PLANNING DIVISION

File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3347

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

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

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

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

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE ((CHECK ONE):

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

Date of Application: _____

Location Address: 2110 & 2114 Adams Street and 810 S. Dixie Highway
Lot(s): See Exhibit 1 Block(s): Exhibit 1 Subdivision: Exhibit 1
Folio Number(s): Exhibit 1
Zoning Classification: DH-3 Land Use Classification: RAC
Existing Property Use: Storage Sq Ft/Number of Units: N/A
Is the request the result of a violation notice? ( ) Yes (x) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

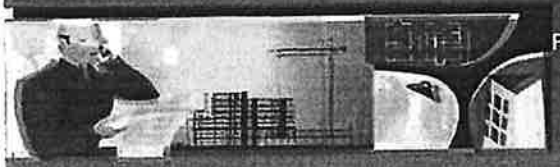
☒ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Site Plan-Mixed Use

Number of units/rooms: 96 Units-107,573 s.f Sq Ft: Comm = 4,883 +/- s.f
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes (x)No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Hollywood CRA
Address of Property Owner: _____
Telephone: _____ Fax: _____ Email Address: _____
Name of Consultant/Representative/Tenant (circle one): Barbara Hall
Address: Greenberg Traurig/401 E. Las Olas Blvd. Telephone: 954-768-8236
Fax: 954-759-5536 Email Address: HallB@gtlaw.com
Date of Purchase: _____ Is there an option to purchase the Property? Yes (x) No ( )
If Yes, Attach Copy of the Contract. contract
List Anyone Else Who Should Receive Notice of the Hearing: Jorge Camejo
Executive Director, Hollywood CRA Address: 1948 Harriston St., Hollywood, Fl 33020
Email Address: Jcamejo@hollywoodfl.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 6/2/2023

PRINT NAME: JORGE CAMEJO Date: 6/2/2023

Signature of Consultant/Representative: Barbara A Hall Date: 2/1/23

PRINT NAME: BARBARA A. Hall Date: _____

Signature of Tenant: n/a Date: _____

PRINT NAME: n/a 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 06 day of 02/2023

Notary Public

LISA ANN LIOTTA
MY COMMISSION # GG 985743
EXPIRES: May 7, 2024
Bonded Thru Notary Public Underwriters

_____
Signature of Current Owner

JORGE CAMEJO
Print Name

State of Florida
My Commission Expires: 05/07/2024 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

Exhibit 1

Lots, Blocks and Subdivision:

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio Numbers:

5142 1601 1180
5142 1601 1190
5142 1621 0050
5142 1621 0060

Excerpts From Purchase and Sale Agreement between Adams Street Residential, LLC and the Hollywood CRA

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("**Agreement**") is dated and entered into as of the date that the Agreement has been fully executed, which is [8/2], 2022 ("**Effective Date**"), by and between the **Hollywood Community Redevelopment Agency** ("**CRA**"), and **Adams Street Residential, LLC**, a Florida limited liability company, and/or its permitted assigns ("**Purchaser**"). Purchaser, together with the CRA, may sometimes be referred to as the "**Parties**", and each separately as a "**Party**". The CRA and Purchaser, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, agree as follows:

1. THE PROPERTY

Subject to the terms and provisions of this Agreement, the CRA agrees to sell to Purchaser, and Purchaser agrees to purchase from the CRA an approximately 0.8437-acre parcel of real property located at 810 South Dixie Highway (Folio No. 5142 16 01 1190); 2110 Adams Street (Folio No. 5142 16 21 0050); 2114 Adams Street (Folio No. 5142 16 21 0060) and 2122 Adams Street (Folio No. 5142 16 01 1180), in the City of Hollywood, County of Broward, State of Florida, as more particularly described in **Exhibit "A"** ("**Land**"), together with CRA's rights in and to (i) all strips and gores of land lying adjacent to the Land, (ii) all easements, privileges, mineral rights, riparian and other water rights, lands underlying any adjacent streets or roads, (iii) improvements located on the Land and appurtenances pertaining to or accruing to the benefit of the Land owned and possessed by the CRA; and (iv) development rights and permits, utility rights, storm water capacity reservations, impact fee credits, or similar intangible rights related to Property ((i)-(iv) collectively "**Intangible Rights**", and collectively with the Land referred to as "**Property**").

2. PURCHASE PRICE

The total purchase price for the Property shall be $975,000.00 ("**Purchase Price**"), of which $725,000.00 shall be paid to the CRA in cash at Closing (defined below), subject to the prorations provided for in this Agreement. The remining $250,000.00 shall be held in escrow at and following Closing as necessary to reimburse the Purchaser for the costs of remediating environmental contamination on the Property, and any remaining escrow funds not used for remediation shall be transmitted to the CRA as further described in Section 11(f).

3. DEPOSITS

(a) Initial Deposit. Within three business days after the Effective Date, Purchaser shall pay an initial deposit of $10,000.00 "**Initial Deposit**") in escrow with a national title insurance company mutually agreeable to Purchaser and the CRA ("**Escrow Agent**") subject to the provisions of Section 15(e).

(b) Additional Deposit. Within five business day after expiration of the Due Diligence Period, as described in Section 4 of this Agreement, Purchaser shall deposit into escrow with the Escrow Agent the additional sum of ($25,000.00) ("**Additional Deposit**"). The Initial Deposit and the Additional Deposit when referred to collectively shall be described as "the Deposits".

The Parties have executed this Agreement as of the date written below.

PURCHASER:

Adams Street Residential, LLC,
a Florida Limited Liability Company

By: _____

Name: Shalom Zagelbaum

Title: Manager

Date: 6/21/2022

By _____

Name: Jeffrey Zagelbaum

Title: Manager

Date: 6/21/2022

CRA (Seller)

HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY

By: _____

Name: JORGE CAMEJO

Title: EXEC. DIRECTOR

Date: 7/17/12

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the Hollywood, Florida Community Redevelopment Agency only.

_____

Douglas R. Gonzales DYH
General Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

Folio No. 5142 16 01 1190; Folio No. 5142 16 21 0050;
Folio No. 5142 16 21 0060; Folio No. 5142 16 01 1180

Legal to be obtained by Buyer and approved by CRA with preparation of survey by Purchaser

GT GreenbergTraurig

Barbara A. Hall
Tel 954.768.8236
Fax 954.765.1477
hallb@gtlaw.com

February 6, 2023

Carmen Diaz
Division of Planning and Urban Design
2600 Hollywood Boulevard
Hollywood, FL 33021

Re: 810 Dixie Highway – Site Plan Application/ Title Information

Dear Ms. Diaz

The City's checklist for site plan submittal to Preliminary TAC requires submittal of an Ownership and Encumbrance search along with hard copies of the documents.

As you may be aware, the property at 810 Dixie Highway which is the subject of the application is owned by the Hollywood CRA and is subject to a Purchase and Sale Agreement between Adams Street Residential LLC and the Hollywood CRA. However, because Parcel 1 of the property as described below:

> *The East 150 feet of Lots 4 and 5 of the Amended Plat of Hollywood Little Ranches according to the plat thereof, recorded in Plat Book 1, Page 26 of the public records of Broward County, Florida*

was conveyed to the CRA by a Warranty Deed with an incomplete legal description, it will be necessary for us to bring a Quiet Title Action to reform that deed.

Therefore, at this time the best we will be able to do is provide the attached title commitment showing in Schedule A Item 4 of the Title Commitment, that according to Fidelity Title, title to Parcels 2, 3 and 4 are clearly held by the CRA but title to Parcel 1 cis held as follows:

> *Downtown Hollywood Community Redevelopment Agency, a/k/a Hollywood Community Redevelopment Agency, a/k/a Downtown Hollywood CRA, subject to the possible interest of General Automotive Center, Inc., a dissolved Florida corporation, as to Parcel 1.*

Copies of the exceptions to title are attached. In view of these circumstances we ask this letter, the current Title Commitment and hard copies of the exceptions showing all encumbrances be accepted for processing the site plan.

City Attorney, Doug Gonzales, Deputy City Attorney Damaris Henlon and CRA Director Jorge Camejo are aware of this situation and Mr. Camejo has executed the General Application on behalf of the CRA.

Best regards,

Barbara A. Hall

cc: Jorge Camejo, Executive Director, Hollywood CRA
Douglas R. Gonzalez, City Attorney
Damaris Henlon, Deputy City Attorney

Fidelity National Title Insurance Company

Transaction Identification Data for reference only:
Greenberg Traurig, P.A.
401 East Las Olas Boulevard, Suite 2000
Ft. Lauderdale, FL 33301
ALTA Universal ID:
LOAN ID Number:
Issuing Office File Number: Adams Street from Hollywood
(Use for AgentTRAX documents)
Property Address: 810 S. Dixie Highway
Hollywood, FL 33020 2110 Adams Street
Hollywood, FL 33020 2114 Adams Street
Hollywood, FL 33020 2122 Adams Street
Hollywood, FL 33020
Order No.: 10615871
Revision Number: 3 - February 3, 2023

Fidelity National Title Insurance Company

SCHEDULE A
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: 01/26/2023 at: 11:00 PM

2. Policy or Policies to be issued:

   A. 2021 ALTA Owner's Policy with Florida Modifications
   Proposed Insured: Adams Street Residential, LLC, a Florida limited liability company
   Proposed Amount of Insurance: $750,000.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.):

   Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:

   Downtown Hollywood Community Redevelopment Agency, a/k/a Hollywood Community Redevelopment Agency, a/k/a Downtown Hollywood CRA, subject to the possible interest of General Automotive Center, Inc., a dissolved Florida corporation, as to Parcel 1

   Downtown Hollywood Community Redevelopment Agency, a/k/a Hollywood Community Redevelopment Agency, a/k/a Downtown Hollywood CRA, as to Parcels 2, 3 and 4

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: _____
Authorized Officer or Agent

Fidelity National Title Insurance Company

SCHEDULE B SECTION I
REQUIREMENTS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Duly executed Quit Claim Deed from General Automotive Center, Inc., a dissolved Florida corporation, Grantor, to Downtown Hollywood Community Redevelopment Agency, Grantee, conveying the land described as Parcel 1 on Schedule A hereof. This deed shall recite that it is being executed and delivered in furtherance of the winding up of the affairs of the dissolved corporation.

      NOTE: That certain Warranty Deed recorded in Official Records Book 39831, Page 1801, omitted the Block in the legal description, and omitted Lot 5 (described in the legal description as "S".) That certain Warranty Deed recorded in Official Records Book 40405, Page 762, which purported to correct the legal description, did not correct the erroneous Lot "S" and it was not re-executed, was not re-witnessed and was not re-acknowledged. Therefore, a Quit Claim Deed from the now dissolved corporation is required to correct the title.

   B. Duly executed Warranty Deed from Downtown Hollywood Community Redevelopment Agency, a/k/a Hollywood Community Redevelopment Agency, a/k/a Downtown Hollywood CRA, an agency of the City of Hollywood, Florida, under the laws of the State of Florida, to Adams Street Residential, LLC, a Florida limited liability company, conveying the land described in Schedule A hereof, which Deed shall have attached to it a certified copy of the Resolution of the grantor stating that it has been resolved, pursuant to a duly held meeting of its governing body, that: (1) the land described in Schedule A has been determined to be unnecessary for its public purposes; (2) the governing body has determined that disposal of said land is in the best interest of the public; and (3) authorizing conveyance of the land described in Schedule A to Adams Street Residential, LLC, a Florida limited liability company, by the individual executing said Deed, pursuant to the applicable Florida Statutes; and (4) said deed to specifically release any automatic reservation and right of entry in accordance with Florida Statute Section 270.11, otherwise this commitment and policy when issued will take exception to such mineral interests.

5. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

   Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

SCHEDULE B SECTION I
Requirements continued

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.

8. Satisfactory survey, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.

9. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

10. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

11. Proof of payment, satisfactory to the Company, of the unpaid taxes for the year 2006 in the gross amount of $15,219.70 under Property ID Number 514216-21-0050.

NOTE: 2022 Real Property Taxes are reported as EXEMPT under Property ID Number 514216-01-1190.

NOTE: 2022 Real Property Taxes are reported as EXEMPT under Property ID Number 514216-21-0050.

NOTE: 2022 Real Property Taxes are reported as EXEMPT under Property ID Number 514216-21-0060.

NOTE: 2022 Real Property Taxes are reported as EXEMPT under Property ID Number 514216-01-1180.

END OF SCHEDULE B SECTION I

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

3. Standard Exceptions:

   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

5. Reservations in favor of Downtown Hollywood Community Redevelopment Agency, a/k/a Hollywood Community Redevelopment Agency, a/k/a Downtown Hollywood CRA, an agency of the City of Hollywood, Florida, under the laws of the State of Florida, of an undivided three-fourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Deed to Adams Street Residential, LLC, a Florida limited liability company, recorded in Instrument #_____, created pursuant to Section 270.11, Florida Statutes. NOTE: This exception will be deleted upon compliance with Item 4(B)(4) on Schedule B - Section I.

6. Easement for ingress and egress over the South 12 feet of the East 150 feet of Lots 4 and 5, Block "M", of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, as set forth in the Warranty Deed recorded in Official Records Book 553, Page 478, together with covenants, provisions and other matters regarding said easement for

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

ingress and egress as set forth in the Agreement recorded in Official Records Book 571, Page 319, (Parcels 1 and 4)

7. Easement Agreement recorded May 27, 1960, in Official Records Book 1937, Page 334. (Parcels 1 and 4)

8. Ordinance No. 2005-18 recorded July 15, 2005, in Official Records Book 40082, Page 1783.

9. Ordinance No. 2005-18 recorded July 15, 2005, in Official Records Book 40082, Page 1789.

10. Easement in favor of Florida Power & Light Company recorded December 13, 2018, in Instrument #115501729. (Parcel 4)

11. Easements contained in the Plat of W.B. SYMMES SUBDIVISION, recorded in Plat Book 7, Page 7, of the Public Records of Broward County, Florida. (Parcel 2 and 3)

12. Easement for utilities reserved in the Warranty Deed recorded January 8, 1924, in Deed Book 27, Page 372. (Parcel 2)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Searched By: Elio Medina | Elio.Medina@fnf.com

END OF SCHEDULE B SECTION II

Fidelity National Title Insurance Company

EXHIBIT "A"

Parcel 1:

The East 150 feet of Lots 4 and 5, Block "M", of AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 2:

Lots 6 and 7 of W.B. SYMMES SUBDIVISION, according to the Plat thereof, recorded in Plat Book 7, Page 7, of the Public Records of Broward County, Florida.

