ATTACHMENT A

Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☑ Planning and Development Board
- ☐ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 2032 Jefferson Street

Lot(s): 23, 24 Block(s): 2 Subdivision: _____

Folio Number(s): 514215010320

HOLLYWOOD 1-21 B LOT23, 24 BLK 2

Zoning Classification: DH-3 Land Use Classification: R.A.C.

Existing Property Use: multi-family Sq Ft/Number of Units: 2,614

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): NO

DEVELOPMENT PROPOSAL

Explanation of Request: 29-unit Multi-Family Development

Phased Project: Yes ☐ No ☑ Number of Phases: 0

Project	Proposal
Units/rooms (# of units)	# UNITS: 29 #Rooms
Proposed Non-Residential Uses	0 S.F.)
Open Space (% and SQ.FT.)	Required %: 16.4 (Area: 1,789 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 48)
Height (# of stories)	(# STORIES) 7 (86'-0" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (12,906 FT.)

Name of Current Property Owner: GREAT PARTNERS INVESTMENTS LLC

Address of Property Owner: 1990 NE 163RD STREET, STE 209 NORTH MIAMI BEACH, FL 33162

Telephone: _____ Email Address: _____

Applicant Luis La Rosa Consultant ☑ Representative ☐ Tenant ☐

Address: 9000 Sheridan Street Suite 158, Pemb. Pines, FL 33024 Telephone: 954-862-2248

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 04/11/2023 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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 as approved by the Division of Planning & Urban Design. 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: Dan Nusynkier Date: _____

PRINT NAME: Damian Nusynkier Date: 12/3/2023

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Luis La Rosa - Registered Architect Date: 12/30/2023

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 3 day of December

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

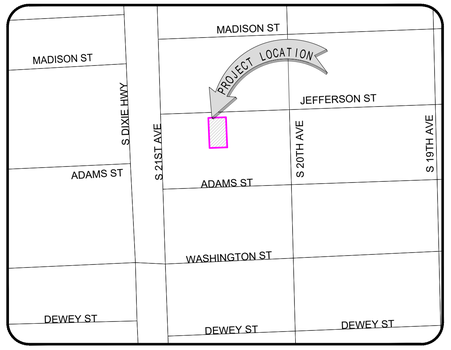
VIVIANA BENITEZ
Notary Public - State of Florida
Commission # HH 147833
My Comm. Expires Jun 30, 2025
Bonded through National Notary Assn.

Dan Nusynkier
Signature of Current Owner

Damian Nusynkier
Print Name

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SW 1/4 OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

2032 Jefferson Street, Hollywood, Florida 33020
Parcel ID: 514215010320

3 LEGAL DESCRIPTION

Lots 23 and 24, Block 2, **TOWN OF HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Miami-Dade County, Florida.

4 AREA TABULATION

1. Net Area of subject parcel: +/- 10, 906.43 SqFt (+/-0.25 Acres)

2. Gross Area of subject parcel: +/- 12, 906.43 SqFt (+/-0.30 Acres)
   Calculated up to center line of public right of way at the North.

3. Gross Area of subject parcel: +/- 13, 506.4 SqFt (+/-0.31 Acres)
   Calculated up to center line of public right of way at the North and up to centerline of south public Alley.

5 ZONING INFORMATION

Zoning District: DH-3 (Dixie Highway High Intensity Mixed-Use District as per Hollywood Zoning Map)

7 CERTIFICATIONS

I hereby certify to: Great Partners Investments, LLC
That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6 (As per City of Hollywood Zoning Map, no zoning report provided), 7 (a) (1), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: August 10th, 2023

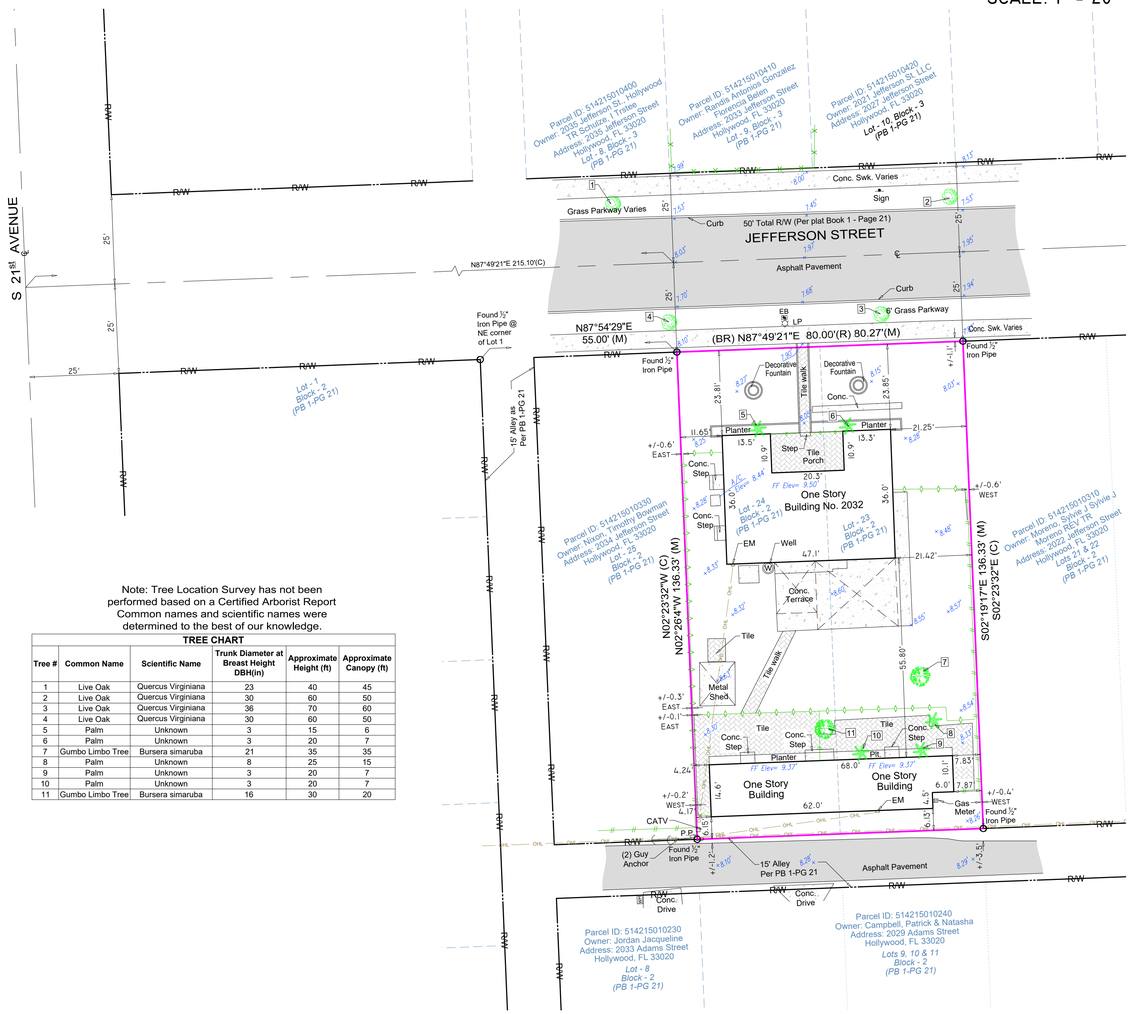
Section 4 "Area Tabulation" revised: October 10th, 2023 (Field work not updated).

_____
Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

6 SURVEYOR'S REPORT

1. This ALTA/NSPS Survey has been made on the ground on August 4th, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
2. This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
3. This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
4. Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
5. There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
6. This property has access to and from a duly dedicated and accepted public Right of Way: Jefferson Street - along the North property line and from the 15 foot Alley in the South Property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
7. No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
8. No evidence of wetland field designations were present at the time of the survey.
9. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
10. **HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
11. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
    Bench Mark # 1: Broward County Engineering Division Bench Mark 1896, Elevation=10.932 feet(NGVD'29)-1.51=9.422 feet (NAVD'88)
    Description: A C&GS disc, about 0.1 mile south along the east coast railway from the station at Fort Lauderdale, 0.35 mile north of milepost 349, 223 feet south-west of the southwest corner of the station, 24' southeast corner of an outside waiting room, 25.5 feet east of the east rail of the northbound track, 5' south of the extended centerline of Polk Street 6.5 feet west of the west curb of north 21 Avenue, 1 feet below the level of the track and set in the top of a concrete post flush with the ground.
    Bench Mark # 2: Broward County Engineering Division Bench Mark 3943, Elevation=9.15 feet(NGVD'29)-1.51=7.64 feet(NAVD'88)
    Description: "Square" cut in S. edge of concrete sidewalk and at center of sidewalk leading to Stevens Funeral Home, residence #315 Pembroke Road, Hollywood, 100 feet E. of N.W. 4 Ave., 38' S. of centerline of asphalt Pembroke Road, 60' E. of a power pole.
12. This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
13. This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
14. The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
15. References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Miami-Dade County, unless otherwise shown.
16. North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of Jefferson Street being N87°49'21"E
17. This survey has been made based on and upon an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E), issued by Carusi Law, Dated August 8, 2023. Upon review and examination of said report the following applies:
    Item #1 of O&E Report. Plat of **HOLLYWOOD,** as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida. (Addressed and depicted on survey).
    Item #2 of O&E Report. Maintenance Map Specific Purpose Survey recorded in Miscellaneous Map Book 9, Page 76, Public Records of Broward County, Florida. (Does not affect this subject property).
    Item #3 of O&E Report. Ordinance No. 2005-18 recorded in Official Record Book 40082, Page 1783, of the Publics record of Broward County, Florida. (Applies but not plottable)
    Item #4 of O&E Report. Ordinance No. 2005-19 recorded in Official Record Book 40082, Page 1789, of the Publics record of Broward County, Florida. (Applies but not plottable)

9 Boundary Survey Sketch



Note: Tree Location Survey has not been performed based on a Certified Arborist Report Common names and scientific names were determined to the best of our knowledge.

TREE CHART

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Live Oak	Quercus Virginiana	23	40	45
2	Live Oak	Quercus Virginiana	30	60	50
3	Live Oak	Quercus Virginiana	36	70	60
4	Live Oak	Quercus Virginiana	30	60	50
5	Palm	Unknown	3	15	6
6	Palm	Unknown	3	20	7
7	Gumbo Limbo Tree	Bursera simaruba	21	35	35
8	Palm	Unknown	8	25	15
9	Palm	Unknown	3	20	7
10	Palm	Unknown	3	20	7
11	Gumbo Limbo Tree	Bursera simaruba	16	30	20

SURVEY LEGEND

1. Vicinity Maps
2. Property Address
3. Legal Description
4. Area Tabulation
5. Zoning Information
6. Surveyor's Report
7. ALTA/NSPS Certification
8. Project / Survey Number.
9. Boundary Survey Sketch

LEGEND, SYMBOLS & ABBREVIATIONS

= CONCRETE (CONC.)
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= PAVERS SLAB / DRIVEWAY
= TILE SLAB / DRIVEWAY
= ASPHALT PAVEMENT
= CHAIN LINK FENCE (CLF)
= WOOD FENCE (WF)
= IRON METAL BARS FENCE (IF)
= PLASTIC FENCE (PF)
= METAL FENCE (MF)
= OVERHEAD UTILITY LINES
= WATER VALVE
= POWER POLE
= GUY ANCHOR
WM = WATER METER
= CONC. LIGHT POLE
W = WELL
= ELECTRIC BOX
= STREET SIGN
S = SANITARY MANHOLE
= DRAINAGE MANHOLE
= MANHOLE
= FIRE HYDRANT
= CABLE BOX (CATV)
= FPL TRANSFORMER
= CATCH BASIN OR INLET
XX = EXISTING ELEVATION
= PERMANENT REFERENCE MONUMENT
= PROPERTY CORNER
= PERMANENT CONTROL POINT
A/C = AIR CONDITIONER PAD
BBL = BASE BUILDING LINE
BM = BENCH MARK
(BR) = BEARING REFERENCE
(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
= CENTER LINE
ELEV = ELEVATION
ENCR = ENCROACHMENT
FF ELEV = FINISHED FLOOR
ELEVATION (M) = FIELD MEASURED
ORB = OFFICIAL RECORD BOOK
(P)= PER PLAT OF RECORD
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PG = PAGE
= PROPERTY LINE
PRC = POINT OF REVERSE CURVE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
(R) = RECORD
RGE = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
TBM = TEMPORARY BENCH MARK
TWS = TOWNSHIP
BCR = BROWARD COUNTY RECORDS

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 08/04/2023	UPDATED DATE: N/A
8 PROJECT NUMBER	23201 Page 1 of 1

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



LLR Architects Inc.

Legal description- 2032 Jefferson Street

Lots 23 and 24, Block 2, TOWN OF HOLLYWOOD, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Miami-Dade 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.

October 23, 2025

Dear Board Members,

We are presenting a 29- unit, 7-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood. ***We are seeking a variance to allow a stabilized walkway on side yard for fire stair no. 2 access to R.O.W.***

a. We feel that the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; ***The stabilized walking surface on side yard does not impact the neighborhood visually.***

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; ***The stabilized walking surface on side yard does not impact the neighborhood visually***

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; ***We feel that the stabilized walking surface is still consistent with Objectives, Policies and adopted comprehensive plans.***

d. That the need for the requested Variance is not economically based or self-imposed; ***The variance request is not economically based, and we feel its still in the "spirit" of the DH-3 zoning which promotes higher density.***

e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law. ***The variance is the minimum, necessary to comply with applicable law.***

LLR Architects Inc.
9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024
(work) 954-862-2248
e-mail: llarosa@larosaarchitects.com

LLR Architects Inc.

VIRTUAL COMMUNITY MEETING:

Our firm represents Great Partners Investments, LLC who is developing a multi-family project at 2032 Jefferson Street in Hollywood, FL. On behalf of my client we would like to invite you to attend a Virtual Community Meeting to share our vision for this site.

Owner:
Great Partners Investments, LLC
1990 NE 163rd St Suite 209
North Miami Beach, FL 33162

Project address:
2032 Jefferson Street
Hollywood, FL 33020

FILE NUMBER: 23-DP-72

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be a time to address any questions or concerns you may have.

MEETING TO BE HELD ON: **Thursday April 4, 2024 at 6:00 PM**
FOR FURTHER INFORMATION CONTACT: hello@llrarchitectsinc.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send via e-mail in advance of the meeting. To participate, you must access the link provided below via the Zoom Application.

Link to Join Zoom Meeting:
https://us02web.zoom.us/j/81819508126?pwd=M05GTFNieEd0S0V2SkNyOUhuR3JHZz09

Meeting ID: **818 1950 8126**
Passcode: **466237**

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

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

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

March 19, 2024

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:
SUBJECT: 2032 Jefferson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 15 01 0320

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 3/14/2024.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant and the site was posted on 3/19/2024.

Sincerely,



RDR Miami | Diana B. Rio, LEED®AP

Total number of mailed notices: **128, including 2 international**
(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

CHARTIER, CHARLES
ROCHETTE, BARBRA
4025 FORGUES ST
ST-HUBERT QC J3Y 2P4
CANADA

IANNITTO, C & IANNITTO, M
145 BLVD BOUCHARD #305
DORVAL QC H9S 0B2
CANADA

1956 ADAMS REALTY LLC
550 OCEAN BLVD
GOLDEN BEACH, FL 33160

2021 JEFFERSON ST LLC
720 E PALISADE AVE #105
ENGLEWOOD, NJ 07632

2033 HOLLYWOOD LLC
14721 SW 21 ST
DAVIE, FL 33325

2035 JEFFERSON ST HOLLYWOOD TR
SCHULZE, I TRSTEE
210 N TUBB ST PO BOX 1085
OAKLAND, FL 34760

2107 ADAMS STREET CORP
720 S DIXIE HWY
HOLLYWOOD, FL 33020

2206 FILLMORE STREET LLC
JEFFERSON PROPERTY 18 LLC
3301 NE 183 ST UNIT 2007
AVENTURA, FL 33160

428 SW 6TH STREET LLC
1920 S OCEAN DR #7D
HALLANDALE BEACH, FL 33009

720 DIXIE LLC
709 NW 100 TER
PLANTATION, FL 33324

721-723 SOUTH 21ST AVE LLC
731 ROUTE 18 SOUTH
EAST BRUNSWICK, NJ 08816

801-803 SOUTH 21 AVE LLC
3001 S OCEAN DR STE 525
HOLLYWOOD, FL 33019

ABUGA PROPERTIES LLC
1055 S FEDERAL HWY
HOLLYWOOD, FL 33020

AGONAS LLC
21500 BISCAYNE BLVD #401
AVENTURA, FL 33180

ARELLANO, GIOVANNA JIFKINS
92 SW 3 ST #508
MIAMI, FL 33130

B&M LUXE PROPERTY LLC
715 S 21 AVE
HOLLYWOOD, FL 33020

BEST APARTMENTS FLORIDA LLC
13499 BISCAYNE BLVD STE CU-T3
NORTH MIAMI, FL 33181

BETYS & SONS LLC
2945 NE 185 ST STE 1410
AVENTURA, FL 33180

BFR HOLDINGS LLC
3029 NE 188 ST #704
AVENTURA, FL 33180

BLUE UNIVERSAL SYSTEM LLC
111 SE 3 AVE APT 202
DANIA BEACH, FL 33004

BOHADANAH, ELI
3950 SW 6 ST
FORT LAUDERDALE, FL 33312

BOUSEMAAN FAM TR
BOUSEMAAN, JOSEPH TRSTEE
4500 TAYLOR ST
HOLLYWOOD, FL 33021

CAMPBELL, PATRICK & NATASHA
414 FIRESTONE DR
SILVER SPRING, MD 20905

CARABALLO, FIORELLA
600 THREE ISLANDS BLVD APT 1504
HALLANDALE BEACH, FL 33009

CARI-GRAPH CORP
713 S 21 AVE
HOLLYWOOD, FL 33020

CASUAL INTEREST INC
PO BOX 1269
BUNNELL, FL 32110

CHAZUT, OFIR
1941 NE 188 ST
MIAMI, FL 33179

CHIHUAHUA NEST
92 SW 3 ST UNIT 508
MIAMI, FL 33130

CINTRON, JOHN
5921 SW 16 ST
PLANTATION, FL 33317

COHEN, DAVID
6414 FRANRIVERS AVE
WEST HILLS, CA 91307

COLANER, JOSEPH A
PO BOX 480021
FORT LAUDERDALE, FL 33348

CORMIC ONE LLC
3600 SW 19 ST
MIAMI, FL 33145

COTTERELL, SAMORA
2198 SW 151 AVE
MIRAMAR, FL 33027

CREED, ROBERT F & BRANDY E
817 HARRISON ST
HOLLYWOOD, FL 33019

CRUMRINE, MICHAEL
MICHAEL CRUMRINE REV TR
2005 JEFFERSON ST #301
HOLLYWOOD, FL 33020

DAWKINS, BEKO J
5642 TYLER ST # R
HOLLYWOOD, FL 33021

DML REALTY ENTERPRISES LLC
215-43 JAMAICA AVE
QUEENS VILLAGE, NY 11428

DOME 1903 LLC
215 SE 3 AVE #502B
HALLANDALE BEACH, FL 33009

DOS SANTOS, MARIA DE LOURDES
145 NW 196 ST
MIAMI GARDENS, FL 33169

E & D BROTHERS GROUP 2 LLC
5430 SW 25 AVE
FORT LAUDERDALE, FL 33312

E N CENTER LLC
815 S 21 AVE #835
HOLLYWOOD, FL 33020

EHRREICH, BILL
MEAD, JOHANNA
1242 BUCHANAN ST
HOLLYWOOD, FL 33019

EPEGA, TITILOLA
2015 MADISON ST #202
HOLLYWOOD, FL 33020

ESPINOZA, GIOVANNI
FLORMAN, EMMA P
526 DAHILL RD APT A4
BROOKLYN, NY 11218

ESPINOZA, PROFETA HUAMANIDE
2005 JEFFERSON ST #210
HOLLYWOOD, FL 33020

FLORIDA EAST COAST RAILWAY LLC
7150 PHILIPS HWY
JACKSONVILLE, FL 32256

GISH, PRISCILLA
2005 JEFFERSON ST #306
HOLLYWOOD, FL 33020

GLADES 2037 MADISON LLC
4000 PONCE DE LEON BLVD STE 470
CORAL GABLES, FL 33146

GLEAN FADA LLC
19790 W DIXIE HWY STE 1111
AVENTURA, FL 33180

GMJ GROUP LLC
3360 NE 170 ST
NORTH MIAMI BEACH, FL 33160

GOMEZ, RAFAEL F
985 SW 113 TER
PEMBROKE PINES, FL 33025

GRANDCANAMERICAN LLC
%OUTLOOK PROPERTY MANAGEMENT
5599 S UNIVERSITY DR #204
DAVIE, FL 33328

GREAT PARTNERS INVESTMENTS LLC
2032 JEFFERSON ST
HOLLYWOOD, FL 33020

GREENLAW, CHARLES I
2005 JEFFERSON ST #102
HOLLYWOOD, FL 33020

GROCHOLSKI, ADAM
2018 MADISON ST
HOLLYWOOD, FL 33020

HAR-BAR-HWD LLC
%O'REILLY AUTO
PO BOX 9167
SPRINGFIELD, MO 65801

HARBOR EQUITY PARTNER III LLC
701 NE 125 ST
NORTH MIAMI, FL 33161

HOLLYWOOD COMMUNITY
REDEVELOPMENT AGENCY
1848 HARRISON ST
HOLLYWOOD, FL 33020

ITALIAN AMERICAN CIVIC LEAGUE
OF BROWARD COUNTY
700 S DIXIE HWY
HOLLYWOOD, FL 33020

J P A A INVEST LLC
2421A N UNIVERSITY DR
CORAL SPRINGS, FL 33065

JANSING, CARL SCOTT
2014 JEFFERSON ST
HOLLYWOOD, FL 33020

JOHNSON, MARCIA
1939 JEFFERSON ST #103
HOLLYWOOD, FL 33020

JORDAN, JACQUELINE
2033 ADAMS ST
HOLLYWOOD, FL 33020

LAS BRISAS 201 LLC
1939 JEFFERSON ST #201
HOLLYWOOD, FL 33020

LAS BRISAS 201 LLC
1939 JEFFERSON ST #304
HOLLYWOOD, FL 33020

LAS BRISAS 304 LLC
92 SW 3 ST #508
MIAMI, FL 33130

LAS BRISAS INVESTMENT
GALLAIS LLC
1055 S FEDERAL HWY
HOLLYWOOD, FL 33020

LAS BRISAS INVESTMENT
GALLAIS LLC
1831 NE 159 ST
NORTH MIAMI BEACH, FL 33162

LFS OPERATING LLC
111 N PINE ISLAND RD #202
PLANTATION, FL 33324

LOPEZ, MARIA
1944 JEFFERSON ST
HOLLYWOOD, FL 33020

MARILYN J CRESPO TR
CRESPO, MARILYN J TRSTEE
920 SW 66 AVE
PEMBROKE PINES, FL 33023

MAXWELL, LORRAINE
2015 MADISON ST APT 101
HOLLYWOOD, FL 33020

MAZAL TOV GROUP INC
PO BOX 667975
MIAMI, FL 33166

MERKULOV, VADIM YURYEVICH
2005 JEFFERSON ST #104
HOLLYWOOD, FL 33020

MOOTOO, CHRISTOPHER
922 SW 124 TERRACE
DAVIE, FL 33325

MORAGA, LESTER
NARVAEZ, YAJAIRA NOHEMI OSORIO
540 S DIXIE HWY
HOLLYWOOD, FL 33020

MORENO, SYLIVE J
SYLVIE J MORENO REV TR
2022 JEFFERSON ST
HOLLYWOOD, FL 33020

MORIN, PATRICIA A
2020 MADISON ST
HOLLYWOOD, FL 33020

MOSHE, SHMOUEL
418 SE 3 ST
DANIA BEACH, FL 33004

MVASS REALTY LLC
5567 SW 100 TER
COOPER CITY, FL 33328

MY PINK HOUSE LLC
709 NW 100 TER
PLANTATION, FL 33324

NC INVESTMENTS ESTATE LLC
2625 WESTON RD STE D
WESTON, FL 33331

NEW BHNV HOLLYWOOD 3 LLC
5430 SW 25 AVE
FORT LAUDERDALE, FL 33312

NIXON, TIMOTHY BOWMAN
PO BOX 221655
HOLLYWOOD, FL 33022

NW7000 INVESTMENTS LLC
NW7010 INVESTMENTS LLC
14100 PALMETTO FRONTAGE RD #113
MIAMI LAKES, FL 33016

ORTIZ, CARLOS
1946 MADISON ST
HOLLYWOOD, FL 33020

PANDIS, ANTONIOS
GONZALEZ, FLORENCIA BELEN
2033 JEFFERSON ST
HOLLYWOOD, FL 33020

PENNYMAC LOAN SERVICES LLC
PO BOX 30597
LOS ANGELES, CA 90030

PEREZ-SOTO, CAROL
2015 MADISON ST APT 102
HOLLYWOOD, FL 33020

POPESCU, NICOLETA
3901 PARKSIDE LN
HOLLYWOOD, FL 33021

PPFL HOLLYWOOD 1 LLC
1801 SE 3 AVE #210
FORT LAUDERDALE, FL 33316

PRELL, JEFFREY S
2005 ADAMS ST
HOLLYWOOD, FL 33020

PRELL, JOAN M
2005 JEFFERSON ST #305
HOLLYWOOD, FL 33020

PRINCE FAMILY TR
PRINCE, MARK D & ESTHER L TRSTEES
1243 FUNSTON ST
HOLLYWOOD, FL 33019

REATEGUI VANEGAS, EDWIN ARLEY
2128 CRAMER CIR APT 106
FORT MILL, SC 29707

REYES, LAURA &
CONTRERAS, ERNESTO
2015 MADISON ST UNIT 103
HOLLYWOOD, FL 33020

RODRIGUEZ, JAIRO A
GONZALEZ, PRISCILLA C
2015 MADISON ST #203
HOLLYWOOD, FL 33020

SCHMITZ, HEIDI E
2015 MADISON ST APT 204
HOLLYWOOD, FL 33020

SCHUSLER, FANNY T
2005 JEFFERSON ST #310
HOLLYWOOD, FL 33020

SHILING FAM TR
SHILING, DALIA TRSTEE
11900 BISCAYNE BLVD STE 306
NORTH MIAMI, FL 33181

SOL HOME US LLC
PO BOX 777
HALLANDALE BEACH, FL 33009

SOUTH VIN LLC
1556 NE 105 ST
MIAMI SHORES, FL 33138

TARYAG LLC
% V BRYN
613 S 21 AVE
HOLLYWOOD, FL 33020

THOMAS, TIMOTHY L
2038 MADISON ST #2
HOLLYWOOD, FL 33020

TODABARUJ LLC
2801 NE 183 ST #217W
AVENTURA, FL 33160

TORRES, ANTHONY W
621 S 21 AVE
HOLLYWOOD, FL 33020

TRETTER, DEANO
3719 CROSBY ST
IRVING, TX 75038

TYE R ORLANIS REV TR
ORLANIS, TYE R TRSTEE
424 S 13 AVE
HOLLYWOOD, FL 33019

TYE ROGER ORLANIS REV TR
ORLANIS, TYE ROGER TRSTEE ETAL
424 S 13 AVE
HOLLYWOOD, FL 33019

VEGA, CESAR A & DIGNA MARIA
2005 JEFFERSON ST #101
HOLLYWOOD, FL 33020

VEGA, JOSE
PHILLIPS, FRED
1939 JEFFERSON ST #101
HOLLYWOOD, FL 33020

VERA REAL ESTATE LIVING LLC
151 NOB HILL RD STE 365
PLANTATION, FL 33324

VIERA SANTOS, CARLOS FERMIN
466 S COUNTRY CLUB DR
LAKE WORTH, FL 33462

WEINSTEIN, ROBERT M
1027 BUCHANAN ST
HOLLYWOOD, FL 33019

WKCMY LLC
16260 NE 13 AVE
NORTH MIAMI, FL 33162

ZV HOLLYWOOD REALTY LLC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

CITY OF HOLLYWOOD
PLANNING & URBAN DESIGN
2600 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC.
C/O MITCH ANTON
1900 VAN BUREN ST, APT 502
HOLLYWOOD, FL 33020

