

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 02/24/2023

Location Address: 2021 & 2027 Jefferson Street

Lot(s): 11 Block(s): 3 Subdivision: SOUTH SIDE PARK

Folio Number(s): 2021- 5142 15 01 0440/ 2027- Jefferson 5142 15 01 0420

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

Existing Property Use: Multi-Family Sq Ft/Number of Units: 2021-2 units/2027-2 units

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

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

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

Explanation of Request: Developing 53-unit Multi-Family Apartments

Number of units/rooms: 53 Sq Ft: 48,600

Value of Improvement: 8,000,000 Estimated Date of Completion: May 2024

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

Name of Current Property Owner: 2021 Jefferson Street LLC

Address of Property Owner: 490 KINGS HWY 2 FL BROOKLYN NY 11223

Telephone: _____ Fax: _____ Email Address: _____

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

Address: _____ Telephone: 786-543-0851

Fax: _____ Email Address: llarosa@larosaarchitects.com

Date of Purchase: 2/16/2022 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

(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.

2



LLR Architects Inc.

Legal description- 2021 Jefferson Street

Lots 11 and 12, Block 3, **HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Legal description- 2027 Jefferson Street

Lot 10, Block 3, **HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Project Information:

Proposed 8-story, 53-unit residential apartment building. Ground floor & 2ND. Floor parking. 3rd., 4th, 5th & 6th Floor are typical units with open atrium and 3rd. floor breezeway. 7th. Floor has access to "duplex units" which are 2-story units that are 2-bedrooms. 7th Floor has access to amenities consisting of outdoor seating, Meeting Rooms and Fitness Center.

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

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



LLR Architects Inc.

July 5, 2022

***2021 Jefferson St LLC
490 Kings Highway 2 FL
Brooklyn, NY 11223***

FILE NUMBER: 22-DP-31

SUBJECT: Preliminary Site Plan review for a 53-unit residential building

SITE DATA

***Owner/Applicant: 2021 Jefferson St LLC
Address/Location: 2021 – 2027 Jefferson Street
Net Size of Property: 16,379 square feet (0.38 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Dixie Highway High Intensity Mixed-Use
District (DH-3)
Present Use of Land: Residential
Year Built: 1944/1959 (Broward County Property
Appraiser)***

ADJACENT LAND USE

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

ADJACENT ZONING

***North: Dixie Highway High Intensity Mixed-Use
District (DH-3)
South: Dixie Highway High Intensity Mixed-Use
District (DH-3)
East: Parkside Medium Intensity Multifamily
District (PS-2)
West: Dixie Highway High Intensity Mixed-Use
District (DH-3)***

LLR Architects Inc.

***9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024***

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



LLR Architects Inc.

Dear Board Members:

It is with immense pleasure that we are presenting a 53-unit, 7-story multi-family project. This project is designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 53-unit 7-story, +/-48,000 SF multi-family residential building embodies a truly modern style. The Front façade is a play on volumes and geometry. The base- which consist of the first two floors, screens the parking area and is highlighted by decorative angled tubes and screening. The elevator core and lobby provide the backdrop for the main entry feature clad with stone and glass. The main mass of the building has large balconies with stucco bands and wood materials contrasting the stone features. The top 2-floors crown the building with the 2-story townhomes overlooking Jefferson Street. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels supply a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics keeping the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the fresh look of the RAC district.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street. Further, we are providing a promenade walkway surrounded by landscaping supported by the light well from atrium feature. Lastly, we are providing planters and additional landscaping on our roof top terrace and amenities space.

4. Site Massing: The 7-story project is located on Jefferson Street between 20th Ave to the East and 21st Ave to the West. The setback is fifteen feet thus stepping the building back to allow for pedestrian friendly experience. The base- which consist of the first two floors- screens the parking area and is highlighted by decorative angled tubes and screening. The elevator core and lobby provide the backdrop for the main entry feature clad with stone and glass. The main mass of the building is having large balconies with stucco bands and wood materials contrasting the stone features. The top 2-floors crown the building with the 2-story townhomes overlooking Jefferson Street. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality. There are several amenities offered on the roof top terrace including meeting Room, Fitness Center, BBQ, and sun deck areas. The side façade along is setback from neighbors five' even though zero feet is allowed. The side facades carry out similar features as emphasized on front facades. All the parapets on all elevations vary in height.

This new 53- unit development will help the improvement of the surrounding neighborhood on Fletcher St. We hope to have your support and acceptance of this new project.

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.

February 27, 2023

Owner:

2032 Monroe St LLC

18660 Collins Ave. #106

Sunny Isles Beach, FL 33160

Project Address:

2035 Monroe Street

Hollywood, FL 33020

FILE NUMBER: 22-DP-31

I am the Architect of record for the above reference project. The following is a written application for a variance along with response or explanation to variance criteria provided.

- (1) When literal or strict enforcement of the conditions set forth in this section would cause an unusual, exceptional, unnecessary or undue hardship or injustice, either the Planning and Development Board or Historic Preservation Board may vary or modify the conditions set forth herein.

(2) Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands.

Response: The subject property has an alley to the North and does not allow for practical entrance and exit..

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties.

Response: The variance request is to allow greater than 30% of curb-cut. The subject property is in the DH-3 zoning which allows 10 stories and 140' high max. height with an F.A.R. of 3.0. Our request to exceed curb-cut requirement is to accommodate parking via a ramp to 2nd. Floor parking and independent parking entrance on ground floor. There are several examples of (2)-curb cuts exceeding 30% currently in the RAC district. Our allowable curb cut width is 36' and we are providing 44'

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.

(c) That the special conditions and circumstances do not result from actions of the applicant; and

(d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

Response: The variance request is to allow greater than 30% of curb-cut. The subject property is in the DH-3 zoning which allows 10 stories and 140' high max. height with an F.A.R. of 3.0. Our request to exceed curb-cut requirement is to accommodate parking via a ramp to 2nd. Floor parking and independent parking entrance on ground floor. There are several examples of (2)-curb cuts exceeding 30% currently in the RAC district. Our allowable curb cut width is 36' and we are providing 44'

(3) Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

(a) That the requirements of this subdivision have been met.

(b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land.

(c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

Response: We believe that we have taken the appropriate measures to ensure the safety of the dual driveways/curb-cuts. We have worked with engineering in creating the appropriate site visibility triangles and provided traffic control measures in the form of right-turn only lanes exiting the ramp.

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.



Subject Property- 2021 and 2027 Jefferson Street



LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.



2005 Jefferson Street- Neighbor to the East



2033 Jefferson Street- Neighbor to the West

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.



2032 Jefferson Street- Neighbor to the south



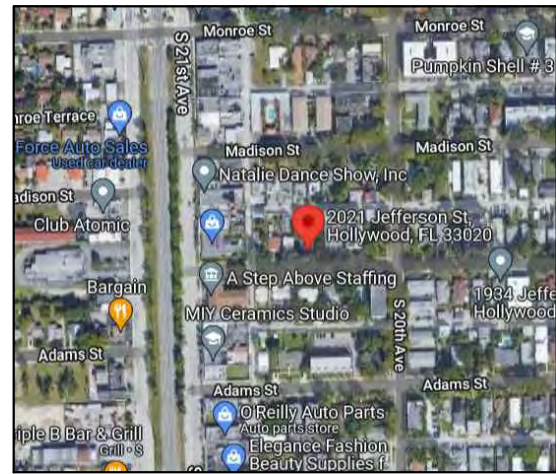
2022 Jefferson Street- Neighbor to the south

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 2027 JEFFERSON STREET LLC
2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP

SHEET INDEX

COVER SHEET	
ALTA SURVEY-2021 JEFFERSON	
ALTA SURVEY 2027 JEFFERSON	
SP-1.1	LOCATION PLAN
	GENERAL NOTES
	LEGAL DESCRIPTION
	SITE DATA
	SITE PLAN
	BUILDING CALCULATION
	DETAIL SCREEN
SP-1-1A	TOTAL FLOOR AREAS - APARTMENTS
SP-1.2	SITE DETAILS & CALCULATIONS
SP-1.3	SITE CONTEXT ELEVATIONS
C-1.1	CIVIL PLAN- PAVING, GRADING, WATER & SEWER
C-1.2	CITY OF HOLLYWOOD DETAILS
C-1.3	CITY OF HOLLYWOOD DETAILS
C-1.4	PAVING & MARKINGS PLAN
C-1.5	EROSION CONTROL PLAN
L-1	LANDSCAPE PLAN
L-2	3RD. FLOOR BREEZEWAY
L-3	ROOF LANDSCAPE PLAN
L-4	MITIGATION PLAN
L-5	LANDSCAPE DETAILS
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	TYPICAL 4TH, 5TH & 6TH FLOOR PLAN
A-1.5	7TH FLOOR PLAN- DUPLEX
A-1.6	8TH FLOOR PLAN- DUPLEX
A-1.7	ENLARGED UNITS
A-1.8	ENLARGED UNITS
A-2.1	SOUTH ELEVATION
A-2.2	EAST ELEVATION
A-2.3	NORTH ELEVATION
A-2.4	WEST ELEVATION

TAC-1 MEETING DATE: 5.31.22
TAC-2 MEETING DATE: 7.18.22
PDB- MEETING DATE: 4-11-2023



LLR Architects, Inc.
ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

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

AYLWARD ENGINEERING
CIVIL ENGINEERING

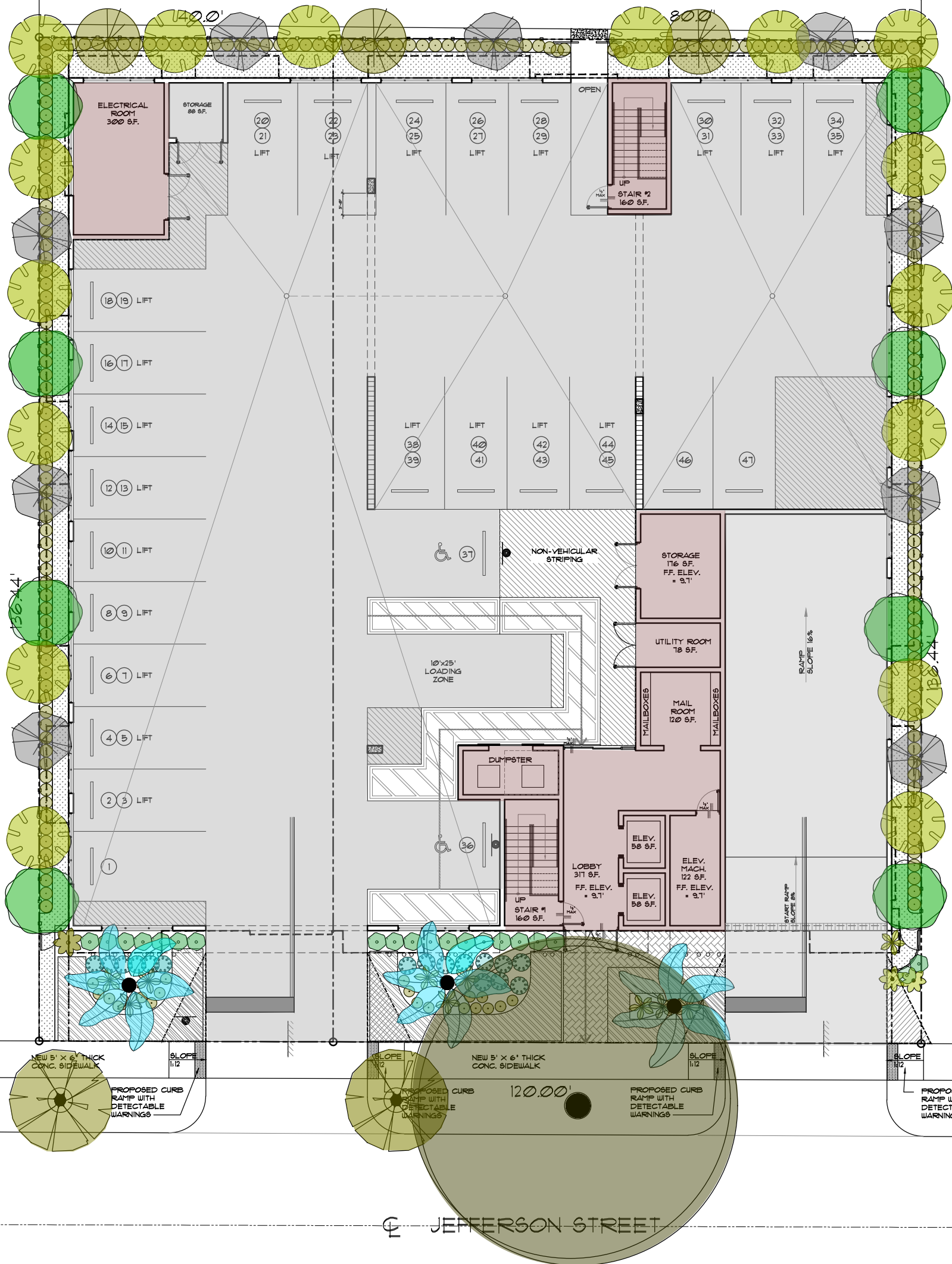
3222 RIDGE TRACE
DAVIE, FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

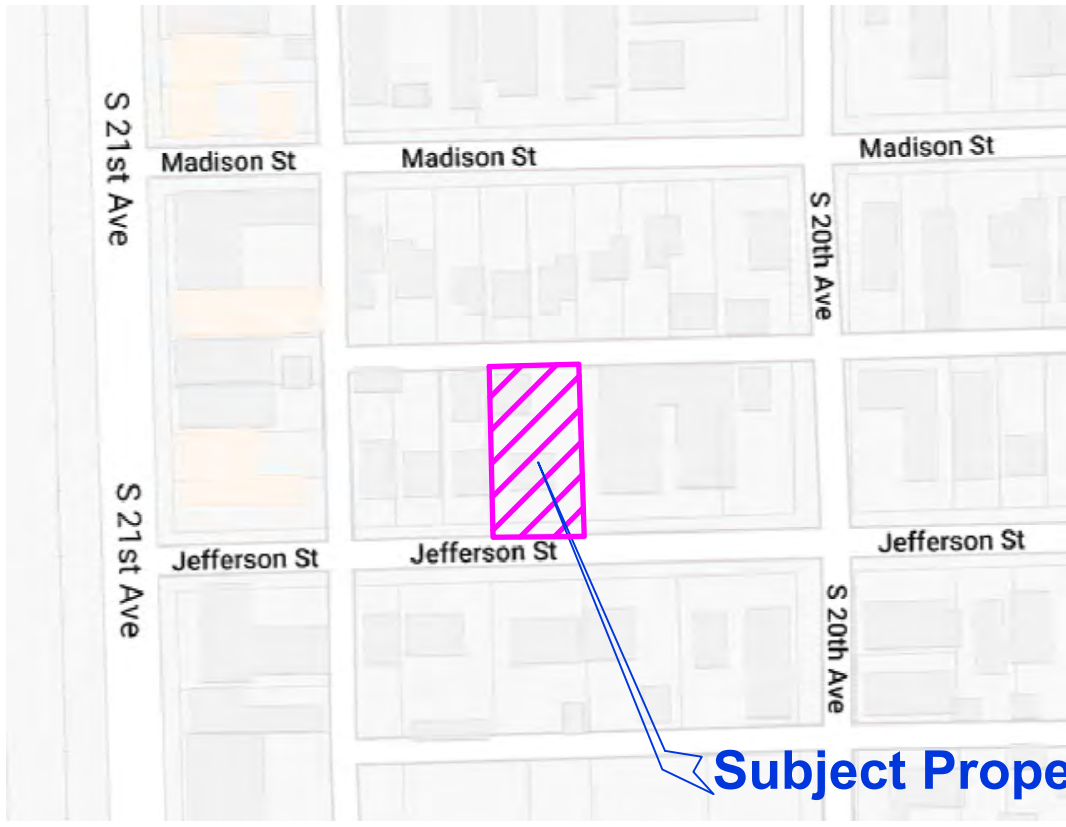
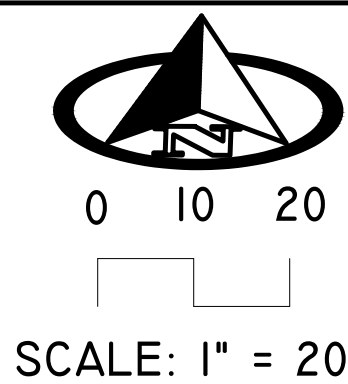
BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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



ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, FLORIDA



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

2021 Jefferson Street, Hollywood, Florida 33020

3 LEGAL DESCRIPTION

Lots 11 and 12, Block 3, **HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 10917.53 SqFt (+/-0.251 Acres)
Gross Area of subject parcel: 12917.53 SqFt (+/-0.296 Acres)

6 ZONING INFORMATION

Zoning District: DH-3
(as per City of Hollywood Zoning Map published at the time of this survey)

7 CERTIFICATIONS

I hereby certify to: Prime Equity, LLC, a Florida limited liability company; Daniel S. Carusi, P.A.; Old Republic National Title Insurance Company. 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 (a) (as per City Website, no zoning report letter provided), 7 (a), 8, 11 (Depiction of utilities only by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: October 8th, 2021

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

5 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on October 6th, 2021 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.
- 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.
- 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.
- 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.
- 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.
- This property has access to and from a duly dedicated and accepted public Right of Way: Jefferson Street - along the South property line, and a 15' Alley along the North property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0732, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet. The Horizontal position of this parcel had been determined by GPS/RTK measurements using FDOT Permanent Reference Network bases.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Temporary Bench Marks (TBMs) were established across this project for vertical control and to adjust those elevations determined by GPS/RTK which are subject to equipment vertical displacement. For elevations determined by differential leveling for TBMs 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. Elevations 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 (NGVD29)
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 (NGVD29)
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.
- 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.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- 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 Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the North Right of Way Line of Jefferson Street being S87°49'14"W.
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company, File No. 21-4187PrimeEQ, Dated September 20, 2021 @ 11:00 PM. Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

SCHEDULE B-II EXCEPTIONS

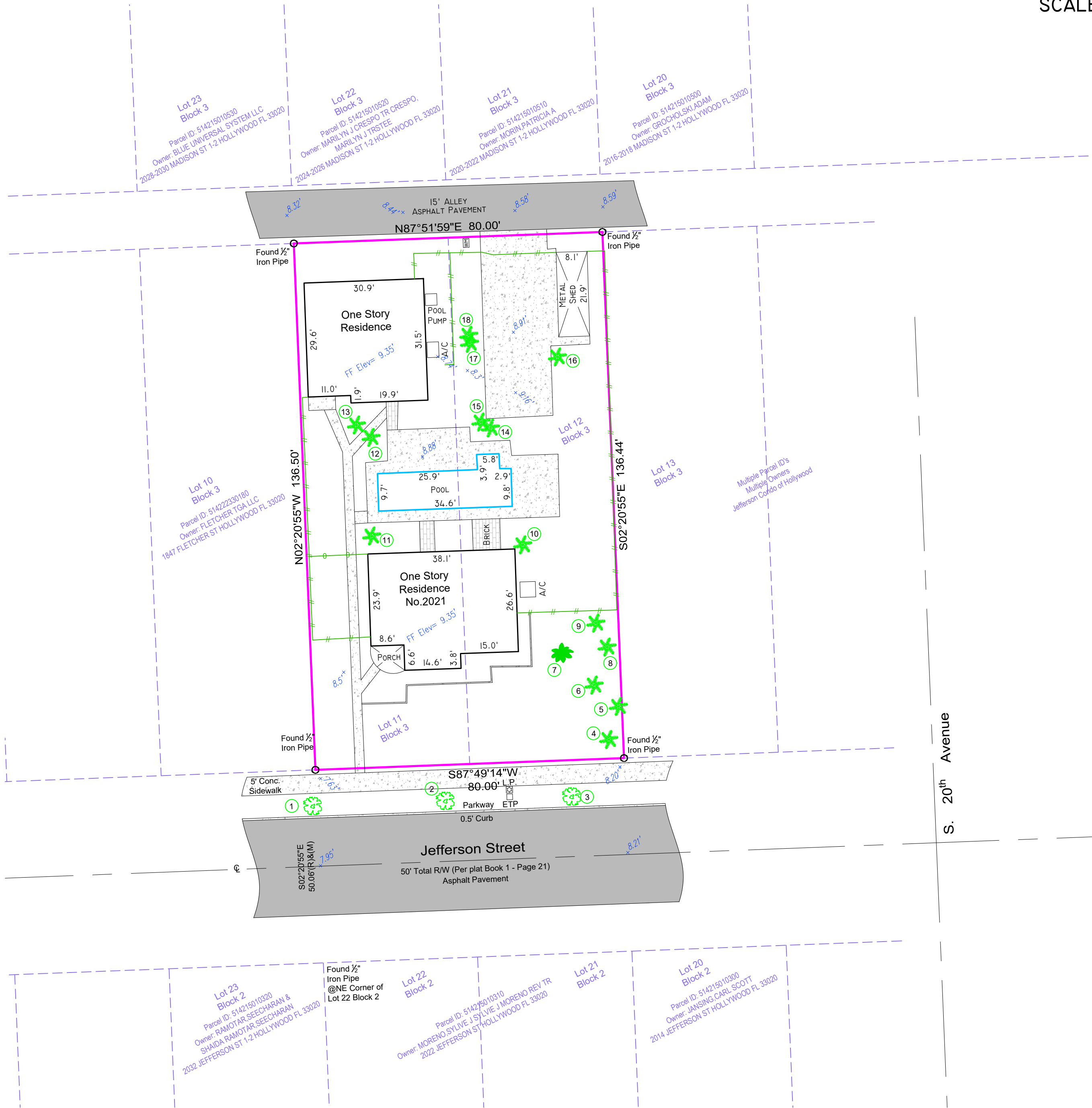
Items # 1, thru Item # 4: Not survey related matters.

Item # 5: This survey is subject to all matters contained on the Plat of Hollywood, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida. (Does apply depicted on survey)

This survey is being revised on May 10th, 2022 to incorporate survey-related matters listed on that Owner and Encumbrance Report (O&E Report) dated May 4th, 2022, prepared by Carusi Law and reflecting records from 12/12/1946 thru 04/25/2022. According to said O&E Report, the owner of record for this parcel is: 2021 Jefferson St, LLC, a Florida limited liability company, by virtue of Warranty Deed recorded in Instrument Number 117802449, Public Records of Broward County, Florida.

According to said O&E Report, there are no active encumbrances affecting this subject property.

FIELD WORK has not been updated.



TREE CHART						
Tree #	B & B Data Collector's Pt #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	293	Live Oak	Quercus Virginiana	36	45	45
2	292	Live Oak	Quercus Virginiana	30	50	45
3	291	Live Oak	Quercus Virginiana	18	45	45
4	295	Palm	Arecaceae	12	30	15
5	296	Palm	Arecaceae	12	30	15
6	297	Palm	Arecaceae	12	30	15
7	294	Palmetto Palm	Sabal palmetto	24	20	15
8	298	Palm	Arecaceae	12	30	15
9	299	Palm	Arecaceae	12	30	15
10	317	Palm	Arecaceae	12	25	15
11	316	Palm	Arecaceae	12	25	20
12	315	Palm	Arecaceae	12	20	15
13	221	Palm	Arecaceae	12	25	15
14	313	Palm	Arecaceae	12	25	15
15	242	Palm	Arecaceae	12	25	15
16	318	Palm	Arecaceae	12	25	15
17	251	Palm	Arecaceae	12	30	20
18	214	Palm	Arecaceae	12	25	20

8 PROJECT NUMBER

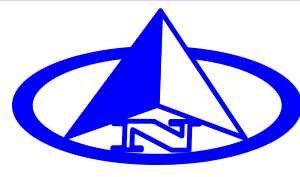
21883 SHEET 1 OF 1

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

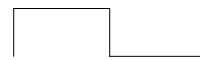


ALTA / NSPS LAND TITLE SURVEY

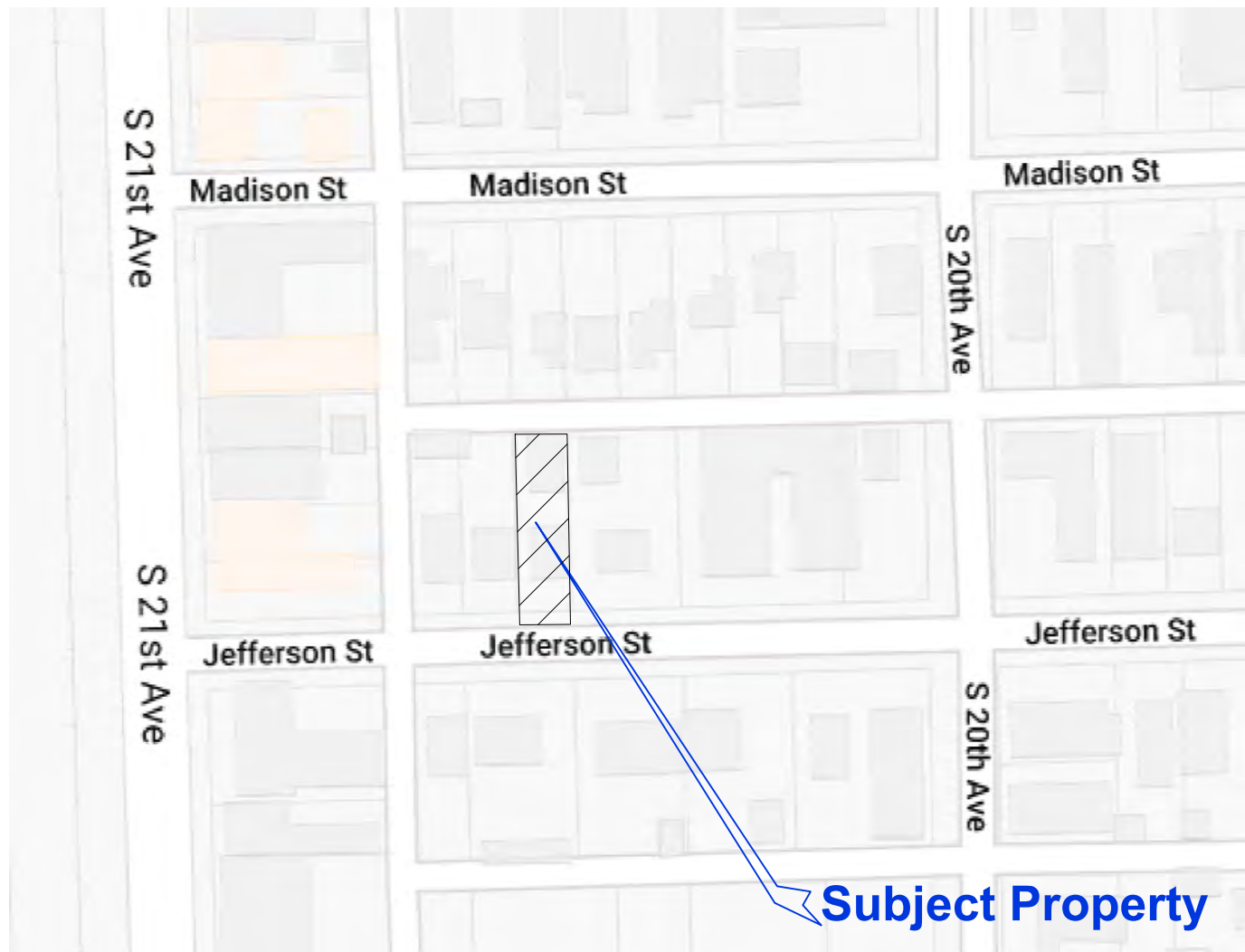
A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, FLORIDA



0 10 20



SCALE: 1" = 20'



1 VICINITY MAP

Not to Scale



2 PROPERTY ADDRESS

2027 Jefferson Street, Hollywood, Florida 33020

3 LEGAL DESCRIPTION

Lot 10, Block 3, **HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 5460.69 SqFt (+/-0.125 Acres)
Gross Area of subject parcel: 6460.69 SqFt (+/-0.148 Acres)

6 ZONING INFORMATION

Zoning District: DH-3 - Dixie Highway High Intensity Mixed-Use District
(as per City of Hollywood Zoning Map published at the time of this survey)

7 CERTIFICATIONS

I hereby certify to: Prime Prime Equity, LLC, a Florida limited liability company; Daniel S. Carusi, P.A.; Old Republic National Title Insurance Company. 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 (a) (as per City Website, no zoning report letter provided), 7 (a), 8, 11 (Depiction of utilities only by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: December 13th, 2021

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

5 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on December 6th, 2021 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.
- 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.
- 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 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.
- 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.
- 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.
- This property has access to and from a duly dedicated and accepted public Right of Way: Jefferson Street - along the South property line, and a 15' Alley along the North property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- 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" with Base Flood Elevation 7 and 8 feet (NGVD 1929). As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet. The Horizontal position of this parcel had been determined by GPS/RTK measurements using FDOT Permanent Reference Network bases.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Temporary Bench Marks (TBMs) were established across this project for vertical control and to adjust those elevations determined by GPS/RTK which are subject to equipment vertical displacement. For elevations determined by differential leveling for TBMs 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. Elevations 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 (NGVD29)
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 (NGVD29)
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.
- 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.
- The intended plotting scale for this survey map is 1" = 20'. Data is expressed in U.S. Survey Foot.
- 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 Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the North Right of Way Line of Jefferson Street being S87°49'14"W.
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company, File No. 21-4209Shemesh, Dated December 2, 2021 @ 11.00 PM. Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

SCHEDULE B-II EXCEPTIONS

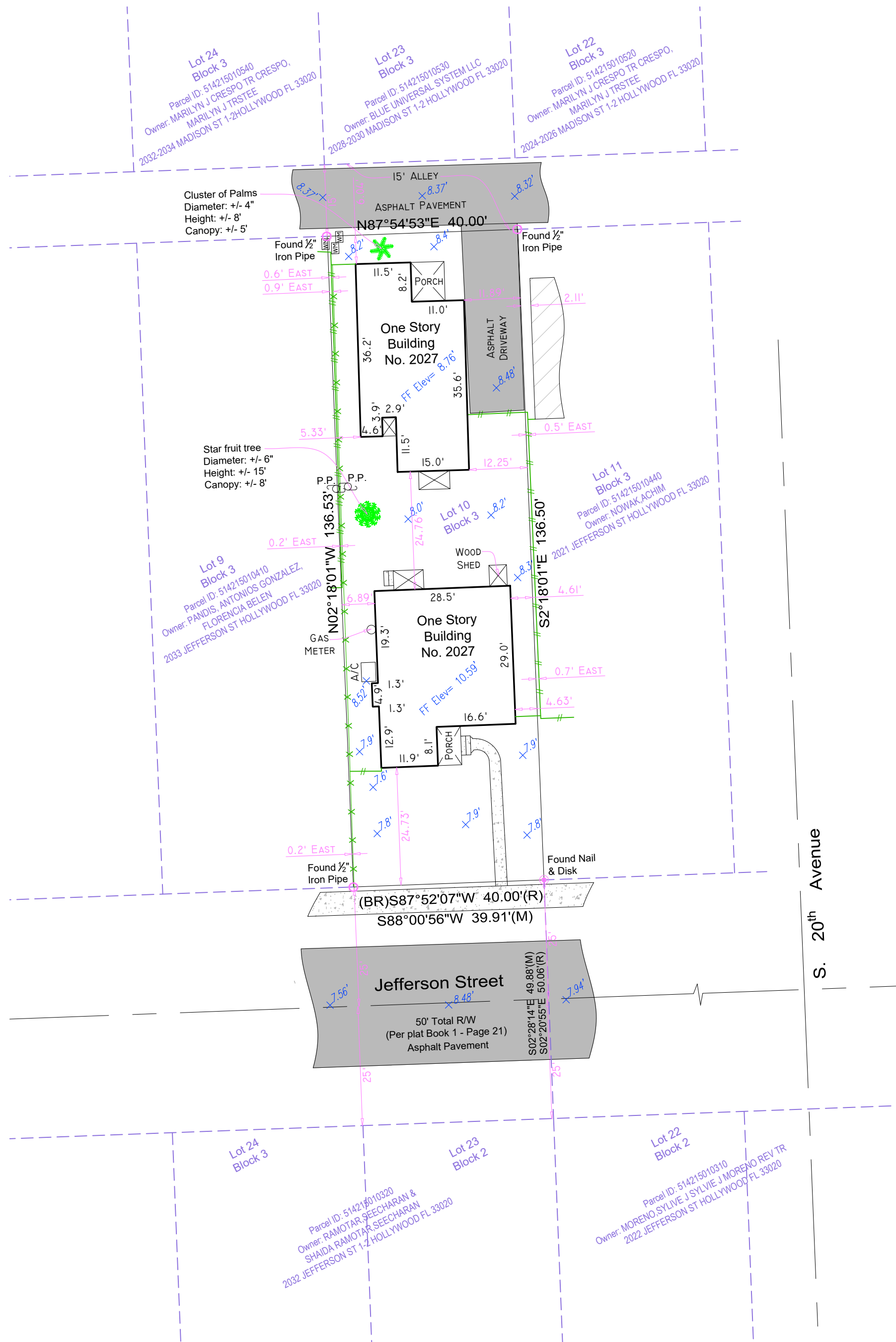
Items # 1, thru Item # 4: Not survey related matters.

Item # 5: This survey is subject to all matters contained on the Plat of **Hollywood**, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.(Does apply depicted on survey)

Item # 6: This Survey is subject to Ordinance N. 2005-18 recorded in O.R. Book 40082, Page 1783 and Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida. (Matters are of "Blanket nature" therefore "non-plotable").

Item # 7: Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Thomas J. Kelly, Inc., dated December 15, 2006, bearing Job # 06-700 I:a) Chain-link fence encroaches into west side of subject property onto adjacent property. (No previous surveys where investigated at the time of this survey, no encroachments where found at the time of this survey).

Item # 8: The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to The Company as set forth in TN 25.03.06 and 25.03.07. (refer to attached survey)



This survey is being revised on May 10th, 2022 to incorporate survey-related matters listed on that Owner and Encumbrance Report (O&E Report) dated May 4th, 2022, prepared by Carusi Law and reflecting records from 12/12/1946 thru 04/25/2022. According to said O&E Report, the owner of record for this parcel is: 2021 Jefferson St, LLC, a Florida limited liability company, by virtue of Warranty Deed recorded in Instrument Number 117945205, Public Records of Broward County, Florida.

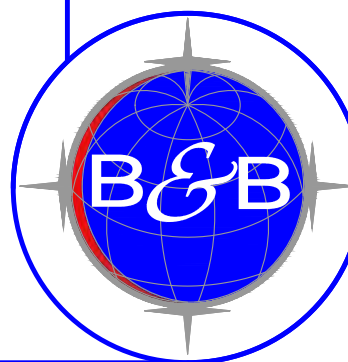
According to said O&E Report, there are no active encumbrances affecting this subject property.

FIELD WORK has not been updated.

