

ATTACHMENT A
Application Package
Part I

CARUSI LAW

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

Daniel S. Carusi, Esq.

January 16, 2023

OWNERSHIP AND ENCUMBRANCE REPORT

Client Name:	SR JACKSON CONSULTING, LLC, a Florida limited liability company
Date of Request:	January 16, 2023
Address:	1735 Jackson Street, Hollywood, FL 33020
Requesting Party:	City of Hollywood

Pursuant to your request, we have searched the public records of Broward County, Florida, from February 15, 1944 at 11:00PM to January 5, 2023 at 11:00PM to ascertain the following:

Ownership and Property Details	
Current Owners	SR JACKSON CONSULTING, LLC, a Florida limited liability company by virtue of that warranty deed recorded in Instrument Number 118363979, Public Records of Broward County, Florida
Active Encumbrances	Clerk's File No.: 2022-8363980 TOI: Mortgage DOF: August 25, 2022 First Party: SR JACKSON CONSULTING, LLC Second Party: in favor of A&D Mortgage LLC
Property Legal Description	Lots 7 and 8, Less the East 15 feet, Block 59, Hollywood, according to the plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida..

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

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 1735 Jackson Street

Lot(s): 7,8 Block(s): 59 Subdivision: _____

Folio Number(s): 514215021270

HOLLYWOOD 1-21 B LOT 7,8 LESS E 15 BLK 59

Zoning Classification: FH-2 Land Use Classification: R.A.C.

Existing Property Use: multi-family Sq Ft/Number of Units: 1,912s.f.

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: 70-unit Multi-Family Development

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

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>70</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>15.8</u> (Area: <u>3,089</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>106</u>)
Height (# of stories)	(# STORIES) <u>8</u> (<u>86'-3</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>23,200</u> FT.)

Name of Current Property Owner: SR JACKSON CONSULTING LLC

Address of Property Owner: 906 N RIVERSIDE DR #9 POMPANO BEACH FL 33062

Telephone: _____ Email Address: _____

Applicant Luis La Rosa Consultant ☒ Representative ☐ Tenant ☐

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

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 05/2024 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 1/15/25

PRINT NAME: RODSHEL MUSHEYEV Date: 1/15/25

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

1735 I am the current owner of the described real property and that I am aware of the nature and effect the request for JACKSON ST, HOLLYWOOD FL to my property, which is hereby made by me or I am hereby authorizing LUIS LA ROSA to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 15th day of JANUARY 2025

[Signature]
Notary Public

State of FLORIDA NEW YORK

My Commission Expires: 9/1/25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

DIYANA PINHASOV
Commissioner of Deeds, City of New York
No. 4-10319
Cert. Filed in Queens County
Commission Expires on 09-01-20 25

[Signature]
Signature of Current Owner

RODSHEL MUSHEYEV
Print Name



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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Signature of Current Owner: _____

Date: 1/16/25

PRINT NAME: VLADISLAV YAKUBBAYEV

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 16 day of January 2025

Notary Public
State of Florida
My Commission Expires: _____

MARIYA AMINOV
Notary Public, State of New York
No. 02AM6255304
Qualified in Queens County
Commission Expires Feb. 06, 2024

Signature of Current Owner

VLADISLAV YAKUBBAYEV
Print Name

(Check One) ☒ Personally known to me; OR ☐ Produced Identification

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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(i.e. Architect or Engineer)
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NOTE:

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

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

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

PROPERTY INFORMATION

Location Address: 1739 Jackson Street

Lot(s): 5,6 Block(s): 59 Subdivision: _____

Folio Number(s): 514215021260

HOLLYWOOD 1-21 B LOT 5,6 BLK 59

Zoning Classification: FH-2 Land Use Classification: R.A.C.

Existing Property Use: multi-family Sq Ft/Number of Units: 2,367 s.f.

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

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

DEVELOPMENT PROPOSAL

Explanation of Request: 70-unit Multi-Family Development

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

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>70</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>15.8</u> (Area: <u>3,089</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>106</u>)
Height (# of stories)	(# STORIES) <u>8</u> (<u>86'-3</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>23,200</u> FT.)

Name of Current Property Owner: 1735-1739 JACKSON STREET LLC

Address of Property Owner: 906 N RIVERSIDE DR #9 POMPANO BEACH FL 33062

Telephone: _____ Email Address: _____

Applicant Luis La Rosa Consultant ☒ Representative ☐ Tenant ☐

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

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 05/2024 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



LLR Architects Inc.

Legal description- 1735-1739 Jackson Street

Lot 7 and 8 less the East 15 feet, **Block 59, TOWN OF HOLLYWOD**, a subdivision according to the Plat thereof as recorded in **Plat Book 1, at Page 21**, of the Public Records of Broward County, Florida.-AND-
Lot 5 and 6, Block 59, of HOLLYWOOD, according to the Plat thereof, as recorded in **Plat Book 1,Page 21**, of the Public Records of Broward County, Florida.

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.

May 21, 2025

1735-1739 Jackson Street

FILE NUMBER: 23-DP-09

DESIGN NARRATIVE:

The 8-story project is located on Jackson Street just East of US-1. The setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height along the setback line. The Lobby entrance is centered with property width and clad with various materials such as porcelain tile “wood-like”, impact glass with aluminum frames and aluminum clad in “birds-nest” style design feature over the entry and the upper floors. The balance of the front façade has aluminum screens, cantilevered balconies & recessed balconies with glass railings and porcelain “wood-like” tile. These material changes on the wall softens the balconies bold look. This varied element prevents the front façade from being flat. The side façade along are setback from neighbors 5’ even though zero-feet is allowed. The 8-story scale is designed for the West Side of the lot. The center feature is reduced to a 7-story height and the Eastern most part has a roof top terrace on 6th floor. This creates a step-down effect which balances the view. Architecturally this movement in the facade works with the neighborhood and enhances the street and pedestrian areas. The side facades carry out similar features as emphasized on front facades. All of the parapets on all elevations vary in height.

The functionality of the building is very well disbursed. 2-story parking on the ground floor and 2nd. floor . Parking ramps, bicycle storage and managers complete the 2nd. floor. The 3rd. floor has an open lightwell and promenade centered between the residential units. 4th & 5th floor are typical units with views to the centered light well. The 6th floor has units along the West side and access to our amenity’s areas. We are proposing and 1,868 s.f. Fitness Center along with a swimming pool and pool deck located on the East side of the building. The 7th story has 2-story apartments along the West side with spectacular views to all 4 sides.

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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



LLR Architects Inc.

May 21, 2025

1735-1739 Jackson
Street, LLC 906
Riverside Dr, # 9
Pompano Beach,
FL33062

FILE NUMBER: 23-DP-09

SUBJECT: Preliminary Site Plan review for a 70- Unit residential development.

SITE DATA

Owner/Applicant:	1735-1739 Jackson Street, LLC
Address/Location:	1735-1739 Jackson Street
Net Size of Property:	19,575 sq. ft. (0.45 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Residential
Year Built:	1943 / 1946 (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:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Government Use District (GU)
East:	Federal Highway Low-Medium Intensity Multi-Family District (FH-1)
West:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

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Pembroke Pines, FL 33024

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e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

Dear Board Members,

It's with great pleasure we are presenting a 70-unit, 8-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 70-unit 8-story, +/-67,500 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 8-story scale is designed for the West Side of the lot. The center feature is reduced to a 7-story height and the Eastern most part has a roof top terrace on 6th floor. This creates a step-down affect which balances the view. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

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

4. Site Massing: The 8-story project is located on Jackson Street just East of US-1. The setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. The Lobby has a pronounced cantilevered marquis over the entry and the upper floor step back with large windows and wood siding. The balance of the front façade has cantilevered balconies and recessed balconies. Material changes on the wall softens the balconies bold look. This varied element prevents the front façade from being flat. The side façade along are setback from neighbors 5' even though) feet is allowed. The 8-story scale is designed for the West Side of the lot. The center feature is reduced to a 7-story height and the Eastern most part has a roof top terrace on 6th floor. This creates a step-down affect which balances the view. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas. The side facades carry out similar features as emphasized on front facades. All of the parapets on all elevations vary in height.

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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

PROPOSED 70-UNIT MULTI-FAMIL DEVELOPMENT FOR:
ALEX MUSHEYEV
1735- 1739 JACKSON STREET
HOLLYWOOD, FLORIDA 33020



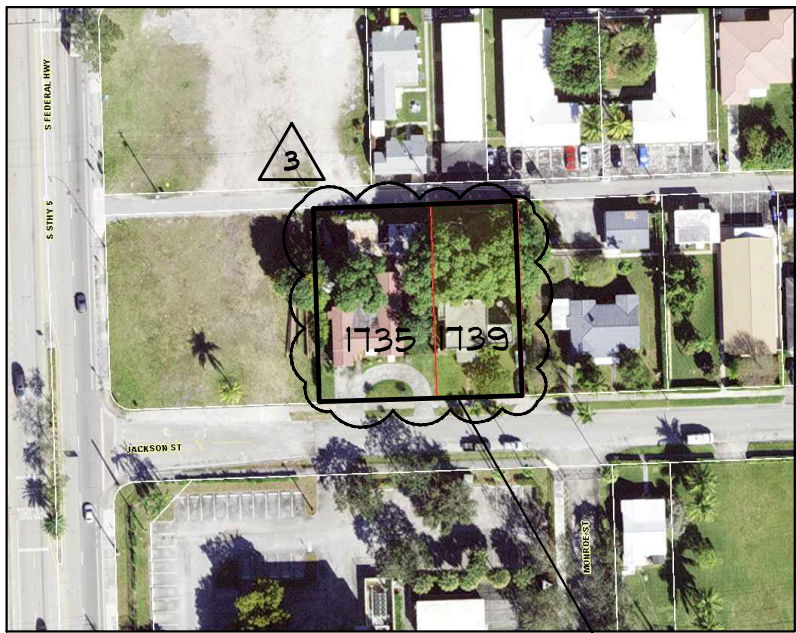
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LOCATION MAP

1735-1739 JACKSON STREET
HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:
LOT 7 AND 8 LESS THE EAST 15 FEET, BLOCK 59,
TOWN OF HOLLYWOOD, A SUBDIVISION ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA. -AND- LOT 5 AND 6,
BLOCK 59, OF HOLLYWOOD, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 1,
PAGE 21, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.



LLR Architects, Inc.

ARCHITECTURE & PLANNING

9000 SHERIDAN STREET SUITE 158
PEMBROKE PINES, FLORIDA 33024

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

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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

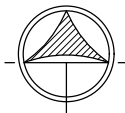
AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE, FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

FACO MEETING DATE: DECEMBER 2022
TAC-1 MEETING DATE: FEB. 06, 2023
TAC-2 MEETING DATE: MARCH. 20, 2023



LOCATION MAP

Not To Scale

GENERAL NOTES

- EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL RECORDED EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No.1255643 DATED JULY 6, 2022 AT 11:00 AM, IF ANY, WERE PLOTTED ON THE ATTACHED SURVEY.
- THIS ALTA/NSPS SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- ALTA/NSPS SURVEY MEANS DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- ELEVATION IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- ITEM No.1-NOT A SURVEY MATTER.
- ITEM No.2 (a)(b)(e)- NOT A SURVEY MATTER.
- ITEM No.2(c)- ENCROACHMENTS, IF ANY, ARE SHOWN ON THE ATTACHED SURVEY.
- ITEM No.2(d)- ONLY EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT WERE REVIEWED.
- ITEM No.3- NOT A SURVEY MATTER.
- ITEM No.4- NOT A SURVEY MATTER.
- ITEM No.5- PLAT BOOK 1, PAGE 21 DOES NOT CONTAIN ANY EASEMENT.
- ITEM No.5- O.R.B.5129 PAGE 966, O.R.B.8265 PAGE 58, O.R.B.8729 PAGE 896, O.R.B.11733 PAGE 73, O.R.B.16695 PAGE 251, O.R.B.18365 PAGE 870, O.R.B.24461 PAGE 143, O.R.B.24507 PAGE 108, O.R.B.26742 PAGE 386, O.R.B.28564 PAGE 443, O.R.B.29906 PAGE 817, O.R.B.30211 PAGE 152, O.R.B.35103 PAGE 1042, O.R.B.38788 PAGE 942; NOT A SURVEY MATTER.
- ITEM No.6- DEED BOOK 764 PAGE 55 (NOT PROVIDED)(NOT REVIEWED);O.R.B.21054 PAGE 594, O.R.B.29869 PAGE 1073 AND 1074; DOES NOT ENCUMBER SUBJECT PROPERTY.
- ITEM No.7- O.R.B.40082 PAGE 1783, O.R.B.40082 PAGE 1789 NOT A SURVEY MATTER.
- ITEM No.8- O.R.B.9637 PAGE 836 NOT A SURVEY MATTER, O.R.B.9992 PAGE 2401 DOES NOT ENCUMBER SUBJECT PROPERTY.
- GROSS LAND AREA = 23 200 ± S.F.
NET LAND AREA = 19575 ± S.F.

LEGAL DESCRIPTION:

Lot 7 and 8 less the East 15 feet, Block 59, TOWN OF HOLLYWOOD, a subdivision according to the Plat thereof as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida. -AND- Lot 5 and 6, Block 59, of HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

CERTIFIED TO:

-Alex Musheyev

PROPERTY ADDRESS:

1735 and 1739 Jackson Street Hollywood, FLORIDA 33020

FLOOD ZONE: X

DATE OF FIRM: 08/18/2014

COMMUNITY: 125113

SUFFIX: H

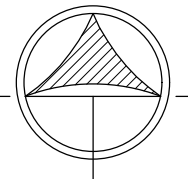
PANEL: 0569

ELEVATION: N/A

ABBREVIATIONS AND LEGEND:

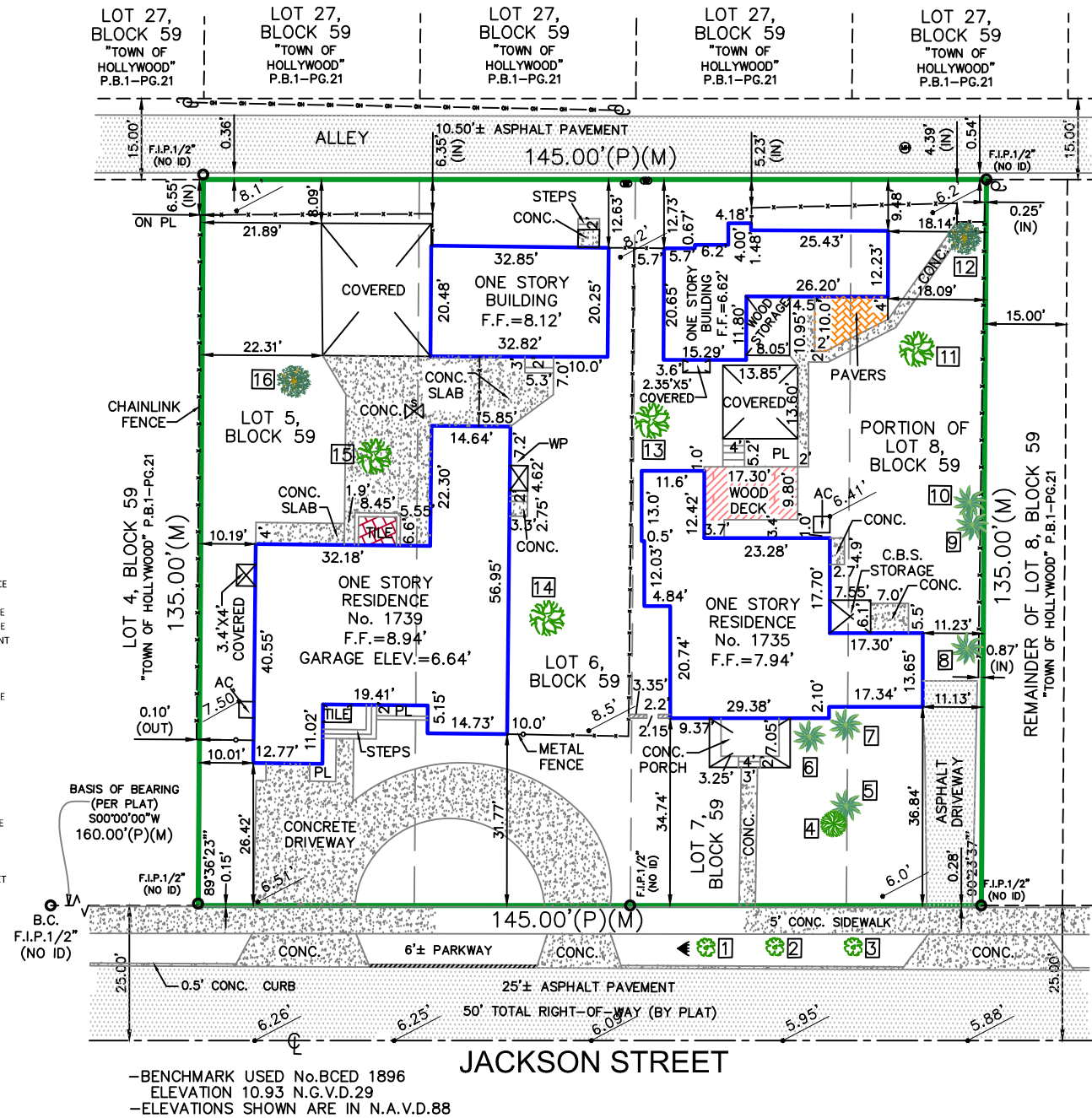
A	ARC	I.E. & E.E.	INGRESS AND EGRESS EASEMENT
A/C	AIR CONDITIONER	L.A.E.	LIMITED ACCESS EASEMENT
B.M.	BENCH MARK	L.B.#	LICENSE BUSINESS NUMBER
B.O.B.	BASES OF BEARINGS	(M)	MEASURED
BR.	BEARING REFERENCE	M.E.	MAINTENANCE EASEMENT
B.C.	BLOCK CORNER	MH	MAN HOLE
CATV	CABLE TELEVISION RISER	N	NORTH
C.M.E.	CANAL MAINTENANCE EASEMENT	N.R.	NON RADIAL
(C)	CALCULATED	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
C.B.S.	CONCRETE BLOCK STRUCTURE	N.&D.	FOUND NAIL & DISC
CH.	CHORD	OS	OFFSET
C.M.E.	CANAL MAINTENANCE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK
CH. BR.	CHORD BEARING	OUL	OVERHEAD UTILITY LINES
CONC.	CONCRETE SLAB	(P)	PLAT
(D)	DEED	P.E.	POOL EQUIPMENT
D.E.	DRAINAGE EASEMENT	P.C.	POINT OF CURVATURE
D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE
D.H.	DRILL HOLE	PL	PLANTER
E	EAST	P.O.B.	POINT OF BEGINNING
ELEV.	ELEVATION	P.O.C.	POINT OF COMMENCEMENT
E.M.H.	ELECTRIC MAN HOLE	P.R.C.	POINT OF REVERSE CURVATURE
E.T.	ELECTRIC TRANSFORMER	P.R.M.	PERMANENT CONTROL POINT
ENC.	ENCROACHMENT	P.C.P.	PERMANENT CONTROL POINT
E.BOX	ELECTRIC BOX	(R)	RADIUS
		S	SOUTH
		T	TANGENT
F.F. ELEV.	FINISHED FLOOR ELEVATION	TYP.	TYPICAL
F.N.	FOUND NAIL	U.E.	UTILITY EASEMENT
F.I.P.	FOUND IRON PIPE	U.P.	UTILITY POLE
F.I.R.	FOUND IRON ROD	W	WEST
F.P.K.	FOUND PK NAIL	WM	WATER METER
F.D.	FOUND DISC	WV	WATER VALVE
F.P.L.	FLORIDA POWER LIGHT	ASPH.	ASPHALT
G.M.	GAS METER		

TREE TABULATION				
#	COMMON NAME	TRUNK (Diameter ±)	HEIGHT (±)	CANOPY (±)
1	COCONUT TREE	1'	14'	10'
2	COCONUT TREE	1'	14'	10'
3	COCONUT TREE	1'	14'	10'
4	ALMACIGO	1'	20'	18'
5	PALM TREE	0.3	25'	6'
6	PALM TREE	0.3	25'	6'
7	PALM TREE	0.3	25'	6'
8	PALM TREE	0.3	25'	6'
9	PALM TREE	0.3	30'	6'
10	PALM TREE	0.3	30'	6'
11	MANGO TREE	4'	60'	55'
12	AVOCADO TREE	2.3'	40'	30'
13	MANGO TREE	2.3'	50'	45'
14	MANGO TREE	1.1'	35'	20'
15	MANGO TREE	1.7'	45'	40'
16	AVOCADO TREE	1'	20'	15'



MAP OF SURVEY

Scale: 1" = 30'



CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 8, 9, 13, 14, 16, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON : 12-13-2022

DATE OF PLAT OR MAP: 12-20-22

MIGUEL ESPINOSA
P.S.M. No.5101
STATE OF FLORIDA

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

M.E. LAND SURVEYING, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
10665 SW 190TH STREET SUITE 3110
MIAMI, FLORIDA 33157

L.B. No. 7989

ALTA/NSPS SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
01/04/2023	01/05/2023	01/17/2023	LT	B-121887

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th , EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION, NFPA 13&13R APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

CHAPTER 3- OCCUPANCY= 253 OCCUPANTS
RESIDENTIAL (R-2)

OCCUPANCY CALCULATION
51630/200= 253 OCCUPANTS

CHAPTER 4 : NOT APPLICABLE

CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS:
• TABLE 503- R-2 TYPE I-B (UNLIMITED HEIGHT AND AREA. WE ARE PROVIDING 5 STORIES).

CHAPTER 6- TYPE OF CONSTRUCTION:

• TABLE 601- TYPE I B REQUIRES PRIMAR STRUCTURAL FRAME TO BE 2 HOURS- (WE COMPLY). EXTERIOR AND INTERIOR BEARING WALLS TO BE 2 HOURS, (WE COMPLY). FLOOR CONSTRUCTION TO BE 2 HOURS, (WE COMPLY).
• TABLE 602- FIRE-RESISTNCE RATING BASED ON DISTANCE SEPARATION, IB-RESIDENTIAL R-2, (WE COMPLY).
• 603.1 ALLOWABLE MATERIALS: COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3

CHAPTER 7- FIRE AND SMOKE PROTECTION FEATURES:
• 105.2 NO PROJECTIONS

CHAPTER 8- INTERIOR FINISHES

TABLE 803.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
• INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS- TYPE C
• CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT RAMPS- TYPE C
• ROOMS AND ENCLOSED SPACES- TYPE C

CHAPTER 9- FIRE PROTECTION SYSTEMS
• 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

CHAPTER 10- MEANS OF EGRESS

• OCCUPANT LOAD= GROSS AREA÷51.6'1" DIVIDED BY 200=258 OCCUPANTS.
TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL
• 'R-2' OCCUPANCY WITH AN AUTOMATIC SPRINKLER SYSTEM=125'
• SECTION 1015.2 TWO EXITS OR EXIT ACCESS DOORWAYS. 2-EXITS PER FLOOR PROVIDED. 51 OCCUPANTS PER FLOOR

1 | GENERAL NOTES

4 | BUILDING CODE DATA

SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 19,515 SF. OR .44 ACRES
GROSS AREA= 23,200 SF. OR .54 ACRES

BUILDING FOOTPRINT AREA 15,616 SF.
DRIVEWAY 560 SF.
CONC. SLAB 310 SF.

TOTAL IMPERVIOUS AREA= 16,486 SF. (84.2%)
TOTAL PERVIOUS AREA= 3,089 SF. (15.8%)

F.A.R. CALCULATIONS:

19,515 SF. X 3.15= 73,406 SF.