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC.
C/O LYNN SMITH
1939 ADAMS ST
HOLLYWOOD, FL 33020

HIGHLAND GARDENS CIVIC ASSOC.
DAVID KOUT, PRES./ SHIRLEY STEALEY,
SEC/TREAS
2847 PLUNKETT ST
HOLLYWOOD, FL 33020

PARKSIDE CIVIC ASSOC.
C/O KENNETH CRAWFORD
2018 FLETCHER ST
HOLLYWOOD, FL 33020

THE HONORABLE ADAM GRUBER
DISTRICT 4
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE CARYL S SHUHAM
DISTRICT 1
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE IDELMA QUINTANA
DISTRICT 6
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE JOSH LEVY
MAYOR
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE KEVIN BIEDERMAN
DISTRICT 5
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE LINDA HILL ANDERSON
DISTRICT 2
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE TRACI CALLARI
DISTRICT 3
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Name 1	Name 2	Address	City	State	Zip	Country
CHARTIER, CHARLES	ROCHETTE, BARBRA	4025 FORGUES ST	ST-HUBERT QC		J3Y 2P4	CANADA
IANNITTO, C & IANNITTO, M		145 BLVD BOUCHARD #305	DORVAL QC		H9S 0B2	CANADA
1956 ADAMS REALTY LLC		550 OCEAN BLVD	GOLDEN BEACH	FL	33160	USA
2021 JEFFERSON ST LLC		720 E PALISADE AVE #105	ENGLEWOOD	NJ	07632	USA
2033 HOLLYWOOD LLC		14721 SW 21 ST	DAVIE	FL	33325	USA
2035 JEFFERSON ST HOLLYWOOD TR	SCHULZE, I TRSTEE	210 N TUBB ST PO BOX 1085	OAKLAND	FL	34760	USA
2107 ADAMS STREET CORP		720 S DIXIE HWY	HOLLYWOOD	FL	33020	USA
2206 FILLMORE STREET LLC	JEFFERSON PROPERTY 18 LLC	3301 NE 183 ST UNIT 2007	AVENTURA	FL	33160	USA
428 SW 6TH STREET LLC		1920 S OCEAN DR #7D	HALLANDALE BEACH	FL	33009	USA
720 DIXIE LLC		709 NW 100 TER	PLANTATION	FL	33324	USA
721-723 SOUTH 21ST AVE LLC		731 ROUTE 18 SOUTH	EAST BRUNSWICK	NJ	08816	USA
801-803 SOUTH 21 AVE LLC		3001 S OCEAN DR STE 525	HOLLYWOOD	FL	33019	USA
ABUGA PROPERTIES LLC		1055 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
AGONAS LLC		21500 BISCAYNE BLVD #401	AVENTURA	FL	33180	USA
ARELLANO, GIOVANNA JIFKINS		92 SW 3 ST #508	MIAMI	FL	33130	USA
B&M LUXE PROPERTY LLC		715 S 21 AVE	HOLLYWOOD	FL	33020	USA
BEST APARTMENTS FLORIDA LLC		13499 BISCAYNE BLVD STE CU-T3	NORTH MIAMI	FL	33181	USA
BETYS & SONS LLC		2945 NE 185 ST STE 1410	AVENTURA	FL	33180	USA
BFR HOLDINGS LLC		3029 NE 188 ST #704	AVENTURA	FL	33180	USA
BLUE UNIVERSAL SYSTEM LLC		111 SE 3 AVE APT 202	DANIA BEACH	FL	33004	USA
BOHADANAH, ELI		3950 SW 6 ST	FORT LAUDERDALE	FL	33312	USA
BOUSEMAAN FAM TR	BOUSEMAAN, JOSEPH TRSTEE	4500 TAYLOR ST	HOLLYWOOD	FL	33021	USA
CAMPBELL, PATRICK & NATASHA		414 FIRESTONE DR	SILVER SPRING	MD	20905	USA
CARABALLO, FIORELLA		600 THREE ISLANDS BLVD APT 1504	HALLANDALE BEACH	FL	33009	USA
CARI-GRAPH CORP		713 S 21 AVE	HOLLYWOOD	FL	33020	USA
CASUAL INTEREST INC		PO BOX 1269	BUNNELL	FL	32110	USA
CHAZUT, OFIR		1941 NE 188 ST	MIAMI	FL	33179	USA
CHIHUAHUA NEST		92 SW 3 ST UNIT 508	MIAMI	FL	33130	USA
CINTRON, JOHN		5921 SW 16 ST	PLANTATION	FL	33317	USA
COHEN, DAVID		6414 FRANRIVERS AVE	WEST HILLS	CA	91307	USA
COLANER, JOSEPH A		PO BOX 480021	FORT LAUDERDALE	FL	33348	USA
CORMIC ONE LLC		3600 SW 19 ST	MIAMI	FL	33145	USA
COTTERELL, SAMORA		2198 SW 151 AVE	MIRAMAR	FL	33027	USA
CREED, ROBERT F & BRANDY E		817 HARRISON ST	HOLLYWOOD	FL	33019	USA
CRUMRINE, MICHAEL	MICHAEL CRUMRINE REV TR	2005 JEFFERSON ST #301	HOLLYWOOD	FL	33020	USA
DAWKINS, BEKO J		5642 TYLER ST # R	HOLLYWOOD	FL	33021	USA
DML REALTY ENTERPRISES LLC		215-43 JAMAICA AVE	QUEENS VILLAGE	NY	11428	USA
DOME 1903 LLC		215 SE 3 AVE #502B	HALLANDALE BEACH	FL	33009	USA
DOS SANTOS, MARIA DE LOURDES		145 NW 196 ST	MIAMI GARDENS	FL	33169	USA
E & D BROTHERS GROUP 2 LLC		5430 SW 25 AVE	FORT LAUDERDALE	FL	33312	USA
E N CENTER LLC		815 S 21 AVE #835	HOLLYWOOD	FL	33020	USA
EHRREICH, BILL	MEAD, JOHANNA	1242 BUCHANAN ST	HOLLYWOOD	FL	33019	USA
EPEGA, TITILOLA		2015 MADISON ST #202	HOLLYWOOD	FL	33020	USA
ESPINOZA, GIOVANNI	FLORMAN, EMMA P	526 DAHILL RD APT A4	BROOKLYN	NY	11218	USA
ESPINOZA, PROFETA HUAMANIDE		2005 JEFFERSON ST #210	HOLLYWOOD	FL	33020	USA
FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY	JACKSONVILLE	FL	32256	USA
GISH, PRISCILLA		2005 JEFFERSON ST #306	HOLLYWOOD	FL	33020	USA
GLADES 2037 MADISON LLC		4000 PONCE DE LEON BLVD STE 470	CORAL GABLES	FL	33146	USA

GLEAN FADA LLC		19790 W DIXIE HWY STE 1111	AVENTURA	FL	33180	USA
GMJ GROUP LLC		3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160	USA
GOMEZ, RAFAEL F		985 SW 113 TER	PEMBROKE PINES	FL	33025	USA
GRANDCANAMERICAN LLC	%OUTLOOK PROPERTY MANAGEMENT	5599 S UNIVERSITY DR #204	DAVIE	FL	33328	USA
GREAT PARTNERS INVESTMENTS LLC		2032 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
GREENLAW, CHARLES I		2005 JEFFERSON ST #102	HOLLYWOOD	FL	33020	USA
GROCHOLSKI, ADAM		2018 MADISON ST	HOLLYWOOD	FL	33020	USA
HAR-BAR-HWD LLC	%O'REILLY AUTO	PO BOX 9167	SPRINGFIELD	MO	65801	USA
HARBOR EQUITY PARTNER III LLC		701 NE 125 ST	NORTH MIAMI	FL	33161	USA
HOLLYWOOD COMMUNITY	REDEVELOPMENT AGENCY	1848 HARRISON ST	HOLLYWOOD	FL	33020	USA
ITALIAN AMERICAN CIVIC LEAGUE	OF BROWARD COUNTY	700 S DIXIE HWY	HOLLYWOOD	FL	33020	USA
J P A A INVEST LLC		2421A N UNIVERSITY DR	CORAL SPRINGS	FL	33065	USA
JANSING, CARL SCOTT		2014 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
JOHNSON, MARCIA		1939 JEFFERSON ST #103	HOLLYWOOD	FL	33020	USA
JORDAN, JACQUELINE		2033 ADAMS ST	HOLLYWOOD	FL	33020	USA
LAS BRISAS 201 LLC		1939 JEFFERSON ST #201	HOLLYWOOD	FL	33020	USA
LAS BRISAS 201 LLC		1939 JEFFERSON ST #304	HOLLYWOOD	FL	33020	USA
LAS BRISAS 304 LLC		92 SW 3 ST #508	MIAMI	FL	33130	USA
LAS BRISAS INVESTMENT	GALLAIS LLC	1055 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
LAS BRISAS INVESTMENT	GALLAIS LLC	1831 NE 159 ST	NORTH MIAMI BEACH	FL	33162	USA
LFS OPERATING LLC		111 N PINE ISLAND RD #202	PLANTATION	FL	33324	USA
LOPEZ, MARIA		1944 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
MARILYN J CRESPO TR	CRESPO, MARILYN J TRSTEE	920 SW 66 AVE	PEMBROKE PINES	FL	33023	USA
MAXWELL, LORRAINE		2015 MADISON ST APT 101	HOLLYWOOD	FL	33020	USA
MAZAL TOV GROUP INC		PO BOX 667975	MIAMI	FL	33166	USA
MERKULOV, VADIM YURYEVICH		2005 JEFFERSON ST #104	HOLLYWOOD	FL	33020	USA
MOOTOO, CHRISTOPHER		922 SW 124 TERRACE	DAVIE	FL	33325	USA
MORAGA, LESTER	NARVAEZ, YAJAIRA NOHEMI OSORIO	540 S DIXIE HWY	HOLLYWOOD	FL	33020	USA
MORENO, SYLIVE J	SYLVIE J MORENO REV TR	2022 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
MORIN, PATRICIA A		2020 MADISON ST	HOLLYWOOD	FL	33020	USA
MOSHE, SHMOUEL		418 SE 3 ST	DANIA BEACH	FL	33004	USA
MVASS REALTY LLC		5567 SW 100 TER	COOPER CITY	FL	33328	USA
MY PINK HOUSE LLC		709 NW 100 TER	PLANTATION	FL	33324	USA
NC INVESTMENTS ESTATE LLC		2625 WESTON RD STE D	WESTON	FL	33331	USA
NEW BHNV HOLLYWOOD 3 LLC		5430 SW 25 AVE	FORT LAUDERDALE	FL	33312	USA
NIXON, TIMOTHY BOWMAN		PO BOX 221655	HOLLYWOOD	FL	33022	USA
NW7000 INVESTMENTS LLC	NW7010 INVESTMENTS LLC	14100 PALMETTO FRONTAGE RD #113	MIAMI LAKES	FL	33016	USA
ORTIZ, CARLOS		1946 MADISON ST	HOLLYWOOD	FL	33020	USA
PANDIS, ANTONIOS	GONZALEZ, FLORENCIA BELEN	2033 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
PENNYMAC LOAN SERVICES LLC		PO BOX 30597	LOS ANGELES	CA	90030	USA
PEREZ-SOTO, CAROL		2015 MADISON ST APT 102	HOLLYWOOD	FL	33020	USA
POPESCU, NICOLETA		3901 PARKSIDE LN	HOLLYWOOD	FL	33021	USA
PPFL HOLLYWOOD 1 LLC		1801 SE 3 AVE #210	FORT LAUDERDALE	FL	33316	USA
PRELL, JEFFREY S		2005 ADAMS ST	HOLLYWOOD	FL	33020	USA
PRELL, JOAN M		2005 JEFFERSON ST #305	HOLLYWOOD	FL	33020	USA
PRINCE FAMILY TR	PRINCE, MARK D & ESTHER L TRSTEES	1243 FUNSTON ST	HOLLYWOOD	FL	33019	USA
REATEGUI VANEGAS, EDWIN ARLEY		2128 CRAMER CIR APT 106	FORT MILL	SC	29707	USA
REYES, LAURA &	CONTRERAS, ERNESTO	2015 MADISON ST UNIT 103	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, JAIRO A	GONZALEZ, PRISCILLA C	2015 MADISON ST #203	HOLLYWOOD	FL	33020	USA

SCHMITZ, HEIDI E		2015 MADISON ST APT 204	HOLLYWOOD	FL	33020	USA
SCHUSLER, FANNY T		2005 JEFFERSON ST #310	HOLLYWOOD	FL	33020	USA
SHILING FAM TR	SHILING, DALIA TRSTEE	11900 BISCAYNE BLVD STE 306	NORTH MIAMI	FL	33181	USA
SOL HOME US LLC		PO BOX 777	HALLANDALE BEACH	FL	33009	USA
SOUTH VIN LLC		1556 NE 105 ST	MIAMI SHORES	FL	33138	USA
TARYAG LLC	% V BRYN	613 S 21 AVE	HOLLYWOOD	FL	33020	USA
THOMAS, TIMOTHY L		2038 MADISON ST #2	HOLLYWOOD	FL	33020	USA
TODABARUJ LLC		2801 NE 183 ST #217W	AVENTURA	FL	33160	USA
TORRES, ANTHONY W		621 S 21 AVE	HOLLYWOOD	FL	33020	USA
TRETTER, DEANO		3719 CROSBY ST	IRVING	TX	75038	USA
TYE R ORLANIS REV TR	ORLANIS, TYE R TRSTEE	424 S 13 AVE	HOLLYWOOD	FL	33019	USA
TYE ROGER ORLANIS REV TR	ORLANIS, TYE ROGER TRSTEE ETAL	424 S 13 AVE	HOLLYWOOD	FL	33019	USA
VEGA, CESAR A & DIGNA MARIA		2005 JEFFERSON ST #101	HOLLYWOOD	FL	33020	USA
VEGA, JOSE	PHILLIPS, FRED	1939 JEFFERSON ST #101	HOLLYWOOD	FL	33020	USA
VERA REAL ESTATE LIVING LLC		151 NOB HILL RD STE 365	PLANTATION	FL	33324	USA
VIERA SANTOS, CARLOS FERMIN		466 S COUNTRY CLUB DR	LAKE WORTH	FL	33462	USA
WEINSTEIN, ROBERT M		1027 BUCHANAN ST	HOLLYWOOD	FL	33019	USA
WKCMY LLC		16260 NE 13 AVE	NORTH MIAMI	FL	33162	USA
ZV HOLLYWOOD REALTY LLC		9559 COLLINS AVE #703	SURFSIDE	FL	33154	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O MITCH ANTON	1900 VAN BUREN ST, APT 502	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O LYNN SMITH	1939 ADAMS ST	HOLLYWOOD	FL	33020	USA
HIGHLAND GARDENS CIVIC ASSOC.	DAVID KOUT, PRES./ SHIRLEY STEALEY, SEC/TREAS	2847 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
PARKSIDE CIVIC ASSOC.	C/O KENNETH CRAWFORD	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA HILL ANDERSON	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA

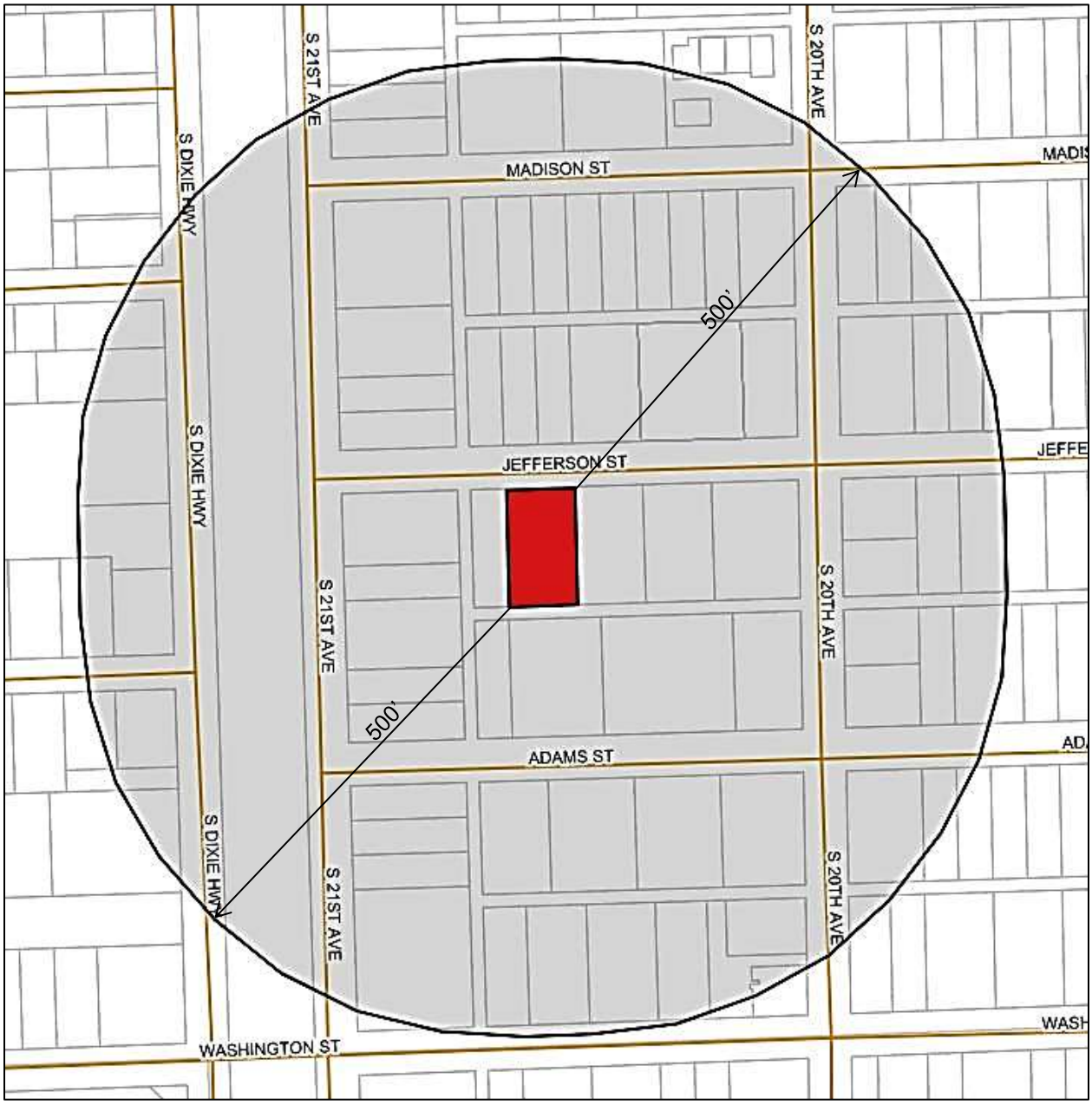
Site posting 3/19/2024





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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 2032 Jefferson Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 15 01 0320

LLR Architects Inc.

VIRTUAL COMMUNITY MEETING-minutes:

Our firm is representing **Great Partners Investments LLC** who is developing Multi-Family Apartments at 2032 Jefferson Street in Hollywood, Florida.

Owner:
Great Partners Investments LLC
1990 NE 163rd Street, Ste. 209
North Miami Beach, FL 33162

Project Address:
2032 Jefferson Street
Hollywood, FL 33020

FILE NUMBER: 23-DP-72

The hearing was held on Thursday April 4, 2024 at 6:00 PM

The following people were in attendance via on-line zoom call.

- Luis La Rosa- Architect
- Damian - Owner
- Sylvie
- Antonios Pandis
- Kenneth Crawford
- Christine

LLR Architects Inc.
9000 Sheridan Street-Suite 158 (work) 954-862-2248
Pembroke Pines, FL 33024 e-mail: llarosa@larosaarchitects.com

- Prior to meeting starting;
    - Sylvie: Main concern is parking
    - Luis: This project we are allowed to use the alley apart from Jefferson
- Luis La Rosa presented project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants.
- Kenneth: What are your railings? Are they glass?
    - Luis: Yes, they are glass railings.
- Kenneth: Do you have a landscape plan? Can you put that up?
    - Luis: Yes
- Sylvie: Is the terrace on the West side or the East side of the building?
    - Luis: It's opposite your side?
    - Sylvie: What's on my side is the apartment?
    - Luis: Correct
    - Sylvie: And the terrace is on the west side?
    - Luis: Correct. *Shows Sylvie the plan*
- Luis: I'll show you the Landscape plan now Kenneth
    - Kenneth: I just want to know if you are keeping the trees on the street
    - Sylvie: No, or maybe you are
    - Antonios: Obviously you are taking out a tree because there is one entrance where there is a tree now
    - Luis: This existing oak is to remain, let me see if he has the mitigation
    - Antonios: I don't think you have your calculations right Luis. Where is your parking entrance there is a tree
    - Luis: We do have our calculations correct and this has already been reviewed
    - Antonios: Last time you said the same
    - Luis: What we showed is exactly right, here is the demolition plan, here is the 2 trees that we talked about
    - Antonios: You see from the side where you count from the top of the page
    - Kennet: I can see that, I understand that, can you go back to the Landscape plan?
    - Luis: *Shows plan* - 1, 2 and 4 are to remain and we are replanting
    - Kenneth: Can I make a suggestion? When you are replanting a tree that you are taking away, if you are going to replant another oak tree, try to get something substantial so it doesn't look like a stick, it looks substantial and sort of full like they just did in Hollywood Blvd, really nice, larger trees that will probably fill in quicker
    - Sylvie: I happen to be a landscaper - it'd be nice to get as big as you could

LLR Architects Inc.
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Pembroke Pines, FL 33024 e-mail: llarosa@larosaarchitects.com

- Antonios: Inquired about the procedure to notify the neighbors about the meeting
  - Luis: We are required to submit an invitation to everyone within a 500 foot radius of our property and also to the associations
- Sylvie: How far is the setback going from the property line?
  - Luis: 15 feet in the front and 5 feet in the rear - it's actually 0 in the sides (that's what the code states) but because of fire, because of different things we have actually provided almost 4 feet on the sides
  - Antonios: Yeah, your balcony comes to the 0 lot
  - Kenneth: That's nice because then you get the landscaping on both sides of the building too
  - Antonios: Yeah, your balcony comes to the 0 lot. Your design is very nice but if the neighbor also wants to occupy to the 0 lotted line, then your balconies, they will see the wall
  - Luis: Our balconies do not go to 0
  - Antonios: Maybe one feet inside
  - Luis: It's actually two feet inside. By the way, the zoning code allows you to be up to 75% encroachment. We are at 2 feet from the property line so I could go right up to it and I'm also explaining that let's say that there was a 5 foot setback, I would be allowed to encroach 75% into that setback. Those are City Codes
  - Sylvie: My biggest issue like I discussed with you Luis before the meeting. There is nothing we can do about the design or whatever, if it's approved, it's approved so it is what it is but I am super concerned about parking and I think that needs to be brought up to the City- Parking used to be on the side side and then the City changed to the north Side (where there is another building going up) - leaves no place for the residents other than the people in those buildings which i hope will not encroach in the streets too - there will be more people than there is parking. Where will I park?
    - Luis: I can't answer your questions about that but I do want to shed some light on other issues. This has been a concern, the project across the street from you has a parking in lieu which is something the City offered - now because of that they changed their parking in lieu requirement - this particular project when we first submitted it, we were requesting one parking in lie. We since reduced a unit to avoid having to have that parking in lie. The developer has made a slight concession we lost a unit, we are compliant with our parking requirement, we have out 3 guest parking spots, they have given us access to the alley to avoid that Jefferson street parking and I know the City has made more parking requirements for the parking in lieu including the cost of it which is excessive now (40 thousand dollars per space) they are concerned about it. In this particular project we

have made a conscious effort to not be part of the parking in lieu.
- Sylvie: My second concern, God forbid those 2 buildings go up at the same time, there is no place to stage any of this. There is no vacant lot. Should I just move out for the time being? I am really concerned about how they will stage this, how it will work. We still have to live here, this has been my home for 35 years, I can't go anywhere, I'm 70 years old, I put all my money in restoring this 1948 house, I can't move. Concerns about where all the materials will go.
- Christine: Is it possible for developer to give a plan when going in for approval as to where construction workers will park? Could an answer to her concern be provided?
- Luis: 100% - that can be provided by the developers
- Sylvie: Another issue is where you put the construction material, not just where the construction workers will park, most of these projects have a staging lot - there is no place anywhere
- Antonios: Hazard of 2 buildings going up at the same time, lifestyle in Hollywood degrading, concerns on maintenance in property, taking/bringing back children form school, submitting all these concerns to the City
- Sylvie: Taking suggestions from Christine to go to the meetings
- Antonios: Not a personal issue with the Architect or Developer/ concern about breathing/cleaning up dust/ accidents happening in close proximity to property/ comments regarding understanding that these projects help with property value and the frustrations that may come in the meantime
- Luis: comments regarding owners and contractors that care about the neighborhood/neighbors and have worked in the City

- Antonios: questions on timeline
    - Luis: Planning Board - demolition 3 - 4 months from now for 2027. January 2025 getting a permit and starting
    - Sylvie: Asked for copy of plans
    - Sylvie: concerns about the fence/property line done by surveyor/ her yard being affected
    - Luis confirmed all those details can be worked out when the time comes

Meeting Ended

LLR Architects Inc.
9000 Sheridan Street-Suite 158 (work) 954-862-2248
Pembroke Pines, FL 33024 e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

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

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

CARUSI LAW

Daniel S. Carusi. P.A. | 517 Southwest 1st Avenue, Fort Lauderdale, FL 33301
954-527-0101 | 954-524-4169 F | dcarusi@carusilaw.com | carusilaw.com

Daniel S. Carusi, Esq.

August 8, 2023

OWNERSHIP AND ENCUMBRANCE REPORT

Client Name:	Great Partners Investments LLC, a Florida limited liability company
Date of Request:	July 24, 2023
Address:	2032 Jefferson Street, Hollywood, FL 33020
Requesting Party:	City of Hollywood

Pursuant to your request, we have searched the public records of Broward County, Florida, from May 3, 1947 to August 3, 2023 at 11:00PM to ascertain the following:

Ownership and Property Details	
Current Owners	Great Partners Investments LLC, a Florida limited liability company by virtue of that warranty deed recorded, April 11, 2023 in Instrument Number 118795580 Public Records of Broward County, Florida.
Active Encumbrances	No Active Encumbrances.
Easements, Restrictions, and other Matters affecting the lands described herein	1. Plat of HOLLYWOOD, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida. 2. Maintenance Map Specific Purpose Survey recorded in Miscellaneous Map Book 9, Page 76, Public Records of Broward County, Florida. 3. Ordinance No. 2005-18 recorded in O.R. Book 40082 page 1783, of the Public Records of Broward County, Florida. 4. Ordinance No. 2005-19 recorded in O.R. Book 40082 page 1789, of the Public Records of Broward County, Florida.
Property Legal Description	Lot 23 and 24, Block 2, Hollywood, according to the plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

From said search we report those entries as set forth on the following page(s) (Deeds only). Copies of instruments have been attached for your review. This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Deed information:

Clerks File No.: 1947 - 313264
TOI: Warranty Deed
DOF: May 31, 1947
First Party: Joseph Slater and Minnie Slater
Second Party: Ada Rutherford

Clerks File No.: 69-10147
TOI: Warranty Deed
DOF: January 23, 1969
First Party: Ada Rutherford
Second Party: William J. Pora

Clerks File No.: 97-399897
TOI: Warranty Deed
DOI: July 31, 1997
First Party: William J. Pora
Second Party: Nelson R. Zaldivar

Clerks File No.: 100343008
TOI: Certificate of Title
DOF: June 19, 2000
First Party: Clerk Circuit Court, Broward County
Second Party: FT Mortgage Companies d/b/a Homebanc Mortgage Corporation

Clerks File No.: 100552221
TOI: Special Warranty Deed
DOF: September 25, 2000
First Party: First Horizon Home Loan Corporation f/k/a FT Mortgage Companies d/b/a Homebanc Mortgage Corporation
Second Party: The Secretary of Housing and Urban Development

Clerks File No.: 100779471
TOI: Special Warranty Deed
DOF: January 22, 2001
First Party: Andrew M. Cuomo, Secretary, Department Housing and Urban Developer
Second Party: Haven Economic Development, Inc., a Florida non-profit corporation

Clerks File No.: 100874333
TOI: Special Warranty Deed
DOF: March 5, 2001
First Party: Haven Economic Development, Inc. a Florida non-profit corporation
Second Party: Brian T. Garrett

Clerks File No.: 104336421
TOI: Warranty Deed
DOF: September 17, 2004
First Party: Brian T. Garrett and Christina Garrett
Second Party: Seecharan Ramotar and Shaida Ramotar

Clerks File No.: 118795580
TOI: Warranty Deed
DOF: April 17, 2023
First Party: Seecharan Ramotar and Shaida Ramotar
Second Party: Great Partner Investments LLC, a Florida limited liability company

End of Ownership and Encumbrance Report 2032 Jefferson Street, Hollywood, FL 33020

3.70
3.00

Form 4 Florida WARRANTY DEED

TUTORIAL [illegible]

DEED 585 PAGE 107

This Indenture,

Made this 23rd *day of* April *A. D. 19* 47

Between JOSEPH SLATER and MINNIE SLATER, his wife,

of the County of Broward *and State of* Florida,
parties of the first part, and ADA RUTHERFORD,

whose address is 1032 Polk Street, Hollywood, Florida,

of the County of Broward *and State of* Florida,
party of the second part,

Witnesseth, *that the said parties of the first part, for and in consideration of the sum of* Ten Dollars and other valuable considerations, ~~[illegible]~~ *to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and* her *heirs and assigns forever, all that certain parcel of land lying and being in the County of* Broward , *and State of Florida, more particularly described as follows:*

Lots Twenty-three (23) and Twenty-four (24) in Block Two (2) of the Town of HOLLYWOOD, according to the Plat thereof recorded in Plat Book No. 1, at page 21, of the public records of Broward County, Florida.