8 PROJECT NUMBER

22011 SHEET 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.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027

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

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

REVISION:	BY:
1 9/27/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:

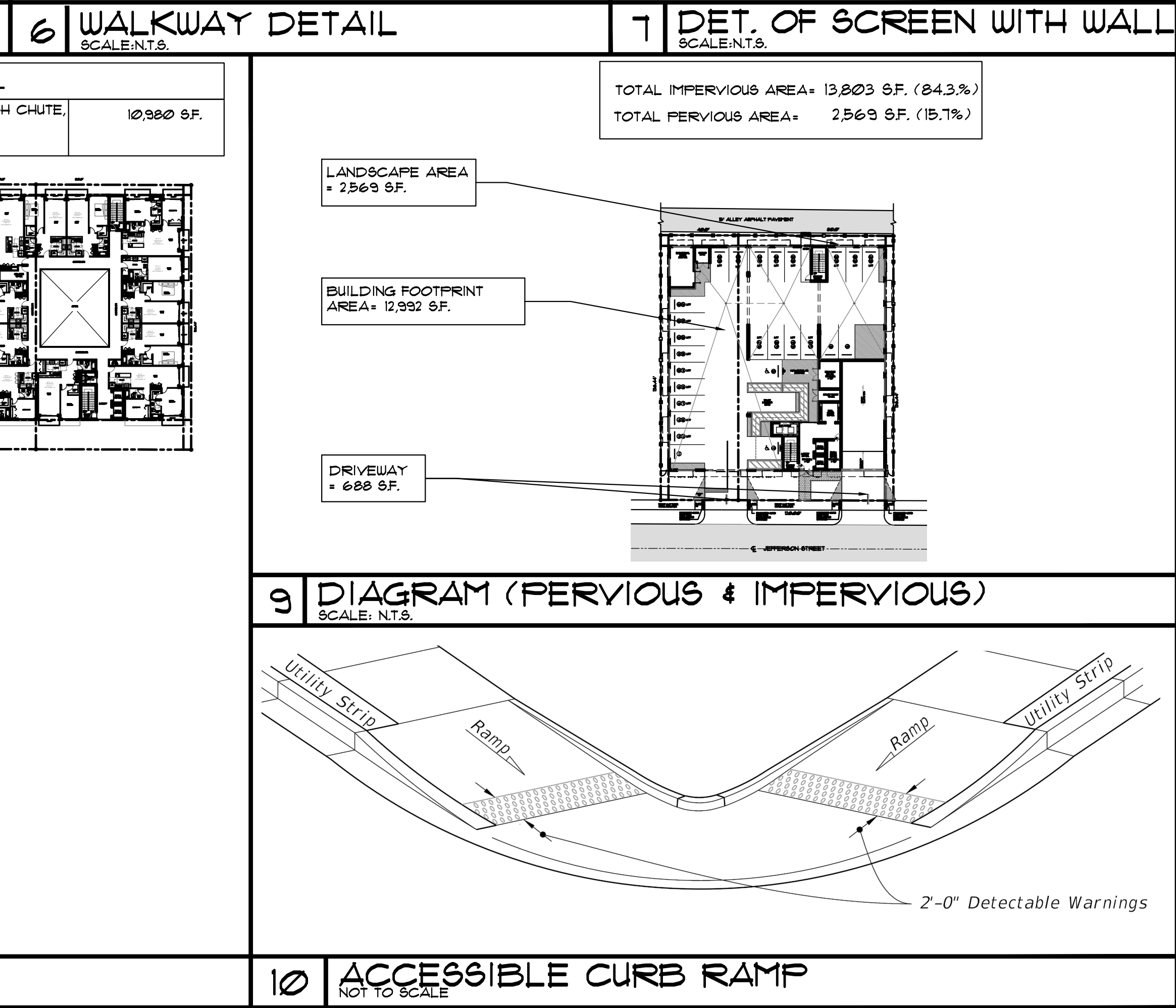
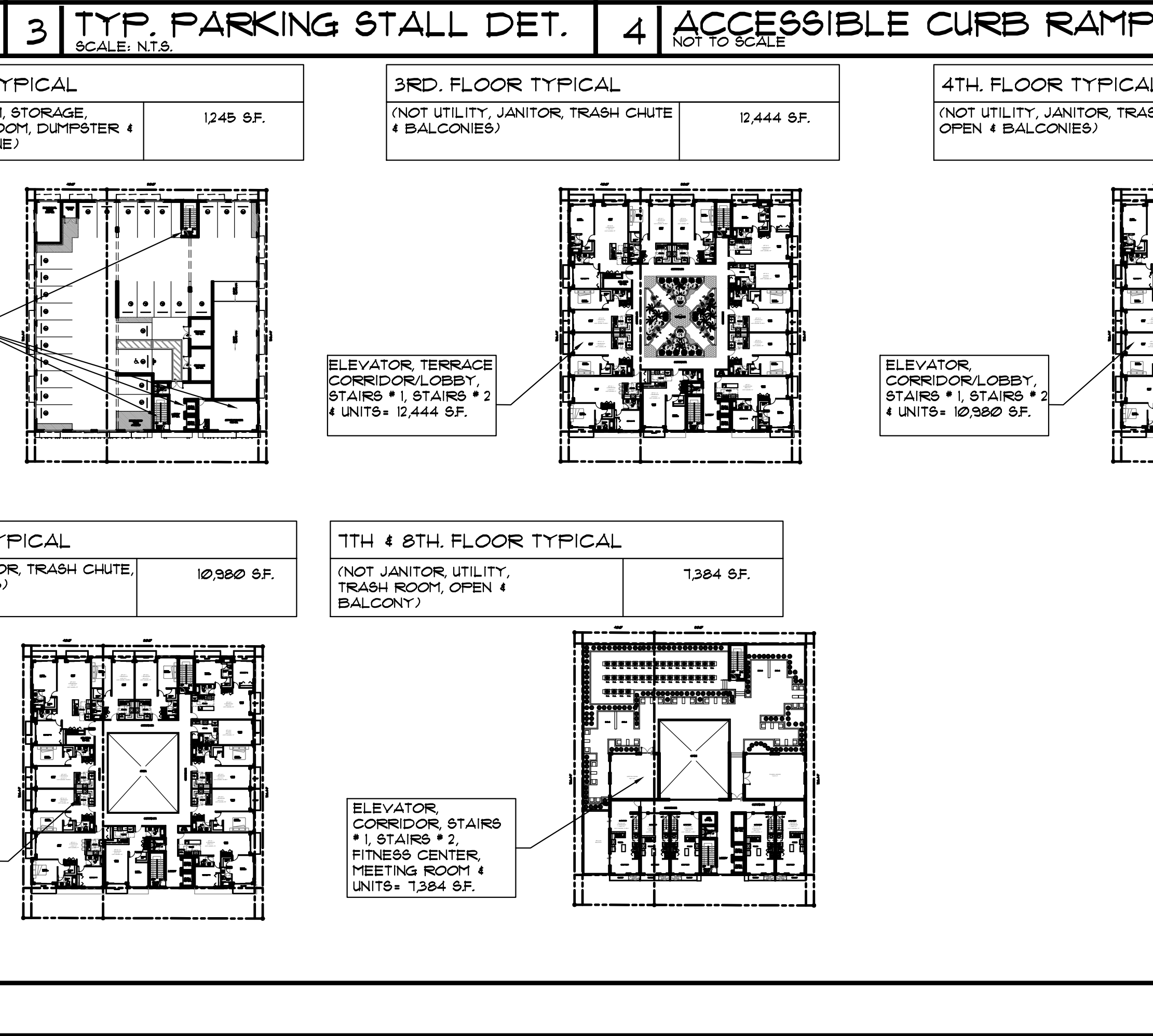
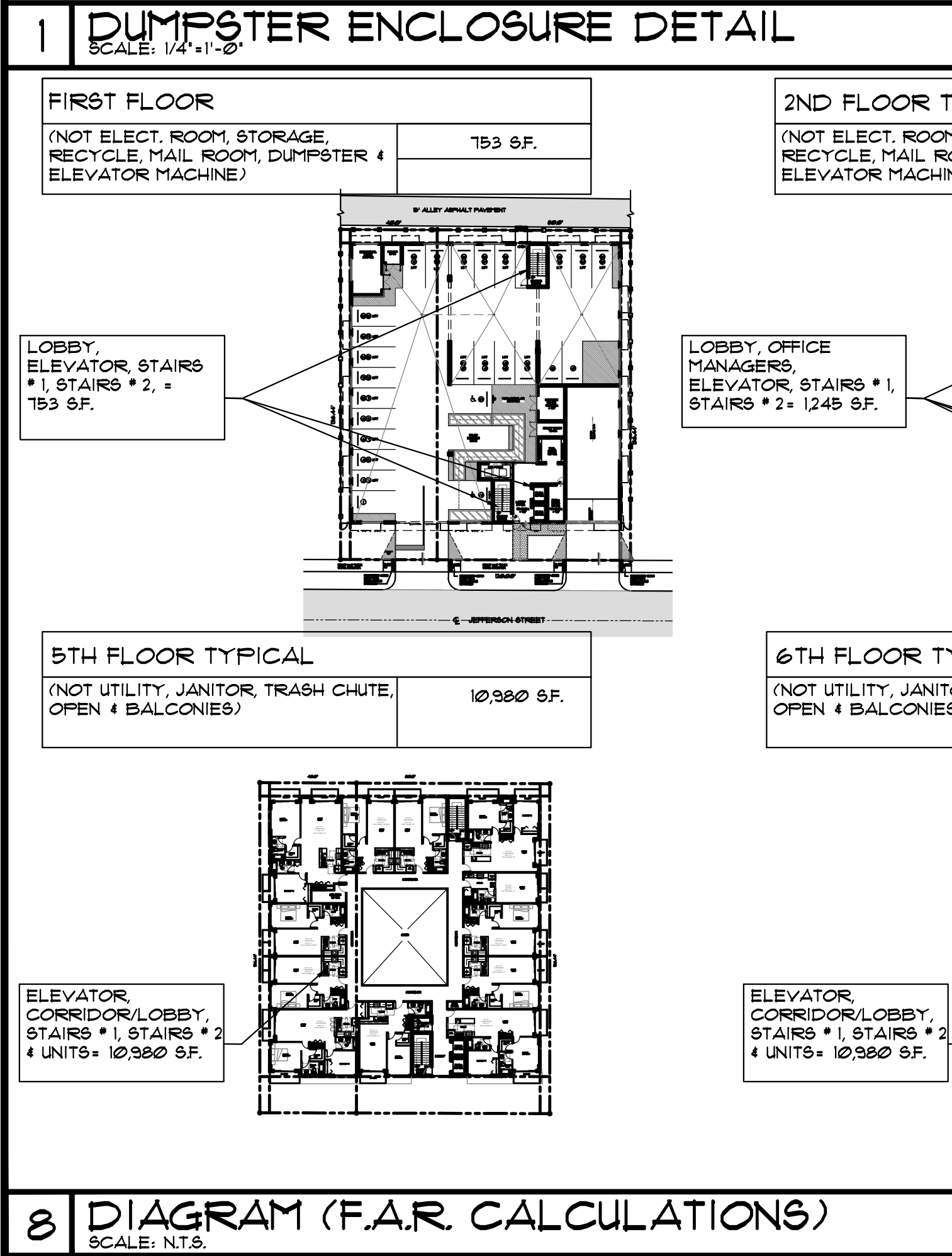
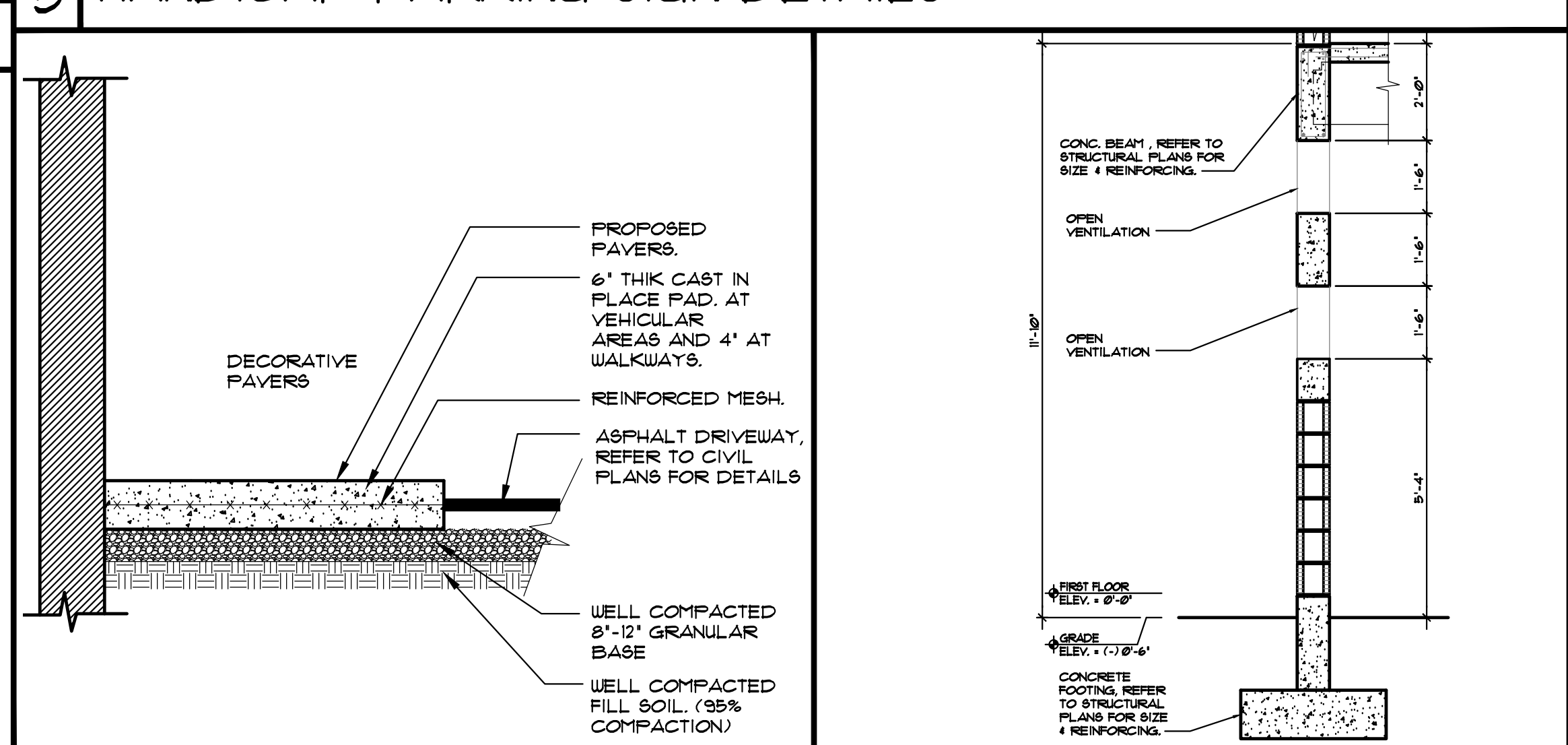
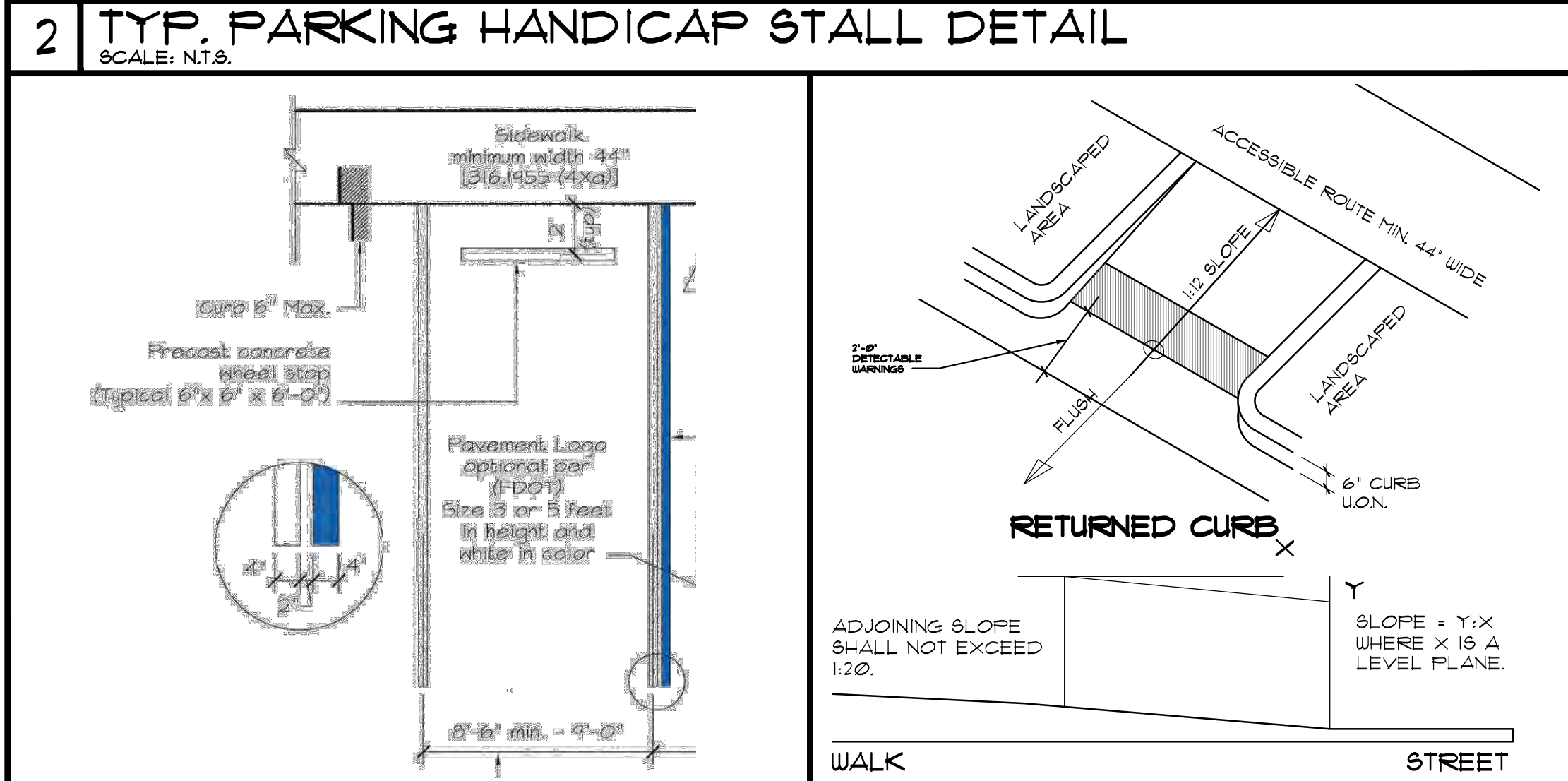
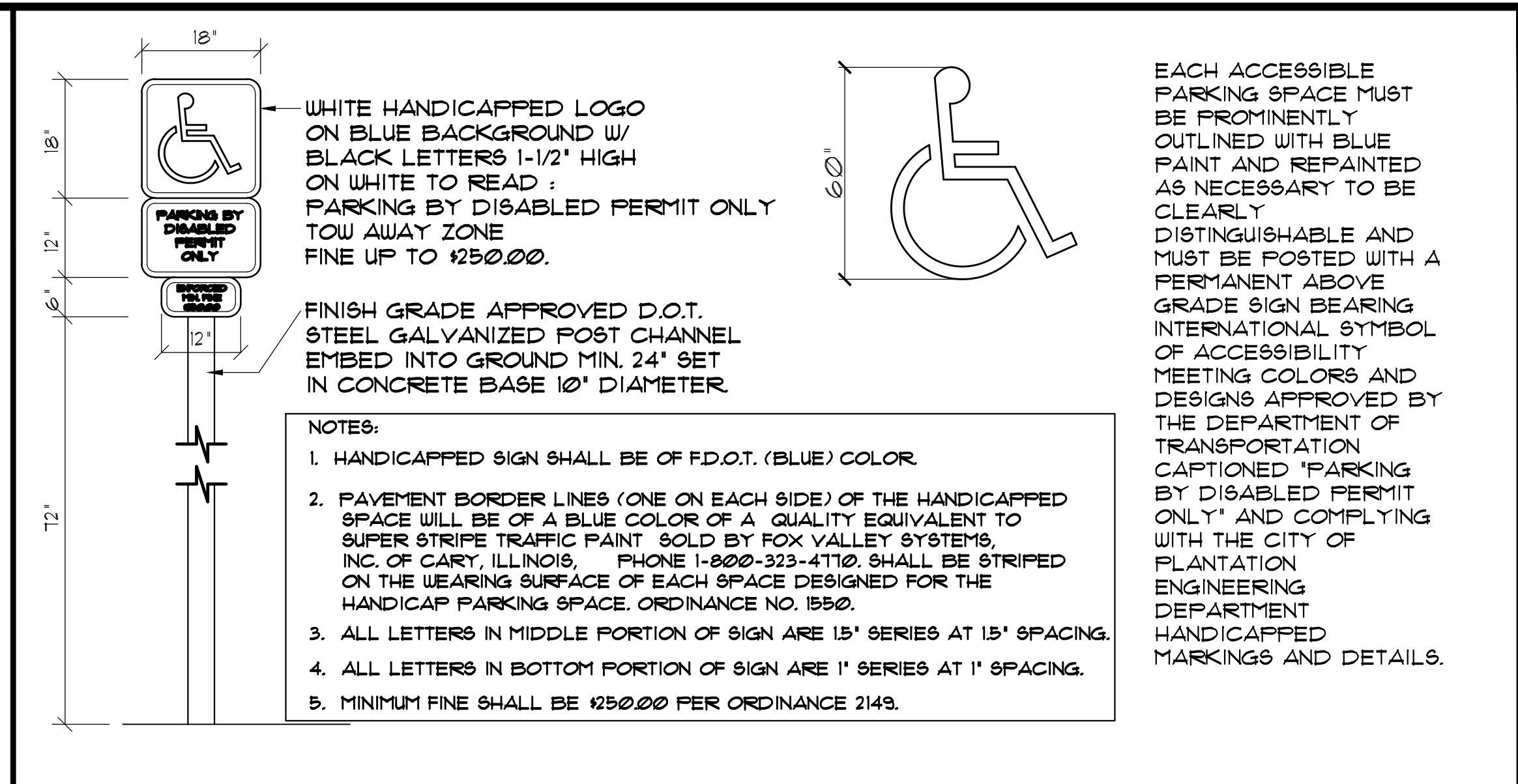
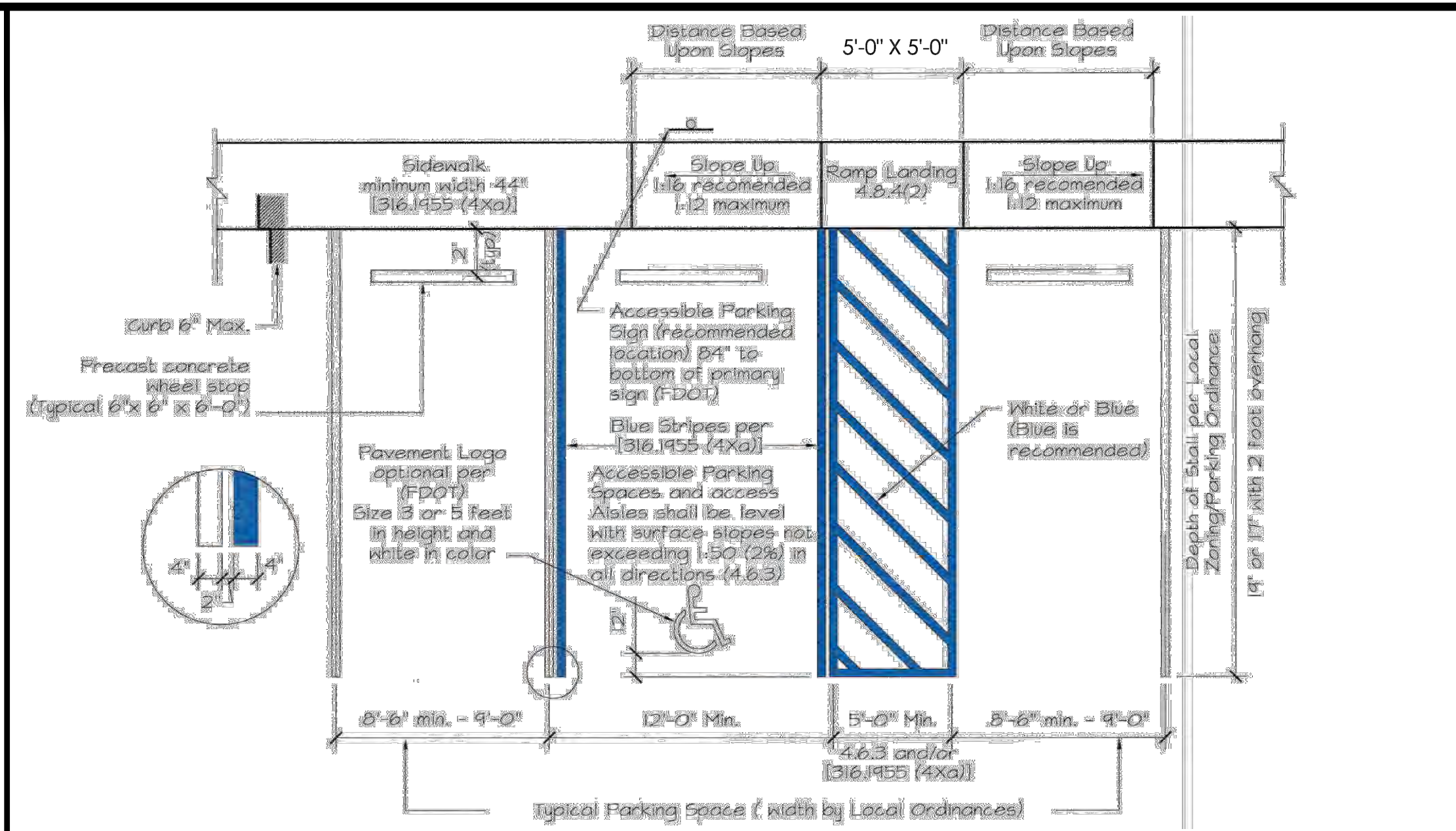
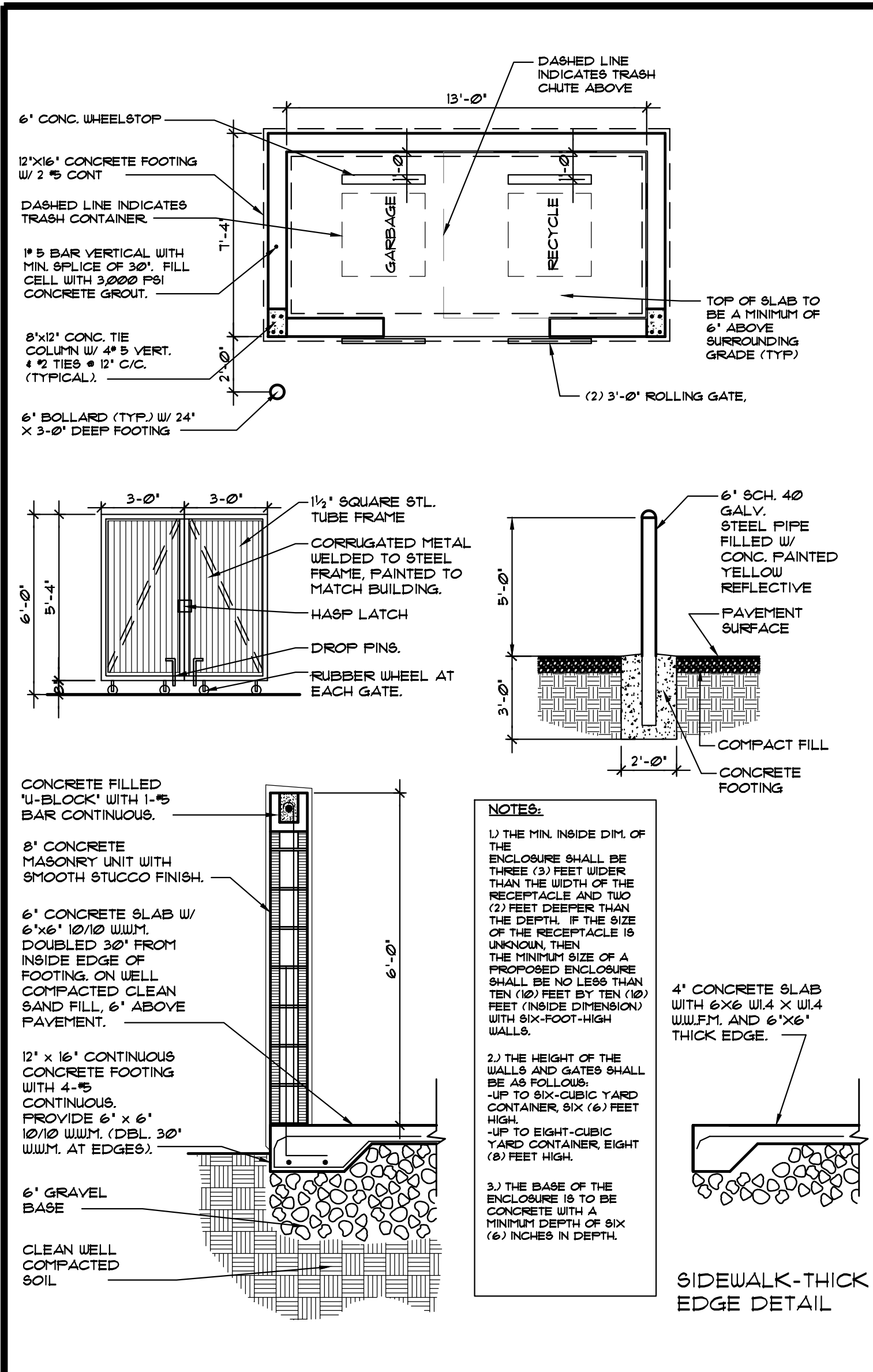
2021 & 2021 JEEFERSON LLC

2021 & 2021 JEEFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	
SP-1.1A	
OF	SHEETS

BUILDING CALCULATION																			
	LOBBY	UNIT # 1 (TWO BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (ONE BED.)	UNIT # 4 (STUDIO.)	UNIT # 5 (TWO BED.)	UNIT # 6 (ONE BED.)	UNIT # 7 (ONE BED.)	UNIT # 8 (TWO BED.)	UNIT # 9 (ONE BED.)	UNIT # 10 (ONE BED.)	UNIT # 11 (TWO BED.)	UNIT # 12 (ONE BED.)	DUPLEX # 1 (TWO BED.)	DUPLEX # 2 (TWO BED.)	DUPLEX # 3 (TWO BED.)	DUPLEX # 4 (TWO BED.)	DUPLEX # 5 (TWO BED.)	
1ST. FLOOR COMMON AREA=		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,992 SF.
2ND. FLOOR COMMON AREA=		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,992 SF.
3RD. FLOOR LIVING AREA=	-	896 SF.	672 SF.	672 SF.	400 SF.	904 SF.	672 SF.	672 SF.	1,190 SF.	672 SF.	672 SF.	1,030 SF.	672 SF.	-	-	-	-	-	9,124 SF.
BALCONY AREA=	-	109 SF.	54 SF.	54 SF.	45 SF.	172 SF.	54 SF.	54 SF.	175 SF.	54 SF.	54 SF.	128 SF.	54 SF.	-	-	-	-	-	1,007 SF.
TOTAL UNIT AREA=	-	1,005 SF.	726 SF.	726 SF.	445 SF.	1,076 SF.	726 SF.	726 SF.	1,365 SF.	726 SF.	726 SF.	1,158 SF.	726 SF.	-	-	-	-	-	10,131 SF.
COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,519 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,650 SF.
4TH. FLOOR LIVING AREA=	-	896 SF.	672 SF.	672 SF.	400 SF.	904 SF.	672 SF.	672 SF.	1,190 SF.	672 SF.	672 SF.	1,030 SF.	672 SF.	-	-	-	-	-	9,124 SF.
BALCONY AREA=	-	109 SF.	54 SF.	54 SF.	45 SF.	172 SF.	54 SF.	54 SF.	175 SF.	54 SF.	54 SF.	128 SF.	54 SF.	-	-	-	-	-	1,007 SF.
TOTAL UNIT AREA=	-	1,005 SF.	726 SF.	726 SF.	445 SF.	1,076 SF.	726 SF.	726 SF.	1,365 SF.	726 SF.	726 SF.	1,158 SF.	726 SF.	-	-	-	-	-	10,131 SF.
COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,055 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,186 SF.
5TH. FLOOR LIVING AREA=	-	896 SF.	672 SF.	672 SF.	400 SF.	904 SF.	672 SF.	672 SF.	1,190 SF.	672 SF.	672 SF.	1,030 SF.	672 SF.	-	-	-	-	-	9,124 SF.
BALCONY AREA=	-	109 SF.	54 SF.	54 SF.	45 SF.	172 SF.	54 SF.	54 SF.	175 SF.	54 SF.	54 SF.	128 SF.	54 SF.	-	-	-	-	-	1,007 SF.
TOTAL UNIT AREA=	-	1,005 SF.	726 SF.	726 SF.	445 SF.	1,076 SF.	726 SF.	726 SF.	1,365 SF.	726 SF.	726 SF.	1,158 SF.	726 SF.	-	-	-	-	-	10,131 SF.
COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,055 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,186 SF.
6TH. FLOOR LIVING AREA=	-	896 SF.	672 SF.	672 SF.	400 SF.	904 SF.	672 SF.	672 SF.	1,190 SF.	672 SF.	672 SF.	1,030 SF.	672 SF.	-	-	-	-	-	9,124 SF.
BALCONY AREA=	-	109 SF.	54 SF.	54 SF.	45 SF.	172 SF.	54 SF.	54 SF.	175 SF.	54 SF.	54 SF.	128 SF.	54 SF.	-	-	-	-	-	1,007 SF.
TOTAL UNIT AREA=	-	1,005 SF.	726 SF.	726 SF.	445 SF.	1,076 SF.	726 SF.	726 SF.	1,365 SF.	726 SF.	726 SF.	1,158 SF.	726 SF.	-	-	-	-	-	10,131 SF.
COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,055 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,186 SF.
7TH. & 8TH FLOOR (DUPLEX)	-	-	-	-	-	-	-	-	-	-	-	-	-	1,069 SF.	945 SF.	945 SF.	944 SF.	1,069 SF.	4,972 SF.
BALCONY AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	497 SF.	371 SF.	371 SF.	355 SF.	925 SF.	2,519 SF.
TOTAL UNIT AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	1,566 SF.	1,316 SF.	1,316 SF.	1,299 SF.	1,994 SF.	7,491 SF.
COMMON AREA =	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,340 SF.
SUN DECK AREA =	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,794 SF.
AMENITIES AREA =	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,490 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,115 SF.
TOTAL GROSS AREA=																			93,307 SF.



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

REVISION:	BY:
3/27/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

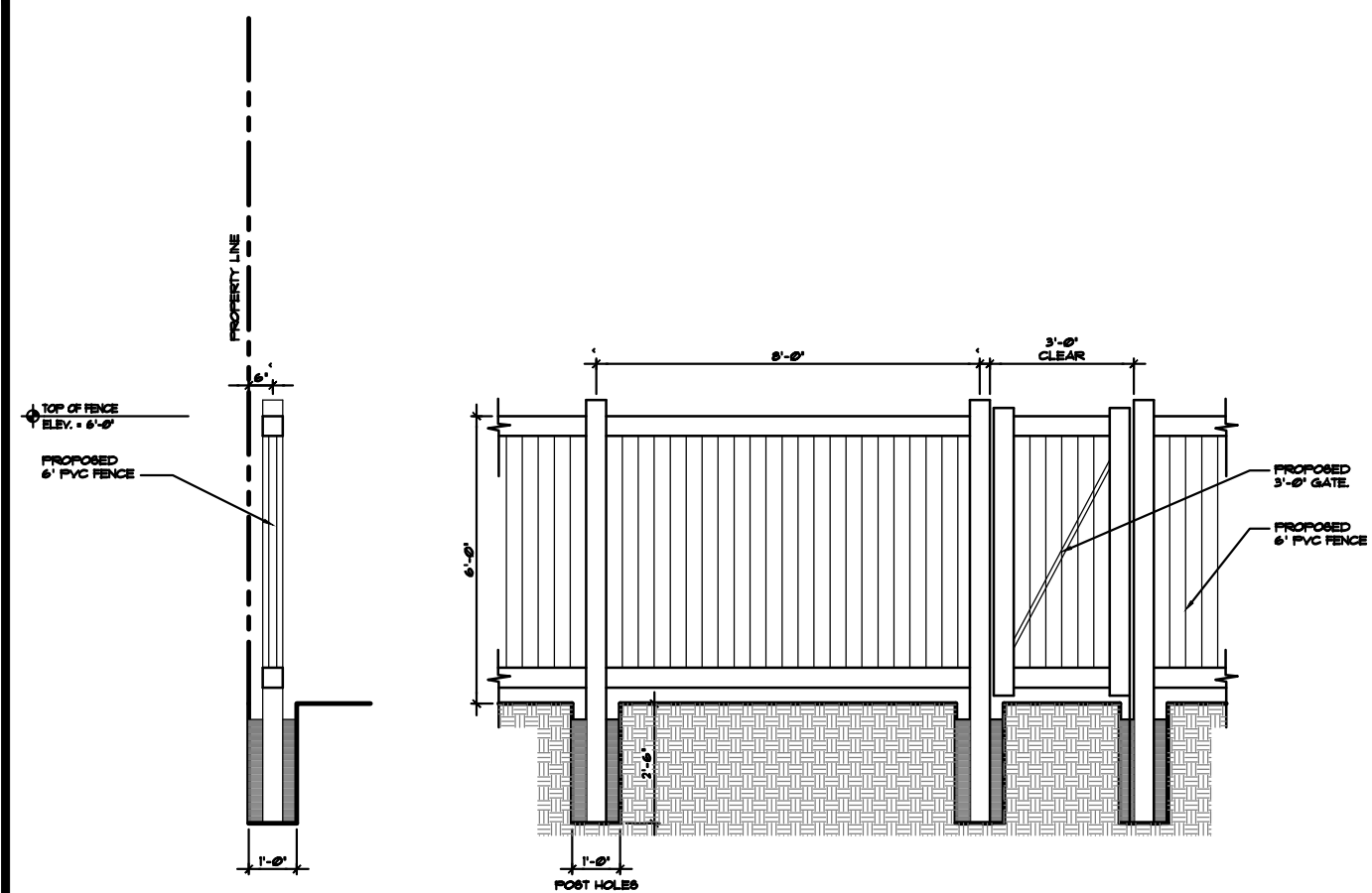
DRAWN	CC.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	
SP-1.2	
OF	SHEETS



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



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



3 PVC FENCE DETAIL

LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

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

REVISION:	BY:
9/21/2022 CITY COMM.	F.C.

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2027 JEFFERSON LLC
2021 & 2027 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	03-01-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

SP-1.3
OF SHEETS

WATER & SEWER DEMAND
53 UNITS X 250 GPD/UNIT = 13,250 GPD

FIRE NOTES:

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

2). NO FIRE PUMP IS REQUIRED

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

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

X 8.58' DENOTES EXISTING GRADE

XX DENOTES PROPOSED GRADE

FIRE FLOW CALCULATION:

CODE: F.F.C. 2011 EDITION & NFPA 220

BUILDING TYPE: - I

TOTAL AREA: 48861 SF.