FIRST FLOOR 555 SF.
(NOT CARPENTER + ELECTRICAL ROOF)
2ND FLOOR 923 SF.
(NOT ELECTRICAL ROOF, BALCONY + TRASH ROOF)
3RD FLOOR 13,841 SF.
(NOT JAN. BALCONY, UTILITY, ATTIC#1 + TRASH CHUTE)
4TH FLOOR 13,841 SF.
(NOT JAN. BALCONY, UTILITY, ATTIC#1 + TRASH CHUTE)
5TH FLOOR 13,303 SF.
(NOT JAN. BALCONY, UTILITY, ATTIC#1 + TRASH CHUTE)
6TH FLOOR 7,669 SF.
(NOT JAN. BALCONY, UTILITY, ATTIC#1 + TRASH CHUTE)
7TH FLOOR 8,000 SF.
(NOT JAN. BALCONY, UTILITY, ATTIC#1 + TRASH CHUTE)
8TH FLOOR 6,465 SF.
(NOT JAN. BALCONY, UTILITY, ATTIC#1 + TRASH CHUTE)

F.A.R. PROVIDED (3.34) 65,391 SF.
F.A.R. ALLOWED (3.15) 73,406 SF.

MIN. SETBACK

FRONTAGE	BASE GROUND FLOOR=55 FEET	TOWER ABOVE 55 FEET
ALL FRONTAGES	NON-RESIDENTIAL: 10 FT RESIDENTIAL: 15 FT	NON-RESIDENTIAL: 10 FT RESIDENTIAL: 15 FT

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
SOUTH (FRONT) NORTH (REAR) WEST EAST	5' 5' 0' 10' ABOVE 55' HEIGHT	15'-0" 5' 3' 10'-0" 55'-0"

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(1)-STUDIO= 10x1= 1 PARKING SPACES 34-(1) BEDROOM+ 34X1= 34 PARKING SP. 29-(2) BEDROOMS+29X1.5= 44 PARKING SP. 1-GUEST SPACE FOR EVERY 10 UNITS-(1) UN.	10 34.0 44.0 1.0	6.0 (34) (44) SEE NOTE-1 (4) SEE NOTE-2

TOTAL PARKING SPACES	92.0	106
ADA PARKING STALLS (1) ADA SPACE FOR EVERY 25 SPACES (106 - REQ. SPACES) ÷ 5 REQ. ADA SPACES	5.0	5.0

TOTAL PARKING FOR FUTURE ELECTRIC CHARGE STATION+ 1
TOTAL LIFTS USED= 25
LOADING ZONE PARKING 10'X25' PROVIDED (1-SPACE)
NOTE:
1. LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT. WE ARE USING SEDAN / SUV CONFIGURATION REQUIRED 10'-2" CLEAR. SEE DETAIL ON SHEET SP-15
2. PARKING IN LBU SECTION 14 FOR THE REMAINING PARKING SPACES. (TOTAL OF 4 BEING REQUESTED).

3RD FLOOR	UNIT SIZE	4TH FLOOR	UNIT SIZE	5TH FLOOR	UNIT SIZE	6TH FLOOR	UNIT SIZE	7TH FLOOR	UNIT SIZE
301	616	401	616	501	616	601	616	701	545
302	616	402	616	502	616	602	616	702	590
303	620	403	620	503	620	603	620	703	1,650
304	620	404	620	504	620	604	620	704	136
305	666	405	666	505	666	605	666	705	136
306	612	406	612	506	612	606	612	706	136
307	612	407	612	507	612	607	612	707	136
308	681	408	681	508	681			708	505
309	620	409	620	509	620			709	505
310	620	410	620	510	620			710	136
311	620	411	620	511	620			711	136
312	1,668	412	1,668	512	1,668			712	136
313	515	413	515	513	444				
314	515	414	515	514	515				
315	624	415	624	515	515				
316	615	416	615	516	614				
317	624	417	624	517	615				
				518	624				
Totals	11,828		11,828		11,830		4,418		11,606
TOTAL	51,630								
AVG	738								

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

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE		
	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	444 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	738 SF.

2ND FLOOR
AMMENITIES:
GAME ROOM

3RD FLOOR
STUDIO = 2
1-BEDROOM = 10
2-BEDROOMS = 5

4TH FLOOR
STUDIO = 2
1-BEDROOM = 10
2-BEDROOMS = 5

5TH FLOOR
STUDIO = 3
1-BEDROOM = 11
2-BEDROOMS = 4

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

7TH FLOOR
2-BEDROOMS = 12
(DUPLEX)

8TH FLOOR
(DUPLEX)

TOTAL UNITS
1 UNITS (STUDIO)
34 UNITS (1-BED.)
29 UNITS (2-BED.)
TOTAL= 70 UNITS

2 | SITE DATA

3 | BUILDING CALCULATION



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E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

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

REVISION:	BY:
1 05/10/23 FDB SIGN OFF	F.C.
2 02/29/24 FDB SIGN OFF	A.G.
3 06/13/24 FDB SIGN OFF	C.C. A.G.

PROPOSED 70-UNITS MULTI FAMILY DEVELOPMENT FOR:

ALEX MUSHTEY

1135-1139 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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

GN-1.1

OF SHEETS

SITE CALCULATIONS:

TOTAL SITE AREA:	19,575 SF. OR .44 ACRES
NET AREA:	23,200 SF. OR .54 ACRES
BUILDING FOOTPRINT AREA	15,616 SF.
DRIVEWAY	560 SF.
CONC. SLAB	310 SF.
TOTAL IMPERVIOUS AREA	16,486 SF. (84.2%)
TOTAL PERVIOUS AREA	3,089 SF. (15.8%)

F.A.R. CALCULATIONS:

19,575 SF. X 3.75 =	73,406 SF.
FIRST FLOOR	555 SF.
2ND FLOOR	923 SF.
3RD FLOOR	13,841 SF.
4TH FLOOR	13,841 SF.
5TH FLOOR	13,903 SF.
6TH FLOOR	7,863 SF.
7TH FLOOR	9,000 SF.
8TH FLOOR	6,465 SF.
FAR PROVIDED (3.34)	65,397 SF.
FAR ALLOWED (3.75)	73,406 SF.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(1) STUDIOS: 7X1 = 1 PARKING SPACES	7.0	7.0
34-41 BEDROOMS: 34X1 = 34 PARKING SP.	34.0	(34) SEE NOTE-1
28-32 BEDROOMS: 28X1.5 = 44 PARKING SP.	44.0	(1) SEE NOTE-2
1 GUEST SPACE FOR EVERY 10 UNITS (10 UNITS)	1.0	
TOTAL PARKING SPACES	92.0	106

ADA PARKING STALLS
(1) ADA SPACE FOR EVERY 25 SPACES
(106 - REQ. SPACES) = 5 REQ. ADA SPACES

TOTAL PARKING FOR FUTURE ELECTRIC CHARGE STATION: 1
TOTAL LIFTS USED: 29
LOADING ZONE PARKING 10'X25' PROVIDED (1-SPACE)
TOTAL BIKE PARKING PROVIDED: 28 STALLS ON 3 RACK. SEE DETAIL ON SP-16
NOTE:
1. LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT. WE ARE USING SEDAN / SUV CONFIGURATION REQUIRED 12'-2" CLEAR. SEE DETAIL ON SHEET SP-15
2. AS PER REGIONAL ACTIVITY CENTER (RAC) PARKING REQUIREMENTS

MIN. SETBACK

FRONTAGE	BASE GROUND FLOOR-55 FEET	TOWER ABOVE 55 FEET
ALL FRONTAGES	NON-RESIDENTIAL: 10 FT RESIDENTIAL: 15 FT	NON-RESIDENTIAL: 10 FT RESIDENTIAL: 15 FT

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
SOUTH (FRONT)	15'-0"	15'-0"
NORTH (REAR)	5'-0"	5'-0"
WEST	10'-0"	10'-0"
EAST	ABOVE 55' HEIGHT	55'-0"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	86'-3" TOP OF ROOF

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 110 AND BROWARD AMENDMENT 1182
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN. REFER TO SHEET SP-16.
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE

WE WILL BE PROVIDING FLORIDA GREEN BUILDING CORRIOL CERTIFICATION PROJECT.

ZONING TABLE

LAND USE DESIGNATION: RAC
ZONING DESIGNATION: FH-2

NOTE:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.
- THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET ADA REQUIREMENT.
- REFER TO DETAIL 2 ON A-11 AND SPECIFICATION SHEET FOR CAR LIFTS DETAILS. WE ARE USING AN SUV-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.
- ALL STREETS & ALLEYS ADJACENT TO SITE (JACKSON STREET, NORTH ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).
- LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT
- PORTABLE BACKUP GENERATOR TO BE PROVIDED & STORED ON SITE.

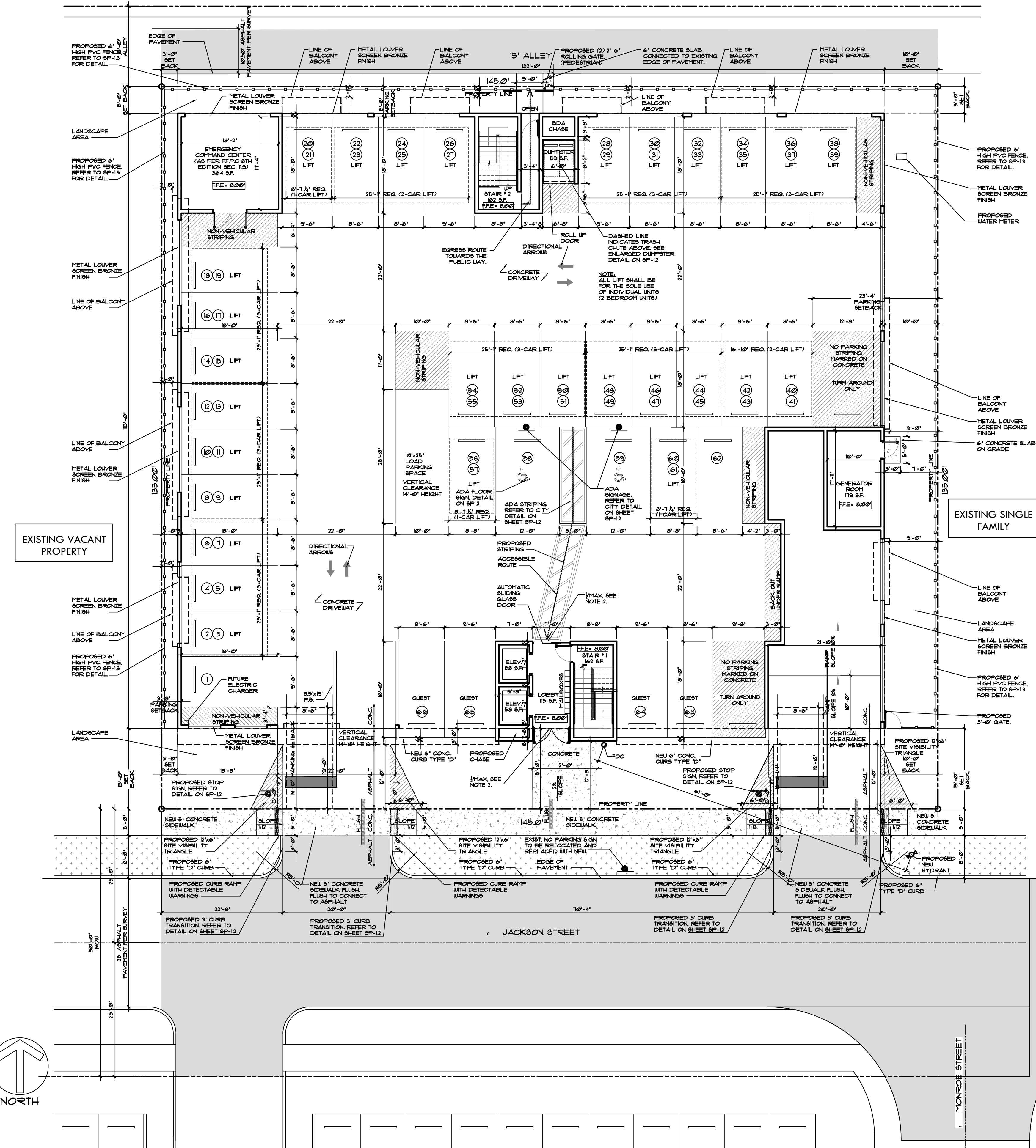
HATCH LEGEND

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	GRASS ON PARKWAY
	NON-VEHICULAR STRIPING

NOTE:

- CONCRETE TO BE REINFORCED UNDER CAR LIFT AND BIKE RACKS.
- ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL.

EXISTING BLDG.



2ND FLOOR
AMMENITIES:
GAME ROOM

3RD FLOOR
STUDIO = 2
1-BEDROOM = 10
2-BEDROOMS = 5

4TH FLOOR
STUDIO = 2
1-BEDROOM = 10
2-BEDROOMS = 5

5TH FLOOR
STUDIO = 3
1-BEDROOM = 11
2-BEDROOMS = 4

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

7TH FLOOR
2-BEDROOMS = 12
(DUPLEX)

8TH FLOOR
(DUPLEX)

TOTAL UNITS
7 UNITS (STUDIO)
34 UNITS (1-BED.)
29 UNITS (2-BED.)
TOTAL = 70 UNITS

4 BLDG. CALCULATION

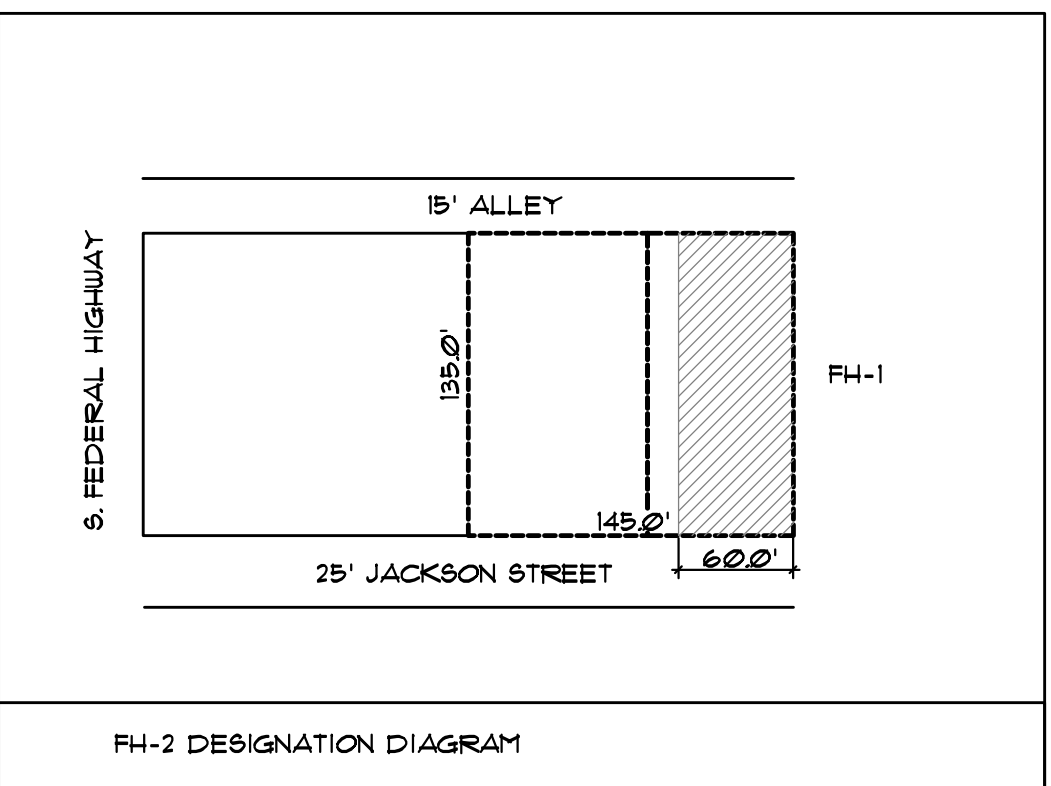
NOTE:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	444 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	730 SF.

5 AVERAGE DWELLING UNIT SIZE

3RD FLOOR	UNIT SIZE	4TH FLOOR	UNIT SIZE	5TH FLOOR	UNIT SIZE	6TH FLOOR	UNIT SIZE	7TH FLOOR	UNIT SIZE
301	616	401	616	501	616	601	616	701	616
302	608	402	608	502	608	602	608	702	608
303	600	403	600	503	600	603	600	703	600
304	596	404	596	504	596	604	596	704	596
305	588	405	588	505	588	605	588	705	588
306	612	406	612	506	612	606	612	706	612
307	610	407	610	507	610	607	610	707	610
308	590	408	590	508	590	608	590	708	590
309	600	409	600	509	600	609	600	709	600
310	600	410	600	510	600	610	600	710	600
311	600	411	600	511	600	611	600	711	600
312	1068	412	1068	512	1068	612	1068	712	1068
313	513	413	513	513	513	613	513	713	513
314	513	414	513	514	513	614	513	714	513
315	624	415	624	515	624	615	624	715	624
316	615	416	615	516	615	616	615	716	615
317	624	417	624	517	624	617	624	717	624
Totals	11,828		11,828		11,828		4,418		11,606
TOTAL	51,630								
AVG	730								

6 TOTAL S.F. UNITS



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

REVISION:	BY:
1 05/10/23 PDB SIGN OFF	F.C.
2 02/29/24 PDB SIGN OFF	A.G.
3 06/13/24 PDB SIGN OFF	C.C. A.G.

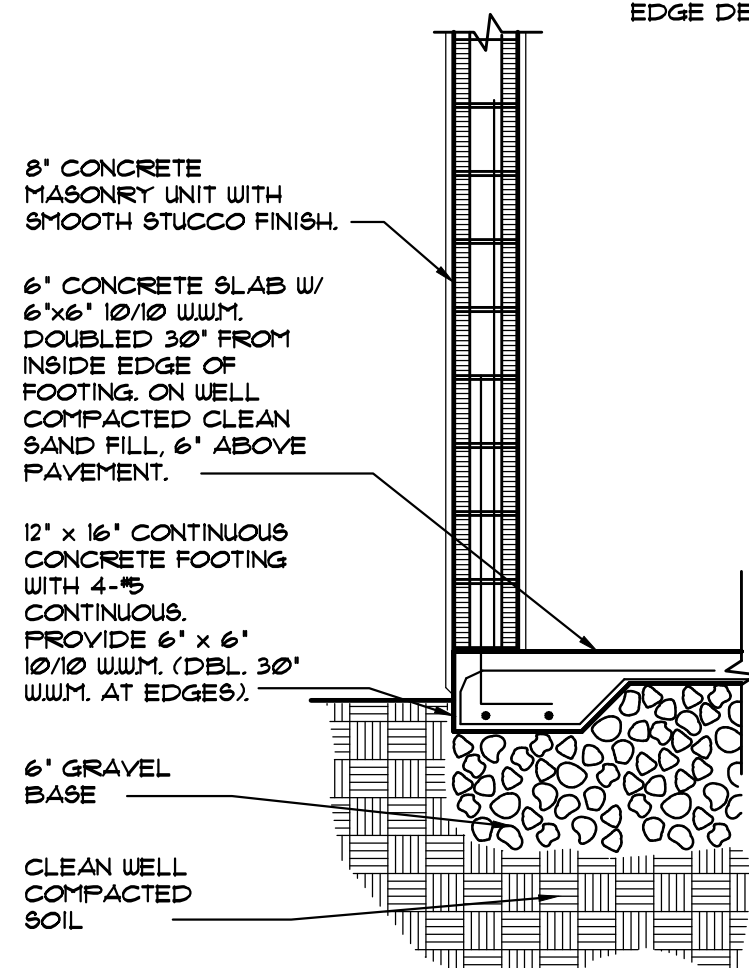
PROPOSED 70-UNITS MULTI-FAMILY DEVELOPMENT FOR:
ALEX MUSHTEY
1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
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SHEET	

SP-1.1

OF SHEETS



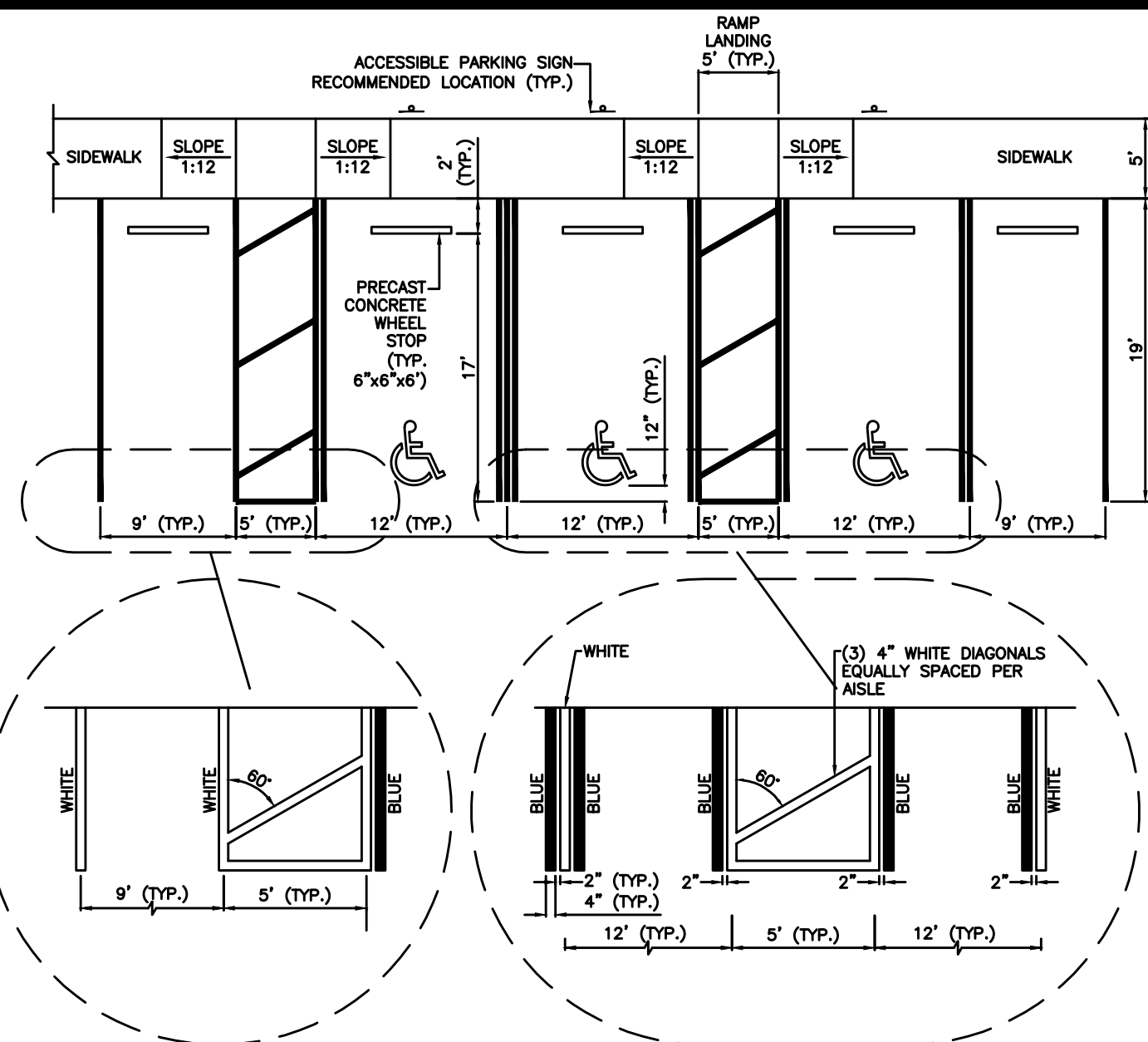
NOTES:

1) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE TRUCK AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) AND SIX-FOOT DEPTH WALLS.