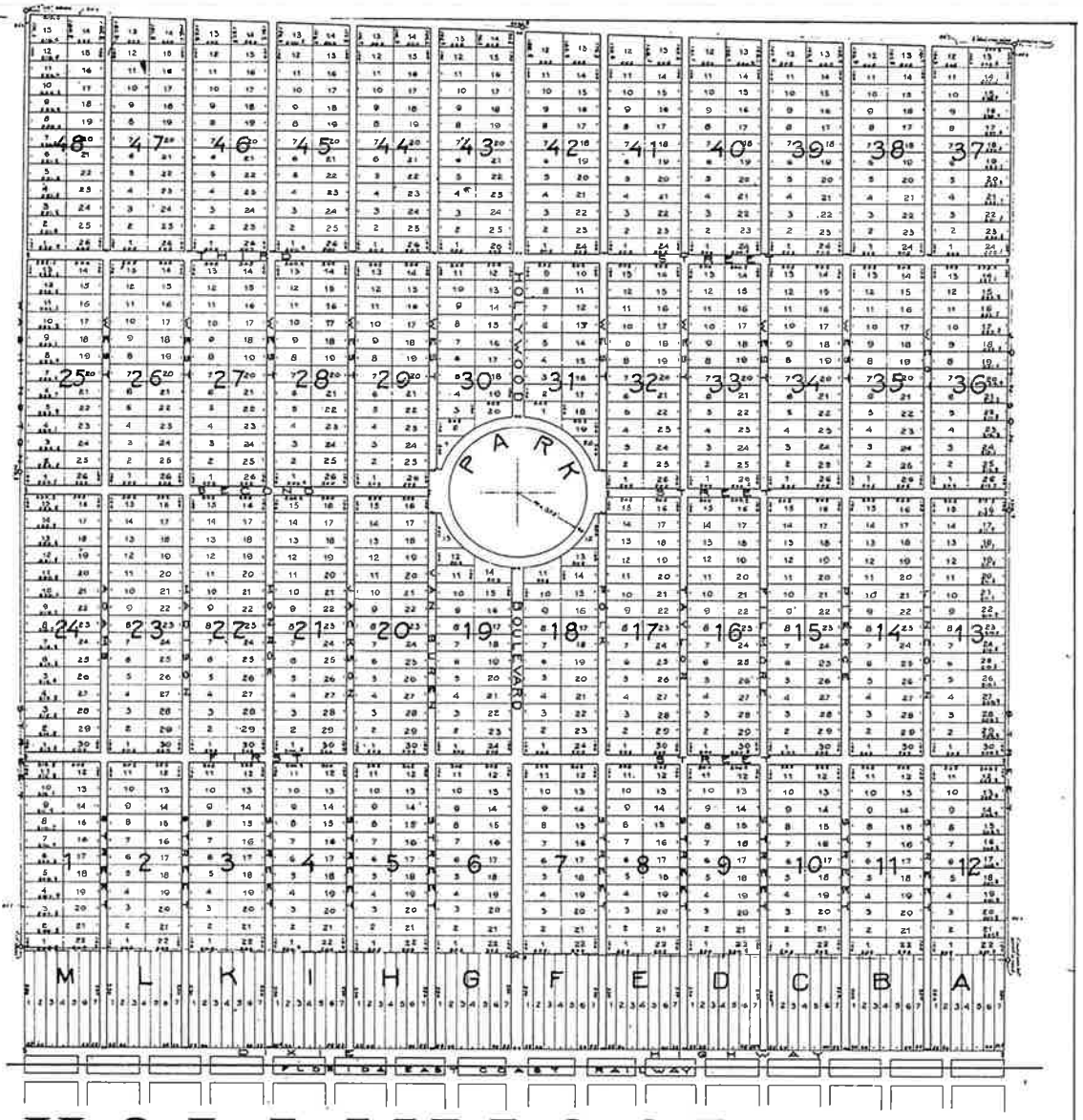
Parcel 3:

Lot 8 of W.B. SYMMES SUBDIVISION, according to the Plat thereof, recorded in Plat Book 7, Page 7, of the Public Records of Broward County, Florida.

Parcel 4:

Lots 4 and 5, less the East 150 feet thereof, and less the West 330 feet thereof, Block "M", of AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



HOLLYWOOD LITTLE

HOLLYWOOD LAND & WATER COMPANY. RANCHES

A SUBDIVISION OF SECTION SIXTEEN (16), in Township Fifty-one (51) South, of Range forty-two (42) East, described as follows, to wit:

Beginning at the northwest corner of said section, running thence south upon and along the west line of said section, fifty-four hundred fifty-two and eight tenths (5452.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-three hundred sixteen and four tenths (5316.4) feet to the place of beginning, as shown by the within plat: AND A Subdivision of BLOCK Ninety-six (96) of the original plat of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows, to-wit:- Beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northwest corner of said section, thence easterly upon and along the north line of said Section five hundred twelve (512) feet to a point one hundred (100) feet westerly from the ℄ of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-three hundred ninety seven and four tenths (5397.4) feet to the southerly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

1734

State of Florida } ss
Broward County. }

Know all men by these presents; that the Hollywood Land and Water Company, a corporation under the Laws of Florida, has caused to be made the above plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, Range forty-two (42) east, and Block ninety-six (96) of the original plat of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plat.

Hollywood Land and Water Company,
by D.C. Nevin Vice-President.
Attest: Lillian Allen Secretary.

State of Florida } ss.
County of Dade }

I, H.H. Mehaffey a Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, D.C. NEVIN and LILLIAN ALLEN to me well known to be, respectively, the President and Secretary of the Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of "Hollywood Little Ranches" together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in the said County and State this Thursday of July A.D. 1922.

My commission expires on the 23 day of May, 1926. H.H. Mehaffey Notary Public.

I, the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by me in a recent survey in due conformity to the established boundaries of said lands; that the dimensions shown are from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By Francis C. Ainsley
License No 272

1-26
1734
7-8-22

REC. 553 PAGE 476

CLS-Form 100

608395

WARRANTY DEED
(STATUTORY)

THIS INDENTURE, Made this 17 day of January A.D.19 56
BETWEEN FRANK J. KOS and SOPHIE K. KOS, his wife,

of the County of Dade , in the State of Florida, first parties and
Harold A. Babes and Malvina Babes husband and wife
2435 Taylor Street, Hollywood, Florida
of the County of , in the State of Florida, second part .

WITNESSETH, That the said first parties, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to them in hand paid by the said second parties, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said second parties, their heirs and assigns forever, all that certain parcel of land, lying and being in the County of Broward and State of Florida more fully described as:

Lots 4 & 5, less the East 150 feet thereof, of Block "M" of HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof recorded in Plat Book 1, page 26, of the Public Records of Broward County, Florida.

Together with an easement over the South 12 feet of the East 150 feet of Lots 4 & 5 of Block "M" of HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof- recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida, for the purpose of egress and ingress to the above premises, to be used in common with the owner or lessor of the East 150 feet, which easement is subject to that certain lease and mortgage between Grantors and Gulf Oil Corp. dated April 12, 1955, and are recorded in the Public Records of Broward County, Florida.

Subject to reservations, restrictions, conditions, limitations and easements of record, if any, and to taxes due in and after the year 1956.

and the said first parties do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in presence of us:

Ann Sanders — Frank J. Kos (Seal)

Ann Sanders — Sophie K. Kos (Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared FRANK J. KOS and SOPHIE K. KOS, his wife

to me well known to be the persons described in and who executed the foregoing deed and they acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of January A.D.19 56

My commission expires:

Notary Public, State of Florida at Large
My commission expires March 31, 1958
Bonded by American Surety Co. of N. Y.

Ann Sanders
Notary Public, State of Florida

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

Abrams, Anton & Ross

CANCELLED FEB 8 1956

1.75

FEB 24 10 41 AM 1956

O.R. REC. 571 PAGE 319

704661

A G R E E M E N T

THIS AGREEMENT made and entered into this 16 day of February, 1956, by and between HAROLD BABES and MALVINA BABES, his wife, as owners of Lots four (4) and five (5), less the East one hundred fifty (150) feet thereof, Block "M", HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, hereinafter called the first parties, and FRANK J. KOS and SOPHIE K. KOS, his wife, as the owners of the East one hundred fifty (150) feet of said lots, hereinafter called the second parties,

WITNESSETH:

For and in consideration of the mutual covenants herein contained, the parties do hereby stipulate and agree as follows:

1. That each of the parties, his heirs, successors and assigns, as the respective owners of the properties described above, will contribute equally to the maintenance and repair of the easement area, being the South twelve (12) feet of the East one hundred fifty (150) feet of lots four (4) and five (5), Block "M", HOLLYWOOD LITTLE RANCHES, according to the amended plat thereof recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida.

2. That when either party determines that the said easement area is in need of repairs, said party shall submit to the other party estimates of the cost of such repairs obtained from two (2) licensed paving contractors of the City of Hollywood, Florida, stating the sums necessary to repair such road, such notice to be mailed by registered mail to the address listed upon the tax rolls of Broward County, Florida, for the person entitled to such notice. The person receiving such notice shall, within thirty (30) days, either accept or reject either of the bids, and in the event of rejection of both bids, shall submit by registered mail a bid of another licensed paving contractor, which bid shall be for comparable work at a price not higher than the lowest bids previously submitted. Failure to accept or reject a bid or to submit another bid shall give the person submitting the bids the option of having the repairs or improvements done by either of the contractors whose bids were submitted, on the basis of such bids, and the person failing to act upon such bids shall then be liable for one-half of the cost of such repairs or improvements, without further notice.

3. Either party to this contract may act to have the easement area improved on the basis set forth above, provided, however, that no improvements shall be contracted for which exceed in cost the minimum requirements for first class roads of the City of Hollywood, Florida, in accordance with the City requirements then in effect.

4. The agreements herein contained are and shall be considered covenants running with the land and shall be binding upon all parties now owning or hereafter owning any interest in said lands, whether legal or equitable, and whether deraigned through the present owners through the State of Florida or through any other person or agency, now and forever.

5. It is expressly understood that the rights and remedies provided in this contract are mutual at this time and it is the express intention of the parties hereto that so long as the requirements of this agreement are fulfilled by the person desiring the repair or improvement, the consent of the other party affected

Harold Babes
P.O. Box 640
Hwd.

REC. 571 PAGE 320

is not necessary.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above mentioned.

IN THE PRESENCE OF:

Ann Sanders

Harold A. Babes (SEAL)

Malvina T. Babes (SEAL)
First Parties

Frank J. Kos (SEAL)

Sophie K. Kos (SEAL)
Second Parties

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 16th day of February 1956 before me personally appeared HAROLD BABES and MALVINA BABES, First Parties, ~~and FRANK J. KOS and SOPHIE K. KOS, Second Parties~~, to me known to be the persons described in and who executed the foregoing Agreement, and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

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

Jeannette M. Dufresne
NOTARY PUBLIC

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires Oct. 26, 1959
Bonded by American Ins & Casualty Co.

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ Dade

I HEREBY CERTIFY that on this 20 day of February 1956, before me personally appeared FRANK J. KOS and SOPHIE K. KOS, Second Parties, to me known to be the persons described in and who executed the foregoing Agreement and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

Witness my signature and official seal at ~~Hollywood~~ Miami, County of ~~Broward~~ and State of Florida, the day and year last aforesaid.

Ann Sanders
NOTARY PUBLIC
Notary Public, State of Florida at Large
My commission expires March 31 1959
Bonded by American Surety Co. of N.Y.

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

60- 55232

OFF. REC. 1937 PAGE 334

EASEMENT AGREEMENT

THIS AGREEMENT made and entered into this 16th day of May, 1960, by and between VETERANS OF FOREIGN WARS HOLLYWOOD-BY-THE-SEA POST #2500, INC., a Florida corporation not for profit, hereinafter referred to as First Party, and HILDA LUBLIN, hereinafter referred to as 943 N. North Lake Dr. Hollywood Second Party, which expressions First Party and Second Party include his, her, or their heirs, executors, administrators, agents or assigns where the context so requires or admits,

WITNESSETH:

WHEREAS the First Party owns and has title to that certain real estate and real property located in Broward County, Florida, hereinafter described as follows:

All of Lot Three (3) in Block M of HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof recorded in Plat Book 1 at Page 26 of the Public Records of Broward County, Florida, and

WHEREAS the Second Party owns and has title to that certain real estate and real property located in Broward County, Florida, hereinafter described as follows:

Lot Four (4) in Block M of HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof recorded in Plat Book 1, at Page 26 of the Public Records of Broward County, Florida, and

WHEREAS the First Party desires to grant to Second Party an easement over a portion of its property, and

WHEREAS the Second Party desires to grant to First Party an easement over certain portions of the property owned by her,

NOW, THEREFORE, in consideration of the mutual grants of easement, and for other good and valuable considerations running from each of the parties to each of the other parties, it is mutually covenanted and agreed as follows.

RETURN TO:
DEBINS, CANNOVA & WATSON
ATTORNEYS AT LAW
1010 HARRISON STREET

1. First Party does hereby grant, assign, and set over to the Second Party an easement for a common driveway over that portion of First Party's property described as follows:

> The North Twelve Feet (N 12') of the East Three Hundred Feet (E 300') of Lot Three (3) in Block M of HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof recorded in Plat Book 1 at Page 26 of the Public Records of Broward County, Florida.

2. The Second Party does hereby grant, assign, and set over to the First Party an easement for a common driveway over that portion of Second Party's property described as follows:

> The South Twelve Feet (S 12') of the East Three Hundred Feet (E 300') of Lot Four (4) in Block M of HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof recorded in Plat Book 1 at Page 26 of the Public Records of Broward County, Florida.

3. The parties do agree that it shall be lawful for the grantees, of easements, their heirs and assigns and their agents and servants and tenants and occupants from time to time of the premises now held by each of them, and any other person or persons for their respective benefits and advantage, at all times freely to pass and repass on foot, or with animals, vehicles, loads or otherwise through and over the properties mutually granted for the purpose of the driveway hereinabove set forth.

4. The Second Party for herself, her heirs and assigns hereby covenants with the First Party, its heirs and assigns, that she, the Second Party, her heirs and assigns, from time to time and at all times hereafter, at Second Party's own expense and cost, will repair and maintain and will keep in repair in a proper, substantial and workmanlike manner, with approved asphalt paving, the said entire twenty-four foot (24') road or way, the right of passing in and over an easement which is hereby granted.

5. That it is understood and agreed by the parties hereto that the presently existing ramp and steps which are located on First Party's property shall be left in exactly the same condition as they presently are.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

VETERANS OF FOREIGN WARS HOLLYWOOD-BY-THE-SEA POST #2500, INC.

By Jack W Childs
Commander

WITNESSES:
Bertha M Storm
Elaine Nunan

Hilda Lublin
HILDA LUBLIN

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I, an officer authorized to take acknowledgments according to the laws of the State of Florida, duly qualified and acting, hereby certify, that Jack Childs, Commander of Veterans of Foreign Wars Hollywood-By-The-Sea Post #2500, Inc., a Florida corporation not for profit, to me personally known, this day acknowledged before me that he executed the foregoing Easement Agreement as such officer of said corporation, and that he affixed thereto the official seal of said corporation; and I further certify that I know the said person making said acknowledgment to be the individual described in and who executed the said instrument.

In witness whereof, I hereunto set my hand and official seal at Hollywood, said County and State this 16th day of May, 1960.

Elaine Nunan
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Nov. 24, 1963
Bonded by American Surety Co. of N. Y.

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

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Hilda Lublin to me known to be the person described in and who executed the foregoing Eastment Agreement and acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 16th day of May, 1960.

Elaine Nunan
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Nov. 24, 1963
Bonded by American Surety Co. of N. Y.

CFN # 105186285, OR BK 40082 Page 1783, Page 1 of 6, Recorded 07/15/2005 at 03:55 PM, Broward County Commission, Deputy Clerk 1032

ORDINANCE NO. 2005-18

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN TEXT ADDRESSING THE HOLLYWOOD DOWNTOWN REGIONAL ACTIVITY CENTER (RAC); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections,

Approved BCC 6/28/05 #112 2pm

Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

plc (6)

recommendations and comments of the Department of Community Affairs were considered; and

WHEREAS, the Board of County Commissioners after due consideration of all matters hereby finds that the following amendment to the 1989 Broward County Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward County Comprehensive Plan; complies with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and is in the best interests of the health, safety and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes an amendment as part of Broward County's permitted first annual amendments to the Plan for 2005;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The 1989 Broward County Land Use Plan is hereby amended by Amendment PCT 05-1, which is an amendment to the 1989 Broward County Land Use Plan addressing the Hollywood Downtown Regional Activity Center (RAC) Text Amendment, as set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. SEVERABILITY.

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 3. EFFECTIVE DATE.

1. The effective date of the plan amendment set forth in this ordinance shall be:

(a) The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Section 163.3184.

(b) The date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184. The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition is filed challenging the amendment.

2. This Ordinance shall become effective as provided by law.

ENACTED June 28, 2005

FILED WITH THE DEPARTMENT OF STATE July 7, 2005

EFFECTIVE July 7, 2005

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EXHIBIT A

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT
PCT 05-1

BROWARD COUNTY LAND USE PLAN

The following areas have been designated Regional Activity Centers within the Broward County Land Use Plan:

Downtown Hollywood Regional Activity Center

Acreage: Approximately ~~384 acres~~ 1,486 acres

General Location: ~~Bound on the west by 22 Avenue extended, on the north by Johnson Street, on the east by 17 Avenue and on the south by Washington Street.~~ Generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.

Density and Intensity of Land Uses:

~~Residential Land Uses 4,500 dwelling units~~
~~Retail Land Uses 530,000 square feet~~
~~Office Land Uses 1,200,000 square feet~~

Residential Land Uses	15,100 dwelling units
Commercial Land Uses	3,280,000 square feet
Office Land Uses	1,500,000 square feet
Community Facilities	390,000 square feet)
Open Space/Recreation	47.3 acres

(The referenced Open Space/Recreation uses shall preserve those open space and recreation land uses existing within the RAC designated area at the time of the effective date of Broward County Land Use Plan amendment PC 05-1/PCT 05-1)

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) will not exceed 8,026 peak hour trips.

