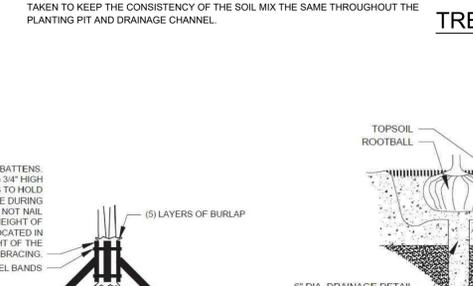
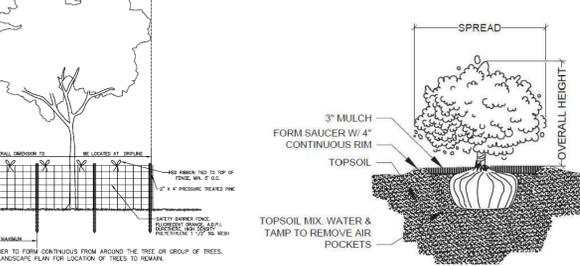
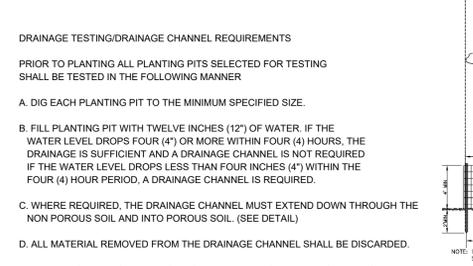
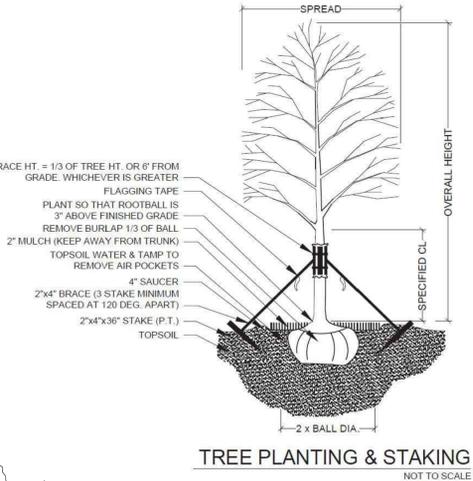
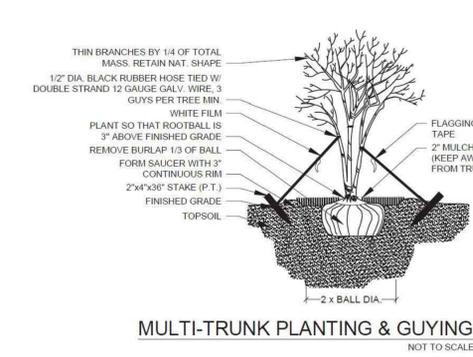
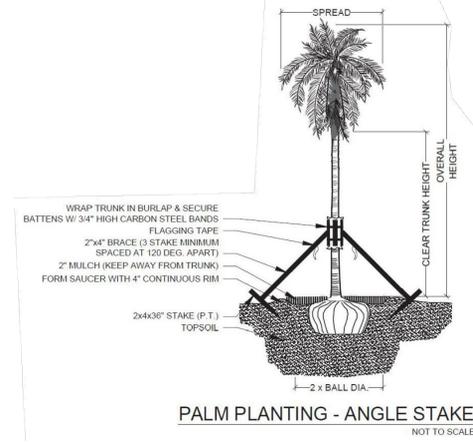
- 1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
B. Plants with broken, damaged or insufficient rootballs will be rejected.
C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
A. All plant material shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- 2.06 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- 2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- 2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.
- PART 3: EXECUTION
- 3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.
B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with possible drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
J. All flagging ribbon shall be removed from trees and shrubs before planting.
K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
C. Trees shall not be poled or topped.
D. Remove all trimmings from site.

- 3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
C. Stake & Brace all trees larger than 12" oc. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
B. See General Notes of Landscape Plan for water source.
- 3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.
B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all planting and workmanship, exclusive of the possible replacement of plants subject to guarantee.



Project Team
Landscape Architect:
LA LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Fort St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com
Architect:
LR Architects, Inc. ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL.) - 786-543-0851
E-MAIL: LLAROS@ARCHITECTS.COM

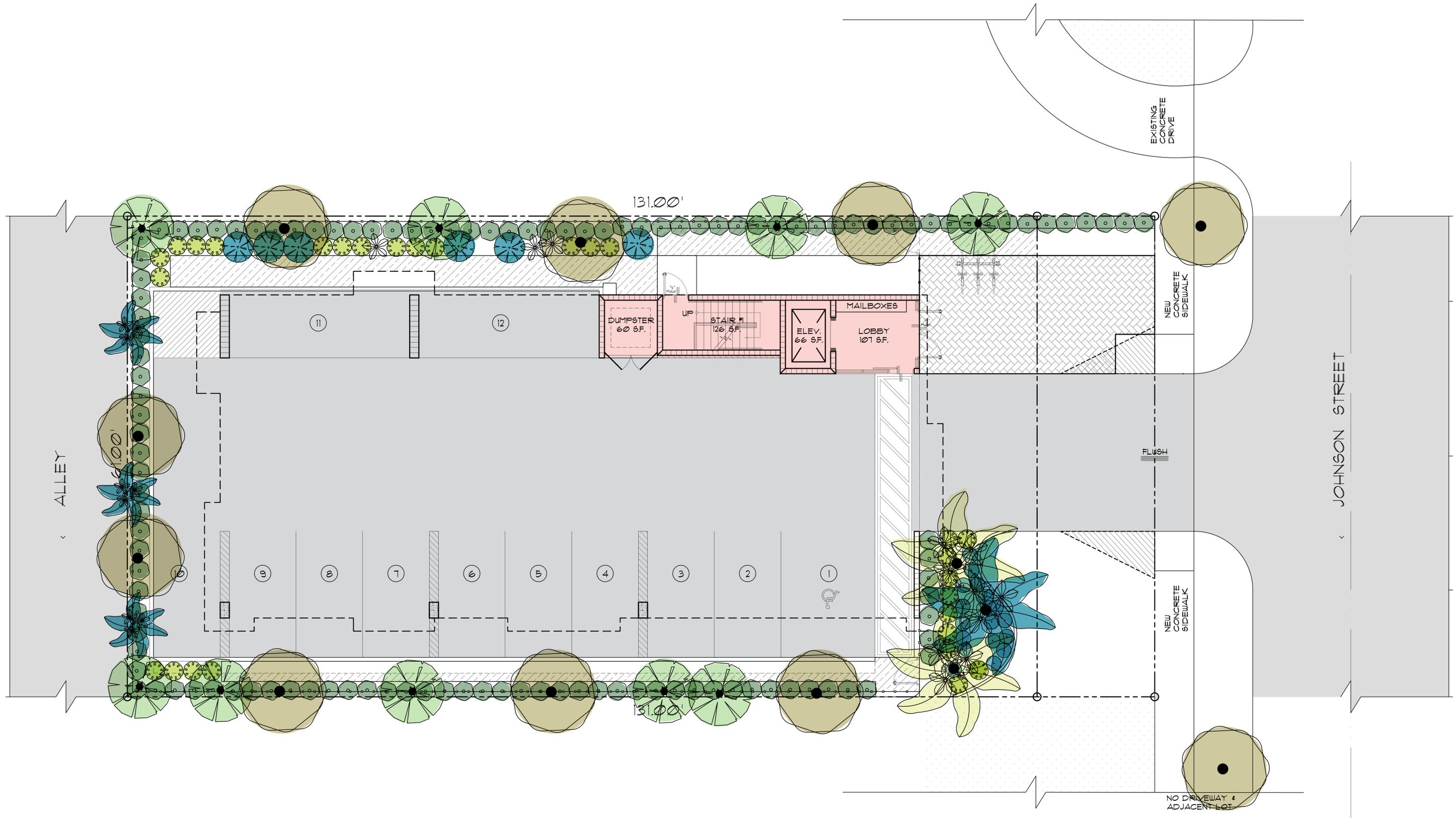
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
1919 JOHNSON STREET
1919 Johnson Street, Hollywood, FL 33020
Landscape Details & Specifications