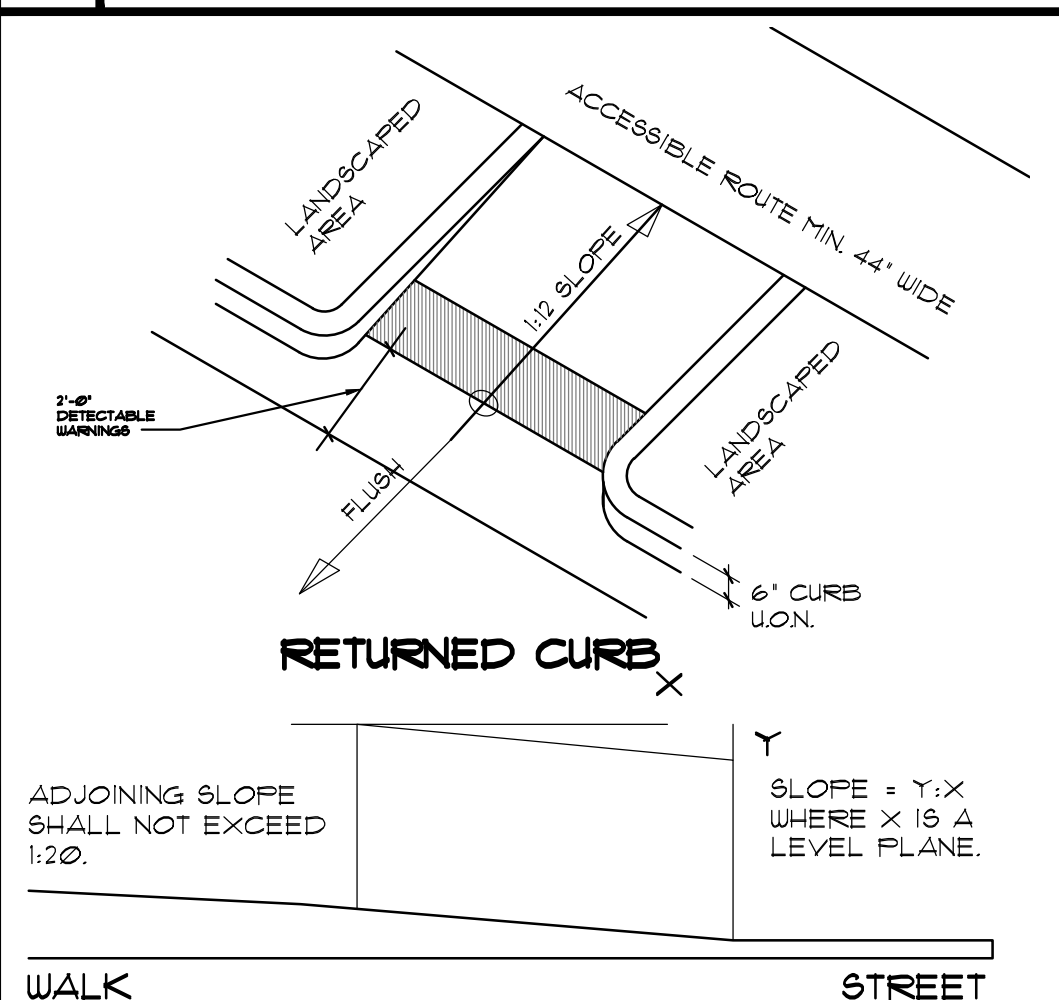
2) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:

- UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET
- UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.

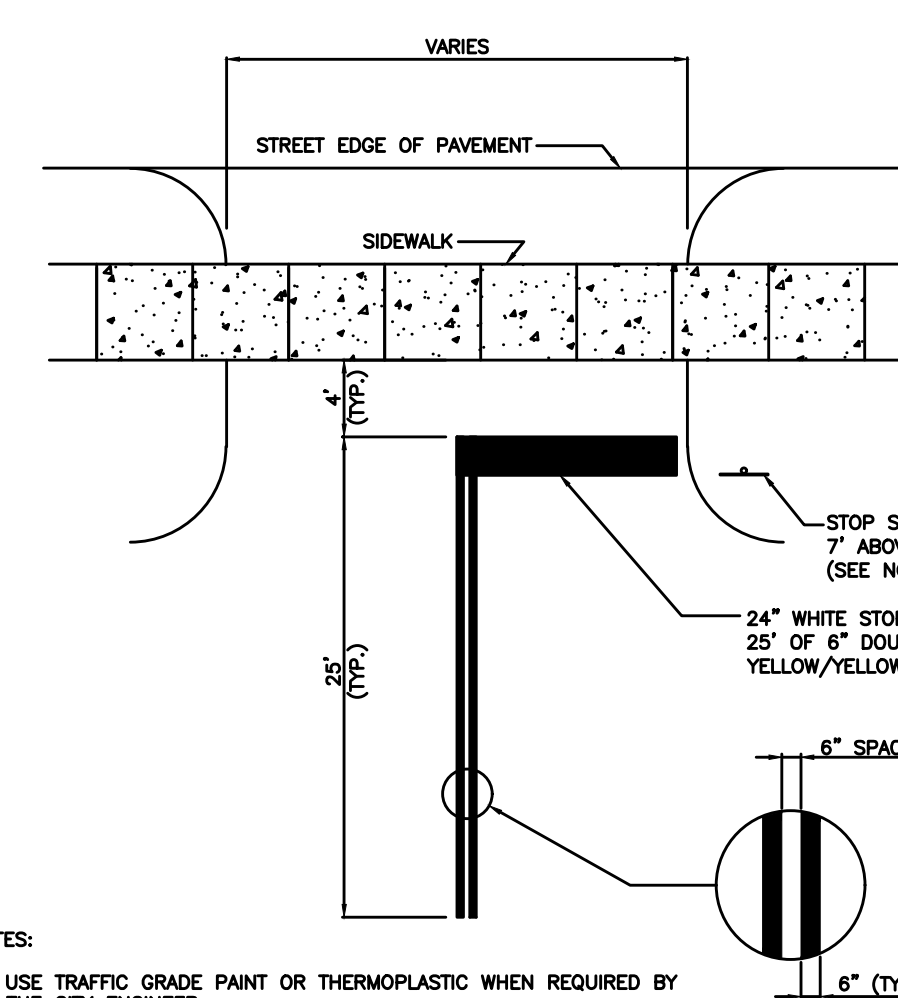
3) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM THICKNESS OF SIX (6) INCHES IN DEPTH.



2 TYP. PARKING HANDICAP STALL DETAIL
SCALE: N.T.S.



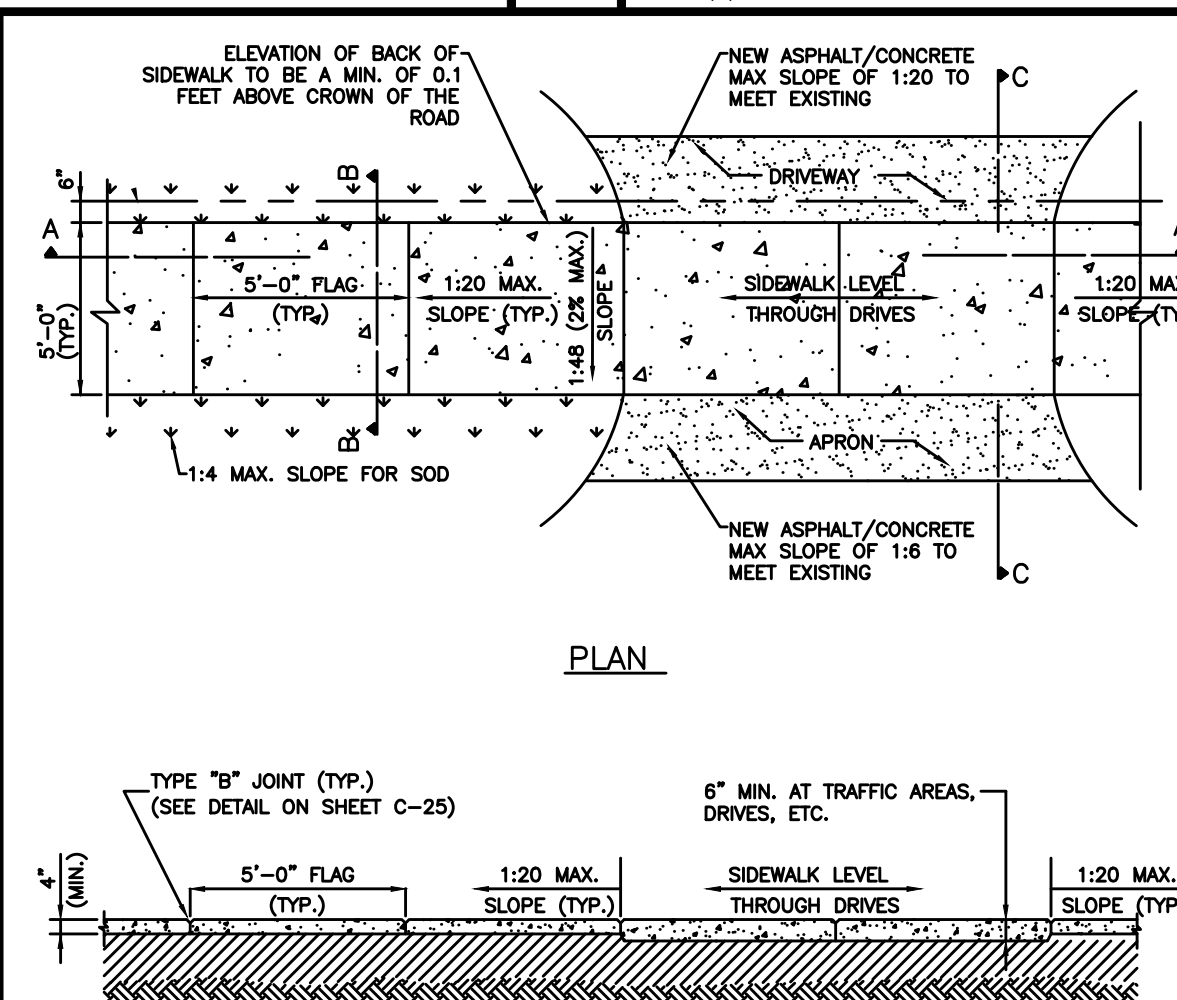
5 | ACCESSIBLE CURB RAMP



NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.

3 TYP. PARKING EXIT-ENTRANCE DETAIL
SCALE: N.T.S.

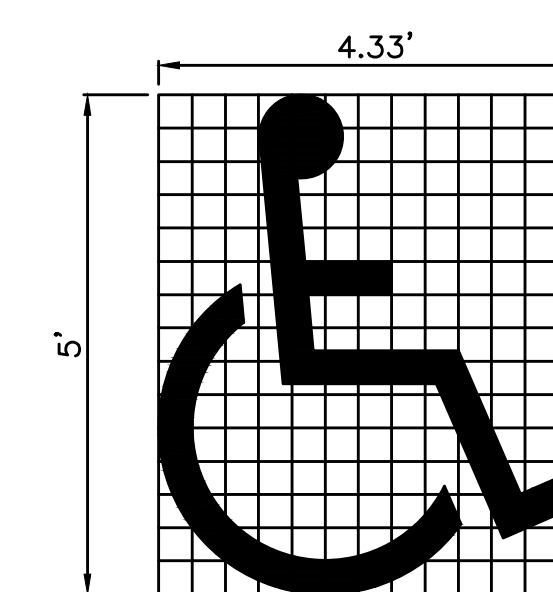


5B SIDEWALK CONSTRUCTION DETAIL
NOT TO SCALE

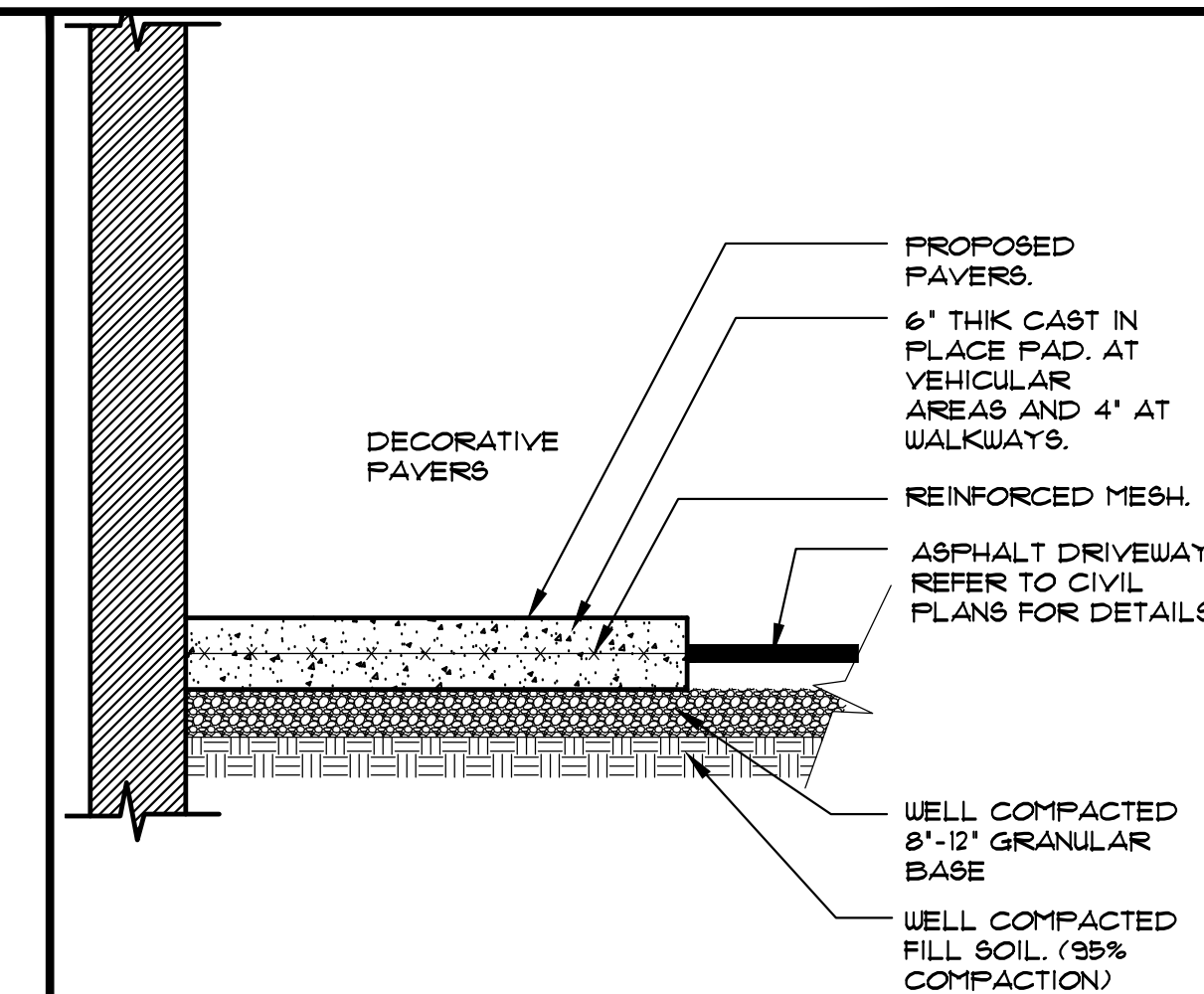


NOTE:

1. SIZE TO BE 5 FEET IN HEIGHT
AND WHITE IN COLOR.

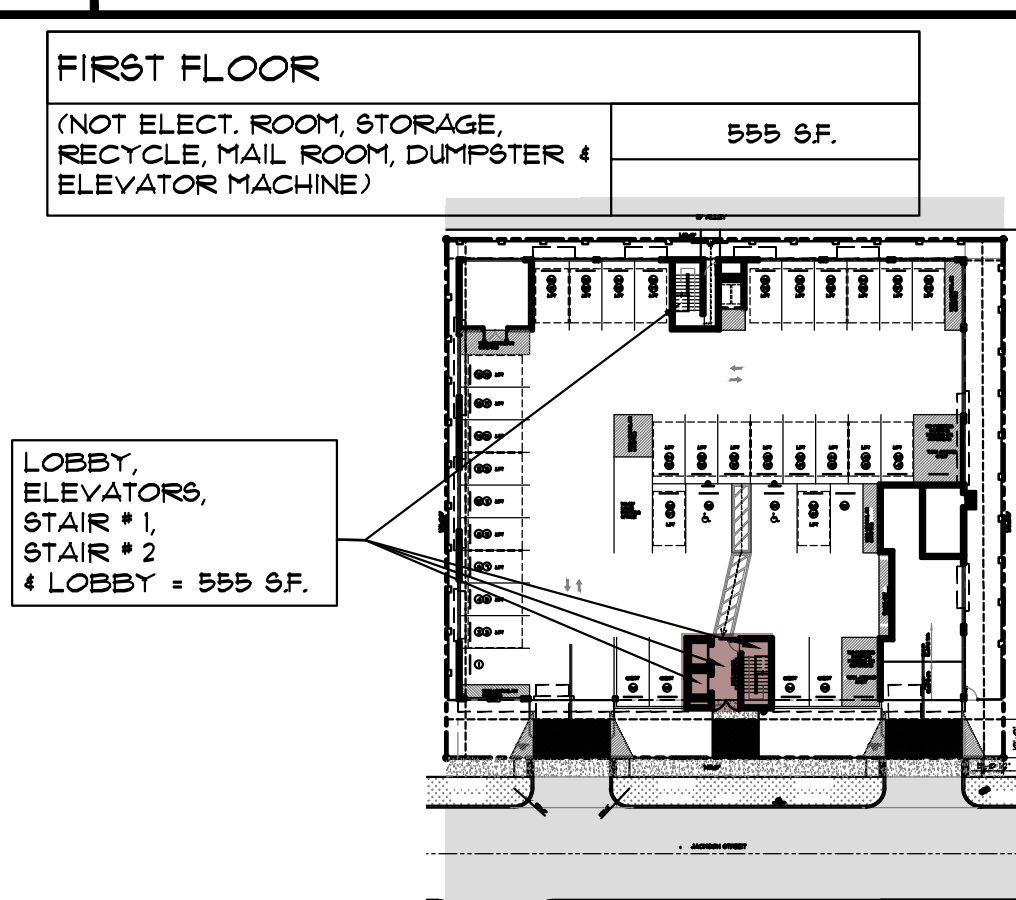


ACCESSIBLE PAVEMENT SYMBOL

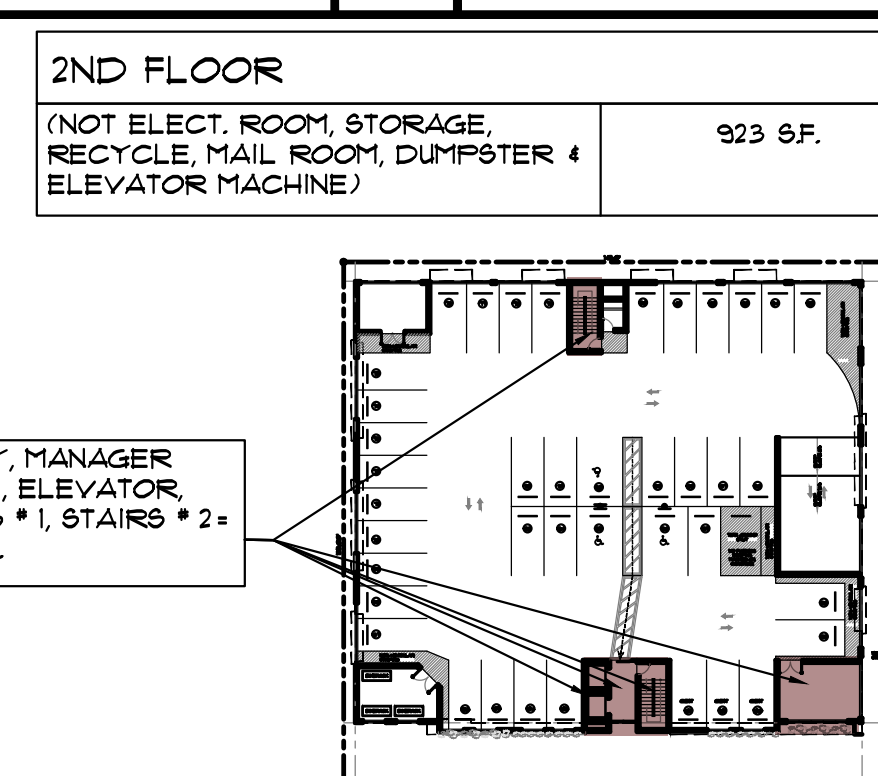


6 WALKWAY DETAIL

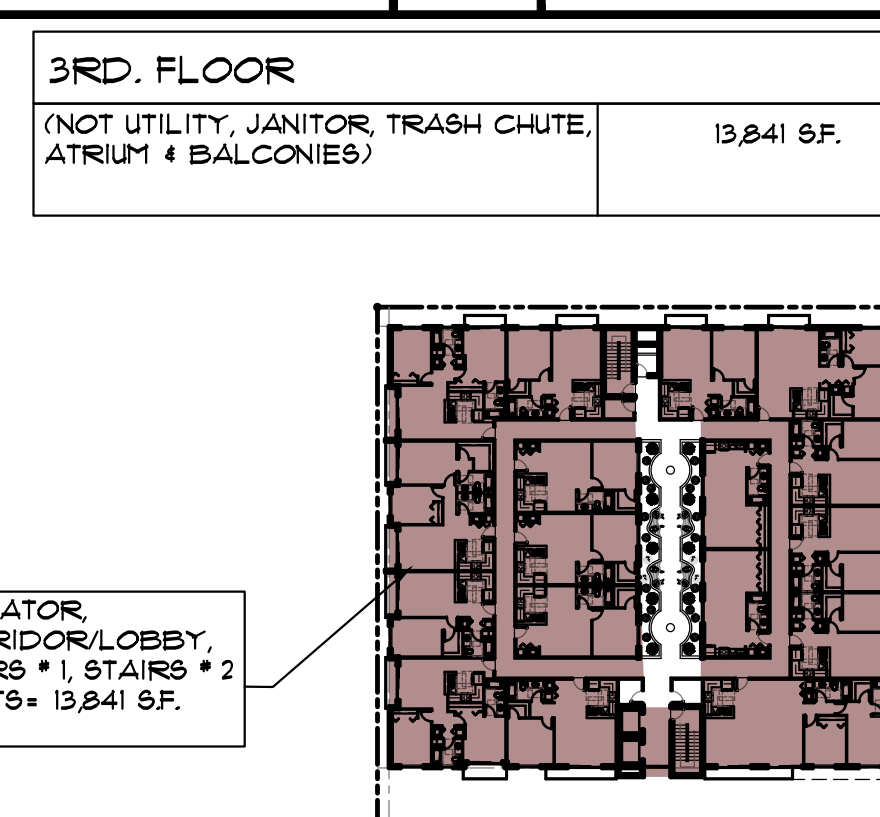
1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



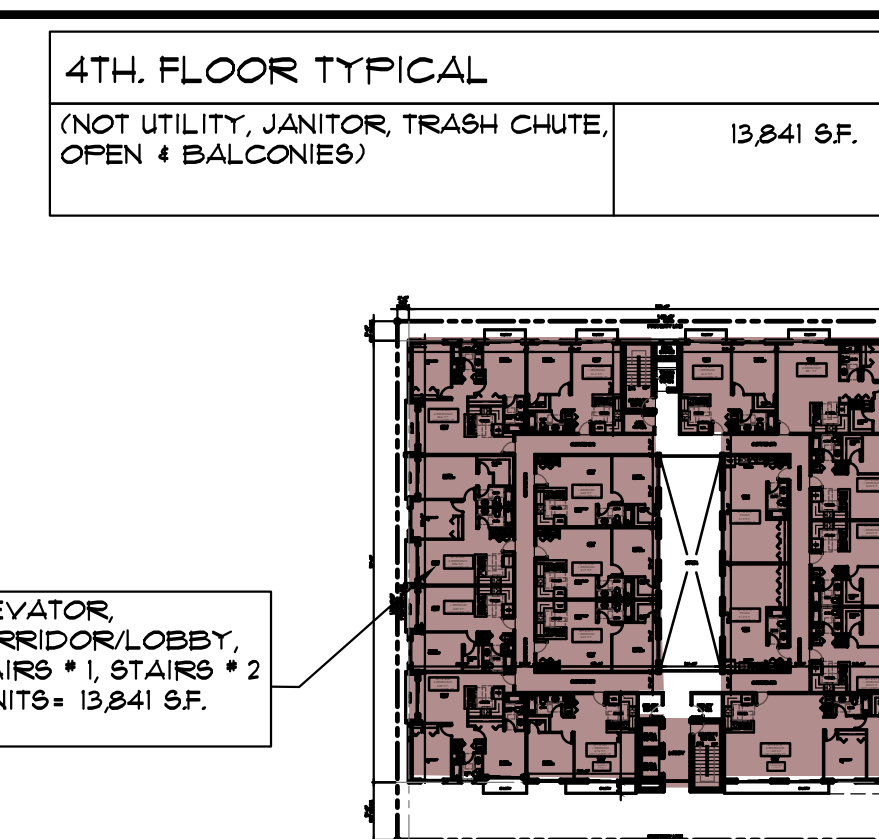
5TH FLOOR TYPICAL	
(NOT UTILITY, JANITOR, TRASH CHUTE, OPEN & BALCONIES)	13,903 SF.