TYPE OF OCCUPANCY: APARTMENT BUILDING AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

TABLE 18.4.5.1.2 - 48,301-59,000 SF = 2,500 GPM FOR A DURATION OF 2 HOURS A REDUCTION OF 15% SHALL BE PERMITTED TO BE APPLIED
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

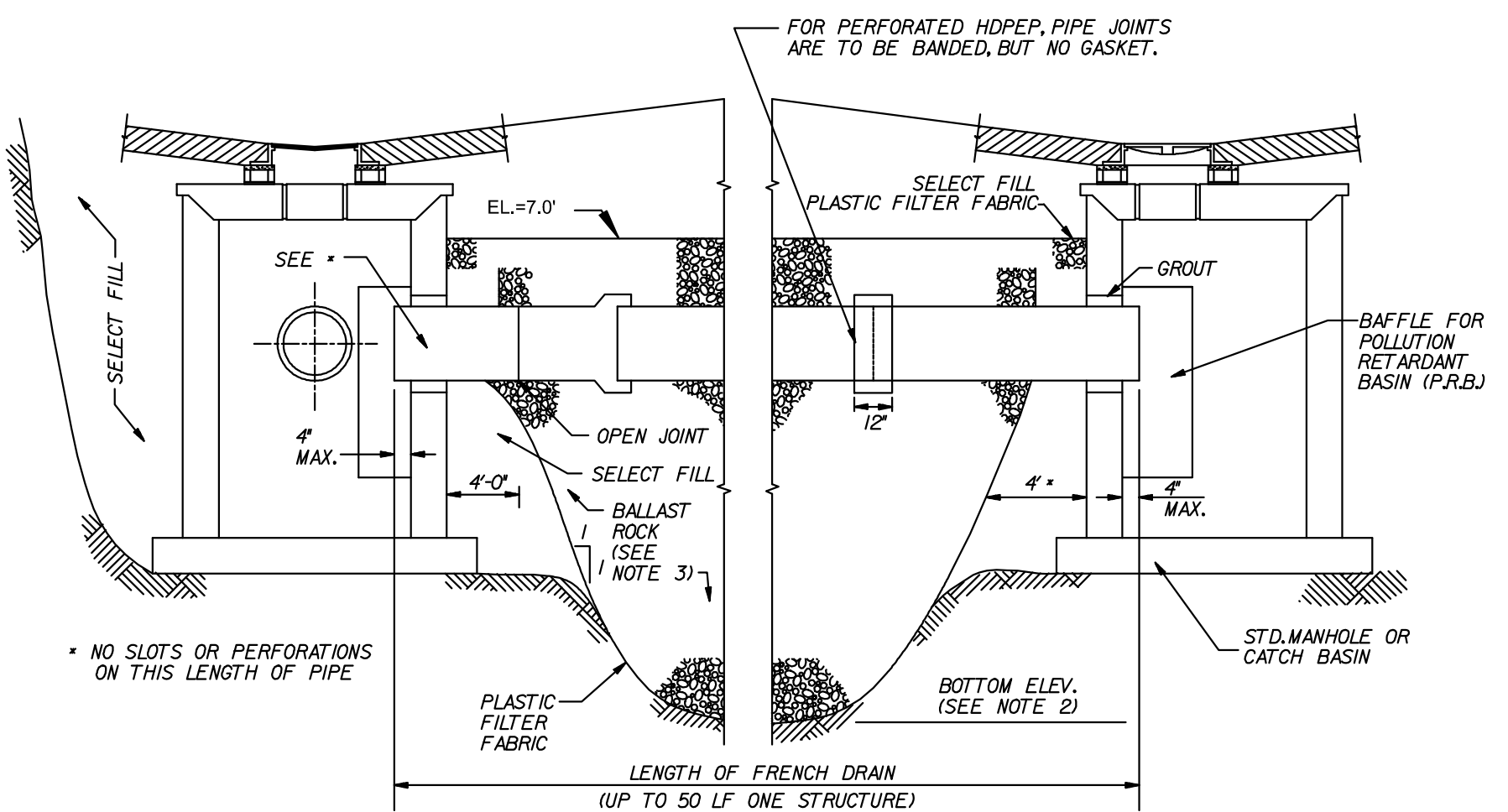
1,500 GPM X 25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE - 600 GPM @ 20 PSI)

FLOW TEST RESULTS:

STATIC = PSI

RESIDUAL = PSI

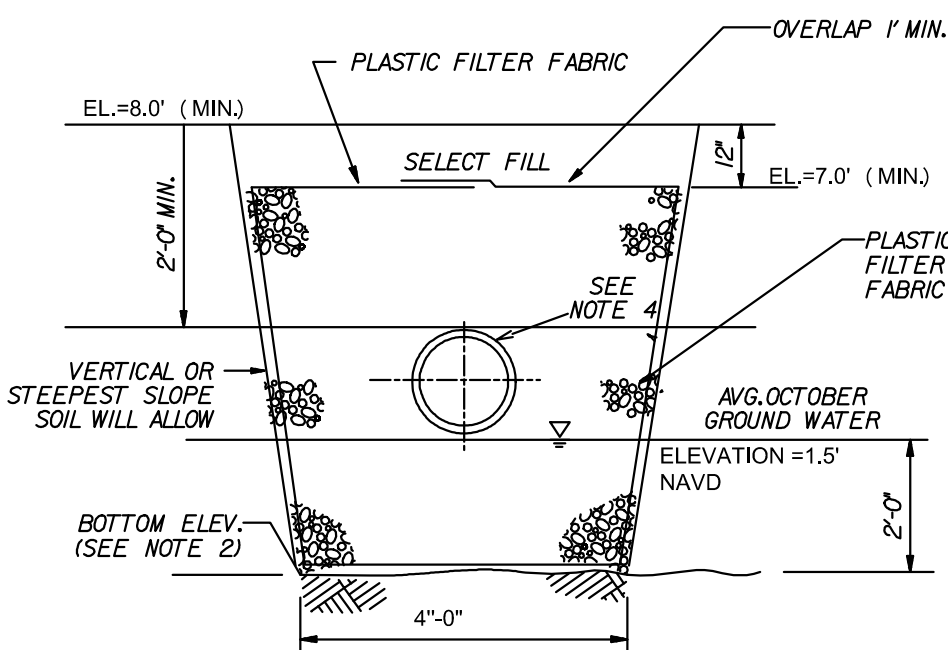
TOTAL FLOW = 1,060 + 920 GPM = 1,980 GPM



LONGITUDINAL SECTION

NOTES:

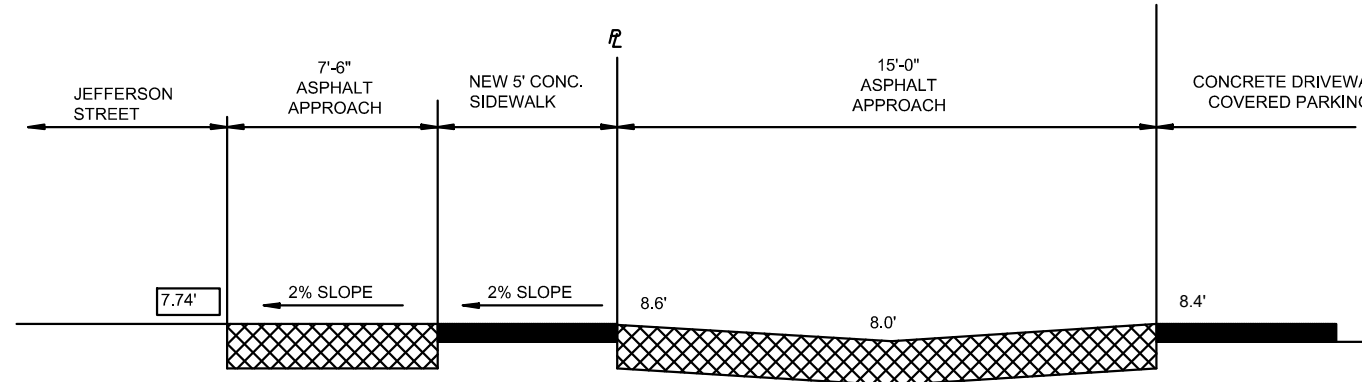
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 2.00' NAVD AS SHOWN IN W.C. 2-2. PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP
5. PLUG STUB PIPES WITH 10"x1" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE). PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP



TRANSVERSE SECTION

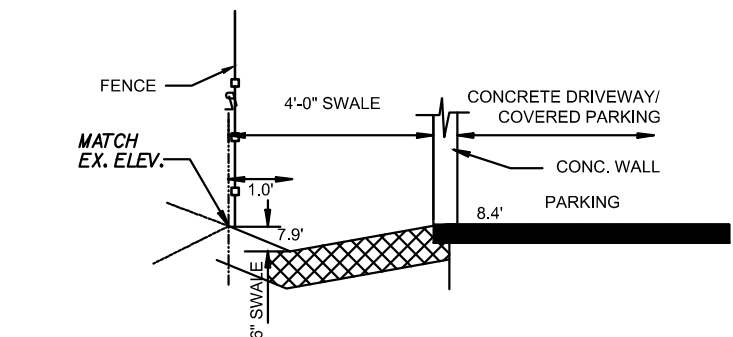
NOTE:

1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY).
2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET ADA REQUIREMENT.
3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AN SUV-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.



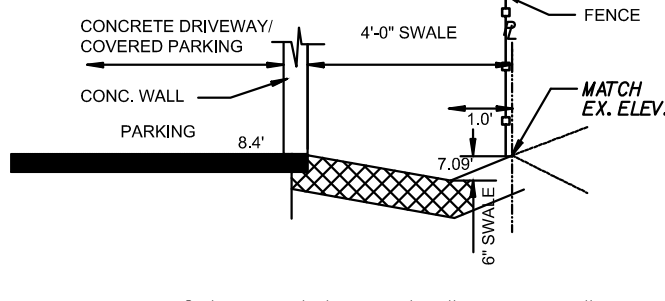
SECTION "A-A"

N.T.S.



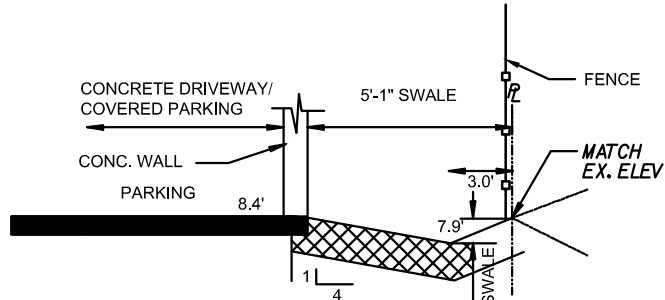
SECTION "B-B"

N.T.S.



SECTION "C-C"

N.T.S.



SECTION "D-D"

N.T.S.

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

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

Aylward Engineering & Surveying, Inc.

EB No. 5183

465 Archaic Drive, Winter Haven, Florida 33880

954-424-5852 or 305-827-2216

SHARON AYLWARD COX
FLORIDA PE No. 43906



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12880 S.W. 52 STREET
MIAMI, FLORIDA 33027

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

Luis La Rosa - Registered

Architect

AR#-0017852

AA#-26003693

REVISION:	BY:
1	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:

2021 & 2021 JEFFERSON LLC

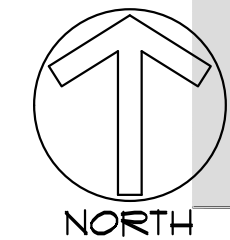
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	03-01-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

C-1.1

OF SHEETS



1 PROPOSED PAVING, GRADING, WATER & SEWER PLAN

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

GENERAL NOTES:

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

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

GENERAL NOTES (CONTINUED):

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

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

GENERAL NOTES (CONTINUED):

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

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

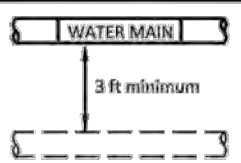
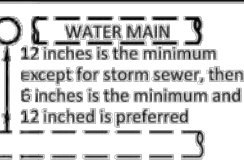
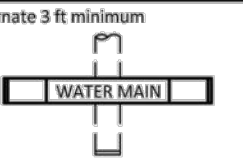
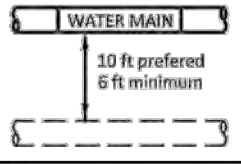
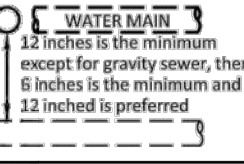
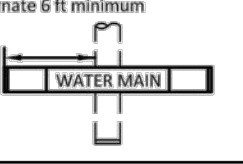
GENERAL NOTES (CONTINUED):

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


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

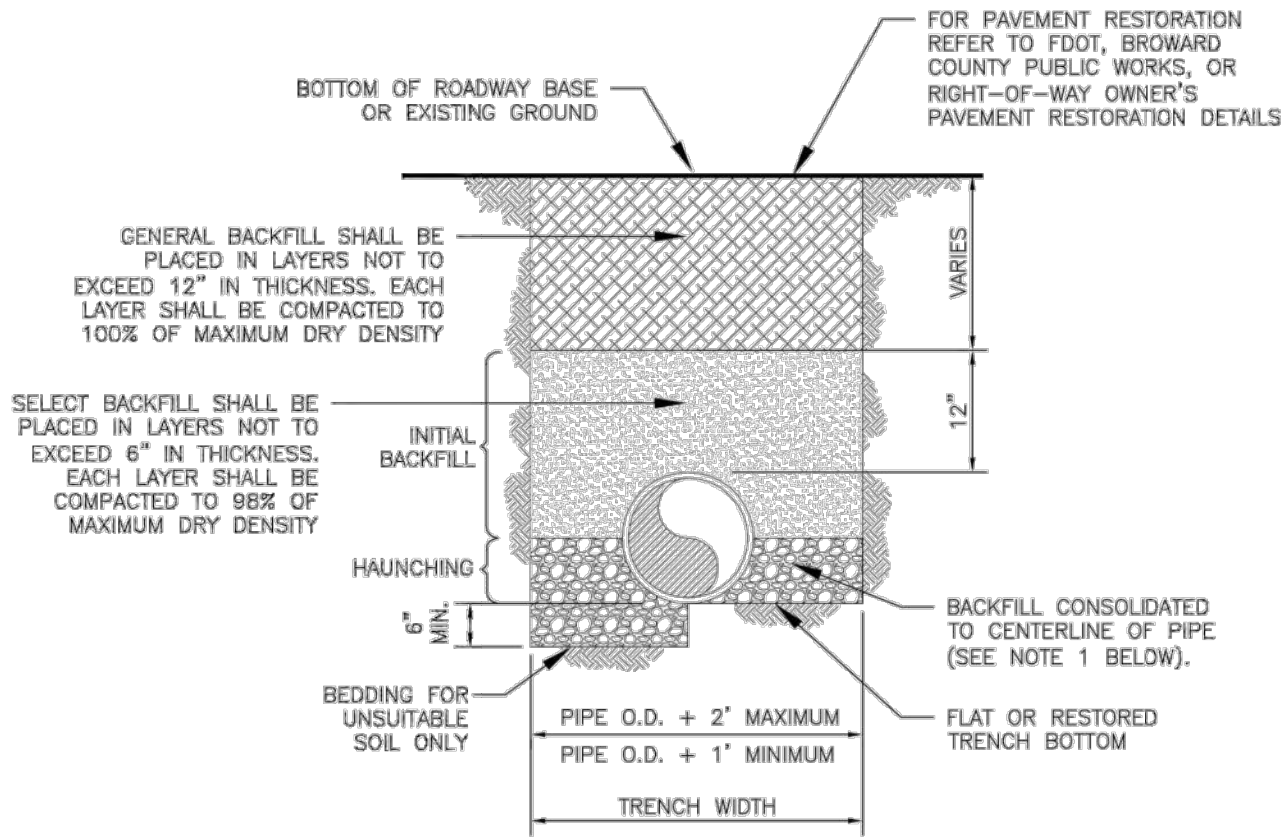
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.3
---	---	---	--

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

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

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

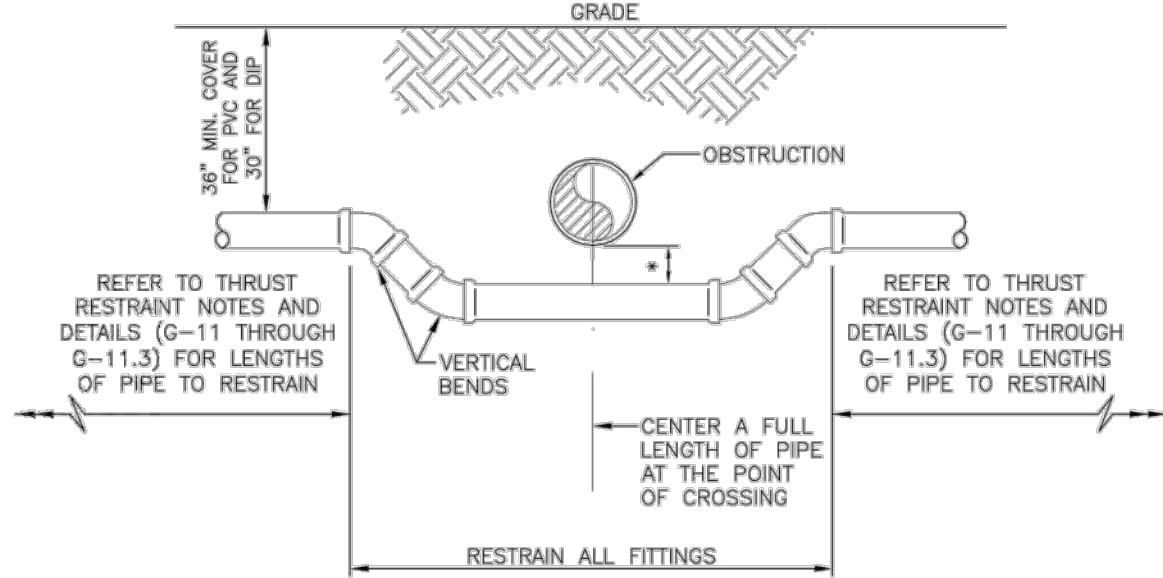
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL SEPARATION REQUIREMENTS OF F.D.E.P.	REVISED: 11/06/2017 DRAWING NO. G-01.1
--	---	---	--



NOTES:

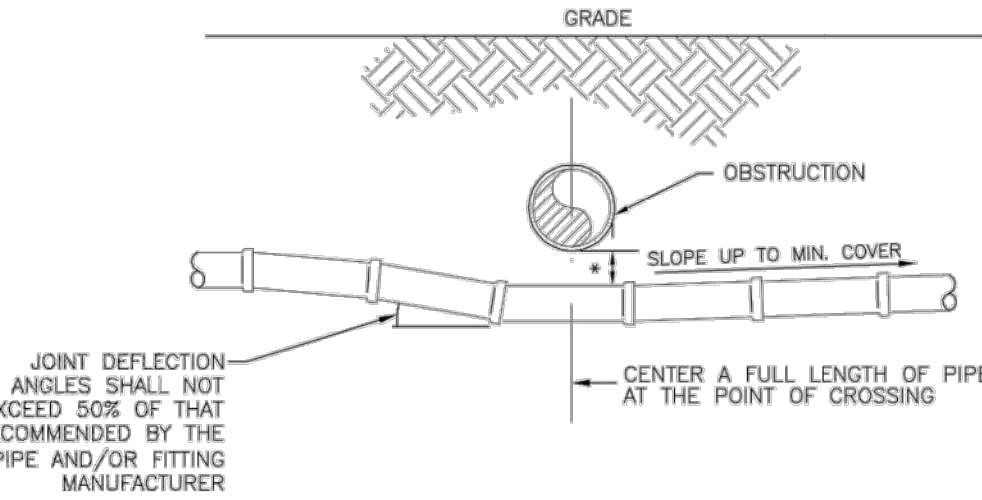
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL. IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION, IMPORTED BEDDING SHALL BE WELL-GRADED, WASHED CRUSHED STONE (OR GRANFELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 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 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	REVISED: 06/08/2014 DRAWING NO. G-02
---	---	--	--



UTILITY CROSSING USING FITTINGS

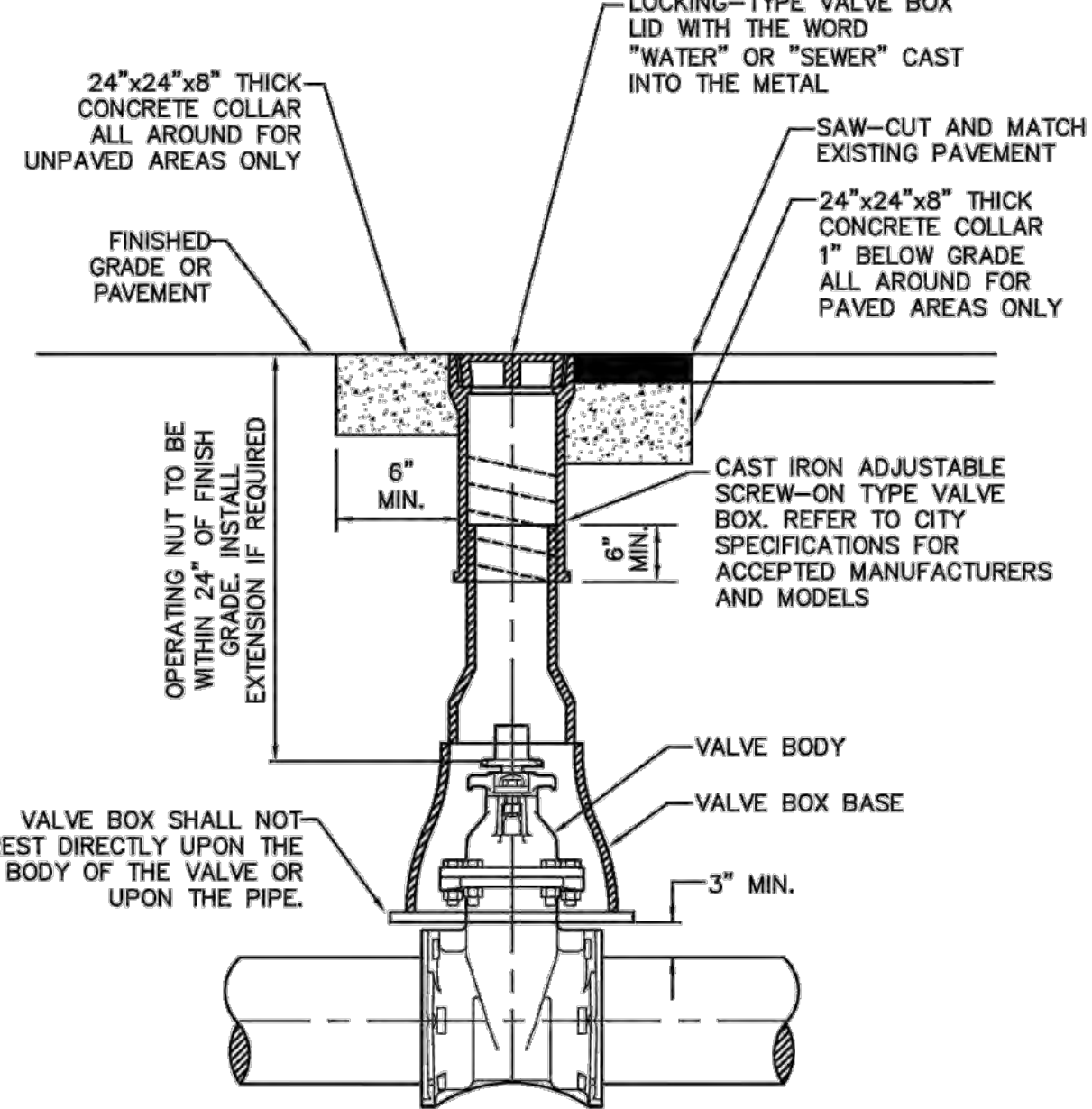
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

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

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



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



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 82 STREET
MIRAMAR, FLORIDA 33027

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

Luis La Rosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
 3/21/2022 CITY COMM.	FC