Revisions			
Date	Init.	Description	
01.18.23	DC	Initial Submittal	
03.06.23	DC	Revised per Comments	
09.21.23	DC	Revised per Base	

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 666807
STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA666807

Drawn By: BW
Checked By: BW
Municipal Project:
Scale:
NORTH
SCALE: 1" = N.T.S.
0 0 0 0
LS-04

Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



NORTH



LLR Architects Inc.



1919 Johnson – Subject property (view to North)



View from Johnson Street Neighbor to West of Subject property

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.



View from Johnson Street Neighbor to South of Subject property

LLR Architects Inc.
9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

February 16, 2023

G&T Enterprises, LLC 3241 SW 44 St
Ft. Lauderdale, FL 33312

FILE NUMBER: 23-DP-10

SUBJECT: Preliminary Site Plan review for a 10 Unit residential development.

SITE DATA

Owner/Applicant: G&T Enterprises, LLC
Address/Location: 1919 Johnson Street
Net Size of Property: 7,998.55 sq. ft. (0.18 acres)
Land Use: Regional Activity Center (RAC)
Zoning: North Downtown Low Intensity Multi-Family District (ND-1)
Present Use of Land: Residential
Year Built: 1936 (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

North: North Downtown Low Intensity Multi-Family District (ND-1)
South: North Downtown Medium Intensity Multi-Family District (ND-2)
East: North Downtown Low Intensity Multi-Family District (ND-1)
West: North Downtown Low Intensity Multi-Family District (ND-1)

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.

Dear Board Members,

It's with great pleasure we are presenting a 10-unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 10-unit 4-story, +/-9,800 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 4- There is an entry feature to the East of property which stands out as hierarchical element. The glass lobby modernizes the look. The balance of the front elevation is soft and enhanced by a 4th floor open terrace.

3. Landscaping:

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

4. Site Massing: The 4-story project is located on Johnson Street. The front setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The 4- There is an entry feature to the East of property which stands out as hierarchical element. The glass lobby modernizes the look. The balance of the front elevation is soft and enhanced by a 4th floor open terrace.. Material changes on the wall softens the balconies bold look. This varied element prevents the front façade from being flat. The side façade along are setback from neighbors 10 feet.

This new 10- unit development will help the improvement of the surrounding neighborhood on Johnson St. We hope to have your support and acceptance of this new project.

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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

PATRICIA A. RATHBURN P.A.
500 Southeast 17th Street Causeway #312
Fort Lauderdale, Florida 33316-1717

January 12, 2023

TO:

G&T Enterprises FL, LLC, a Florida limited liability company
3241 SW 44 Street
Fort Lauderdale, Florida 33312

Re: Property located at 1919 Johnson Street, Hollywood, FL 33020

Requesting Party: City of Hollywood Florida

OWNERSHIP AND ENCUMBRANCE REPORT

Dear Sir or Madam,

Pursuant to your request, we have searched the public records of Broward County, Florida from November 9, 1937 through January 5, 2023 at 11:00 PM to ascertain the following:

Current Owner: G&T Enterprises FL, LLC, a Florida limited liability company

Active Encumbrances: None, other than Real property taxes for Real Estate file # 514203 10 5270 for the year 2022

Property legal Description: Lot 6, Block 40, NORTH HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 4, Page 1, Public Records of Broward County, Florida.

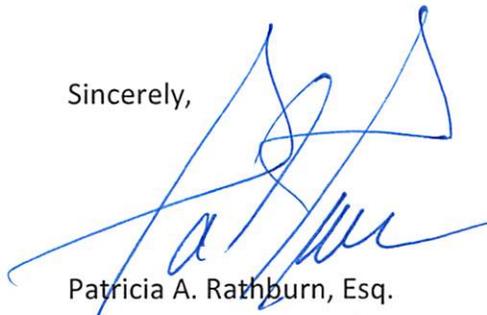
From said search we report the following deeds and other conveyances as set forth below. Copies of referenced instruments have been attached for your review. This search does not cover matters other than those recorded in the Official Records Book of Broward County and does not assure the legality or validity of the referenced instruments.

Deed Information:

1. Warranty Deed from Lillie S. Meyers and Fred H. Meyers and Lottie A. Haley and Charles E. Haley to Carl H. Chamberlin and Ursula C. Chamberlin, recorded November 9, 1937 in Deed Book 302, Page 394, and Clerk's Number 1937-179947, Public Records of Broward County, Florida.