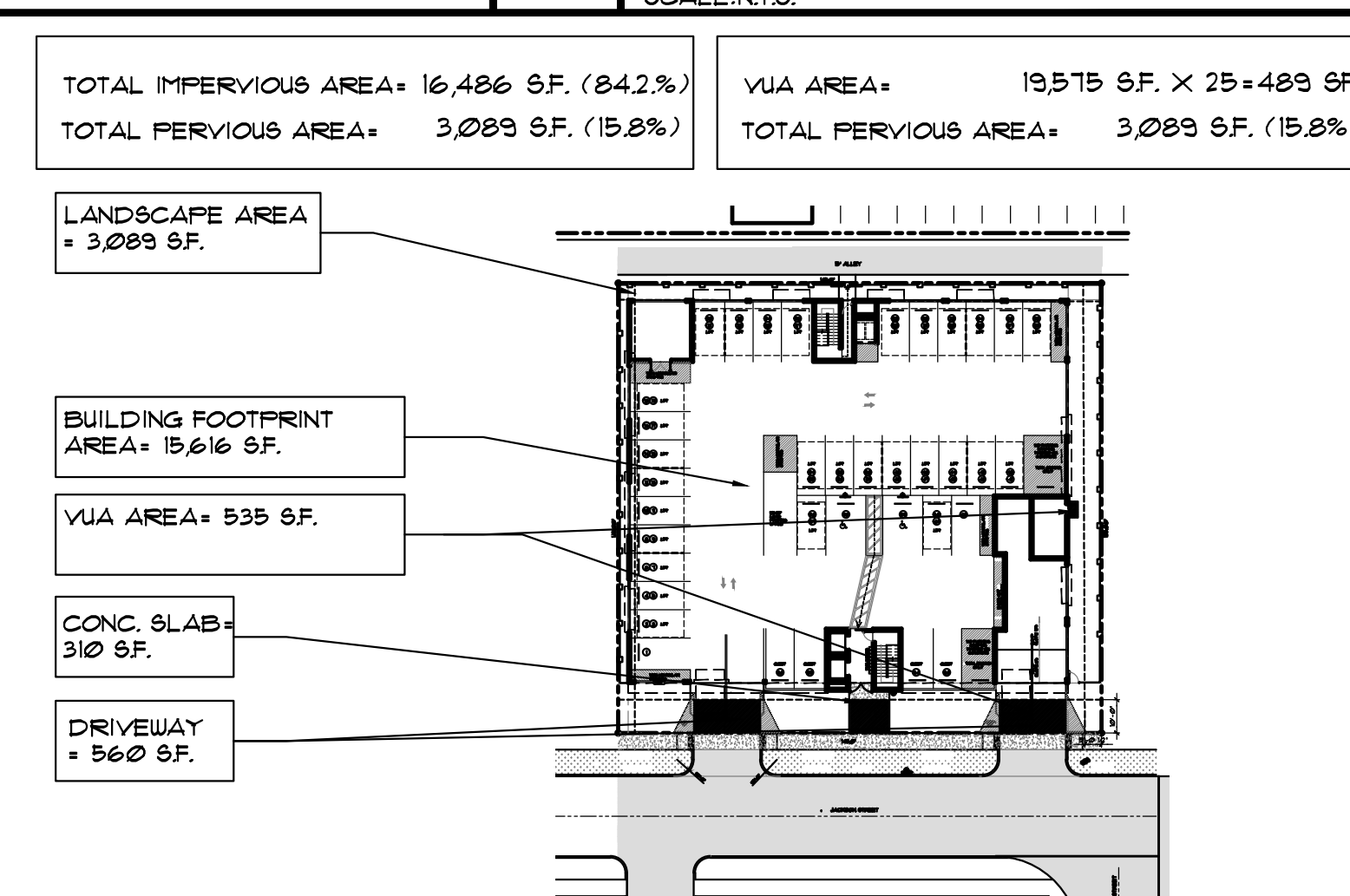
6TH FLOOR TYPICAL	
(NOT UTILITY, JANITOR, TRASH CHUTE, OPEN & BALCONIES)	7,869 SF.



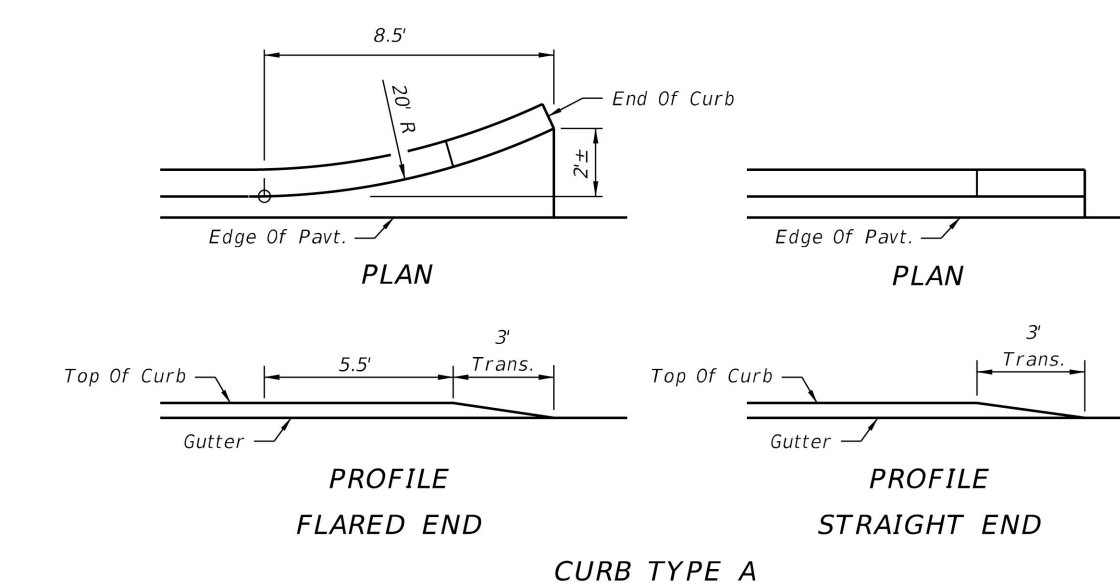
7TH FLOOR	
(NOT JANITOR, UTILITY, TRASH ROOM, OPEN & BALCONY)	8,000 SF.



8TH FLOOR	
(NOT JANITOR, UTILITY, TRASH ROOM, OPEN & BALCONY)	6,465 SF

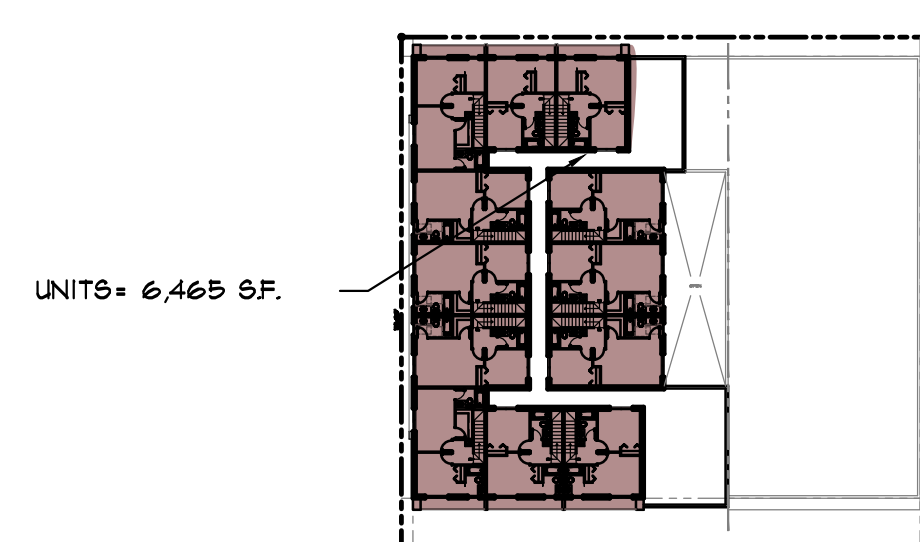
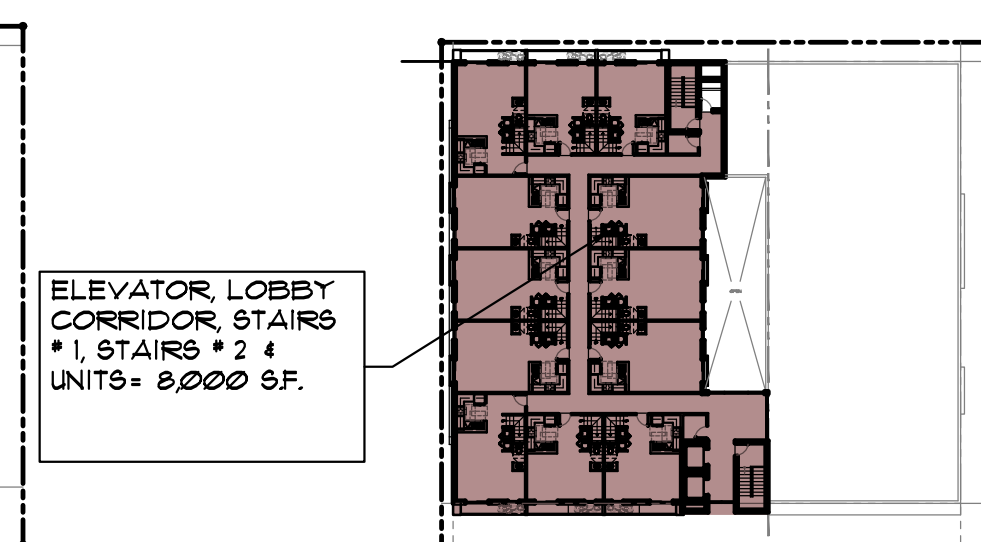
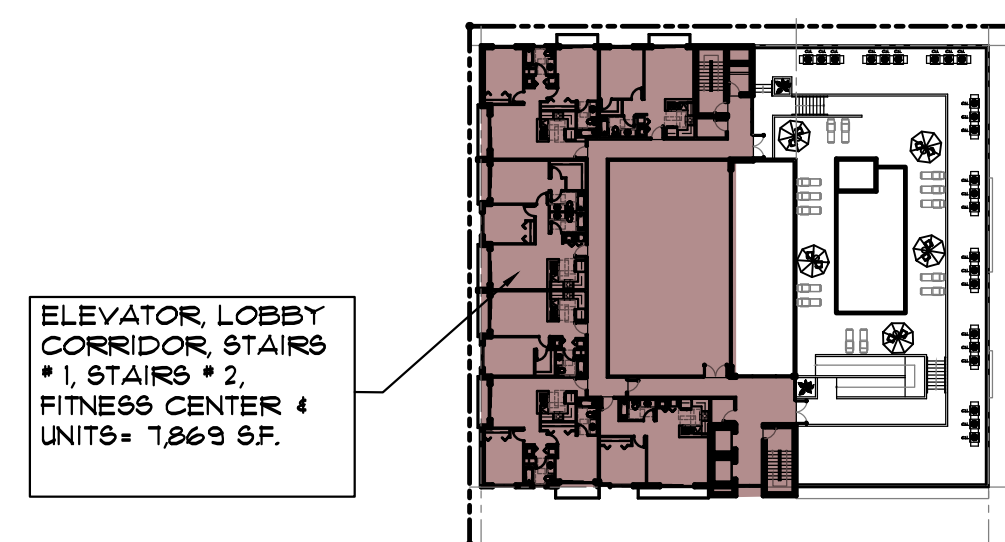
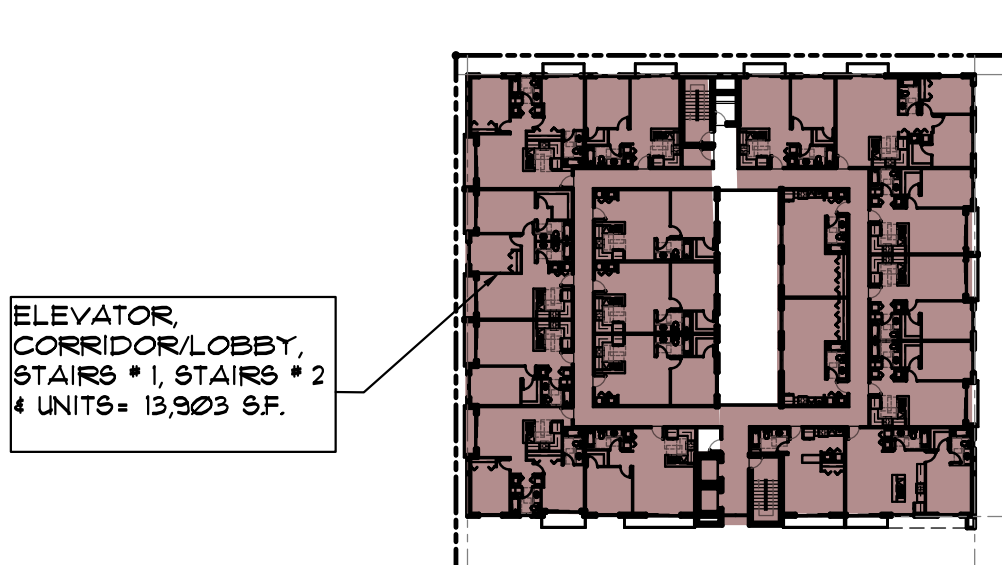


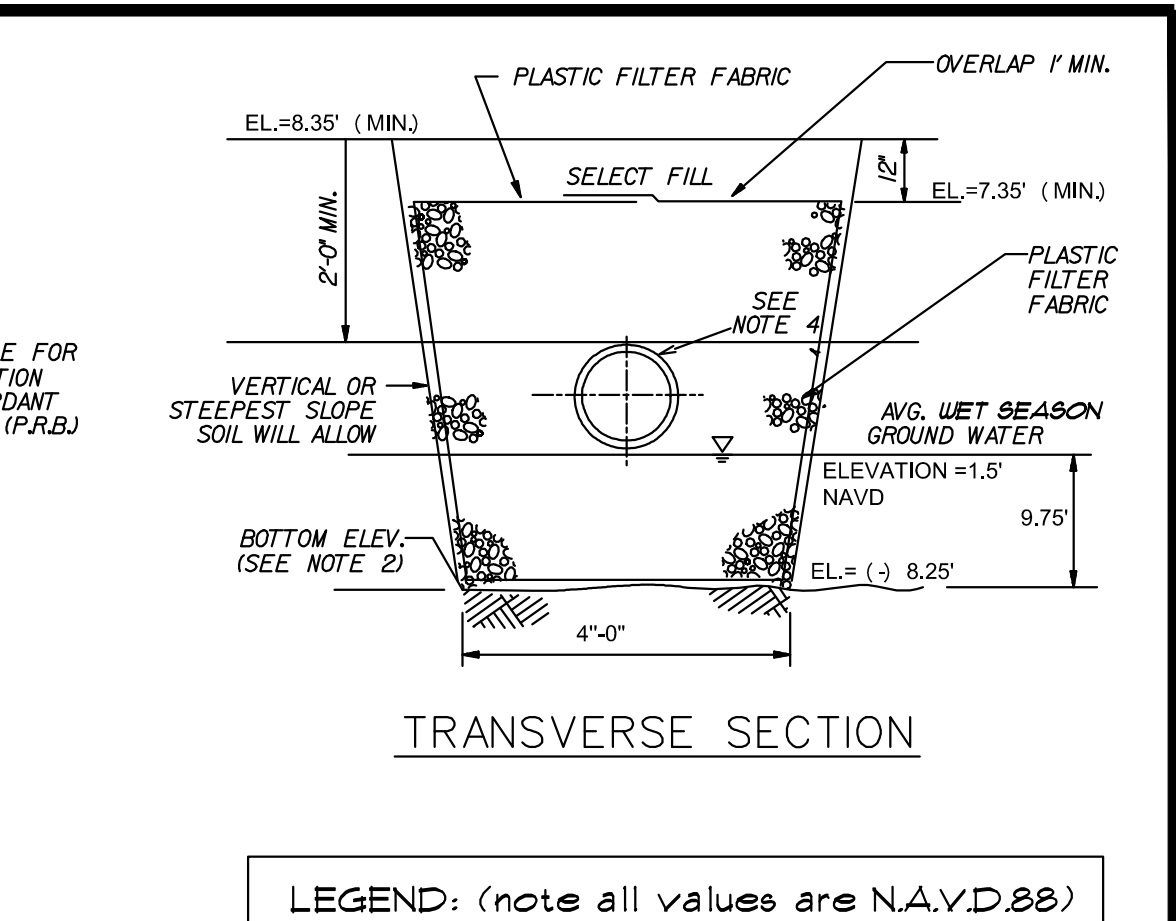
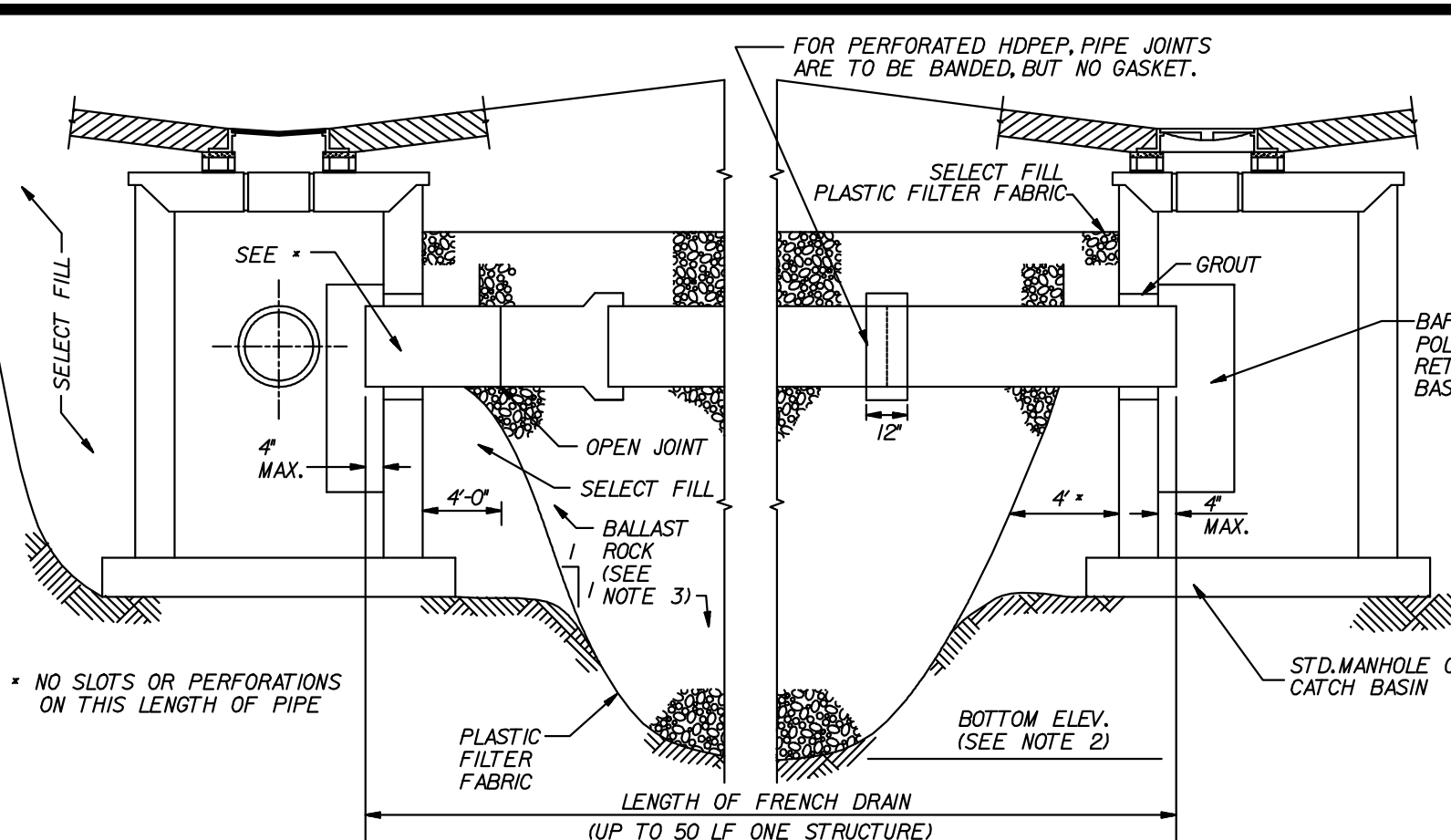
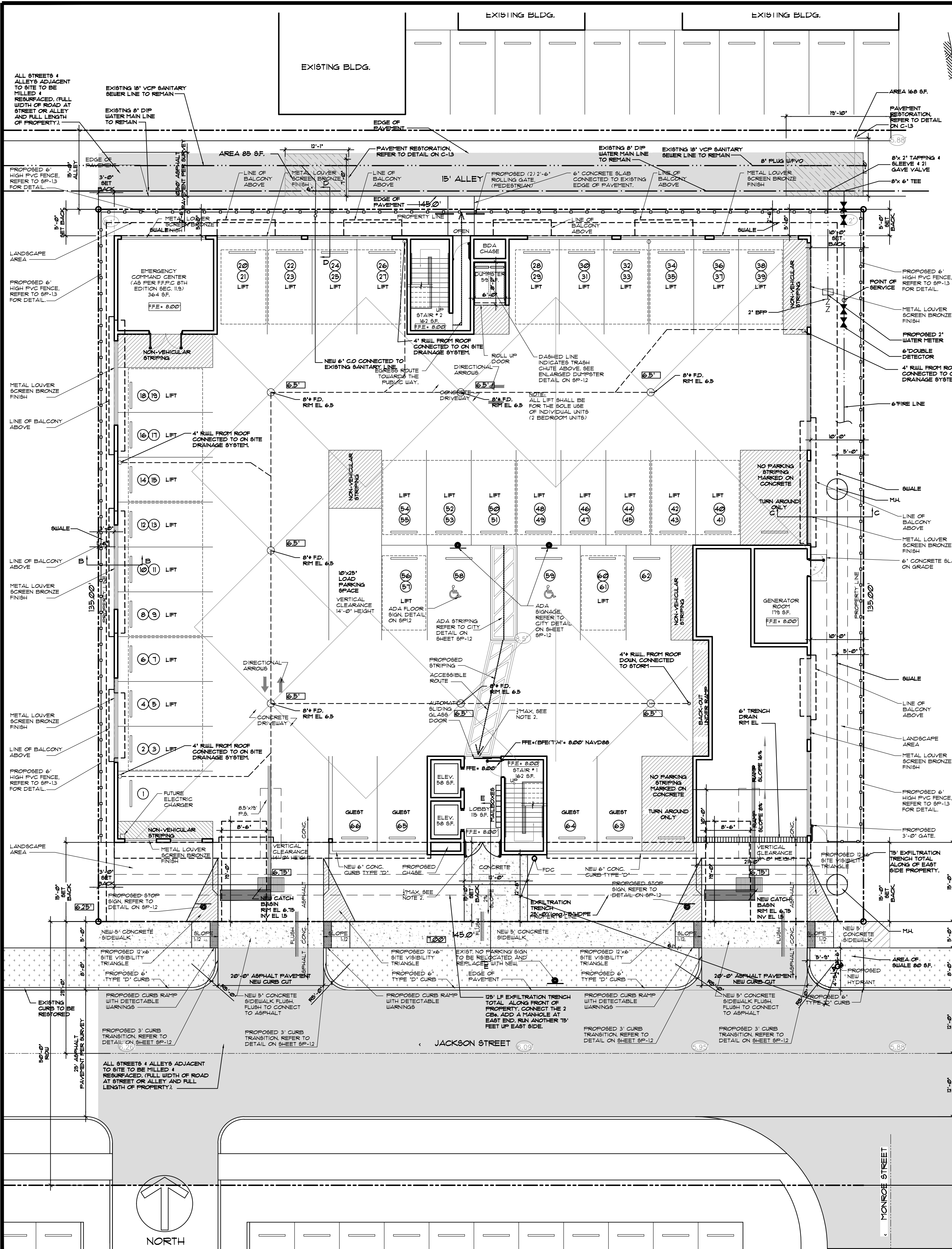
9 DIAGRAM (PERVIOUS & IMPERVIOUS) AND VUA
SCALE: N.T.S.