Together *with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:*

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

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said parties 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 whomsoever.

In Witness Whereof, *the said parties of the first part have hereunto set their hands and seals the day and year above written.*

Signed, Sealed and Delivered in Our Presence:

J. E. Brown
J. E. Rennaker

Joseph Slater
Minnie Slater

DEED 585 PAGE 108

State of Florida,

County of BROWARD

I HEREBY CERTIFY, *That on this* ~~23rd~~ 1st *day of* April, *A. D. 1947, before me personally appeared*

Joseph Slater and Minnie Slater, his wife,

to me known to be the persons described in and who executed the foregoing conveyance to Ida Rutherford,

and severally acknowledged the execution thereof to be their *free act and deed for the uses and purposes therein mentioned; and the said* Minnie Slater,

the wife of the said Joseph Slater *, 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 surrendering, 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* Hollywood, *in the County of* Broward *and State of Florida, the day and year last aforesaid.*

Emmaretta C. Brown
Notary Public

My Commission Expires

Broward County Deed

Joseph Slater and wife

TO

Ida Rutherford

Date

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,
County of

On this day of *A. D. 19* , *at* o'clock *M., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages* of Book *in the public records of said County.*

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit *of said State, in and for said County.*

Clerk.

D. C.

Broward Abstract Corporation

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument filed for record [illegible] day
of [illegible] and recorded in book [illegible]
page [illegible] RECORD VERIFIED
TED CAREY, Clerk of the Circuit Court
By [illegible] D.C.

69- 10147

This Indenture,

OFF. REC. 3843 PAGE 38

Made this 8th day of January A. D. 19 69

BETWEEN

ADA RUTHERFORD, a widow,

of the County of Broward, in the State of Florida, party of the first part and

WILLIAM J. FORA, a single man,

of the County of Broward, in the State of Florida, whose post office address is

2032 Jefferson Street, Hollywood, Florida

party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS And other good and valuable consideration Dollars to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, and being in the County of Broward State of Florida to wit

Lots Twenty-three (23) and Twenty-four (24) in Block Two (2) of the Town of HOLLYWOOD, according to the Plat thereof recorded in Plat Book No. 1, at page 21, of the public records of Broward County, Florida.

Subject to a First Mortgage of record to First National Bank of Hollywood, which mortgage the purchaser assumes and agrees to pay.

STATE OF FLORIDA DOCUMENTARY STAMP TAX 106.50

DOCUMENTARY SURTAX $22.00

And the said party of the first part do es hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever

In Witness Whereof, The said party of the first part ha s hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

H. Eugene Zucker

Anna J. Huff

Ada Rutherford

BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ADA RUTHERFORD, a widow,

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

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of January A. D. 19 69.

H. Eugene Zucker

NOTARY PUBLIC, State of Florida at Large
MY COMMISSION EXPIRES AUG. 10, 1969

This instrument prepared by:
address FISCHER and MACKLEY
Four Hundred Building
400 Southeast Sixth Street
Ft. Lauderdale, Florida 33301

Return to:
FAOLI and FAOLI
ATTORNEYS AT LAW
BOX 139, HOLLYWOOD, FLORIDA

69 JAN 27 PM 12:44

Will Call

RECORD AND RETURN TO:
RICHARD L. ZIFF, ESQ.
5802 TYLER STREET
HOLLYWOOD, FL 33021

97-399897 T0001
07-31-97 03:59PM

$ 840.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Parcel ID Number: 1215-01-0320
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 30th day of July, 1997 A.D., **Between**
WILLIAM J. PORA, a single man,

of the County of , State of Rhode Island , grantor, and
NELSON R. ZALDIVAR, a single man,

whose address is: 2032 JEFFERSON STREET, HOLLYWOOD, Florida 33020

of the County of BROWARD , State of Florida , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of - TEN & NO/100($10.00) - - - - - - - - - - DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by 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 the County of BROWARD State of Florida to wit:

Lots Twenty-three (23) and Twenty-four (24) in Block Two (2) of the TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1 at Page 21 of the Public Records of Broward County, Florida.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND LIMITATIONS OF RECORD, IF ANY, PROVIDED THAT THIS SHALL NOT SERVE TO REIMPOSE SAME, ZONING ORDINANCES AND TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

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

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

Richard L. Ziff
Printed Name: RICHARD L. ZIFF
Witness

Sharon R. McCann
Printed Name: SHARON R. McCANN
Witness

William J. Pora (Seal)
WILLIAM J. PORA
P.O. Address: 485 Meadow Road, Cumberland, RI 02864

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 30th day of July, 1997 by
WILLIAM J. PORA, a single man,

who is personally known to me or who has produced his Florida driver's license as identification.

This Document Prepared By:
RICHARD L. ZIFF, ESQ.
RICHARD L. ZIFF, P.A.
5802 TYLER STREET
HOLLYWOOD, FL 33021

OFFICIAL NOTARY SEAL
RICHARD L ZIFF
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC347953
MY COMMISSION EXP. FEB 13,1999

Richard L. Ziff
Printed Name: RICHARD L. ZIFF
NOTARY PUBLIC
My Commission Expires:

97-5-26

BK26790PG0230

MD

:10 19C

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: CACE 99 21926 09

FT MORTGAGE COMPANIES D/B/A HOMEBANC MORTGAGE CORPORATION
PLAINTIFF
VS.

NELSON R. ZALDIVAR, IF LIVING, AND IF DEAD, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST NELSON R. ZALDIVAR; UNKNOWN SPOUSE OF NELSON R. ZALDIVAR, IF ANY; JOHN DOE AND JANE DOE AS UNKNOWN TENANTS IN POSSESSION
DEFENDANT(S)

This space is for recording purposes only

CLERK CIRCUIT COUNTY COURT
BROWARD COUNTY, FLORIDA
00 JUN 12 AM 9:08
CIRCUIT CIVIL

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on MAY 30, 2000, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BROWARD County, Florida,:

LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK TWO (2) OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

was sold to FT MORTGAGE COMPANIES D/B/A HOMEBANC MORTGAGE CORPORATION
c/o 4000 HORIZON WAY, IRVING, TX 75063

WITNESS my hand and the seal of this Court on JUNE 12, 2000.

(SEAL)

ED KENNEDY
Clerk of Circuit Court

BY: _____
Deputy Clerk

CIRCUIT COURT 17th JUDICIAL CIRCUIT BROWARD COUNTY, FLORIDA

This document prepared by:

THE LAW OFFICES OF DAVID J. STERN, P.A.
801 S. University Drive Suite 500
Plantation, FL 33324
99-49198(FTN)

INSTR # 100343008
OR BK 30595 PG 1287
RECORDED 06/19/2000 09:37 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1935

1

NOTE: Either part or all of this document submitted for recording is not clear and/or legible at time of recording for imaging purposes

INSTR # 100552221
OR BK 30878 PG 0206
RECORDED 09/25/2000 03:48 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 2020

Prepared by:
Record & Return to
DAVID J. STERN, P.A.
801 S. UNIVERSITY DRIVE SUITE 500
PLANTATION, FL 33324
LOAN #: 0003851573
FILE #: 99-49198(FTN)

This space is for recording purposes only

SPECIAL WARRANTY DEED

THIS DEED, made this 30 day of May, 2000 between FIRST HORIZON HOME LOAN CORPORATION f/k/a FT MORTGAGE COMPANIES D/B/A HOMEBANC MORTGAGE CORPORATION (Grantor) whose address is 4000 HORIZON WAY, IRVING, TX 75063 and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AN OFFICER OF THE UNITED STATES, ITS SUCCESSORS AND/OR ASSIGNS (Grantee) whose address is: c/o Southeast Alliance of Foreclosure Specialists, 3280 Point Parkway, Suite 1000, Norcross, GA 30092.

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's successors and assigns forever the following described land situated in BROWARD County, Florida:

LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK TWO (2) OF THE TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO: Restrictions, conditions, reservations, covenants and easements of record, if any, and all applicable zoning ordinances.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

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

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

FIRST HORIZON HOME LOAN CORPORATION f/k/a
FT MORTGAGE COMPANIES D/B/A HOMEBANC MORTGAGE CORPORATION

Signed in the presence of:

ATTEST: SHERRY STINSON ASSISTANT SECRETARY

WITNESS: Vicki Bell
Print Name: Vickie Bell

WITNESS:
Print Name: Connie Mathis

CODY L. FARRIS

TITLE: VICE PRESIDENT
CORPORATE SEAL

FIRST HORIZON HOME LOAN CORPORATION CORPORATE SEAL KANSAS

STATE OF TEXAS
COUNTY OF DALLAS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid county and state, on this the 30 day of May, 2000 within my jurisdiction, the within named CODY L. FARRIS who acknowledged to me that (s)he is VICE PRESIDENT of *FT MORTGAGE COMPANIES D/B/A HOMEBANC MORTGAGE CORPORATION a corporation created under the laws of the United States of America, and that for and on behalf of *FT MORTGAGE COMPANIES D/B/A HOMEBANC MORTGAGE CORPORATION, and as its act and deed (s)he executed the above and foregoing instrument, after first having been duly authorized by *FT MORTGAGE COMPANIES D/B/A HOMEBANC MORTGAGE CORPORATION to do so. *FIRST HORIZON HOME LOAN CORPORATION f/k/a

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of May, 2000

NOTARY PUBLIC

Print Name

WENDY BANKSTON
MY COMMISSION EXPIRES
MARCH 10, 2003

4

This Instrument Prepared by: Michael Hardiman
Southeast Alliance of Foreclosure Specialists, LLC
as Prime Contractor for contract #R-OPC-21230 for the
U.S. Department of Housing and Urban Development

WILL-CALL
TRI-COUNTY COURTHOUSE COURIER
FOR THE FIRM OF: **Buyer's Title, Inc.**
100 S. Pine Island Rd., #201
Plantation, FL 33324
00-0406 Haven
Property Appraisers Parcel Identification
(Folio) Numbers: 1215-01-03200
Grantee SS #: 650843964

INSTR # 100779471
OR BK 31202 PG 0166
RECORDED 01/22/2001 09:07 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 698.60
DEPUTY CLERK 2020

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS DEED NOT EFFECTIVE UNTIL January 12th, 2001.

THIS INDENTURE, made the 20 day of November **A.D. 2000** by **Andrew M. Cuomo, Secretary, Department of Housing and Urban Development, of Washington, D.C. herein called the grantor, whose post office address is 909 S.E. First Avenue, Room 500, Miami, FL 33131**, to **Haven Economic Development, Inc., a Florida non-profit corporation** whose post office address is **2032 Jefferson Street, Hollywood, Florida 33020**, 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)

W I T N E S S E T H: 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:

Lots Twenty-three (23) and Twenty-four (24), in Block Two (2), of THE TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida.

BEING the same property acquired by the grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).
TOGETHER, with all the tenements, hereditaments and appurtenances thereto 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, as well in law as equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with appurtenances.
TO HAVE AND TO HOLD, the above granted and described premises with the appurtenances, unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use and benefit in fee simple forever.
SUBJECT TO ALL covenants, restrictions, reservations, easements conditions and rights appearing of record and to real property taxes for the current and subsequent years and to any state of facts an accurate survey would show.
AND the same Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under Grantor.
IN WITNESS WHEREOF, the said grantor has set his/her hand and seal as a true and lawful attorney-in-fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R. 16106 (10/14/70), as amended, Title 24, Chapter II, Part 200, Subpart D., and 35 F.R. 16106 (10/17/70), as amended by F.R. 7608 (2/27/74).

Signed, sealed and delivered in the presence of:

Carolyn Brooks
Signature
Carolyn Brooks
Printed Name

Eric Boyd
Signature
Eric Boyd
Printed Name

ANDREW M. CUOMO
Secretary, Department of Housing and Urban Development
By: Southeast Alliance of Foreclosure Specialists, LLC
as Prime Contractor for contract #R-OPC-21230 for the
U.S. Department of Housing and Urban Development

Rochelle Collier
Printed Name of Attorney in Fact
Southeast Alliance of Foreclosure Specialists
3280 Pointe Parkway, Suite 1000
Norcross, GA 30092

STATE OF GEORGIA **COUNTY OF ~~DOUGLAS~~ Gwinnett**

BEFORE ME personally appeared **Rochelle Collier**, who is personally well known to me to be the duly appointed Attorney-In-Fact for the U.S. Dept. of HUD, and the person who executed the foregoing instrument, by virtue of the authority vested in her/him by the above cited authority, and acknowledged before me that she/he executed the same as for and on behalf of ANDREW M. CUOMO, Secretary, Department of Housing and Urban Development, for the purposes therein expressed.

WITNESS my hand and Official Seal in the State and County last aforesaid this 20 day of Nov 2000

Notary Public
My Commission Expires: DAWN M PEACE 7-12-03

File: 712037

Prepared By:
Buyer's Title, Inc.
100 South Pine Island Road, Suite 201
Plantation, FL 33324
incidental to the issuance of a title insurance policy.
File Number: **01-0371**
Parcel ID #: **1215-01-0320**
Grantee(s) SS#:

INSTR # 100874333
OR BK 31335 PG 1396
RECORDED 03/05/2001 12:06 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 926.10
DEPUTY CLERK 1033

SPECIAL WARRANTY DEED
(CORPORATE)

This SPECIAL WARRANTY DEED,
dated **02/26/2001** by
Haven Economic Development, Inc., a Florida non-profit corporation
whose post office address is:
8612 State Road 84, Davie, FL 33324

hereinafter called the GRANTOR, to
Brian T. Garrett, a married man
whose post office address is:
2032 Jefferson Street, Hollywood, FL 33020

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 $10.00 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:

Lots 23 and 24, Block 2, TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2001** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Haven Economic Development, Inc.

Signature: Carol Wong
Print Name: Carol Wong

By: _____
HARRIS MILLMAN, President

Signature: _____
Print Name: Naomi Mittler

State of Florida
County of Broward

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **02/26/2001** by:
HARRIS MILLMAN, President
of
Haven Economic Development, Inc., a Florida non-profit corporation
on behalf of the corporation.
He/She is personally known to me or who has produced **Drivers License** as identification.

Notary Seal

Signature: _____
Print Name:

NAOMI MITTLER
Notary Public - State of Florida
My Commission Expires Aug 23, 2001
Commission # CC663093

WILL-CALL
TRI-COUNTY COURTHOUSE COURIER
FOR THE FIRM OF: **Shepard & Leskar**
100 S. Pine Island Rd., #201
Plantation, FL 33324
01-0371 Garrett

(1)

CFN # 104336421, OR BK 38204 Page 1766, Page 1 of 2, Recorded 09/17/2004 at 08:42 AM, Broward County Commission, Doc. D $2205.00 Deputy Clerk 2185

Prepared by and Return to:

Joseph L. Kohn, Esq.
CITIZENS TITLE SERVICES, INC.
210 University Drive, Ste 301
Coral Springs, Florida 33071
SS# - GRANTEE 1: - -

WARRANTY DEED

File No.: 241410-JKS

THIS INDENTURE, made this 8 day of September , A.D. 2004 between

BRIAN T. GARRETT, a married man, JOINED BY HIS SPOUSE . CHRISTINA GARRETT

as Grantor*, whose address is: 14543 SW 77th Street Miami FL 33183 and

SEECHARAN RAMOTAR and SHAIDA RAMOTAR, Husband and Wife

as Grantee*, whose address is: 2032 JEFFERSON STREET, HOLLYWOOD, FL 33020

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Broward, State of Florida, to-wit:

LOT 23 AND 24, BLOCK 2, TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORFDS OF BROWARD COUNTY, FLORIDA.

Property Tax ID Number: 11215-01-03200

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 2004 and subsequent years.

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

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

(Witness 1) _____ X _____
SIGN AND PRINT NAME _____ BRIAN T. GARRETT

(Witness 2) _____ X _____
SIGN AND PRINT NAME _____ CHRISTINA GARRETT

State of Florida
County of Dade

The foregoing instrument was acknowledged before me on this 8 day of Sept, 2004 by BRIAN T. GARRETT AND CHRISTINA GARRETT, HUSBAND AND WIFE who is known to me or who has produced Drivers License as identification and did ~~take an oath~~.

My Commission Expires:

(SEAL)

Notary Public
Print Name: Joseph L. Kohn

Joseph L. Kohn
MY COMMISSION # DD147251 EXPIRES
October 28, 2006
BONDED THRU TROY FAIN INSURANCE, INC

Instr# 118795580 , Page 1 of 2, Recorded 04/17/2023 at 03:55 PM
Broward County Commission
Deed Doc Stamps: $7000.00

THIS INSTRUMENT PREPARED BY:
JK Closing Attorneys, PLLC
Charles J. Esposito, Esq.
5489 Wiles Road, Suite 304
Coconut Creek, FL 33073
Our File No.: **JK-23-0674S**

AND RETURN TO:
Alex D. Sirulnik, P.A.
2199 Ponce de Leon Boulevard, Suite #301, Coral Gables, FL 33134
(305) 443-7211

Property Appraisers Parcel Identification (Folio) Number: **51-42-15-01-0320**
State of Florida Deed Documentary Stamps paid on this transaction: **$7,000.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 11 day of **April, 2023** by **Seecharan Ramotar, and Shaida Ramotar, husband and wife**, whose post office address is 8800 Pine Forest Road, Apt. 8108, Pensacola, FL 32534, herein called the Grantor,

to **GREAT PARTNERS INVESTMENTS LLC, a Florida Limited Liability Company,** whose post office address is 2032 Jefferson Street, Hollywood, FL 33020, 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)

W I T N E S S E T H: 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.:

Lots 23 and 24, Block 2, Town of Hollywood, according to the plat thereof, as recorded in Plat Book 1, Page(s) 21, of the Public Records of Broward County, Florida.

Locally known as 2032 Jefferson Street, Hollywood, FL 33020

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter, without reimposing 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 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 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, 2022.

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

Michael McIntosh
Witness #1 Printed Name

Witness #2 Signature

Valentina Jimenez
Witness #2 Printed Name

Seecharan Ramotar
Seecharan Ramotar

Shaida Ramotar

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of April, 2023 by Seecharan Ramotar and Shaida Ramotar, who are personally known to me or who has produced DL as identification.

SEAL

MICHAEL MCINTOSH
Notary Public - State of Florida
Commission # GG 338843
My Comm. Expires Sep 19, 2023
Bonded through National Notary Assn.

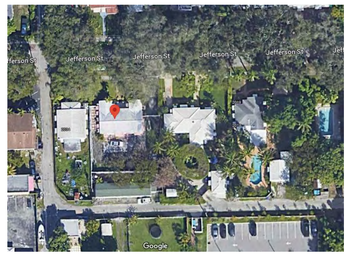
Notary Public

Michael McIntosh
Printed Notary Name

My commission expires:

PROPOSED 29-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC

2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP



LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) – 305–403–7926
(CELL)– 786–543–0851
E–MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis LaRosa-Registered
Architect
AR#–0017852

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PACO MEETING: JULY 17, 2023
TAC 1 MEETING: AUGUST 21, 2023
TAC 2 MEETING: DECEMBER 18, 2023
PUBLIC PARTICIPATION: APRIL 4, 2024

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE,FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2020-6TH. EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

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

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

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

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S 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 NNOT 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.

SITE CALCULATIONS:

TOTAL SITE AREA:
GROSS AREA= 12, 906.43 or .30 ACRES
NET AREA= 10,906 SF or .25 ACRES

BUILDING FOOTPRINT AREA	8,435 SF
DRIVEWAY	442 SF
CONC. SLAB	240 SF
TOTAL IMPERVIOUS AREA=	9,117 SF (83.6 %)
TOTAL PERVIOUS AREA=	1,789 SF (16.4 %)

FAR CALCULATION

FAR ALLOWED= 10,906 X 3.0= 32,718 SF

FIRST FLOOR=	607 SF
2ND FLOOR=	607 SF
3RD FLOOR=	7,757 SF
4TH FLOOR=	7,759 SF
5TH FLOOR=	7,759 SF
6TH FLOOR/ROOF=	7,422 SF

FAR PROVIDED= 31,911 SF /2.9 FAR

MINIMUN & AVERAGE DWELLIN UNIT SIZE TABLE

	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 S.F.	575 S.F.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 S.F.	851 S.F.

BUILDING CALCULATIONS

	LOBBY/CORR.	STAIR 1	STAIR 2	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOTAL
1ST FLOOR	327 S.F.	140 S.F.	140 S.F.	-	-	-	-	-	-	-	-	607 S.F.
2ND FLOOR	327 S.F.	140 S.F.	140 S.F.	-	-	-	-	-	-	-	-	607 S.F.
3RD FLOOR	878 S.F.	140 S.F.	140 S.F.	1075 S.F.	738 S.F.	1,026 S.F.	575 S.F.	1,024 S.F.	1,348 S.F.	813 S.F.	-	7,757 S.F.
4TH FLOOR	878 S.F.	140 S.F.	140 S.F.	1075 S.F.	738 S.F.	1,026 S.F.	575 S.F.	1,024 S.F.	650 S.F.	700 S.F.	813 S.F.	7,759 S.F.
5TH FLOOR	878 S.F.	140 S.F.	140 S.F.	1075 S.F.	738 S.F.	1,026 S.F.	575 S.F.	1,024 S.F.	650 S.F.	700 S.F.	813 S.F.	7,759 S.F.
6TH FLOOR	878 S.F.	140 S.F.	140 S.F.	1044 S.F. TWO STORY	1044 S.F. TWO STORY	1044 S.F. TWO STORY	1044 S.F. TWO STORY	1044 S.F. TWO STORY	1044 S.F. TWO STORY	-	-	7,422 S.F.
TOTAL GROSS AREA												31,911 S.F.

WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020-7th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (7TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

CHAPTER 3- OCCUPANCY= 162 OCCUPANTS
RESIDENTIAL (R-2)

OCCUPANCY CALCULATION
OCCUPANCY CALCULATION
32,301 / 200= 161.5 OCCUPANTS
162 OCCUPANTS

CHAPTER 4 : NOT APPLICABLE

CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS:
· TABLE 503- R-2 TYPE I-B (UNLIMITED HEIGHT AND AREA. WE ARE PROVIDING 5 STORIES).
SHAPTER 6- TYPE OF CONSTRUCTION:
· TABLE 601- TYPE 1 B REQUIRES PRIMAR STRUCTURAL FRAME TO BE 2 HOURS- (WE COMPLY). EXTERIOR AND INTERIOR BEARING WALLS TO BE 2 HOURS, (WE COMPLY). FLOOR CONSTRUCTION TO BE 2 HOURS, (WE COMPLY).
· TABLE 602- FIRE-RESISTNCE RATING BASED ON DISTANCE SEPARATION, 1B-RESIDENTIAL R-2, (WE COMPLY)
· 603.1 ALLOWABLE MATERIALS: COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3
CHAPTER 7- FIRE AND SMOKE PROTECTION FEATURES:
· 705.2 NO PROJECTIONS

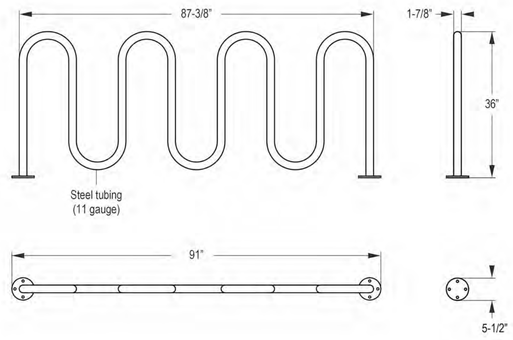
CHAPTER 8- INTERIOR FINISHES
TABLE 803.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
· INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS- TYPE C
· CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT RAMPS- TYPE C
· ROOMS AND ENCLOSED SPACES- TYPE C
CHAPTER 9- FIRE PROTECTION SYSTEMS
· 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
CHAPTER 10- MEANS OF EGRESS
· OCCUPANT LOAD= GROSS AREA=51,671 DIVIDED BY 200=258 OCCUPANTS.
TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL
· "R-2" OCCUPANCY WITH AN AUTOMATIC SPRINKLER SYSTEM=125'
· SECTION 1015.2 TWO EXITS OR EXIT ACCESS DOORWAYS. 2-EXITS PER FLOOR PROVIDED. 57 OCCUPANTS PER FLOOR.