2. Warranty Deed from Carl H. Chamberlin and Ursula Chamberlin to First National Bank of Hollywood, T/U/A dated 6/27/61, recorded July 14, 1961 in O.R. Book 2209, Page 396, Public Records of Broward County, Florida.
3. Trustee's Deed from First National Bank of Hollywood, T/U/A dated 6/27/61 and Carl H. Chamberlin and Ursula Chamberlin to Margaret R. Nable, recorded March 19, 1965 in O.R. Book 2983, Page 198, Public Records of Broward County, Florida.
4. Executor's Deed from First National Bank of Hollywood as Executor of the Estate of Margaret Nabel, Deceased to Mae Sanders, recorded August 12, 1968 in O.R. Book 3722, Page 64, Public Records of Broward County, Florida.
5. Warranty Deed from Mae Sanders to Peter Brozina and Halina Brozina, recorded June 14, 1978 in O.R. Book 7614, Page 840, Public Records of Broward County, Florida.
6. Warranty Deed from Peter Brozina and Halina Brozina to Emilia Herrera, recorded February 18, 2000 in O.R. Book 30268, Page 1510, Public Records of Broward County, Florida. 7. Warranty Deed from Emilia Herrera to Janet Urmendiz, recorded July 8, 2004 in O.R. Book 37792, Page 691, Public Records of Broward County, Florida. 8. Warranty Deed from Janet Urmendiz to Itzel Rivas, recorded June 5, 2008 in O.R. Book 45426, Page 176, Public Records of Broward County, Florida. 9. Warranty Deed from Itzel Rivas to Mirna Roberts, recorded November 1, 2010 in O.R. Book 47490, Page 322, Public Records of Broward County, Florida.
10. Warranty Deed from Mirna Roberts to G&T Enterprises FL, LLC, a Florida limited liability company, recorded November 19, 2018 in Instrument Number 115455317, Public Records of Broward County, Florida.

Sincerely,

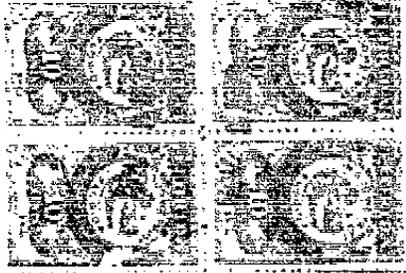


Patricia A. Rathburn, Esq.

STATE OF FLORIDA
COUNTY OF BROWARD

part 100 of the first part, and part 101 of the first part, for and in consideration of the sum of \$10, and subject to said and valid liens and encumbrances, do hereby sell and transfer into the said part 100 of the second part and part 101 of the second part, a certain parcel of land lying and being in the County of Broward and State of Florida

more particularly described as follows:
Lot Six (6), Block Forty (40), of NORTH HOLLYWOOD, according to the plan thereof recorded in Plat Book 4, page 1, of the public records of BROWARD COUNTY, FLORIDA.



TOGETHER with all the tenements, incitements and appurtenances with every privilege, right, title, interest and estate, power and right of dower, a reversion, remainder and enjoyment thereto belonging or in anywise appertaining: TO HAYES AND TO HOLD the same to the single forever.

And the said part 100 of the first part do hereby covenant with the said part 100 of the second part...

and that they, their heirs, good right and lawful assigns, do and the same; and the said part 100 of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

Witness my hand and seal of office this 1st day of February, 1918.
Notary Public

John A. Hayes (SEAL)

STATE OF NEW YORK
COUNTY OF NEW YORK

DEED 302 and 395

I HEREBY CERTIFY, that on this 6th day of November

A. D. 1937, before me personally appeared Lillie E. Meyers and Fred H. Meyers, her husband to me known to be the person as described in and who executed the foregoing conveyance to Carl H. Chamberlin and Ursula C. Chamberlin, his wife and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned, and the said Lillie E. Meyers

the wife of the said Fred H. Meyers on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance, for the purpose of conveying, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at New York, N. Y.

in the County of New York, and State of New York,

the day and year last aforesaid.

WALTER S. GARDNER
(Seal)

My commission expires 30 March 1938.

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

I HEREBY CERTIFY, That on this 3rd day of November
A. D. 1937, before me personally appeared Louise A. Haley and Charles S. Haley, her husband, to me known to be the persons described in and who executed the foregoing conveyance to Carl H. Chamberlain and Ursula C. Chamberlain, his wife and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Louise S. Haley

the wife of the said Charles S. Haley on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance, for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily and without any constraint, fear, apprehension or compulsion of or from her said husband

WITNESS my signature and official seal at Springtown
in the County of Worcester and State of Massachusetts
the day and year last aforesaid.

George H. Wilson (Seal)
My commission expires Dec 15 1938

179817

WARRANTY Deed

Louise A. Haley & Charles S. Haley
and Louise S. Haley
vs.
Carl H. Chamberlain & Ursula C. Chamberlain

Date November 3, 1937
ABSTRACT OF DEED CERTIFICATE

Book 179817 Page 1
County Worcester
STATE OF MASSACHUSETTS

On this 3rd day of November
A. D. 1937 at Springtown in the County of Worcester and State of Massachusetts personally appeared Louise A. Haley and Charles S. Haley, her husband, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me the execution of the same for the purposes and consideration therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and official seal of the County of Worcester and State of Massachusetts this 3rd day of November A. D. 1937.

Notary Public for said County

THE UNDERSIGNED
A. C. YAGLE
DUII MOORE FEDERAL BUILDING
HOLLYWOOD, FLORIDA

REC-3722 MAR 64

EXECUTOR'S DEED

THIS DEED made and executed this 2nd day of March, 1968 by and between the FIRST NATIONAL BANK OF HOLLYWOOD, as Executor of the estate of Margaret Nabel, Deceased, Part; of the First Part, and MAE SANDERS, whose residence address is: 1919 Johnson St., Hollywood, Florida, Party of the Second Part,

WITNESSETH:

That the undersigned is the Executor of the Estate of Margaret Nabel, Deceased, under and pursuant to Letters Testamentary issued by the County Judge's Court in and for Broward County, Florida on October 4, 1967; and under and by virtue of an Order entered by said Court in said Estate on March 4, 1968 the undersigned Executor is authorized and directed to execute this Deed;

68 AUG 8 PM 12:55

NOW, THEREFORE, for and in consideration of the premises and the sum of Ten dollars and other good and valuable considerations to it in hand paid, receipt whereof is hereby acknowledged, the FIRST NATIONAL BANK OF HOLLYWOOD, in its representative capacity, hereby grants, transfers and conveys and by the execution of this deed it has so granted, transferred and conveyed to the said

MAE SANDERS, her heirs and assigns forever, the following described property, to-wit:

Lot Six (6), Block Forty (40), NORTH HOLLYWOOD, according to the Plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida

TO HAVE AND TO HOLD the said land unto the said MAE SANDERS, her heirs and assigns forever and in as full and ample manner as the same was possessed or enjoyed by the said Margaret Nabel, Deceased, in her lifetime.