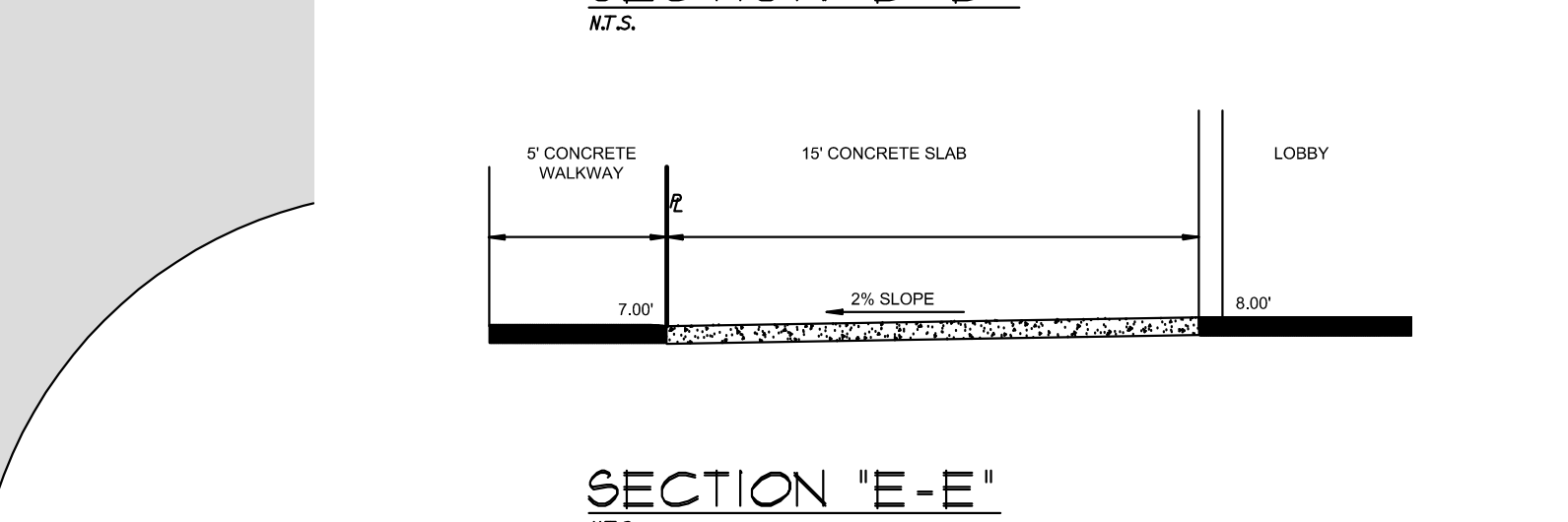
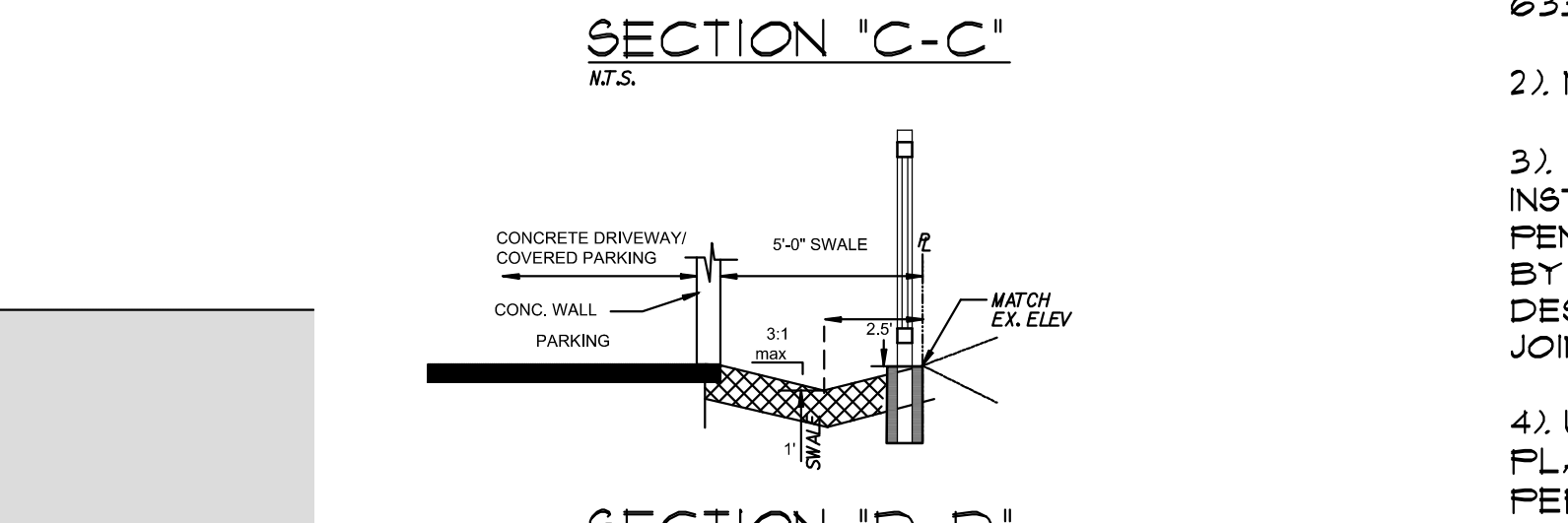
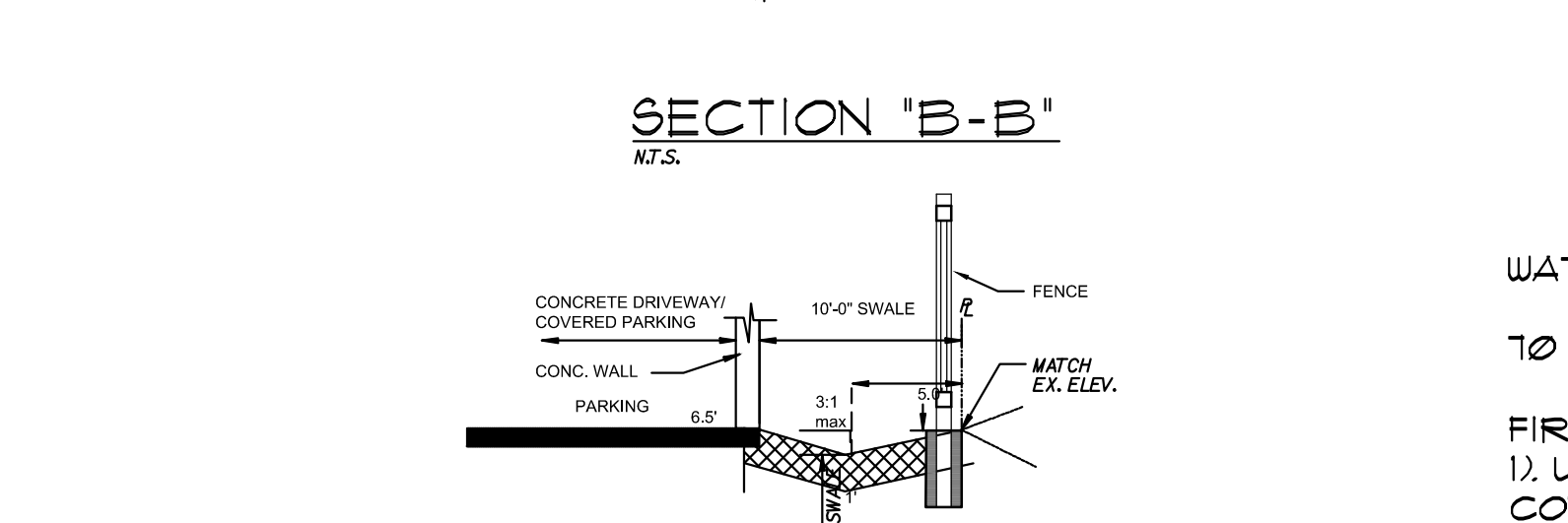
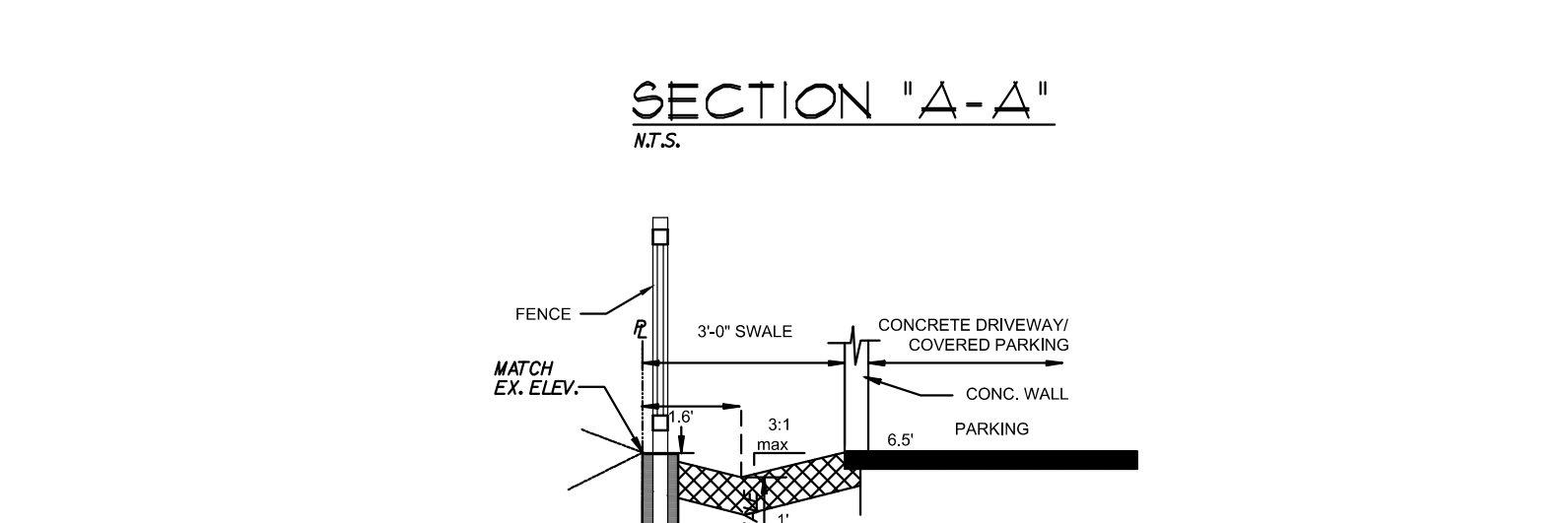
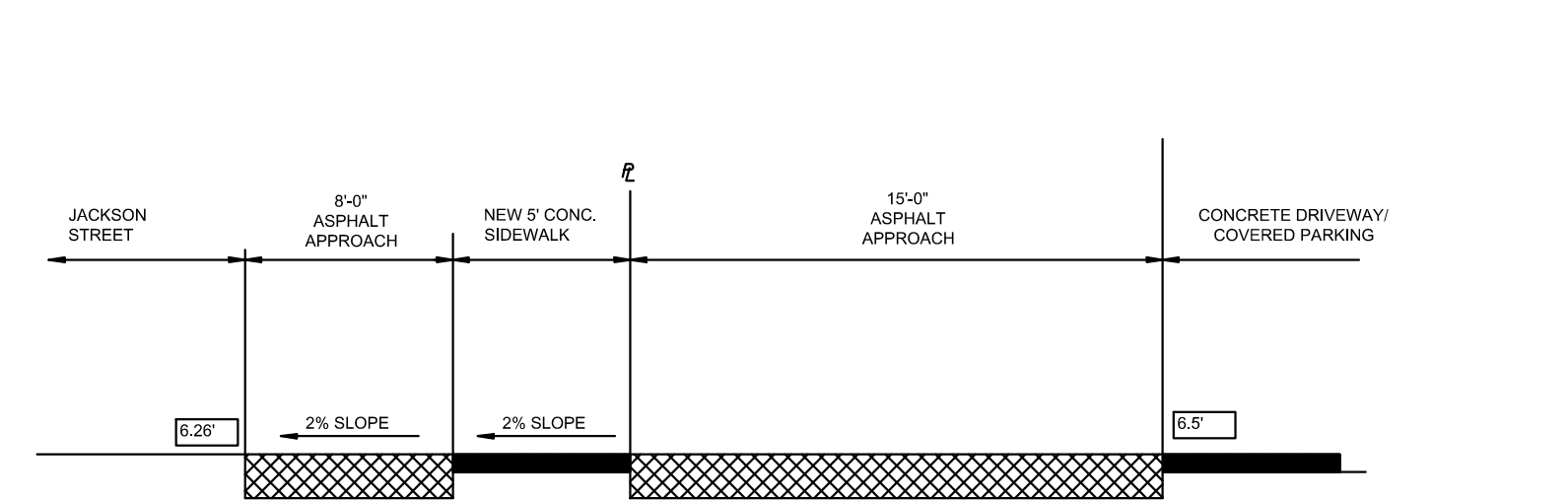
10	TRANSITION CURB DETAIL NOT TO SCALE
----	--

8 DIAGRAM (F.A.R. CALCULATIONS)





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 18' NAVD PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP.
5. PLUG STUB PIPES WITH 10"x10" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE).



LEGEND: (note all values are N.A.V.D.88)
XX DENOTES EXISTING GRADE
XX DENOTES PROPOSED GRADE

NOTE:
1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY). (IDENTIFIED IN GRAY HATCH)
2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM 51.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

WATER & SEWER DEMAND
10 UNITS X 250 GPD/UNIT = 17,500 GPD
FIRE NOTES:
1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER FS 633.102
2). NO FIRE PUMP IS REQUIRED
3). PER NFPA 1, 12.3.2.4 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
4). WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 ED.) SECTION 16.4.3.11

HATCH LEGEND	
	ASPHALT PAVEMENT (MILLED & RESURFACED)
	ASPHALT PAVEMENT (RESTORATION)
	CONCRETE SIDEWALK
	GRASS ON PARKWAY
	NON-VEHICULAR STRIPING

AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
465 Archaic Drive, Winter Haven, Florida 33880
954-424-5852 or 305-827-2216
EB/LB No. 5183

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:
1. 05/10/23 FDB SIGN OFF	F.C.
2. 02/29/24 FDB SIGN OFF	AG.
3. 06/13/24 FDB SIGN OFF	C.C. AG.

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
ALEX MUSHYEV
1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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

C-1.1
OF SHEETS

Landscape Data:

RAC Zoning - FH-2 (Federal Highway Medium-High Intensity Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	5 Trees (145/30)	2 Trees + 9 Palms (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	21 Trees (415/20)	21 Trees (See Schedule)
Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area.	3 Trees	3 Trees (See Schedule)
Ground Floor: 3,294 sf Third (3rd) Floor: 418 sf	1 Tree	1 Tree
Total Required:	30 Trees	30 Trees (See Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (Three Palms = 1 Tree Credit)		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	18 Trees 76 Shrubs	29 Trees 151 Shrubs

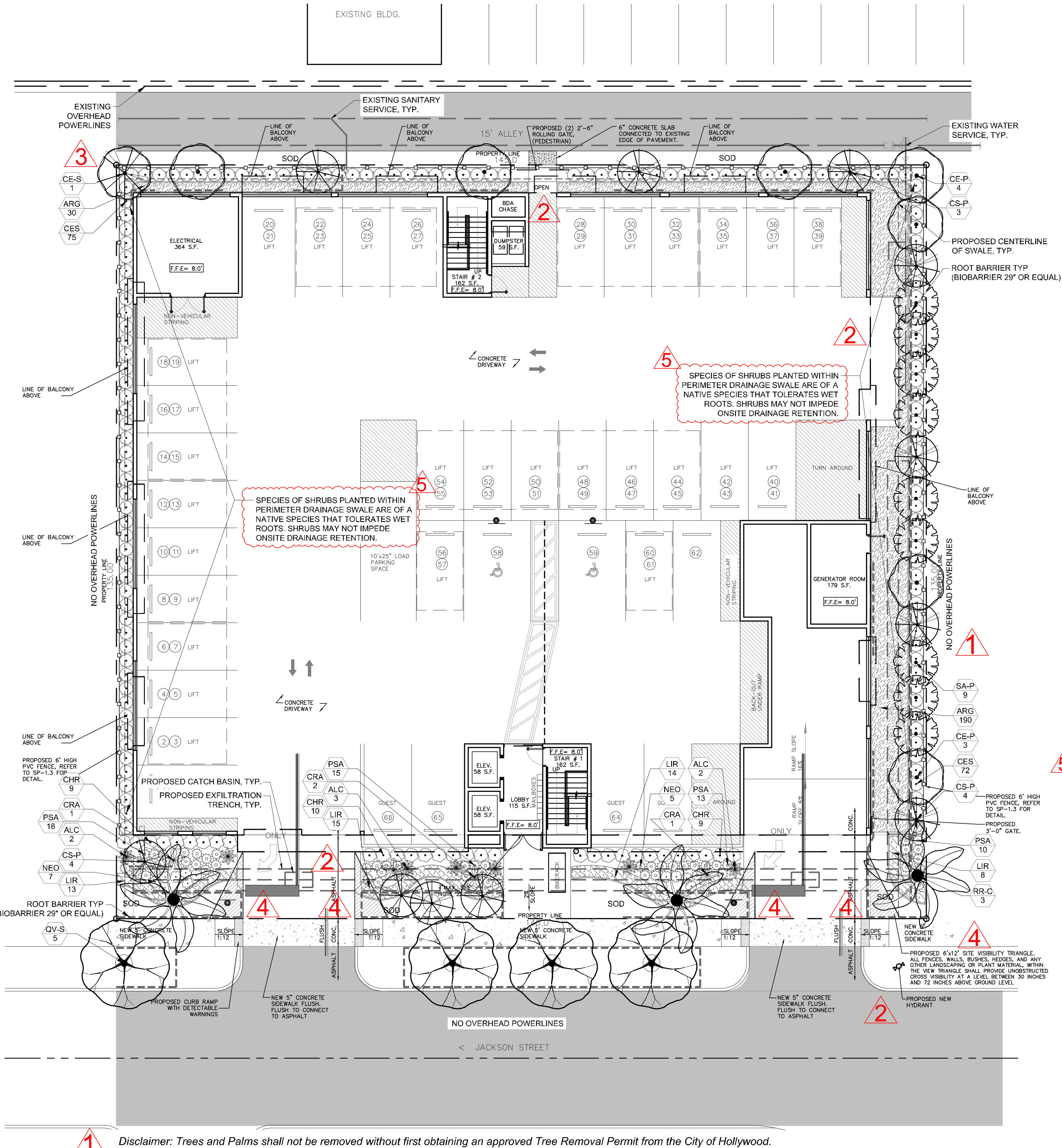
Landscape Notes:

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

Plant Schedule:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY
PERIMETER TREES					
CE-P	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	7
CS-P	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	11
SA-P	Sabal palmetto	Sabal Palm	FG, 8'-12' CT, HVY C, SP	Yes	9
CODE TREES					
RR-C	Roystonea regia	Royal Palm	FG, 8' CT, SGL, SP	Yes	3
STREET TREES					
CE-S	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	1
QV-S	Quercus virginiana	Southern Live Oak	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	4
SHRUBS					
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	7
CHR	Chrysobalanus icaco 'Redtip'	Red Tip Cocopium	3G, 24" HT x 18" SPR, F, 30" OC	Yes	31
CES	Conocarpus erectus 'sericeus'	Silver Buttonwood	3G, 30" HT x 24" SPR, FTB, 30" OC	Yes	147
CRA	Citrum augustum 'Queen Emma'	'Queen Emma' Citrum	15G, 2'-3' OA, F, SP		4
NEO	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24"X18", F, 24" OC	No	12
PSA	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F,	No	56
GROUND COVERS					
ARG	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	24" o.c. 220
LIR	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c. 53
SOD	Stenotaphrum secundatum	St. Augustine grass	Sod, Free of Weeds, Pests, & Debris	No	

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



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

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:

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

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:

1735-1739 Jackson Street

1735-1739 Jackson Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
01.23.23	DC	Initial Submittal
03.03.23	DC	Revised per Comments
03.13.24	DC	Revised per Comments
06.21.24	DC	Revised per Comments
01.21.25	DC	Revised per Site Base
02.10.25	DC	Revised per Comment