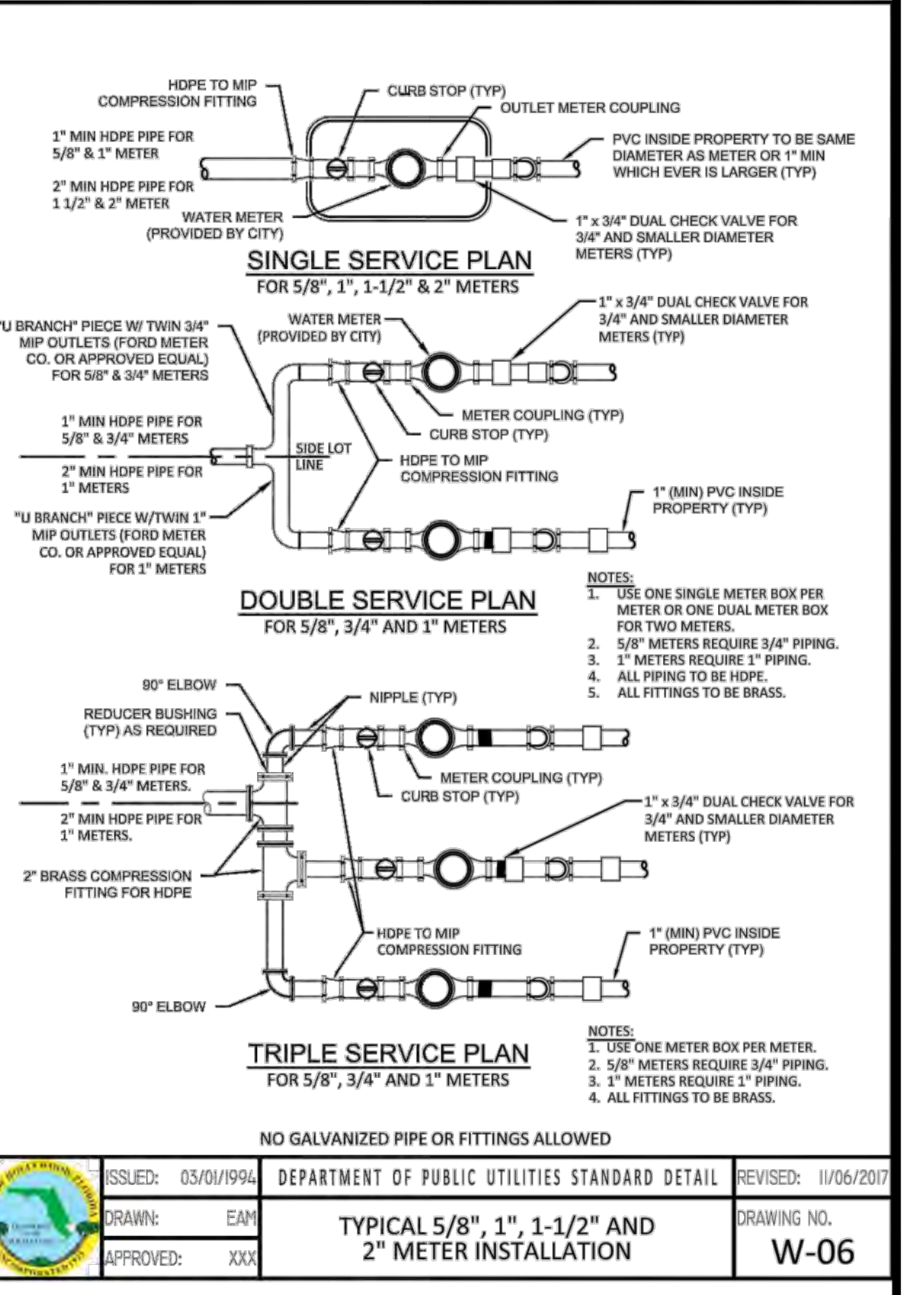
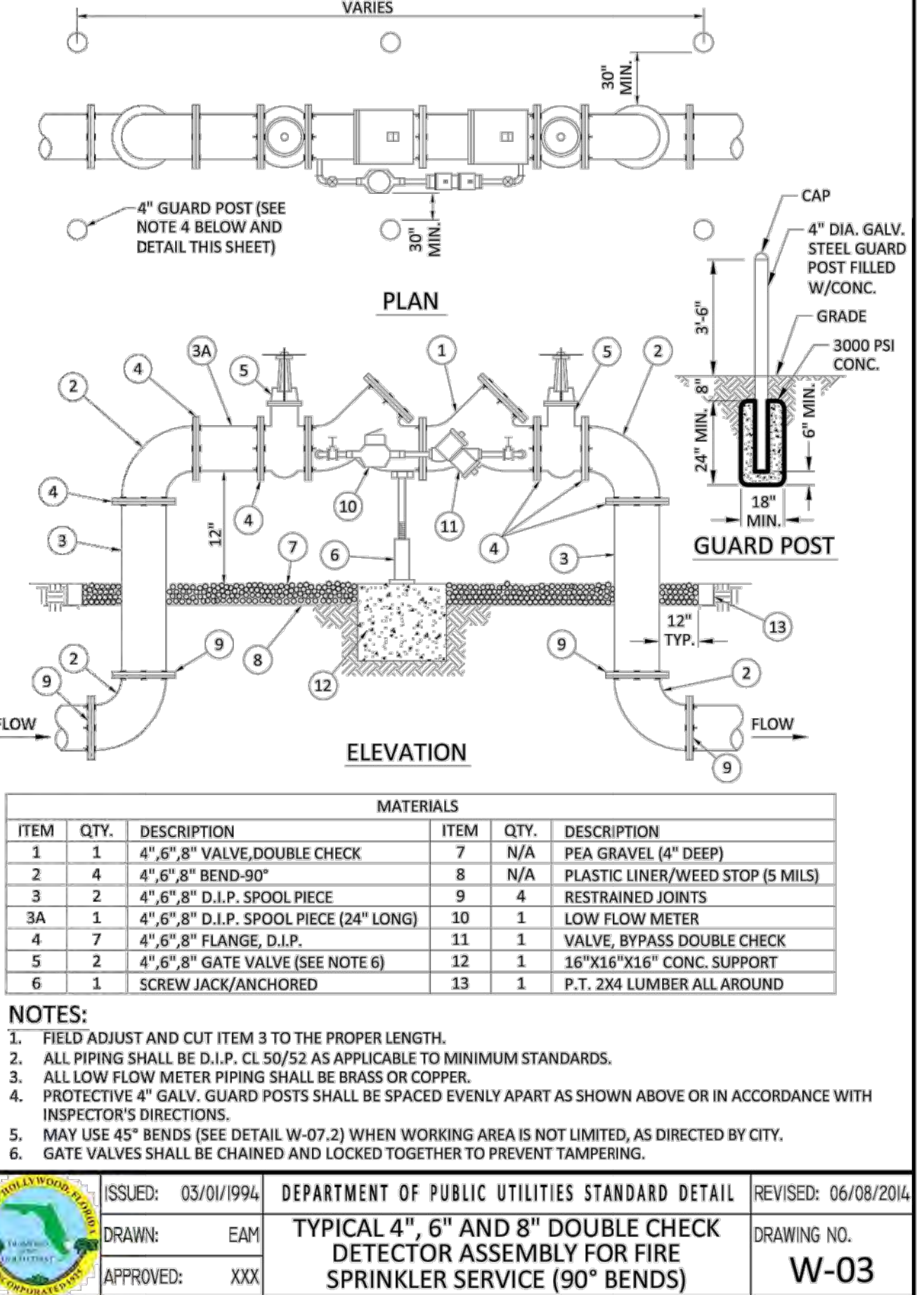
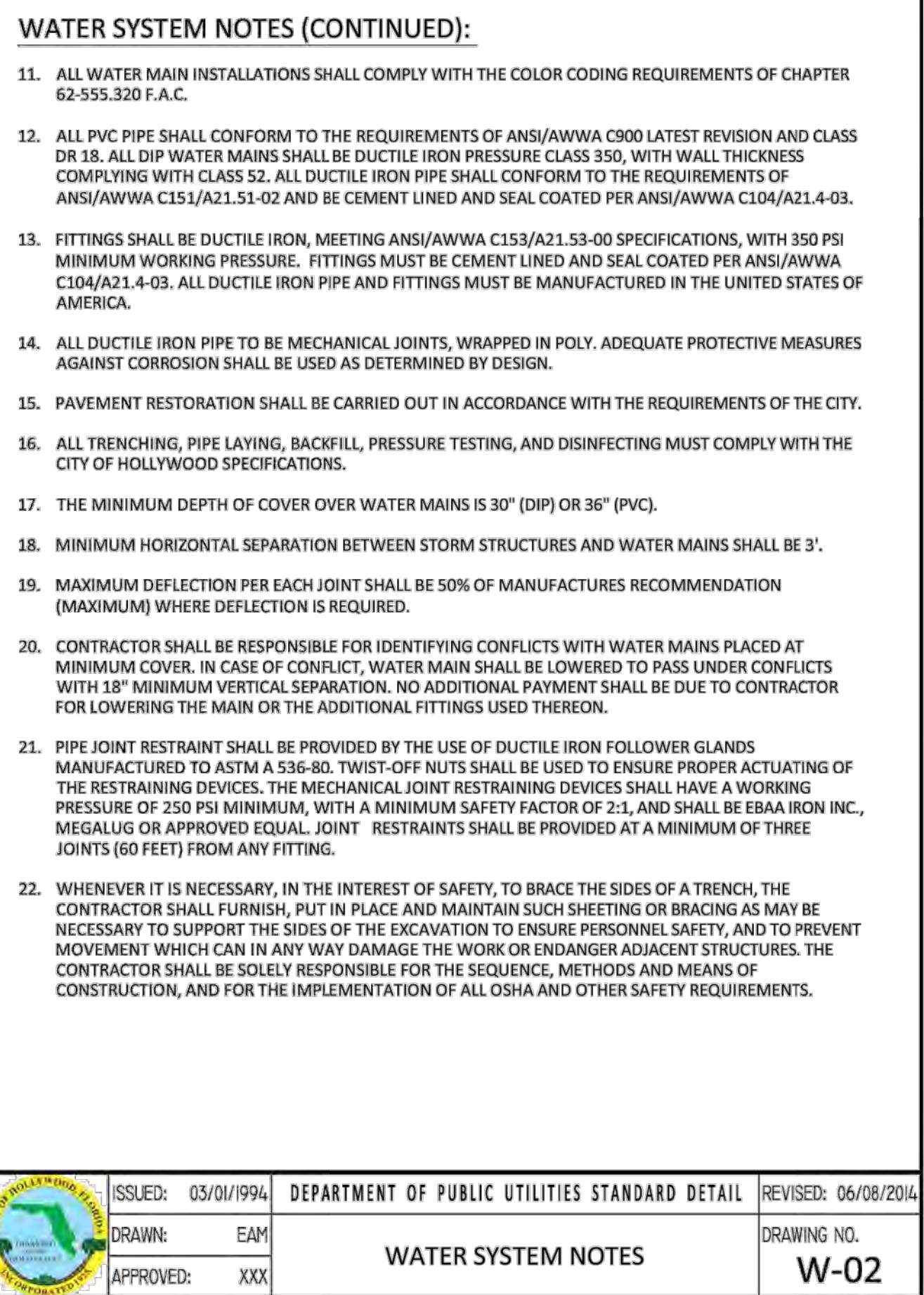
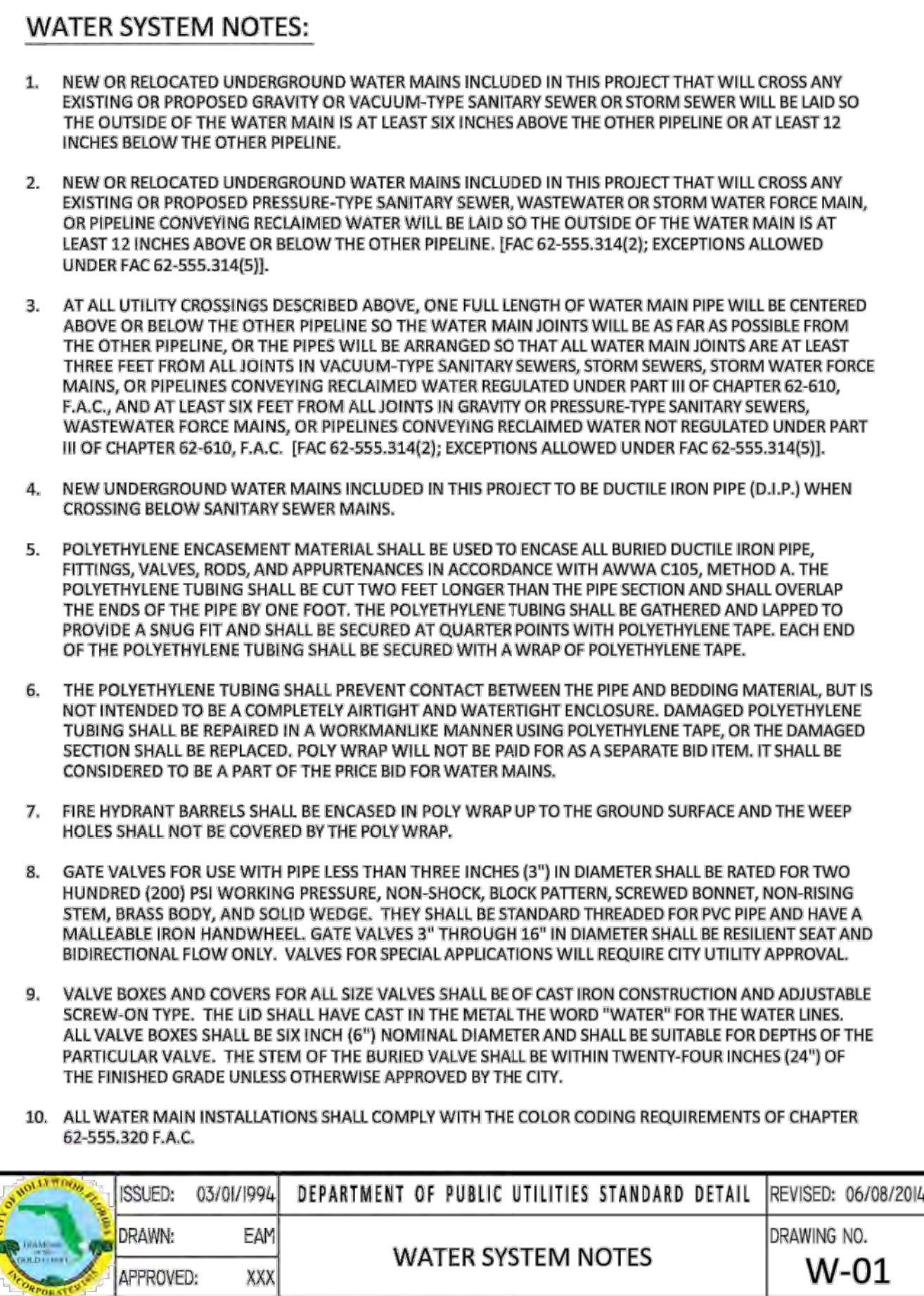
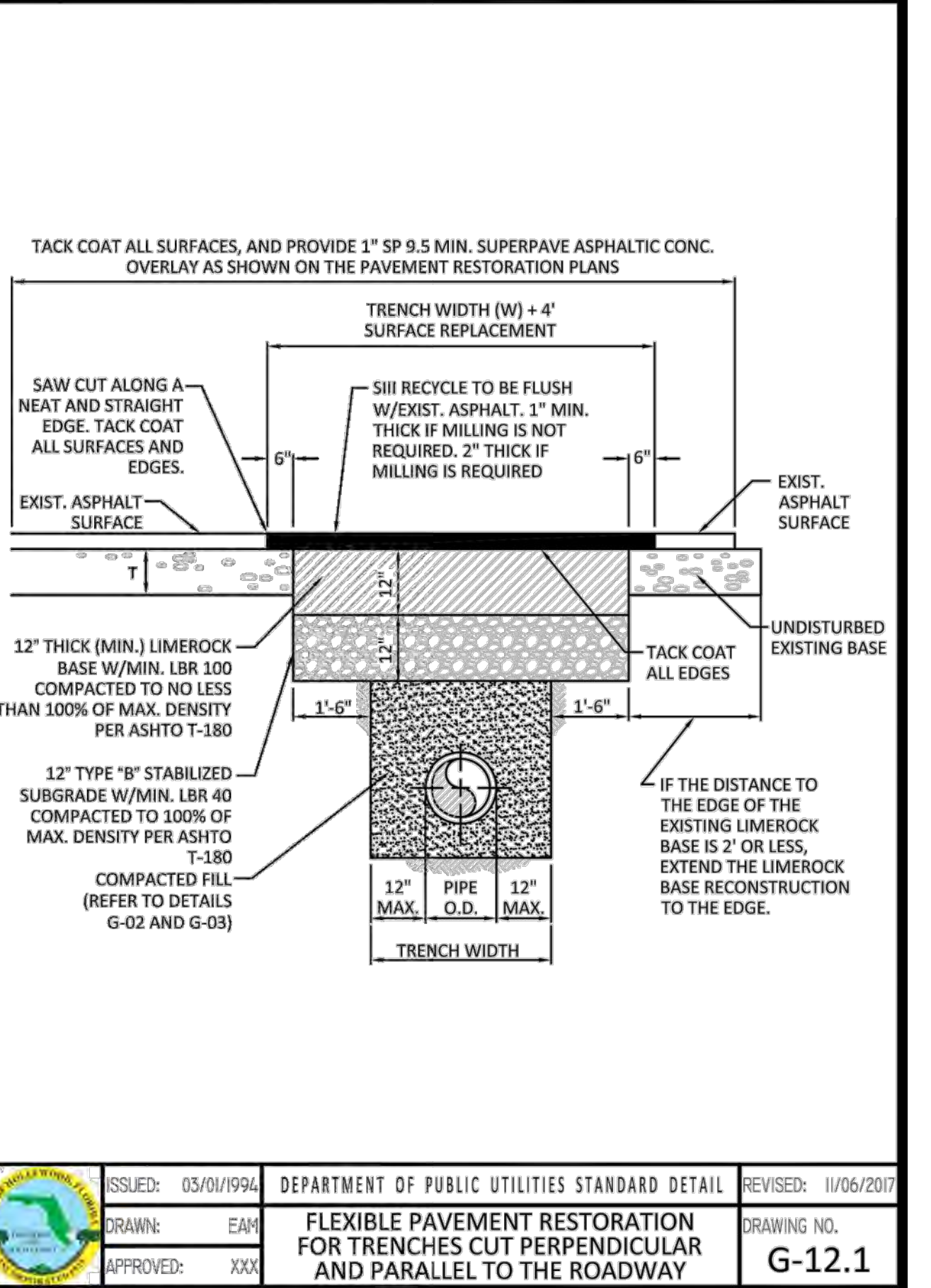
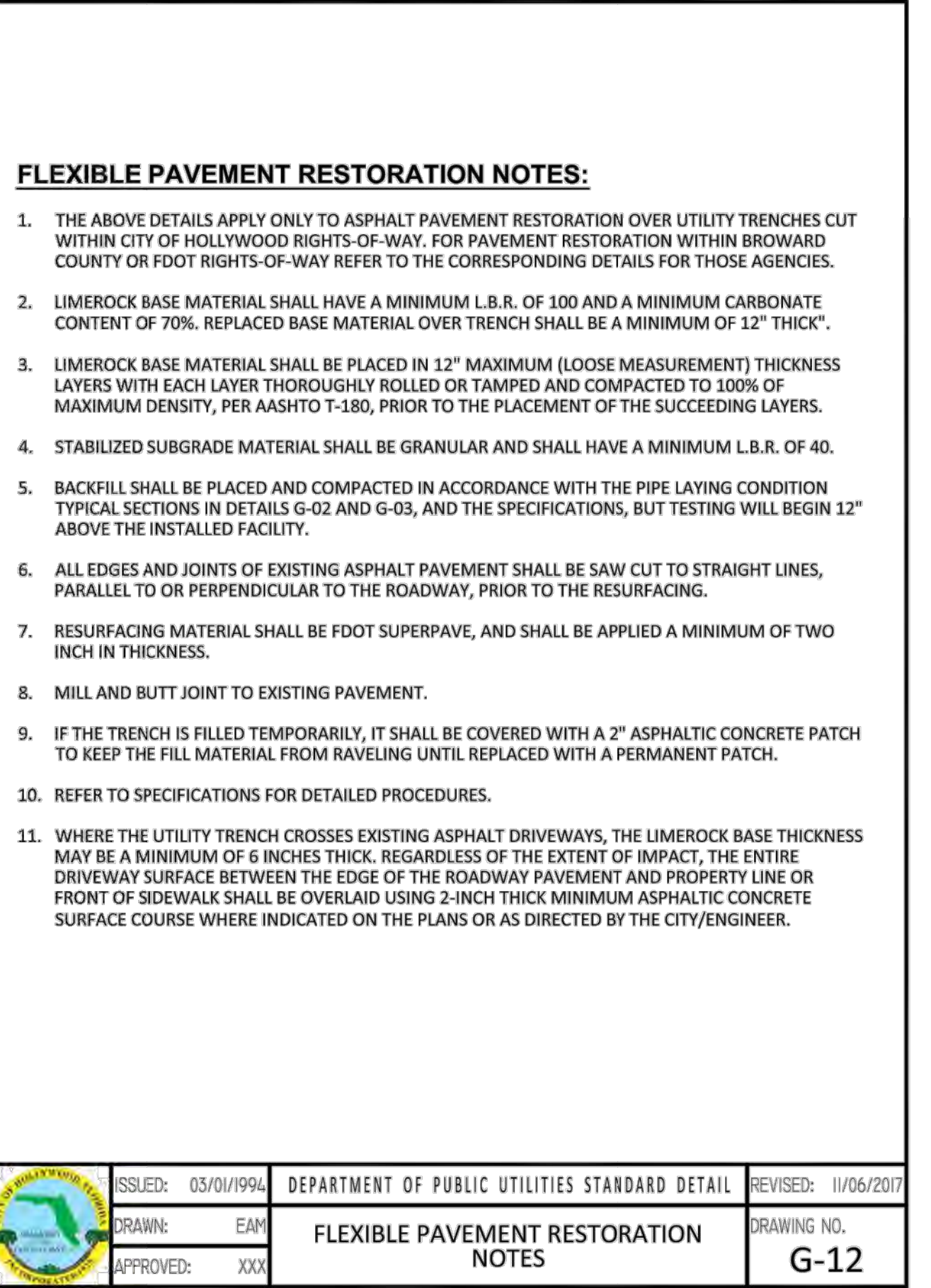
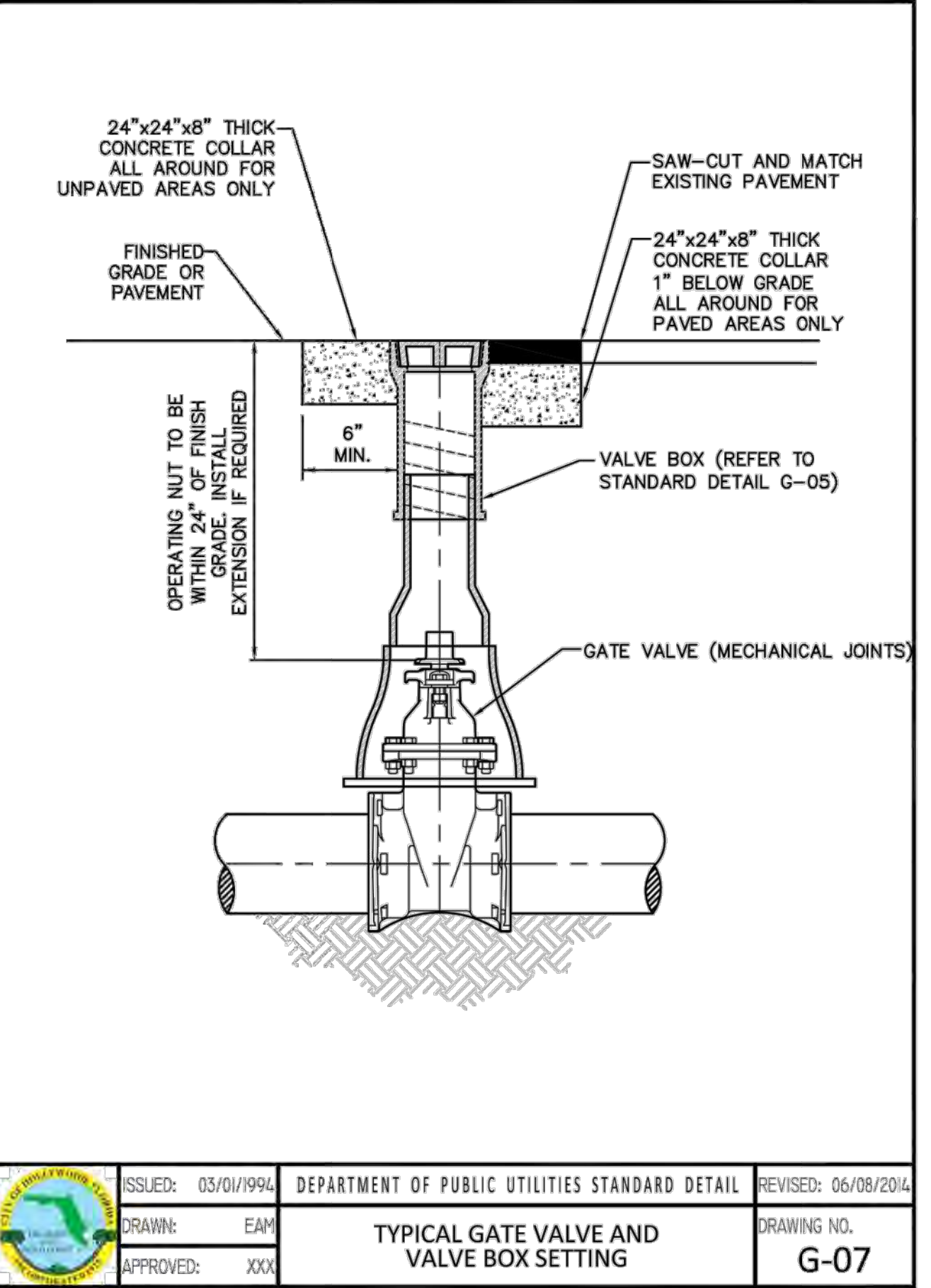
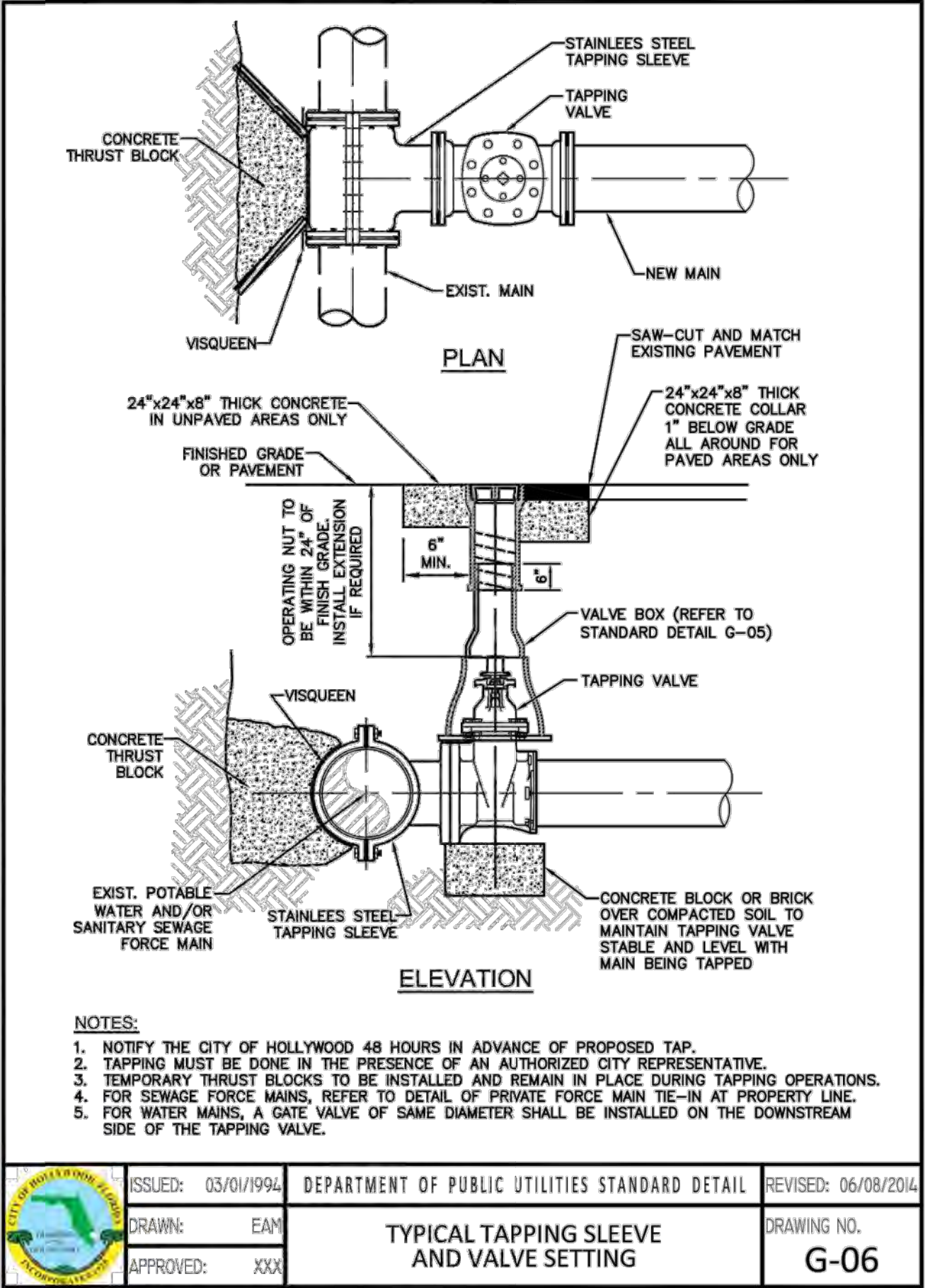
PROPOSED 53-UNITS MULTI-FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

C-1.2

OF SHEETS



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 82 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSABAL@LLRARCHITECTS.COM

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

REVISION:	BY:
3/21/2022	FC
CITY COMM.	

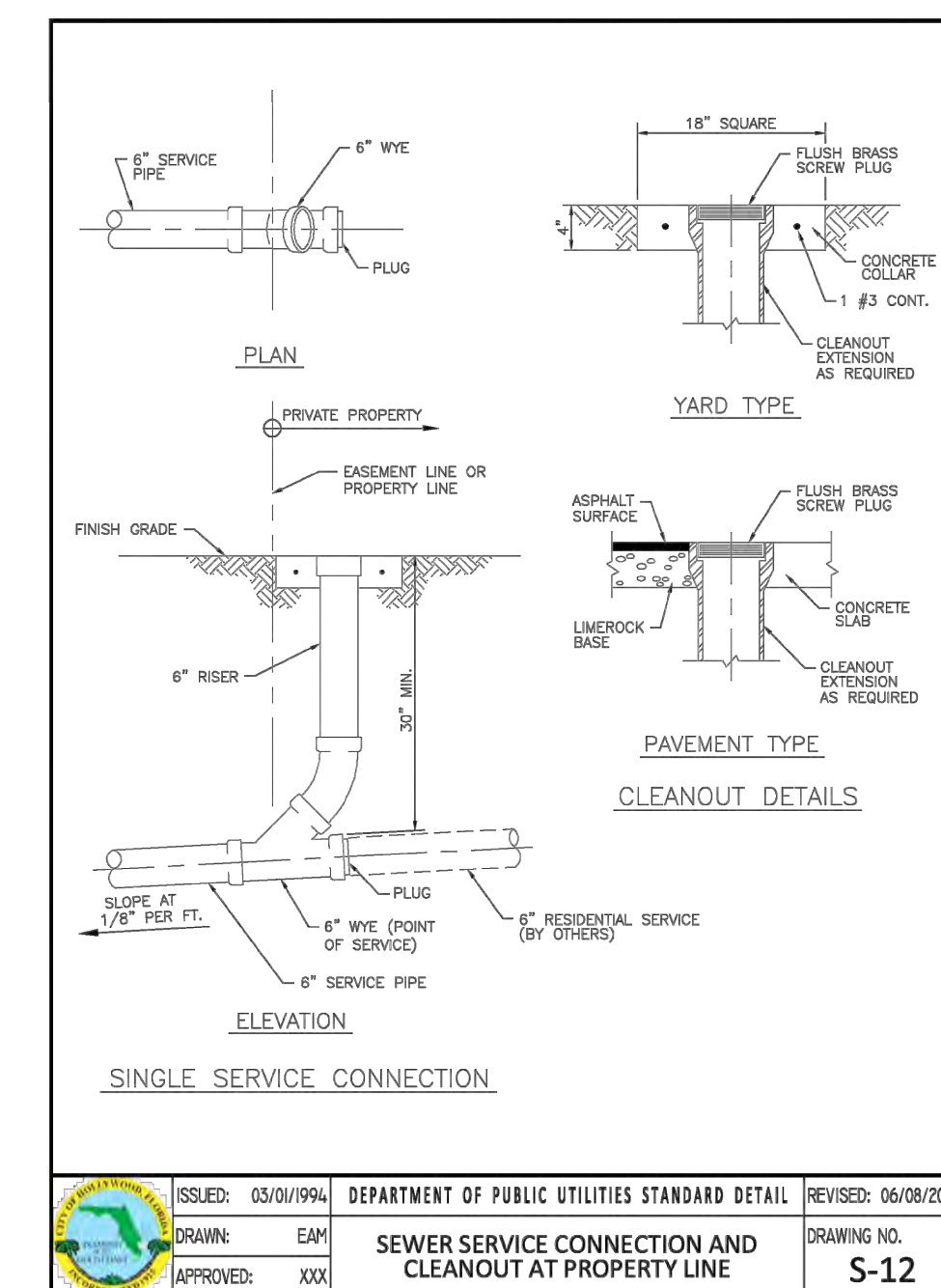
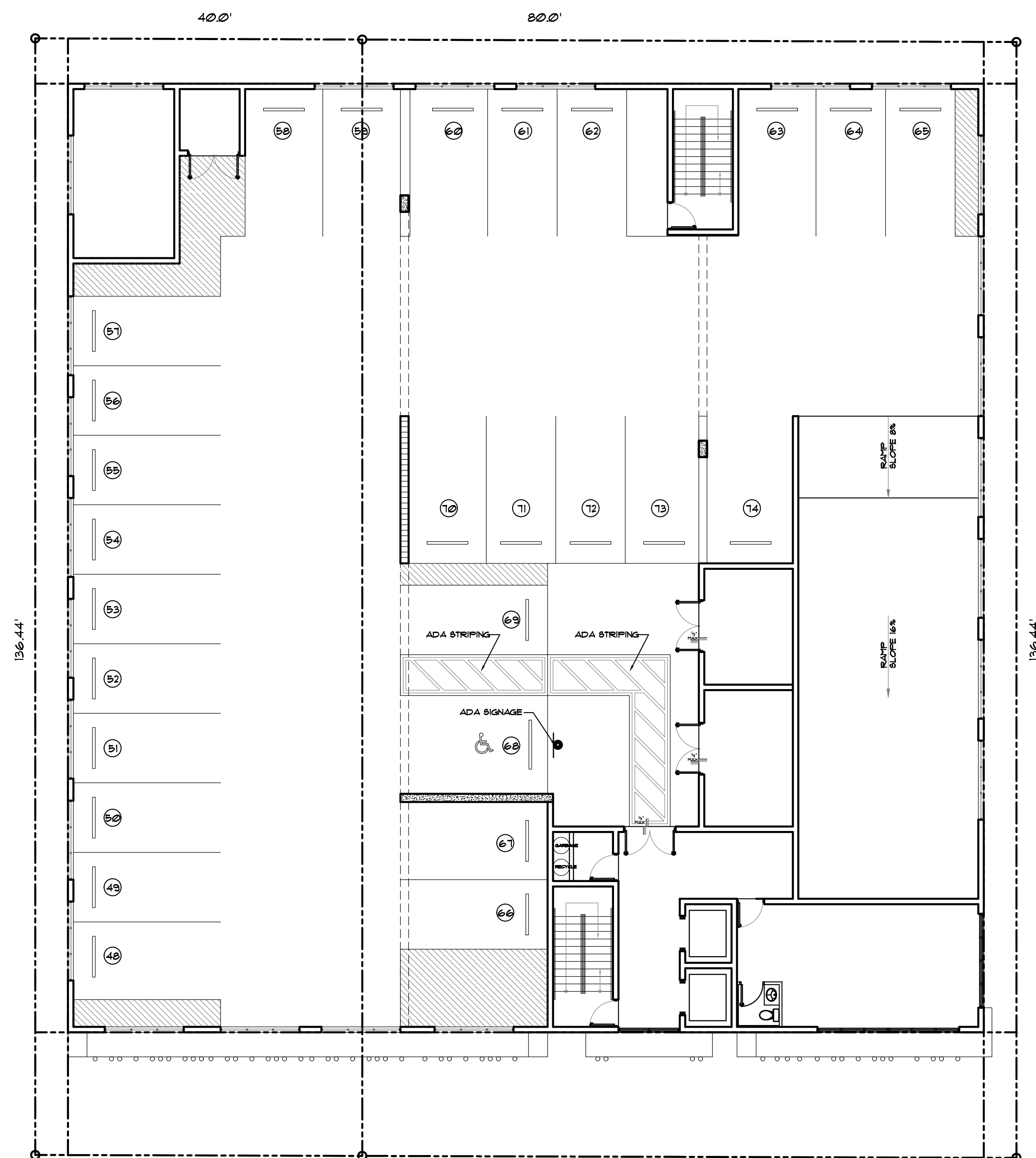
PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

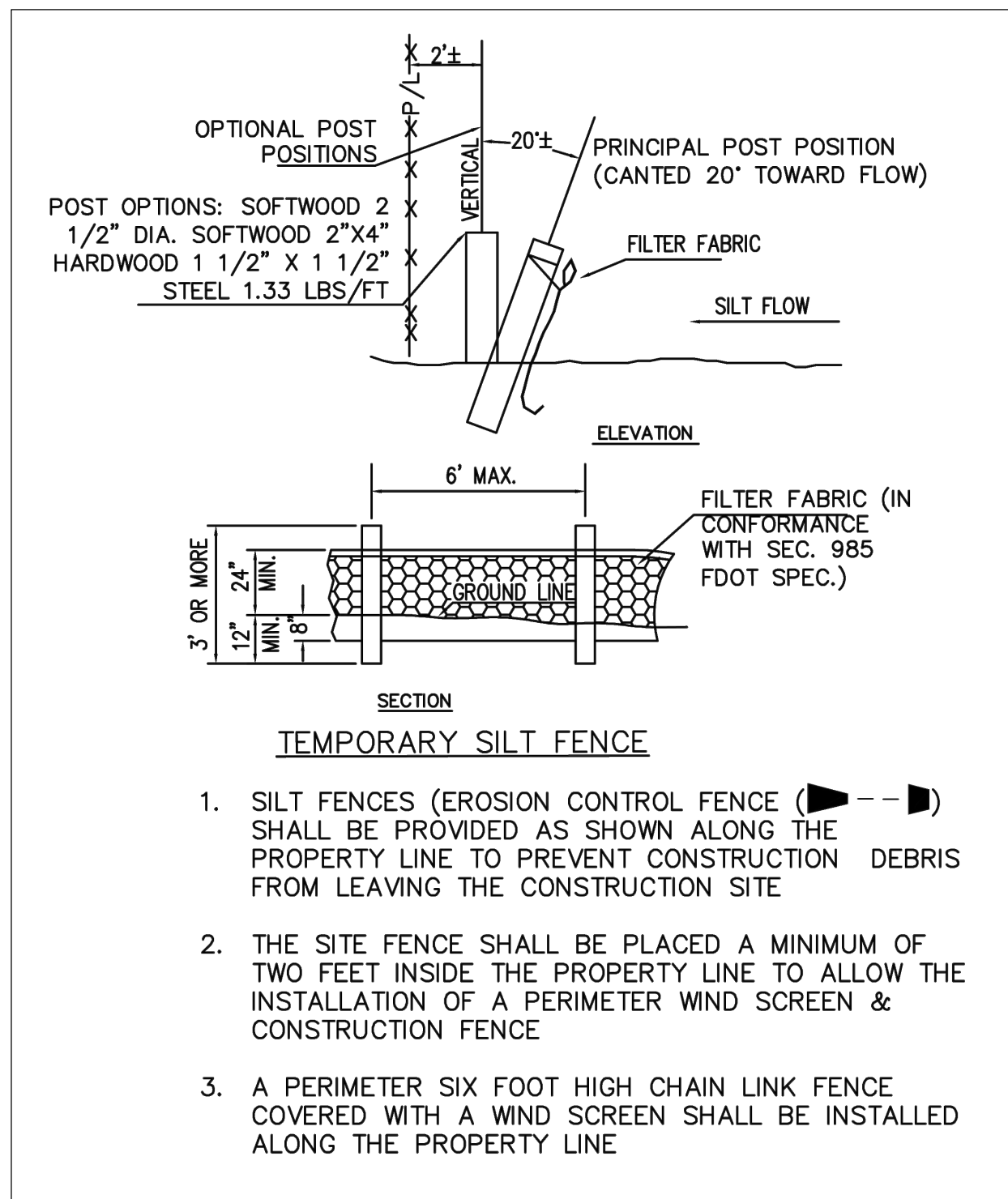
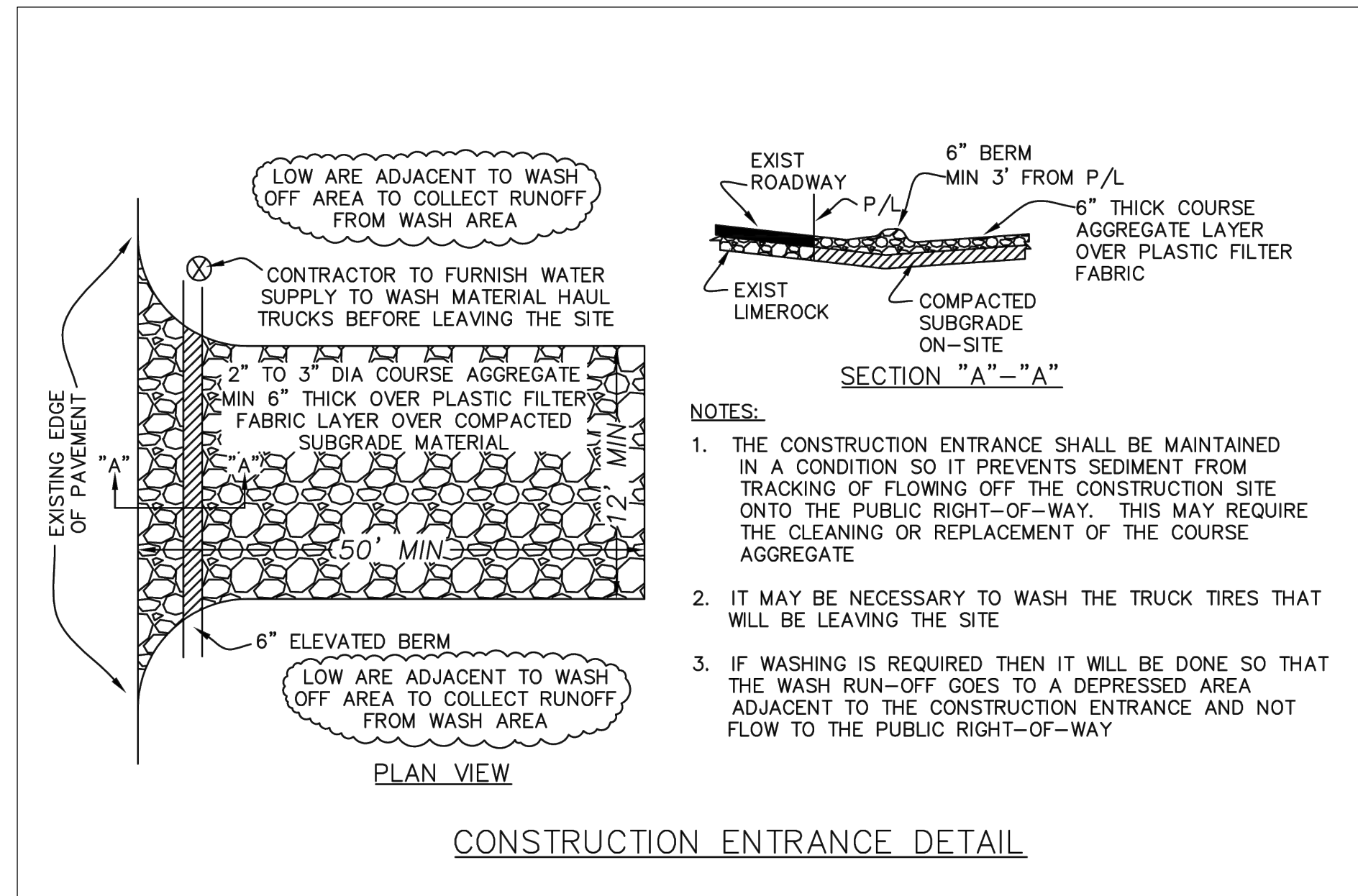
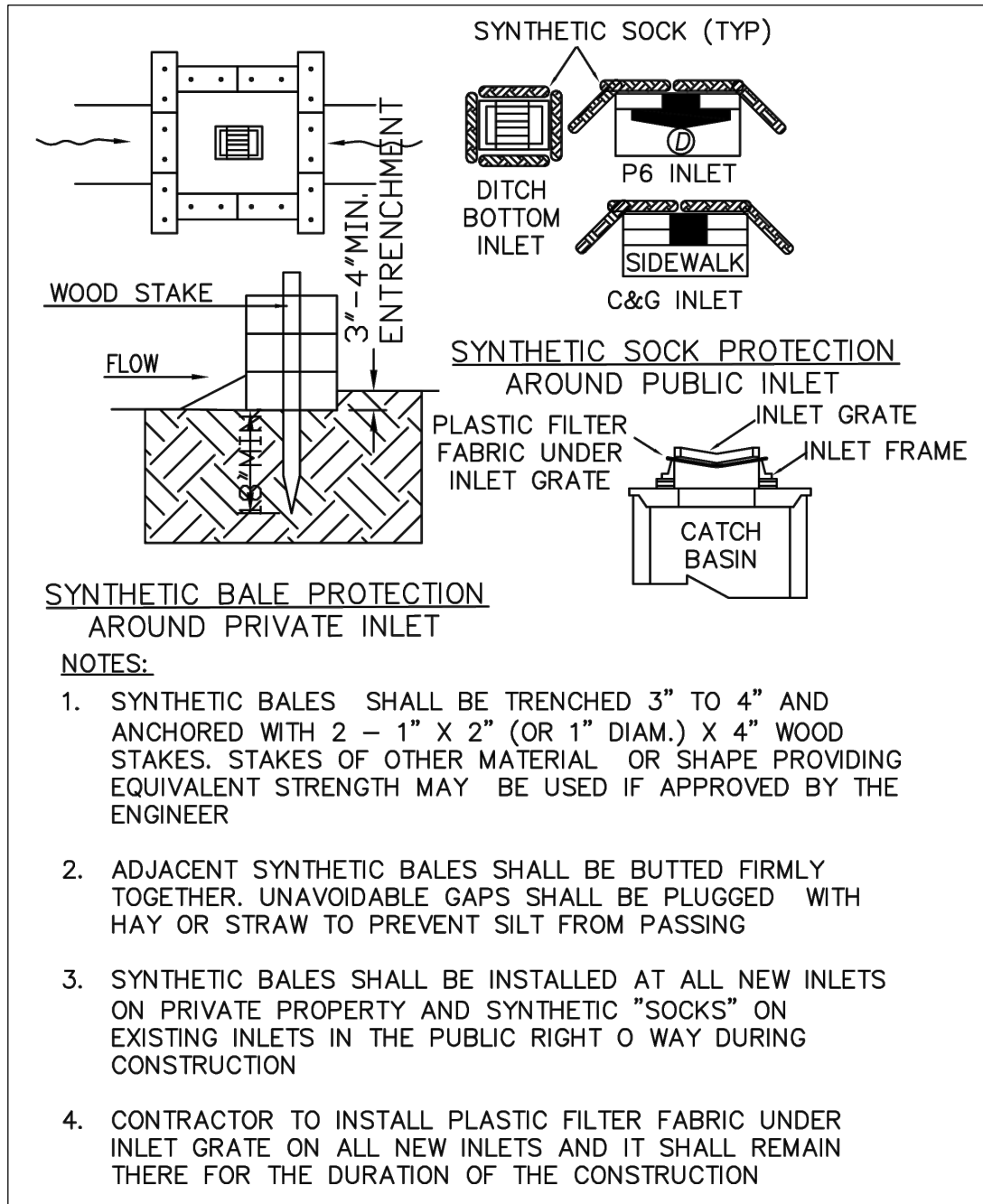
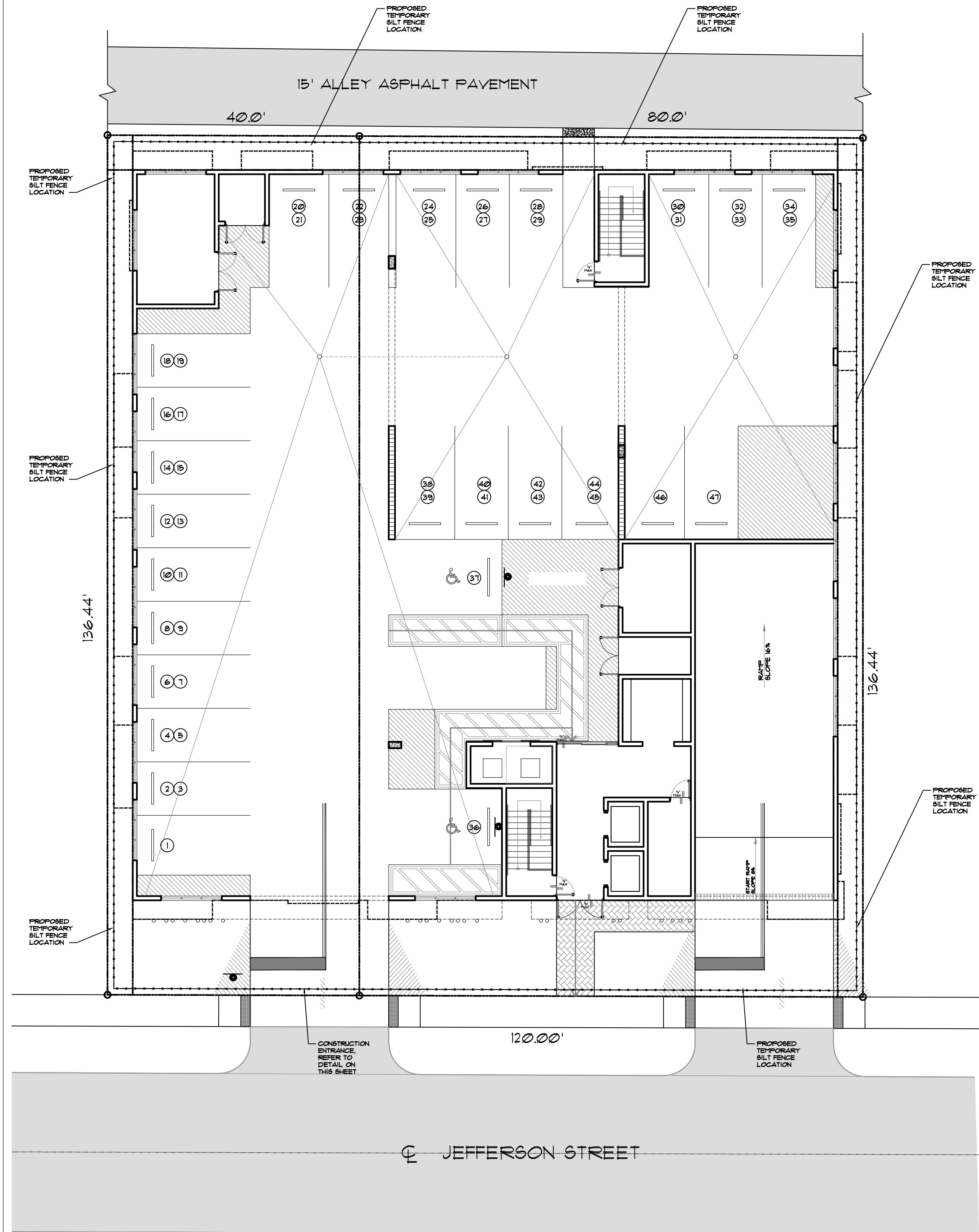
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