NOTE: Underlined line words are proposed additions; ~~strikethrough~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

PCT 05-1 Broward County Land Use Plan
Attachment 1 (continued)

The City shall within one year adopt land development regulations that shall protect residential areas. These land development regulations will require City Commission approval of any development proposals on residentially zoned lands located inside the RAC area which seeks either:

(i) To increase residential density above that permitted under the applicable property's zoned density; or

(ii) To introduce a non-residential use into a residentially zoned area.

The purpose and intent of these land development regulations shall be to protect established residential neighborhood adjacent to the RAC area, while allowing appropriate redevelopment to take place.

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

NOTE: Underlined line words are proposed additions; ~~strikethrough~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-18 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.

(S E A L)

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Deputy Clerk

CFN # 105186286, OR BK 40082 Page 1789, Page 1 of 7, Recorded 07/15/2005 at 03:55 PM, Broward County Commission, Deputy Clerk 1032

2

ORDINANCE NO. 2005-19

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN MAP IN THE CITY OF HOLLYWOOD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

Approved BCC 6/28/05 #11B 2pm

Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

M/C (1)

WHEREAS, the Board of County Commissioners after due consideration of all matters hereby finds that the following amendment to the 1989 Broward County Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward County Comprehensive Plan; complies with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and is in the best interests of the health, safety and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes an amendment as part of Broward County's permitted first annual amendments to the Plan for 2005;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The 1989 Broward County Land Use Plan is hereby amended by Amendment PC 05-1, which is an amendment to the 1989 Broward County Land Use Plan Map located in the City of Hollywood, as set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. SEVERABILITY.

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 3. EFFECTIVE DATE.

1. The effective date of the plan amendment set forth in this ordinance shall be:

(a) The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Section 163.3184.

(b) The date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184. The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition is filed challenging the amendment.

2. This Ordinance shall become effective as provided by law.

ENACTED June 28, 2005

FILED WITH THE DEPARTMENT OF STATE July 7, 2005

EFFECTIVE July 7, 2005

SLC/lt
5/24/05
#05-401.01
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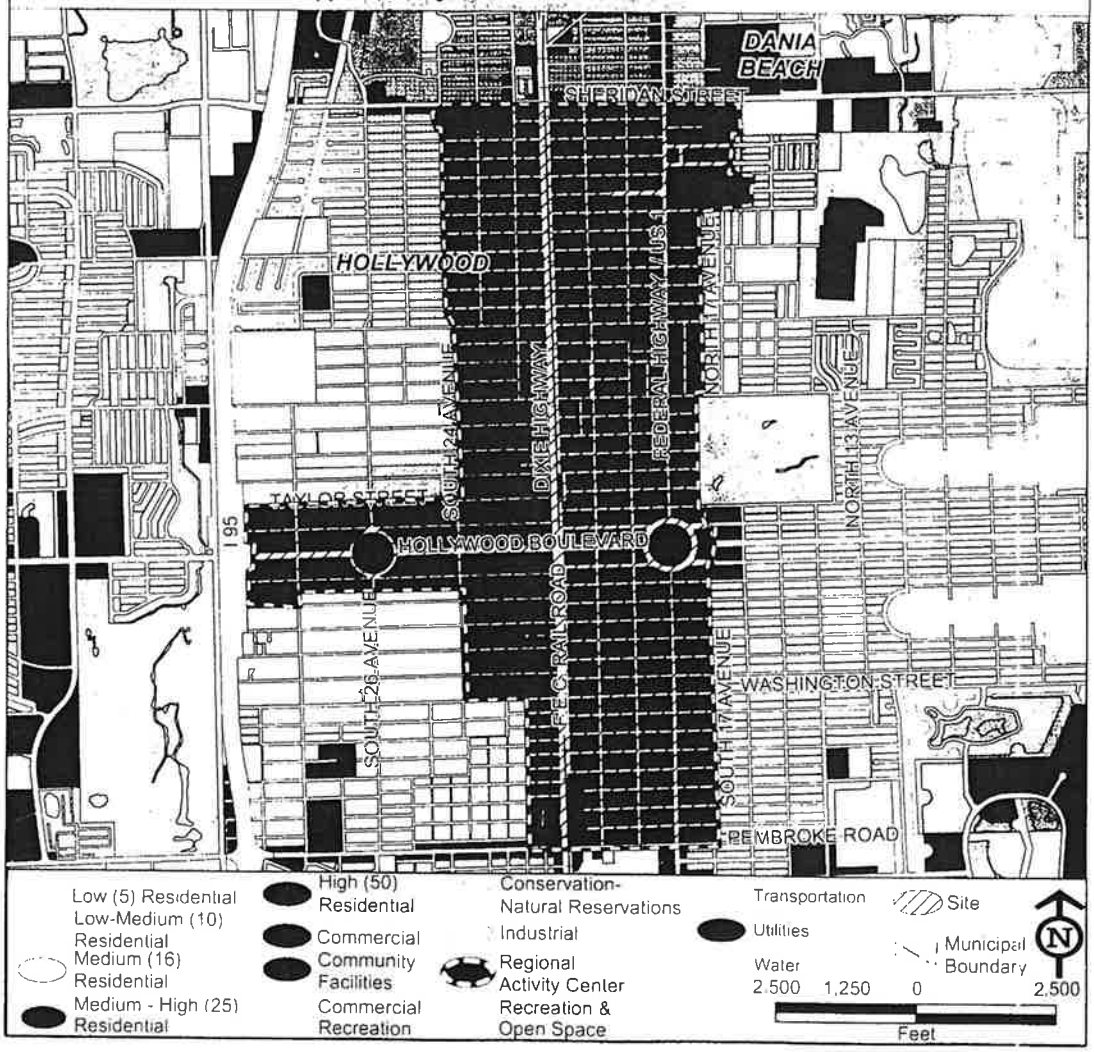
EXHIBIT A

BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS

Amendment PC 05-1

Current Land Use:	**619.81 ACRES MEDIUM (16) RESIDENTIAL, 391.22 ACRES RAC, 289.02 ACRES COMMERCIAL, 47.32 ACRES RECREATION & OPEN SPACE, 47.18 ACRES COMMUNITY FACILITIES, 38.88 ACRES OFFICE PARK, 24.52 MEDIUM-HIGH (25) RESIDENTIAL, 18.09 ACRES LOW (5) RESIDENTIAL, 9.96 ACRES LOW-MEDIUM (10) RESIDENTIAL**
Proposed Land Use:	**REGIONAL ACTIVITY CENTER**
Acreage:	**Approximately 1486.0 acres**



BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 05-1
(CORRESPONDING TO TEXT AMENDMENT PCT 05-1)

INTRODUCTORY INFORMATION

I.	*Municipality:*		Hollywood
II.	*County Commission District:*		District 6
III.	*Site Characteristics*		
	A.	*Size:*	Approximately 1,486 acres
	B.	*Location:*	In Sections 9, 10, 15, 16 and 22, Township 51, Range 42; generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.
	C.	*Existing Uses:*	Retail, office, mini-warehouses, hotel/motel, multi-family residential and single-family residential
IV.	*Broward County Land Use Plan (BCLUP) Designations*		
	A.	*Current Designations:*	Approximately: 619.81 acres Medium (16) Residential 391.22 acres Regional Activity Center permitting: 1,200,000 square feet office use 530,000 square feet commercial use 4,500 dwelling units 289.02 acres Commercial 47.32 acres Recreation & Open Space 47.18 acres Community Facilities 38.88 acres Office Park 24.52 acres Medium-High (25) Residential 18.09 acres Low (5) Residential 9.96 acres Low-Medium (10) Residential
	B.	*Proposed Designation:*	Regional Activity Center: Residential: maximum 15,100 dwelling units Commercial: 3,280,000 square Feet*

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

INTRODUCTORY INFORMATION (continued)

IV. *Broward County Land Use Plan (BCLUP) Designations (continued)*

		Office: 1,500,000 square feet* Community Facilities: 390,000 square feet Recreation & Open Space: 47.3 acres
C.	*Net Effect:*	Reduction of 118 dwelling units (15,218 dwelling units currently permitted by the BCLUP within the subject area) Commercial and Office uses are proposed to be permitted to be exchanged with the restriction that traffic impacts do not exceed those projected for a combination of 3,280,000 square feet of commercial uses and 1,500,000 square feet of office uses Reduction of 81,800 square feet of community facilities use

V. *Applicant/Petitioner*

A.	*Applicant:*	City of Hollywood
B.	*Agent:*	City of Hollywood
C.	*Property Owners:*	There are numerous property owners in the subject area.

VI. *Recommendation of Local Governing Body*

The city of Hollywood recommends approval. The City is anticipating adoption of the corresponding local amendment in July 2005.

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-19 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Deputy Clerk

(S E A L)

Instr# 115501729, Page 1 of 3, Recorded 12/13/2018 at 04:48 PM
Broward County Commission
Deed Doc Stamps: $0.70

Work Request No. _____

Sec.16, Twp 51 S, Rge 42 E

Parcel I.D. 5142 16 01 1190
(Maintained by County Appraiser)

EASEMENT
(BUSINESS)

This Instrument Prepared By

Name: Edward P. Ploski
Co. Na Corporate Property Services, Inc.
Addres 1239 E. Newport Center Drive, Suite 113
Deerfield Beach, FL 33442

Released for Circuit Court

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on December 13th, 2018.

Signed, sealed and delivered in the presence of:

Pauline C. Wallace
(Witness' Signature)

Print Name: PAULINE C. WALLACE
(Witness)

Michelle Scott
(Witness' Signature)

Print Name: Michelle Scott
(Witness)

Entity name City of Hollywood CRA

By: CRA Board Chair

Print Name: Josh Levy

Print Address: 1948 Harrison Street
Hollywood FL 33020

STATE OF Florida AND COUNTY OF Broward. The foregoing instrument was acknowledged before me this 13th day of December, 2018, by Josh Levy, the CRA Board Chair of Hollywood a dependent Special District, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires: 4/7/2020

Stacie Hirsch
Notary Public, Signature

Print Name Stacie Hirsch

STACIE HIRSCH
Commission # FF 979915
Expires April 7, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY ONLY.

By: _____
GENERAL COUNSEL

AT

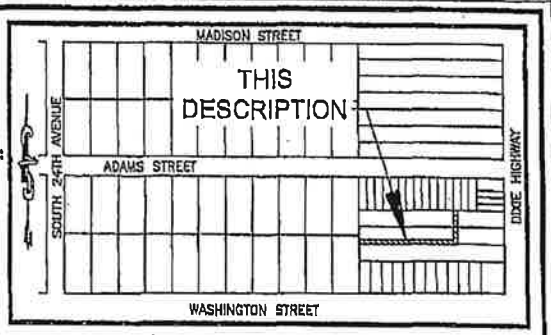
EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF LOTS 4 AND 5, BLOCK M, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02°06'57" WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID WEST LINE AND ALONG A LINE BEING 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, NORTH 87°53'03" EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 02°06'57" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5, ALSO BEING THE NORTH LINE OF SAID BLOCK M; THENCE 87°53'03" EAST ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG A LINE BEING 340.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, SOUTH 02°06'57" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE DEPARTING SAID PARALLEL LINE AND ALONG SAID SOUTH LINE, SOUTH 87°53'03" WEST, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 4,500 SQUARE FEET MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON A REFERENCE BEARING OF NORTH 87°57'03" EAST ALONG THE NORTH LINE OF BLOCK M, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 8, 2018 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6604
STATE OF FLORIDA

SKETCH & DESCRIPTION
10' UTILITY EASEMENT

A PORTION OF LOTS 4 AND 5, BLOCK M, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES

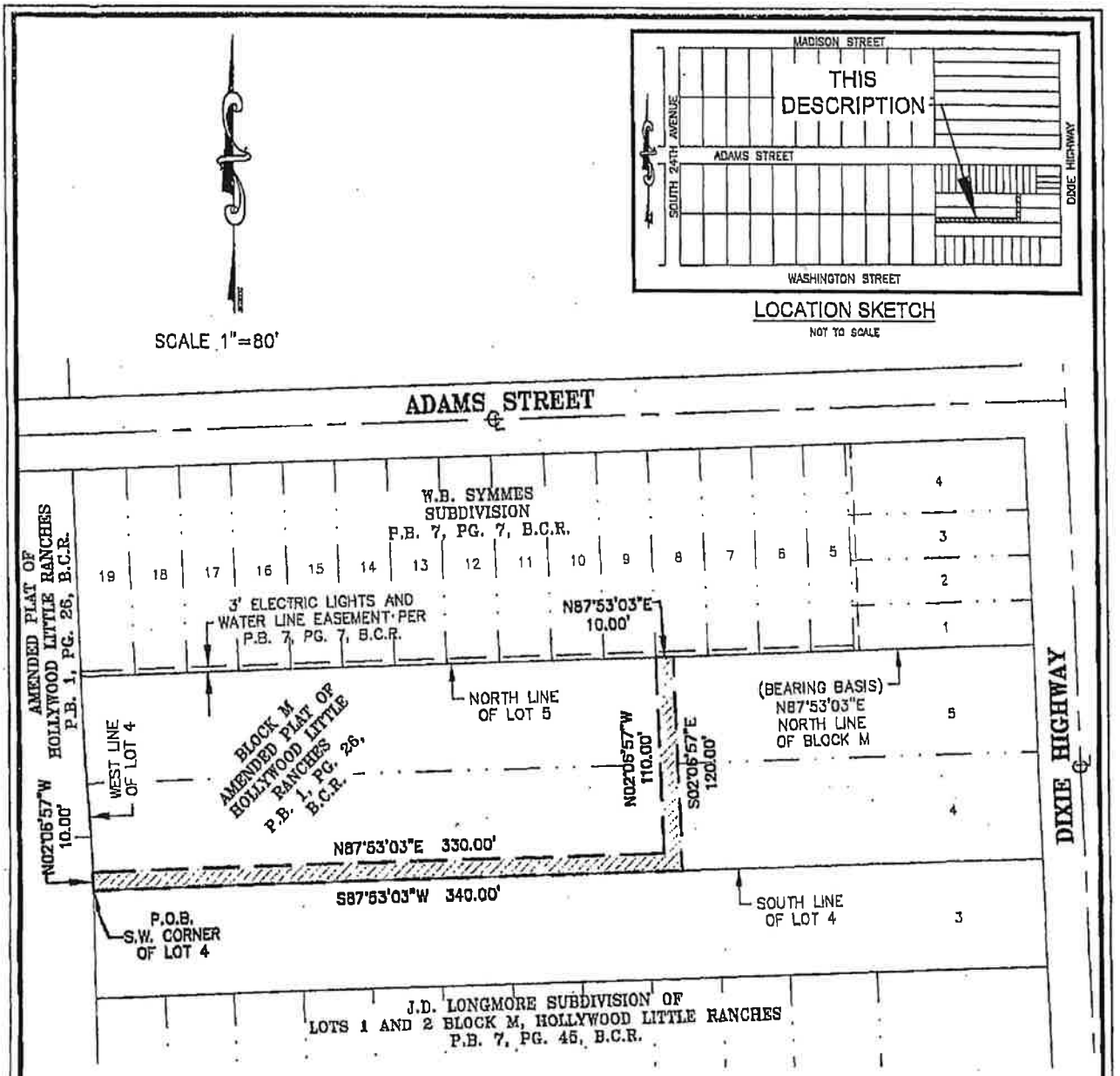
CITY OF HOLLYWOOD BROWARD COUNTY FLORIDA

KEITH & ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 10067.00 10' Utility Easement-SKD.dwg

DATE 6/8/2018
SCALE N/A
FIELD BK. N/A
DWNG. BY S.M.
CHK. BY T.G.