3722 ME 64

EXECUTOR'S DEED

THIS DEED made and executed this 31st day of March, 1968 by and between the FIRST NATIONAL BANK OF HOLLYWOOD, as Executor of the estate of Margaret Nabel, Deceased, Party of the First Part, and MAE SANDERS, whose residence address is: 1919 Johnson St., Hollywood, Florida, Party of the Second Part,

WITNESSETH:

That the undersigned is the Executor of the Estate of Margaret Nabel, Deceased, under and pursuant to Letters Testamentary issued by the County Judge's Court in and for Broward County, Florida on October 4, 1967; and under and by virtue of an Order entered by said Court in said Estate on March 4, 1968 the undersigned Executor is authorized and directed to execute this Deed;

1968 AUG 8 PM 12:55

NOW, THEREFORE, for and in consideration of the premises, and the sum of Ten dollars and other good and valuable considerations to it in hand paid, receipt whereof is hereby acknowledged, the FIRST NATIONAL BANK OF HOLLYWOOD, in its representative capacity, hereby grants, transfers and conveys and by the execution of this deed it has so created, transferred and conveyed to the said

MAE SANDERS, her heirs and assigns forever, the following described property, to-wit:

Lot Six (6), Block Forty (40), NORTH HOLLYWOOD, according to the Plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida

TO HAVE AND TO HOLD the said land unto the said MAE SANDERS, her heirs and assigns forever and in as full and ample manner as the same was possessed or enjoyed by the said Margaret Nabel, Deceased, in her lifetime.

SEE 3722 ME 64

EXECUTOR'S DEED

THIS DEED made and executed this 21st day of March, 1968 by and between the FIRST NATIONAL BANK OF HOLLYWOOD, as Executor of the estate of Margaret Nabel, Deceased, Party of the First Part, and MAE SANDERS, whose residence address is: 1919 Johnson St., Hollywood, Florida, Party of the Second Part,

WITNESSETH:

That the undersigned is the Executor of the Estate of Margaret Nabel, Deceased, under and pursuant to Letters Testamentary issued by the County Judge's Court in and for Broward County, Florida on October 4, 1967; and under and by virtue of an Order entered by said Court in said Estate on March 4, 1968 the undersigned Executor is authorized and directed to execute this Deed;

58 AUG 8 PM 12:55

NOW, THEREFORE, for and in consideration of the premises and the sum of Ten dollars and other good and valuable considerations to it in hand paid, receipt whereof is hereby acknowledged, the FIRST NATIONAL BANK OF HOLLYWOOD, in its representative capacity, hereby grants, transfers and conveys and by the execution of this Deed it has so granted, transferred and conveyed to the said

MAE SANDERS, her heirs and assigns forever, the following described property, to-wit:

Lot Six (6), Block Forty (40), NORTH HOLLYWOOD, according to the Plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida

TO HAVE AND TO HOLD the said land unto the said MAE SANDERS, her heirs and assigns forever and in as full and ample manner as the same was possessed or enjoyed by the said Margaret Nabel, Deceased, in her lifetime.

IN WITNESS WHEREOF, the said party of the first part, in its representative capacity, as aforesaid, hereunto sets its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered

in the presence of:

Alice B. Campbell

FIRST NATIONAL BANK OF HOLLYWOOD

BY H.C. Satchell
H.C. Satchell
Sr. Vice President & Trust Officer

James F. Schuester

Attest Caroline M. Thompson
Caroline M. Thompson
Vice President & Comptroller

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

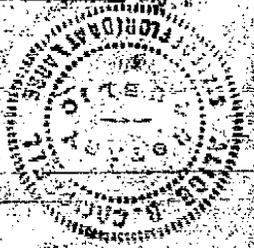
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared H. C. Satchell, Sr. Vice President & Trust Officer and Caroline M. Thompson, Vice President & Comptroller of the FIRST NATIONAL BANK OF HOLLYWOOD, a corporation existing under the laws of the United States, to me known to be the persons who signed the foregoing deed as such officers, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation as Executor of the Estate of MARGARET NABEL, Deceased.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Hollywood in said County and State this 27th day of March, 1968

62

Alice B. Campbell
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA IN LARGE
MY COMMISSION EXPIRES DEC. 9, 1968
ISSUED THROUGH PAGE 11, COMMISSIONER'S



RECORDED IN CHIEF CLERK'S BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF COUNTY COURT

BK-2209

OFF REC: 2209 PAGE: 396

61- 65072

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

Warranty Deed

Law Office
HUNTER & PAOLI
Hollywood Federal Building, 1909 Tyler Street
HOLLYWOOD, FLORIDA

STATUTORY

This Indenture, Made this 17th day of July 1961 Between

CARL H. CHAMBERLIN and URSULA C. CHAMBERLIN, his wife,
of the County of Broward State of Florida, grantor, and

FIRST NATIONAL BANK OF HOLLYWOOD, a national banking corporation organized and existing under the laws of the United States of America, T/U/A dtd. 6/27/61 whose post office address is

Hollywood of the County of Broward State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot Six (6) Block Forty (40), of NORTH HOLLYWOOD, according to the Plat thereof recorded in Plat Book No. 4, Page 1, of the Public Records of Broward County, Florida; together with improvements thereon and furniture, furnishings, fixtures, and equipment therein contained,

BROWARD COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
JUL 14 1961
COMPTROLLER
PB 16898
020

1961 JUL 14 AM 11:30

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
(Herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular, or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Ursula C. Chamberlin
Carl H. Chamberlin

Carl H. Chamberlin (Seal)
Ursula C. Chamberlin (Seal)

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CARL H. CHAMBERLIN and URSULA C. CHAMBERLIN, his wife,

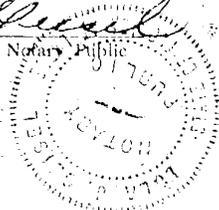
to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of July 19 61.

My commission expires:

Notary Public, State of Florida at Large
My commission expires Dec. 11, 1962
Bonded by American Surety Co. of N. Y.