BELSON OUTDOORS

627 Amersale Dr
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # CBBR-9UR-SS — **Dimension Sheet**

9 BIKE WAVE BIKE RACK, STAINLESS STEEL, SURFACE MOUNT



www.belson.com

1 BIKE RACK DETAIL
1 1/2" = 1'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis La Rosa -Registered Architect
AR#-0017852

Revision

#	DESCRIPTION	DATE	BY
1	COMMENTS	10/4/2024	
2	TAC 2	4/4/2024	A.G.
3	PDB	6/14/2024	A.G.

PROPOSED 29-UNITS MULTI FAMILIY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 0017852
REGISTERED ARCHITECT

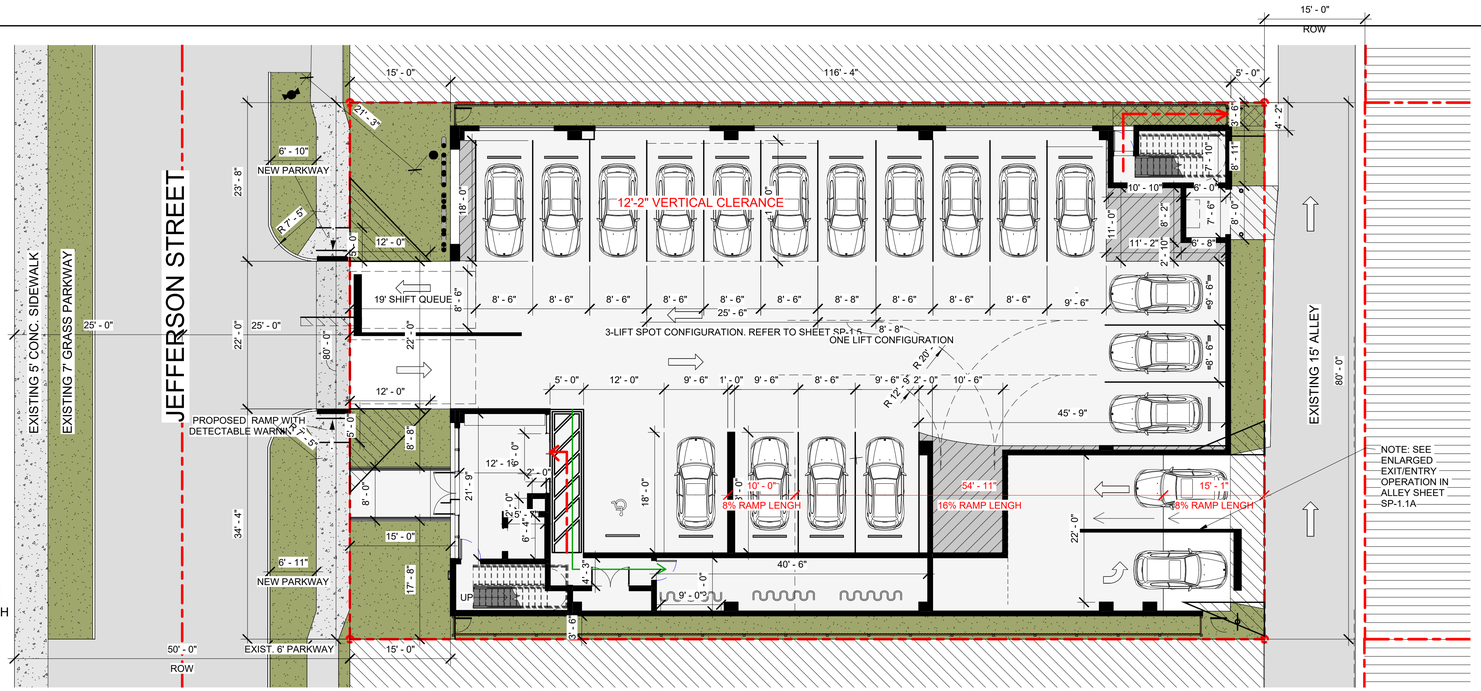
DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	GN-1.1
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

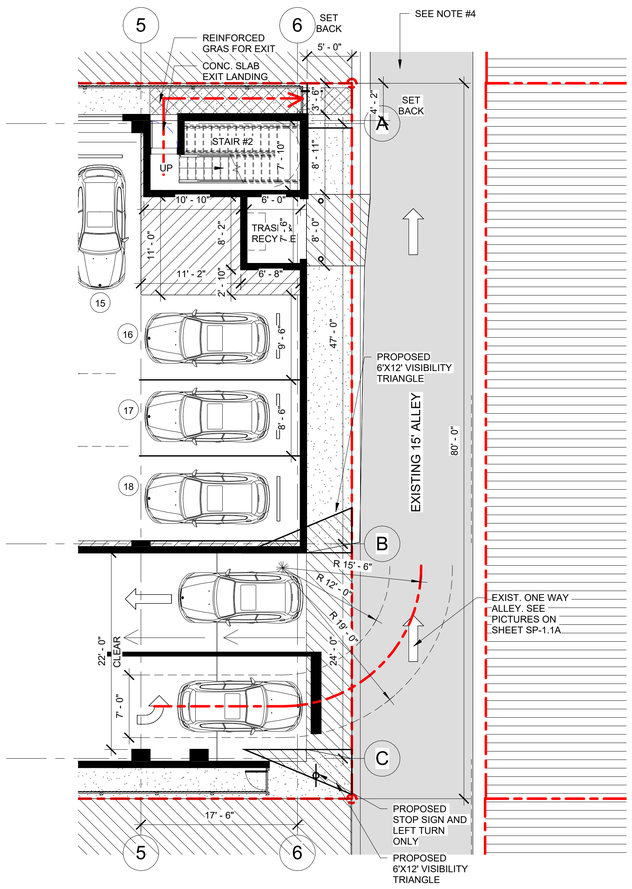
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1 1/2" = 1'-0"

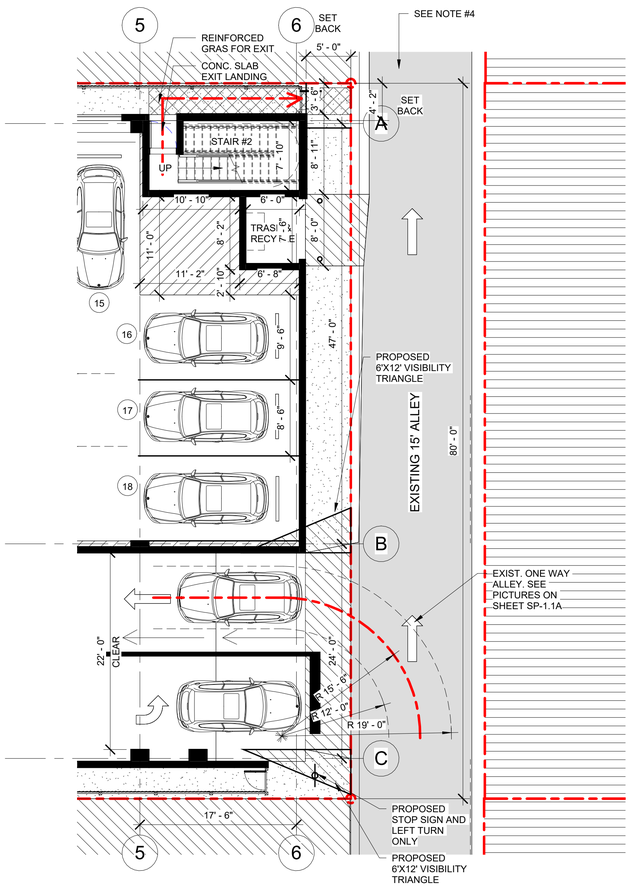
1 GENERAL NOTES | 2 BUILDING CODE DATA



1 RAMP OPERATION SITE PLAN
3/32" = 1'-0"



2 RAMP EXIT ONLY
1/8" = 1'-0"



3 RAMP ENTRY ONLY
1/8" = 1'-0"



ALLEY AND S 20TH ACE CORNER - ONE WAY HEADYEAST



ALLEY LOOKING EAST FROM PROJECT PROPERTY - ONE WAY HEADY EAST

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis La Rosa -Registered Architect
AR#-0017852

Revision			
#	REV	DATE	BY
4	PDB	10/2/2024	A.G.
7	PDB	9/16/2025	A.G.

PROPOSED 29-UNITS MULTI FAMILIY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LA ROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	SP 1.1A
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

10/22/2025 5:03:21 PM

As indicated

SITE CALCULATIONS:

TOTAL SITE AREA:
GROSS AREA= 12, 906.43 or .30 ACRES
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MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 S.F.	851 S.F.

1. OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION.
3. OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
4. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
5. A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
6. GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
7. BIKE RACK TO BE INSTALLED AS SHOWN
8. WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE

- THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATIONS THROUGH THE GREEN BUILDING COUNCIL.
- GREEN BUILDING CERTIFICATION TO BE ACHIEVED AND REMOVE THE LIST OF GREEN BUILDING PRACTICES.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
13-(1) BEDROOM=13x1= 13 PARKING SPACE	13	13
13-(2) BEDROOMS=13x1.5= 19.5 PARKING SPACE	19.5	26(13 LIFT)
3-(3) BEDROOMS=3x1.5= 4.5 PARKING SPACE	4.5	6(3 LIFT)
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS FOR 29 UNITS)=	3.0	3.0
TOTAL PARKING SPACES	40.0	48

- TOTAL LIFT USED= 16
- TOTAL SINGLE SPACES=32
- TOTAL BIKE SPACES=27 PROVIDED
- 48 PARKING SPACES REQUIRES 2 ADA PARKING= 2 PROVIDED

NOTE:
1. LIFTS ARE DESIGNATED TO 2&3-BEDROOM UNIT. PLEASE REFER TO PARKING CALCULATIONS CHART.

2. PROVIDED A MANUAL GENERATOR BACKUP FOR PARKING LIFT

3. REFER TO SHEET GN.1.1 FOR BIKE RACK DETAIL.

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

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).

5. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

6. ALL SIGNS, WICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

7. MAXIMUN FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUN 0.5 if ADJACENT TO RESIDENTIAL.

8. WILL BE NO GATES AT ALL ACCESS LOCATIONS TO THE SITE.

GRASS REINFORCED

DENOTE NO VEHICULAR STRIPING

DENOTE CMU/CONCRETE WALL

DENOTE ASPHALT DRIVEWAY

DENOTE CONCRETE WALKWAY

HATCHIN LEGEND
1/8" = 1'-0"

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	15'	15'-0"
REAR ALLEY	5'	5'-0"
SIDE INTERIOR	0'	3'-6"
AT GRADE PARKING SETBACKS		N-8'-8" S-38'-2" E-5'-2" W-5'-0"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	86'-0" TOP OF ROOF

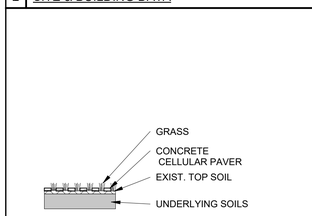
LAND. USE DESIGNATION: RAC

ZONING DESIGNATION: DH-3

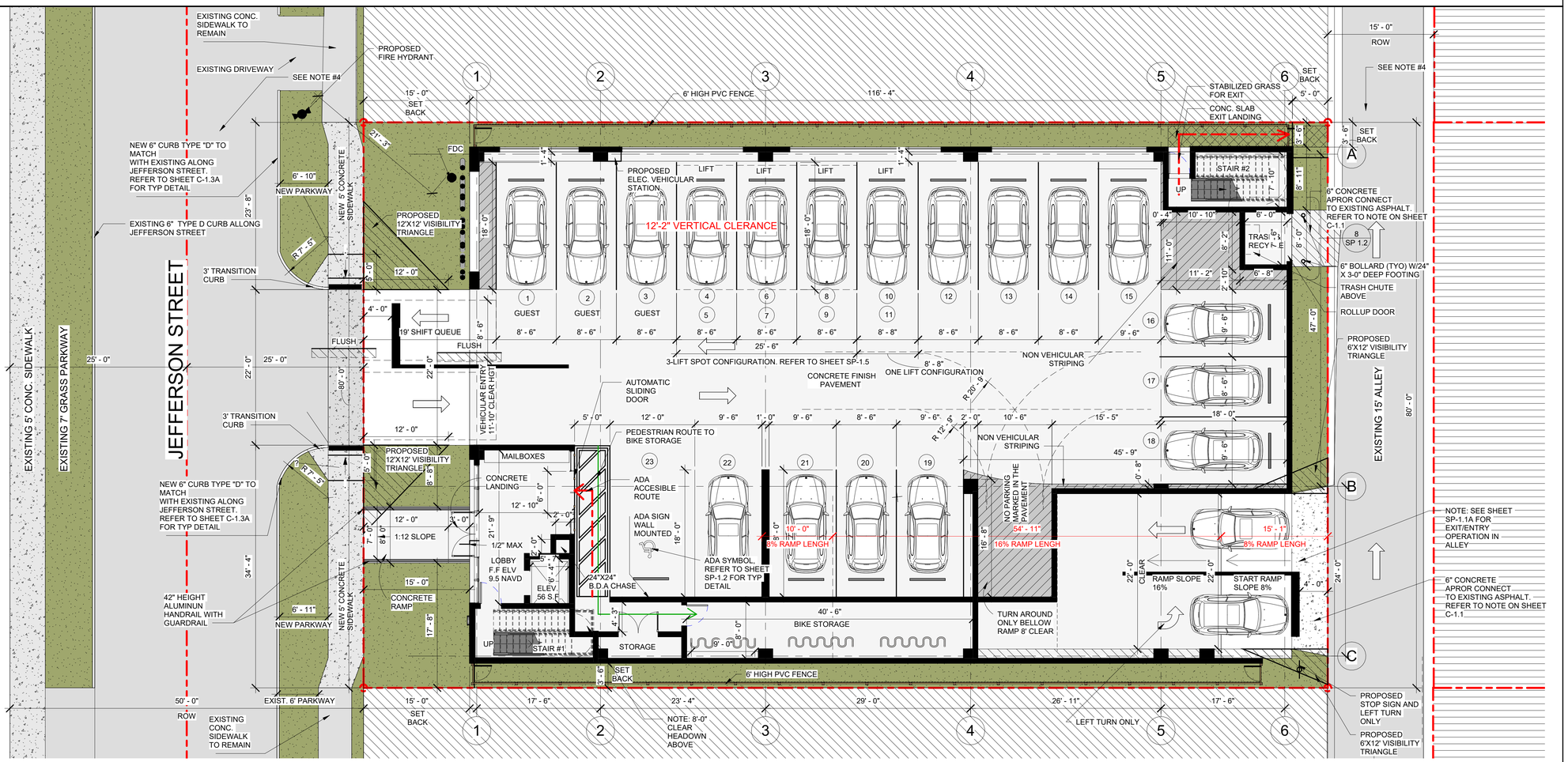
NOTE:
a) CENTERLINE OF SWALE MAY HAVE TO BE ADJUSTED TO COMPENSATE FOR PROPOSED LANDSCAPING (PER SHEET L-01). ADDITIONAL ELEVATIONS SHOULD BE PROVIDED ON PLAN VIEW SO DIMENSIONS ON CROSS-SECTION VIEWS CAN BE VERIFIED

b) PROPOSED LANDSCAPING ALONG PROPERTY LINES WILL NOT DISRUPT STORMWATER RUNOFF DRAINAGE RETENTION

2 SITE & BUILDING DATA



STABILIZED GRASS DETAIL
1/4" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

4 SITE PLAN

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ARCHITECTURE & PLANNING
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PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis La Rosa -Registered Architect ARF-0017852

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5	PDB	1/24/2025	A.G.
6	PDB	7/15/2025	A.G.
7	PDB	9/16/2025	A.G.
8	PDB	10/10/2025	A.G.

PROPOSED 29-UNITS MULTI FAMILIY DEVELOPMENT FOR:
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2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

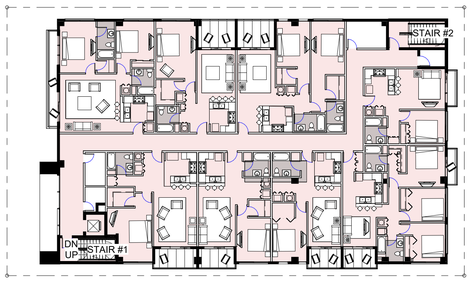
SEAL: AR 0017852 LUIS LA ROSA
STATE OF FLORIDA
LUIS LA ROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	SP 1.1
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

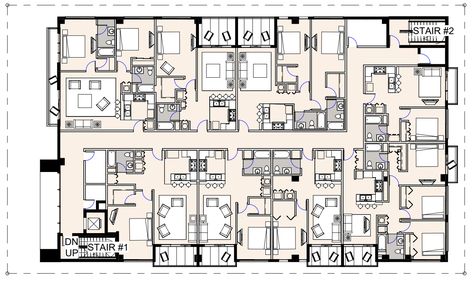
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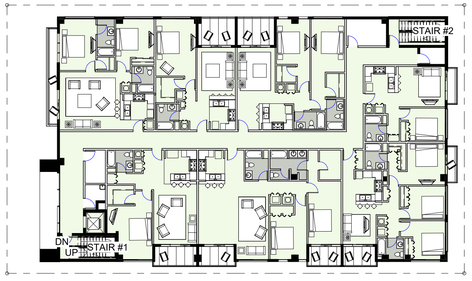
FAR / FLOOR= 7,759 SF

4 4TH FLOOR
3/64" = 1'-0"



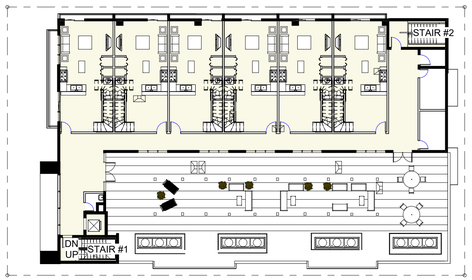
FAR / FLOOR= 7,759 SF

5 5TH FLOOR
3/64" = 1'-0"



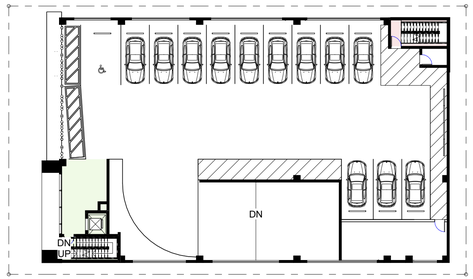
FAR / FLOOR= 7,757 SF

3 3RD FLOOR PLAN
3/64" = 1'-0"



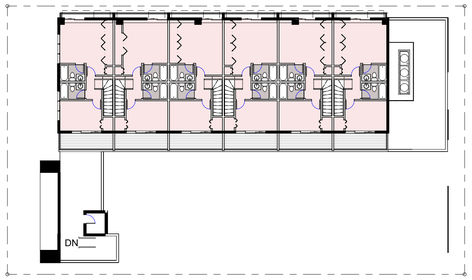
FAR / FLOOR= 3,760 SF

6 6TH FLOOR/ROOF PLAN
3/64" = 1'-0"



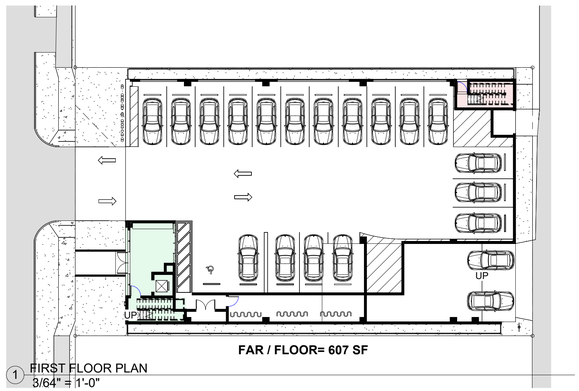
FAR / FLOOR= 607 SF

2 2ND FLOOR PLAN
3/64" = 1'-0"



FAR / FLOOR= 3,662 SF

7 7TH FLOOR PLAN
3/64" = 1'-0"



FAR / FLOOR= 607 SF

1 FIRST FLOOR PLAN
3/64" = 1'-0"

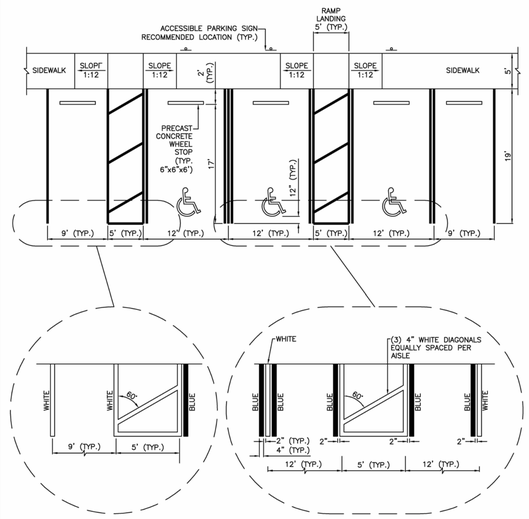
FAR CALCULATION

FAR ALLOWED= 10,906 X 3.0= 32,718 SF

FIRST FLOOR=	607 SF
2ND FLOOR=	607 SF
3RD FLOOR=	7,757 SF
4TH FLOOR=	7,759 SF
5TH FLOOR=	7,759 SF
6TH FLOOR/TOW STORY/ROOF=	7,422 SF

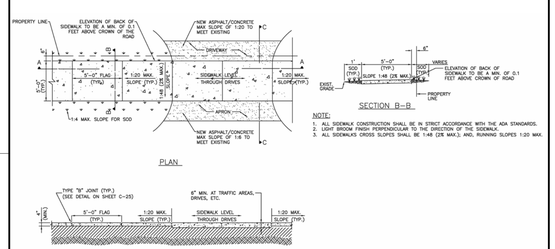
FAR PROVIDED= 31,911 SF /2.9 FAR

1 F.A.R. DIAGRAM AND CALCULATIONS

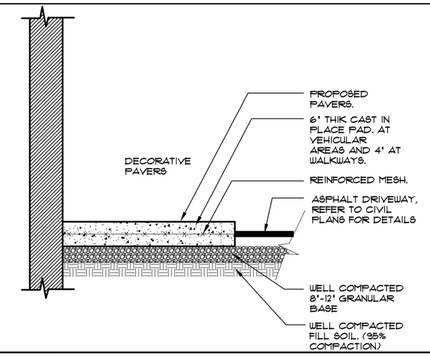


(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

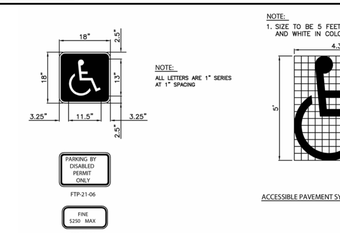
2 TYP. PARKING HANDICAP STALL DETAIL



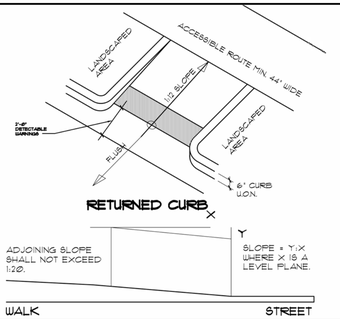
3 WALKWAY DETAIL



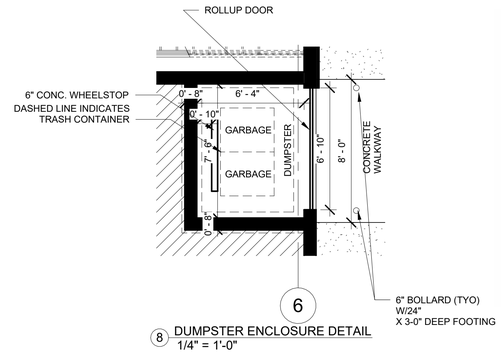
5 HANDICAP PARKING SIGN DETAILS



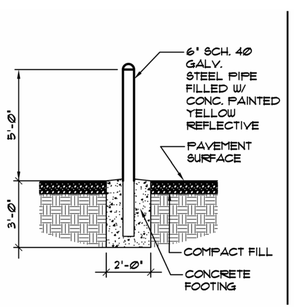
4 ACCESSIBLE CURB RAMP



6 ACCESSIBLE CURB RAMP



8 DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



1.) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECEPTACLE AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) WITH SIX-FOOT-HIGH WALLS.

2.) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:
-UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH.
-UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.

3.) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.

7 DUMPSTER ENCLOSURE DETAIL

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ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis LaRosa -Registered Architect ARF-0017852

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4	PDB	10/2/2024	A.G.

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GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	SP 1.2
OF:	SHEETS:

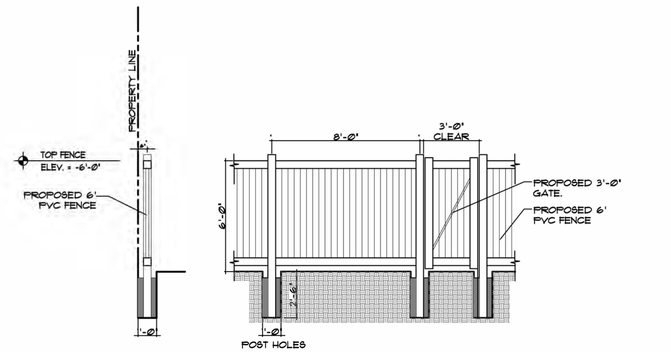
100% CONSTRUCTION DOCUMENTS

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As indicated



1 PROPOSED NORTH ELEVATION SITE CONTEXT
3/32" = 1'-0"



3 PVC FENCE DETAIL



2 PROPOSED WEST ELEVATION SITE CONTEXT
3/32" = 1'-0"

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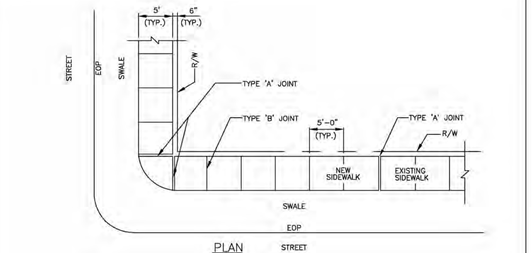
SEAL: AR 0017852
LUIS LA ROSA
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AR 0017852
REGISTERED ARCHITECT

DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
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JOB. NO.:	023-023
SHEET:	SP-1.3
OF:	SHEETS:

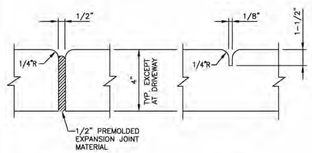
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3/32" = 1'-0"



PLAN



TYPE 'A' TYPE 'B'

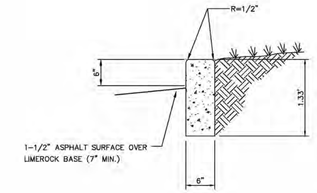
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

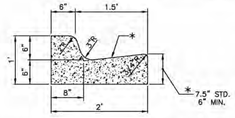
NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

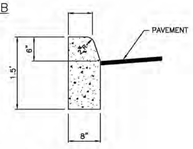
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)		DRAWING NO.: C-25
APPROVED: JG			



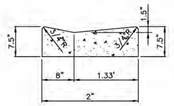
STANDARD CURB



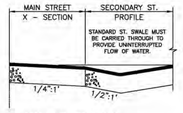
6" CURB & GUTTER (FDOT TYPE "F")



TYPE 'D' CURB



DRIVEWAY CURB & GUTTER



VALLEY GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	CURB AND GUTTER DETAILS		DRAWING NO.: C-26
APPROVED: JG			

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ARCHITECTURE & PLANNING
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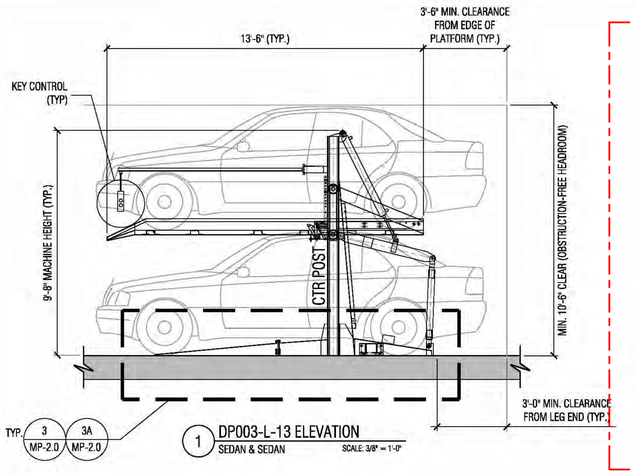
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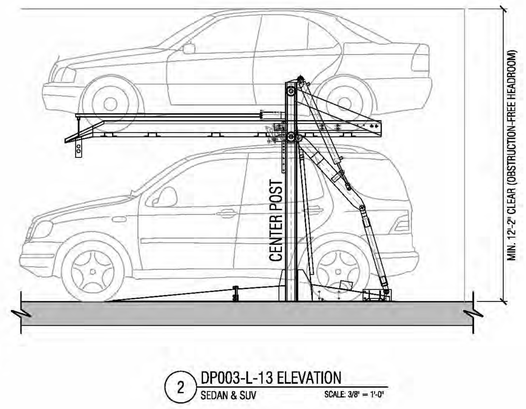
DRAWN:	Author
CHECKED:	Checker
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SCALE:	AS NOTED
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SHEET:	SP-1.4
OF:	SHEETS:

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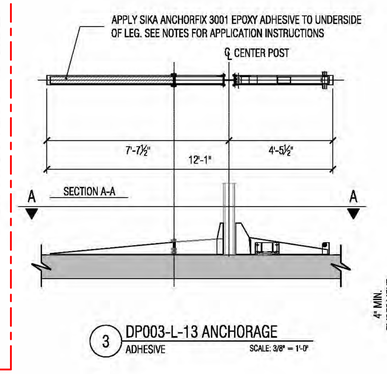


1 DP003-L-13 ELEVATION
SEDAN & SEDAN SCALE: 3/8" = 1'-0"

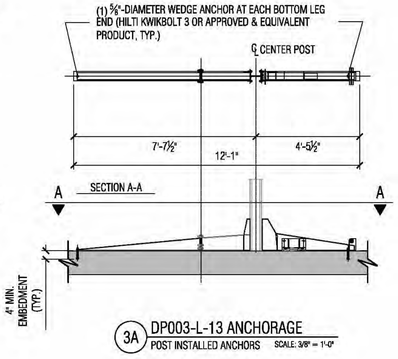


2 DP003-L-13 ELEVATION
SEDAN & SUV SCALE: 3/8" = 1'-0"

NOTE:
WE ARE PROPOSING SEDAN-SUV CONFIGURATION AS REQUESTED BY OWNER



3 DP003-L-13 ANCHORAGE
ADHESIVE SCALE: 3/8" = 1'-0"



3A DP003-L-13 ANCHORAGE
POST INSTALLED ANCHORS SCALE: 3/8" = 1'-0"

ANCHORAGE NOTES:
1. USE ADHESIVE FOR POST TENSION SLAB (DETAIL 3).
2. USE POST INSTALLED ANCHORAGE FOR REINFORCED CONCRETE SLAB (DETAIL 3A).