DATE	REVISIONS



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	PG.	PAGE
LB	LICENSED BUSINESS NUMBER	P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK	R/W	RIGHT-OF-WAY
		℄	CENTERLINE

SKETCH & DESCRIPTION
10' UTILITY EASEMENT

A PORTION OF LOTS 4 AND 5, BLOCK M, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES

CITY OF HOLLYWOOD BROWARD COUNTY FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2
DRAWING NO. 10087.00 10' Utility Easement-SKD.dwg

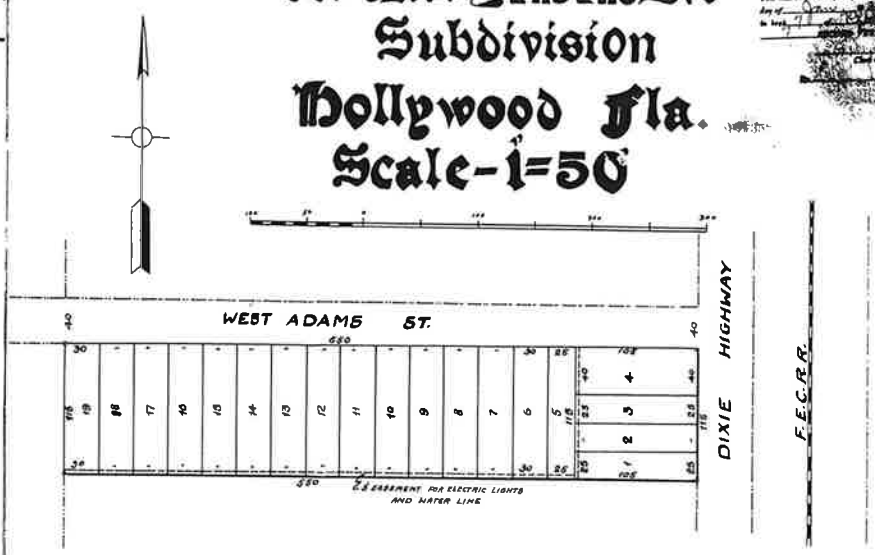
DATE 6/8/2018
SCALE 1"=80'
FIELD BK. N/A
DWNG. BY S.M.
CHK. BY T.G.

DATE	REVISIONS

7-7

W. B. SYMMES Subdivision Hollywood Fla. Scale-1"=50'

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was filed for record
day of ... A.D. 19...
at ... o'clock ... M.
and duly recorded in Plat Book ... page ...
...
Clerk of Circuit Court



A Re-Subdivision of lots number six(6) and seven(7), Block M, as shown in the original Plat of "Hollywood Little Ranches", recorded in Plat Book number one(1), page number Twenty-six (26), being located in Section Fifteen (15) and Section Sixteen, Township Fifty-one (51) South, Range Forty-two (42) East, Broward County, State of Florida.

I, the undersigned, hereby certify, that the within Plat shows a re-subdivision of the land described as lots number six (6) and seven (7), Block M, in Hollywood Little Ranches, made under my direction in a recent survey in due conformity with the established boundaries of such land; that the dimensions shown are correct to the best of my knowledge and belief

By ..., Engineer
License No. 272

State of Florida } S.S.
County of Broward }

Know all men by these presents that W. B. Symmes has caused to be made the above Plat of "W.B. Symmes Subdivision," a Re-Subdivision of lots number six (6) and seven (7), Block M, as shown in the original Plat of "Hollywood Little Ranches," located in Section Fifteen (15) and Section Sixteen (16), Township Fifty-one (51) South, Range Forty-two (42) East, Broward County, State of Florida

By W B Symmes (Seal)
Signed

State of Florida } S.S.
County of Broward }

I, L. A. Ashley, a Notary Public in and for said County and State do hereby certify that at the date hereof there personally appeared before me W. B. Symmes to me well known and in person acknowledged, that he executed the above and foregoing Plat of "W. B. Symmes Subdivision" together with all descriptive matter, as his free and voluntary act for the uses and purposes there in set forth.

Witness my hand and Notarial Seal at Hollywood in said County and State this 21st day of January A. D. 1925

My Commission expires April 28, A.D. 1928.

By L. A. Ashley
Notary Public, State of Florida at large

N.P. SEAL

STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 7 at Page 7 of the public record of Broward County Florida.
WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 23 day of FEB A.D. 19 39
J. A. HESTER, County Administrator
By Richard H. Bennett D.C.

7-7
3-17-25
1-13-25

COUNTY ADMINISTRATOR CREATED JAN. 1, 1915

(c) That no building or addition thereto shall be erected upon said premises whereby the front line of said building or addition shall be nearer to the front line of said premises than twenty five Feet (25) from the front line thereof, and no residence shall be erected on Lot 30 Block 67 or on Lot 16 Block 90, costing less than Twenty-five Hundred Dollars ($2500.00) or on lot 21 Block 91 costing less than Six Thousand Dollars ($6000.00).

(d) That in accepting this deed, the grantee, her heirs and assigns agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and in case of violation of the first restriction hereinabove mentioned this deed shall ipso facto become null and void and the title and right of possession of and to said property aforesaid shall immediately revert and revest in and to the grantors herein, their heirs and assigns.

(e) That a violation of any or all of the other restrictions are and shall be considered nuisances, and the grantors, their heirs or assigns, or any lot owner in the subdivision mentioned herein, may enforce the said restrictions and cause the said nuisance to be removed or abated, and the grantee, her heirs or assigns, shall pay all costs including reasonable attorney's fees incident to the removal of such nuisances.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and affixed their seal the day and year first above written.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

William B. Symmes L. S.
Cassie D. Symmes L. S.

H. B. Hartsook)
W. H. Daunathell) As to William B. Symmes.

H. B. Hartsook)
W. H. Daunathell) As to Cassie D. Symmes.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

I, Mary V. Connolly, a Notary Public, in and for the State of New York, hereby certify that WILLIAM B. SYMMES and CASSIE D. SYMMES, both well known to me, severally acknowledged before me that they signed, sealed and delivered the within deed as a free and voluntary act and deed of each of them for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of December 1923.

(N. P. SEAL)

Mary V. Connolly
Notary Public N. Y. County No. 391
Reg. No. 5184 Cert Filed Kings County
Term expires March 30, 1925.

State of New York)
County of New York) ss: No. 67238 Series B. Form 1

I, JAMES A DONEGAN, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, do HEREBY CERTIFY, That Mary V. Connolly, whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 27 day of Dec, 1923.

(CT. CT. SEAL)

James A. Donegan
Clerk.

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was filed for record on the 8th day of January, A. D. 1924, and recorded in Deed Book 27, page 371. RECORD VERIFIED.

James A. Donegan
Clerk Circuit Court.

By M. L. Simmons D. C.

#24671 WARRANTY DEED

THIS INDENTURE, made this 26th day of December, A. D. 1923, between WILLIAM B. SYMMES And CASSIE D. SYMMES, his wife, of New York City, parties of the first part, and WILLIAM B. SYMMES, of New York City, party of the second part,

WITNESSETH, That the said parties of the first part for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, his heirs and assigns, the following described land, being in the County of Broward and State of Florida, to-wit:

Lots 6 and 7 Block "M",

according to the amended plat of "Hollywood Little Ranches", a sub-division of Section Fifteen (15), Township Fifty-one (51) South, Range Forty-two (42) East, recorded in the office of the Clerk of the Circuit Court in and for Broward County, Florida, in Plat Book 1 at page 26 thereof.

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

This deed is given subject to the following provisions:

Reserving right to lay water pipes, set electric and telephone poles across rear of said lots.

(a) That no member of the negro race shall, directly or indirectly, acquire any interest in the said premises, and in case of any violation of such covenants, title to the said premises shall ipso facto revert to the company.

(b) That the said premises may be used for either residence or business purposes and when so used the grantee shall forthwith provide for proper sanitary disposition of sewage.

(c) That no building or addition thereto shall be erected upon said premises whereby the front line of said building or addition shall be nearer to the front line of said premises than twenty-five (25) feet from the front line thereof, and no residence or place of business shall be erected thereon costing less than Twenty-five Hundred Dollars ($2500.00).

(d) That in accepting this deed, the grantee, his heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and in case of violation of the first restriction hereinabove mentioned this deed shall ipso facto become null and void and the title and right of possession of and to said property aforesaid shall immediately revert and revest in and to the grantors herein, their heirs and assigns.

(e) That a violation of any or all of the other restrictions are and shall be considered nuisances, and the grantors, their heirs or assigns, or any lot owner in the subdivision mentioned herein, may enforce the said restrictions and cause the said nuisances to be removed or abated and the grantee, his heirs or assigns, shall pay all costs including reasonable attorney's fees incident to the removal of such nuisances.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED & DELIVERED in the presence of: — William B. Symmes L. S. — Cassie D. Symmes L. S.

H. B. Hartsock)
W. H. Daunathell) As to William B. Symmes.

H. B. Hartsock)
W. H. Daunathell) As to Cassie D. Symmes.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

I, Mary V. Connolly, a Notary Public, in and for the State of New York, hereby certify that WILLIAM B. SYMMES and CASSIE D. SYMMES, both well known to me, severally acknowledged before me that they signed, sealed and delivered the within deed as a free and voluntary act and deed of each of them for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of December, 1923.

(N. P. SEAL)

Mary V. Connolly
Notary Public, N. Y. County No. 391
Reg. No. 5184 Cert. Filed Kings County
Term expires March 30, 1925.

State of New York)
County of New York) ss: — No. 67236 Series B. — Form 1

I, JAMES A. DONEGAN, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, DO HEREBY CERTIFY That Mary V. Connolly, whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public, in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 27 day of Dec. 1923.

(CT. CT. SEAL)

James A. Donegan
Clerk

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was filed for record on the 8th day of January, A. D. 1924, and recorded in Deed Book 27, page 372. RECORD VERIFIED.

Clerk Circuit Court

By D. C.

#24673 WARRANTY DEED

THIS INDENTURE, Made this 13th day of November, A. D. 1923, BETWEEN W. Treese Smith and Ada F. Smith, his wife, of the County of Dade in the State of Florida, parties of the first part, and Benj. E. Morton of the County of Dade in the State of Florida, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten $10.00 Dollars, and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, his heirs and assigns, forever, the following described land, situate, lying and being in the County of Broward State of Florida, to-wit:

Ten (10) acres more or less, Known as Lot Sixteen (16), Block three (3) Section thirty-one (31) Township fifty (50) south Range forty-two (42) east. According to plat on file, in the office of the Clerk of the Circuit Court in and for Dade County, Florida in Plat book two (2), page thirty-two (32)

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

IN WITNESS THEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in presence of us:

W. Treese Smith (Seal)
Ada F. Smith (Seal)

Robt. J. Reed
L. C. Maden

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, W. Treese Smith and Ada F Smith, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said Ada F. Smith, known to me to be the wife of the said W. Treese Smith, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Ft. Lauderdale, County of Broward and State of Florida, this ___ day of ____ A. D. 1923.

(N. P. SEAL)
(Revenue Stamp 50¢)

Robt. J. Reed
Notary Public.
My commission Expires October 17-1925.

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was filed for record on the 8th day of January, A. D. 1924, and recorded in Deed Book 27, page 374. RECORD VERIFIED.

Clerk Circuit Court

By D. C.

#24674 WARRANTY DEED

THIS INDENTURE, Made this second day of January A. D. 1924, BETWEEN HENRY H. STRATTON, unmarried, of Fort Lauderdale, of the County of Broward and State of Florida, party of the first part, and HOLLYWOOD LAND & WATER COMPANY, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Broward and State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Twelve Thousand ($12,000) Dollars, to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, enfeoff, and convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcels of land lying and being in the County of Broward, and State of Florida more particularly described as follows:

810 SOUTH DIXIE HIGHWAY
HOLLYWOOD, FLORIDA

INDEX OF DRAWINGS

COVER AND INDEX OF DRAWINGS.
SURVEY

ARCHITECTURAL

A-100 SITE PLAN
A-101 FLOOR PLAN - LEVEL 1
A-102 FLOOR PLAN - LEVEL 2
A-103 FLOOR PLAN - LEVEL 3
A-104 FLOOR PLAN - LEVEL 4
A-15 FLOOR PLAN - LEVELS 5-9
A-106 FLOOR PLAN - LEVEL 10
A-201 BUILDING ELEVATION - EAST
A-202 BUILDING ELEVATION - NORTH
A-203 BUILDING ELEVATION - WEST
A-204 BUILDING ELEVATION - SOUTH
A-401 RENDERING
A-402 RENDERING
A-403 RENDERING

CIVIL

C-1 PAVING, GRADING & DRAINAGE PLAN
C-2 WATER & SEWER PLAN
C-3 PAVEMENT MARKING & SIGNAGE PLAN
C-4 STORMWATER POLLUTION PREVENTION PLAN
C-5 DRAINAGE DETAILS
C-6 CIVIL DETAILS & SECTIONS
C-7 UTILITY DETAILS
C-8 UTILITY DETAILS II

LANDSCAPE

EX-100 TREE DISPOSITION PLAN
L-100 LEVEL ONE LANDSCAPE PLAN
L-200 LANDSCAPE NOTES & DETAILS
L-300 LEVEL FOUR LANDSCAPE PLAN

ZONING DATA :

LAND USE & ZONING DESIGNATION	RAC / DH-3
TOTAL NET SITE AREA	36,750 = 0.84 ACRES
FAR	3.0 = 110,250 SF
LEVEL 1 LOBBY AND CIRCULATION	1,988 SF
LEVEL 1 COMMERCIAL SPACE	4,883 SF
LEVEL 2 BUILDING SERVICES AND CIRCULATION	1,570 SF
LEVEL 3 AMENITIES AND CIRCULATION	8,838 SF
LEVEL 4 RESIDENTIAL UNITS + CIRCULATION	13,820 SF
LEVEL 4 POOL BATHS AND SERVICES	540 SF
LEVELS 5-9 RESIDENTIAL UNITS + CIRCULATION	13820 X 5 = 69,100 SF
LEVEL 10 PH RESIDENTIAL UNITS	7,374 SF
TOTAL BUILDING AREA EXCLUDING GARAGE	107,573 SF
AREA OF COMMERCIAL SPACE	4,883 SF
AMOUNT OF 1-BR UNITS PROVIDED	64
AMOUNT OF 2-BEDROOM UNITS PROVIDED	32
PARKING FOR COMMERCIAL SPACE	1 PER 1000 SF = 5 SPACES REQUIRED
PARKING FOR 1 BR UNITS	64 X 1 = 64 SPACES REQUIRED
PARKING FOR 2 BR UNITS	32 X 1.5 = 48 SPACES REQUIRED
GUEST PARKING	1 FOR EACH 5 UNITS = 96/5 = 19 SPACES REQUIRED
TOTAL SPACES REQUIRED	136 SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED	136 SPACES PROVIDED (INCLUDING 5 H.C.)