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

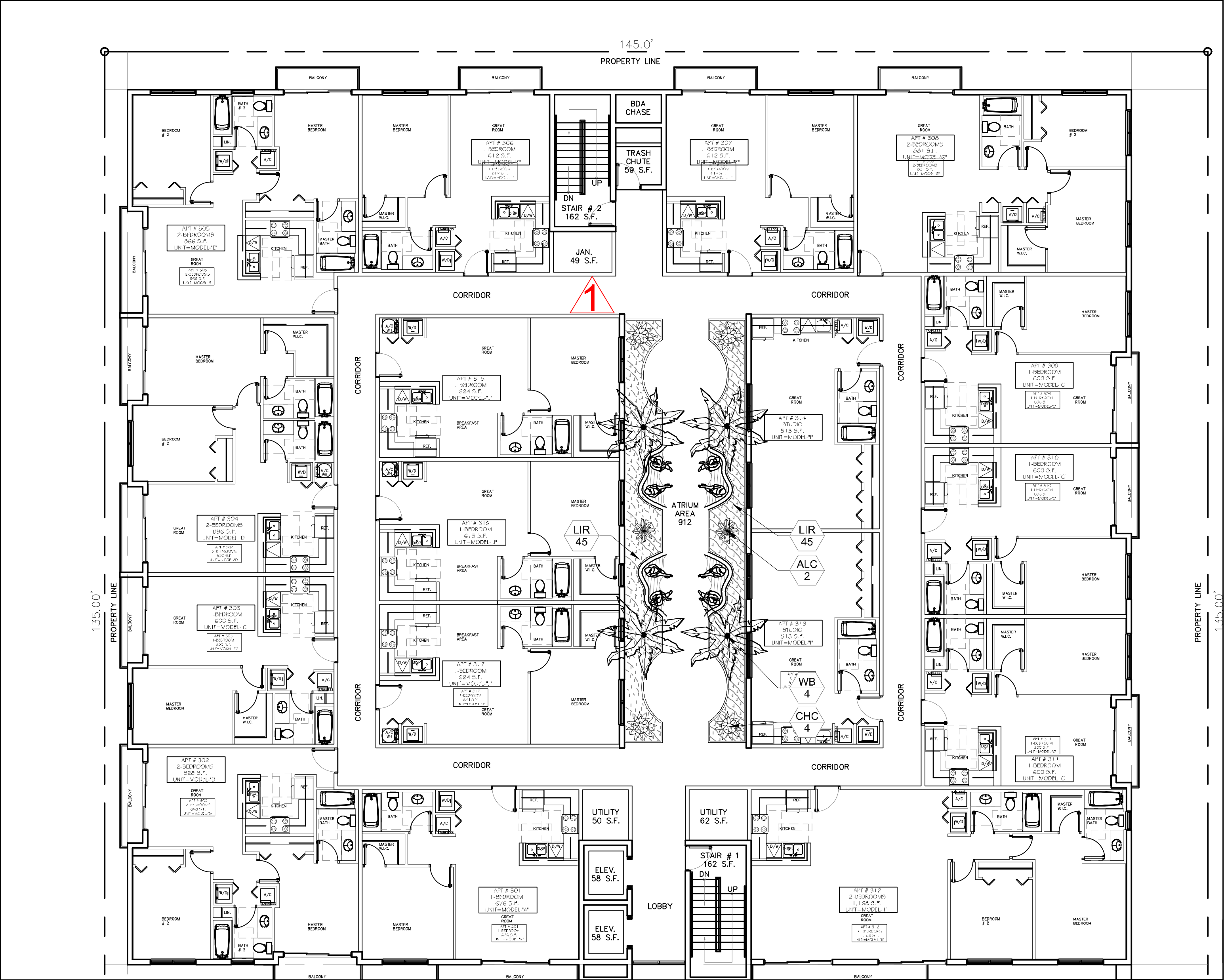
NORTH

SCALE: 1" = 10'

0 5' 10' 20'

L-01





3rd Floor Roof Garden

3rd Floor Roof Garden Plant Schedule:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CODE TREES						
WB	Wodyetia bifurcata	Foxtail Palm	FG, 8' CT, SGL, SP	No		4
SHRUBS						
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No		2
CHC	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No		4
CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
GROUND COVERS						
LIR	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.	90

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

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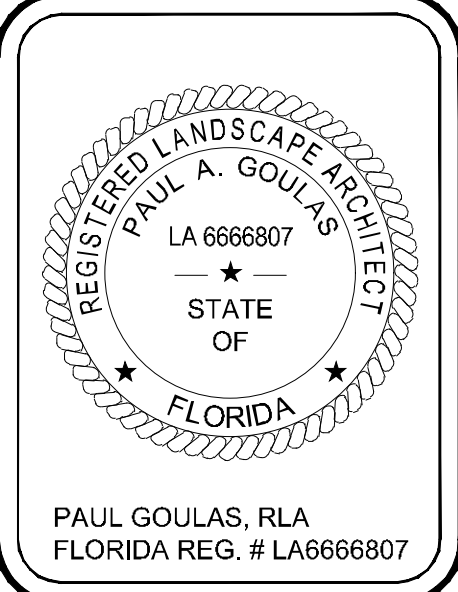
Architect:

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

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

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
1735-1739 Jackson Street
1735-1739 Jackson Street, Hollywood, FL 33020
Roof Garden Landscape Plan

Revisions		
Date	Init.	Description
01.23.23	DC	Initial Submittal
03.03.23	DC	Revised per Comments
03.13.24	DC	Revised per Comments
06.21.24	DC	Revised per Comments
01.21.25	DC	Revised per Site Base
02.10.25	DC	Revised per Comment



Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

L-02

Roof Garden Notes:

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

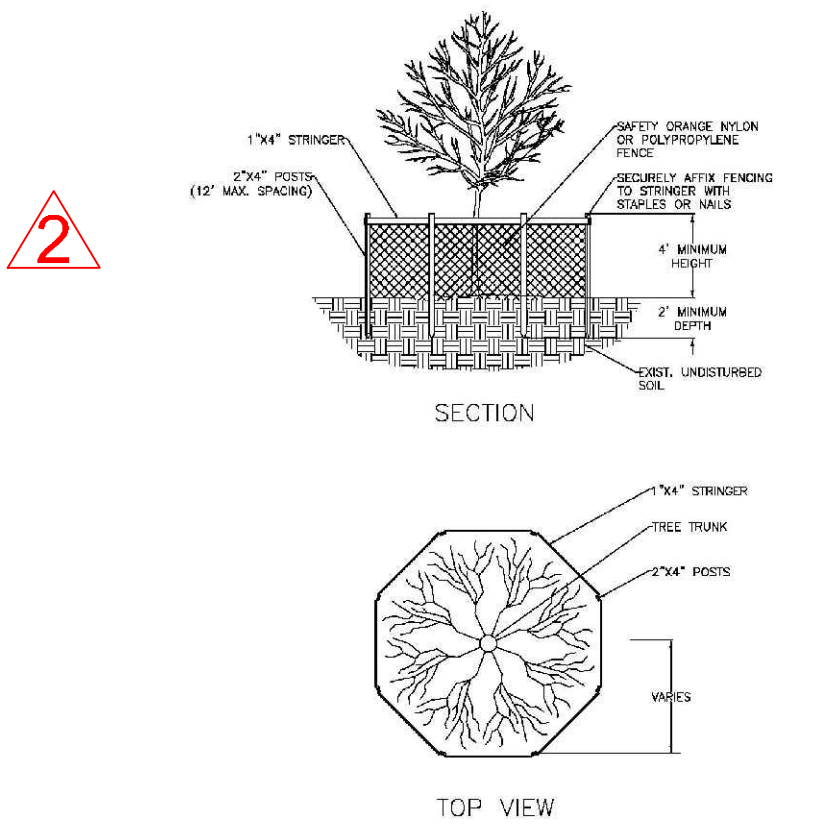
Existing Trees to be Removed:

- 1. Coconut Palm, 12" DBH, 14' Height, 10' Canopy Spread
- 2. Coconut Palm, 12" DBH, 14' Height, 10' Canopy Spread
- 3. Coconut Palm, 12" DBH, 14' Height, 10' Canopy Spread
- 4. Gumbo Limbo, 12" DBH, 20' Height, 18' Canopy Spread
- 5. Palm Tree, 4" DBH, 25' Height, 6' Canopy Spread
- 6. Palm Tree, 4" DBH, 25' Height, 6' Canopy Spread
- 7. Palm Tree, 4" DBH, 25' Height, 6' Canopy Spread
- 8. Palm Tree, 4" DBH, 25' Height, 6' Canopy Spread
- 9. Palm Tree, 4" DBH, 30' Height, 6' Canopy Spread
- 10. Palm Tree, 4" DBH, 30' Height, 6' Canopy Spread
- 11. Mango Tree, 48" DBH, 60' Height, 55' Canopy Spread
- 12. Avocado Tree, 28" DBH, 40' Height, 30' Canopy Spread
- 13. Mango Tree, 28" DBH, 50' Height, 45' Canopy Spread
- 14. Mango Tree, 12" DBH, 35' Height, 20' Canopy Spread
- 15. Mango Tree, 20" DBH, 45' Height, 40' Canopy Spread
- 16. Avocado Tree, 12" DBH, 20' Height, 15' Canopy Spread

Landscape Tree Mitigation Data:

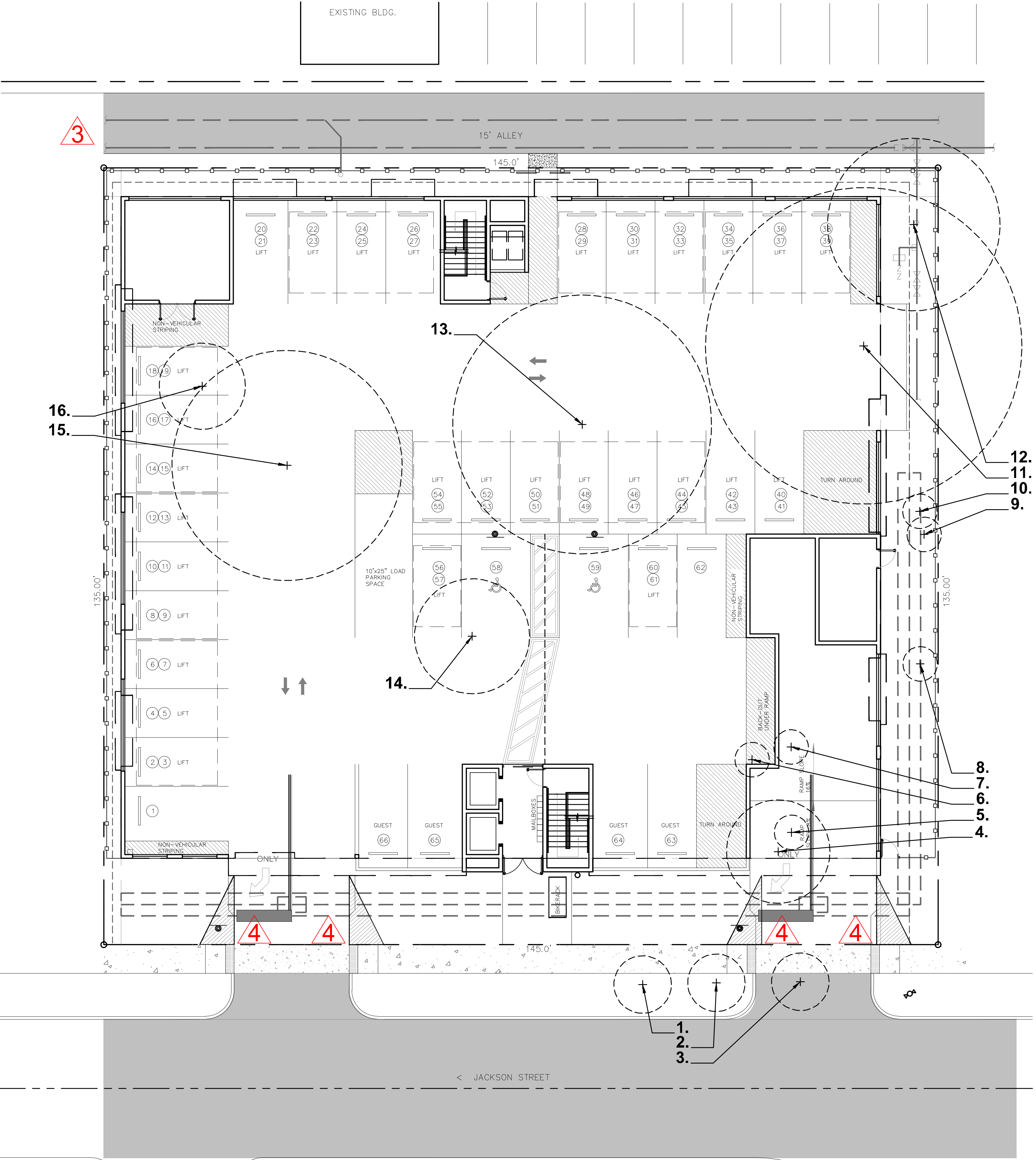
Trees Removed	Replacement Provided
Coconut Palm, 12" DBH, 14' Height, 10' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Coconut Palm, 12" DBH, 14' Height, 10' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Coconut Palm, 12" DBH, 14' Height, 10' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Gumbo Limbo, 12" DBH, 20' Height, 18' Canopy Spread	\$2,100 Contribution to City Tree Fund (12" x \$350 per 2" DBH Removed)
Palm Tree, 4" DBH, 25' Height, 6' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Palm Tree, 4" DBH, 25' Height, 6' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Palm Tree, 4" DBH, 25' Height, 6' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Palm Tree, 4" DBH, 30' Height, 6' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Palm Tree, 4" DBH, 30' Height, 6' Canopy Spread	\$350 Contribution to City Tree Fund (\$350 per Palm Removed)
Mango Tree, 48" DBH, 60' Height, 55' Canopy Spread	\$8,400 Contribution to City Tree Fund (48" x \$350 per 2" DBH Removed)
Avocado Tree, 28" DBH, 40' Height, 30' Canopy Spread	\$4,900 Contribution to City Tree Fund (28" x \$350 per 2" DBH Removed)
Mango Tree, 28" DBH, 50' Height, 45' Canopy Spread	\$4,900 Contribution to City Tree Fund (12" x \$350 per 2" DBH Removed)
Mango Tree, 12" DBH, 35' Height, 20' Canopy Spread	\$2,100 Contribution to City Tree Fund (12" x \$350 per 2" DBH Removed)
Mango Tree, 20" DBH, 45' Height, 40' Canopy Spread	\$3,500 Contribution to City Tree Fund (20" x \$350 per 2" DBH Removed)
Avocado Tree, 12" DBH, 20' Height, 15' Canopy Spread	\$2,100 Contribution to City Tree Fund (12" x \$350 per 2" DBH Removed)
Hardwood DBH of 160" and (9) Palms to be removed. A total Contribution to City Tree Fund of \$31,150 to be paid to satisfy required tree mitigation for removals. (160" x \$350 per 2" DBH) + (9 Palms x \$350) Removed.	

*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.



NOTES:
1. MARKINGS: CHECK TO BE CONTAINED ON TREE TREATMENT FOR GROUPS OF TREES, PLACE MARKERS BETWEEN TREES AND CONSTRUCTION, PROPERTY.
2. TREE PROTECTION: THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE OF 1 FEET FROM THE TREE TRUNK OR AT THE GROUP'S PERIMETER, WHICHEVER IS GREATER, AS SHOWN ON LANDSCAPE PLAN.

TREE PROTECTION DETAIL
NOT TO SCALE



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

Project Team

Landscape Architect:

LAS

LANDSCAPE
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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:

1735-1739 Jackson Street

1735-1739 Jackson Street, Hollywood, FL 33020

Existing Tree Information

Revisions		
Date	Init.	Description
01.19.23	BW	Initial Submittal
03.03.23	DC	Revised per Comments
03.13.24	DC	Revised per Comments
06.21.24	DC	Revised per Comments
01.21.25	DC	Revised per Site Base
02.10.25	DC	Revised per Comment

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

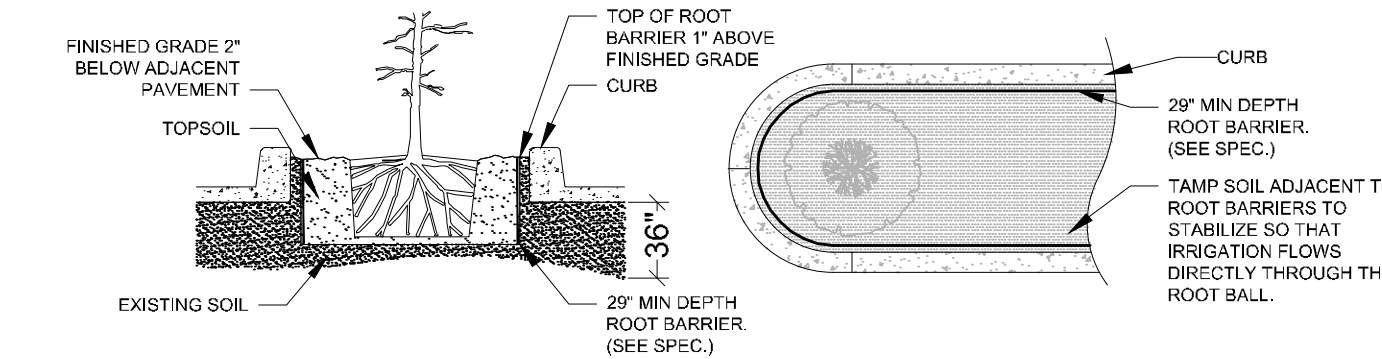
L-03

Landscape Specifications:

PART 1: GENERAL CONDITIONS

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



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

- NOTES:
- 1- ROOT BARRIER SHALL BE 18\"/>
 - 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 croches 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.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

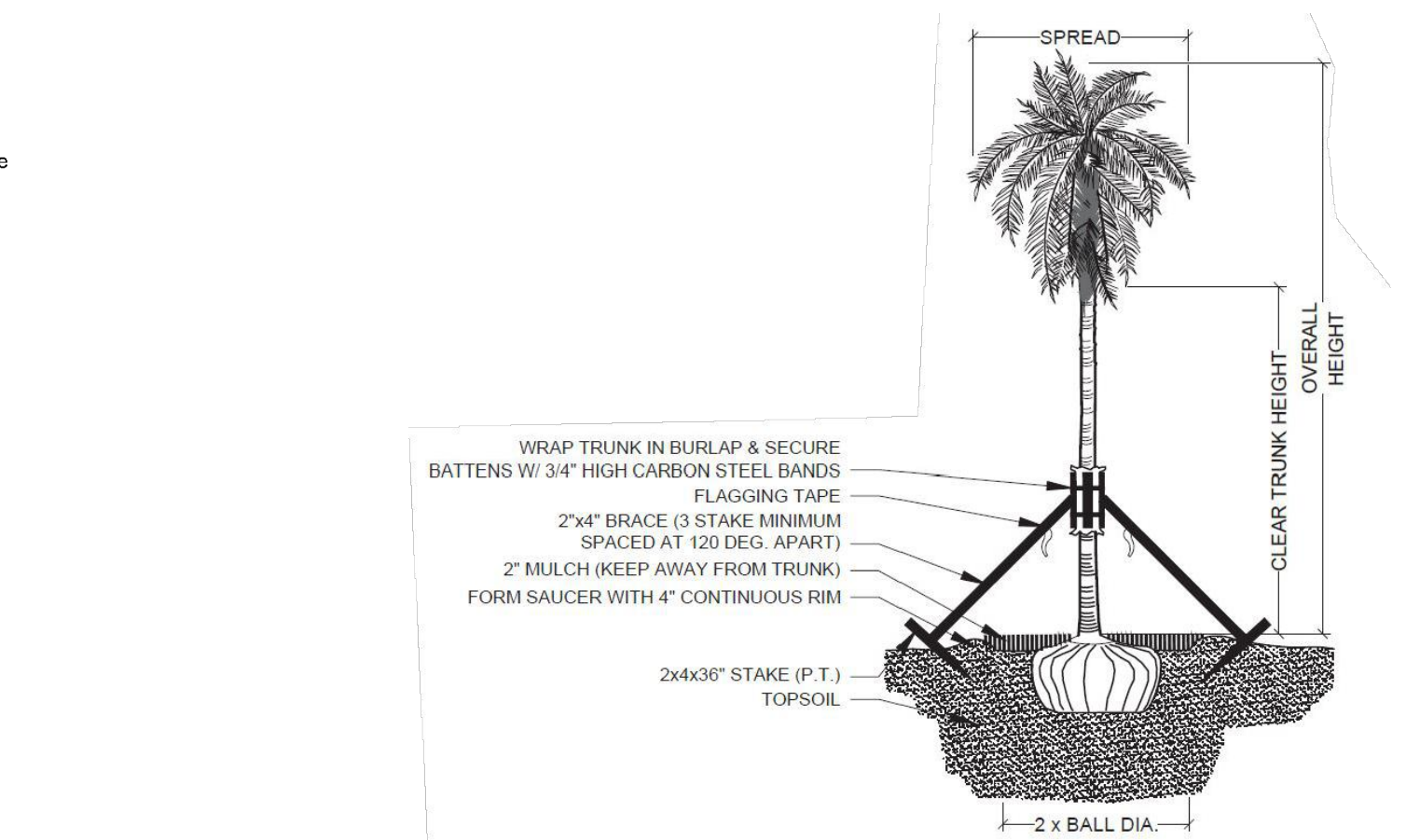
- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6 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

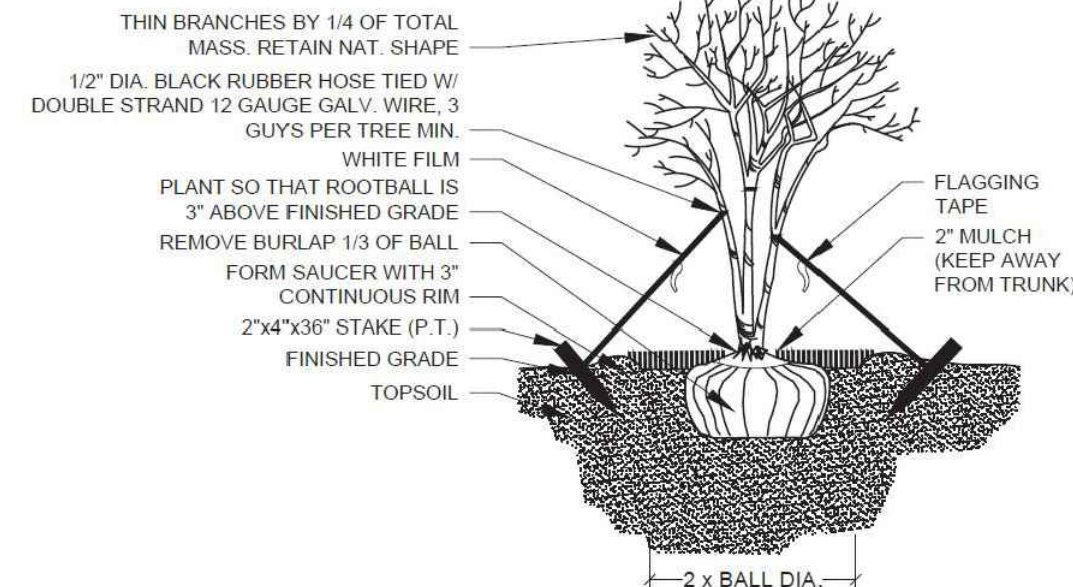
PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

- 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.