CAR LIFTS ON SLOPES NOTE:
1. THE MAXIMUM ALLOWABLE SLOPE WHICH CAN BE HANDLED BY THE PARKING LIFT IS 6%.
2. PARKING LIFTS SHOULD NOT BE PLACED WHERE ONE LEG SITS ON A SLOPED SURFACE AND THE OTHER ON A FLAT SURFACE.

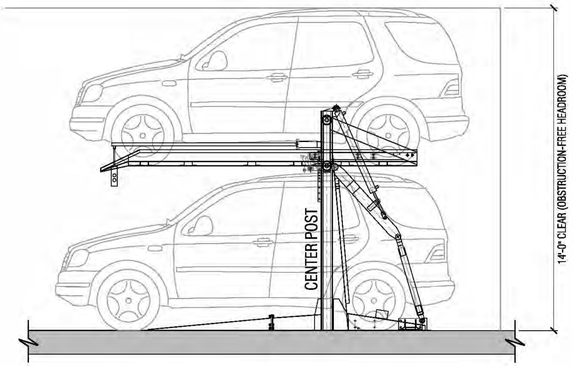
ESTIMATED WEIGHT OF DOUBLE STACKER=3000#
CAR LIFT CAPACITY=6000#

RECOMMENDED CLEARANCES FOR DP003

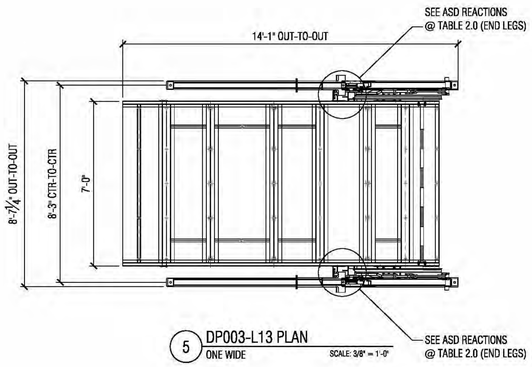
STACKED VEHICLE TYPES	TOTAL HEIGHT REQUIREMENT
SEDAN+SEDAN	10'-6"
SUV+SEDAN	12'-2"
SUV+SUV	14-0"

TABLE 2.0 - ASD REACTIONS AT CENTER POST:

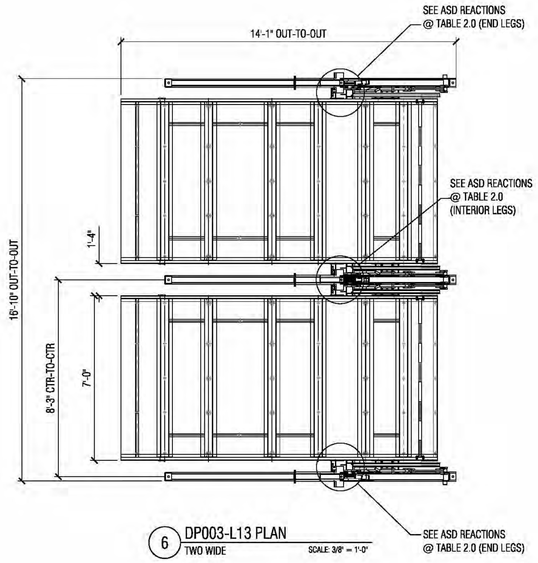
	LOADED WITH VEHICLE (w/20% Impact Factor)	UNLOADED(LIFT SELF WEIGHT)
END LEGS:	5,000 lbs	1,500 lbs
INTERIOR LEG:	10,000 lbs	3,000 lbs
AREA LOAD:	150 psf	40 psf



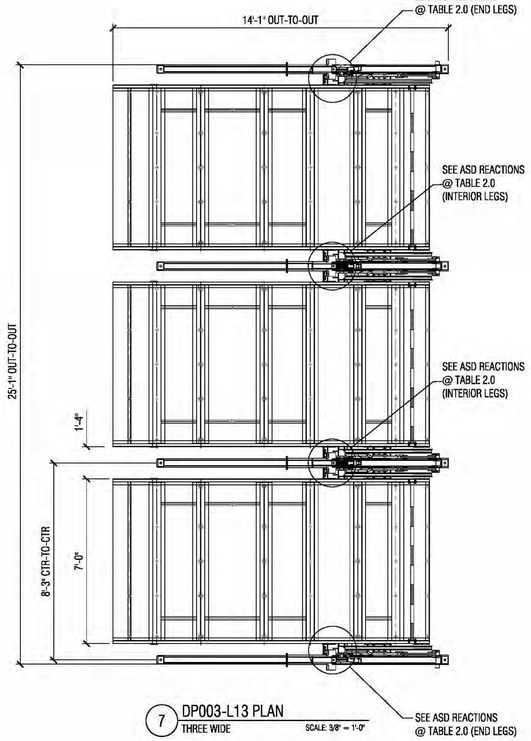
4 DP003-L13 ELEVATION
SUV & SUV SCALE: 3/8" = 1'-0"



5 DP003-L13 PLAN
ONE WIDE SCALE: 3/8" = 1'-0"



6 DP003-L13 PLAN
TWO WIDE SCALE: 3/8" = 1'-0"



7 DP003-L13 PLAN
THREE WIDE SCALE: 3/8" = 1'-0"

REVISION	DATE

PARKPLUS
HIGH DENSITY VEHICLE STORAGE
Leaders in high density parking systems

PARK PLUS FLORIDA, INC.
1111 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004
TEL: +1-954-929-7511
FAX: +1-954-929-7512
www.parkplusinc.com

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VIRAPHONH VICTOR SOUKAMNEUTH, P.E.
FLORIDA PE #78074

CERTIFICATE OF AUTHORIZATION #31097

BEARING	LOCATION PLAN

PROJECT NAME

PROJECT NUMBER CXXXXFL

TITLE

DRAWN	CHECKED	CHECKED	DATE
FM	EP	VS	XX/XX/XXXX

SCALE	DRAWING NUMBER
AS NOTED	

LLRArchitects, Inc.
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9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis LaRosa -Registered Architect
AR#-0017852

Revision

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1	TAC 1	10/4/2023	A.G.
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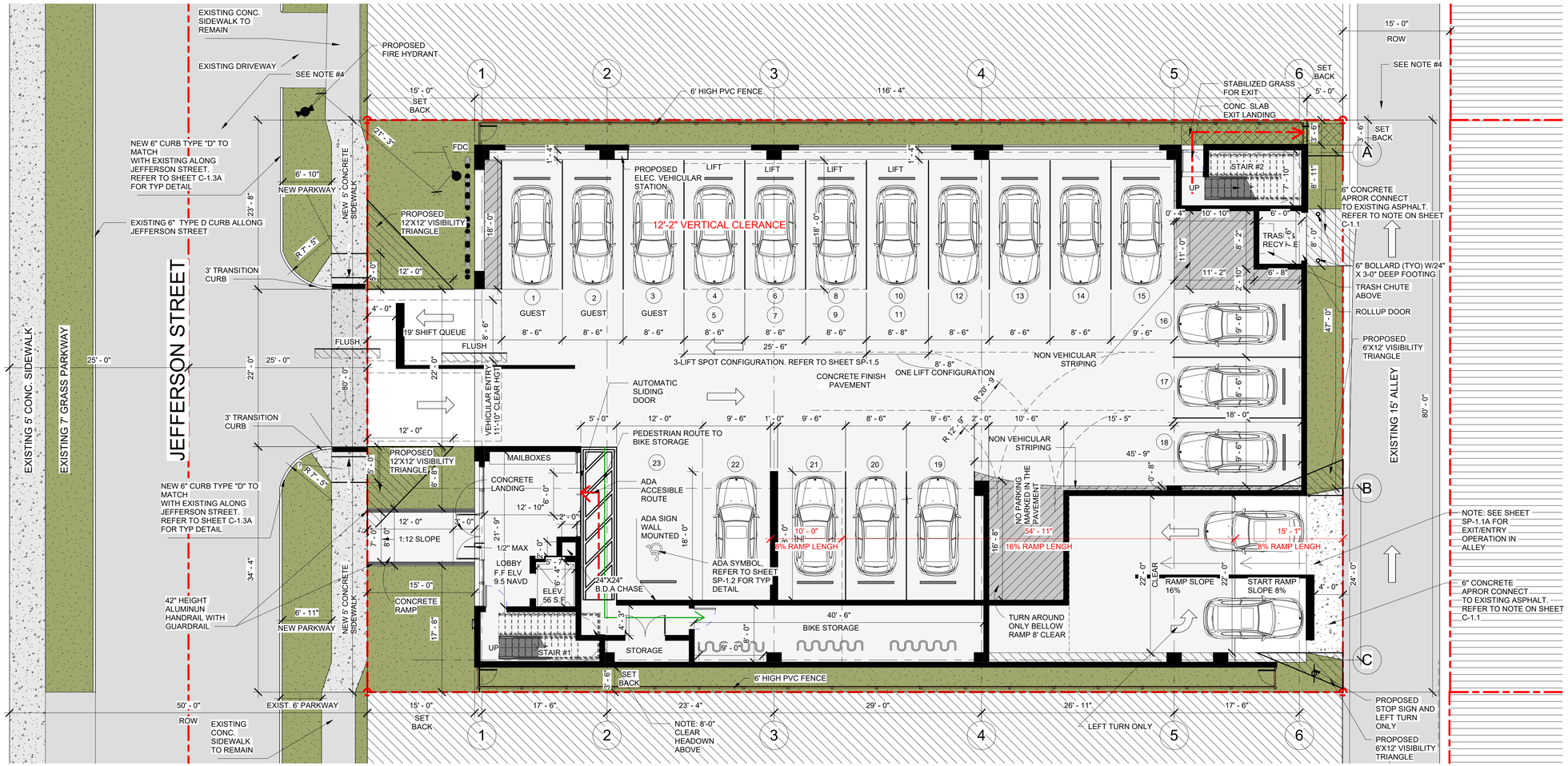
PROPOSED 29-UNITS MULTI FAMILIY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	SP-1.5
OF:	SHEETS:

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1 1ST FLOOR PLAN
1/8" = 1'-0"

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PEMBROKE PINES, FL 33024

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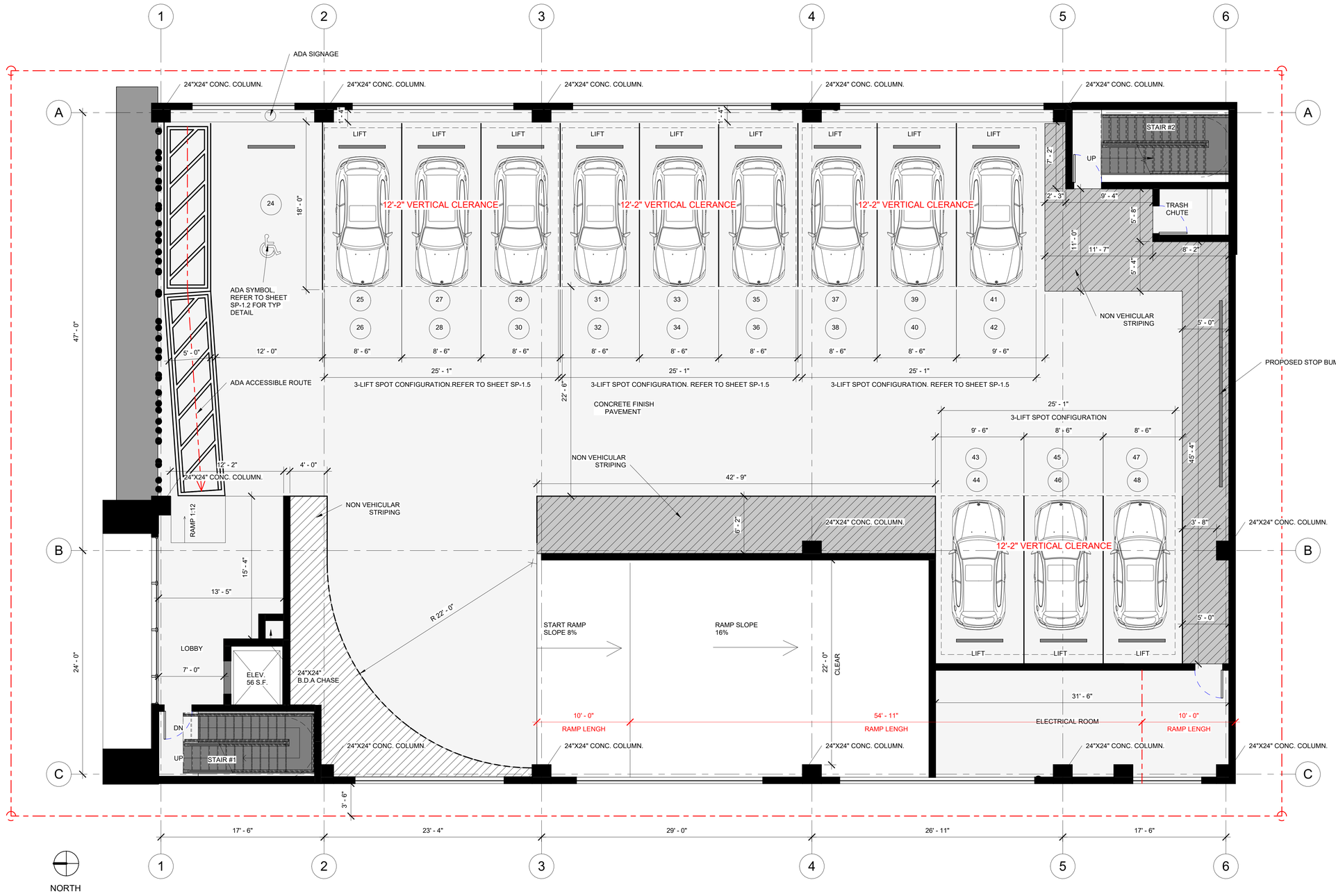
SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0017852

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	7/10/2023
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1/8" = 1'-0"



1 2ND FLOOR PLAN
3/16" = 1'-0"

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PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

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SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LA ROSA
AR 0017852
REGISTERED ARCHITECT

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3/16" = 1'-0"



1 3RD FLOOR PLAN
3/16" = 1'-0"

UNIT'S MODELS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

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PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
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E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

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AR#-0017852

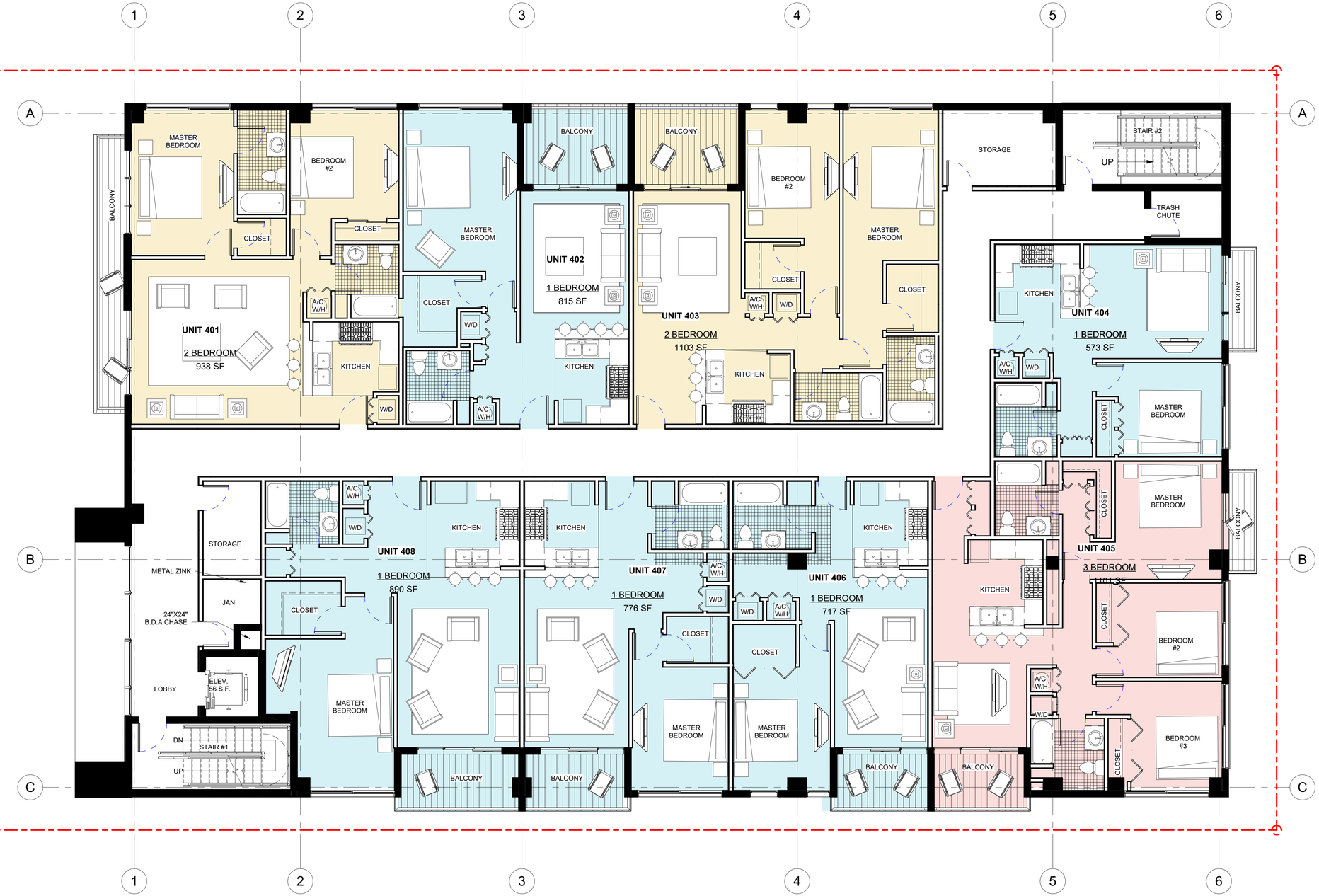
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NO.	DEV.	DATE	BY
1	TAC 1	10/4/2023	A.G.
2	TAC 2	4/4/2024	A.G.

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HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LA ROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	A.G
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DATE:	7/10/2023
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OF:	SHEETS:

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10/22/2025 5:01:31 PM
3/16" = 1'-0"



1 4TH_FLOOR
3/16" = 1'-0"

NORTH

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PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

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AR#-0017852

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1	TAC 1	10/4/2023	A.G.
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2032 JEFFERSON STREET
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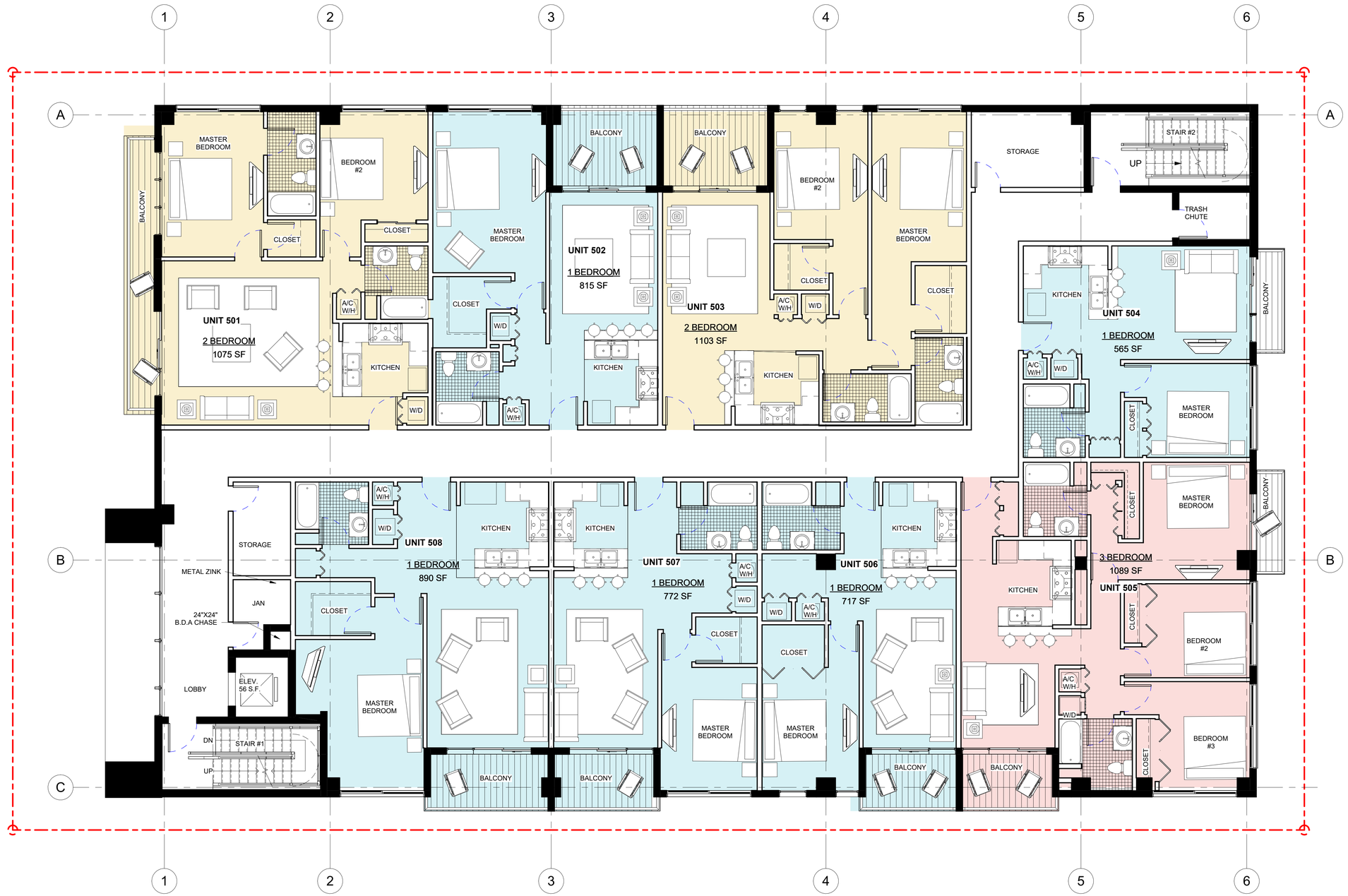
SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	A.G
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SHEET:	A 1.4
OF:	SHEETS:

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3/16" = 1'-0"



1 5TH FLOOR
3/16" = 1'-0"

NORTH

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PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

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Revision			
1	PLANNING SET	10/4/2023	A.G
2	TAC 2	4/4/2024	A.G

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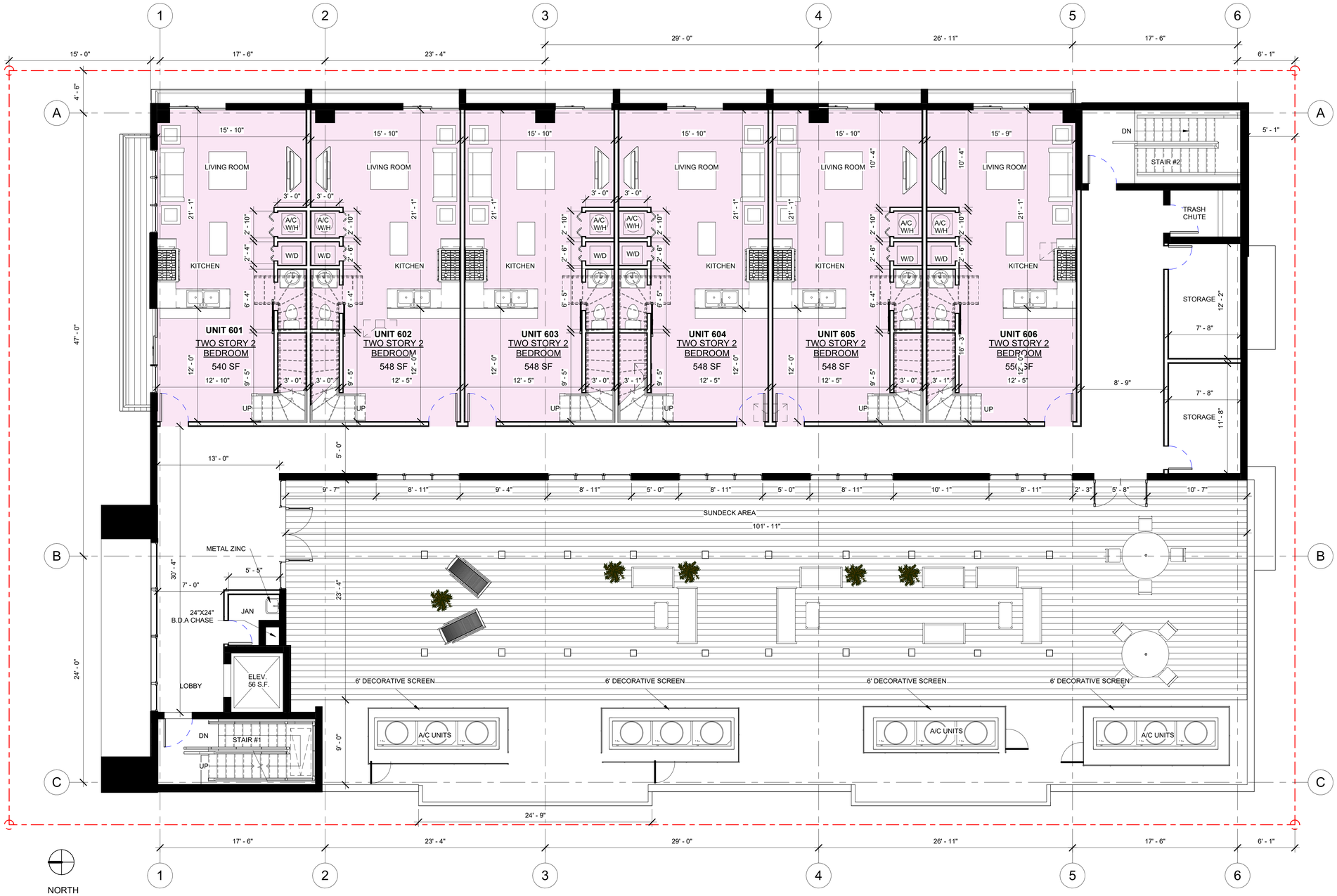
SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 00017852
REGISTERED ARCHITECT

DRAWN:	A.G
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DATE:	7/10/2023
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SHEET:	A 1.5
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3/16" = 1'-0"



1 6TH FLOOR/ROOF PLAN
3/16" = 1'-0"

UNIT'S MODELS

TWO STORY 2 BEDROOM

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(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