Lila J. Gussell
Notary Public



Grantee

1.75

22.68
825

OFF REC 2983 PAGE 198

65- 26395

TRUSTEE'S DEED

THIS INDENTURE made this 16th day of March, 1965 between the FIRST NATIONAL BANK OF HOLLYWOOD, Florida, a banking association organized and existing under the laws of the United States, with its principal place of business in Hollywood, Broward County, Florida, Trustee (under that certain Trust Agreement, dated 27th day of June, 1961 by and between the FIRST NATIONAL BANK OF HOLLYWOOD, Florida, and CARL H. CHAMBERLIN and URSULA C. CHAMBERLIN, his wife), party of the first part, and MARGARET R. NABLE, party of the second part, 2635 Hayes Street, Hollywood, Florida

W I T N E S S E T H :

That the said party of the first part, by virtue of the power and authority to it given in and by Article II of that certain Trust Agreement dated the 27th day of June, 1961, by and between the party of the first part, as Trustee, and CARL H. CHAMBERLIN and URSULA C. CHAMBERLIN, his wife, as Trustors, and in consideration of the sum of Ten Dollars (\$10.00) to it paid by the party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm

65 MAR 19 AM 9:52

forever, the following piece, parcel or tract of land, situate, lying and being in the County of Broward, State of Florida, and more particularly described as follows:

Lot Six (6) Block Forty (40) of NORTH HOLLYWOOD according to the Plat thereof recorded in Plat Book No. 4, Page 1, of the Public Records of Broward County, Florida

WALTER S. ORTIZ
ATTORNEY AT LAW
BOX 125, HOLLYWOOD, FLORIDA

BROWARD COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
MAR 17 1965
COMPTROLLER
PB. 11019
2250

5.25

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, which the trustors had in their lifetime, and which the party of the first part has, by virtue of the aforementioned Trust Agreement, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, unto the party of the second part, her heirs and assigns forever.

AND the said party of the first part, for itself and for its successors and assigns, does covenant, promise and agree, to and with the party of the second part, that it is lawfully the trustee of CARL H. CHAMBERLIN and URSULA C. CHAMBERLIN, his wife, and has power to convey as aforesaid, and has in all respects acted, in making this conveyance, in pursuance of the authority granted in and by the aforementioned Trust Agreement; and that it has not made, done, or suffered any act, matter, or thing whatsoever, since becoming trustee as aforesaid, whereby the above-granted premises, or any part thereof, now are or at any time hereafter shall be, in any manner whatsoever, And the said party of the second part, her heirs and assigns, shall and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy the above-granted premises and every part and parcel thereof, with

DN 2903

the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, its successors or assigns, or of any other person or persons lawfully claiming or to claim the same, by, through and under the grantor herein.

AND the said party of the first part, for itself and for its successors and assigns, warrants the above-described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, their heirs and assigns, against the said party of the first part, its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantors herein, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Vice President and Cashier the day and year above written.

(SEAL)

ATTEST:

FIRST NATIONAL BANK OF HOLLYWOOD

R.L. Thompson
R.L. Thompson, Vice President
and Cashier

By: H.C. Satchell
H. C. Satchell, Vice President
and Trust Officer

Oliver B. Campbell
Oliver M. Hain



DN 2903

OFF REC 2983 PAGE 201

STATE OF FLORIDA)
: ss.
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this 16th day of March, 1965, before me personally appeared H. C. SATCHELL and R. L. THOMPSON, Vice President and Trust Officer and Vice President and Cashier, respectively, of FIRST NATIONAL BANK OF HOLLYWOOD, a banking association organized and existing under the laws of the United States, with its principal place of business in Hollywood, Broward County, Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said FIRST NATIONAL BANK OF HOLLYWOOD, and that the said instrument is the act and deed of said FIRST NATIONAL BANK OF HOLLYWOOD.

WITNESS my signature and official seal at Hollywood, in the County of Broward, and State of Florida, the day and year last aforesaid.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES DEC. 9, 1968
ISSUED THROUGH REG. W. DISTRICT

Olivia B. Campbell
Notary Public, State of Florida



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

DN 2903

Prepared by and return to:

Patricia A. Rathburn P.A.
500 SE 17th Street Suite 312
Fort Lauderdale, FL 33316
954-764-6166
File Number: GT 1919
Will Call No.:

Parcel Identification No. 5142 03 10 5270

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **15th** day of **November, 2018** between **Mirna Roberts, a married woman** whose post office address is **135 Clarkson Avenue #D9, Brooklyn, NY 11226** of the County of **Kings, State of New York**, grantor*, and **G&T Enterprises FL, LLC, a Florida limited liability company** whose post office address is **3241 SW 44 Street, Dania, FL 33312** of the County of **Broward, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Lot 6, Block 40, NORTH HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 4, page 1, of the Public Records of Broward County, Florida

Grantor covenants and warrants that the above described property is not her homestead nor is it the homestead of any member of her family and that Grantor is a permanent resident of the State of New York

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

SIGNATURE PAGE FOLLOWS

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tori Marshall

Witness Name: Tori Marshall

Carmen Cremona

Witness Name: Carmen Cremona

Mirna Roberts (Seal)
Mirna Roberts

State of New York
County of Kings

The foregoing instrument was acknowledged before me this 12 day of November, 2018 by Mirna Roberts, who is personally known or has produced a driver's license as identification.

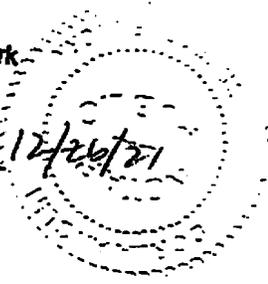
[Notary Seal]

Dorla Anglin
Notary Public

Printed Name: DORLA ANGLIN

My Commission Expires: 12/26/21

DORLA ANGLIN
Notary Public, State of New York
No. 01AN4960563
Qualified in Nassau County
Cert. Filed in Kings County
Commission Expires



78-149576

65187-A

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

NICHOLAS J. DeTARDO
of the Law Office of
DeTARDO & LONGO
4747 Hollywood Boulevard
HOLLYWOOD, FLORIDA 33021

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 14th day of June 19 78, Between

MAE SANDERS, a single woman,

of the County of Broward, State of Florida, grantor*, and

PETER BROZINA and HALINA BROZINA, his wife,

whose post office address is 1919 Johnson Street, Hollywood,

of the County of Broward, State of Florida, grantee*.