BUILDING SETBACKS	PROVIDED @ BASE	REQUIRED @ BASE	PROVIDED @ TOWER	REQUIRED @ TOWER
FRONT (EAST)	20'-6"	10'-0"	135'	15'
SIDE (NORTH)	0'-0" & 13'-11" (@NON- RESIDENTIAL)	0'-0" & 10' (@NON-RESIDENTIAL)	21'-6"	15'-0"
SIDE (WEST)	0'-0"	12'-0"	12'-0"	0'-0"
REAR (SOUTH)	0'-0"	0'-0"	0'-0"	0'-0"

LEGAL DESCRIPTION

PARCEL 1
THE EAST 150' OF LOTS 4 & 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PARCEL 2
LOTS 6 & 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PARCEL 3
LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PARCEL 4
LOTS 4 &5, LESS THE EAST 150' THEREOF, AND LESS THE WEST 330' THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665
FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

PACO SUBMITTAL
NOVEMBER 11, 2022

TAC 1 SUBMITTAL
JANUARY 30, 2023

ADAMS STREET RESIDENTIAL, LLC

OWNER - DEVELOPERS
1820 AVENUE M, SUITE 2254
BROOKLYN, NEW YORK 11250
T. 917-586-4767
F. 718-258-5098

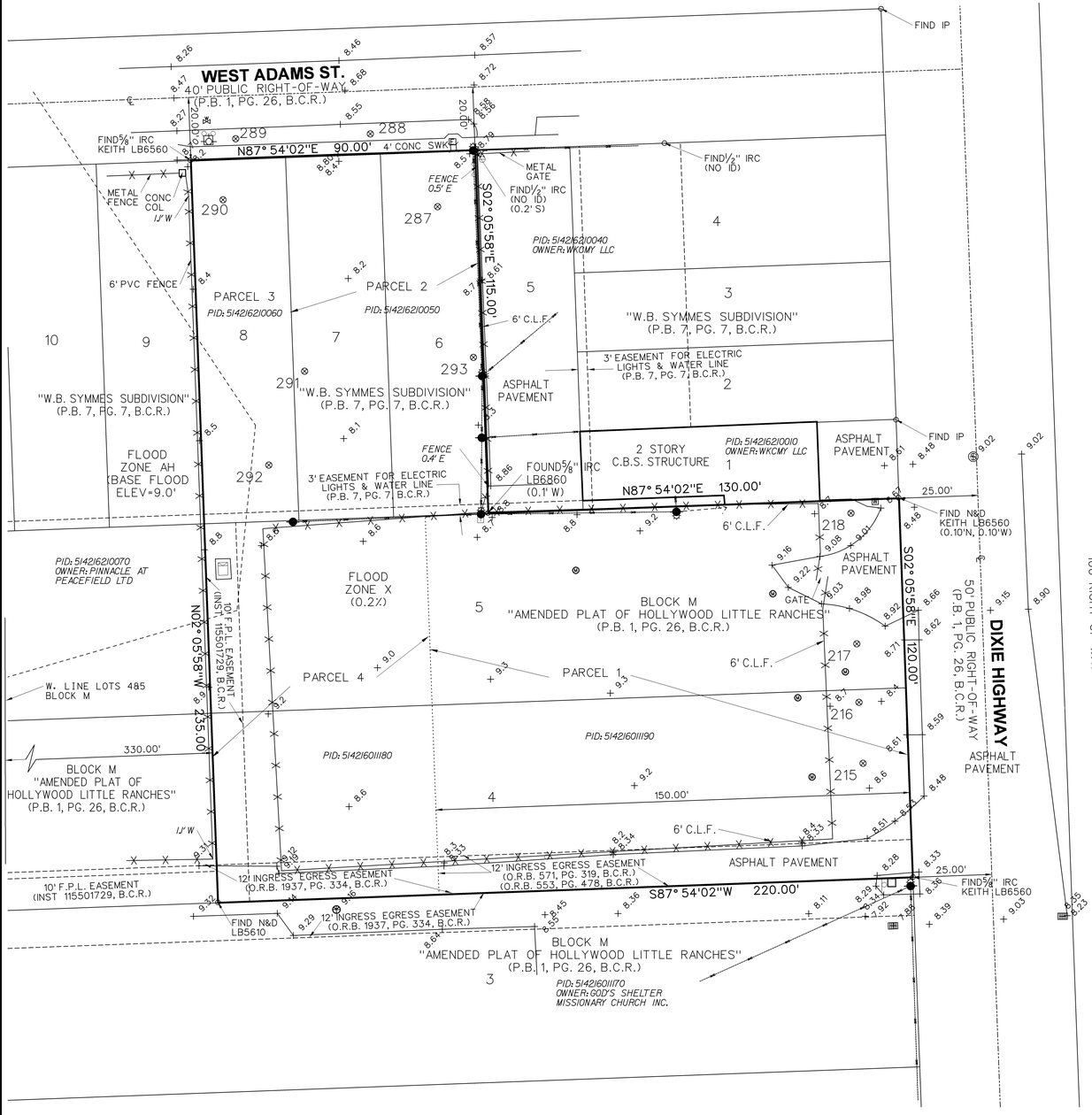
CIVIL ENGINEER:

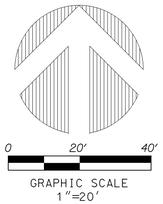
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT:

LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAURA LLERENA & ASSOCIATES
13170 S.W. 128TH STREET, #207
MIAMI, FLORIDA 33186
T. 305-256-1199
F. 305-256-115





TREE LIST

215	10"	TAMARIND
216	10"	TAMARIND
217	10"	TAMARIND
218	10"	TAMARIND
287	36"	NORFOLK ISLAND PINE
288	10"	FOXTAIL
289	12"	OAK
290	10"	COCONUT PALM
291	48"	BANYAN
292	12"	AVOCADO
293	10"	OAK

LEGAL DESCRIPTION

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS PAGE.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF DIXIE HIGHWAY HAVING AN ASSUMED BEARING OF SOUTH 02°05'58" EAST.
4. ADDRESSES ARE 2110 AND 2114 ADAMS STREET AND 810 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020.
5. SUBJECT PROPERTY CONTAINS 36,749 SQUARE FEET (0.844 ACRES), MORE OR LESS.
6. SUBJECT PROPERTY HAS DIRECT ACCESS TO DIXIE HIGHWAY AND WEST ADAMS STREET, BOTH PUBLIC RIGHTS-OF-WAY.
7. FLOOD INFORMATION
   - A. COMMUNITY NUMBER : 125113
   - B. PANEL NUMBER : 12011C0569H
   - C. DATE : 08/18/2014
   - D. ZONE : X (0.2%), AH
   - E. BASE FLOOD ELEVATION: 9.0' FOR AH
8. THIS SURVEY IS CERTIFIED TO:
   - A. ADAMS STREET RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

TITLE INFORMATION

TITLE COMMITMENT #10615871
PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
DATE: JULY 19, 2022 AT 11:00 PM

NO.	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
6	PB 1/26	PLAT	YES	YES
6	ORB 553/478	ESMT IN WARRANTY DEED	YES@	YES
6	ORB 571/319	INGRESS EGRESS EASEMENT	YES@	YES
7	ORB 1937/334	EASEMENT AGREEMENT	YES	YES
8	ORB 40082/1783	ORDINANCE 2005-18	YES	NO
9	ORB 40082/1789	ORDINANCE 2005-18	YES	NO
10	INST 115501729	FPL EASEMENT	YES	YES
11	PB 7/7	PLAT	YES	YES
12	DB 27/372	EASEMENT IN DEED	YES*	NO

* PORTION WITH RESERVATION OF RIGHTS TO LAY UTILITIES NOT INCLUDED IN THE SUBJECT PROPERTY.
@ EASEMENT ASSUMED ONLY TO ENCUMBER SOUTH 12' OF LOT 4 AND NOT LOT 5.

ABBREVIATIONS

L	-	ARCLENGTH
ASPH	-	ASPHALT
B.M.	-	BENCHMARK
C	-	CALCULATED
CB	-	CATCH BASIN
C.B.S.	-	CONCRETE BLOCK AND STUCCO
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
(D)	-	DEED
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
INV.	-	INVERT
L.A.E.	-	LIMITED ACCESS EASEMENT
L.M.E.	-	LAKE MAINTENANCE EASEMENT
L.M.A.E.	-	LAKE MAINTENANCE ACCESS EASEMENT
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
L.W.D.D.	-	LAKE WORTH DRAINAGE DISTRICT
MON.	-	MONUMENT
N&D	-	NAIL AND DISK
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
B.C.R.	-	BROWARD COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R.P.B.	-	ROAD PLAT BOOK
SAN. MH	-	SANITARY MANHOLE
U.E.	-	UTILITY EASEMENT
WM	-	WATER METER
WPP	-	WOOD POWER POLE
FO	-	FIBEROPTIC
℄	-	CENTERLINE

LEGEND

- CONC. UTILITY POLE
- WOOD UTILITY POLE
- ELECTRIC SERVICE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- LIGHT POLE
- STORM MANHOLE
- CATCH BASIN
- FPL MANHOLE
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- CLEAN OUT
- MONITERING WELL
- SANITARY VALVE
- ATT BOX
- OHW — OVERHEAD UTILITY LINE
- FENCE
- ANCHOR
- FPL TRANSFORMER

SURVEYOR'S CERTIFICATION

TO: ADAMS STREET RESIDENTIAL, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,9, 11A,13,14,16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2022
DATE OF PLAT OR MAP: SEPTEMBER 13, 2022

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

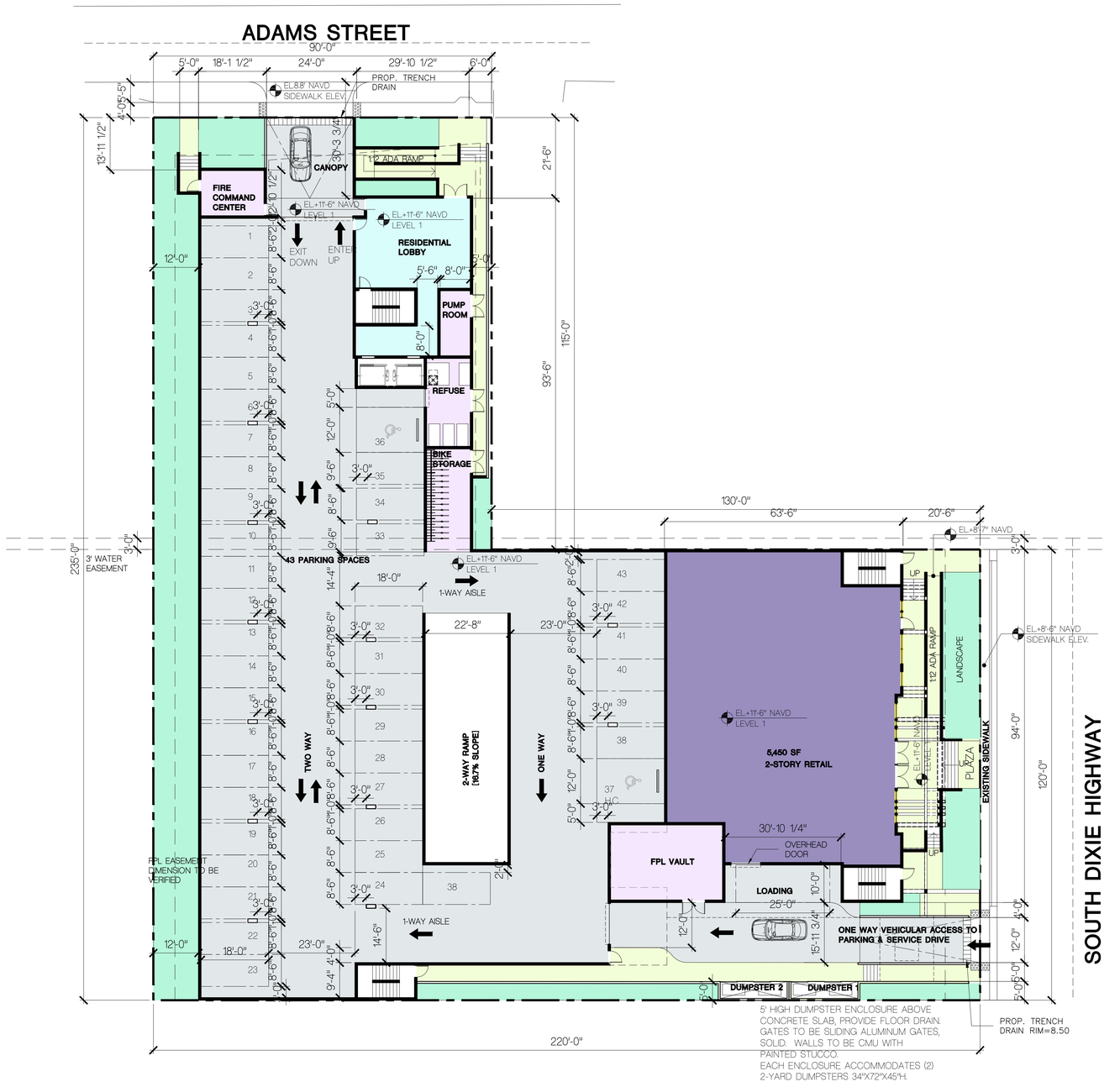
PERIMETER
SURVEYING & MAPPING
947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182

ADAMS ROAD RESIDENTIAL
ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

SEAL

JOB NO. 22183
SCALE 1"=20'
DRAWN JSH
CHECKED AJR
SHEET 1 OF 1



SITE PLAN

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

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CIVIL ENG:
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civil engineers
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
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lhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

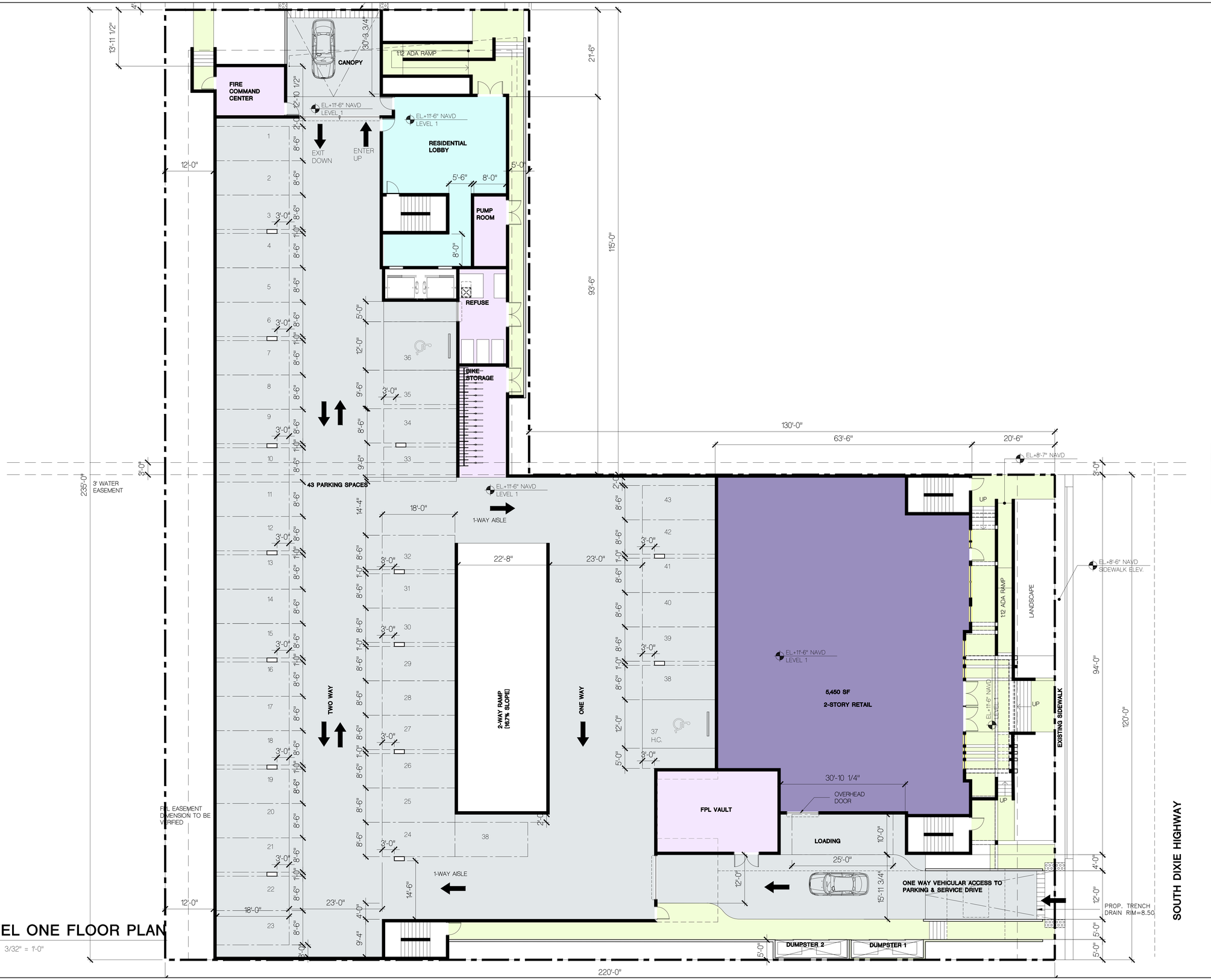
NO.	REVISION	DATE	BY

DRAWING TITLE:
SITE PLAN

SCALE: 1/16" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-1.00

TAC 1 SUBMITTAL



LEVEL ONE FLOOR PLAN

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

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ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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IFHAT BENAYOUN FISHMAN,
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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