C-1.3

OF SHEETS





1. SILT FENCES (EROSION CONTROL FENCE) SHALL BE PROVIDED AS SHOWN ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE
2. THE SITE FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN & CONSTRUCTION FENCE
3. A PERIMETER SIX FOOT HIGH CHAIN LINK FENCE COVERED WITH A WIND SCREEN SHALL BE INSTALLED ALONG THE PROPERTY LINE

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

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

REVISION:	BY:
1	FC
2	
3	
4	
5	

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2027 JEFFERSON LLC
2021 & 2027 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	03-01-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

C-1.5
OF SHEETS

Landscape Data:

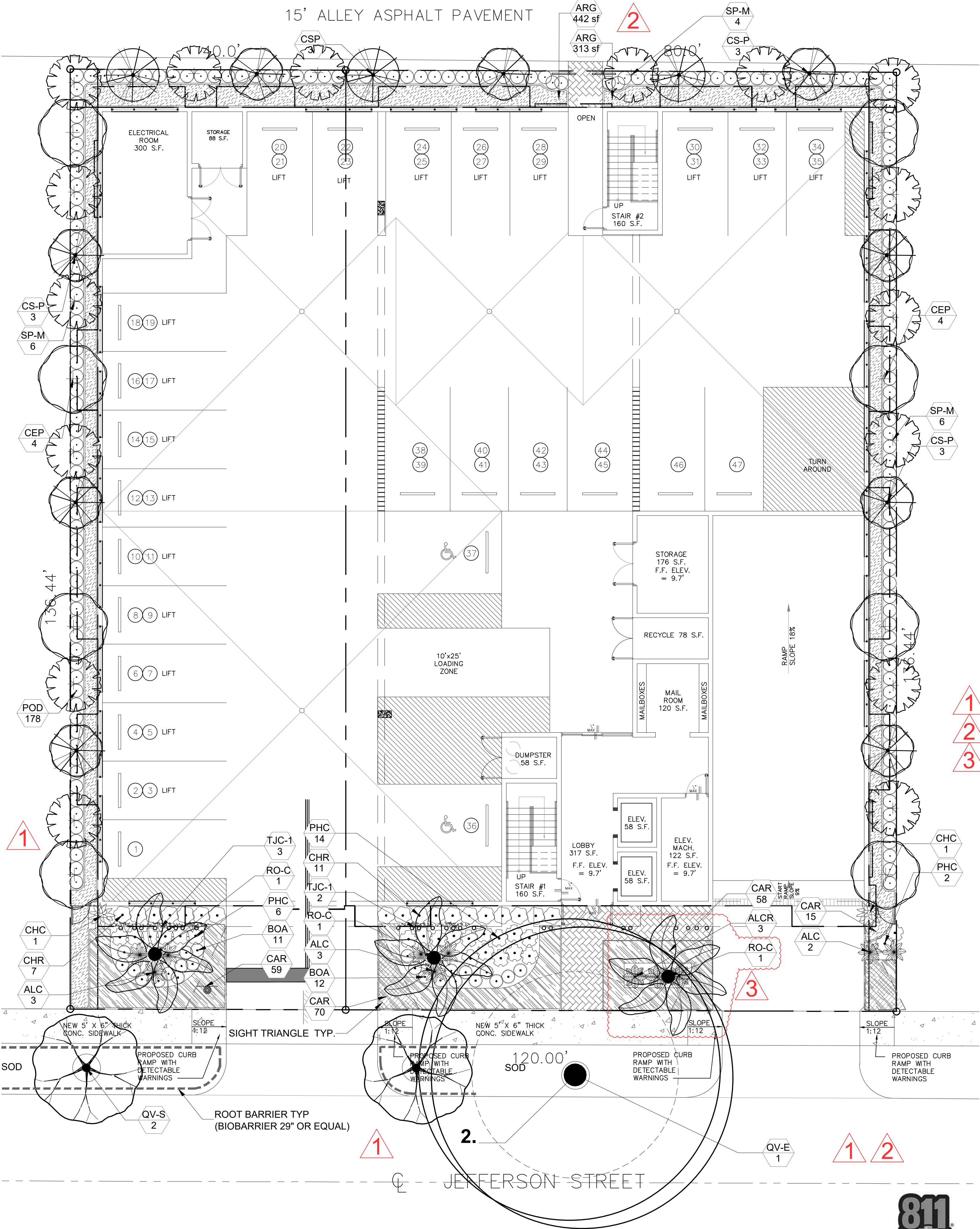
RAC Zoning - DH-3 (Dixie Highway Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	4 Trees (120'/30)	4 Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	20 Trees (393'/20)	20 Trees (See Schedule)
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.	2,075 sf Landscape (8,300 sf x .25)	2,676 sf Landscape
Minimum 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.		
Ground Floor: 2,676 sf	3 Trees	3 Trees
Third (3rd) Floor: 644 sf	1 Tree	4 Trees
Seventh (7th) Floor: 1,405 sf	2 Trees	3 Trees
Total Required:	30 Trees (2,075 SF)	34 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	18 Trees (60%)	27 Trees (79%)

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
- All landscape to have a 1 year warranty after final acceptance.

Overall Plant Schedule:

EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
QV-E	1	Quercus virginiana	Existing Live Oak	Existing to Remain	Yes
PERIMETER TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CEP	8	Conocarpus erectus	Green Buttonwood	CG, 12' HT x 6' SPR, 2" DBH MIN, SP	Yes
CS-P	9	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
CSP	3	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
CODE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
RO-C	3	Roystonea regia	Florida/Cuban Royal Palm	FG, 10' GW, SGL, SP, MATCHING	Yes
WB	2	Wodyetia bifurcata	Foxtail Palm	FG, 8' GW, SP, Matching, No Scars	No
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SP-M	16	Sabal palmetto	Sabal Palm	FG, 12'-18' CT, HVY C, CV TRK, SP	Yes
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
PTS	19	Ptychosperma elegans	Alexander Palm	FG, 8' CT, SGL, SP	No
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
QV-S	2	Quercus virginiana	Southern Live Oak	FG, 12' HT, 6' CT, 2" DBH MIN, STD, SP	Yes
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No
ALCR	3	Alcantarea imperialis 'Rubra'	Rubra Imperial Bromeliad	15G, 3'-4' OA, SP	No
ALC	8	Alcantarea odorata	Giant Silver Bromeliad	15G, 3'-4' OA, SP	No
BOA	23	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No
CHC	2	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No
CHR	18	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" OA, F,	Yes
CVP	36	Codiaeum variegatum 'Petra'	Bravo Croton	3G, 24" OA, F,	No
PHC	22	Philodendron 'Rojo Congo'	Red Congo Philodendron	3G, 24" OA, F,	No
PHX	36	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No
POD	178	Podocarpus macrophyllus	Podocarpus	7G, 3' OA, FTB	No
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
TJC-1	5	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	15G, 8' HT, TRL, F, AS	No
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
ARG	755 sf	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No
CAR	202	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F,	No
LMB	736	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No



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



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:

LJR Architects, Inc.

ARCHITECTURE & PLANNING

12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027

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

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2021-2027 JEFFERSON LLC

2021-2027 Jefferson Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
5.15.22	BW	Initial Submittal
7.05.22	BW	Revised per Site Plan
01.04.23	DC	Revised per Comments
01.17.23	DC	Revised per Comments
02.07.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

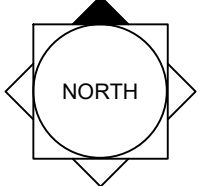
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

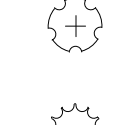


SCALE: 1" = 8'



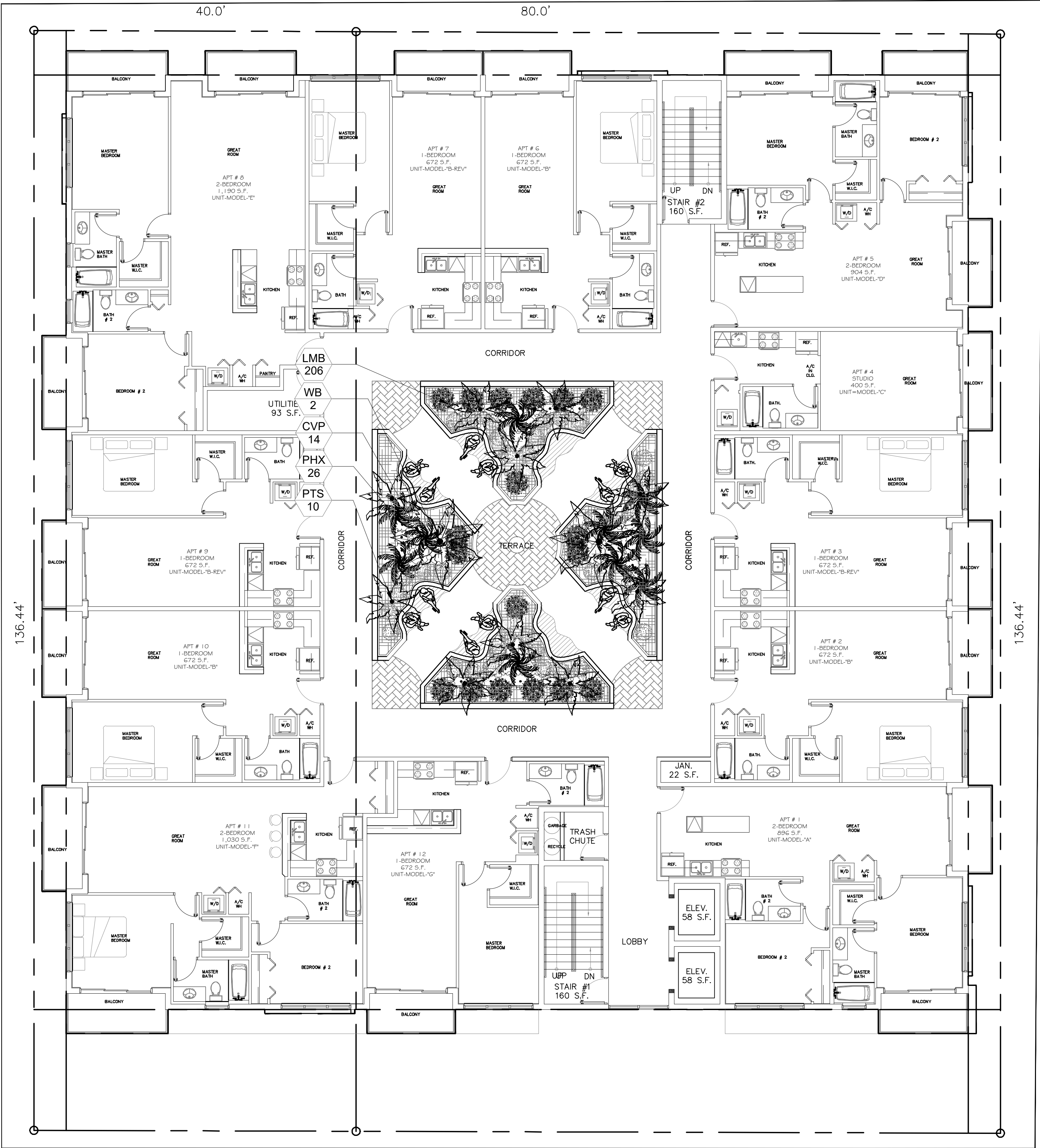
L-01

3rd Floor Breezeway Plant Schedule:

CODE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	WB	2	Wodyetia bifurcata	Foxtail Palm	FG, 8' GW, SP, Matching, No Scars	No	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	PTS	10	Ptychosperma elegans	Alexander Palm	FG, 8' CT, SGL, SP	No	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	CVP	14	Codiaeum variegatum 'Petra'	Bravo Croton	3G, 24" OA, F,	No	
	PHX	26	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
	LMB	206	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.

Breezeway Notes:

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



3rd Floor Breezeway

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



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:



LAR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLANDSA@LANDSAARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2021-2027 JEFFERSON LLC
2021-2027 Jefferson Street, Hollywood, FL 33020
Breezeway Landscape Plan

Revisions		
Date	Init.	Description
5.15.22	BW	Initial Submittal
7.05.22	BW	Revised per Site Plan
01.04.23	DC	Revised per Comments
01.17.23	DC	Revised per Comments
02.07.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

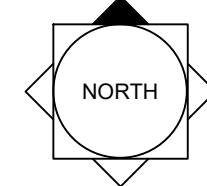
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:



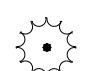
NORTH

SCALE: 1" = 8'



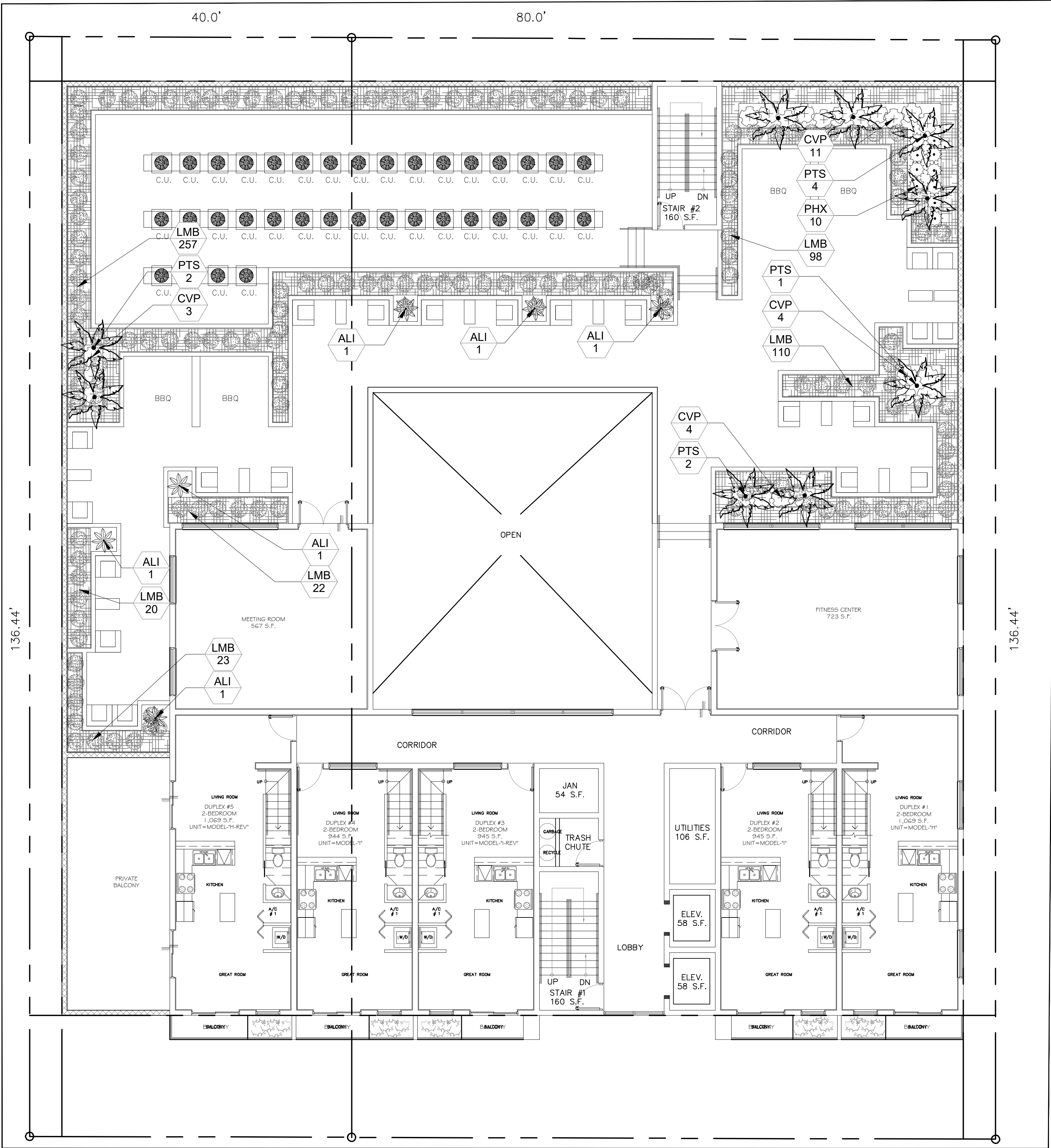
L-02

7th Floor Roof Garden Plant Schedule:

<u>PALM TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>NATIVE</u>	
	PTS	9	Ptychosperma elegans	Alexander Palm	FG, 8' CT, SGL, SP	No	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>NATIVE</u>	
	ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No	
	CVP	22	Codiaeum variegatum `Petra`	Bravo Croton	3G, 24" OA, F,	No	
	PHX	10	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>NATIVE</u>	<u>SPACING</u>
	LMB	530	Liriope muscari `Big Blue`	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.

Roof Garden Notes:

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



7th Floor Roof Garden

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

2

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: LLANDSA@LANDSAARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2021-2027 JEFFERSON LLC
2021-2027 Jefferson Street, Hollywood, FL 33020
Roof Garden Landscape Plan

Revisions		
Date	Init.	Description
5.15.22	BW	Initial Submittal
7.05.22	BW	Revised per Site Plan
01.04.23	DC	Revised per Comments
01.17.23	DC	Revised per Comments
02.07.23	DC	Revised per Comments

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

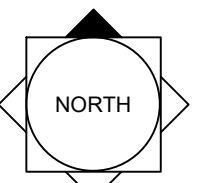
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:


NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-03

Existing Trees to Remain:

2. *Quercus virginiana*, Live Oak, 30" DBH, 50' Height, 45' Canopy Spread

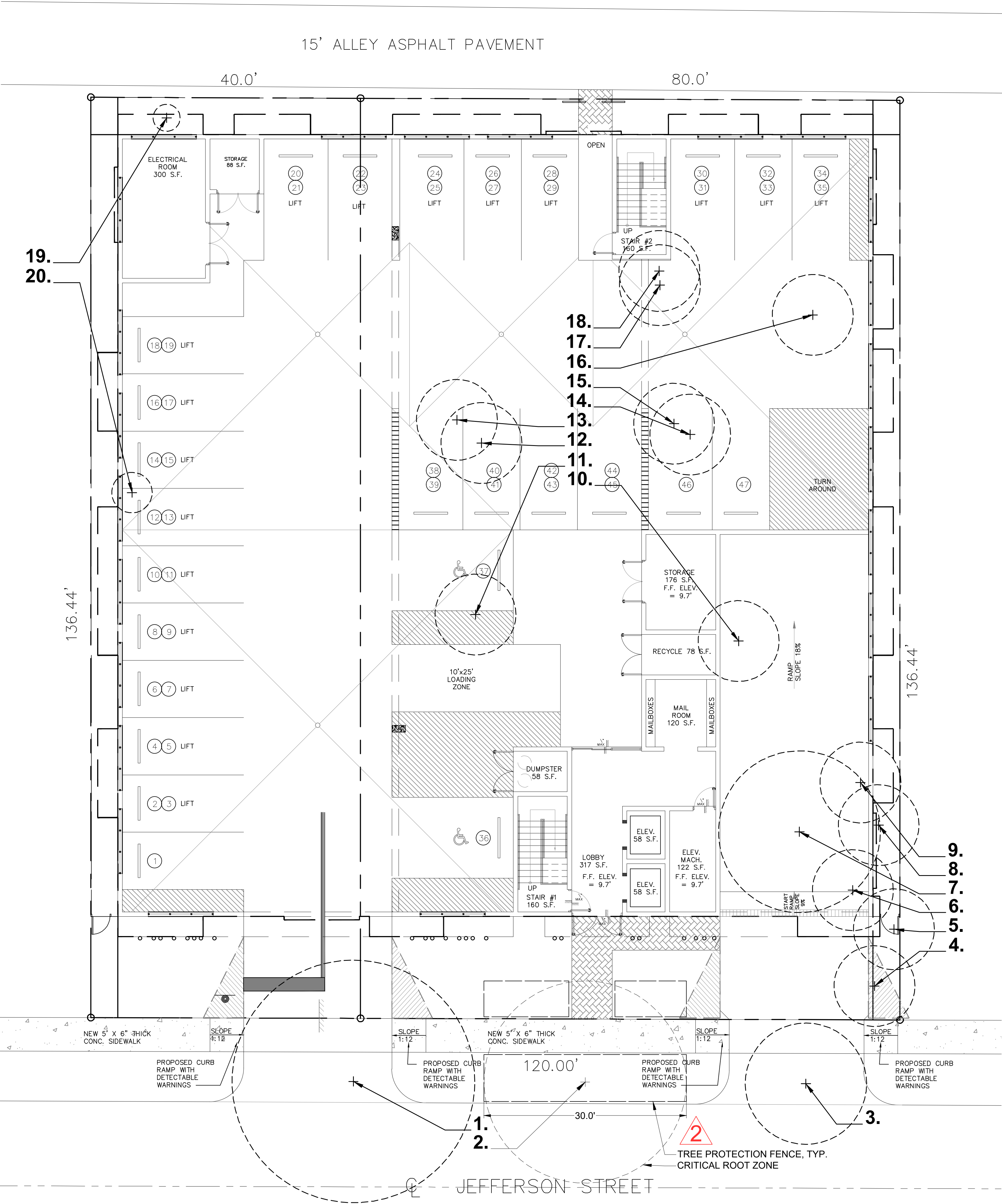
Existing Trees to be Removed:

1. *Quercus virginiana*, Live Oak, 36" DBH, 45' Height, 45' Canopy Spread
3. *Quercus virginiana*, Live Oak, 18" DBH, 45' Height, 45' Canopy Spread
4. *Arecaceae sp.*, Palm, 12" DBH, 30' Height, 15' Canopy Spread
5. *Arecaceae sp.*, Palm, 12" DBH, 30' Height, 15' Canopy Spread
6. *Arecaceae sp.*, Palm, 12" DBH, 30' Height, 15' Canopy Spread
7. *Sabal palmetto*, Sabal Palm, 24" DBH, 20' Height, 15' Canopy Spread
8. *Arecaceae sp.*, Palm, 12" DBH, 30' Height, 15' Canopy Spread
9. *Arecaceae sp.*, Palm, 12" DBH, 30' Height, 15' Canopy Spread
10. *Arecaceae sp.*, Palm, 12" DBH, 25' Height, 15' Canopy Spread
11. *Arecaceae sp.*, Palm, 12" DBH, 25' Height, 20' Canopy Spread
12. *Arecaceae sp.*, Palm, 12" DBH, 20' Height, 15' Canopy Spread
13. *Arecaceae sp.*, Palm, 12" DBH, 25' Height, 15' Canopy Spread
14. *Arecaceae sp.*, Palm, 12" DBH, 25' Height, 15' Canopy Spread
15. *Arecaceae sp.*, Palm, 12" DBH, 25' Height, 15' Canopy Spread
16. *Arecaceae sp.*, Palm, 12" DBH, 25' Height, 15' Canopy Spread
17. *Arecaceae sp.*, Palm, 12" DBH, 30' Height, 20' Canopy Spread
18. *Arecaceae sp.*, Palm, 12" DBH, 25' Height, 20' Canopy Spread
19. *Arecaceae sp.*, Palm, 4" DBH, 8' Height, 5' Canopy Spread
20. *Averrhoa carambola*, Star Fruit Tree, 6" DBH, 15' Height, 8' Canopy Spread

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
<i>Quercus virginiana</i> , Live Oak 36" DBH, 45' Height, 45' Canopy Spread	\$6,300 Payment Contribution (\$350/2"DBH @ 36" = \$6,300)
<i>Quercus virginiana</i> , Live Oak 18" DBH, 45' Height, 45' Canopy Spread	\$3,150 Payment Contribution (\$350/2"DBH @ 18" = \$3,150)
<i>Arecaceae sp.</i> , Palm 12" DBH, 30' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 30' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 30' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Sabal palmetto</i> , Sabal Palm 24" DBH, 20' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 30' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 30' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 20' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 20' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 30' Height, 20' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 25' Height, 20' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 4" DBH, 8' Height, 5' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Averrhoa carambola</i> , Star Fruit Tree 6" DBH, 15' Height, 8' Canopy Spread	\$1,050 Payment Contribution (\$350/2"DBH @ 6" = \$1,050)
Total mitigation planted on site to satisfy required tree replacement: Sixteen (16) Total Palms. See 'Mitigation Trees' listed in the plant schedule, Sheet L-01. Remaining (60") of mitigation to be provided by payment to City Tree Fund. \$10,500 Total payment required.	

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



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

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: LLANDAS@LRARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2021-2027 JEFFERSON LLC

2021-2027 Jefferson Street, Hollywood, FL 33020

Existing Tree Information

Revisions

Date	Init.	Description
01.04.23	DC	Revised per Comments
01.17.23	DC	Revised per Comments
02.07.23	DC	Revised per Comments

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW
Checked By: PG
Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-04

Landscape Specifications:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.

- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

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

- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:
- A. All plant 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 the 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 debris, 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. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted 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, drainage, 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.

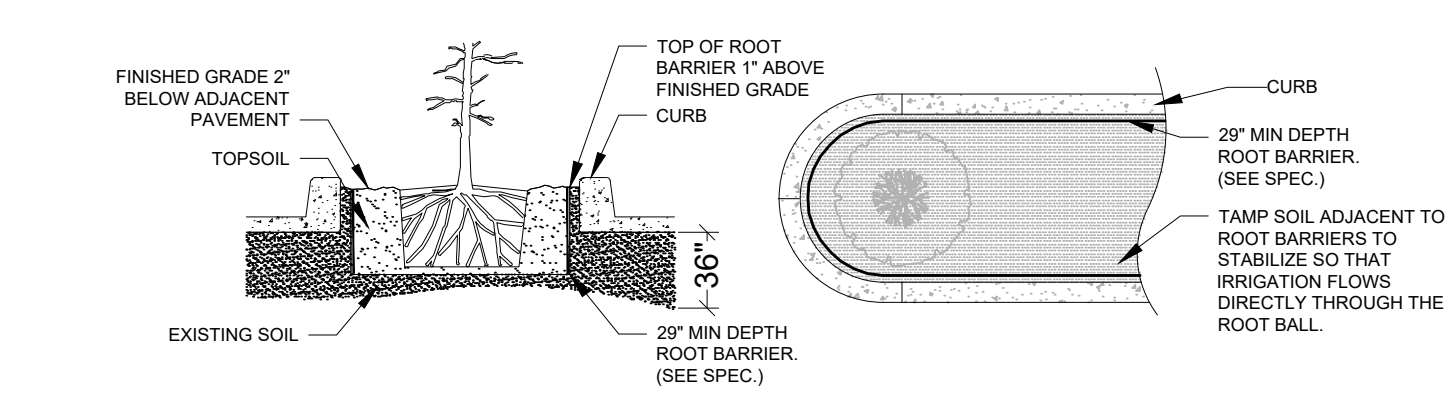
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.
- 3 Gallon material (3 gal.): 20" x 20" x 18" min.
- Letto material (7 gal.): 30" x 30" x 24" min.
- Field 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.



- NOTES:
1. ROOT BARRIER SHALL BE 29" BARRIER 29" DEPTH OR APPROVED EQUAL.
 2. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 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 trees larger than 12" oa. See detail.
- Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

- 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 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.

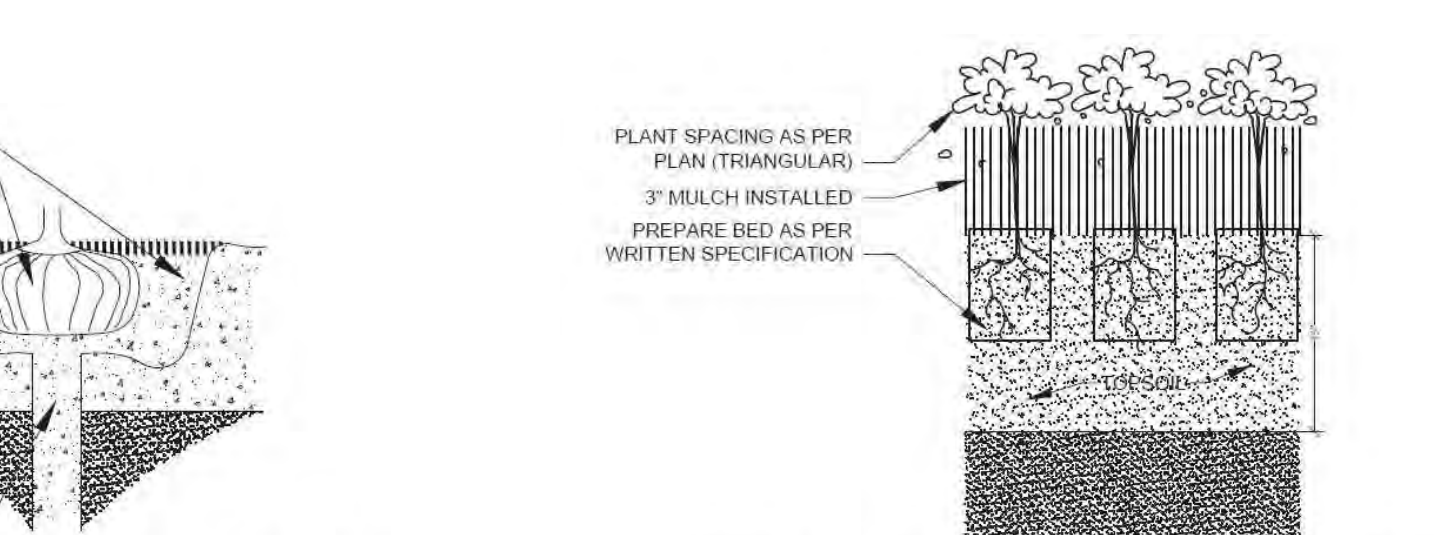
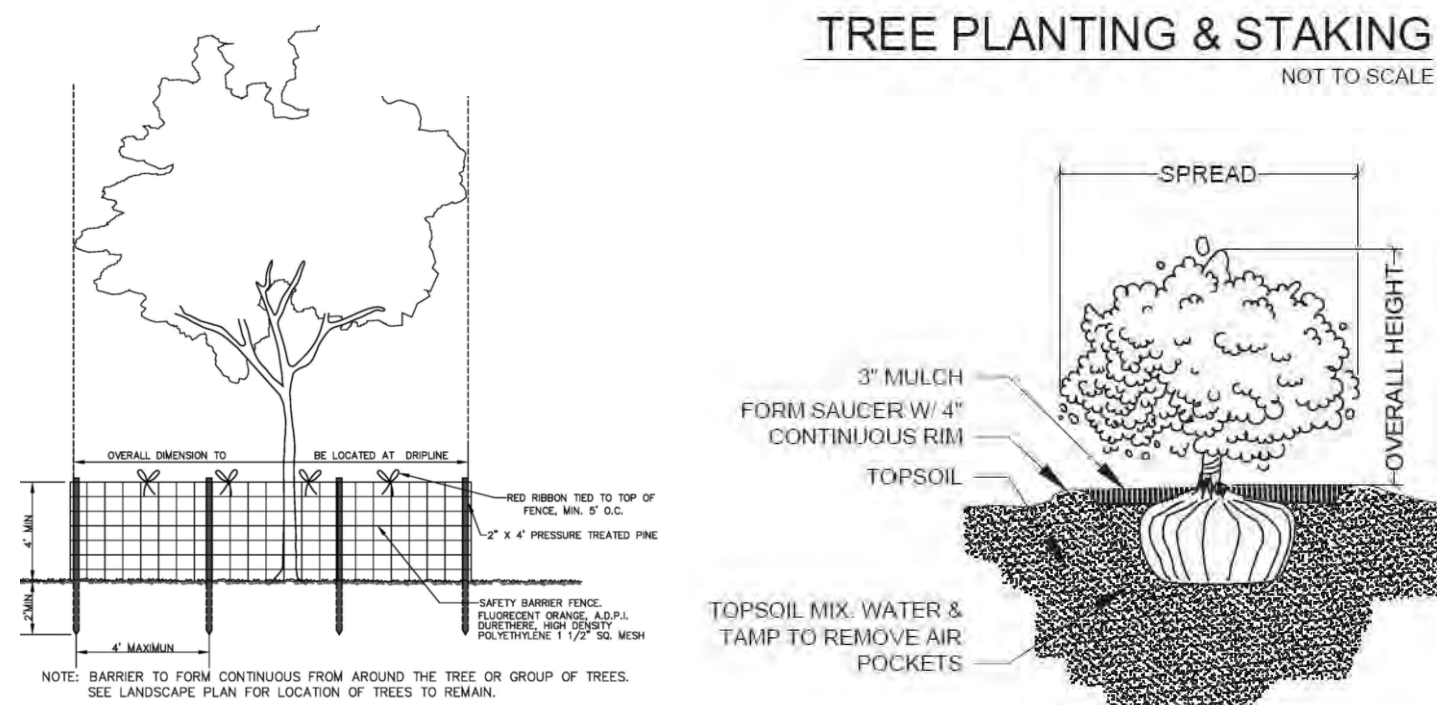
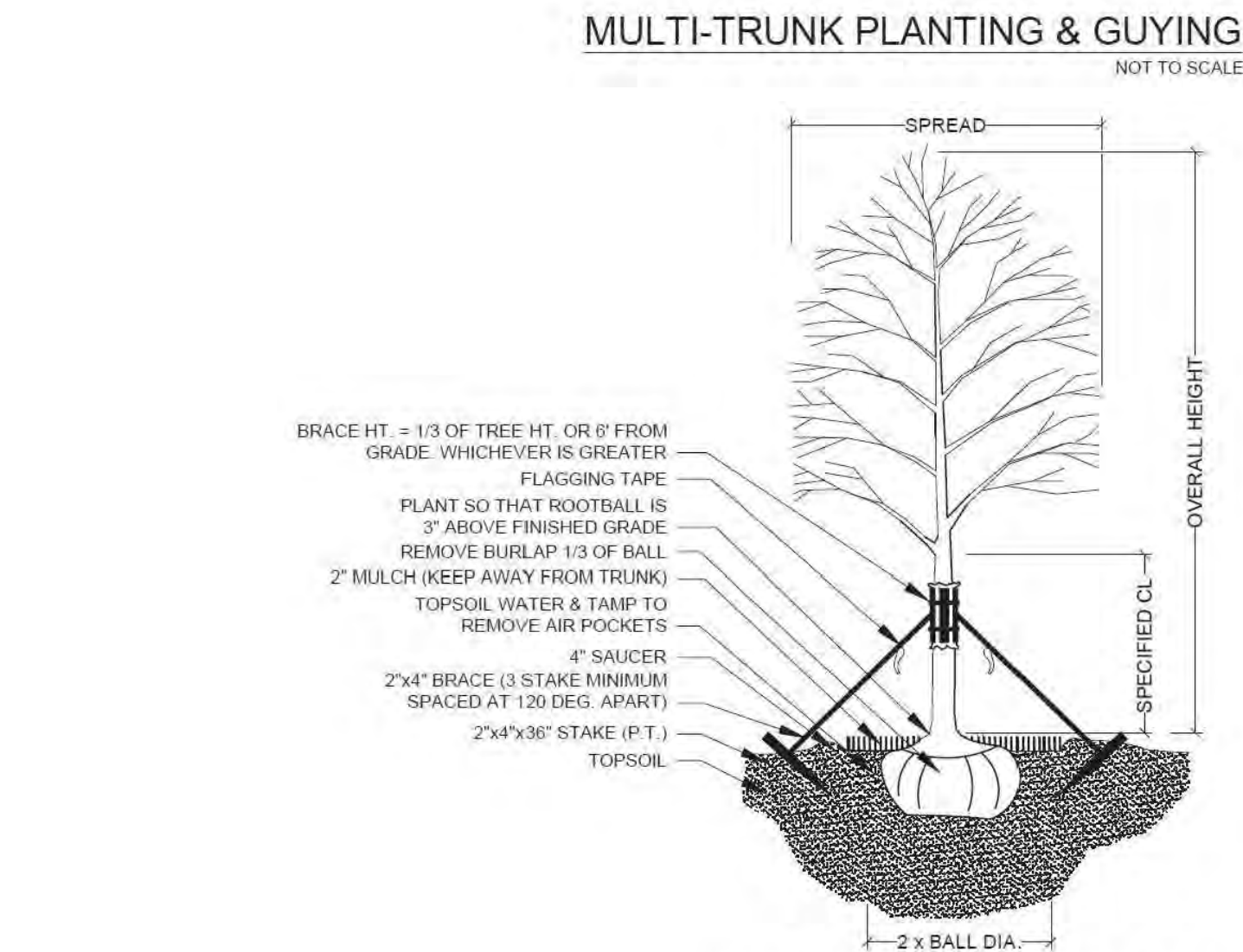
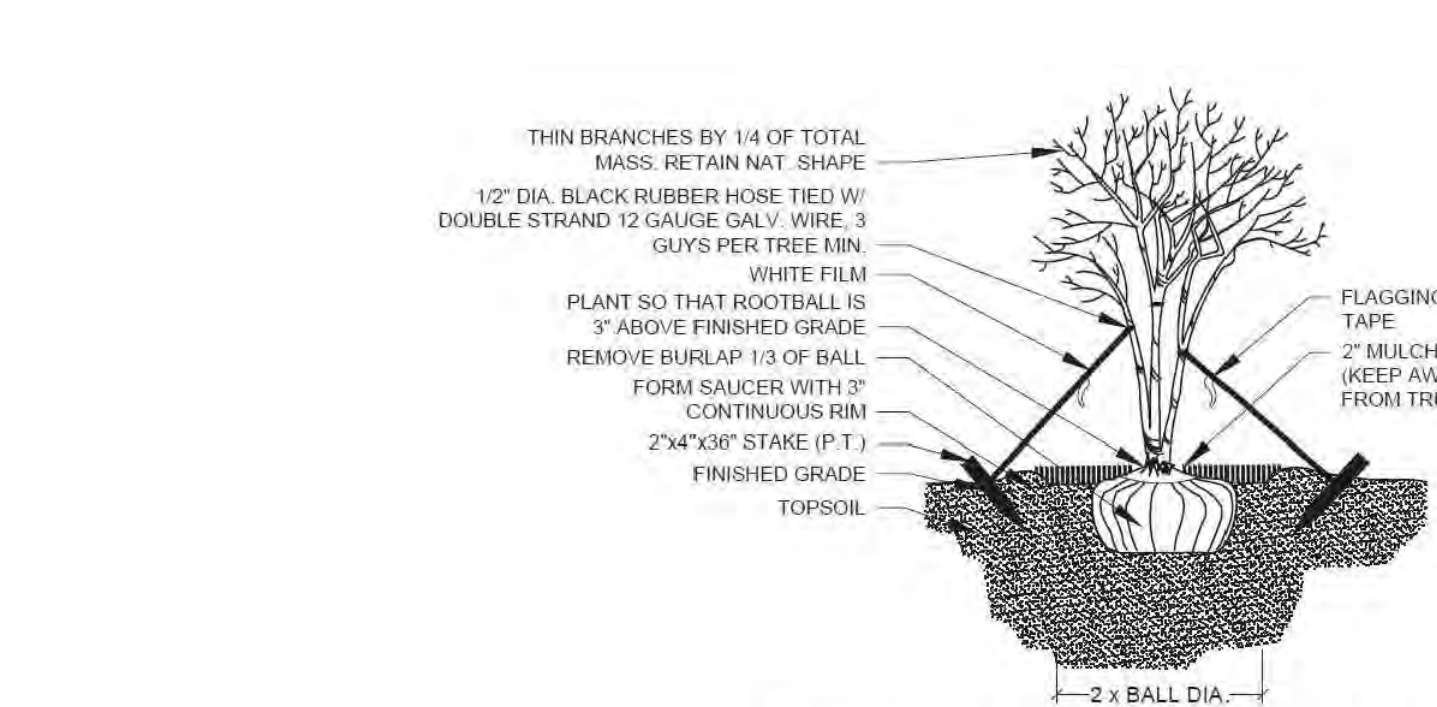
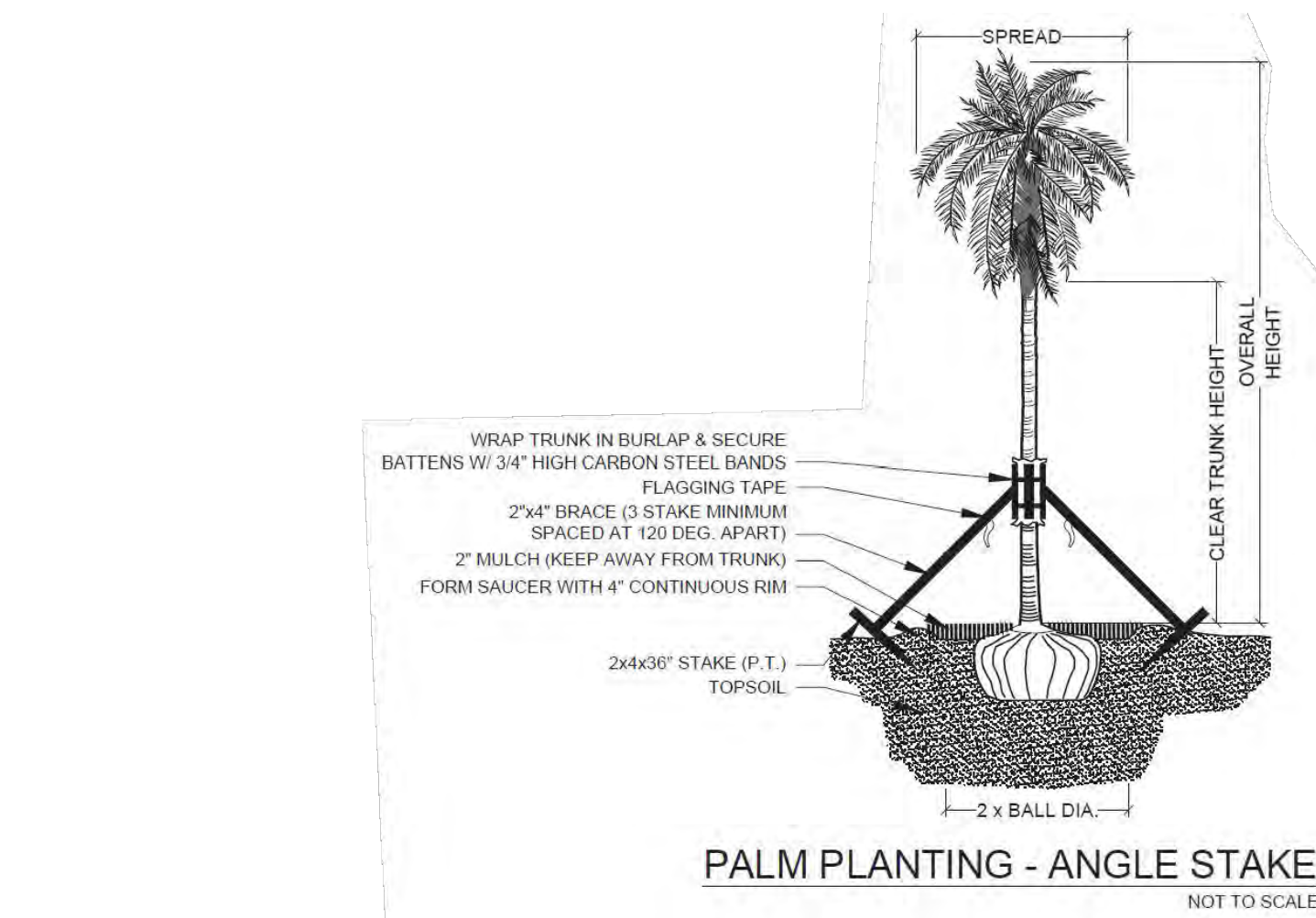
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of 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.