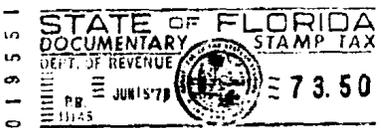
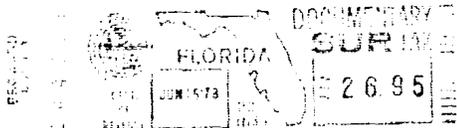
Witnesseth, That said grantor, for and in consideration of the sum of -----
-----Ten and no/100 (\$10.00)----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot Six (6), in Block Forty (40), of NORTH HOLLYWOOD, according to the plat thereof recorded in Plat Book 4, page 1, of the public records of Broward County, Florida.

SUBJECT to conditions, restrictions, limitations and easements of record, if any; zoning ordinances affecting said property; and taxes for 1978 and subsequent years.

78 JUN 14 PM 4:19



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nora A. Schneider Mae Sanders (Seal)
Mae Sanders

Loren Gubuda _____ (Seal)

_____ (Seal)

_____ (Seal)

RECORDED IN THE OFFICIAL RECORDS BOOK

OF BROWARD COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD

L. A. HESTER
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

MAE SANDERS, a single woman,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of June 19 78

My commission expires: June 20, 1980

Notary Public State of Florida at Large.
My Commission Expires June 20, 1980.

RETURN TO:
ELLIS, SPENCER, BUTLER & KISSLAN
P. O. Box 6
1909 Tyler Street
Hollywood, Florida



OFF 7614 PRICE \$40



INSTR # 100094067

OR BK 30268 PG 1510

RECORDED 02/18/2000 09:56 AM

COMMISSION

BROWARD COUNTY

DOC STMP-D 630.00

DEPUTY CLERK 1031

Prepared by and return to:

Alexander G. Cubas, P.A.
10621 N. Kendall Drove Suite 204
Miami, Florida 33176

File Number: H2000-005

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this _____ day of **February, 2000** between **PETER BROZINA and HALINA BROZINA, husband and wife** whose post office address is 17 Berwood Drive, Toronto, Ontario, Canada, M9A4G4, grantor, and **EMILIA HERRERA, a single woman** whose post office is about to be 1919 Johnson Street, Hollywood, FL, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot Six (6), in Block Forty (40), of NORTH HOLLYWOOD, according to the Plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida

Parcel Identification Number: 5142 03 10 5270

Subject to Real Estate Taxes for the year 2000 and thereafter, Easements, Dedications, Limitations, and Restrictions of record, and zoning ordinances, without reimposing the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

2

Signed, sealed and delivered in our presence:

Cynthia Dzwiekowski
Witness Name: CYNTHIA DZWIEKOWSKI

Cynthia Dzwiekowski
Witness Name: CYNTHIA DZWIEKOWSKI

Diana Dzwiekowski
Witness Name: DIANA DZWIEKOWSKI

Diana Dzwiekowski
Witness Name: DIANA DZWIEKOWSKI

Peter Brozina (Seal)
PETER BROZINA

Halina Brozina (Seal)
HALINA BROZINA

State of PROVINCE OF ONTARIO
County of CANADA

The foregoing instrument was acknowledged before me this 1st day of February, 2000 by PETER BROZINA and HALINA BROZINA, who are personally known or have produced a Driver's License as identification.

[Notary Seal]

Diana Dzwiekowski
Notary Public

Printed Name: DIANA DZWIEKOWSKI

My Commission Expires: DOES NOT

DIANA C. DZWIEKOWSKI, a Notary Public in and for the Province of Ontario. A lifetime appointment at the pleasure of the Crown.

Diana C. Dzwiekowski, B.A., LL.B.
Barrister, Solicitor & Notary Public
260 Willard Avenue (at Bloor St.)
Toronto, Ontario M6S 3R2
Tel: 416-762-7251 Fax: 416-762-7252



RETURN TO:
COLONIAL TITLE SERVICES, INC.
6267 S.W. 40th STREET
MIAMI, FLORIDA 33155

THIS INSTRUMENT PREPARED BY:
MARIA L. ALO-NARANJO, ESQ.
COLONIAL TITLE SERVICES, INC.
6267 S.W. 40TH STREET
MIAMI, FLORIDA 33155

Property Appraisers Parcel Identification (Folio) Numbers:
11203-10-52700
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **8th** day of **June, A.D. 2004** by **EMILIA HERRERA, a single woman** herein called the grantor, to **JANET URMENDIZ** whose post office address is **1919 JOHNSON STREET, HOLLYWOOD, FLORIDA 33022**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

Lot 6, Block 40, of NORTH HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida.

THIS CONVEYANCE IS SUBJECT TO:

1. **Taxes for the year of closing and subsequent years;**
2. **Zoning restrictions imposed by governmental authority; and**
3. **Restrictions and matters appearing on the Plat or otherwise common to the subdivision.**

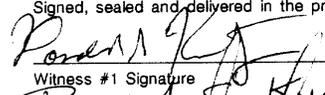
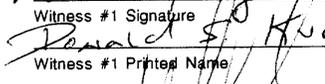
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

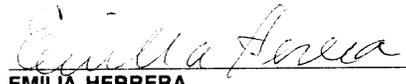
TO HAVE AND TO HOLD, the same in fee simple forever.

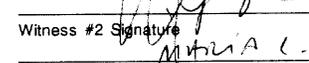
AND, the grantor hereby covenants with said grantee that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

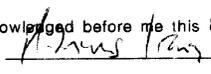
Signed, sealed and delivered in the presence of:


 Witness #1 Signature

 Witness #1 Printed Name

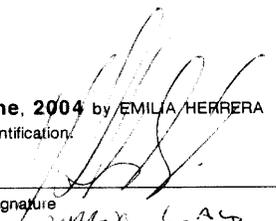

 L.S.
EMILIA HERRERA
 P.O. BOX 416223, MIAMI BEACH, FLORIDA 33141


 Witness #2 Signature
 MARIA L. ALO
 Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this **8th** day of **June, 2004** by **EMILIA HERRERA** who is/are personally known to me or has produced  as identification.