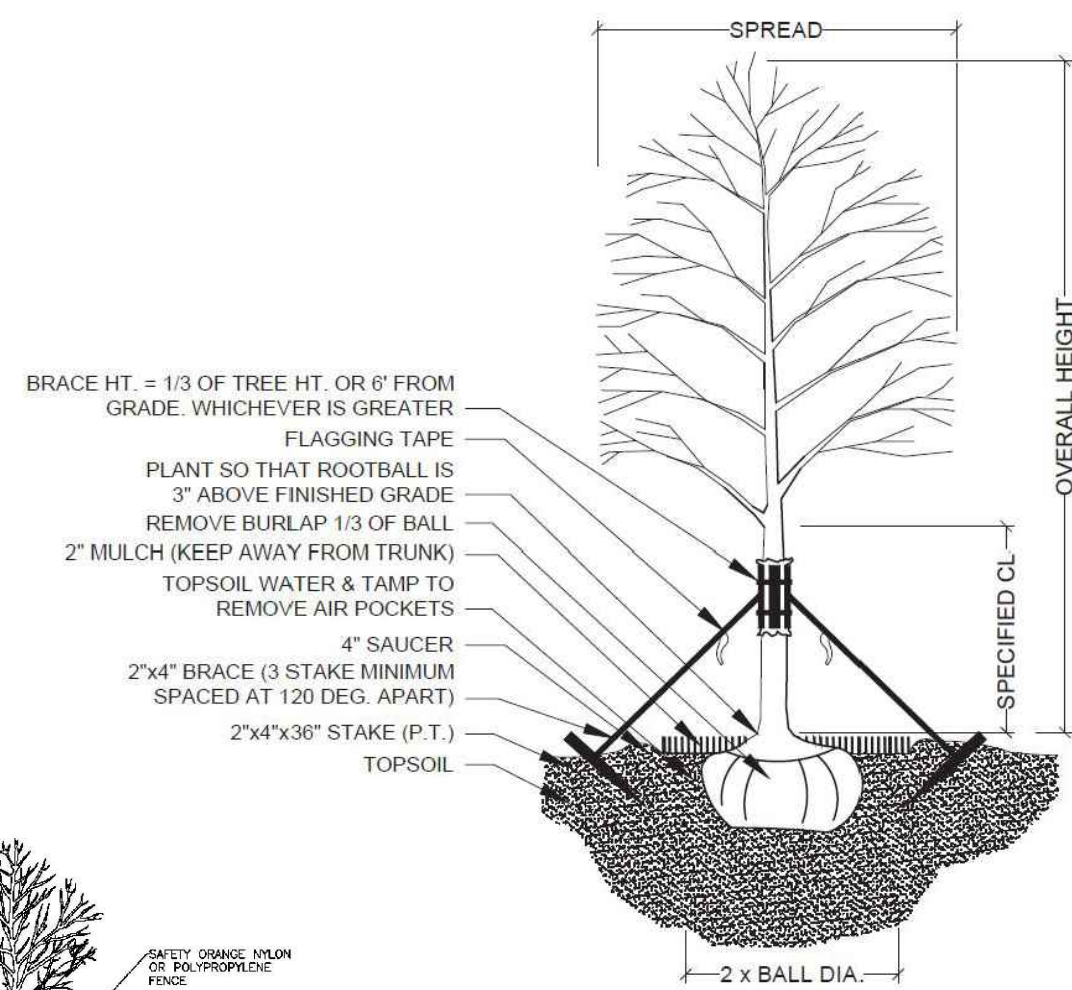
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



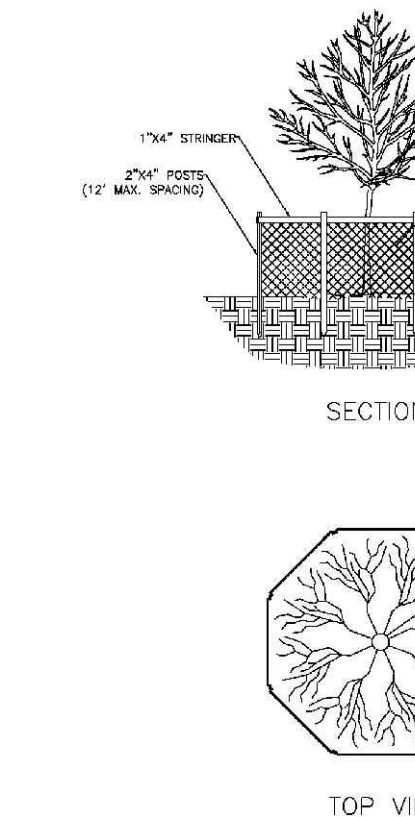
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



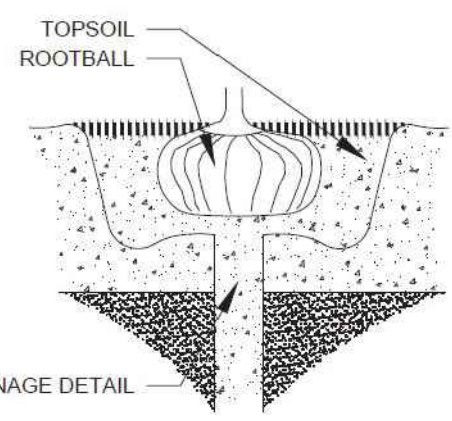
TREE PLANTING & STAKING

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE



BRACING DETAIL

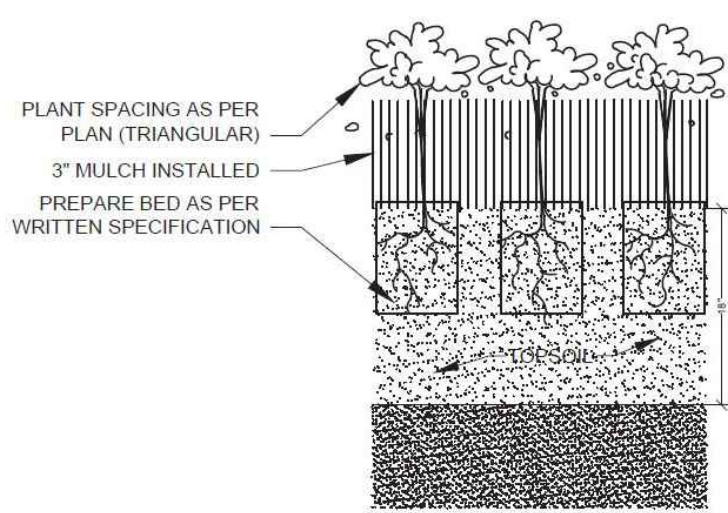
NOT TO SCALE

DRAINAGE TESTING DETAIL

NOT TO SCALE

SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Architect:

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MIRAMAR, FLORIDA 33027

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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:

1735-1739 Jackson Street

1735-1739 Jackson Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions		
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REGISTERED LANDSCAPE ARCHITECT

LA 6666807

STATE OF FLORIDA

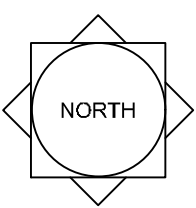
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:




SCALE: 1" = N.T.S.

L-04


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 ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION. OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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GENERAL NOTES (CONTINUED):

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

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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.


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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).




41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
- 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.
 - 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.
 - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - 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.
 - 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.
 - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CADD DRAWING STANDARDS"

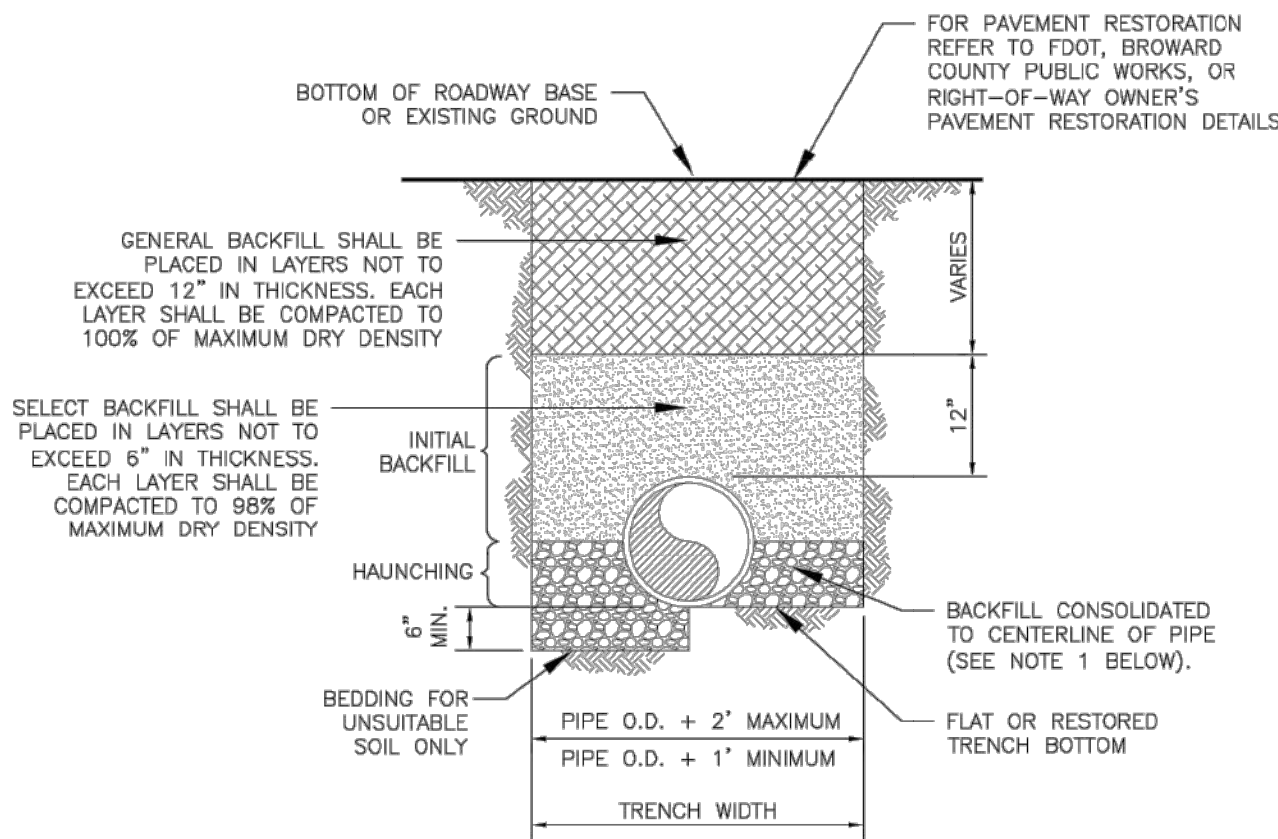
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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft minimum
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	30 ft preferred 6 ft minimum	12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	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 SHELFLOCATED 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.

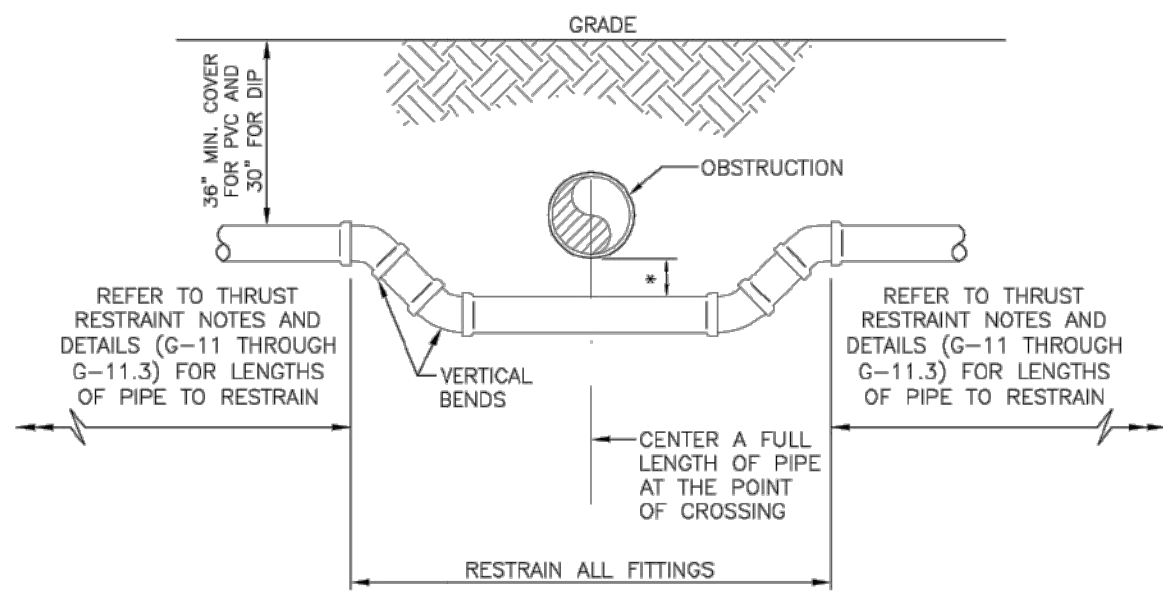
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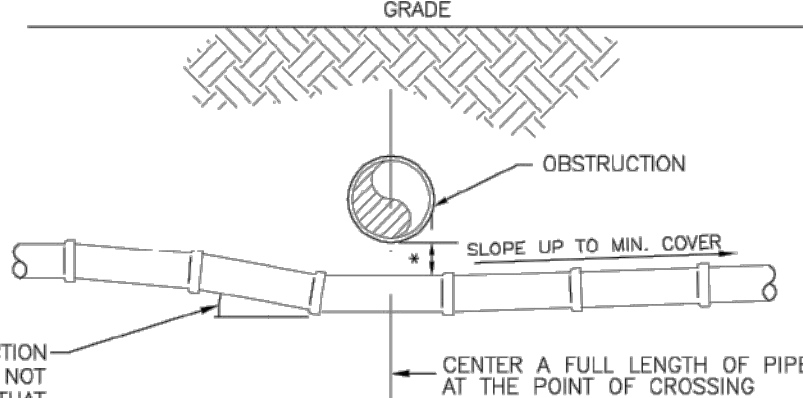
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE, WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL-GRADED, WASHED CRUSHED STONE (OR GRANFELD LIMEROCK), CRUSHED 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 BEDDINGS 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 129-B.

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UTILITY CROSSING USING FITTINGS

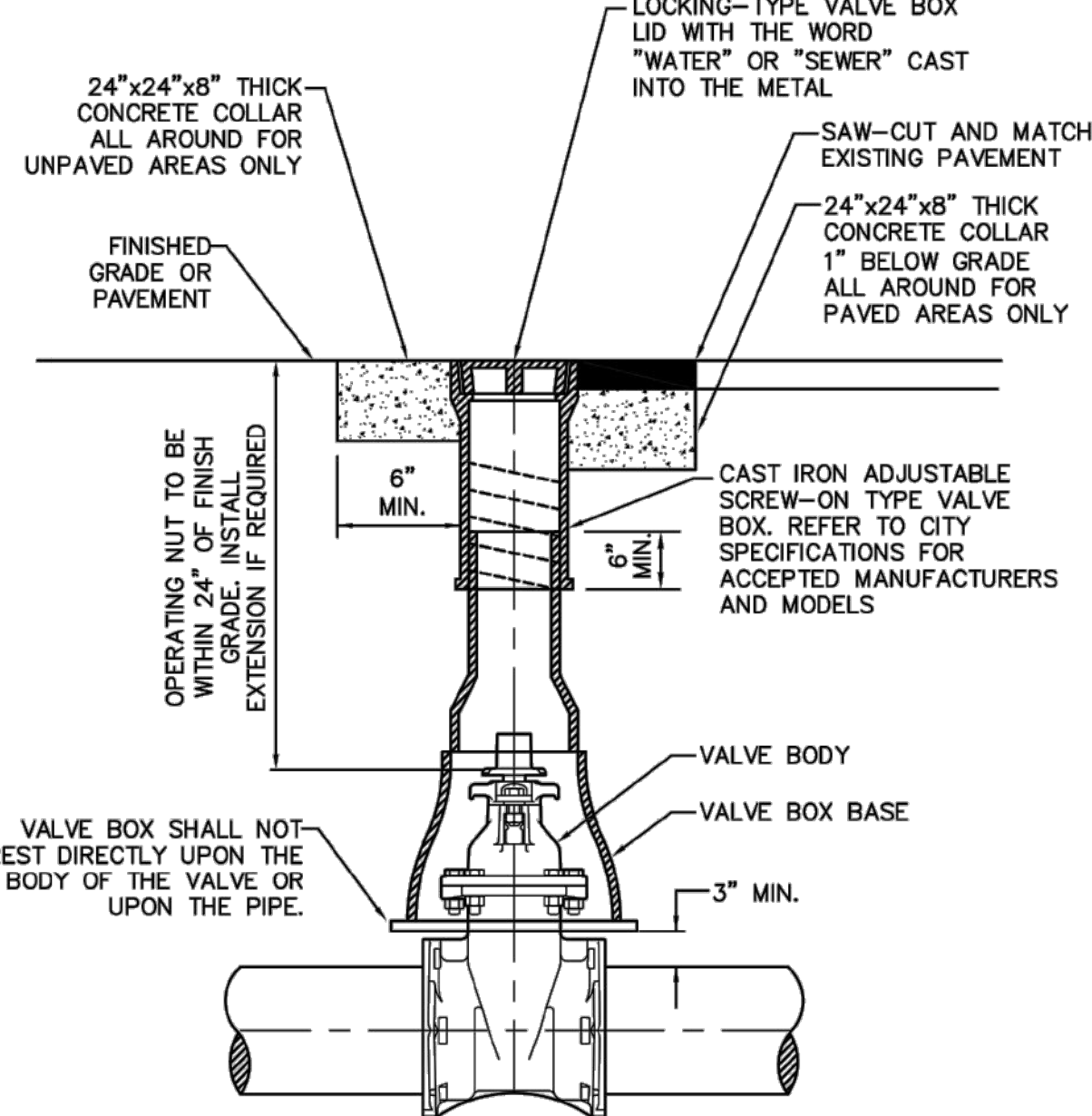
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.




UTILITY CROSSING USING JOINT DEFLECTIONS

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

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1 05/10/23 PDB SIGN OFF	F.C.
2 02/29/24 PDB SIGN OFF	AG
3 06/13/24 PDB SIGN OFF	C.C. AG