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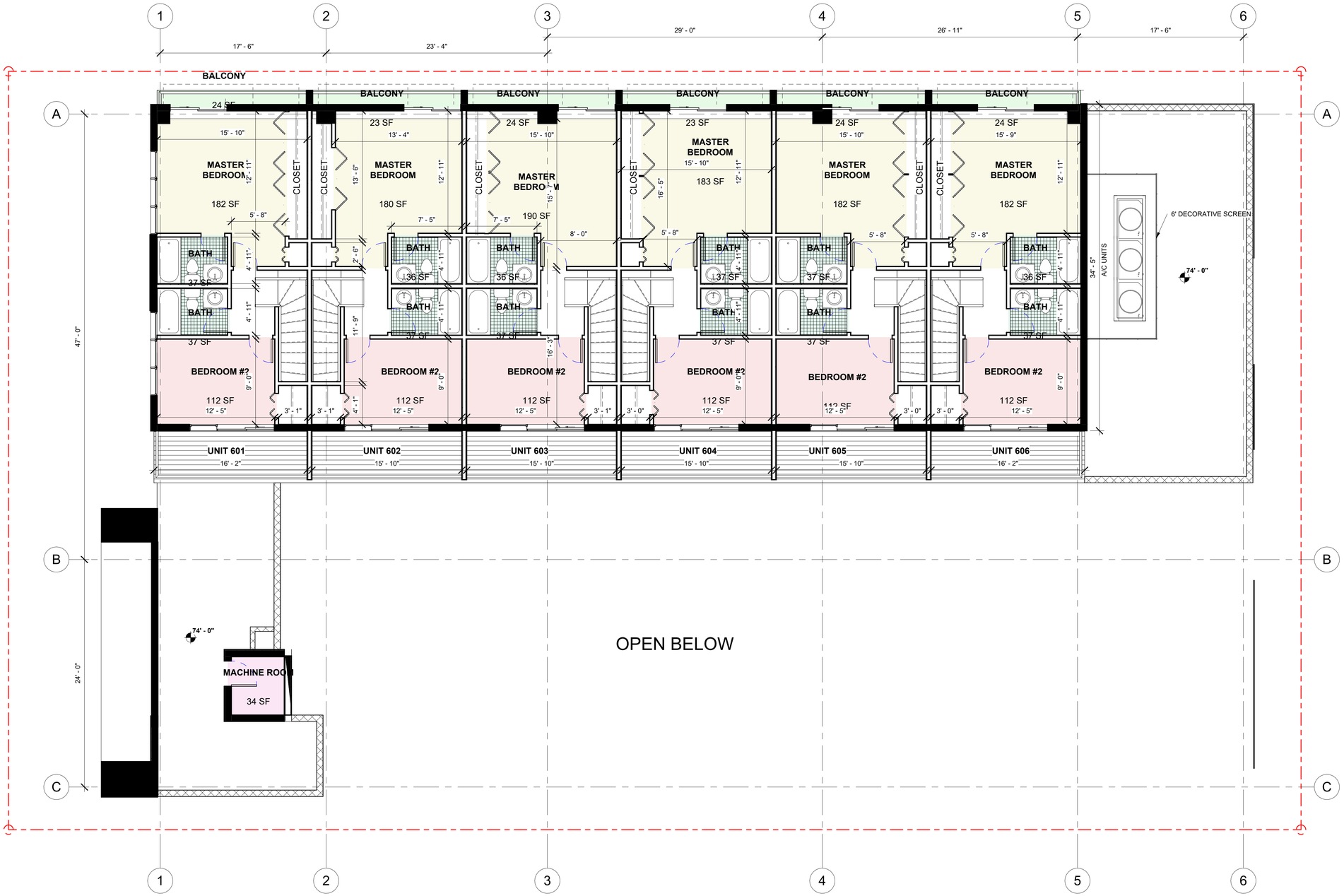
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STATE OF FLORIDA
LUIS LAROSA
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10/22/2025 5:01:39 PM

3/16" = 1'-0"



1 7TH FLOOR PLAN
3/16" = 1'-0"

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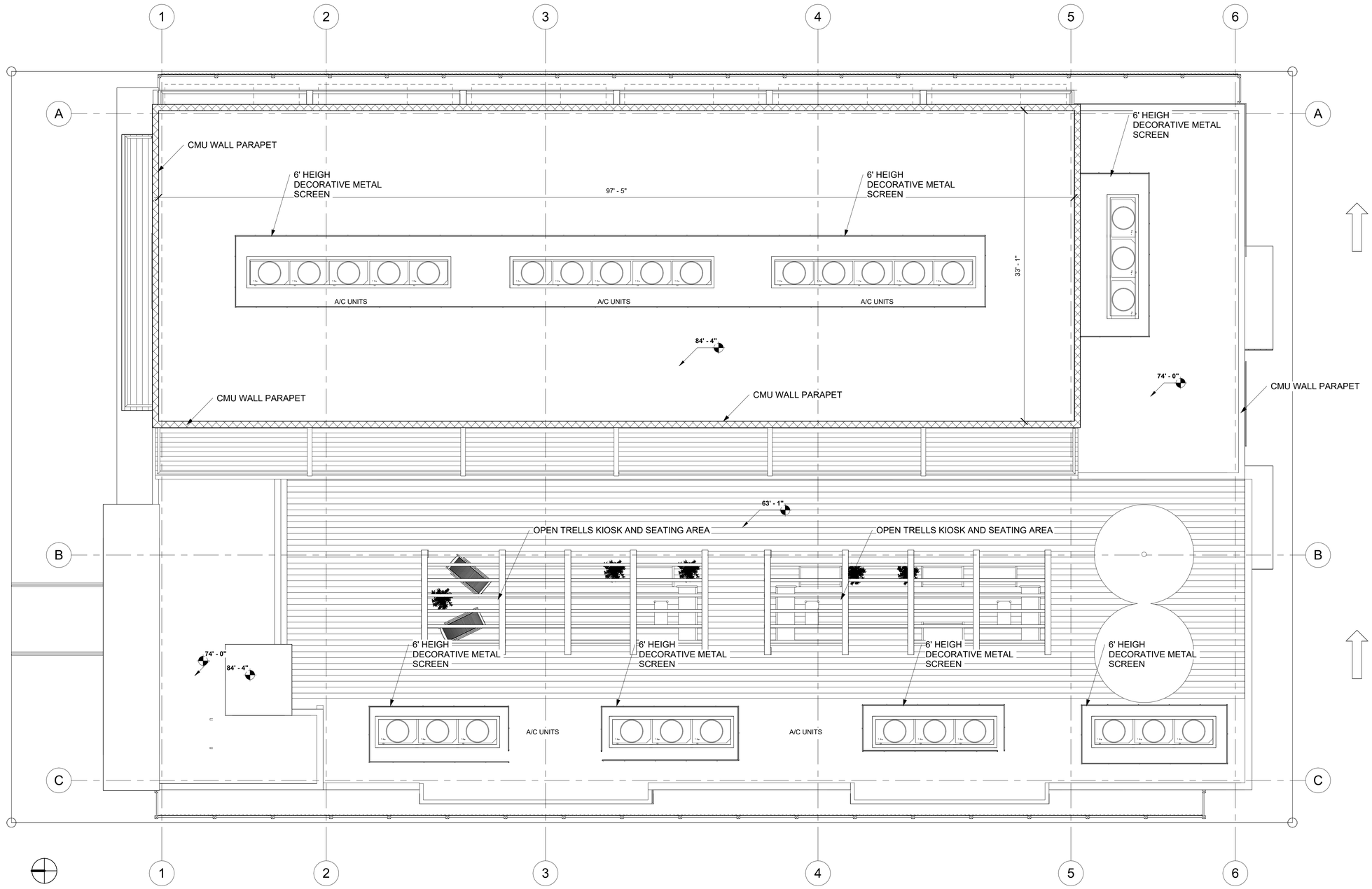
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1		10/4/2023	A.C.

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STATE OF FLORIDA
LUIS LA ROSA
AR 00017852
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10/22/2025 5:01:41 PM
3/16" = 1'-0"



1 ROOF PLAN
3/16" = 1'-0"

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(OFF.) - 305-403-7926
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LUIS LA ROSA
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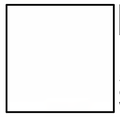
3/16" = 1'-0"

MATERIAL LEGEND



A

PORCELAIN WOOD
(HORIZONTAL)



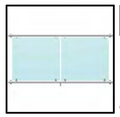
B

STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW



C

METAL SILVER



D

GLASS GUARDRAILS



E

CLEAR GLASSS



F

STUCCO FINISH PAINTED
COLOR: GRAPHITE



1 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

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LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 00017852
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SCALE:	AS NOTED
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SHEET:	A 2.1
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3/16" = 1'-0"

MATERIAL LEGEND

A

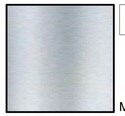


PORCELAIN WOOD
(HORIZONTAL)

B

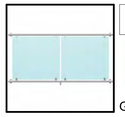
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COLOR: SW 9541
WHITE SNOW

C



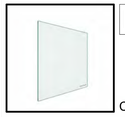
METAL MECH SCREEN

D



GLASS GUARDRAILS

E



CLEAR GLASSS

F

STUCCO FINISH PAINTED
COLOR: GRAPHITE



1 PROPOSED EAST ELEVATION
3/16" = 1'-0"

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OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

10/22/2025 5:02:27 PM

3/16" = 1'-0"

MATERIAL LEGEND

A

PORCELAIN WOOD
(HORIZONTAL)

B

STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW

C

METAL SILVER

D

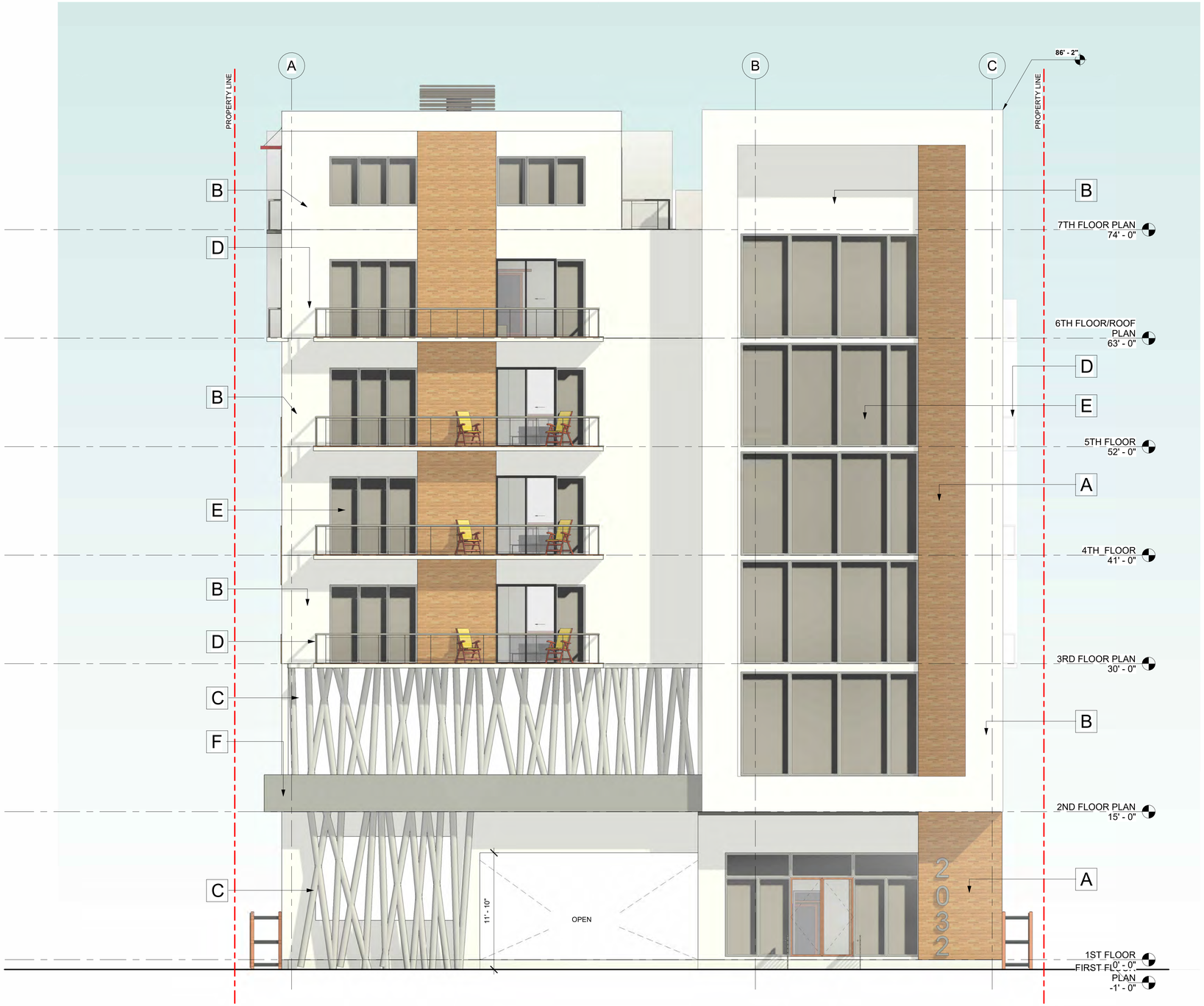
GLASS GUARDRAILS

E

CLEAR GLASSS

F

STUCCO FINISH PAINTED
COLOR: GRAPHITE



1 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis La Rosa -Registered Architect
AR#-0017852

Revision			
#	COMMENTS	DATE	BY
2		10/4/2023	
1	TAC 1	10/4/2023	A.G.

PROPOSED 29-UNITS MULTI FAMILIY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	Author
CHECKED:	Checker
DATE:	7/10/2023
SCALE:	AS NOTED
JOB. NO.:	023-023
SHEET:	A 2.3
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

10/22/2025 5:02:45 PM

3/16" = 1'-0"

MATERIAL LEGEND

A — PORCELAIN WOOD (HORIZONTAL)

B — STUCCO FINISH PAINTED
COLOR: SW 9541
WHITE SNOW

C — METAL MECH SCRREN

D — GLASS GUARDRAILS

E — CLEAR GLASSS

F — STUCCO FINISH PAINTED
COLOR: GRAPHITE



1 PROPOSED WEST ELEVATION
3/16" = 1'-0"

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ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

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Revision			
#	COMMENTS	DATE	BY
4	PDB	10/4/2023	

1	TAC 1	10/4/2023	A.G.
3	PDB	6/14/2024	A.G.
4	PDB	10/2/2024	A.G.

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GREAT PARTNERS INVESTMENT LLC
2032 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LA ROSA
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REGISTERED ARCHITECT

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SHEET:	A 2.4
OF:	SHEETS:

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3/16" = 1'-0"



1 {3D} Copy 1

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9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

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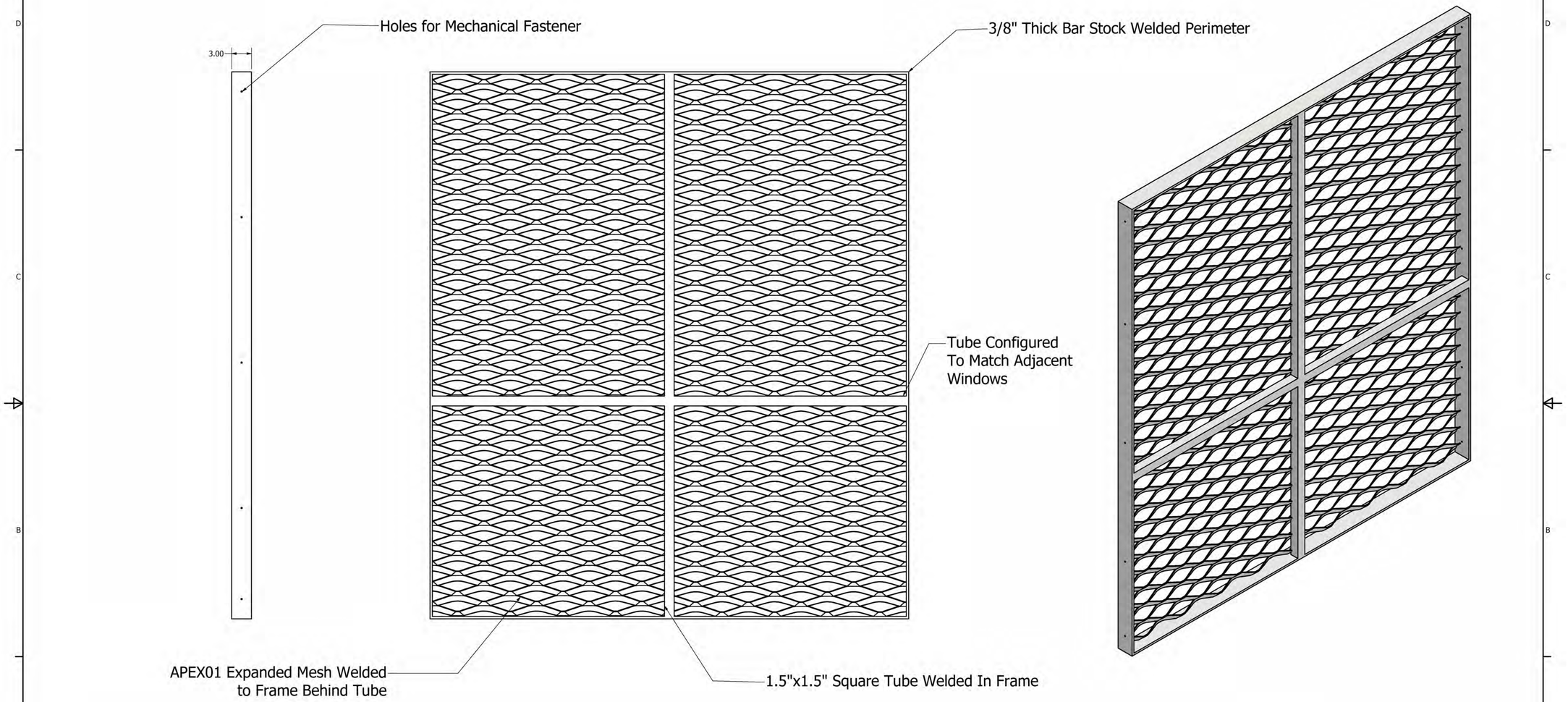
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DRAWN mnelson	1/17/2024	
CHECKED		
QA		TITLE
MFG		
APPROVED		
		SIZE D / DWG NO Coral Gables - Parking Garage Detail / REV
		SCALE 1 / 7 / SHEET 1 OF 1

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ARCHITECTURE & PLANNING
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PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis LaRosa -Registered Architect
AR#-0017852

Revision			
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3	POB	6/14/2024	A.G.

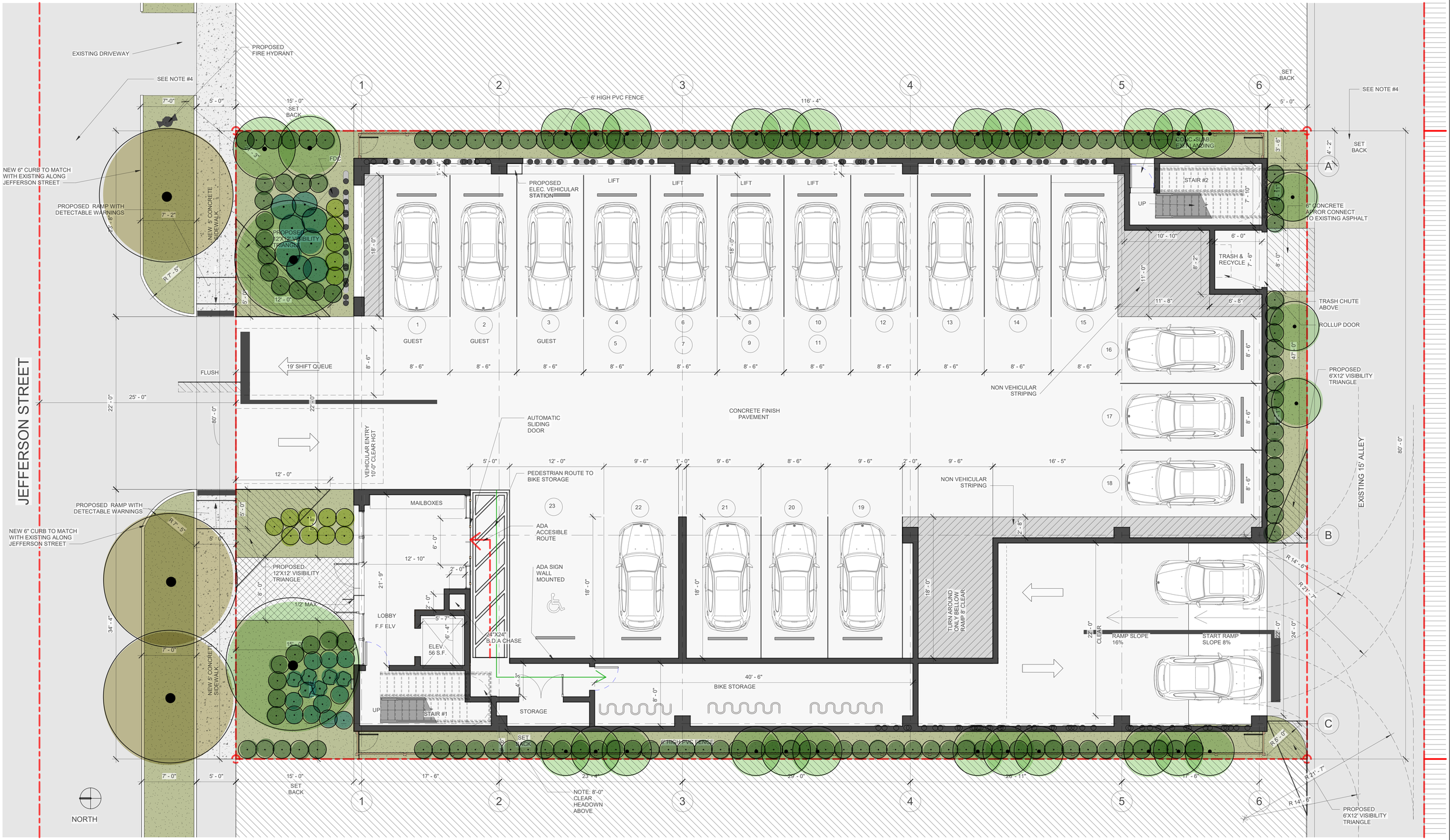
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1 COLOR SITE PLAN
3/16" = 1'-0"











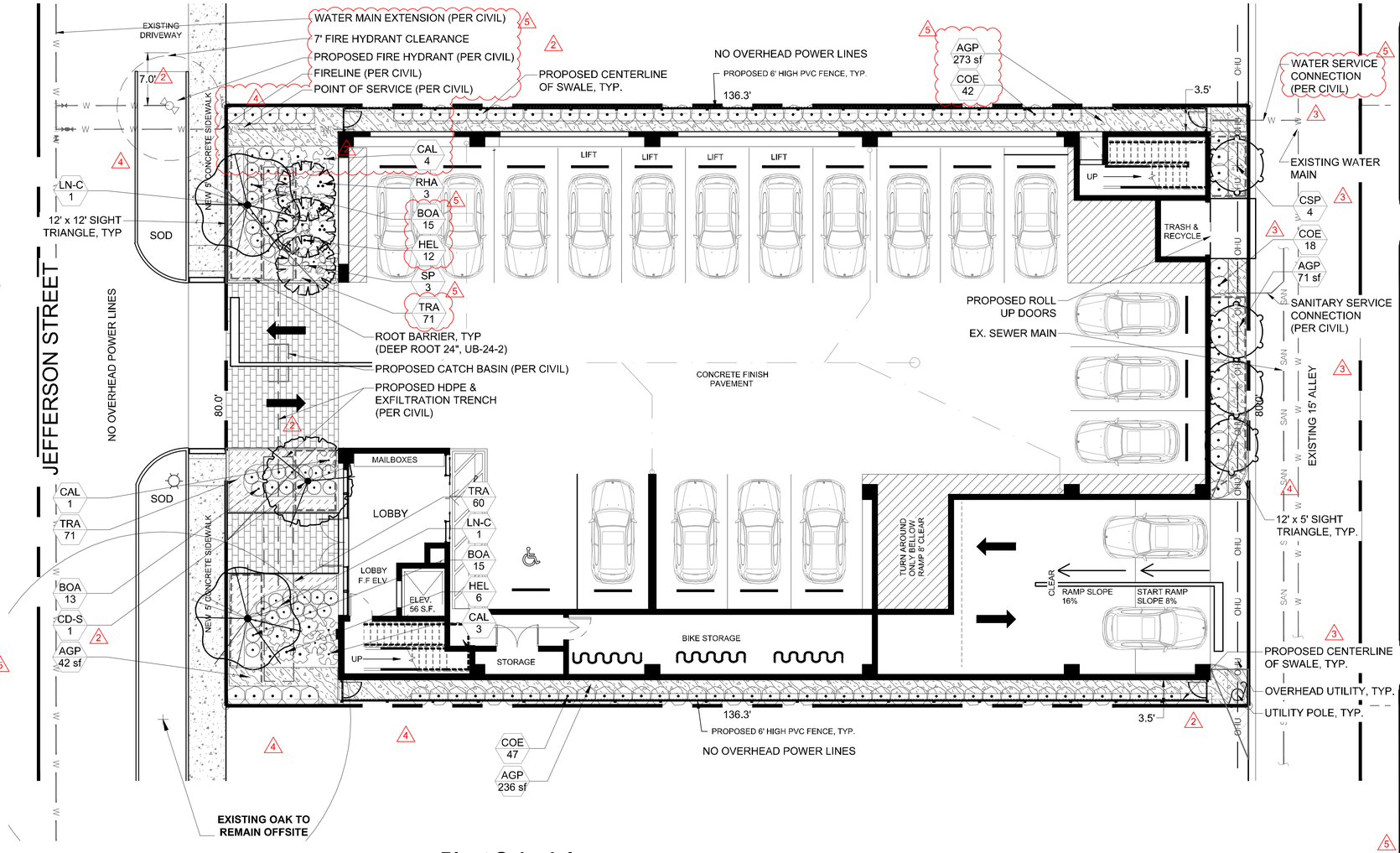


Landscape Notes:

- 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.

-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.

- Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Provide minimum of 36" ht. If missing from plans, contractor to provide hedge as needed per site changes.



Landscape Data:

RAC Zoning - DH-3 (Dixie Highway Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (80'/30)	2 Trees (See Schedule, 1 (4") DBH Tree)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	17 Trees (331'/20)	5 Trees (See Schedule, 3 Palms, 4 (2") DBH Trees)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	1,455 sf Landscape (5,818 sf x .25)	1,760 sf Landscape
Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	2 Trees (1,760 SF)	4 Trees (See Schedule, 2 (4") DBH Trees)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	13 Trees 66 Shrubs	7 Trees 107 Shrubs
***Deficit in Provided Trees** Due to existing spatial constraints, only (11) tree credits can be planted onsite. The remaining (11) trees required will be provided via contribution to city tree fund at $350 per each (2") tree required.	11 Trees	$ 3,850 Payment to Tree Fund ($350 x 11)

Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
PERIMETER TREES					
CSP	4	Cordia sebestena	Orange Geiger Tree	CG, 12` HT, 2" DBH MIN, STD, SP	Yes
SP	3	Sabal palmetto	Sabal Palm	FG, 18`-22` CT, MIXED HT, SLK, CV TRK, SP	Yes
CODE TREES					
LN-C	2	Lagerstroemia fauriei `Natchez`	Natchez Crape Myrtle	BB, 16` HT x 8` SPR, ML, 4" DBH, SP	No
STREET TREES					
CD-S	1	Coccoloba diversifolia	Pigeon Plum	FG, 14-16' OA, 4" DBH, STD, SP	Yes
SHRUBS					
BOA	43	Begonia odorata `Alba`	Giant White Angel Begonia	3G, 24" OA, F,	No
COE	107	Conocarpus erectus	Green Buttonwood	7G, 4` HT x 3` SPR, FTB	Yes
CAL	8	Cordyline fruticosa `Auntie Lou`	Auntie Lou Ti Plant	7G, 4` HT x 3` SPR, 3PP, SP, AS	No
HEL	18	Heliconia psittacorum `Andromeda`	Parrot Beak Heliconia	3G, 24" OA, F,	No
RHA	3	Rhapis excelsa	Lady Palm	15G, 4` OA, SP	No

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
GROUND COVERS						
AGP	645 sf	Arachis glabrata 'Ecoturf'	Perennial Peanut	Sod, Free of Weeds, Pests, Debris	No	
TRA	202	Trachelospermum asiaticum `Minima`	Dwarf Minima Jasmine	1G, 6" HT x 10" SPR, F	No	12" o.c.
SOD		Stenotaphrum secundatum	St. Augustine	Sod, Free of Weeds, Pests, Debris	Yes	

Know what's below. Call before you dig.