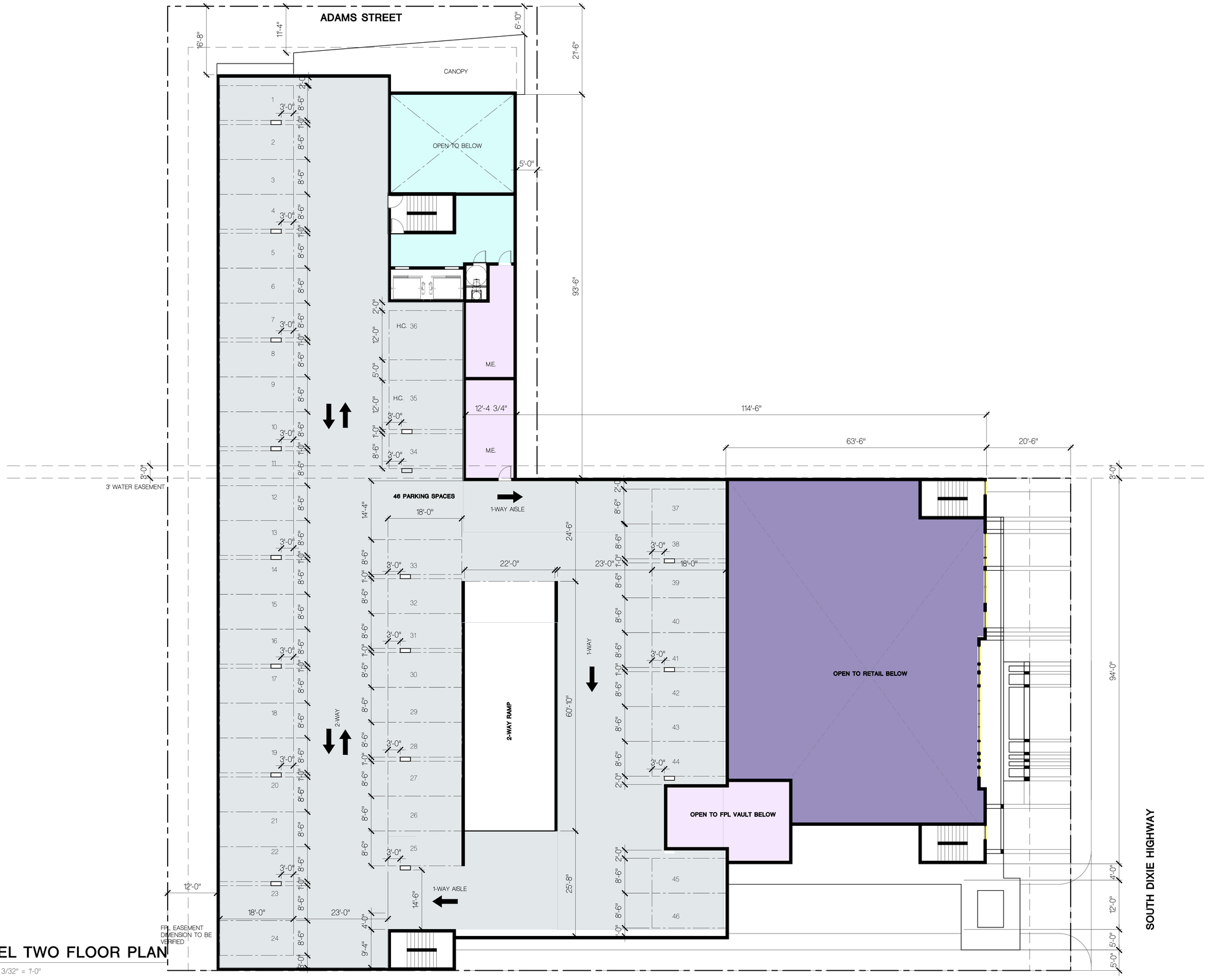
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-1.01

TAC 1 SUBMITTAL



LEVEL TWO FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-1.02

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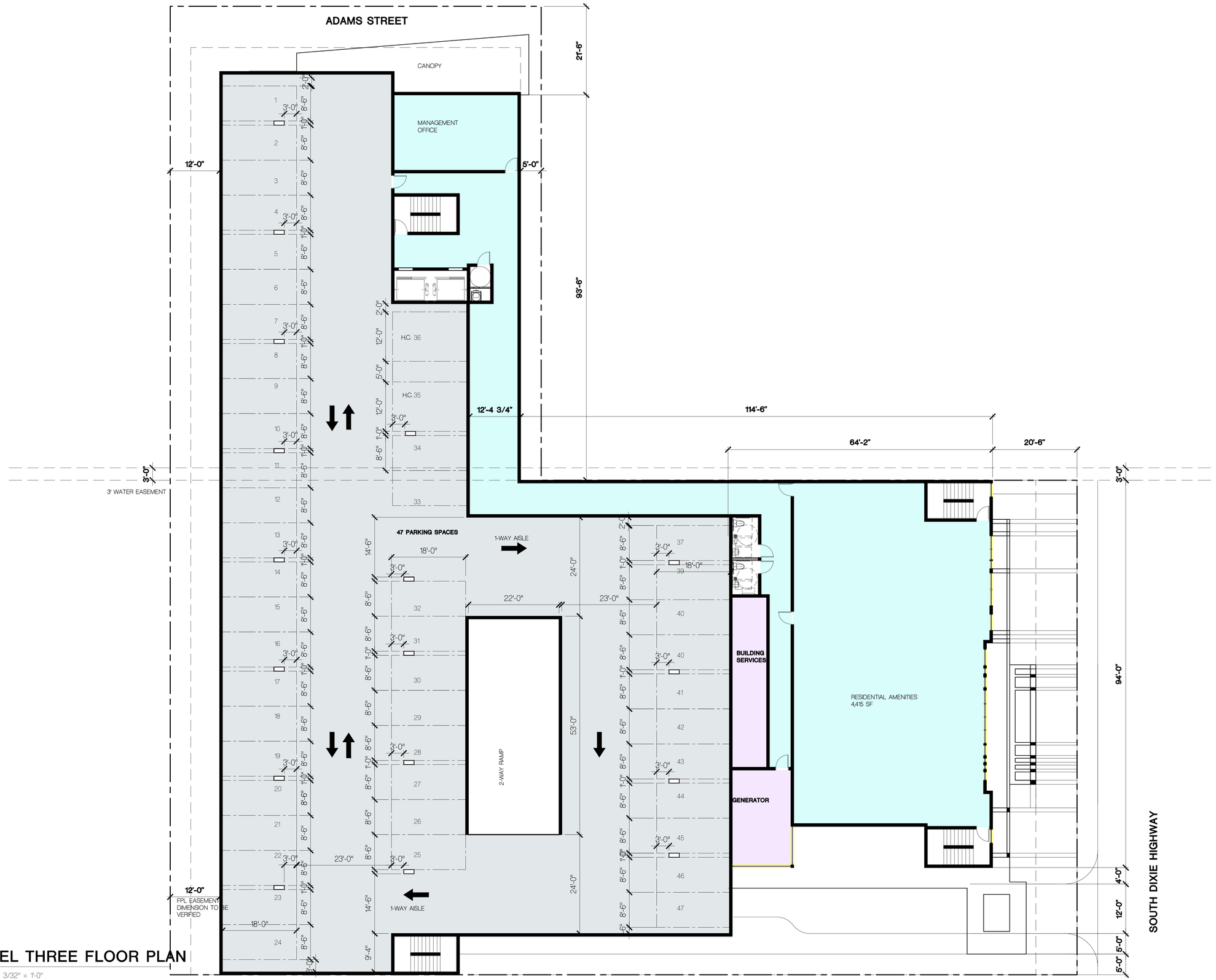

LEVEL THREE FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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lhernandez @ llerena-associates.com
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1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
LEVEL 3 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-1.03

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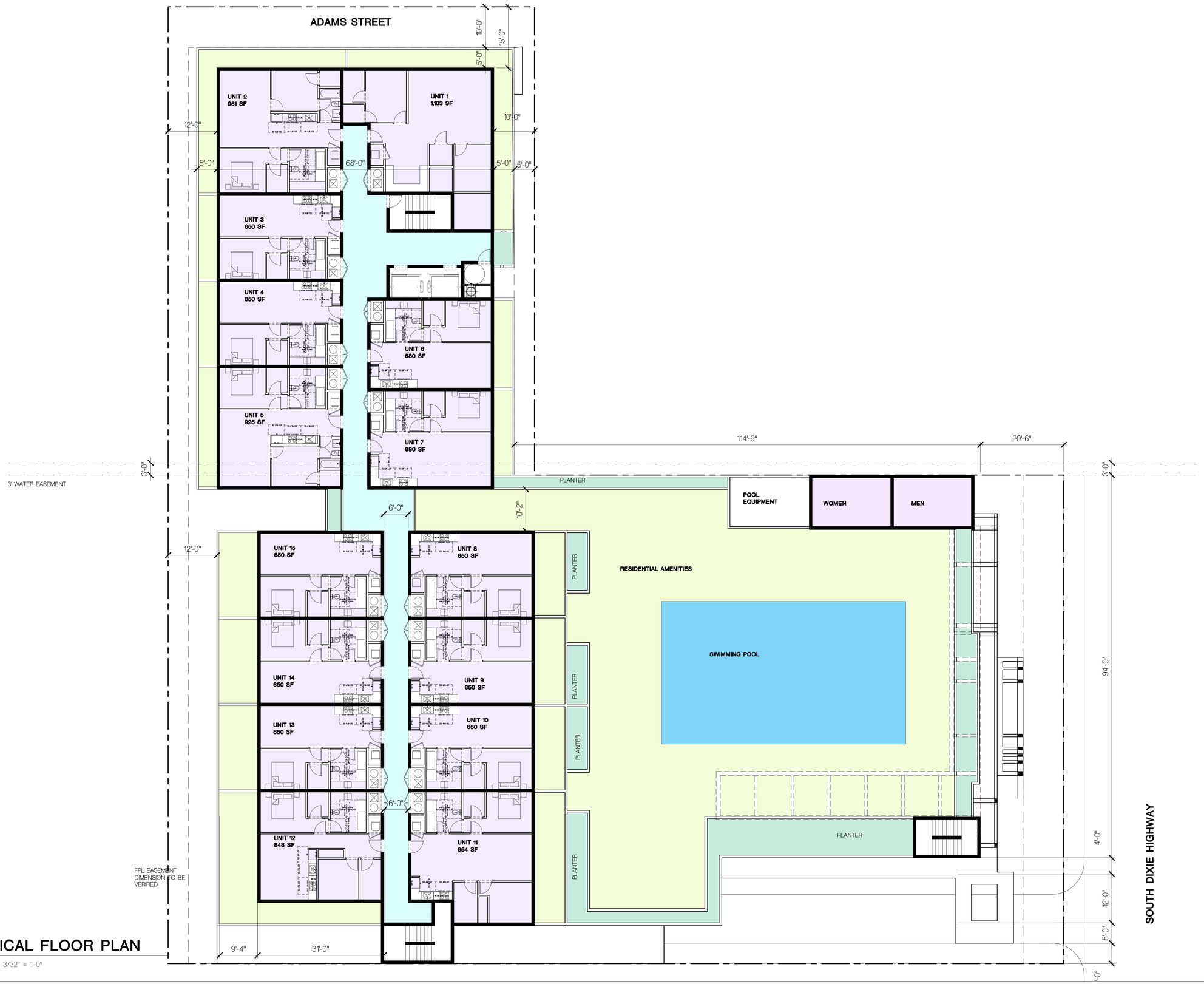

TYPICAL FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
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13170 SW 128 STREET STE. 207 MIAMI, FL 33160
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(305)256-1199 RLA# LA6667125

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1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-1.04

TAC 1 SUBMITTAL

TYPICAL FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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IFHAT BENAYOUN FISHMAN,
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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-1.05

TAC 1 SUBMITTAL

PENTHOUSE FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

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917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

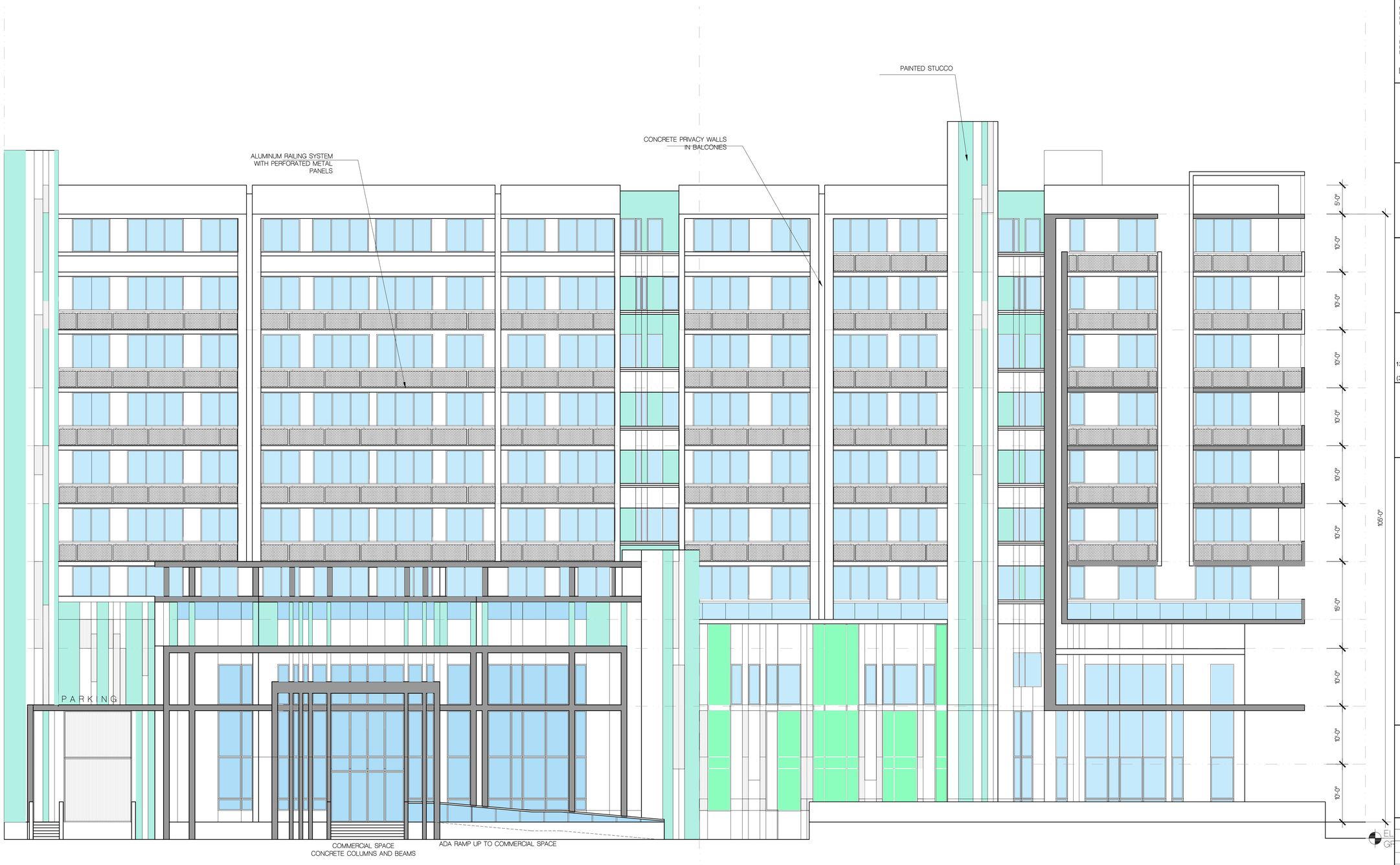
NO.	REVISION	DATE	BY

DRAWING TITLE
PH FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-1.06

TAC 1 SUBMITTAL



EAST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

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(305)256-1199 RLA# LA6667125

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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
EAST ELEVATION

SCALE 1/8" = 1'-0" DATE JANUARY 30, 2023

SHEET NUMBER
A-2.01

TAC 1 SUBMITTAL

NORTH ELEVATION

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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Reg. no. 41831

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DESIGNING BEAUTIFUL PLACES
LLA LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 SW 128 STREET STE. 207 MIAMI, FL 33160
lhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE
NORTH ELEVATION

SCALE 1/8" = 1'-0" DATE JANUARY 30, 2023

SHEET NUMBER
A-2.02

TAC 1 SUBMITTAL

WEST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

STRUCTURAL ENG:

MEP ENG:

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL – 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
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DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

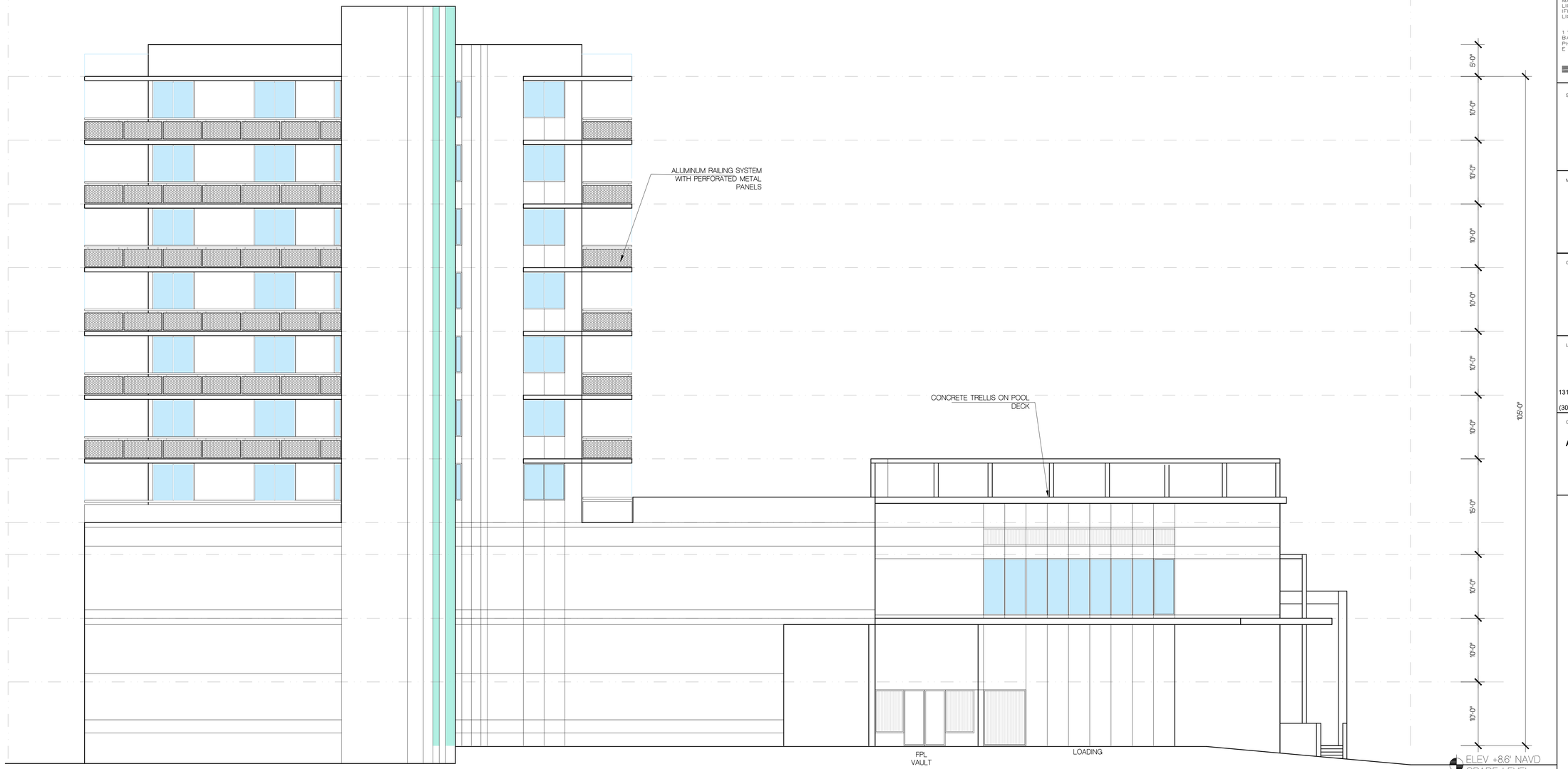
NO.	REVISION	DATE	BY

DRAWING TITLE:
WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-2.03

TAC 1 SUBMITTAL



SOUTH ELEVATION

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

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HOLLYWOOD, FLORIDA

SIGNATURE DATE

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DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: JANUARY 30, 2023

SHEET NUMBER
A-2.04

TAC 1 SUBMITTAL

RENDERING

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NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
RENDERING

SCALE: DATE: JANUARY 30, 2023

SHEET NUMBER:
A-4.01

TAC 1 SUBMITTAL

RENDERING

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NEW MIXED USE

DH-3

HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
RENDERING

SCALE:
DATE: JANUARY 30, 2023

SHEET NUMBER:
A-4.02

TAC 1 SUBMITTAL

RENDERING

FRANKEL BENAYOUN
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ARCHITECTS PLANNERS INTERIOR DESIGN

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SCALE: DATE: JANUARY 30, 2023

SHEET NUMBER
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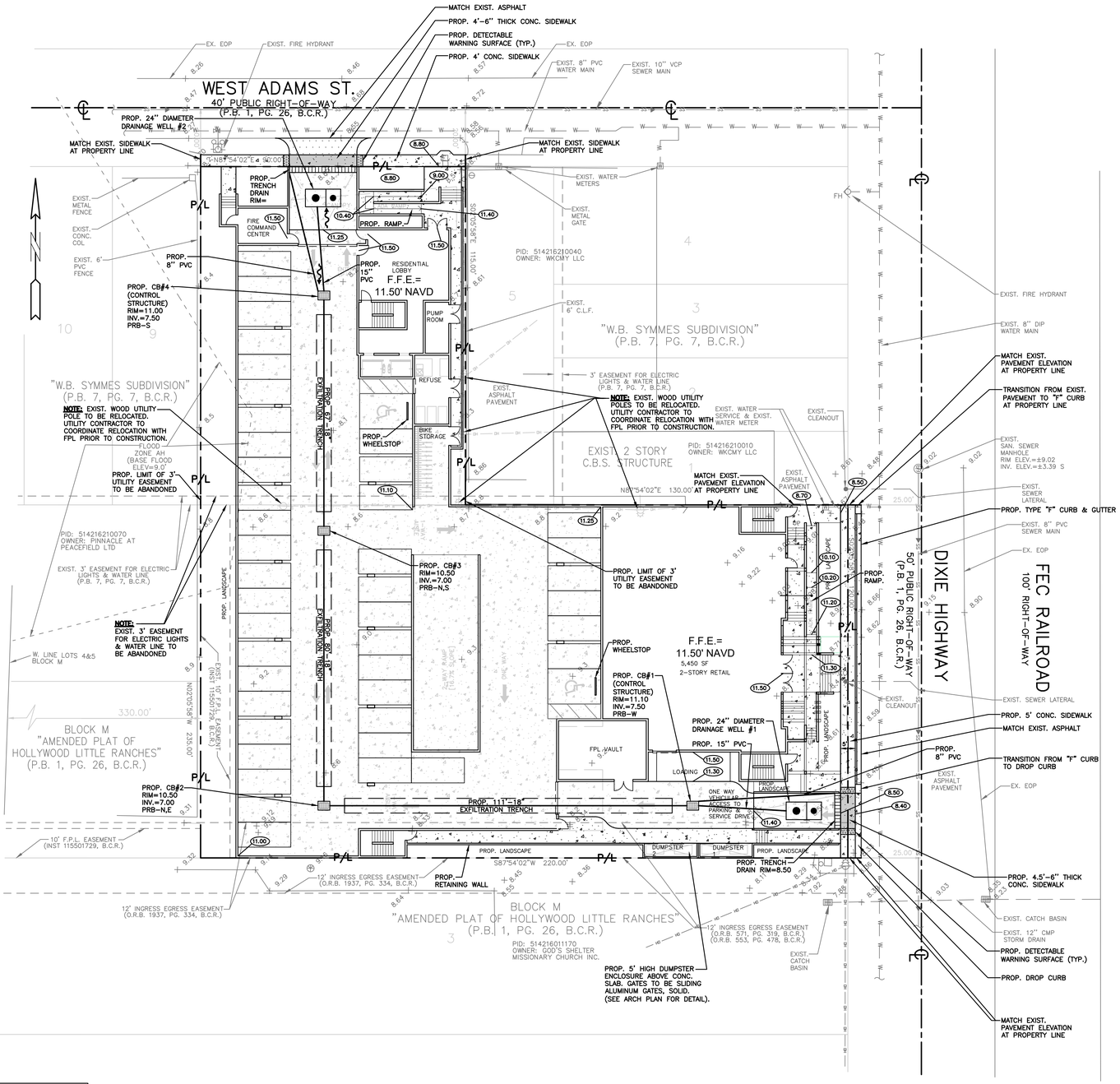
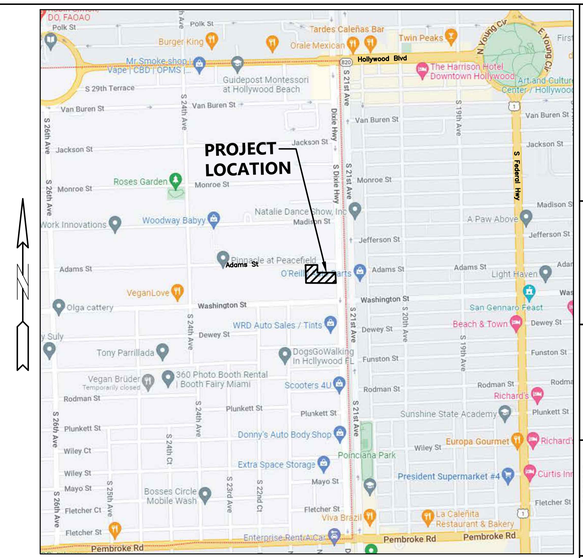
TAC 1 SUBMITTAL

ELEVATIONS ARE REFERENCED TO NAVD 1988





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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PARCEL 3

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PARCEL 4

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FLOOD INFORMATION:

Community name and number:
City of Hollywood, Broward County, Florida 125113
Map and panel number: 12011C0569H
Effective on 08/18/2014
Zone: "X" (0.2%), AH
Base Flood Elevation: 9.0' for AH
Broward County 100 Year Flood Elevation is 11.50' NAVD

NOTES:

1. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
2. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIALS FROM THE SITE.
3. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%
4. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
5. CONNECT ALL ROOF DRAINS AND CONDENSATE LINES TO DRAINAGE CATCH BASINS.
6. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
7. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
8. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
9. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION
10. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).

LEGEND

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PROPOSED CONCRETE PAVERS
- 9.50 PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PIPE
- PROPOSED DRAINAGE PIPE
- PROPOSED MANHOLE
- PROPOSED AREA DRAIN
- X 9.45 EXISTING ELEVATION
- EXISTING PIPE
- WM EXISTING WATER METER
- WPP EXISTING WOOD POWER POLE
- X EXISTING FENCE
- MH EXISTING MANHOLE (AS DESIGNATED)
- SIGN EXISTING SIGN (AS INDICATED)
- CB EXISTING CATCH BASIN
- EXISTING PIPING AND APPURTENANCES

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL

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FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street,
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Certificate of Authorization 7325

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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=20' DATE: JANUARY 30, 2023

SHEET NUMBER: C-1

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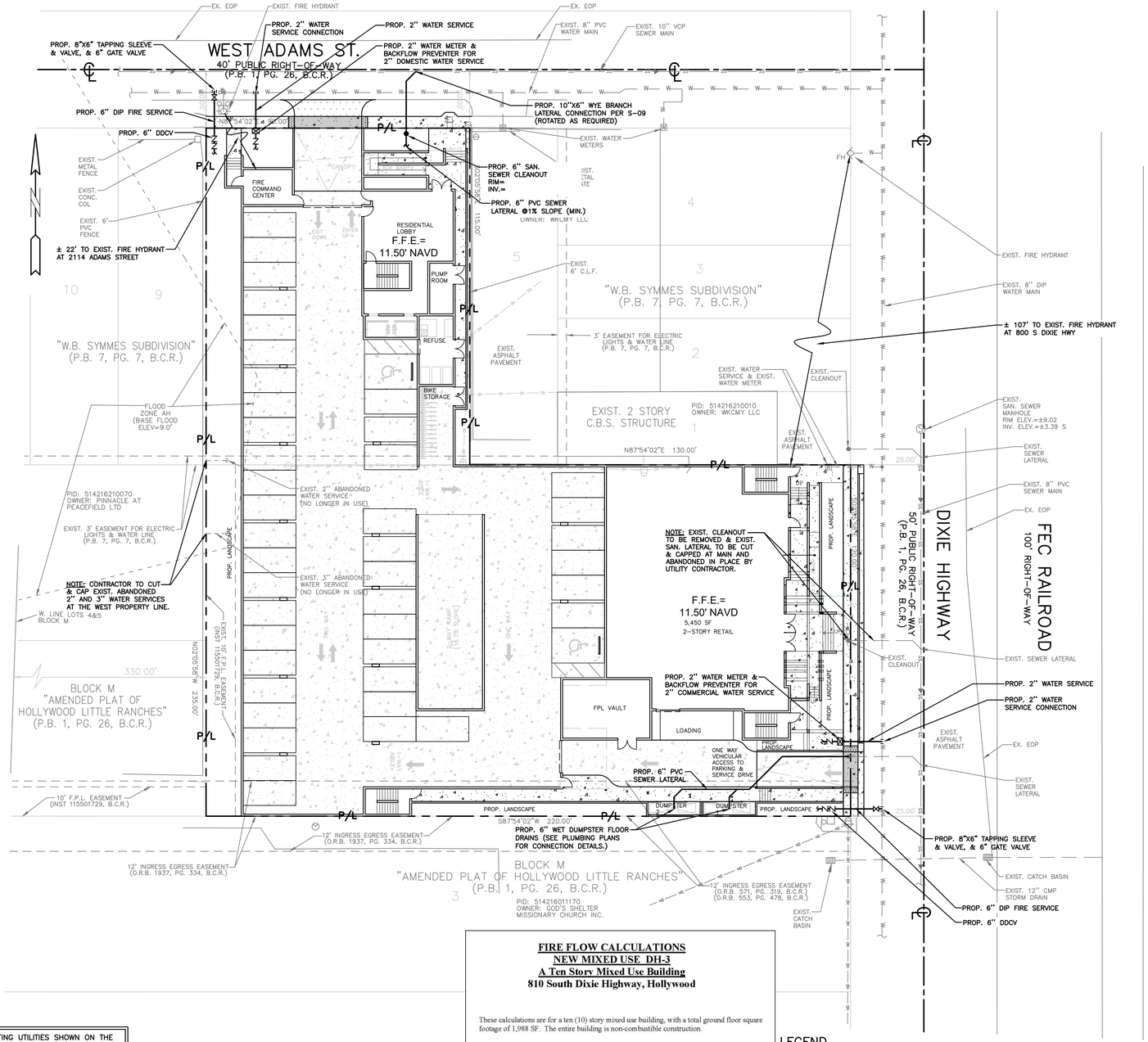

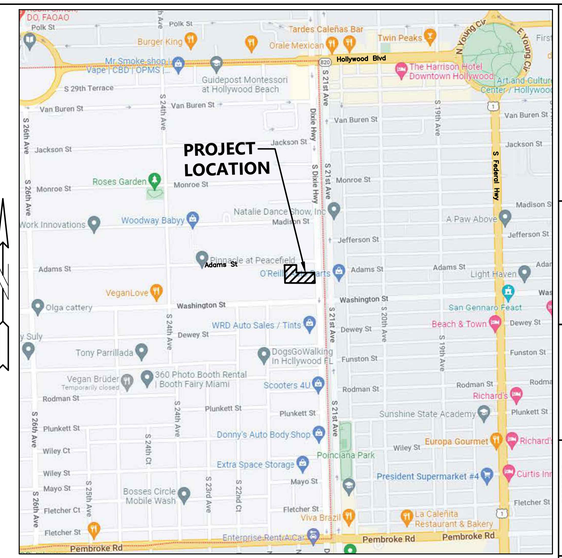

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

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PARCEL 3

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PARCEL 4

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NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
4. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102

FLOOD INFORMATION:

Community name and number:
City of Hollywood, Broward County, Florida 125113
Map and panel number: 12011C0569H
Effective on 08/18/2014
Zone: "X" (0.2%), AH
Base Flood Elevation: 9.0' for AH
Broward County 100 Year Flood Elevation is 11.50' NAVD

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16,4.3.1.1.