SEAL


 Notary Signature
 MARIA L. ALO
 Printed Notary Signature

My Commission Expires:  Maria L. Alo
 My Commission CC966851
 Expires March 15, 2005

①

Prepared by and return to:
Alfredo Garcia-Menocal
President
Alfredo Garcia Menocal, P.A.
730 NW 107th Avenue Suite 115
Miami, FL 33172
305-553-3464
File Number: AMCA08153
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of May, 2008 between Janet Urmendiz, a married woman whose post office address is 613 Monroe Avenue, 1st Floor, Elizabeth, NJ 07201, grantor, and Itzel Rivas, a single woman whose post office address is 1919 Johnson Street, Hollywood, FL 33020, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 6, Block 40, of NORTH HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida.

Parcel Identification Number: 11203-10-52700

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 613 Monroe Avenue, 1st Floor, Elizabeth, NJ 07201

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Catalina Asad
Witness Name: Catalina Asad

Janet Urmendiz
Janet Urmendiz (Seal)

Eileen V. Jimenez
Witness Name: Eileen V. Jimenez

State of Florida
County of Miami-Dade

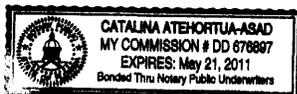
The foregoing instrument was acknowledged before me this 9th day of May, 2008 by Janet Urmendiz, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Catalina Asad
Notary Public

Printed Name: Catalina Asad

My Commission Expires: 05-21-2011



Return to: Elizabeth Questell
Name: Title Quest Investments, LLC
Address: 3350 SW 148th Ave. Suite 110
Miramar, Florida 33027

This Instrument Prepared:
Elizabeth Questell
Title Quest Investments, LLC
3350 SW 148th Ave. Suite 110
Miramar, Florida 33027

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 514203105270
File No: 2010-035

WARRANTY DEED

This Warranty Deed Made the 19th day of October, 2010, by Itzel Rivas, a single woman, hereinafter called the grantor, whose post office address is: 926 Crescent Street, Brooklyn, New York 11208

to Mirna Roberts, a single woman, whose post office address is: 1919 Johnson Street, Hollywood, Florida 33020, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lot 6, Block 40, North Hollywood, according to the map or plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida.

The property is not the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2010, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: IRA D. WASSERMAN Itzel Rivas

Witness Signature: [Signature]
Printed Name: CECIL A JOHN

STATE OF NEW YORK

COUNTY OF KINGS

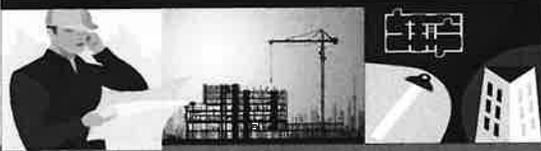
The foregoing instrument was acknowledged before me this ^{26th day} ~~19th~~ day of October, 2010, by Itzel Rivas, a single woman, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: 11/20/2010

[Signature]
Printed Name:
Notary Public
Serial Number

**IRA D. WASSERMAN
NOTARY PUBLIC STATE OF NEW YORK
COMMISSION NO. 01-WA6155904
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES 11/20/2010**

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: 1919 Johnson Street

Lot(s): 6 Block(s): 40 Subdivision: North Hollywood

Folio Number(s): 5142 03 10 5270

Zoning Classification: ND-1 Land Use Classification: R.A.C.

Existing Property Use: Single-Family Sq Ft/Number of Units: 7,998 / 1

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: 10 / 10 Sq Ft: 9,854

Value of Improvement: \$1,500,000 Estimated Date of Completion: 6/2024

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

Name of Current Property Owner: G&T Enterprises FL LLC

Address of Property Owner: 3241 SW 44 St Ft.Lauderdale, FL 33312

Telephone: 954-842-4626 Fax: _____ Email Address: rhinvestmentus@gmail.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: 11/12/2018 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Date: 1/23/2023

PRINT NAME: GIL BETZAUER Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: LUIS LA ROSA Date: 1/23/2022

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



Signature of Current Owner

GIL BETZAUER
Print Name

Notary Public
State of Florida
My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____



LLR Architects Inc.

Legal description- 1919 Johnson Street

Lot 6, Block 40, **NORTH HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Broward County, Florida.

LLR Architects Inc.
9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

April 19th, 2023

Virtual Community Meeting Minutes – Hollywood, FL

*List of Civic Associations: **Hollywood Lakes Civic Association, Inc., Downtown Hollywood Business Association, Greater Hollywood Chamber of Commerce, Hollywood Beach Business Association, Highland Gardens Civic Association, Parkside Civic Association, Downtown Parkside Royal Poinciana Civic Association***

Our firm is representing **the clients below** who are developing Multi-Family Apartments in **Hollywood, Florida.**

Development Projects Presentation by LLR Architects, Inc

The hearing was held on Wednesday April 19th, 2023 at 3:00 PM

- **Prior to the meeting starting, Helen Chervin voiced displeasure on the Virtual Community Meeting being held at the same time as the City Commissioner Meeting**
- **Luis La Rosa offered to have an additional meeting if needed and has also taken this into consideration for future meetings**



1. Van Buren Flats LLC

Project address – 2202-2204 Van Buren Street #1-4 Hollywood, FL 33020

FILE NUMBER: 23-DP-48

- Luis La Rosa presented the project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants.

Questions from neighbors and/or the public:

- **Kelli Whritenour:** Are these apartments to be rented or for sale?
- **Response (Luis):** Planned as rentals.
- **Kelli Whritenour:** Have approvals been obtained to build?
- **Response (Luis):** Not Yet, we are in the site plan approval process, in our final steps before we go before the planning and development board.
- **Kelli Whritenour:** Do you have any expectations of when construction might start assuming everything is approved?
- **Response (Luis):** Earliest would be January 2024.
- **Kelli Whritenour:** Do you have a price point yet?
- **Response (Luis):** Will be left up to the client, I'm sure it will be Market Rate at the time.
- **Luis:** Helen, do you have any questions or concerns?
- **Helen Chervin:** I think that I'll do it privately because it's not a good day for me to talk right now. I will make this one point as nicely as possible. I have before me 3 different mailings to me about up and coming presentations. When I have tried to express myself in a way that is acceptable to whoever, I want you to know that I went to PACO Meetings, TAC Meetings. We spoke in the room, from the screen to the audience, you were there, you heard us, we heard you. For it to come to this, my lack of this, your lack of that; this is not helping for what the people are lacking to know about what's going on in their community. To the people that are always asking *what is going with a project, I see that it looks messy, or I see them over there* - I don't have any answers for them. Yes, they are not on here today because I don't believe it was the proper time and place but we are here now, I have nothing to say. This happened at 307 S 24th Ave also but that went a little bit easier but we had the company of the mayor and a commissioner that came to that meeting with us. It was a little puzzling but we sat through it. Okay, so here we are today.
- **Response (Luis):** Helen, here's what I can offer you and I want you to understand that when we go to PACO, when we go to TAC-1 and TAC-2 - it's hard to show you a project that is in progress because that is what those reviews are for (for advisory, "take note of this"), so the process from where we first started PACO to where we are today has changed drastically., By the time that we felt comfortable, that we finalized design, were meeting a lot of the City requirements, we did our notices. Again, I apologize for not understanding the City Commission