Project Team

Landscape Architect:

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

(OFF.) - 305-403-7926
(CELL)- 766-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 Jefferson Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
08.21.23	DC	Initial Submittal
12.01.23	DC	Revised per Comments
04.25.24	DC	Revised per Comments
06.21.24	DC	Revised per Comments
10.30.24	DC	Revised per Comments
02.06.25	BW	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

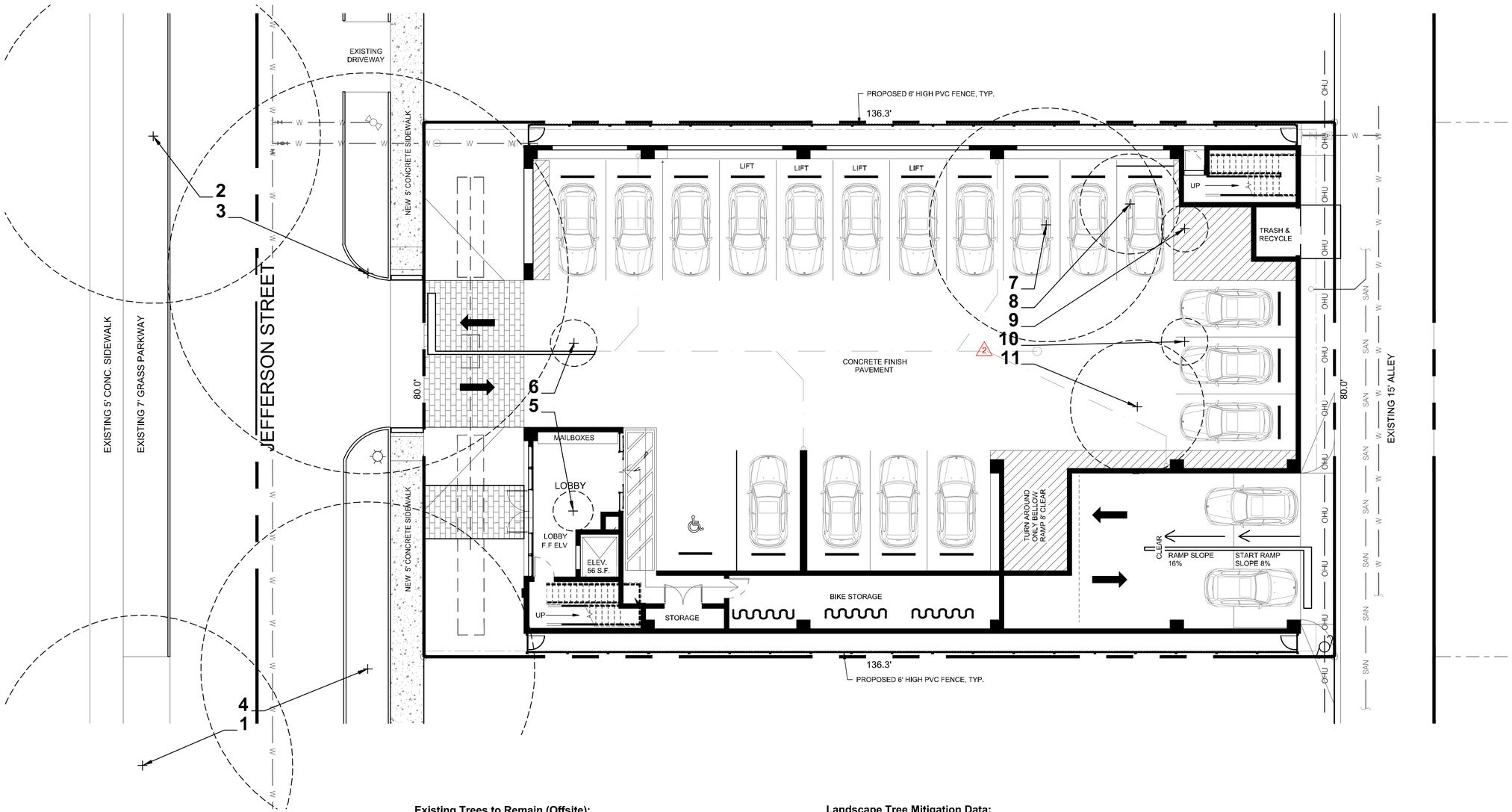
Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

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

0 4' 8' 16'

L-01



Existing Trees to Remain (Offsite):

1. *Quercus virginiana*, Live Oak, 23" DBH, 40' HT, 45' Canopy
2. *Quercus virginiana*, Live Oak, 30" DBH, 60' HT, 50' Canopy
4. *Quercus virginiana*, Live Oak, 30" DBH, 60' HT, 50' Canopy

Existing Trees to be Removed:

3. *Quercus virginiana*, Live Oak, 36" DBH, 70' HT, 60' Canopy
5. *Ptychosperma elegans* , Solitaire Palm, 3" DBH, 15' HT, 6' Canopy
6. *Ptychosperma elegans* , Solitaire Palm, 3" DBH, 20' HT, 7' Canopy
7. *Bursera simaruba*, Gumbo Limbo, 22" DBH, 35' HT, 35' Canopy
8. *Cocos nucifera*, Coconut Palm, 8" DBH, 25' HT, 15' Canopy
9. *Ptychosperma elegans* , Solitaire Palm, 3" DBH, 20' HT, 7' Canopy
10. *Ptychosperma elegans* , Solitaire Palm, 3" DBH, 20' HT, 7' Canopy
11. *Bursera simaruba*, Gumbo Limbo, 16" DBH, 30' HT, 20' Canopy

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
Quercus virginiana, Live Oak, 36" DBH, 70' HT, 60' Canopy	$6,300 Payment Contribution ($350/2"DBH @ 36" = $6,300)
Ptychosperma elegans , Solitaire Palm, 3" DBH, 15' HT, 6' Canopy	Payment (1 Palm) ($350 per Palm Owed)
Ptychosperma elegans , Solitaire Palm, 3" DBH, 20' HT, 7' Canopy	Payment (1 Palm) ($350 per Palm Owed)
Bursera simaruba, Gumbo Limbo, 22" DBH, 35' HT, 35' Canopy	$3,850 Payment Contribution ($350/2"DBH @ 22" = $3,850)
Cocos nucifera, Coconut Palm, 8" DBH, 25' HT, 15' Canopy	Payment (1 Palm) ($350 per Palm Owed)
Ptychosperma elegans , Solitaire Palm, 3" DBH, 20' HT, 7' Canopy	Payment (1 Palm) ($350 per Palm Owed)
Ptychosperma elegans , Solitaire Palm, 3" DBH, 20' HT, 7' Canopy	Payment (1 Palm) ($350 per Palm Owed)
Bursera simaruba, Gumbo Limbo, 16" DBH, 30' HT, 20' Canopy	$2,800 Payment Contribution ($350/2"DBH @ 16" = $2,800)
Mitigation not planted on site to be satisfied via payment to City tree fund. (74" owed x ($350 per 2") + 5 Palms owed x ($350 per Palm) = **$14,700 Total Payment**)	

**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.*

Project Team

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PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 Jefferson Street, Hollywood, FL 33020

Existing Tree Information

Revisions

	Date	Init.	Description
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	04.25.24	DC	Revised per Comments
	06.21.24	DC	Revised per Comments
	10.30.24	DC	Revised per Comments
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REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

3 NORTH

SCALE: 1/8" = 1'-0"
0 4' 8' 16'

L-02

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 personaly 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 crawings 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 materials 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 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.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of cebris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

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.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

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 positive 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.

D. Stake & Brace all treess larger than 12' oa. 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 plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

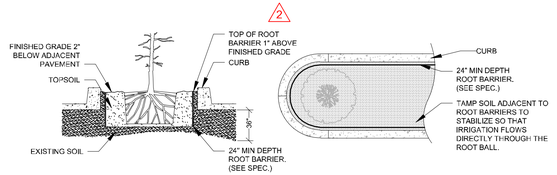
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

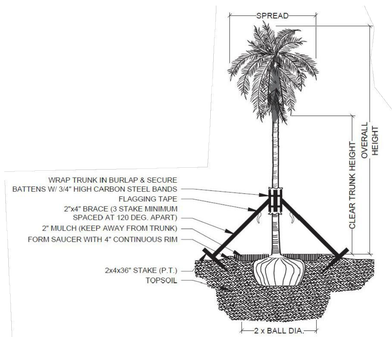
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

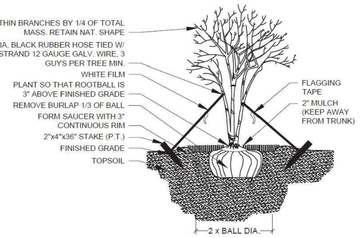


SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

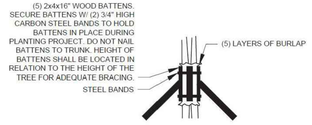
NOTES:
1- ROOT BARRIER SHALL BE "DEEP ROOT UB-24" OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



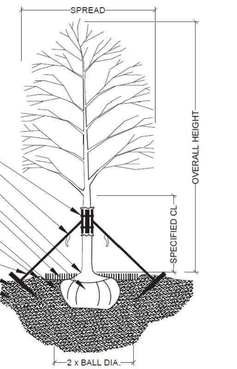
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



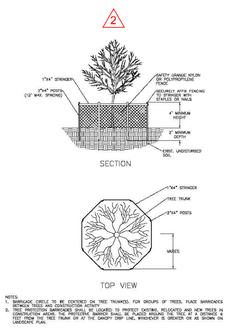
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



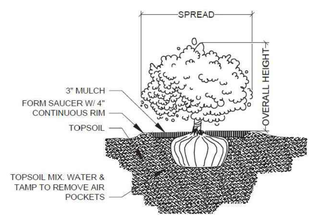
BRACING DETAIL
NOT TO SCALE



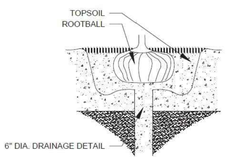
TREE PLANTING & STAKING
NOT TO SCALE



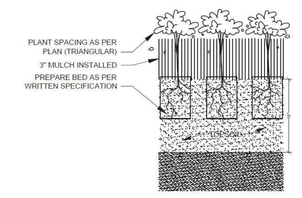
TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



DRAINAGE TESTING DETA
NOT TO SC



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port 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: LLAROSA@LAROSAARCHITECTS.COM

PROPOSED 30-UNITS MULTI FAMILY DEVELOPMENT FOR:
GREAT PARTNERS INVESTMENT LLC
2032 Jefferson Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions

Date	Init.	Description
08.21.23	DC	Initial Submittal
12.01.23	DC	Revised per Comments
04.25.24	DC	Revised per Comments
06.21.24	DC	Revised per Comments
10.30.24	DC	Revised per Comments
02.06.25	BW	Revised per Comments

5

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

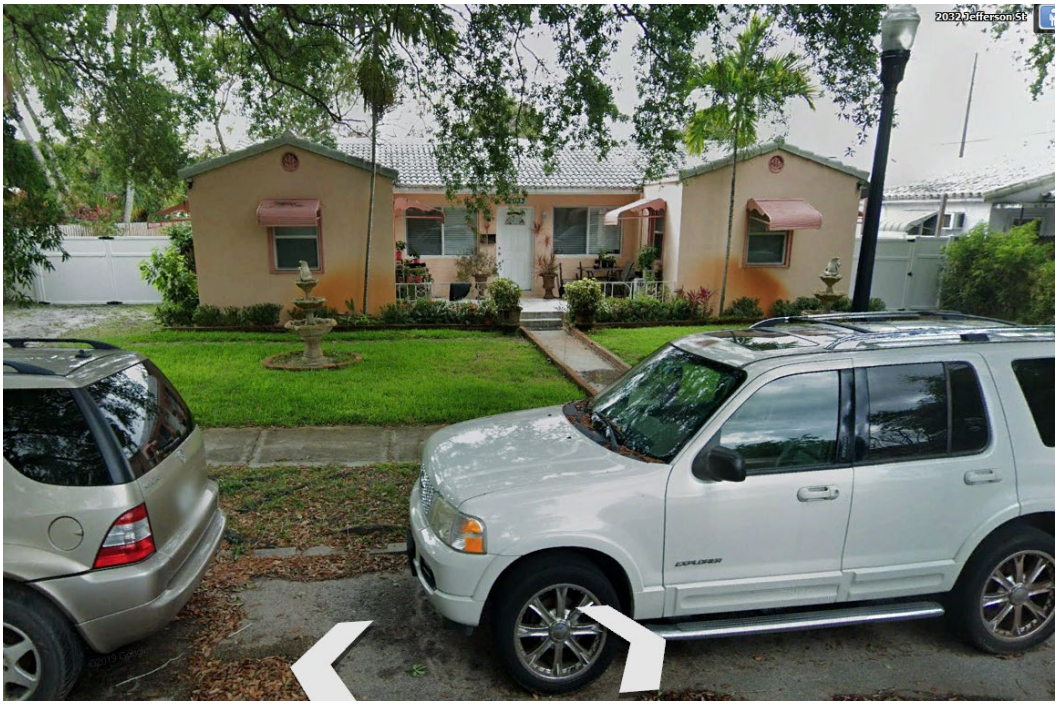
NORTH

SCALE: 1" = N.T.S.

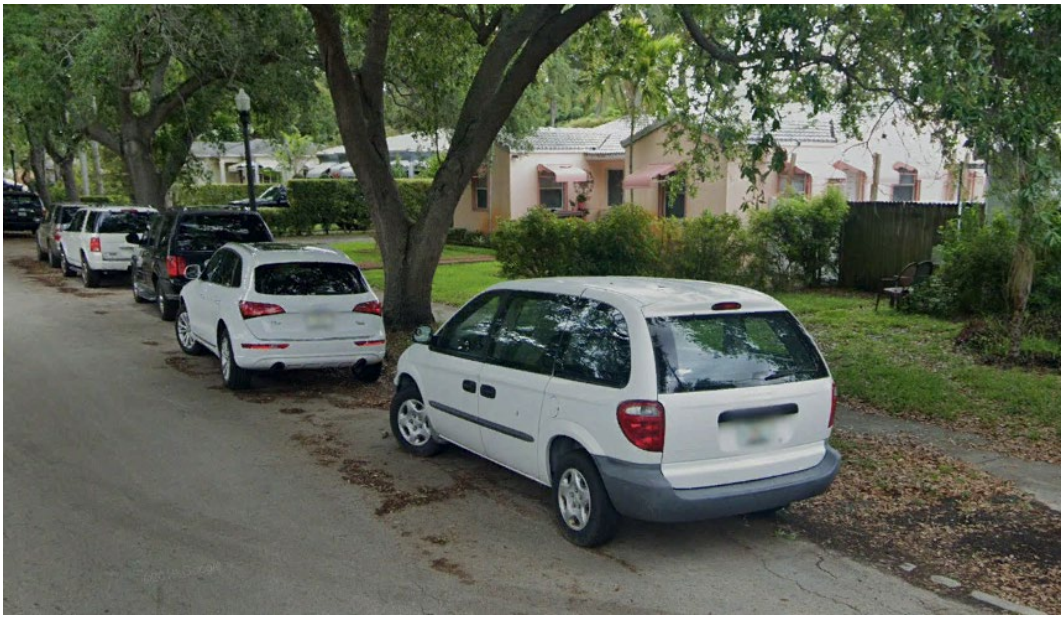
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L-03

LLR Architects Inc.

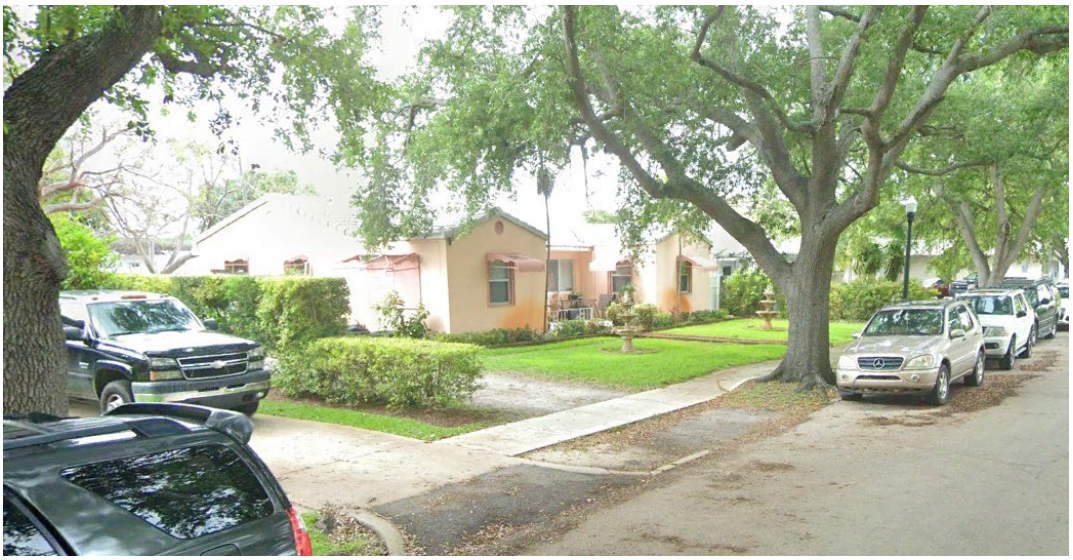


2032 Jefferson – Subject property (view to South)


View from Jefferson 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.



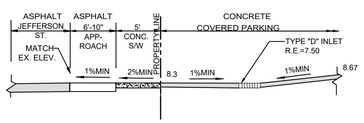
View from Jefferson Street Neighbor to East of Subject property



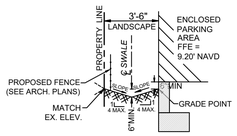
View from Alley Neighbor to South of Subject property

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

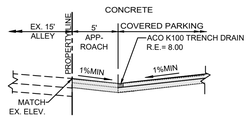
(office) 954-862-2248
e-mail: llarosa@larosaarchitects.com



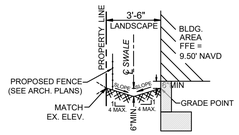
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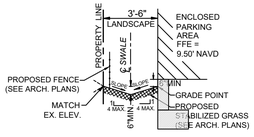
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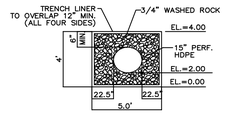
SECTION "E-E"
N.T.S.



SECTION "B-B"
N.T.S.



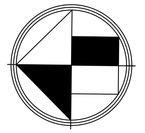
SECTION "D-D"
N.T.S.



EXFILTRATION TRENCH DETAIL

LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
FFE=	FINISHED FLOOR ELEVATION
x.xx'	EXISTING ELEVATIONS
x.xx	PROPOSED ELEVATION
x.xx	PROPOSED CONCRETE ELEVATION
W	EXISTING WATER METER
W	PROPOSED WATER METER
	PROPERTY LINE
	MILLING AND RESURFACING
	PAVEMENT RESTORATION
	STABILIZED GRASS
	CONCRETE WALKWAY
	CONCRETE DRIVEWAY
	LANDSCAPE AREA



0 10' 20'
SCALE 1":10'



LOCATION MAP
N.T.S.

NOTE:
1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY). (IDENTIFIED IN GRAY HATCH)

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. WATER SUPPLY AND ANY NEW HYDRANT SHALL BE IN PLACE PRIOR ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1(2018 ED)

NOTE:
a) CENTERLINE OF SWALE MAY HAVE TO BE ADJUSTED TO COMPENSATE FOR PROPOSED LANDSCAPING (PER SHEET L-01). ADDITIONAL ELEVATIONS SHOULD BE PROVIDED ON PLAN VIEW SO DIMENSIONS ON CROSS-SECTION VIEWS CAN BE VERIFIED

b) PROPOSED LANDSCAPING ALONG PROPERTY LINES WILL NOT DISRUPT STORMWATER RUNOFF DRAINAGE RETENTION

c) FIELD VERIFY SIZE AND CONDITION OF EXISTING LATERAL

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

2). NO FIRE PUMP IS REQUIRED

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

PROJECT NAME: 2032 JEFFERSON STREET

WATER AND SEWER DEMAND CALCULATIONS
Date: 7/22/2025

The estimated flows were calculated using the Broward County WWS ERU Factors
Equivalent Residential Unit Factors (ERU) for Warehouses (mixed use)
Condominium/Apartment: 250 GPD per Unit (Ref. Code C03)

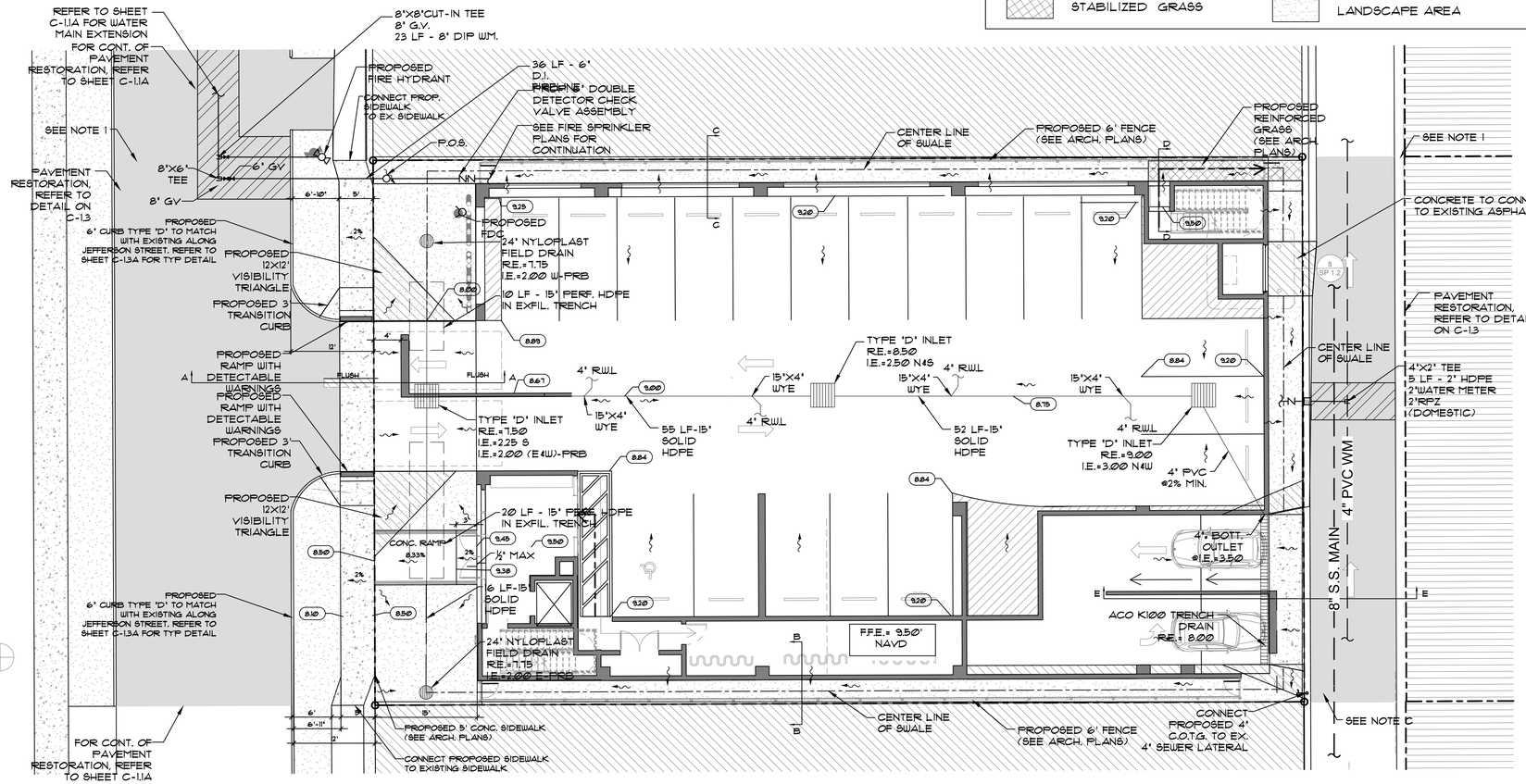
ERU PER UNIT OF CONDOMINIUM/APARTMENT: EACH UNIT = 0.707 ERU
AMOUNT OF UNITS = 29 UNITS

Total ERU = 29 X .707 = 20.503

	Demand	Units	Total
20.50 ERU	250	GPD	5125.8
Total Average Daily Flow			**5125.8 GPD**

Total Average Flow Per Hour 5,125.80 /24 Hrs. = 213.57 GPH

Max. Flow Per Hour = 213.57 x 4.0 = 854.29 GPH



REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

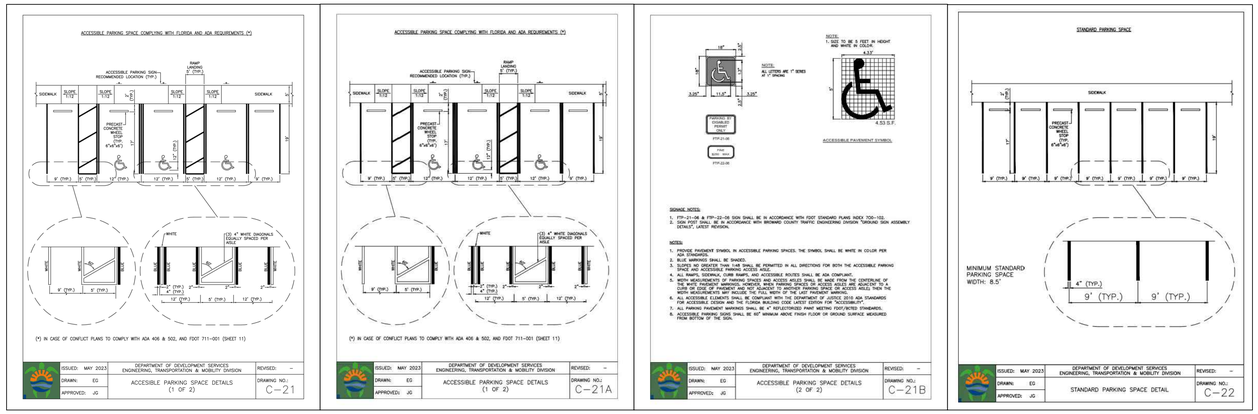
PROJECT:
2032 JEFFERSON ST
HOLLYWOOD FLORIDA

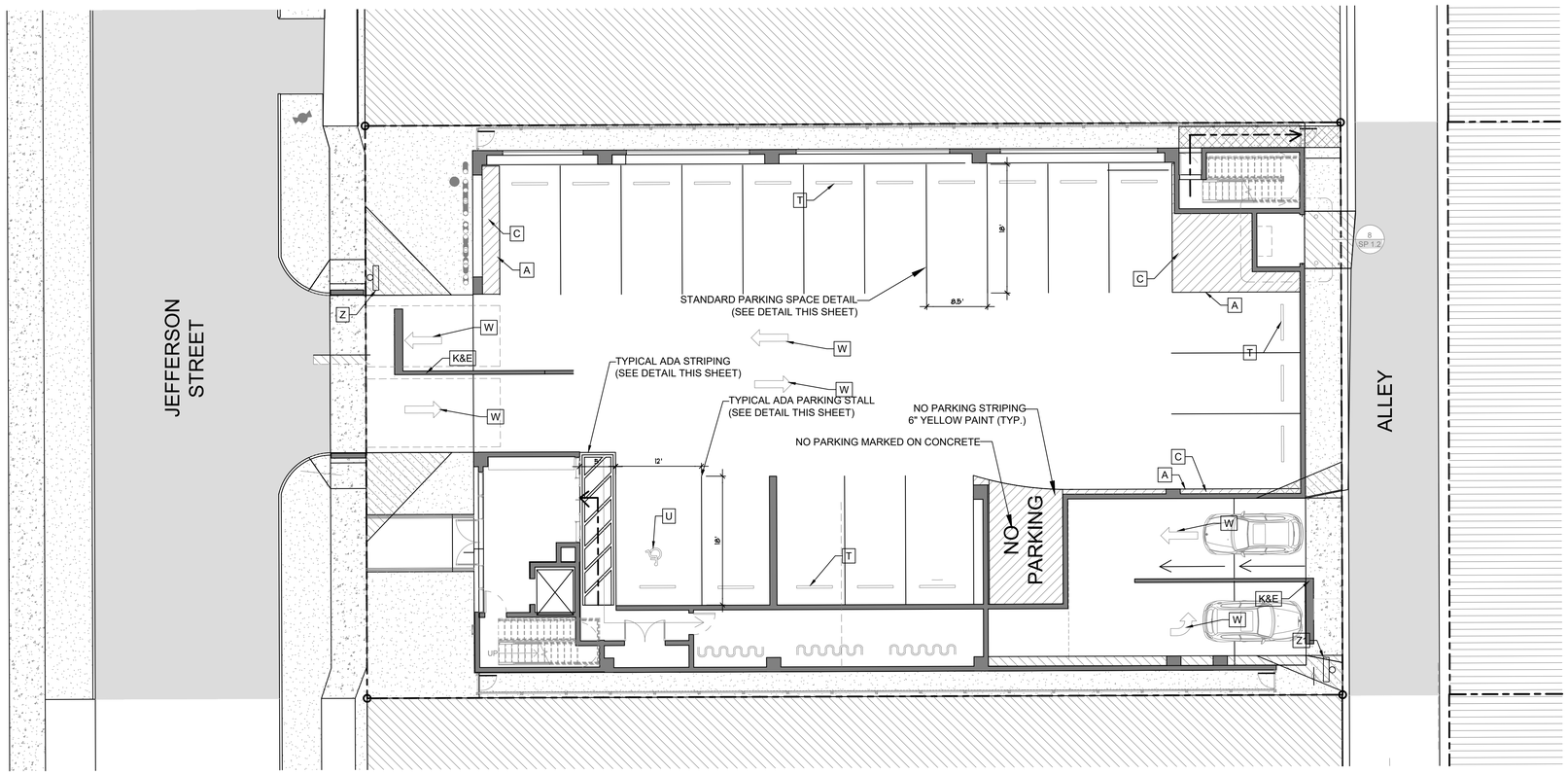
TASK:
CIVIL ENGINEERING PLAN

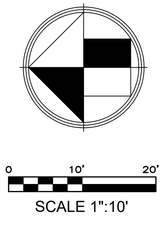
CIVIL ENGINEERING PLAN

CIVIL AND FORENSIC ENGINEERS & LAND PLANNERS
CONSTRUCTURECTION MANAGERS
FLORIDA REGISTRUCTURETION No. 8118
3109 Stirling Road, Suite P800
Fort Lauderdale, Florida 33312
Phone: (954) 986-9999
Fax: (954) 986-6655