Project Team

Landscape Architect:

LAS 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) - 786-543-0851
E-MAIL: LLR@LAS&LLRARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2021-2027 JEFFERSON LLC

2021-2027 Jefferson Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
5.15.22	BW	Initial Submittal
7.05.22	BW	Revised per Site Plan
01.04.23	DC	Revised per Comments
01.17.23	DC	Revised per Comments
02.07.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

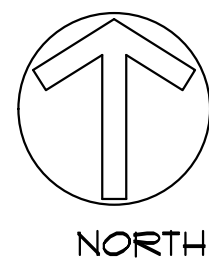
Scale:

NORTH

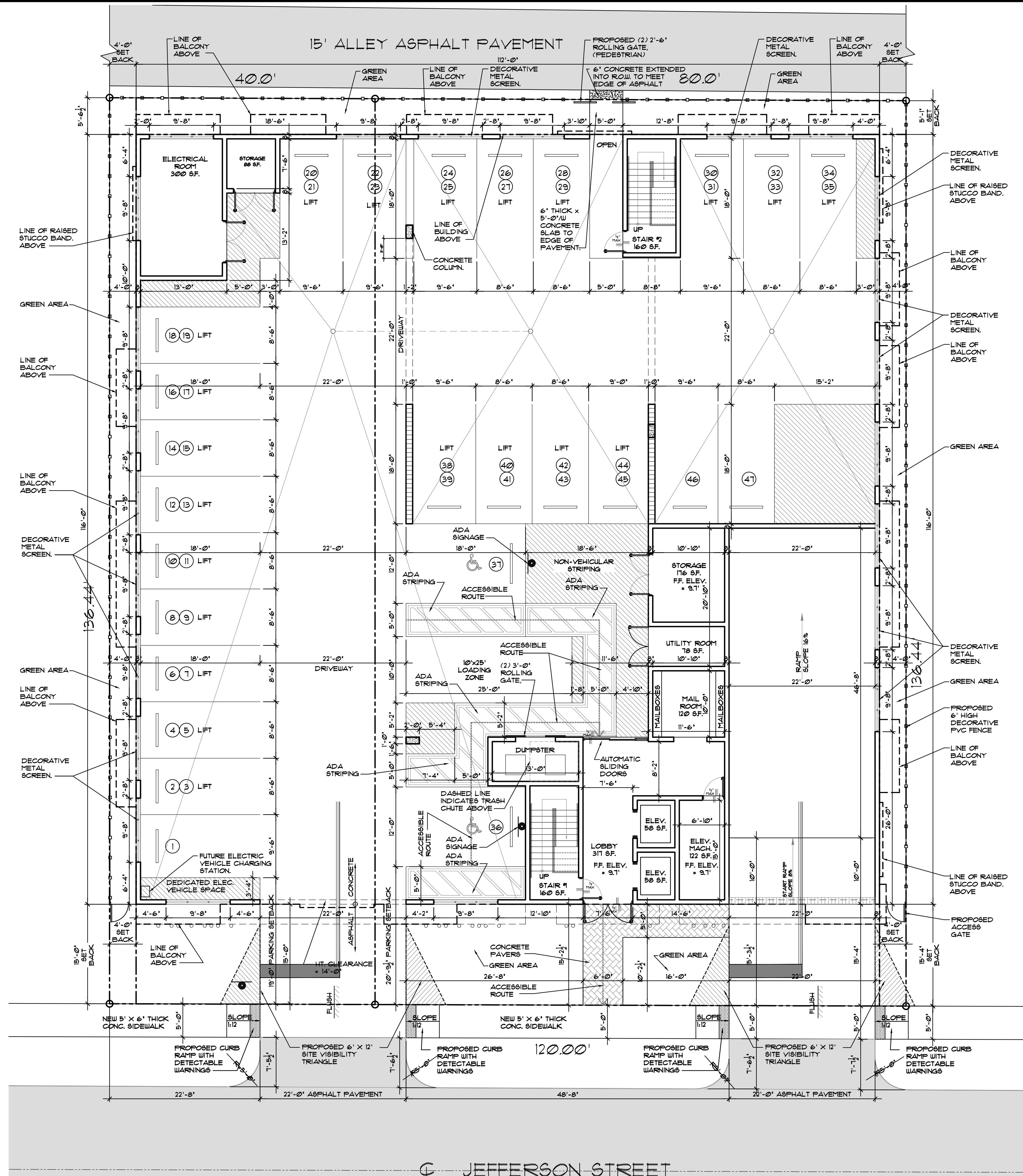
SCALE: 1" = N.T.S.

0 0 0 0

L-05



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



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

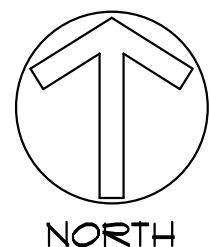
REVISION:	BY:
3/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

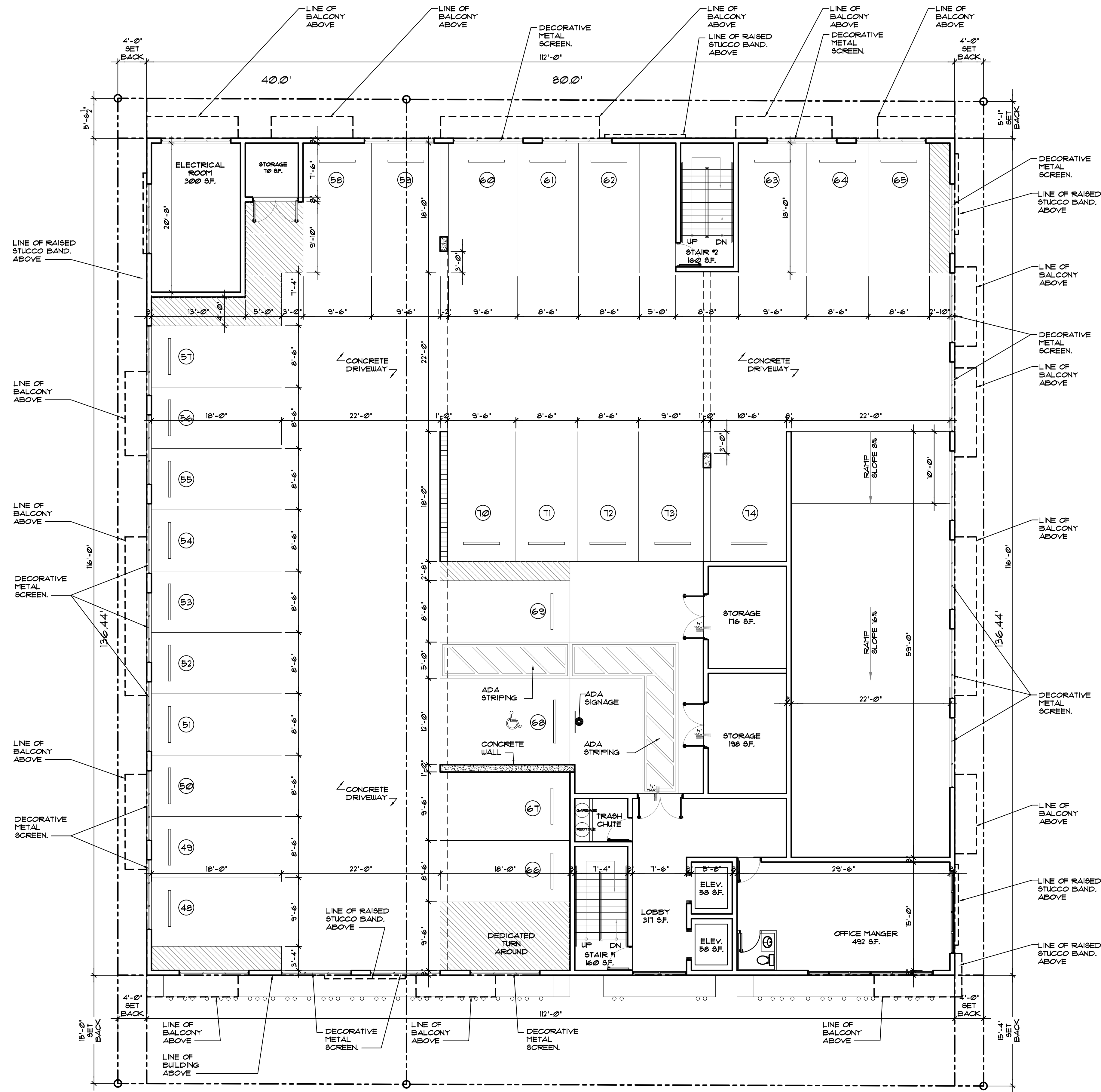
DRAWN	CC.
CHECKED	LLR
DATE	03-01-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

A-1.1
OF SHEETS



1 PROPOSED SECOND FLOOR PLAN

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



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

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

Luis La Rosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
3/27/2022 CITY COMM.	FC

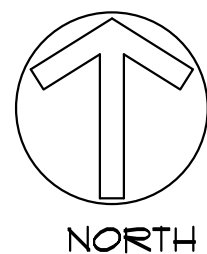
PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

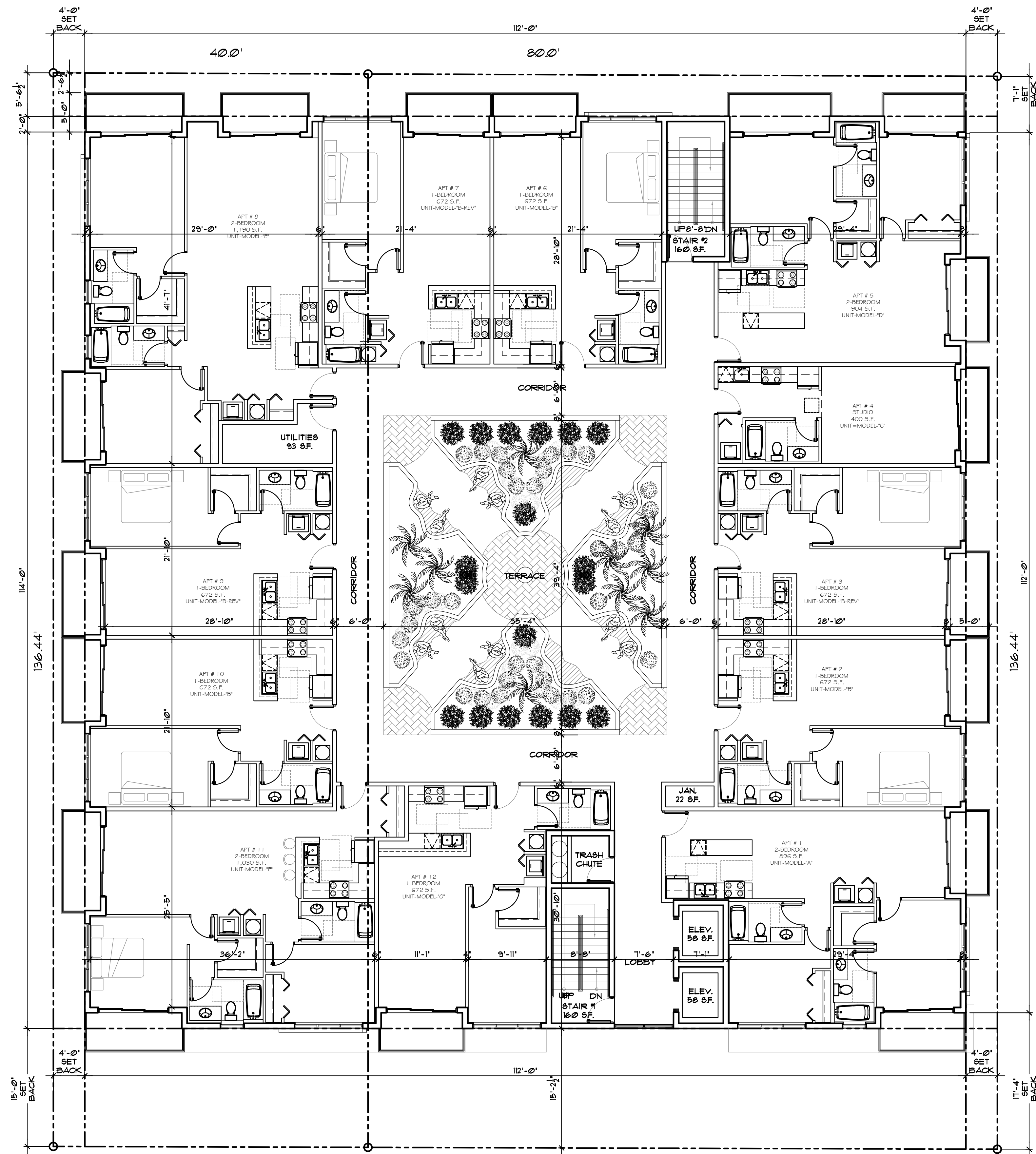
A-1.2

OF SHEETS



1 | PROPOSED 3RD. FLOOR PLAN

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



NOTE:
REFER TO SHEET A-1.1 & A-1.8
FOR ENLARGED PROTOTYPES

UNIT TYPES	
PROTOTYPE-A-	301-401-501-601
PROTOTYPE-B-	302-402-502-602
PROTOTYPE-B-REV	306-406-506-606 310-410-510-610
PROTOTYPE-C-	303-403-503-603
PROTOTYPE-D-	307-407-507-607
PROTOTYPE-E-	308-408-508-608
PROTOTYPE-F-	311-411-511-611
PROTOTYPE-G-	312-412-512-612
PROTOTYPE-H- DUPLEX	101
PROTOTYPE-H-REV DUPLEX	105
PROTOTYPE-I- DUPLEX	102-104
PROTOTYPE-I-REV DUPLEX	103



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

Luis La Rosa-Registered
Architect
AR#-0017852
AA#-26003693

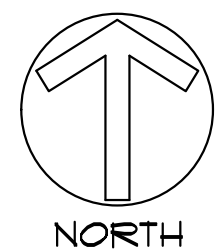
REVISION:	BY:
9/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

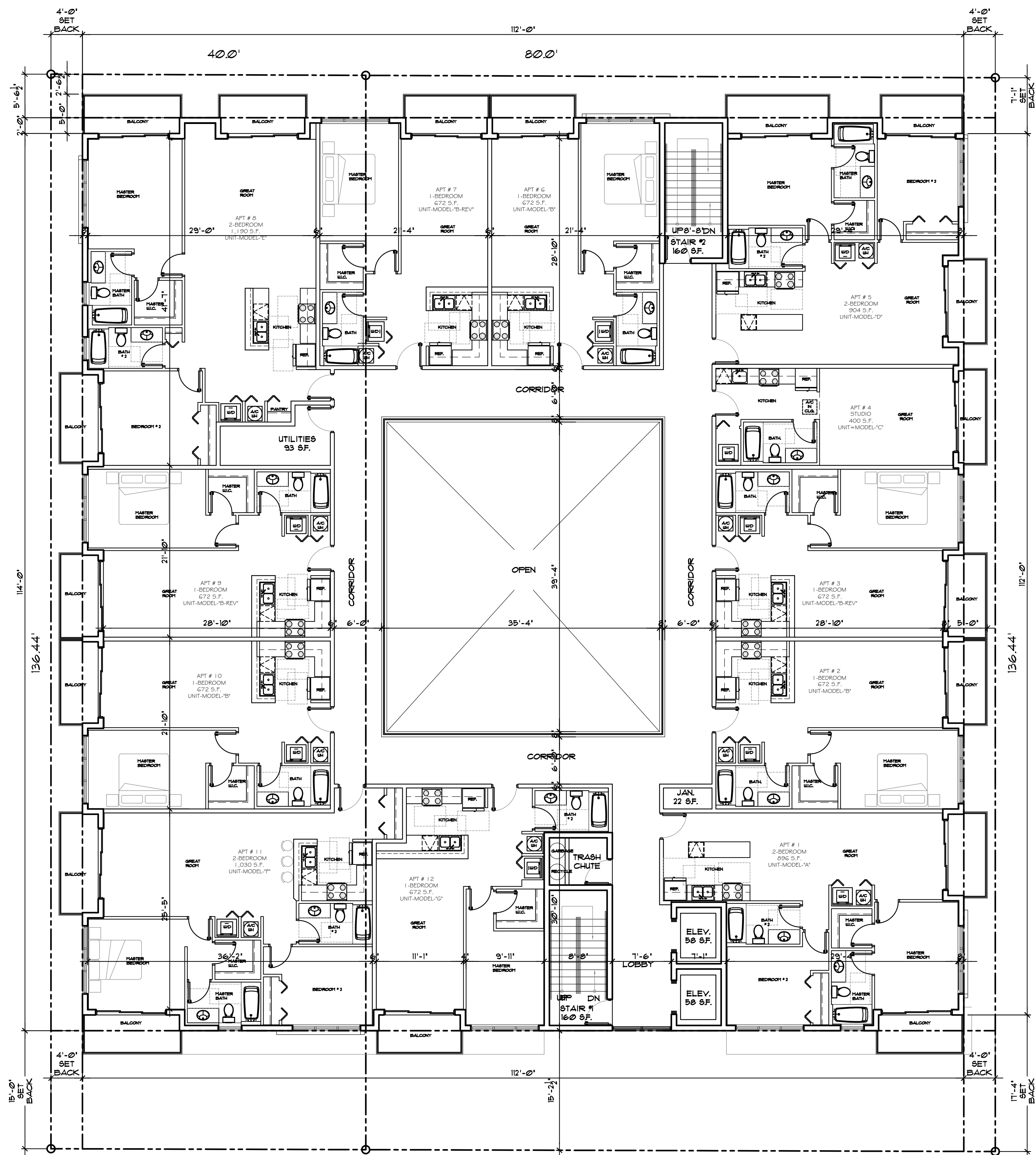
DRAWN	C.C.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

A-1.3
OF SHEETS



1 PROPOSED TYPICAL 4TH, 5TH & 6TH FLOOR PLAN

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



NOTE:
REFER TO SHEET A-1.1 & A-1.8
FOR ENLARGED PROTOTYPES

UNIT TYPES	
PROTOTYPE-A-	301-401-501-601
PROTOTYPE-B-	302-402-502-602
PROTOTYPE-B-REV	306-406-506-606 310-410-510-610
PROTOTYPE-C-	303-403-503-603
PROTOTYPE-D-	307-407-507-607
PROTOTYPE-E-	308-408-508-608
PROTOTYPE-F-	311-411-511-611
PROTOTYPE-G-	312-412-512-612
PROTOTYPE-H- DUPLEX	101
PROTOTYPE-H-REV DUPLEX	105
PROTOTYPE-I- DUPLEX	102-104
PROTOTYPE-I-REV DUPLEX	103



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

Luis La Rosa-Registered
Architect
AR#-0017852
AA#-26003693

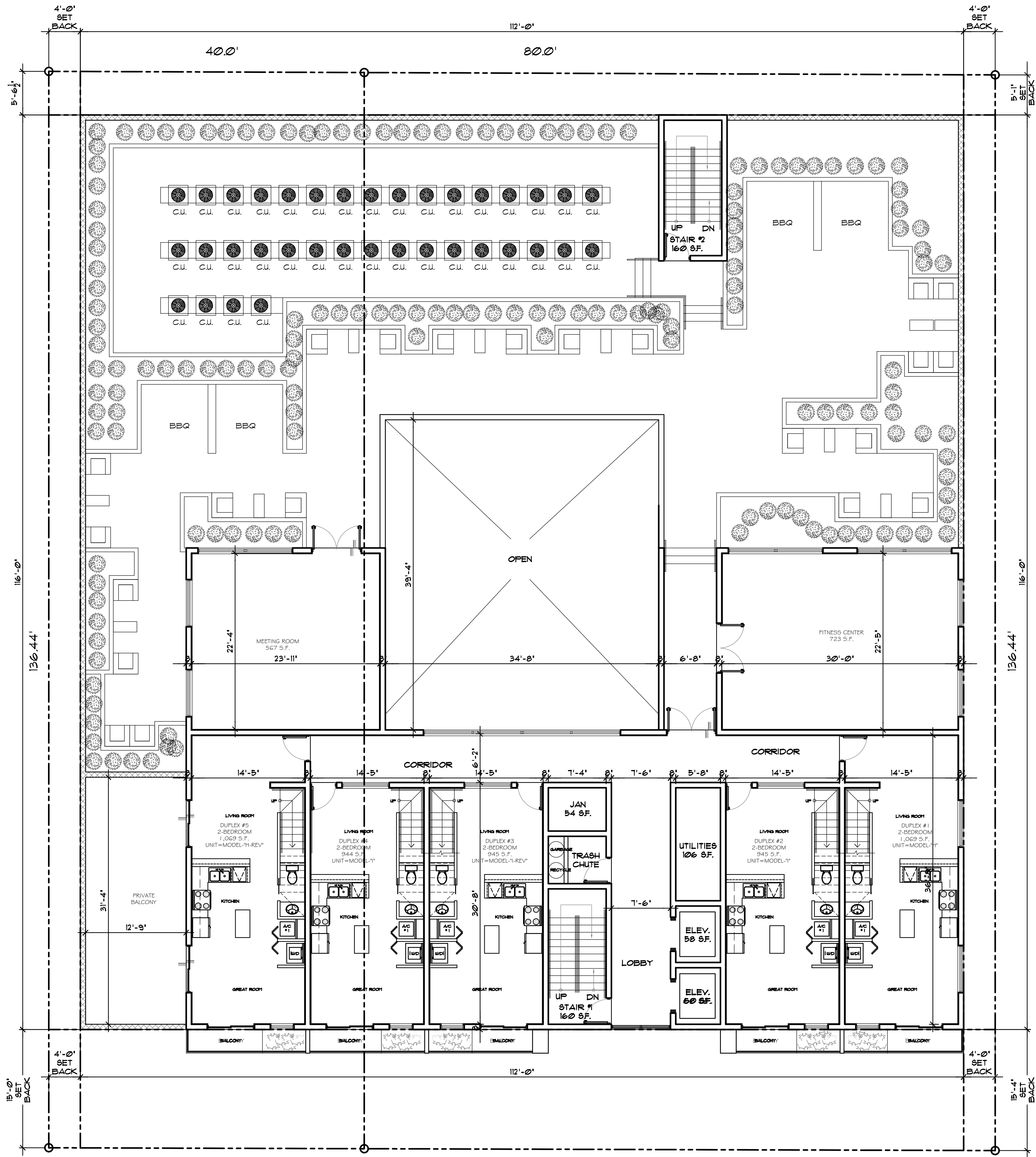
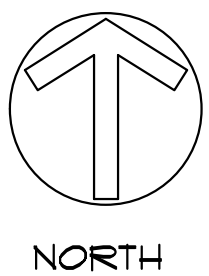
REVISION:	BY:
9/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

A-1.4
OF SHEETS



NOTE:
REFER TO SHEET A-1.1 & A-1.8
FOR ENLARGED PROTOTYPES

UNIT TYPES	
PROTOTYPE-A-	301-401-501-601
PROTOTYPE-B-	302-402-502-602
PROTOTYPE-B-REV	306-406-506-606 310-410-510-610
PROTOTYPE-C-	303-403-503-603
PROTOTYPE-D-	307-407-507-607
PROTOTYPE-E-	308-408-508-608
PROTOTYPE-F-	311-411-511-611
PROTOTYPE-G-	312-412-512-612
PROTOTYPE-H-	101
PROTOTYPE-H-REV	105
PROTOTYPE-I-	102-104
PROTOTYPE-I-REV	103



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSA@LLRARCHITECTS.COM

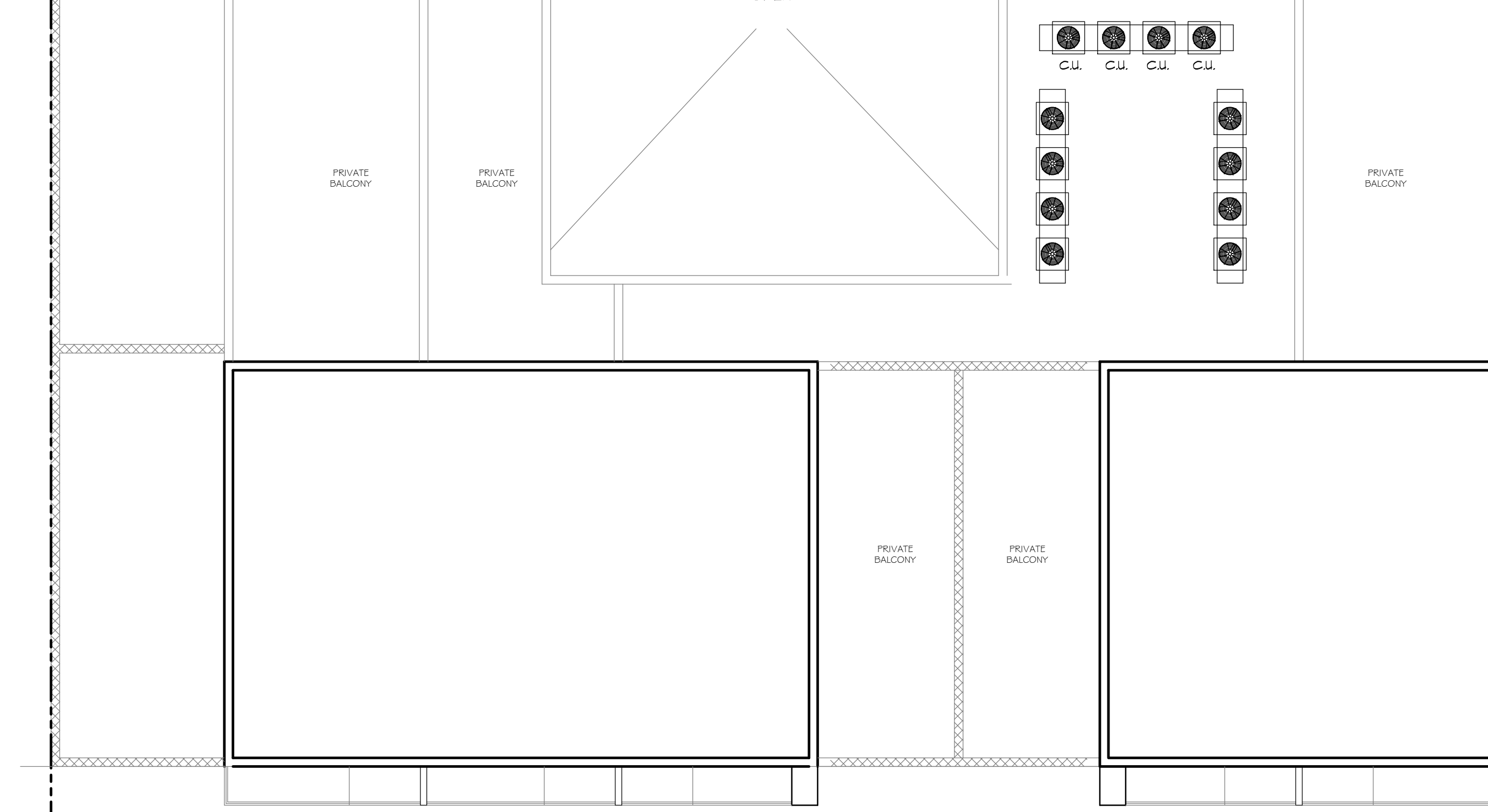
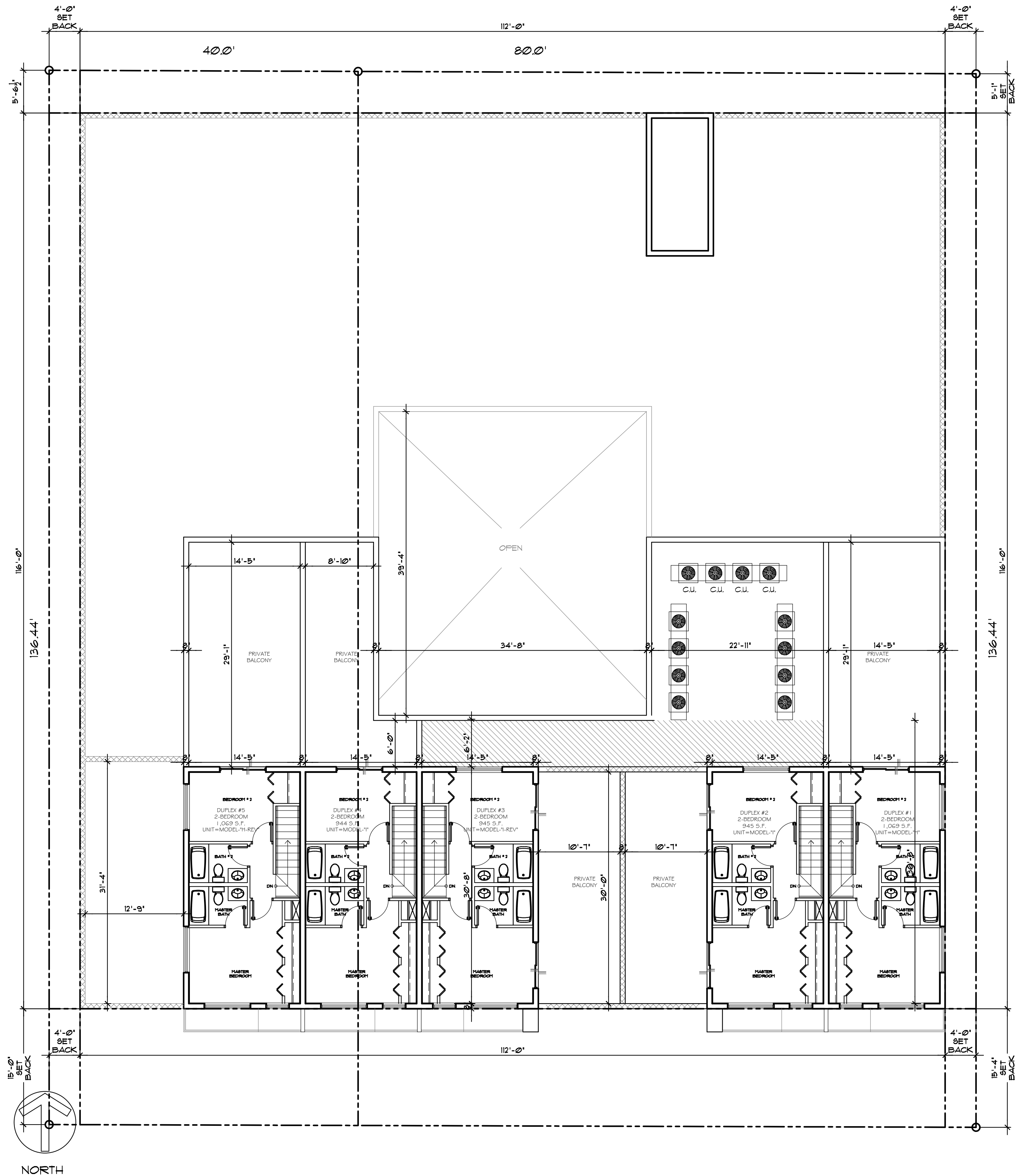
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
9/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	A-1.5
OF	SHEETS