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

ALEX MUSHTEY

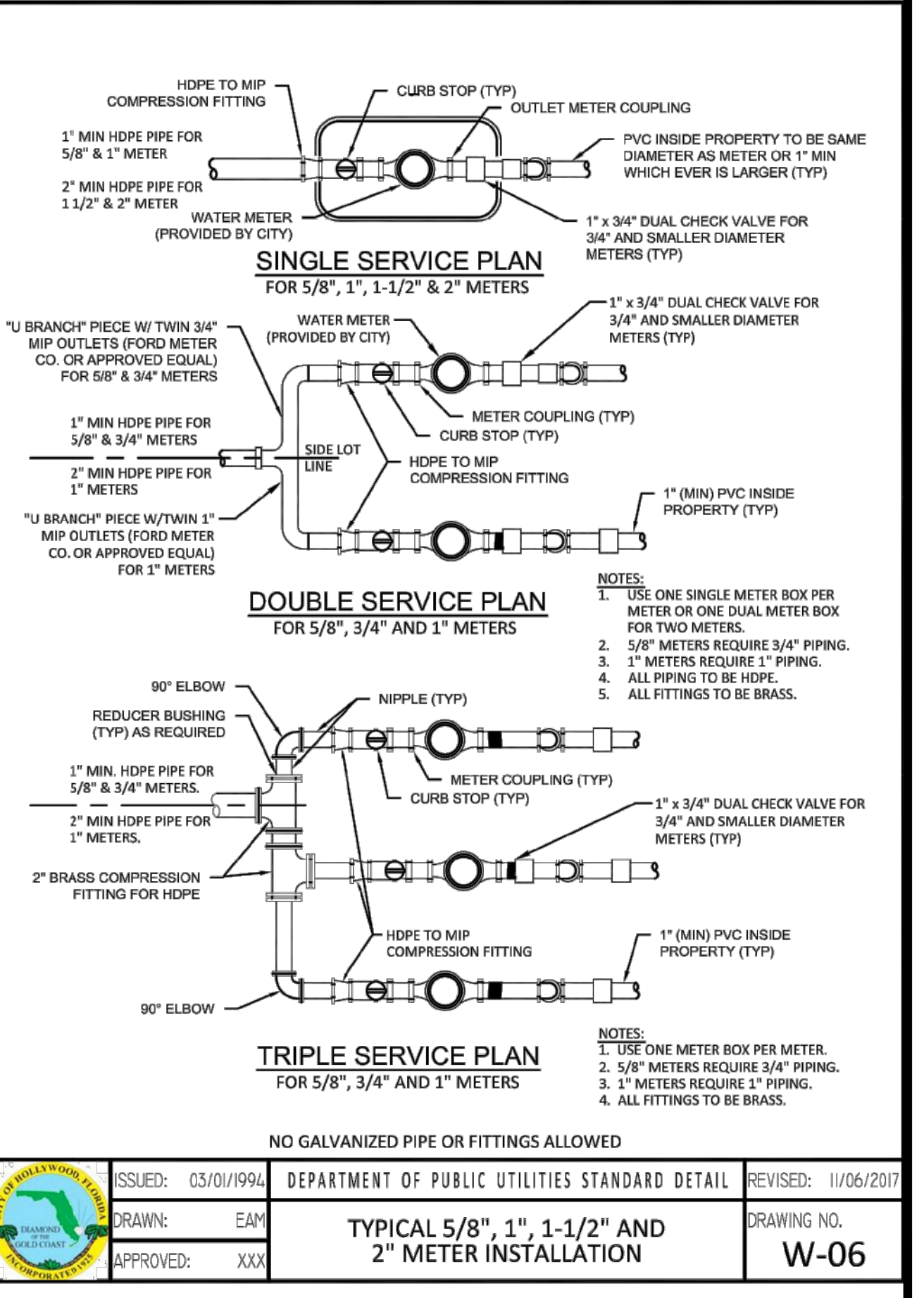
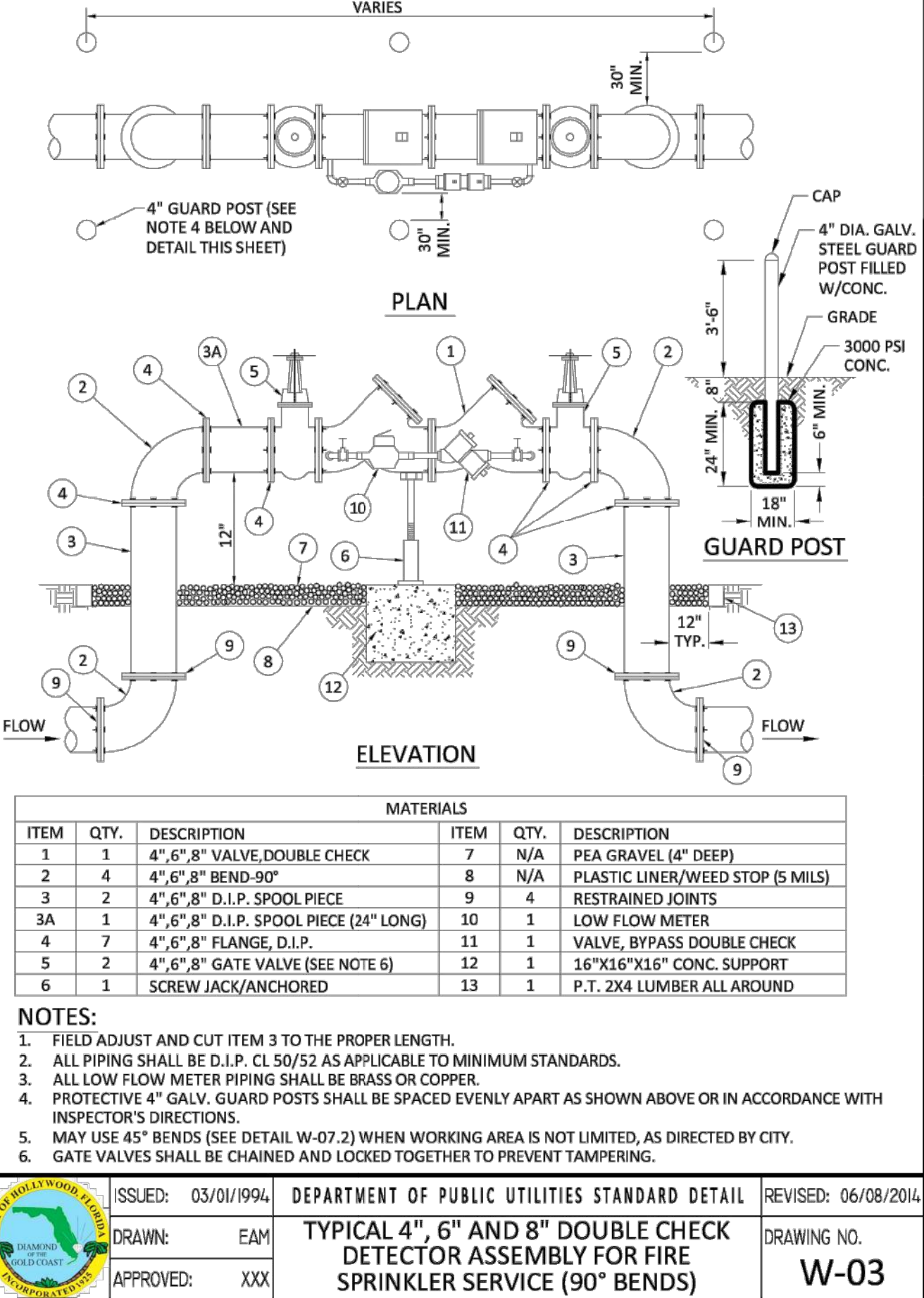
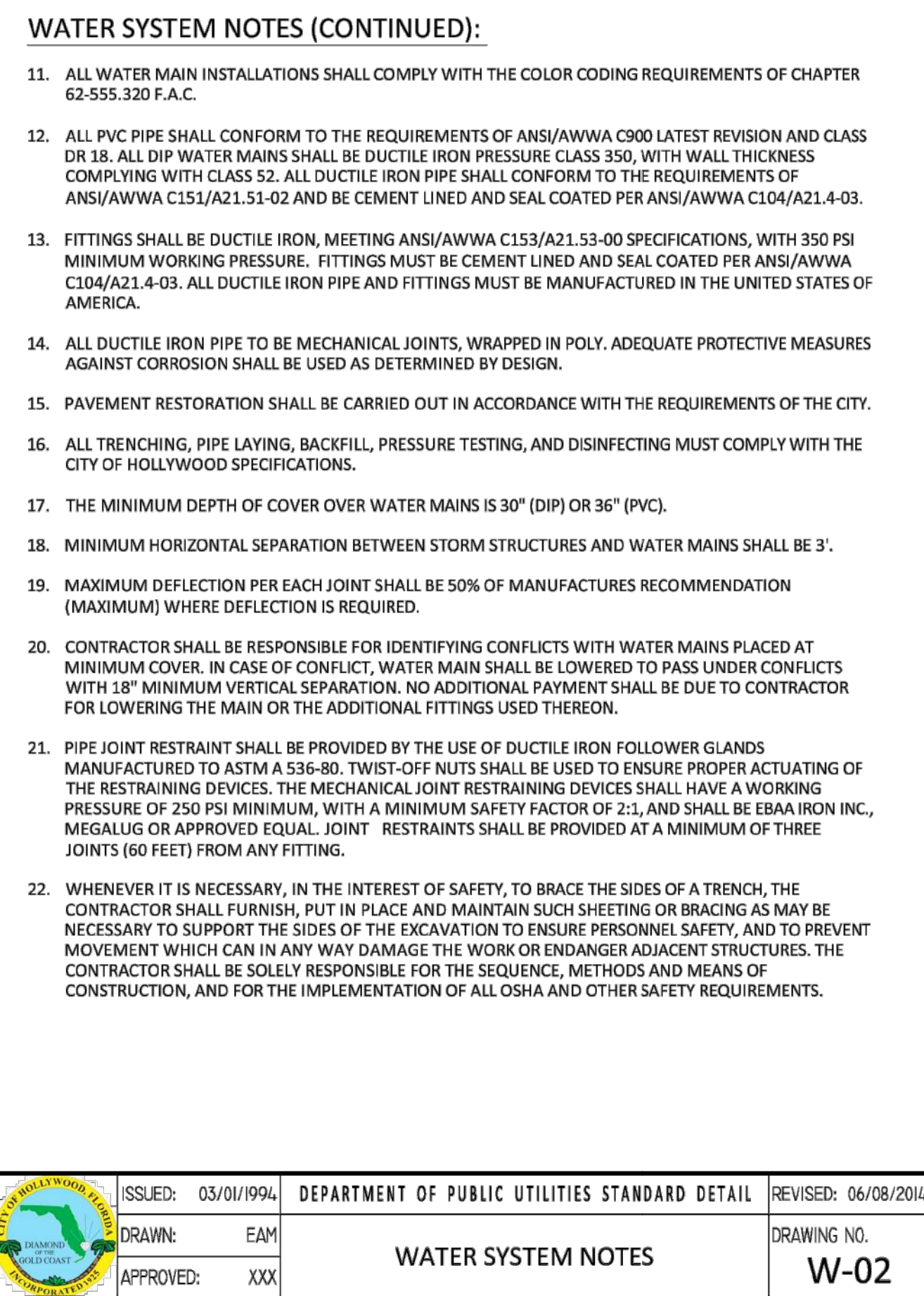
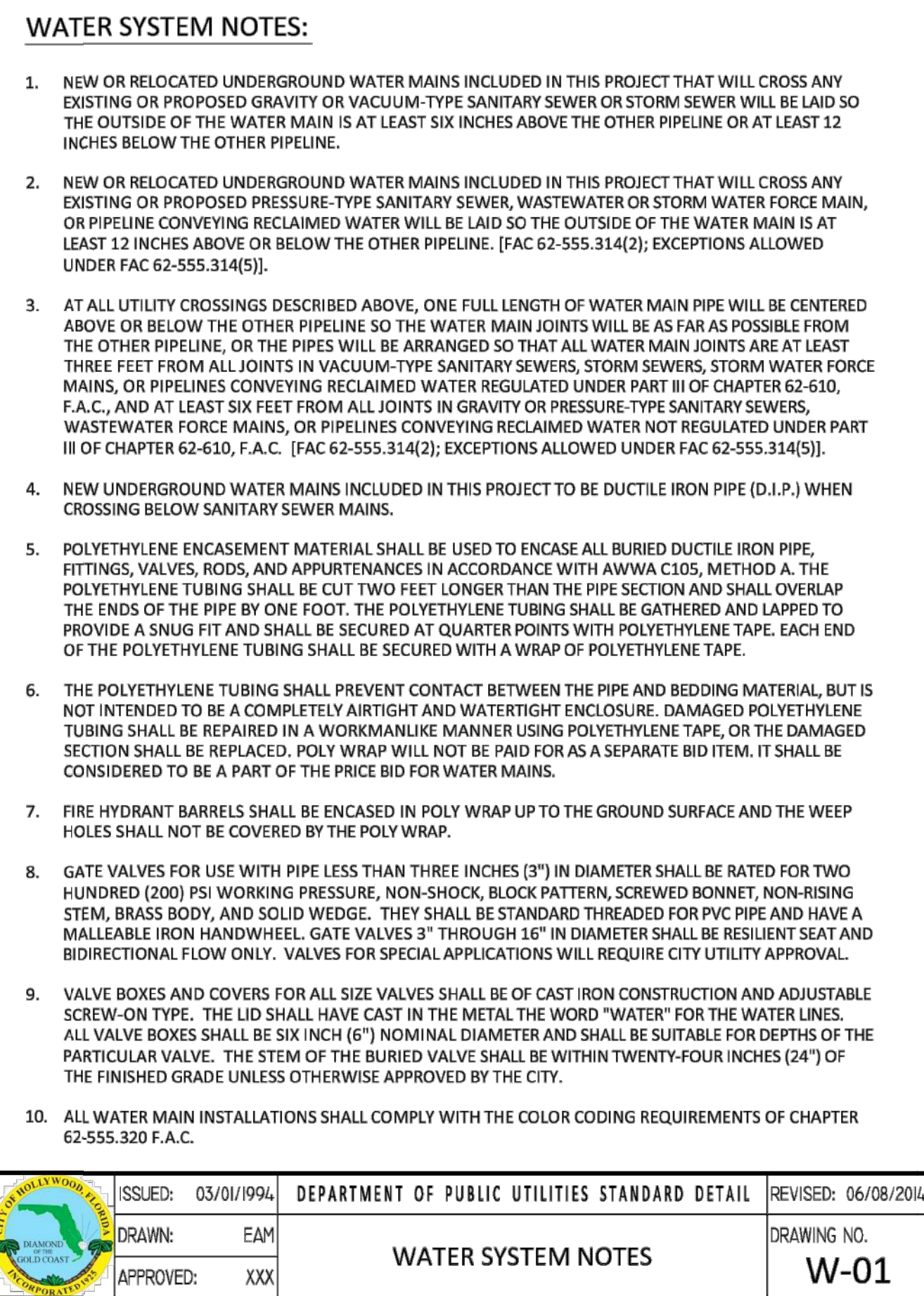
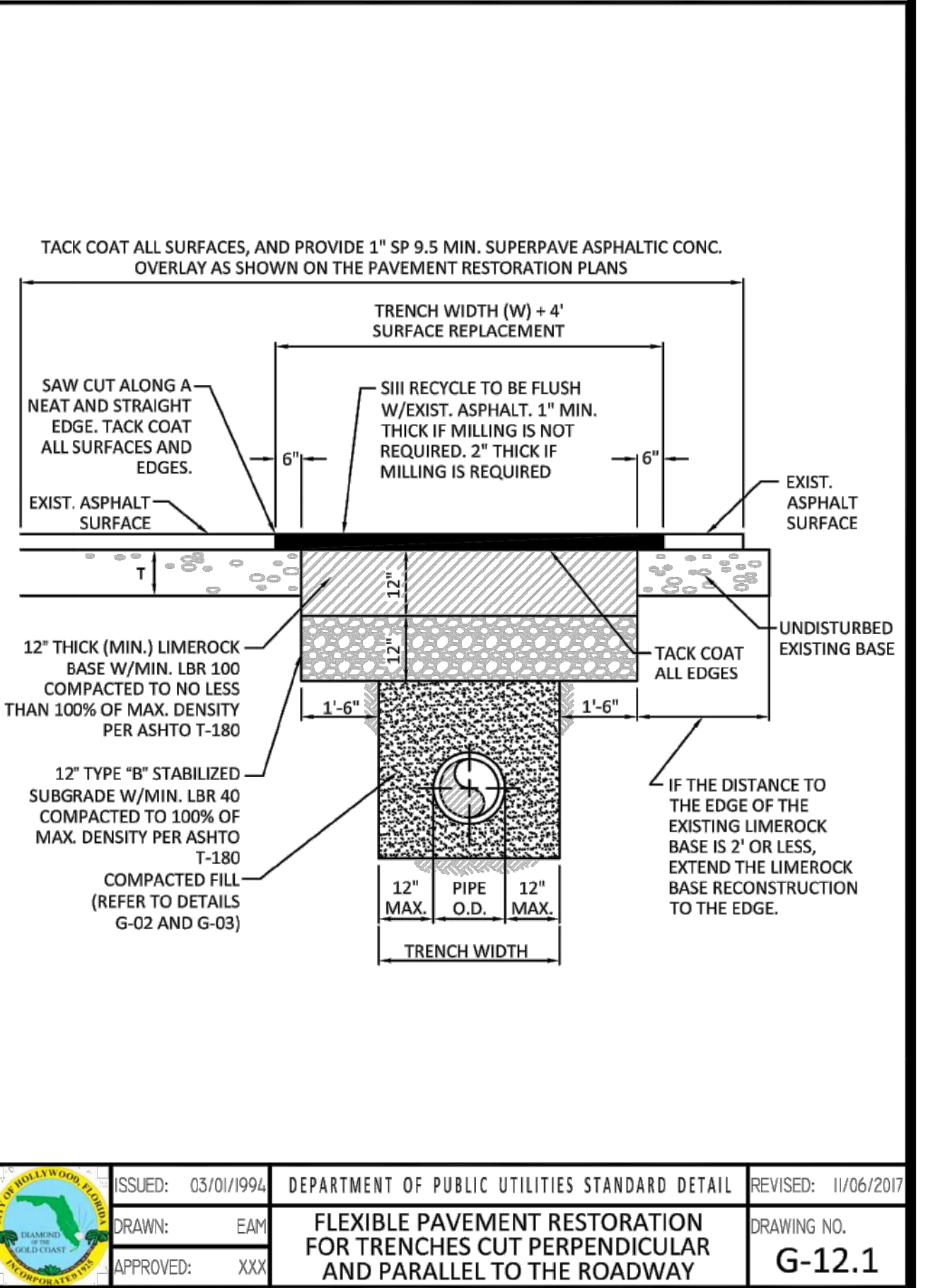
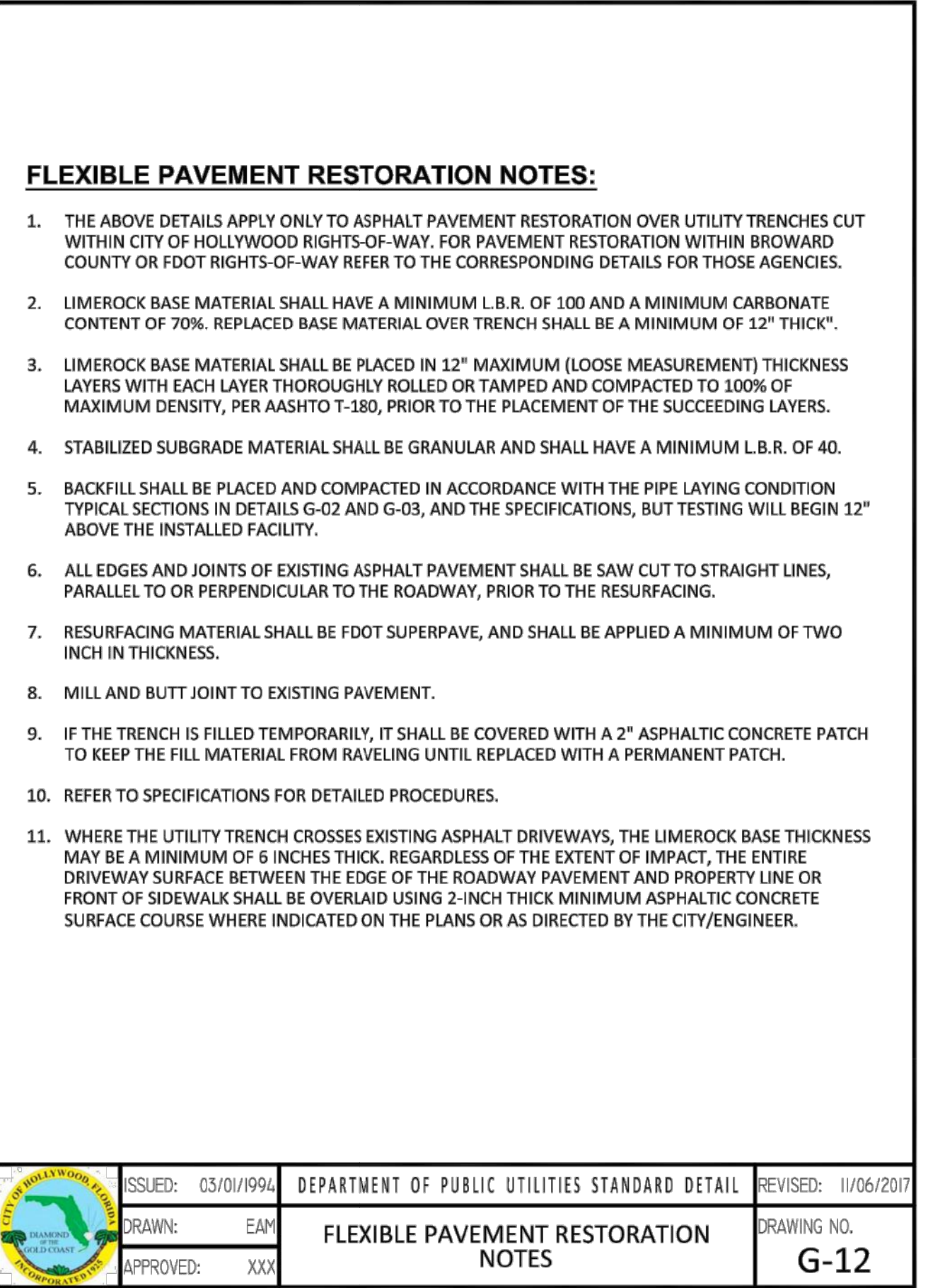
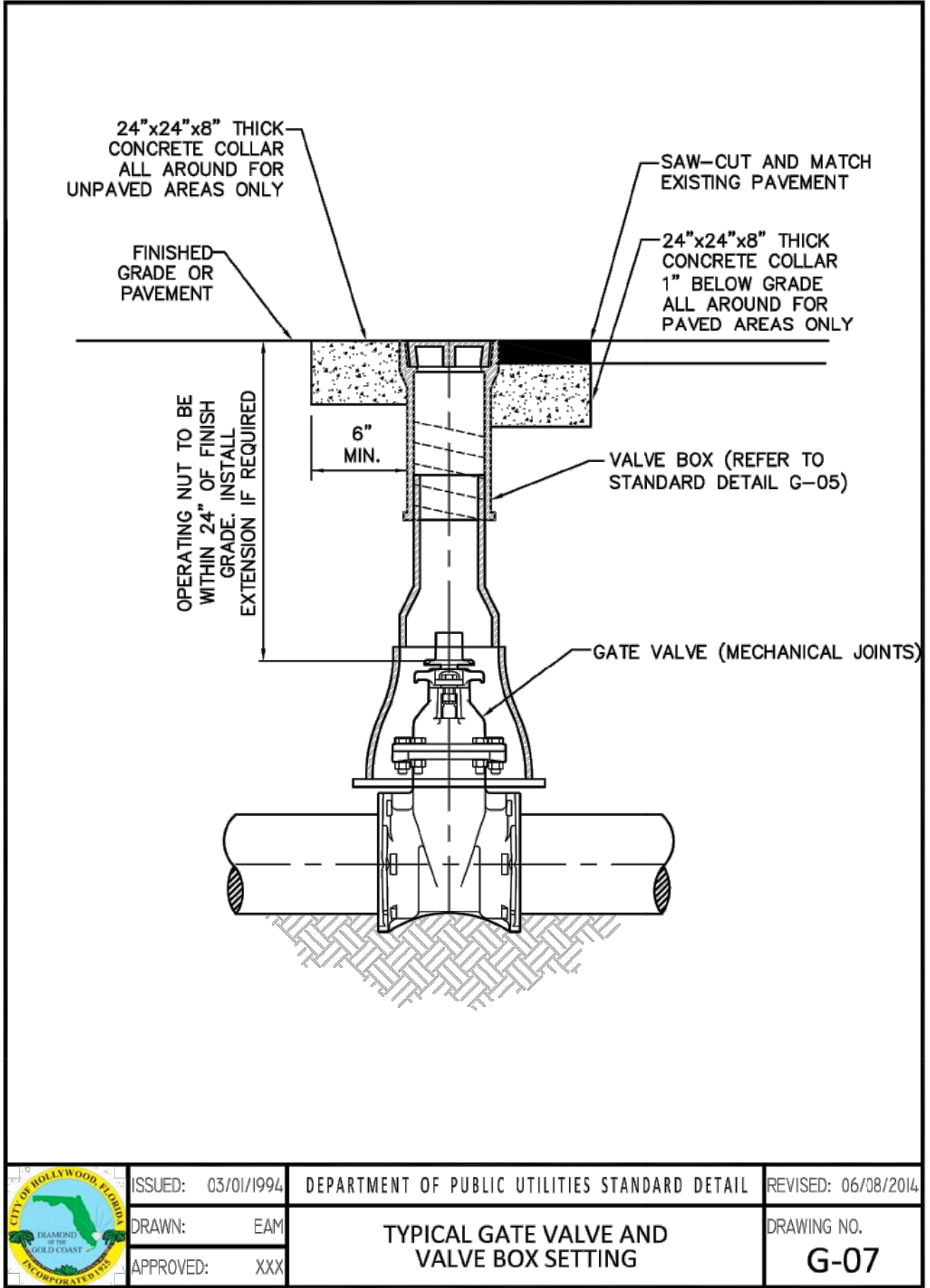
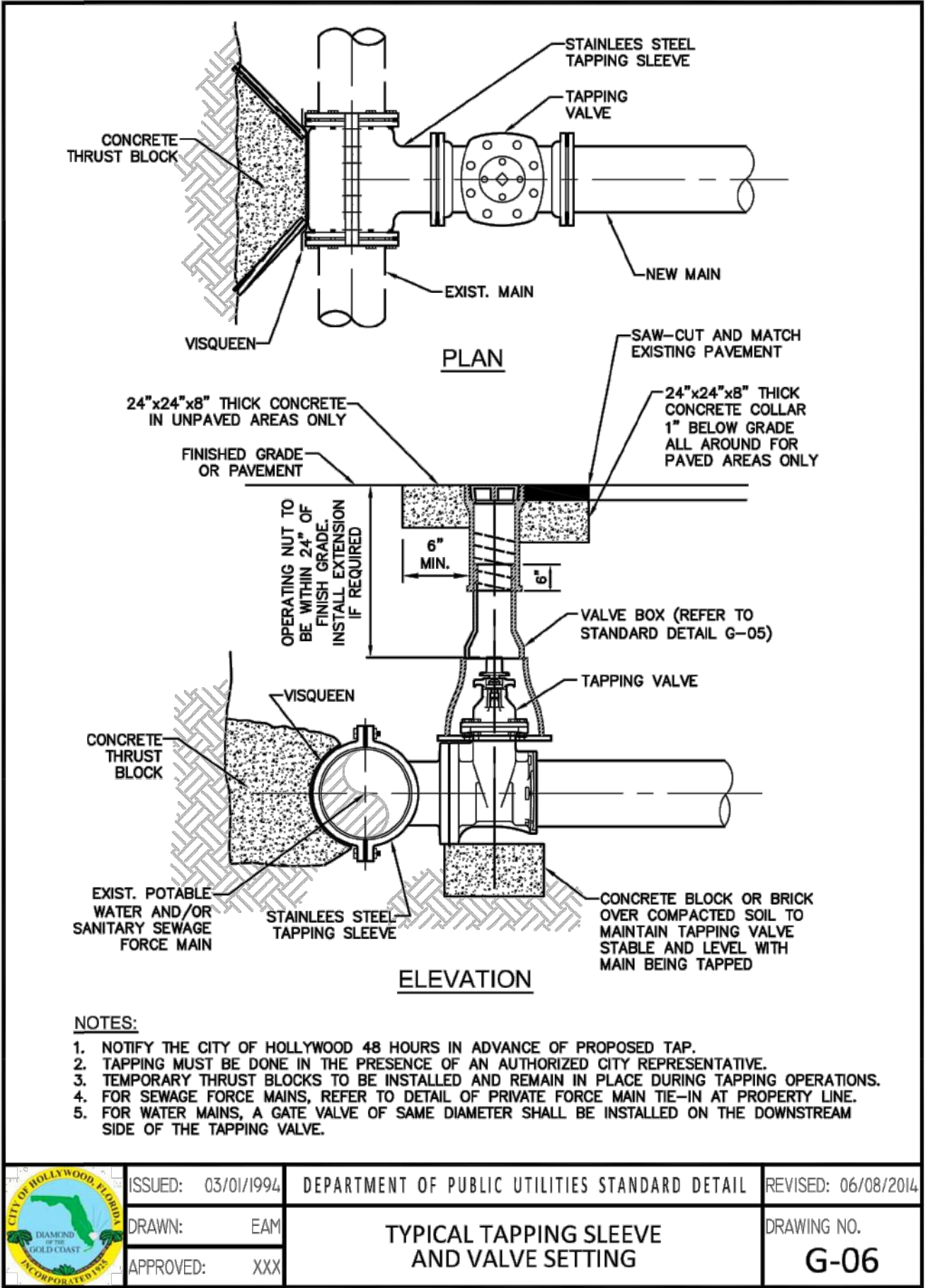
1735-1739 JACKSON STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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

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OF SHEETS



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1. 05/10/23 PDB SIGN OFF	F.C.
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PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
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HOLLYWOOD, FL 33020

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