DATE: Jan. 2025
SCALE: 1" =10'
DESIGNED BY: BJR
DRAWN BY: A. R.
PROJECT NO. 25-0345
SHEET C-1







NORTH



LOCATION MAP

LEGEND AND STRIPING KEY

A = 6" SOLID WHITE
B = 12" SOLID WHITE CROSSWALK
C = 8" SOLID WHITE CHEVRONS
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'– 30')
G = 6" SKIP WHITE TYP (6'– 10')
H = 6" SKIP WHITE TYP (2'– 4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = AMBER/AMBER RPM's @ 1' C.C.
M = 6" SKIP YELLOW TYP (6'– 10')
N = 6" SKIP YELLOW TYP (2'– 4')
P = R3-5R RIGHT TURN ONLY SIGN
Q = R3-1 NO RIGHT TURN SYMBOL
R = TYPE 'D' CURB
S = TYPE 'F' CURB AND GUTTER
T = CONCRETE WHEEL STOP
U = WHITE PAINTED HC SYMBOL
V = HANDICAP W/ VAN ACCESSIBLE (R7-8P)
W = WHITE DIRECTIONAL ARROWS
X = W14-1 DEAD END SIGN
Y = R5-1 DO NOT ENTER SIGN
Z = R1-1 STOP SIGN
Z1 = R1-1 STOP SIGN WITH LEFT TURN ONLY SIGN
ADA SYMBOL

HATCH LEGEND

MILLING AND RESURFACING
NO PARKING STRIPING
STABILIZED GRASS
CONCRETE WALKWAY
CONCRETE DRIVEWAY
LANDSCAPE AREA

REVISIONS: 1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
2032 JEFFERSON ST
HOLLYWOOD FLORIDA

TASK:
PAVING MARKINGS AND SIGNAGE

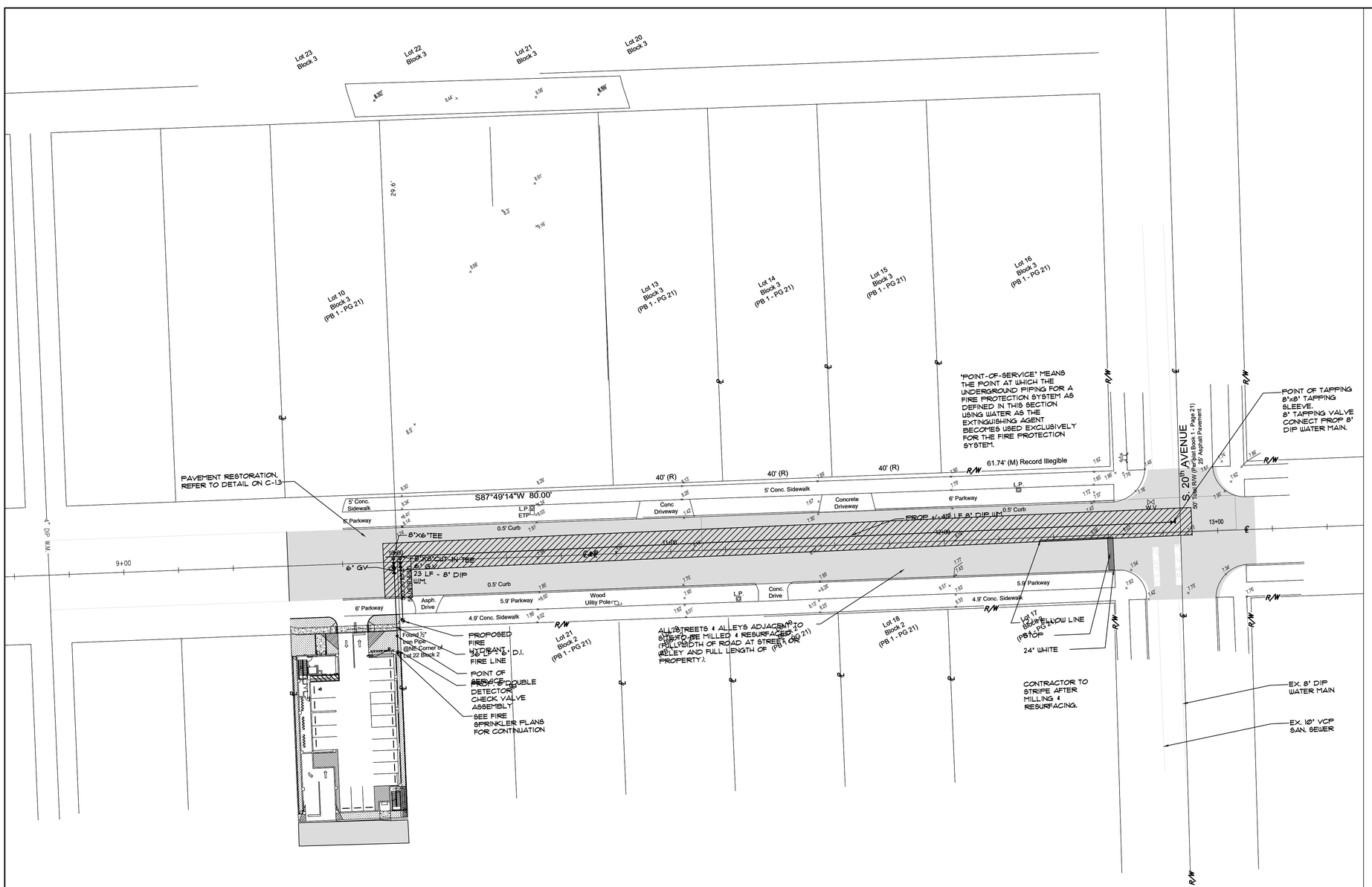
CIVIL ENGINEERING PLAN

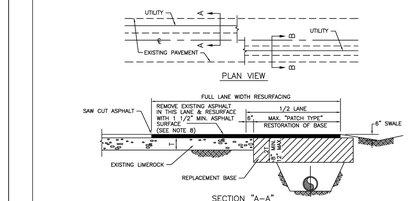
CIVIL AND FORENSIC ENGINEERS & LAND PLANNERS
CONSTRUCTURECTION MANAGERS
FLORIDA REGISTRUCTURETION No. 8118
3109 Stirling Road, Suite 203
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
(954) 986-6655

DATE:	SCALE:
Jan. 2025	1" =10'
DESIGNED BY:	DRAWN BY:
BJR	A. R.

PROJECT NO.
25-0345

SHEET
C-1.1





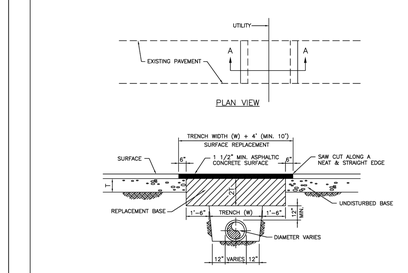
FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION

(*) IF TRENCH IMPACTS MORE THAN ½ A LANE WIDTH SECTION B-B SHALL BE USED.

NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE APPLIED A MINIMUM OF 1-1/2" INCHES IN THICKNESS.
7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED. SEE PLANS.

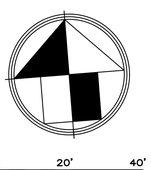
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION	DRAWING NO.: C-30	
APPROVED: JG			



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. 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.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31	
APPROVED: JG			





LOCATION MAP
N.T.S.

LEGEND

- FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR OR PARALLEL TO ROW. REFER TO G-12 & G-12.1
- MILLING & RESURFACING

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
2032 JEFFERSON ST
HOLLYWOOD FLORIDA

TASK:
WATER AND SEWER PLAN

CIVIL ENGINEERING PLAN

CIVIL AND FORENSIC ENGINEERS & LAND PLANNERS
CONSTRUCTURECTION MANAGERS
FLORIDA REGISTRUCTURETION No. 8118
3109 Stirling Road, Suite 203
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Phone: (954) 986-9899
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DATE: Jan. 2025	SCALE: 1"=10'
DESIGNED BY: BJR	DRAWN BY: A. R.
PROJECT NO. 25-0345	
SHEET C-1.1A	

GENERAL NOTES:

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

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

GENERAL NOTES (CONTINUED):

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

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

GENERAL NOTES (CONTINUED):

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

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

GENERAL NOTES (CONTINUED):

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

Always call 811 two full business days before you dig
Sunshine811.com

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

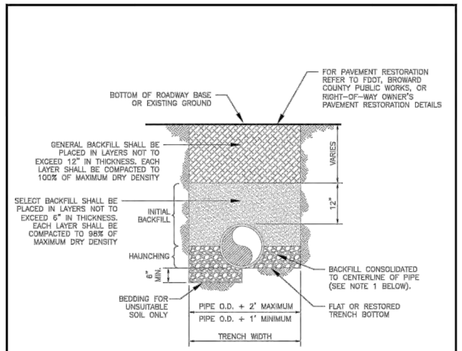
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		

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

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 ft minimum	WATER MAIN — 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 3 ft minimum — WATER MAIN
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN — 10 ft prefered 6 ft minimum	WATER MAIN — 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft minimum — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	———	———

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

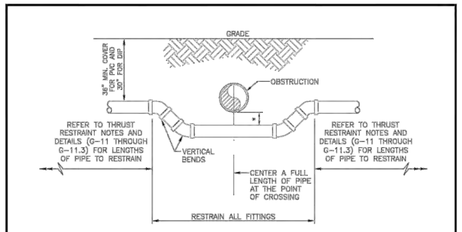
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.	DRAWING NO. G-01.1
APPROVED: XXX		



NOTES:

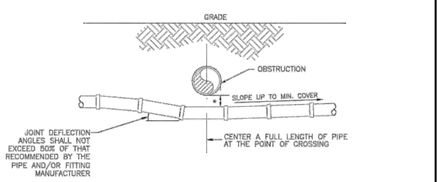
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

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



UTILITY CROSSING USING FITTINGS

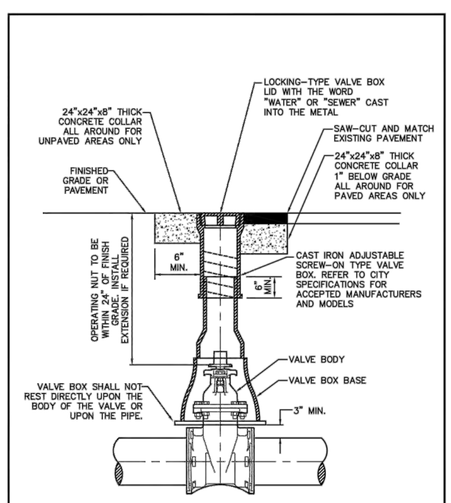
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL	DRAWING NO. G-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05
APPROVED: XXX		

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
2032 JEFFERSON ST
HOLLYWOOD FLORIDA

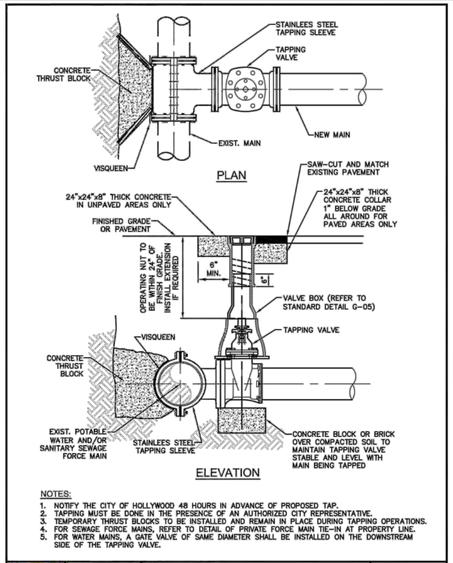
TASK:
GENERAL NOTES AND CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Fax: (954) 986-6655
Phone: (954) 986-9899

DATE:	SCALE:
JAN 2025	N.T.S.
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT NO. 25-0345	
SHEET C-1.2	

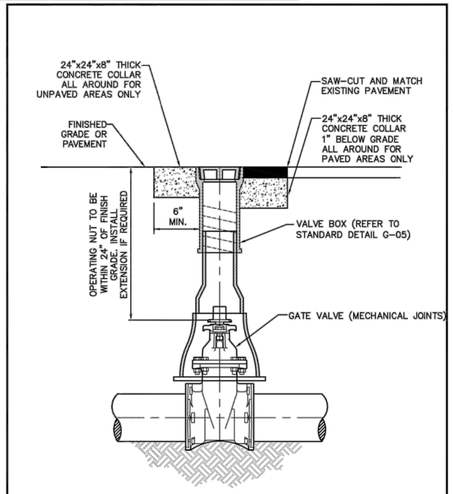


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NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR 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		

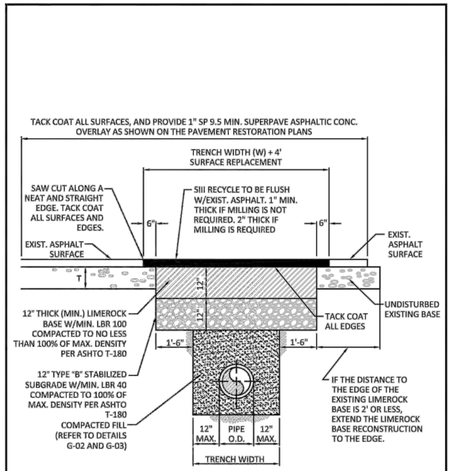


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

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		



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:

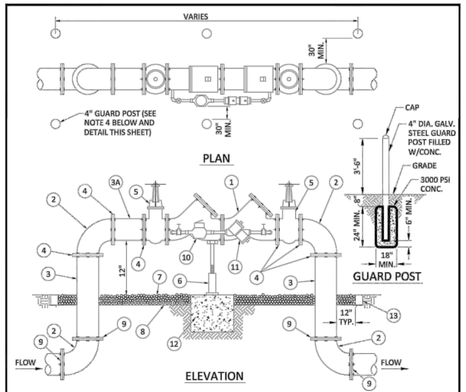
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
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 ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OFTHE 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 MANUFACTURES 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 FITTING.
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.

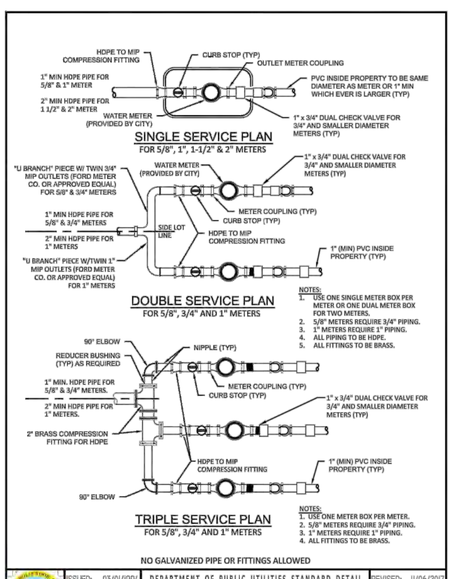
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	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		



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		

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

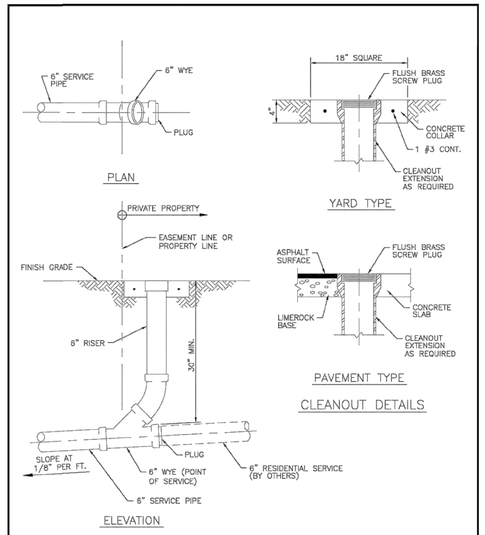
PROJECT:
2032 JEFFERSON ST
HOLLYWOOD FLORIDA
TASK:
CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. 32256
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312
Fax: (954) 986-6655
Phone: (954) 986-9899

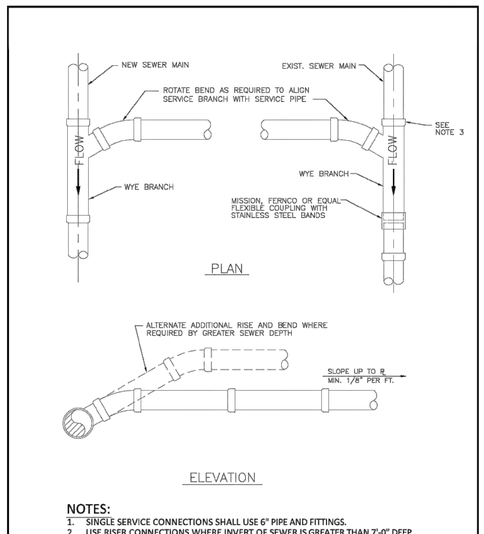
DATE:	SCALE:
JAN 2025	N.T.S.
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT NO. 25-0345	
SHEET C-1.3	



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ISSUED: 03/01/1994	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				

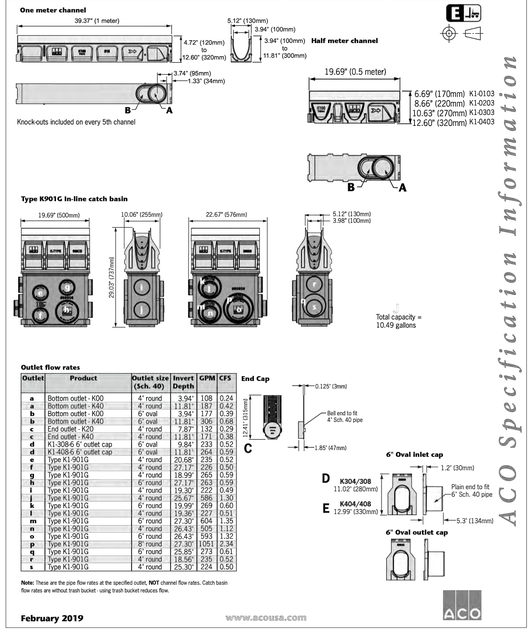


NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014	
DRAWN: EAM	WYE BRANCH CONNECTION		DRAWING NO. S-09	
APPROVED: XXX				

ACO DRAIN

KlassikDrain - K100 Galvanized steel edge rail channel system



Outlet flow rates

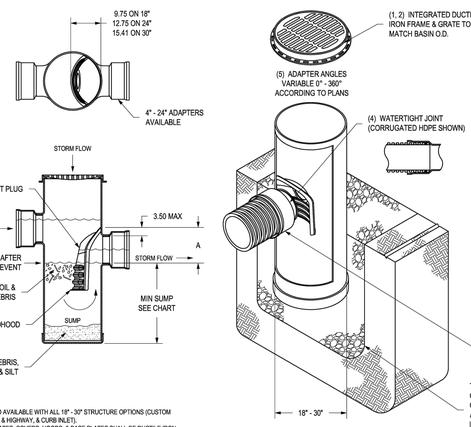
Outlet	Product	Outlet size (Sch. 40)	Invert Depth	GPM	CFS
a	Bottom outlet - K00	4" round	3.94"	108	0.24
a	Bottom outlet - K40	4" round	11.81"	187	0.42
b	Bottom outlet - K00	6" oval	3.94"	177	0.39
b	Bottom outlet - K40	6" oval	11.81"	306	0.68
c	End outlet - K20	4" round	7.87"	132	0.29
c	End outlet - K40	4" round	11.81"	171	0.38
d	K1-3084 6" outlet cap	6" oval	9.84"	233	0.52
d	K1-4084 6" outlet cap	6" oval	11.81"	264	0.59
e	Type K1-901G	4" round	20.68"	235	0.52
f	Type K1-901G	4" round	27.17"	226	0.50
g	Type K1-901G	4" round	18.99"	265	0.59
h	Type K1-901G	6" round	27.17"	263	0.59
i	Type K1-901G	4" round	19.30"	222	0.49
j	Type K1-901G	4" round	25.67"	586	1.30
k	Type K1-901G	6" round	19.99"	269	0.60
l	Type K1-901G	4" round	19.38"	227	0.51
m	Type K1-901G	6" round	27.30"	604	1.35
n	Type K1-901G	4" round	26.43"	505	1.12
o	Type K1-901G	6" round	26.43"	593	1.32
p	Type K1-901G	8" round	27.30"	1051	2.34
q	Type K1-901G	6" round	25.85"	273	0.61
r	Type K1-901G	4" round	18.56"	235	0.52
s	Type K1-901G	4" round	25.30"	224	0.50

Note: These are the pipe flow rates at the specified outlet, **NOT** channel flow rates. Catch basin flow rates are without trash bucket - using trash bucket reduces flow.

February 2019 www.acousa.com

ACO Specification Information

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD



PIPE SIZE	A	MIN SUMP
4"	7.51	36.00
6"	9.25	36.00
8"	11.29	36.00
10"	13.21	36.00
12"	15.05	36.00
15"	17.78	42.00
18"	20.96	48.00

PERCENTAGE OF OUTLET OPEN AREA RESTRICTION			
PIPE SIZE	5818AG0412	5824AG0415	5830AG0418
4"	0%	0%	0%
6"	0%	0%	0%
8"	0%	0%	0%
10"	0%	0%	0%
12"	33%	0%	0%
15"	-	12%	0%
18"	-	-	0%
24"	-	-	-

MAINTENANCE INSTRUCTIONS:
1. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
   A. DEBRIS IN SUMP - 18" MAX.
   B. FLOATABLE DEBRIS - 6" MAX
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - ENVIROHOOD AVAILABLE WITH ALL 18" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
2 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 18").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7004-110-111.

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DRAWN BY: JJC	MATERIAL	Nyloplast	3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE: 11-11-13			
APPD BY: JJC			
DATE: 11-11-13			
REV BY: NBH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH ENVIROHOOD QUICK SPEC INSTALLATION DETAIL
DATE: 03-15-16			
APPD BY: NBH			
DATE: 03-15-16			
DWG SIZE: A	SCALE: 1:30 SHEET: 1 OF 1	DWG NO.	7004-110-100 REV D

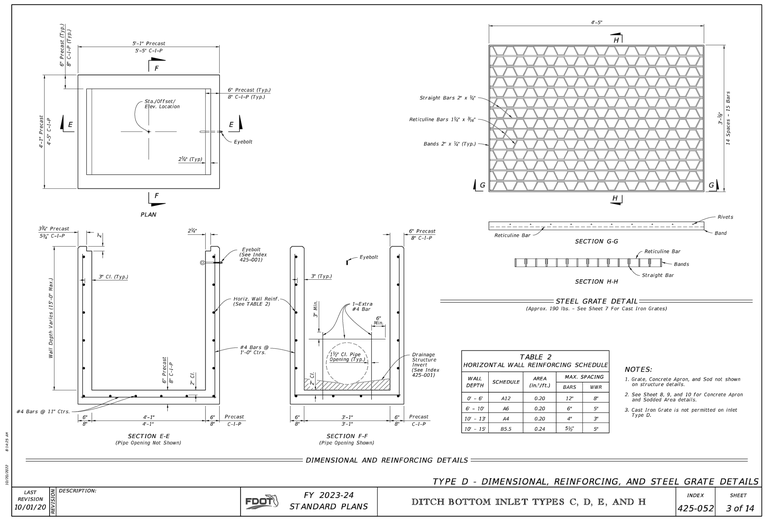


TABLE 2
HORIZONTAL WALL REINFORCING SCHEDULE

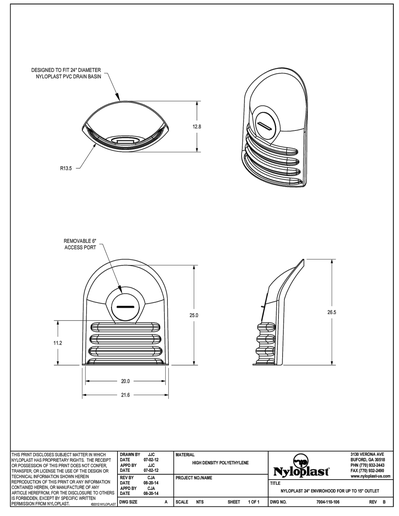
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0' - 6'	A12	0.20	12"	8"
6' - 10'	A6	0.20	6"	5"
10' - 13'	A4	0.20	4"	3"
10' - 15'	B5.5	0.24	5½"	5"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure details.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.
3. Cast Iron Grate is not permitted on inlet Type D.

DIMENSIONAL AND REINFORCING DETAILS

TYPE D - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION: 10/01/20	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX 425-052	SHEET 3 of 14



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DRAWN BY: JJC	MATERIAL	Nyloplast	3126 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE: 07-02-15	HIGH DENSITY POLYETHYLENE		
APPD BY: JJC			
DATE: 07-02-15			
REV BY: CJA	PROJECT NO./NAME	TITLE	NYLOPLAST 24" ENVIROHOOD FOR UP TO 10" OUTLET
DATE: 09-30-14			
APPD BY: BJR			
DATE: 09-30-14			
DWG SIZE: A	SCALE: NTS SHEET: 1 OF 1	DWG NO.	7004-110-106 REV B

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
2032 JEFFERSON ST
HOLLYWOOD FLORIDA

TASK:
CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Fax: (954) 986-6655
Phone: (954) 986-9839

DATE: JAN 2025
SCALE: N.T.S.
DESIGNED BY: B.J.R.
DRAWN BY: A.R.
PROJECT NO. 25-0345
SHEET C-1.4

BRIAN J. ROSS No. 71549 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been digitally signed and sealed by Brian J. Ross, 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.