NOTE:
REFER TO SHEET A-1.7 & A-1.8
FOR ENLARGED PROTOTYPES

UNIT TYPES	
PROTOTYPE-A-	301-401-501-601
PROTOTYPE-B-	302-402-502-602
PROTOTYPE-B-REV	306-406-506-606 310-410-510-610
PROTOTYPE-C-	303-403-503-603
PROTOTYPE-D-	307-407-507-607
PROTOTYPE-E-	309-409-509-609
PROTOTYPE-F-	311-411-511-611
PROTOTYPE-G-	312-412-512-612
PROTOTYPE-H- DUPLEX	101
PROTOTYPE-H-REV DUPLEX	105
PROTOTYPE-I- DUPLEX	102-104
PROTOTYPE-I-REV DUPLEX	103

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROS@LLAROSARCHITECTS.COM
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

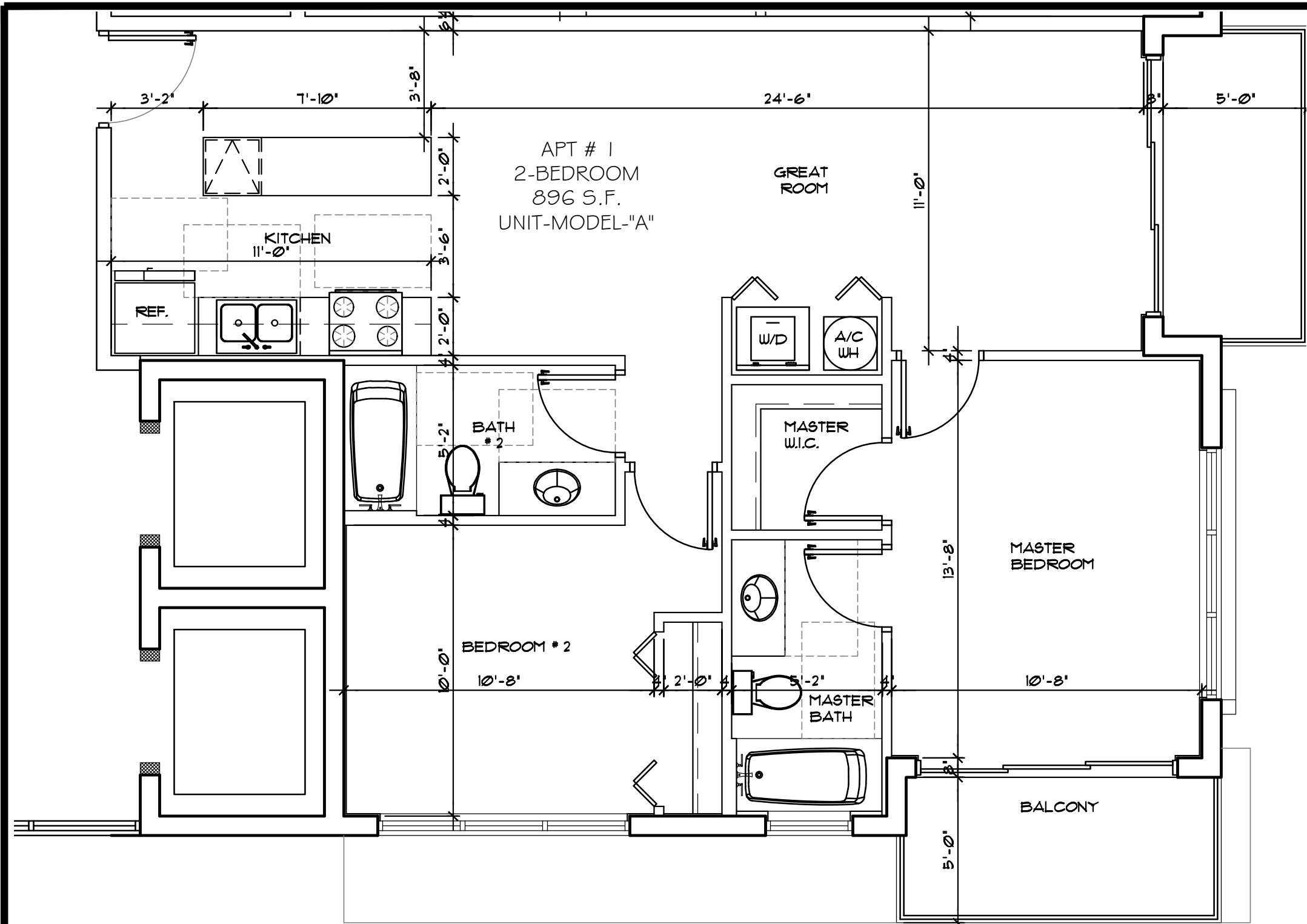
REVISION:	BY:
9/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

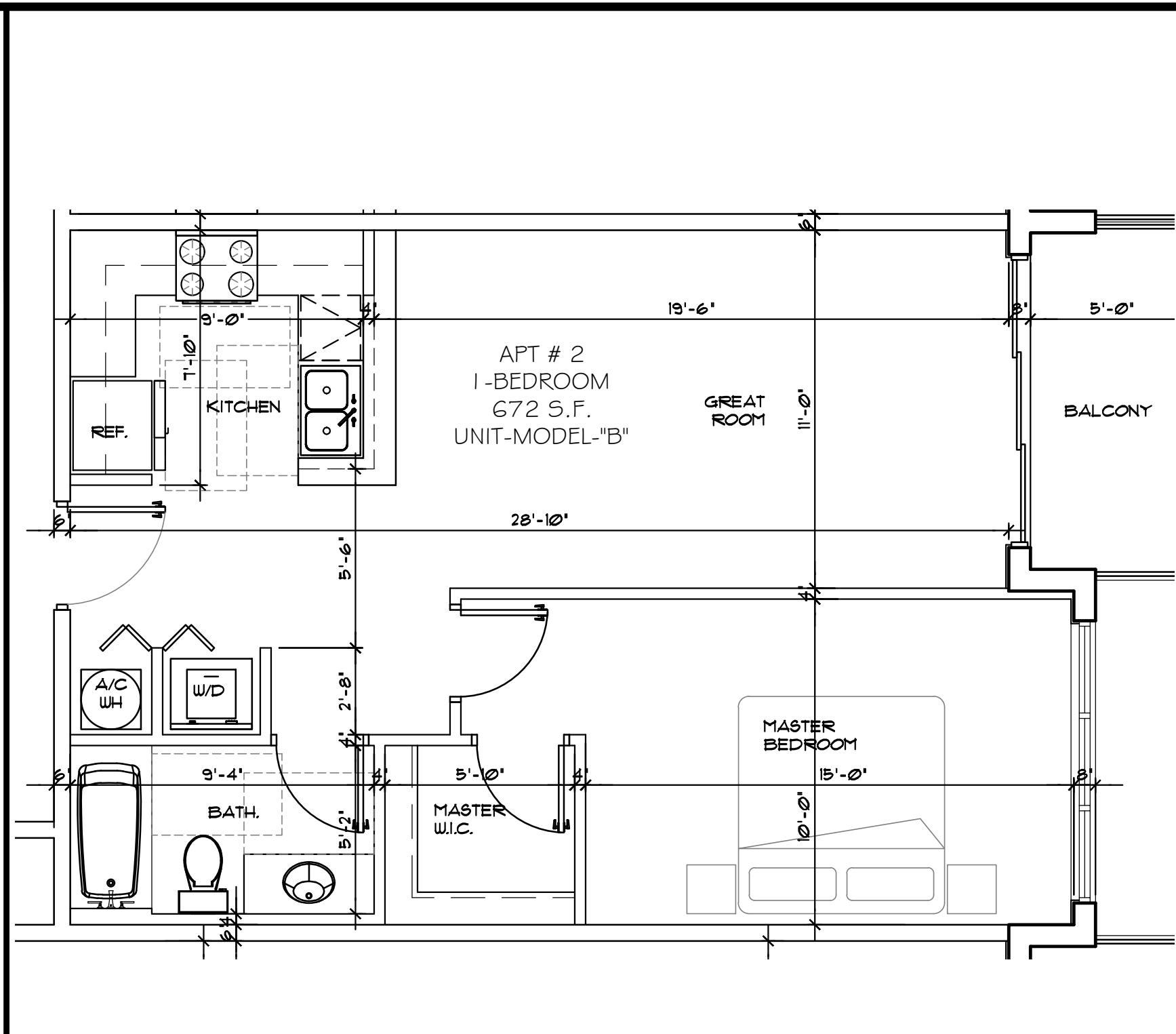
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

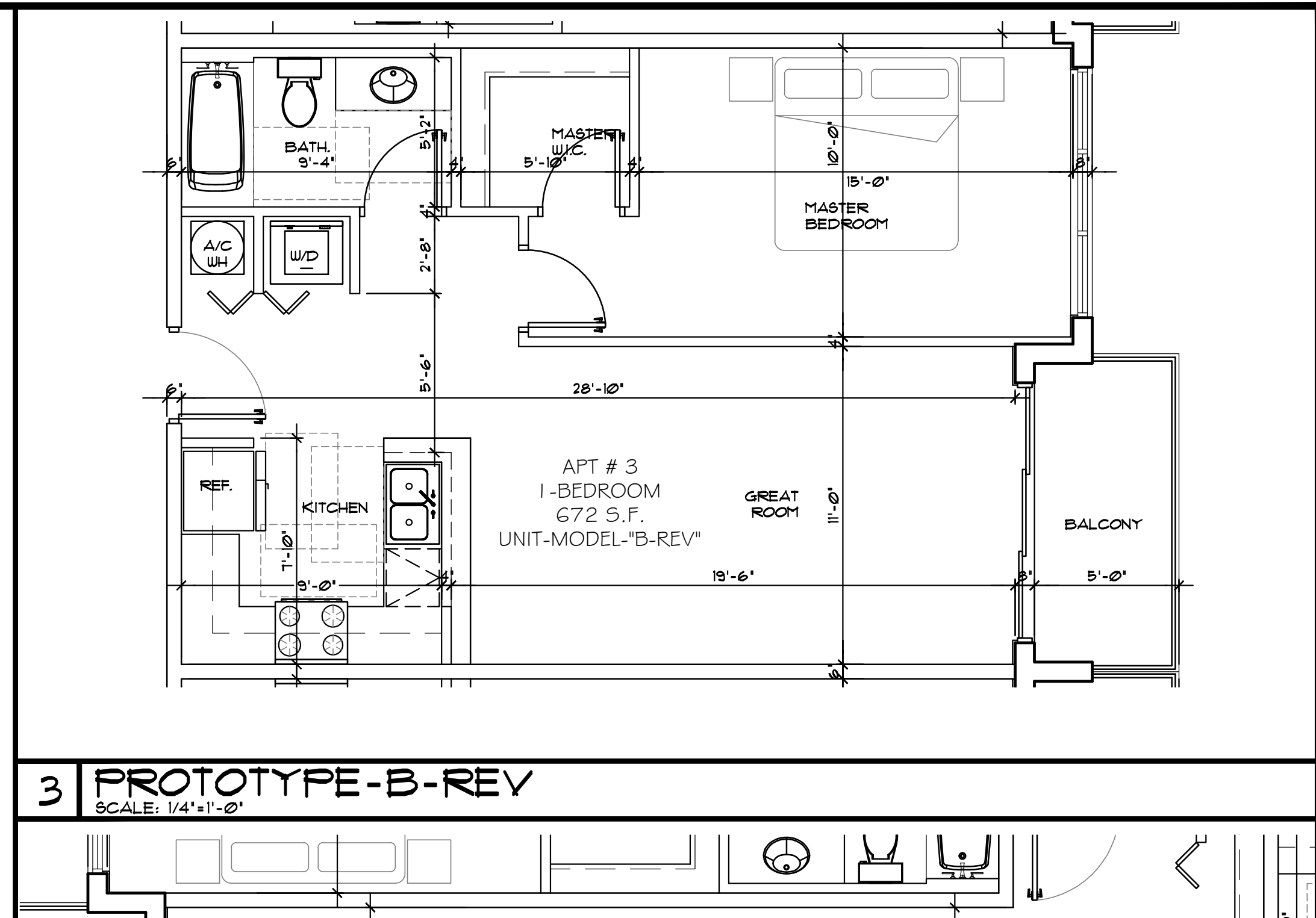
A-1.6
OF SHEETS



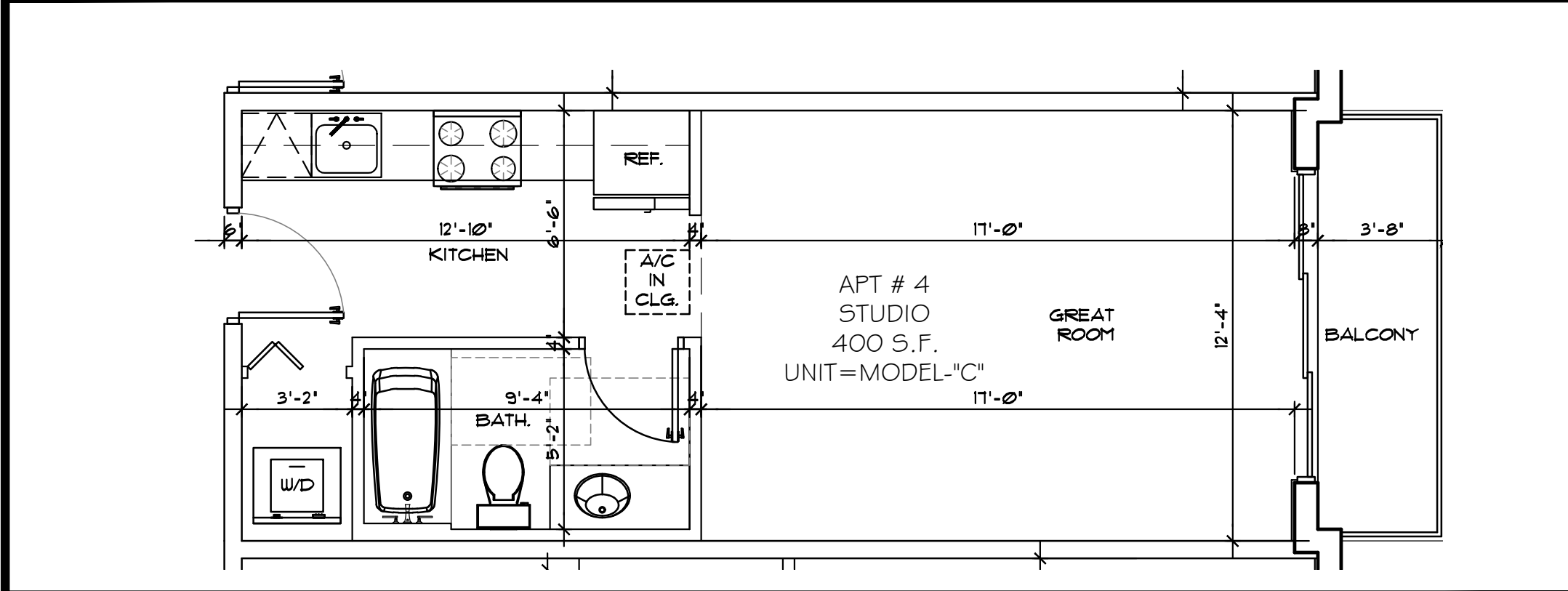
1 | PROTOTYPE-A-
SCALE: 1/4"=1'-0"



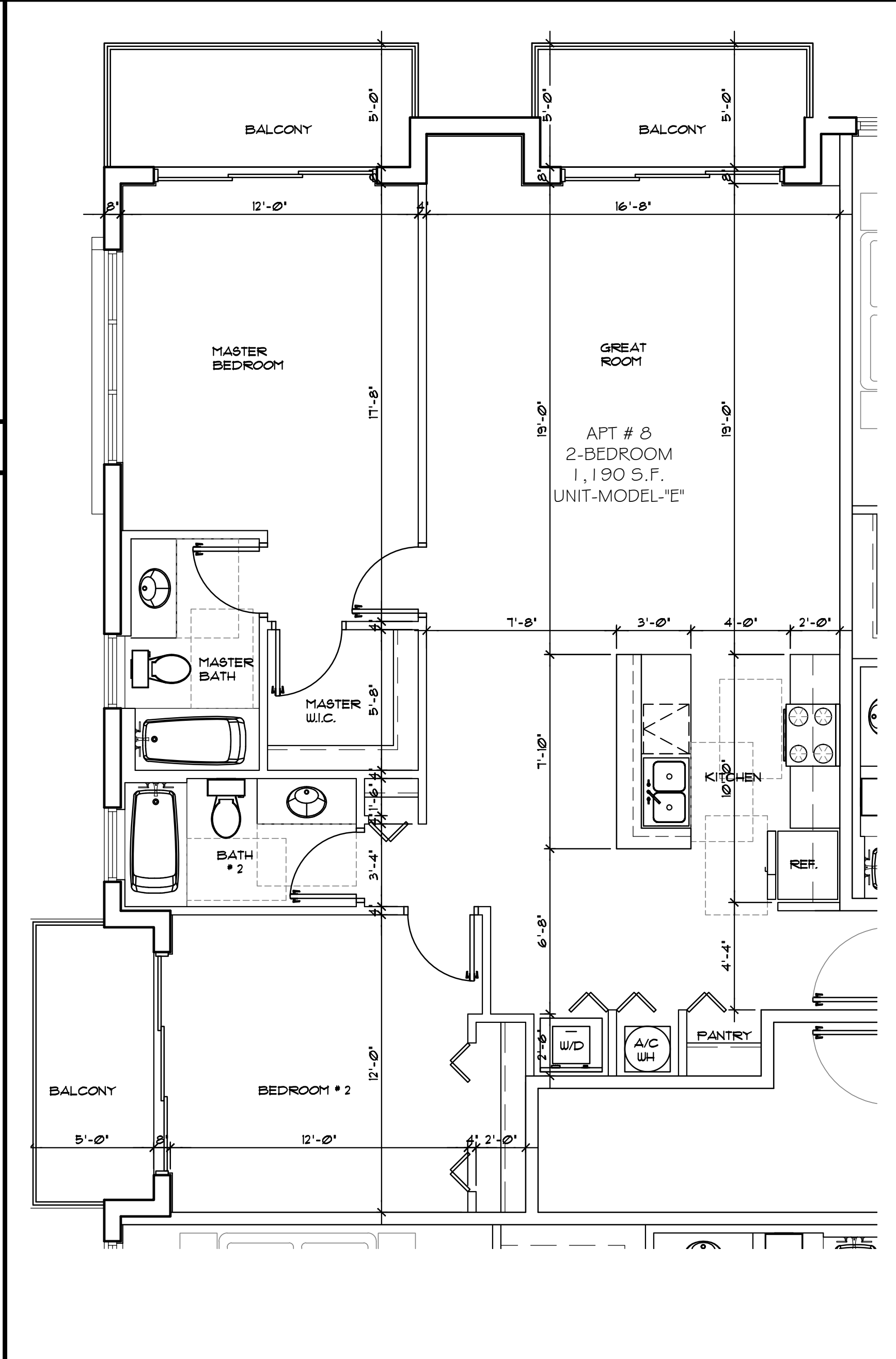
2 | PROTOTYPE-B-
SCALE: 1/4"=1'-0"



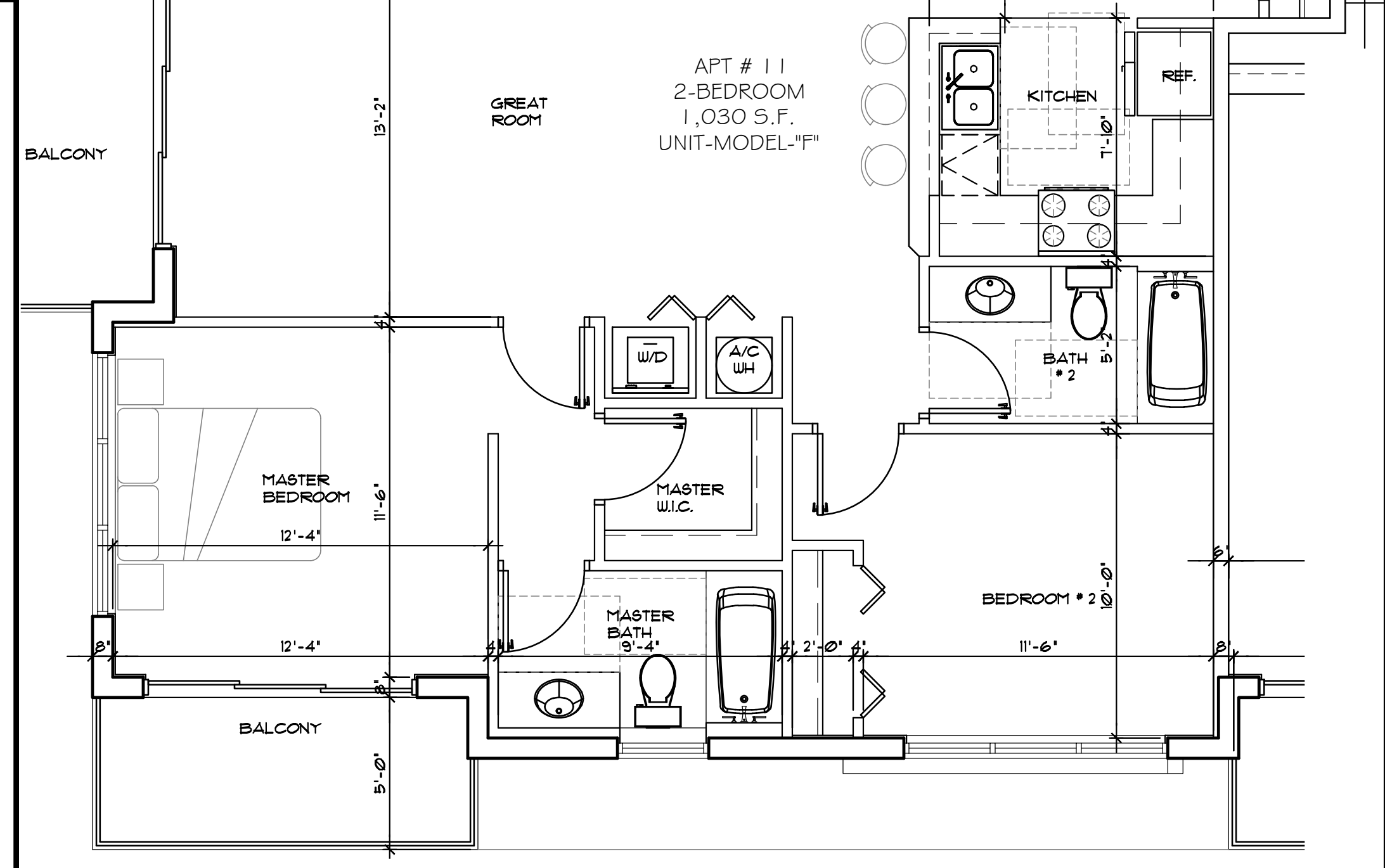
3 | PROTOTYPE-B-REV
SCALE: 1/4"=1'-0"



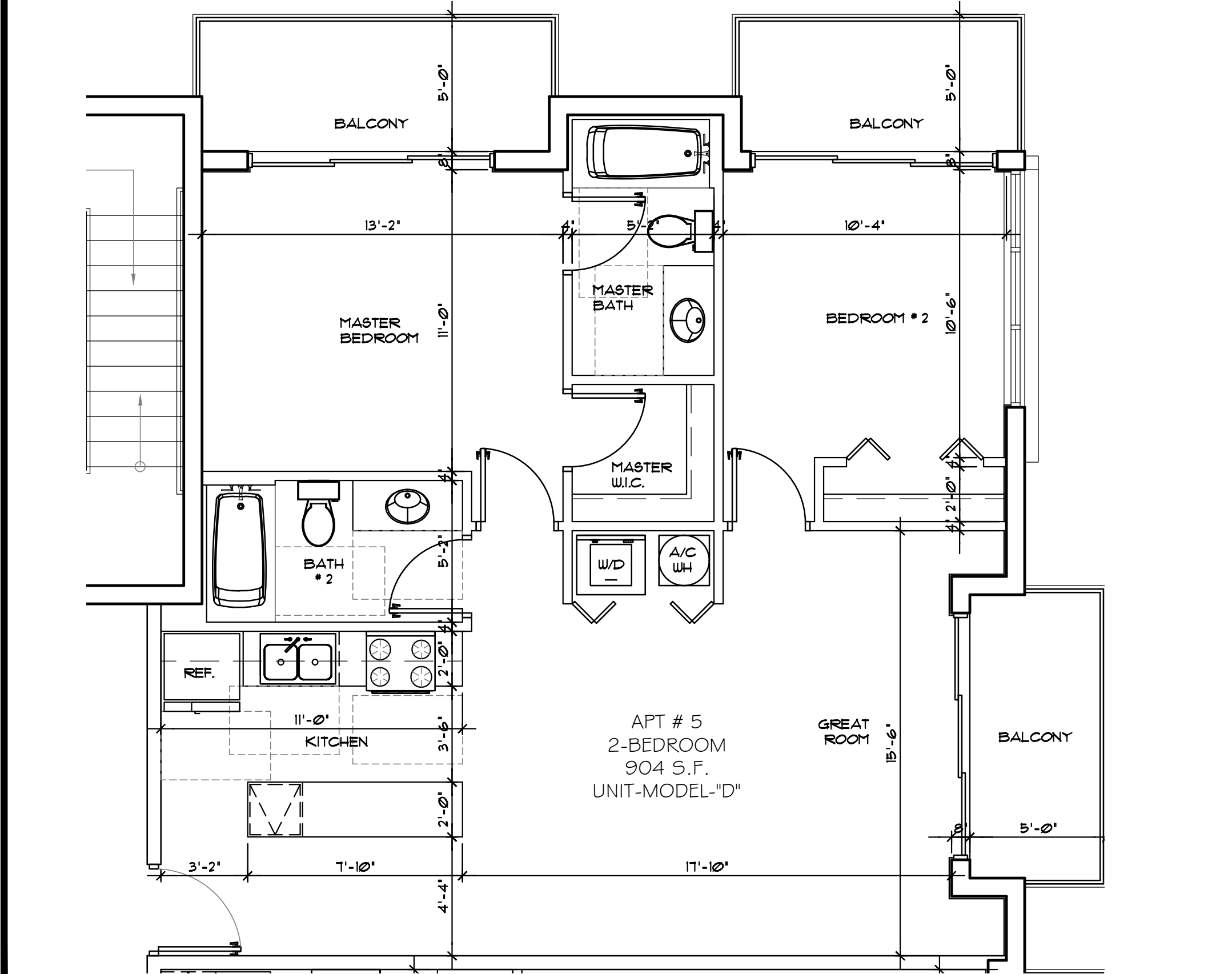
4 | PROTOTYPE-C-
SCALE: 1/4"=1'-0"



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

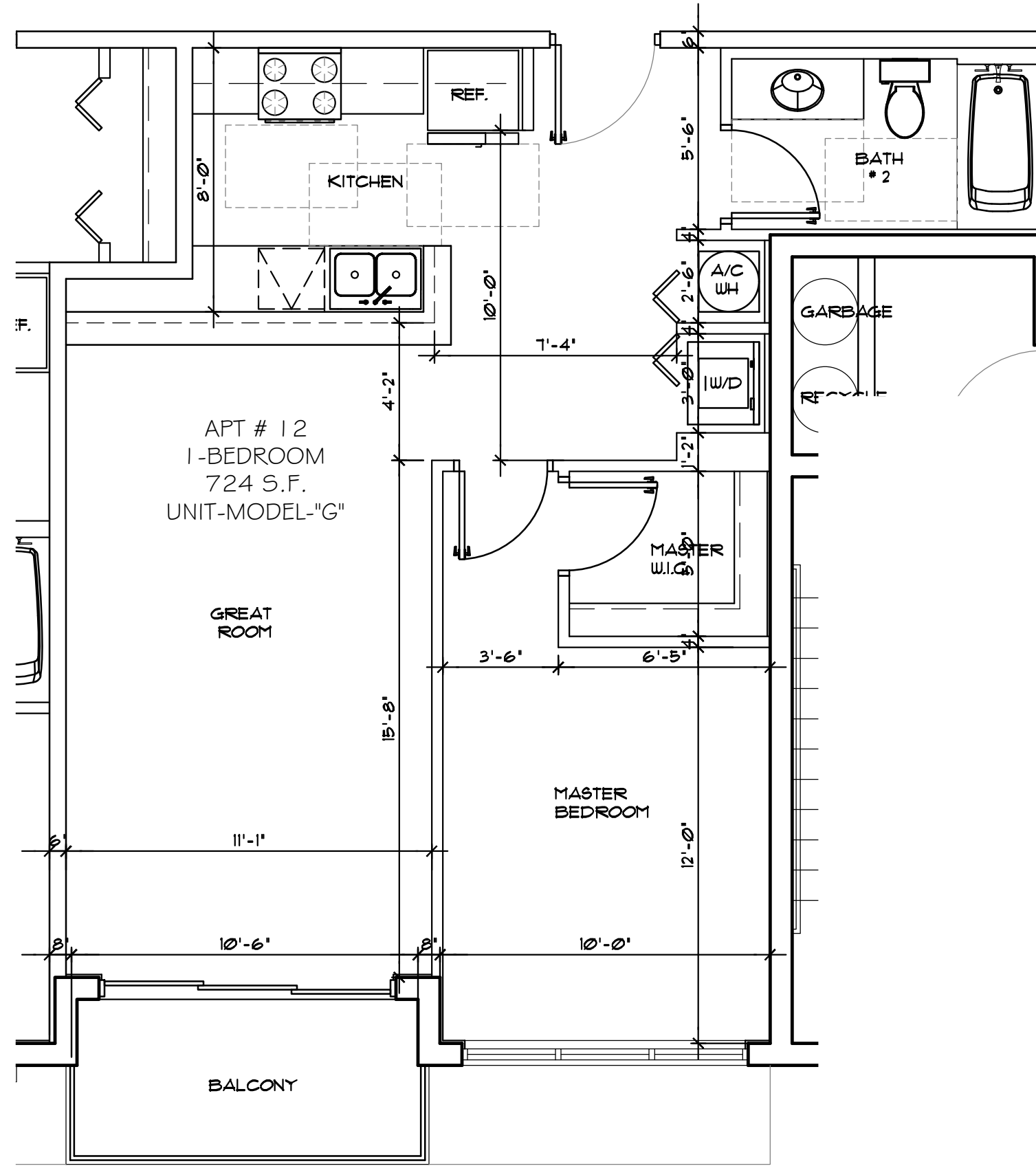


7 | PROTOTYPE-F-
SCALE: 1/4"=1'-0"

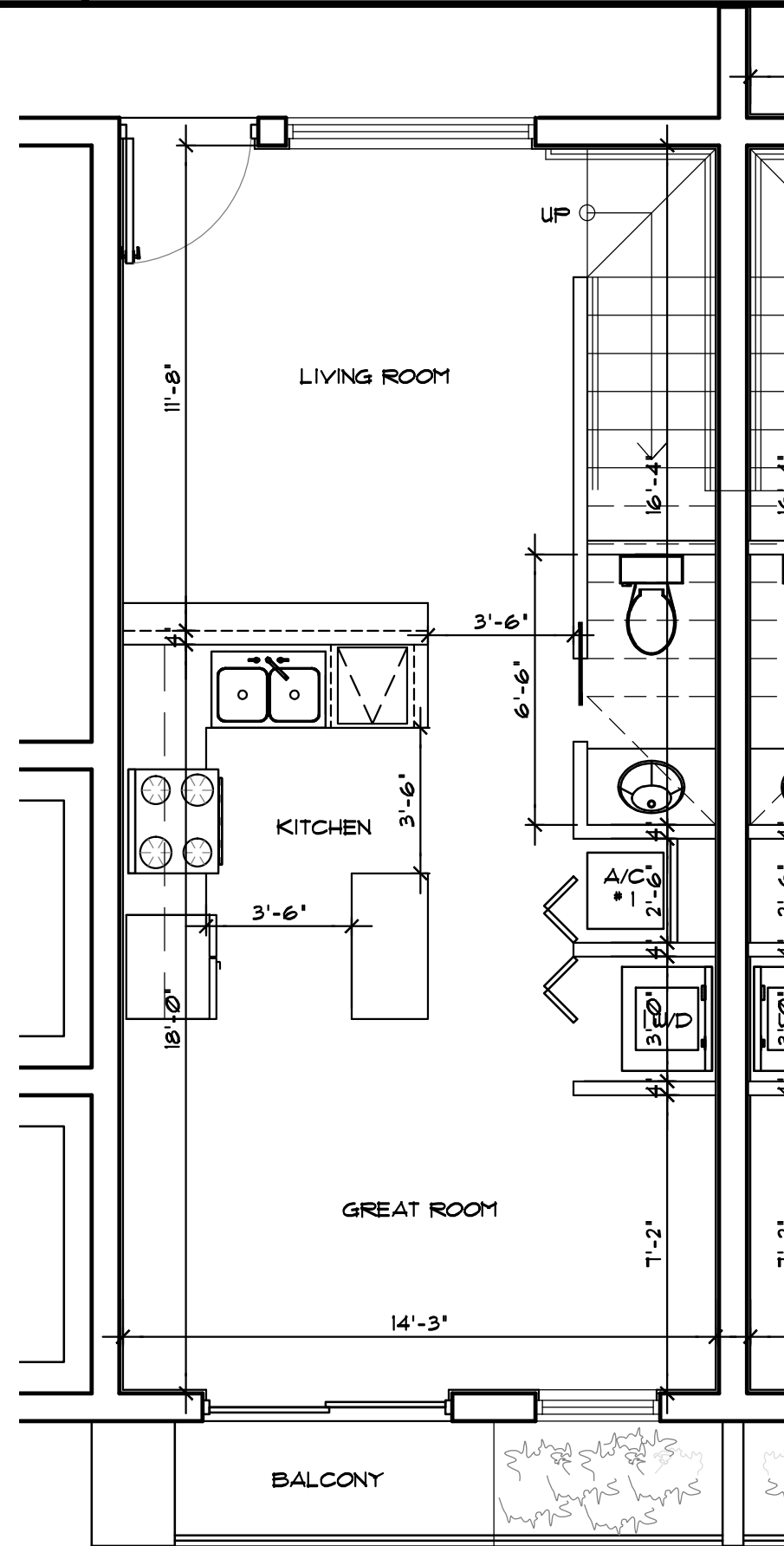


5 | PROTOTYPE-D-
SCALE: 1/4"=1'-0"