LLR Architects Inc.

was on a Wednesday at 3:00 so now that the project is kind of where my client wants it and where the City wants it - I can share it with you, we can talk, we can discuss because it doesn't mean we are finalized but the project has evolved so there is no variances. I'll give you all of the time, I'll go to all of your meetings, I'll be happy to accommodate you and walk you through it privately

- **Helen Chervin:** Thank you because Luis you have to understand, the air out here amongst the people is that we don't get to really get the details of the project so it's hard for some people to understand and the concept sometimes in mind when we see what is going on around us, and I'm going to point out Parkside for instance, that's one okay. These things are perceived by the people, some of them, maybe not all, that it is already a done deal. Just go through the motions and it's going to happen anyways. We know that we went to the PACO, we know that we went to the TAC, final TAC and now we are going to go to the Public Meeting and there is a lot of in-between things that people don't express, don't want to express, or they don't want to be pointed out: "this shouldn't have been asked, that shouldn't have been asked" but I'm trying to bring the people to the table so they don't ask after the fact, try to be there, so sometimes they come to me, sometimes they don't get the information till after the fact . It leaves some kind of a bitter taste in their mouth. People don't mind but when they see something going up and they don't know, they want to know "what am I being left out of". That's what I'm trying to express. I'll do my best to make sure that I get there so we can try to get on the same page because you see when you go to the Public Meetings to okay this, we have the chair of the Board saying "well you're lucky that the people aren't there because they would be complaining". It's not a complaint, it's wanting to hear from the people if they want it or don't want it. They have the right to say that but we don't want to be perceived by others as being complainers. We don't understand the project, we might sound like a complainer because we don't know anything about the project so I just think that should be taken into consideration. Thank you for coming back on with me.
- **Response (Luis):** I know you sent me an email, let me know your availability. I'll work my schedule around you and make sure we can meet
- **Helen Chervin:** Thank you



LLR Architects Inc.

2. G&T Enterprises FL, LLC

Project address: 1919 Johnson Street Hollywood, FL 33020

FILE NUMBER: 23-DP-10

- Luis La Rosa presented the project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants.

Questions from neighbors and/or the public:

- **Response (Luis):** Anyone have any questions on the project?
 - No response/comments/questions from anyone in the meeting. Moved to following project



3. Fletcher Twenty, LLC

Project address: 2022-2026 Fletcher Hollywood, FL 33020

FILE NUMBER: 23-DP-02

- Luis La Rosa presented the project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants.

Questions from neighbors and/or the public:

- **Helen Chervin:** This is by neighborhood as well. 2200 Fletcher Street in District 2. Am I right?
- **Response (Luis):** No, this is 2022-2026 Fletcher
- **Helen Chervin:** Okay, 2200 Block
- **Response (Luis):** No, 20th Block
- **Helen Chervin:** Okay, got you
- **Response (Luis):** Sorry, I might have misspoke
- **Helen Chervin:** Yea, I heard you that way
- **Response (Luis):** My apologies. This is Parkside neighborhood, yes. Anyone?
- **Rodrigo Aristizabal:** Excuse me Luis. I entered late but what is the project that you have for Jackson Street
- **Response (Luis):** It's coming up next. 1735 - 1739 Jackson Street
- **Rodrigo Aristizabal:** Okay
- **Response (Luis):** I'm going to be doing that now. Are you Rodrigo?
- **Rodrigo Aristizabal:** Yea, I am Rodrigo, yes.
- **Response (Luis):** You want to talk about that one?
- **Rodrigo Aristizabal:** Yea, how many units do you have?
- **Response (Luis):** I'm going to present it now. We're just wrapping up. Does anybody else have anything else for this particular project?
 - No response/comments/questions from anyone in the meeting. Moved to following project
- **Luis:** Alright Rodrigo, I'm going to present it now.



4. 1735-1739 Jackson Street, LLC

Project address: 1735-1739 Jackson Street Hollywood, FL 33020

FILE NUMBER: 23-DP-09

- Luis La Rosa presented the project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants.

Questions from neighbors and/or the public:

- **Luis:** Rodrigo?
- **Rodrigo Aristizabal:** I am driving. How many square feet does this lot have?
- **Response (Luis):** The net lot area is 19,575 S.F. This particular lot has a 3.75 F.A.R. requirement or F.A.R. allowance, so we are allowed 73,406 S.F. and we are providing 66,503 S.F. so we are under the allowable F.A.R. We are 3.39 vs the 3.75 allowed
- **Rodrigo Aristizabal:** How many square feet in total?
- **Response (Luis):** It's almost 20,000 S.F. It's 19,575
- **Rodrigo Aristizabal:** Okay, thank you very much Luis.
- **Response (Luis):** Rodrigo, if you want to call me later, we can talk later. I can answer any other questions, I know you are driving.
- **Rodrigo Aristizabal:** Yes, please. I can give you my email in order for us to talk later. Can you post your email? I am driving at this moment, it's difficult for me
- **Response (Luis):** Not a problem, you want me to post my email?
- **Rodrigo Aristizabal:** Yes, please. I will contact you
- **Response (Luis):** Okay. How do you want me to post it? I don't know how you want me to post it? Let me see. One second Rodrigo. I have your information. I will get you my email. I'll find you, don't worry about it
- **Participant:** Do you know when this project will start?
- **Response (Luis):** Probably around the same time frame. Hopefully around January 2024
- **Participant:** Thank you
- **Luis:** Anybody else? I want to thank everybody for joining our meeting. My email is in public record, anybody can obtain it. You can email me, I can answer any additional questions. The next step for this project would be to address any of the Final TAC comments and submit for Planning and Development Board Sign-off and then once we get all comments addressed, all of the four projects would go to the Planning Board for approval.

General Questions after all projects were presented:

- No general questions were asked by any attendants to this meeting.