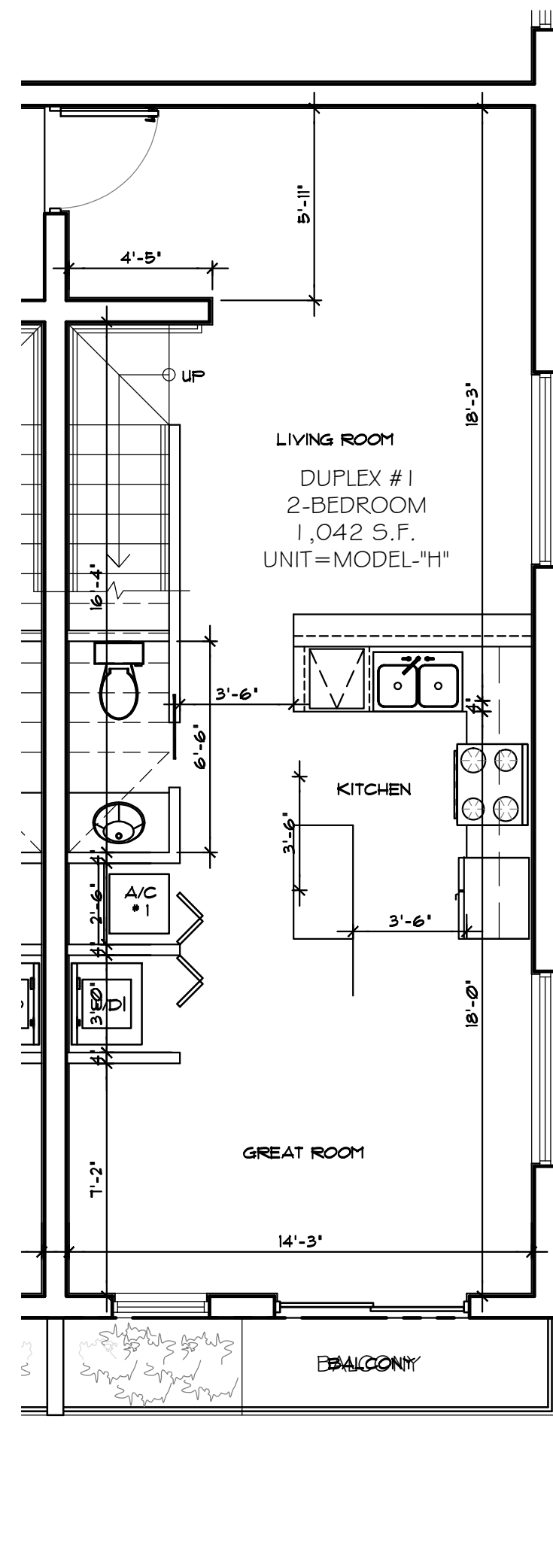
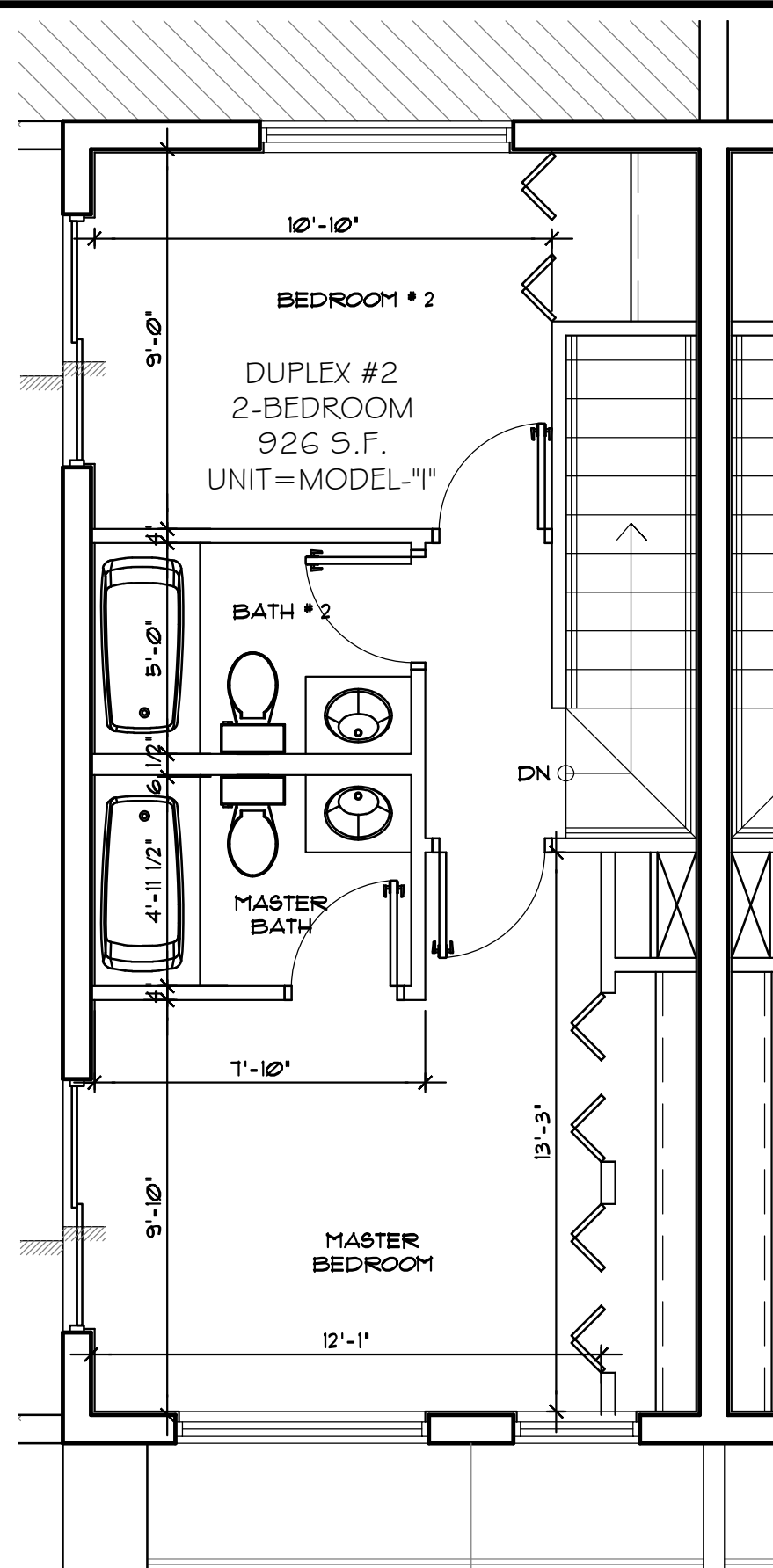
UNIT TYPES	
PROTOTYPE-A-	301-401-501-601
PROTOTYPE-B-	302-402-502-602
PROTOTYPE-B-REV	303-403-503-603
PROTOTYPE-C-	304-404-504-604
PROTOTYPE-D-	305-405-505-605
PROTOTYPE-E-	306-406-506-606
PROTOTYPE-F-	307-407-507-607
PROTOTYPE-G-	308-408-508-608
PROTOTYPE-H-	309-409-509-609
PROTOTYPE-I-	310-410-510-610
PROTOTYPE-J-	311-411-511-611
PROTOTYPE-K-	312-412-512-612
PROTOTYPE-L-	313-413-513-613
PROTOTYPE-M-	314-414-514-614
PROTOTYPE-N-	315-415-515-615
PROTOTYPE-O-	316-416-516-616
PROTOTYPE-P-	317-417-517-617
PROTOTYPE-Q-	318-418-518-618
PROTOTYPE-R-	319-419-519-619
PROTOTYPE-S-	320-420-520-620
PROTOTYPE-T-	321-421-521-621
PROTOTYPE-U-	322-422-522-622
PROTOTYPE-V-	323-423-523-623
PROTOTYPE-W-	324-424-524-624
PROTOTYPE-X-	325-425-525-625
PROTOTYPE-Y-	326-426-526-626
PROTOTYPE-Z-	327-427-527-627
PROTOTYPE-AA-	328-428-528-628
PROTOTYPE-AB-	329-429-529-629
PROTOTYPE-AC-	330-430-530-630
PROTOTYPE-AD-	331-431-531-631
PROTOTYPE-AE-	332-432-532-632
PROTOTYPE-AF-	333-433-533-633
PROTOTYPE-AG-	334-434-534-634
PROTOTYPE-AH-	335-435-535-635
PROTOTYPE-AI-	336-436-536-636
PROTOTYPE-AJ-	337-437-537-637
PROTOTYPE-AK-	338-438-538-638
PROTOTYPE-AL-	339-439-539-639
PROTOTYPE-AM-	340-440-540-640
PROTOTYPE-AN-	341-441-541-641
PROTOTYPE-AO-	342-442-542-642
PROTOTYPE-AP-	343-443-543-643
PROTOTYPE-AQ-	344-444-544-644
PROTOTYPE-AR-	345-445-545-645
PROTOTYPE-AS-	346-446-546-646
PROTOTYPE-AT-	347-447-547-647
PROTOTYPE-AU-	348-448-548-648
PROTOTYPE-AV-	349-449-549-649
PROTOTYPE-AW-	350-450-550-650
PROTOTYPE-AX-	351-451-551-651
PROTOTYPE-AY-	352-452-552-652
PROTOTYPE-AZ-	353-453-553-653
PROTOTYPE-BA-	354-454-554-654
PROTOTYPE-BB-	355-455-555-655
PROTOTYPE-BC-	356-456-556-656
PROTOTYPE-BD-	357-457-557-657
PROTOTYPE-BE-	358-458-558-658
PROTOTYPE-BF-	359-459-559-659
PROTOTYPE-BG-	360-460-560-660
PROTOTYPE-BH-	361-461-561-661
PROTOTYPE-BI-	362-462-562-662
PROTOTYPE-BJ-	363-463-563-663
PROTOTYPE-BK-	364-464-564-664
PROTOTYPE-BL-	365-465-565-665
PROTOTYPE-BM-	366-466-566-666
PROTOTYPE-BN-	367-467-567-667
PROTOTYPE-BO-	368-468-568-668
PROTOTYPE-BP-	369-469-569-669
PROTOTYPE-BQ-	370-470-570-670
PROTOTYPE-BR-	371-471-571-671
PROTOTYPE-BS-	372-472-572-672
PROTOTYPE-BT-	373-473-573-673
PROTOTYPE-BU-	374-474-574-674
PROTOTYPE-BV-	375-475-575-675
PROTOTYPE-BW-	376-476-576-676
PROTOTYPE-BX-	377-477-577-677
PROTOTYPE-BY-	378-478-578-678
PROTOTYPE-BZ-	379-479-579-679
PROTOTYPE-CA-	380-480-580-680
PROTOTYPE-CB-	381-481-581-681
PROTOTYPE-CC-	382-482-582-682
PROTOTYPE-CD-	383-483-583-683
PROTOTYPE-CE-	384-484-584-684
PROTOTYPE-CF-	385-485-585-685
PROTOTYPE-CG-	386-486-586-686
PROTOTYPE-CH-	387-487-587-687
PROTOTYPE-CI-	388-488-588-688
PROTOTYPE-CJ-	389-489-589-689
PROTOTYPE-CK-	390-490-590-690
PROTOTYPE-CL-	391-491-591-691
PROTOTYPE-CM-	392-492-592-692
PROTOTYPE-CN-	393-493-593-693
PROTOTYPE-CO-	394-494-594-694
PROTOTYPE-CP-	395-495-595-695
PROTOTYPE-CQ-	396-496-596-696
PROTOTYPE-CR-	397-497-597-697
PROTOTYPE-CS-	398-498-598-698
PROTOTYPE-CT-	399-499-599-699
PROTOTYPE-CU-	400-500-600-700
PROTOTYPE-CV-	401-501-601-701
PROTOTYPE-CW-	402-502-602-702
PROTOTYPE-CX-	403-503-603-703
PROTOTYPE-CY-	404-504-604-704
PROTOTYPE-CZ-	405-505-605-705
PROTOTYPE-DA-	406-506-606-706
PROTOTYPE-DB-	407-507-607-707
PROTOTYPE-DC-	408-508-608-708
PROTOTYPE-DD-	409-509-609-709
PROTOTYPE-DE-	410-510-610-710
PROTOTYPE-DF-	411-511-611-711
PROTOTYPE-DG-	412-512-612-712
PROTOTYPE-DH-	413-513-613-713
PROTOTYPE-DI-	414-514-614-714
PROTOTYPE-DJ-	415-515-615-715
PROTOTYPE-DK-	416-516-616-716
PROTOTYPE-DL-	417-517-617-717
PROTOTYPE-DM-	418-518-618-718
PROTOTYPE-DN-	419-519-619-719
PROTOTYPE-DO-	420-520-620-720
PROTOTYPE-DP-	421-521-621-721
PROTOTYPE-DQ-	422-522-622-722
PROTOTYPE-DR-	423-523-623-723
PROTOTYPE-DS-	424-524-624-724
PROTOTYPE-DT-	425-525-625-725
PROTOTYPE-DU-	426-526-626-726
PROTOTYPE-DV-	427-527-627-727
PROTOTYPE-DW-	428-528-628-728
PROTOTYPE-DX-	429-529-629-729
PROTOTYPE-DY-	430-530-630-730
PROTOTYPE-DZ-	431-531-631-731
PROTOTYPE-EA-	432-532-632-732
PROTOTYPE-EB-	433-533-633-733
PROTOTYPE-EC-	434-534-634-734
PROTOTYPE-ED-	435-535-635-735
PROTOTYPE-EE-	436-536-636-736
PROTOTYPE-EF-	437-537-637-737
PROTOTYPE-EG-	438-538-638-738
PROTOTYPE-EH-	439-539-639-739
PROTOTYPE-EI-	440-540-640-740
PROTOTYPE-EJ-	441-541-641-741
PROTOTYPE-EK-	442-542-642-742
PROTOTYPE-EL-	443-543-643-743
PROTOTYPE-EM-	444-544-644-744
PROTOTYPE-EN-	445-545-645-745
PROTOTYPE-EO-	446-546-646-746
PROTOTYPE-EP-	447-547-647-747
PROTOTYPE-EQ-	448-548-648-748
PROTOTYPE-ER-	449-549-649-749
PROTOTYPE-ES-	450-550-650-750
PROTOTYPE-ET-	451-551-651-751
PROTOTYPE-EU-	452-552-652-752
PROTOTYPE-EV-	453-553-653-753
PROTOTYPE-EW-	454-554-654-754
PROTOTYPE-EX-	455-555-655-755
PROTOTYPE-EY-	456-556-656-756
PROTOTYPE-EZ-	457-557-657-757
PROTOTYPE-FA-	458-558-658-758
PROTOTYPE-FB-	459-559-659-759
PROTOTYPE-FC-	460-560-660-760
PROTOTYPE-FD-	461-561-661-761
PROTOTYPE-FE-	462-562-662-762
PROTOTYPE-FG-	463-563-663-763
PROTOTYPE-FH-	464-564-664-764
PROTOTYPE-FI-	465-565-665-765
PROTOTYPE-FJ-	466-566-666-766
PROTOTYPE-FK-	467-567-667-767
PROTOTYPE-FL-	468-568-668-768
PROTOTYPE-FM-	469-569-669-769
PROTOTYPE-FN-	470-570-670-770
PROTOTYPE-FO-	471-571-671-771
PROTOTYPE-FP-	472-572-672-772
PROTOTYPE-FQ-	473-573-673-773
PROTOTYPE-FR-	474-574-674-774
PROTOTYPE-FS-	475-575-675-775
PROTOTYPE-FT-	476-576-676-776
PROTOTYPE-FU-	477-577-677-777
PROTOTYPE-FV-	478-578-678-778
PROTOTYPE-FW-	479-579-679-779
PROTOTYPE-FX-	480-580-680-780
PROTOTYPE-FY-	481-581-681-781
PROTOTYPE-FZ-	482-582-682-782
PROTOTYPE-GA-	483-583-683-783
PROTOTYPE-GB-	484-584-684-784
PROTOTYPE-GC-	485-585-685-785
PROTOTYPE-GD-	486-586-686-786
PROTOTYPE-GE-	487-587-687-787
PROTOTYPE-GF-	488-588-688-788
PROTOTYPE-GH-	489-589-689-789
PROTOTYPE-GI-	490-590-690-790
PROTOTYPE-GJ-	491-591-691-791
PROTOTYPE-GK-	492-592-692-792
PROTOTYPE-GL-	493-593-693-793
PROTOTYPE-GM-	494-594-694-794
PROTOTYPE-GN-	495-595-695-795
PROTOTYPE-GO-	496-596-696-796
PROTOTYPE-GP-	497-597-697-797
PROTOTYPE-GQ-	498-598-698-798
PROTOTYPE-GR-	499-599-699-799
PROTOTYPE-GS-	500-600-700-800
PROTOTYPE-GT-	501-601-701-801
PROTOTYPE-GU-	502-602-702-802
PROTOTYPE-GV-	503-603-703-803
PROTOTYPE-GW-	504-604-704-804
PROTOTYPE-GX-	505-605-705-805
PROTOTYPE-GY-	506-606-706-806
PROTOTYPE-GZ-	507-607-707-807
PROTOTYPE-HA-	508-608-708-808
PROTOTYPE-HB-	509-609-709-809
PROTOTYPE-HC-	510-610-710-810
PROTOTYPE-HD-	511-611-711-811
PROTOTYPE-HE-	512-612-712-812
PROTOTYPE-HF-	513-613-713-813
PROTOTYPE-HG-	514-614-714-814
PROTOTYPE-HH-	515-615-715-815
PROTOTYPE-HI-	516-616-716-816
PROTOTYPE-HJ-	517-617-717-817
PROTOTYPE-HK-	518-618-718-818
PROTOTYPE-HL-	519-619-719-819
PROTOTYPE-HM-	520-620-720-820
PROTOTYPE-HN-	521-621-721-821
PROTOTYPE-HO-	522-622-722-822
PROTOTYPE-HP-	523-623-723-823
PROTOTYPE-HQ-	524-624-724-824
PROTOTYPE-HR-	525-625-725-825
PROTOTYPE-HS-	526-626-726-826
PROTOTYPE-HT-	527-627-727-827
PROTOTYPE-HU-	528-628-728-828
PROTOTYPE-HV-	529-629-729-829
PROTOTYPE-HW-	530-630-730-830
PROTOTYPE-HX-	531-631-731-831
PROTOTYPE-HY-	532-632-732-832
PROTOTYPE-HZ-	533-633-733-833
PROTOTYPE-IA-	534-634-734-834
PROTOTYPE-IB-	535-635-735-835
PROTOTYPE-IC-	536-636-736-836
PROTOTYPE-ID-	537-637-737-837
PROTOTYPE-IE-	538-638-738-838
PROTOTYPE-IF-	539-639-739-839
PROTOTYPE-IG-	540-640-740-840
PROTOTYPE-IH-	541-641-741-841
PROTOTYPE-II-	542-642-742-842
PROTOTYPE-IL-	543-643-743-843
PROTOTYPE-IM-	544-644-744-844
PROTOTYPE-IN-	545-645-745-845
PROTOTYPE-IO-	546-646-746-846
PROTOTYPE-IP-	547-647-747-847
PROTOTYPE-IQ-	548-648-748-848
PROTOTYPE-IR-	549-649-749-849
PROTOTYPE-IS-	550-650-750-850
PROTOTYPE-IT-	551-651-751-851
PROTOTYPE-IU-	552-652-752-852
PROTOTYPE-IV-	553-653-753-853
PROTOTYPE-IW-	554-654-754-854
PROTOTYPE-IX-	555-655-755-855
PROTOTYPE-IY-	556-656-756-856
PROTOTYPE-IZ-	557-657-757-857
PROTOTYPE-JA-	558-658-758-858
PROTOTYPE-JB-	559-659-759-859
PROTOTYPE-JC-	560-660-760-860
PROTOTYPE-JD-	561-661-761-861
PROTOTYPE-JE-	562-662-762-862
PROTOTYPE-JF-	563-663-763-863
PROTOTYPE-JG-	564-664-764-864
PROTOTYPE-JH-	565-665-765-865
PROTOTYPE-JI-	566-666-766-866
PROTOTYPE-JJ-	567-667-767-867
PROTOTYPE-JK-	568-668-768-868
PROTOTYPE-JL-	569-669-769-869
PROTOTYPE-JM-	570-670-770-870
PROTOTYPE-JN-	571-671-771-871
PROTOTYPE-JO-	572-672-772-872
PROTOTYPE-JP-	573-673-773-873
PROTOTYPE-JQ-	574-674-774-874
PROTOTYPE-JR-	575-675-775-875
PROTOTYPE-JS-	576-676-776-876
PROTOTYPE-JT-	577-677-777-877
PROTOTYPE-JU-	578-678-778-878
PROTOTYPE-JV-	579-679-779-879
PROTOTYPE-JW-	580-680-780-880
PROTOTYPE-JX-	581-681-781-881
PROTOTYPE-JY-	582-682-782-882
PROTOTYPE-JZ-	583-683-783-883
PROTOTYPE-KA-	584-684-784-884
PROTOTYPE-KB-	585-685-785-885
PROTOTYPE-KC-	586-686-786-886
PROTOTYPE-KD-	587-687-787-887
PROTOTYPE-KE-	588-688-788-888
PROTOTYPE-KF-	589-689-789-889
PROTOTYPE-KG-	590-690-790-890
PROTOTYPE-KH-	591-691-791-891
PROTOTYPE-KI-	592-692-792-892
PROTOTYPE-KJ-	593-693-793-893
PROTOTYPE-KK-	594-694-794-894
PROTOTYPE-KL-	595-695-795-895
PROTOTYPE-KM-	596-696-796-896
PROTOTYPE-KN-	597-697-797-897
PROTOTYPE-KO-	598-698-798-898
PROTOTYPE-KP-	599-699-799-899
PROTOTYPE-KQ-	600-700-800-900
PROTOTYPE-KR-	601-701-801-901
PROTOTYPE-KS-	602-702-802-902
PROTOTYPE-KT-	603-703-803-903
PROTOTYPE-KU-	604-704-804-904
PROTOTYPE-KV-	605-705-805-905
PROTOTYPE-KW-	606-706-806-906</



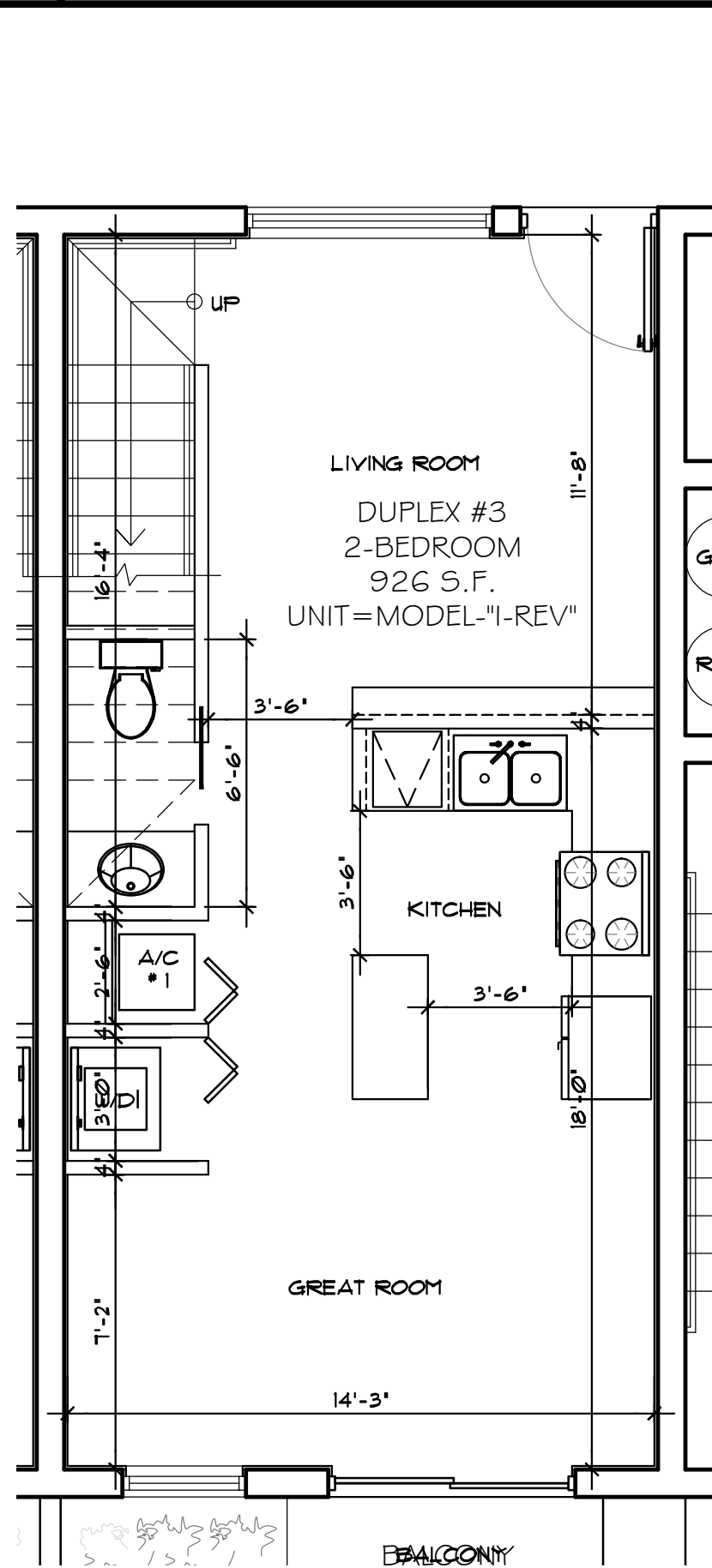
1 **PROTOTYPE-G-**
SCALE: 1/4"=1'-0"



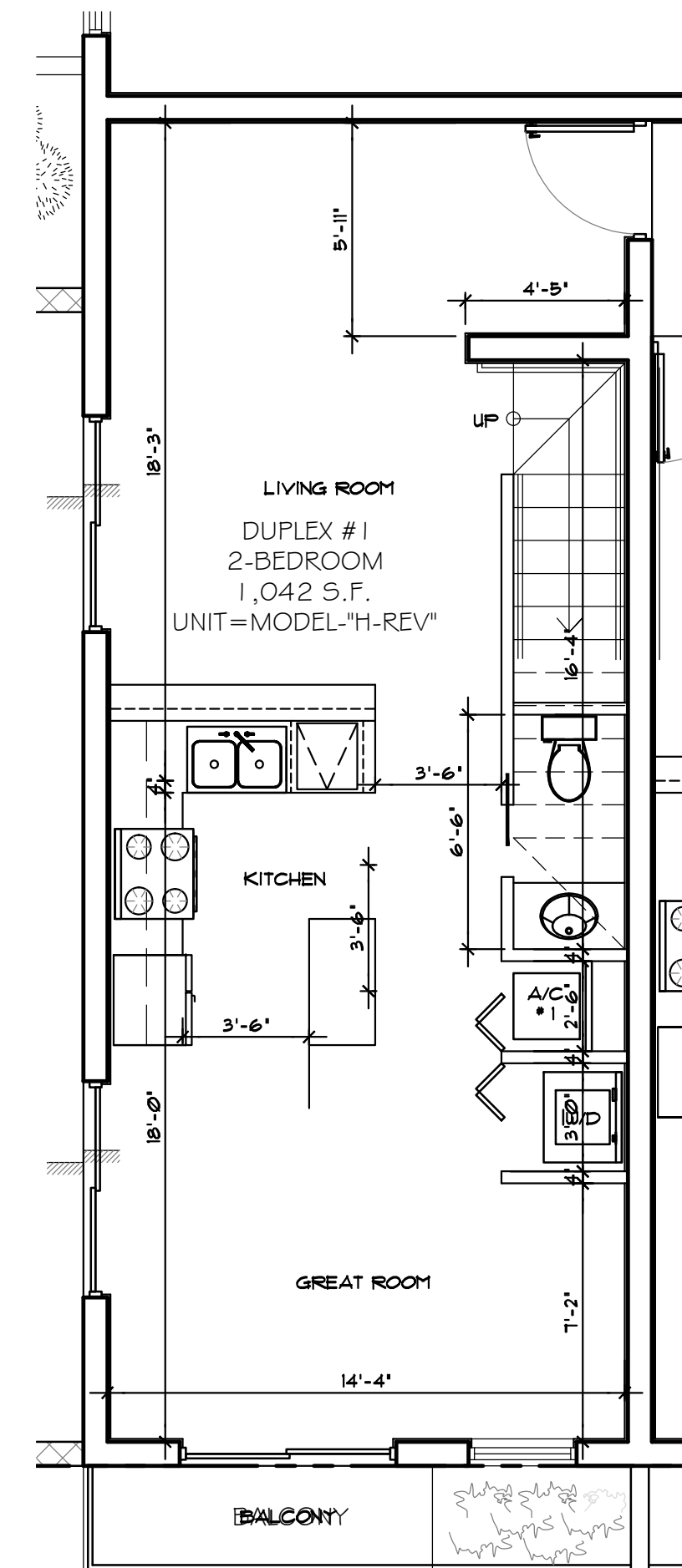
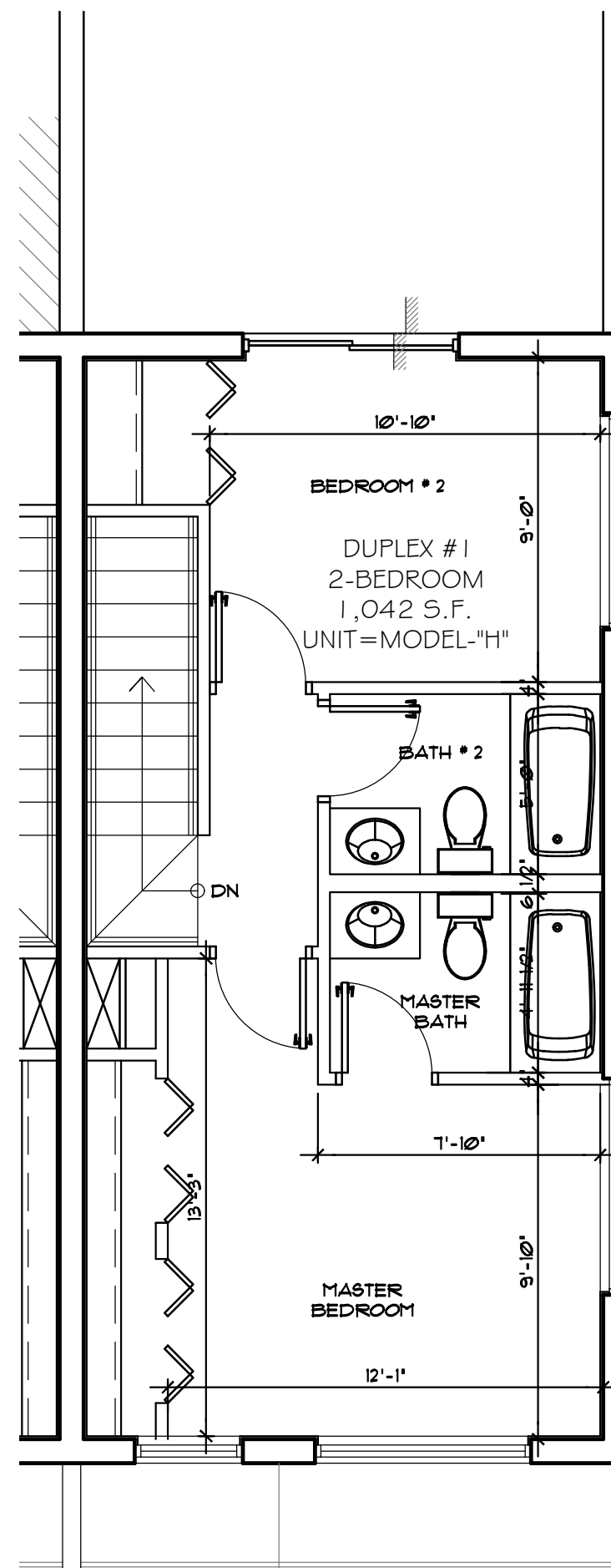
4 **PROTOTYPE-I-**
SCALE: 1/4"=1'-0"



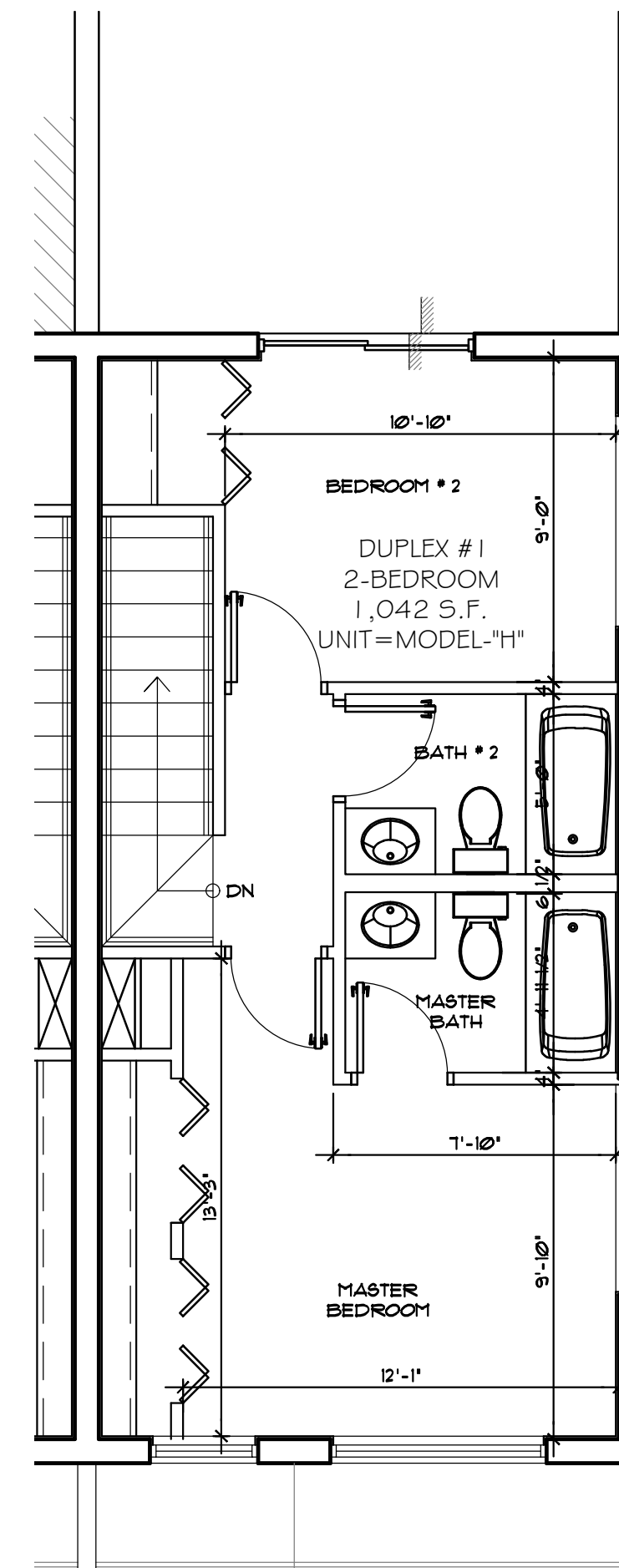
2 **PROTOTYPE-H-**
SCALE: 1/4"=1'-0"



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



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



UNIT TYPES	
PROTOTYPE-A-	301-401-501-601
PROTOTYPE-B-	302-402-502-602 306-406-506-606 310-410-510-610
PROTOTYPE-B-REV	303-403-503-603 307-407-507-607 309-409-509-609
PROTOTYPE-C-	304-404-504-604
PROTOTYPE-D-	305-405-505-605
PROTOTYPE-E-	308-408-508-608
PROTOTYPE-F-	311-411-511-611
PROTOTYPE-G-	312-412-512-612
PROTOTYPE-H-DUPLEX	101
PROTOTYPE-H-REV DUPLEX	105
PROTOTYPE-I-DUPLEX	102-104
PROTOTYPE-I-REV DUPLEX	103

6 **UNIT TYPES**

REVISION	BY
9/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

A-1.8
OF SHEETS



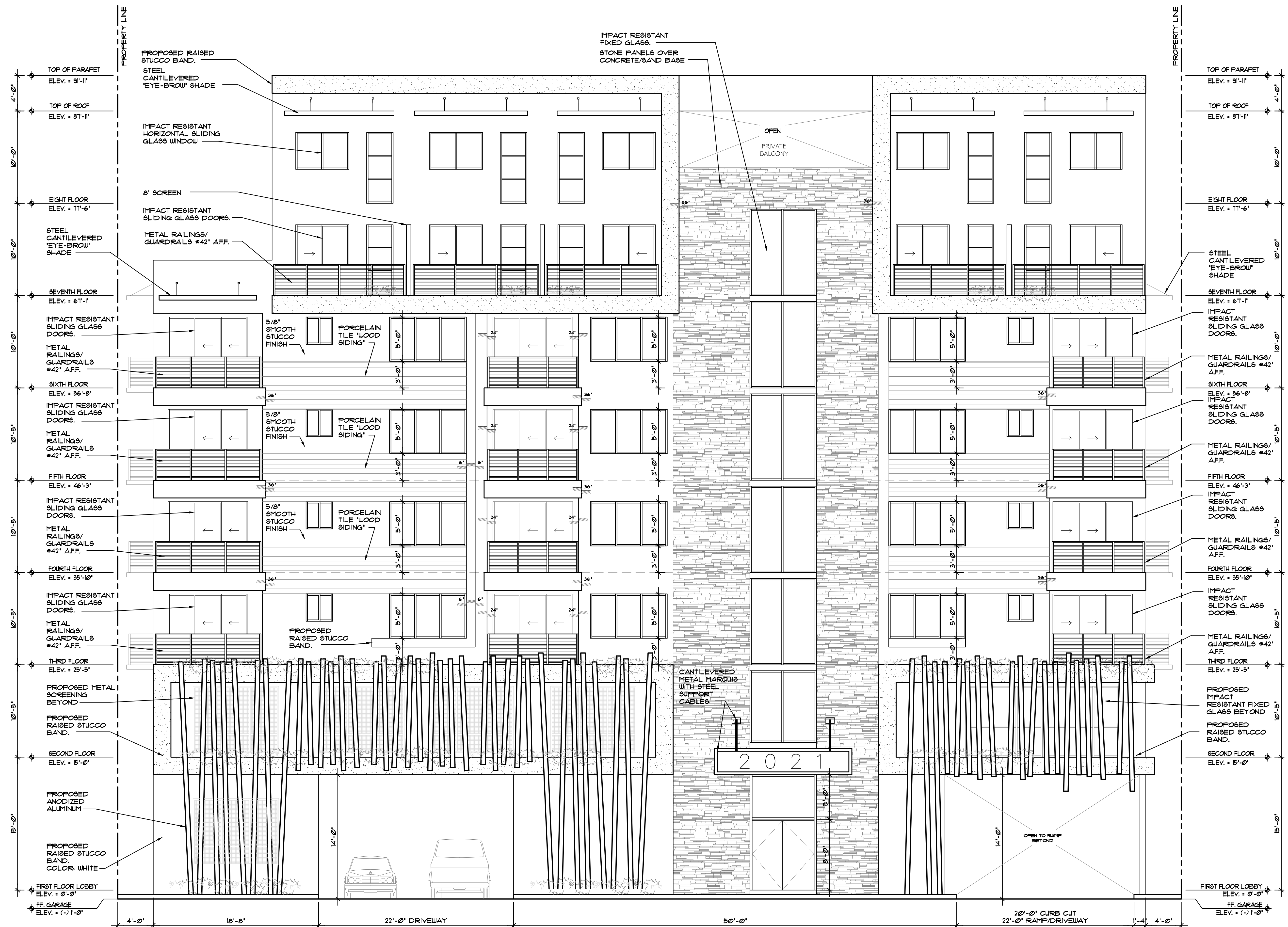
REVISION:	BY:
 9/27/2022 CITY COMM.	F.C

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2027 JEFFERSON LLC

DRAWN	C.C.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

$$\underline{\underline{A = 2.1}}$$

OF SHEETS



1 SOUTH ELEVATION- (FRONT)
SCALE: 3/16"=1'-0"



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

Luis La Rosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
9/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

A-2.2

OF SHEETS



1 | EAST ELEVATION
SCALE: 3/16"=1'-0"



1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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

REVISION:	BY:
9/21/2022 CITY COMM.	FC

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	03-01-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

A-2.3
OF SHEETS

REVISION:	BY:
9/21/2022 CITY COMM.	F.C.

PROPOSED 53-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 & 2021 JEFFERSON LLC
2021 & 2021 JEFFERSON STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	03-07-2022
SCALE	AS NOTED
JOB. NO.	022-004
SHEET	

A-2.4

OF SHEETS