WATER AND SEWER DEMAND

RETAIL SPACE: 5,450 SF X 10 GPD/100 SF = 545 GPD
RESIDENTIAL: 96 UNITS X 250 GPD/UNIT = 24,000 GPD
TOTAL = 24,545 GPD

FIRE FLOW CALCULATIONS
NEW MIXED USE DH-3
A Ten Story Mixed Use Building
810 South Dixie Highway, Hollywood

These calculations are for a ten (10) story mixed use building, with a total ground floor square footage of 1,988 SF. The entire building is non-combustible construction.

Fire Flow Area = 24,228 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 24,228 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

1,750 gpm X 75% = 1,312.50 gpm (fire flow credit)

1,750 gpm – 1,312.50 gpm = 437.50 gpm

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

LEGEND

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- 9.50 PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PIPE
- PROPOSED DRAINAGE PIPE
- PROPOSED MANHOLE
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SIGNATURE DATE

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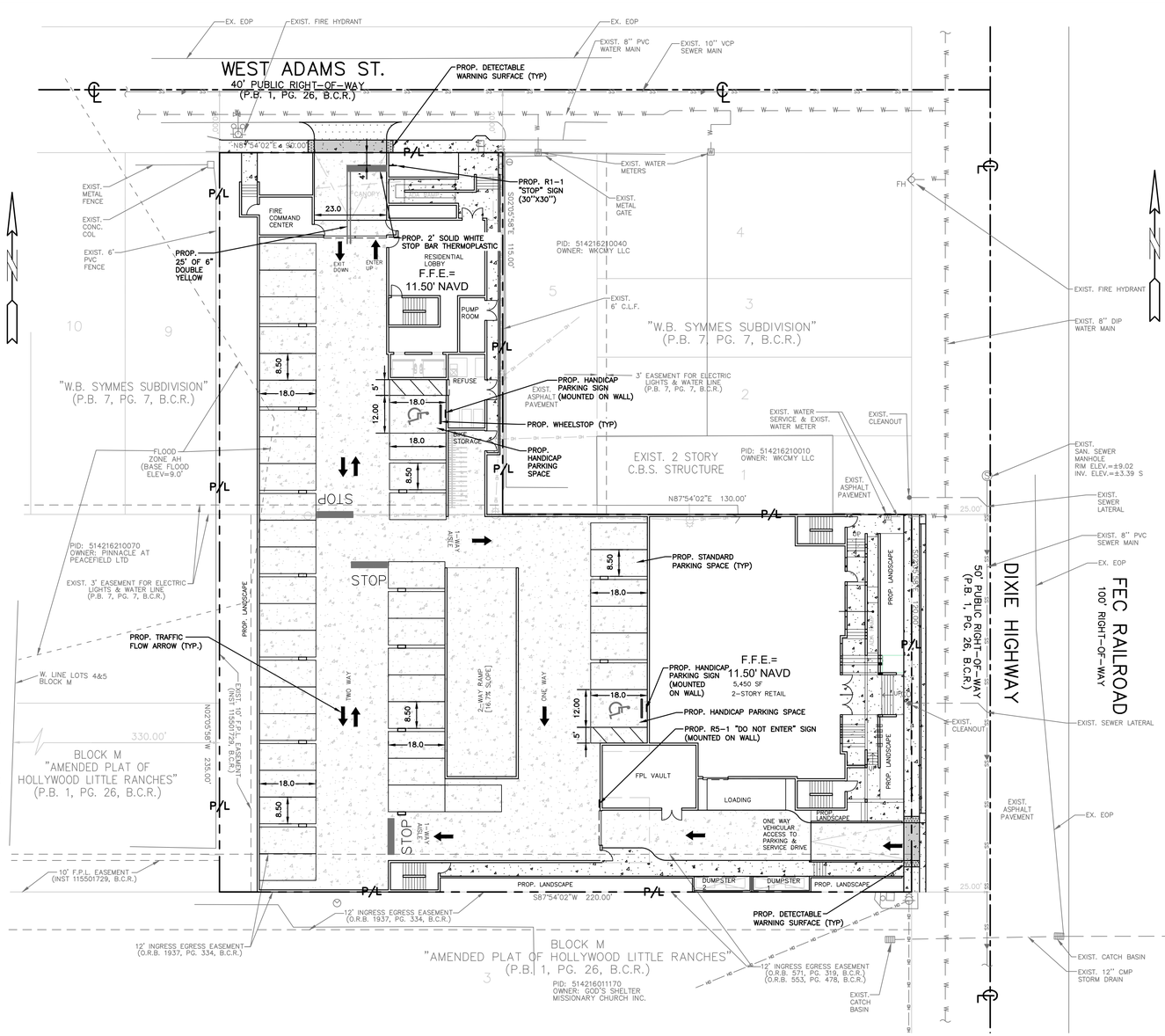
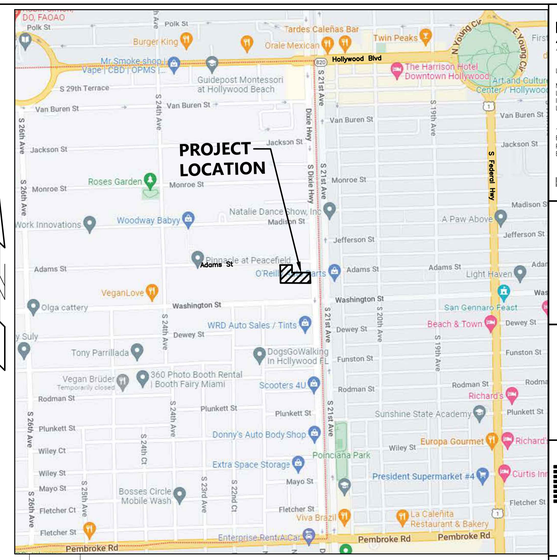
DRAWING TITLE:
WATER & SEWER PLAN

SCALE: 1"=20'
DATE: JANUARY 30, 2023
SHEET NUMBER: C-2





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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- PROPOSED CATCH BASIN
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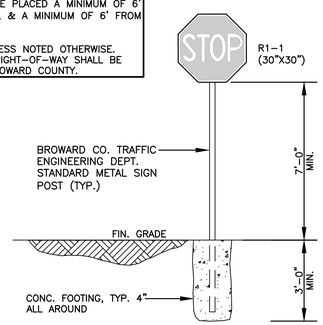
- PROPOSED DRAINAGE PIPE
- PROPOSED MANHOLE
- PROPOSED AREA DRAIN
- x 9.45 EXISTING ELEVATION
- EXISTING PIPE
- WM EXISTING WATER METER
- WPP EXISTING WOOD POWER POLE
- X EXISTING FENCE
- MH EXISTING MANHOLE (AS DESIGNATED)
- SIGN EXISTING SIGN (AS INDICATED)
- CB EXISTING CATCH BASIN
- EXISTING PIPING AND APPURTENANCES

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL

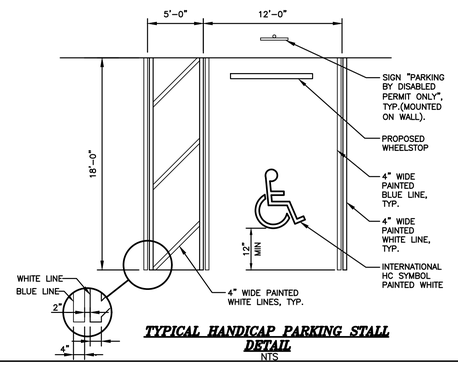
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PAVEMENT MARKING & SIGNING STANDARD NOTES

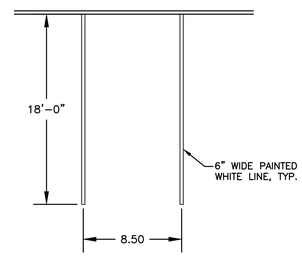
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS NOTED OTHERWISE.
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND BROWARD COUNTY.



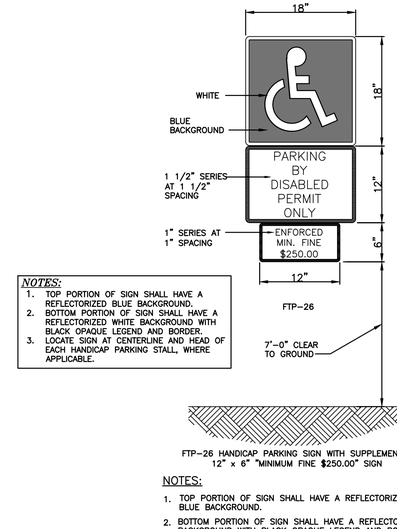
TYPICAL SIGN INSTALLATION
NTS



TYPICAL HANDICAP PARKING STALL DETAIL
NTS



TYPICAL REGULAR PARKING STALL
NTS

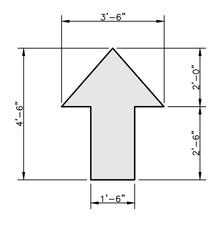


NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN ON WALL AT CENTERLINE AND ADJACENT TO HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

HANDICAP SIGN-WALL MOUNTED DETAIL
NTS



TRAFFIC CONTROL ARROW
N.T.S.

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
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Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
DESIGNING BEAUTIFUL PLACES
LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
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llernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

NO.	REVISION	DATE	BY

SIGNATURE DATE

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=20' DATE: JANUARY 30, 2023

SHEET NUMBER: C-3

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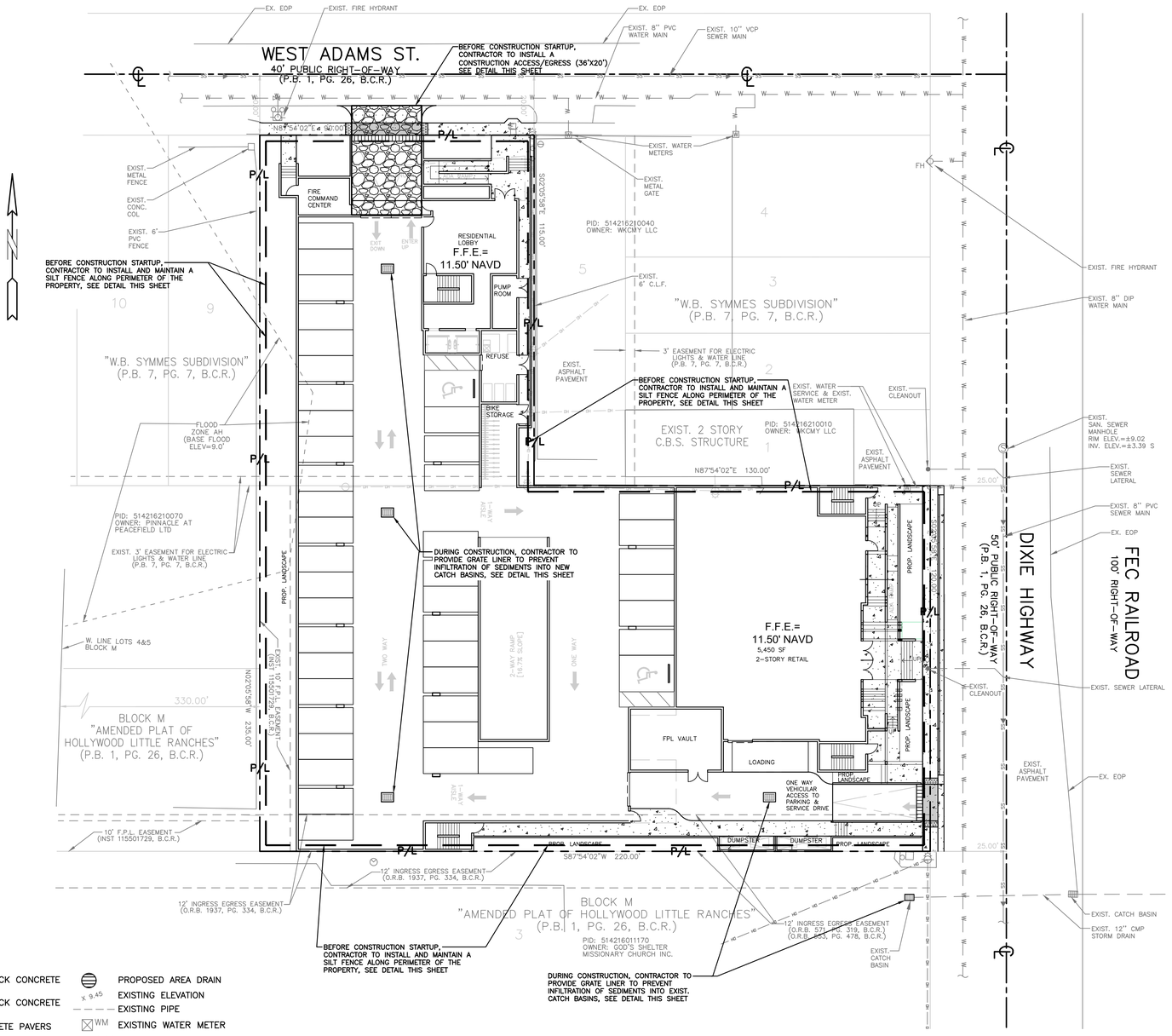
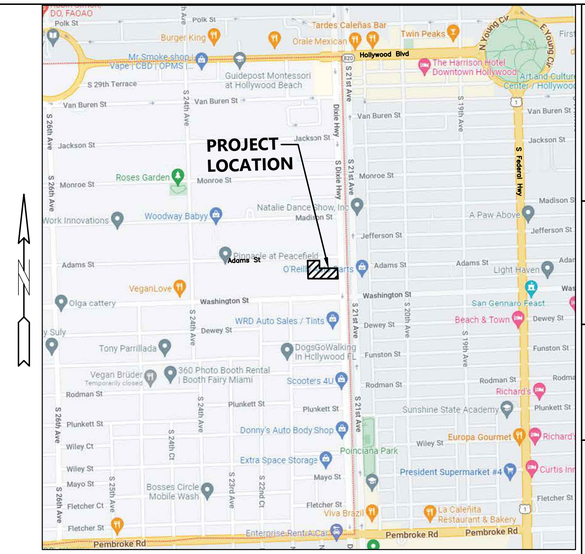




LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1

THE EAST 150 FEET OF LOTS 4 AND 5, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

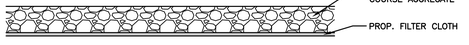
LOTS 6 AND 7 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3

LOT 8 OF "W.B. SYMMES SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

LOTS 4 AND 5, LESS THE EAST 150 FEET THEREOF, AND LESS THE WEST 330 FEET THEREOF, BLOCK M, OF THE "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GRAVEL ENTRANCE/EXIT – DURING CONSTRUCTION
DETAIL
N.T.S.

LEGEND

- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PROPOSED CONCRETE PAVERS
- 9.50 PROPOSED ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PIPE
- PROPOSED DRAINAGE PIPE
- PROPOSED MANHOLE
- PROPOSED AREA DRAIN
- x 9.45 EXISTING ELEVATION
- EXISTING PIPE
- WM EXISTING WATER METER
- WPP EXISTING WOOD POWER POLE
- X EXISTING FENCE
- MH EXISTING MANHOLE (AS DESIGNATED)
- SIGN EXISTING SIGN (AS INDICATED)
- CB EXISTING CATCH BASIN
- EXISTING PIPING AND APPURTENANCES

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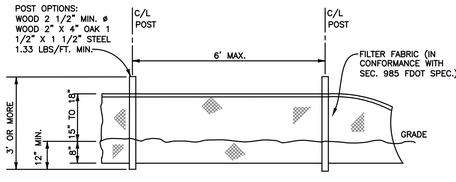
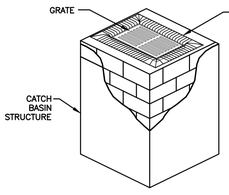
BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXIST. SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT–LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



TYPE III SILT FENCE
N.T.S.



NOTES:
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
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Certificate of Authorization 7325
SUSAN C. HOLLAND
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LANDSCAPE ARCH.:
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13170 SW 128 STREET STE. 207 MIAMI, FL 33160
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(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=20' DATE: JANUARY 30, 2023

SHEET NUMBER:
C-4

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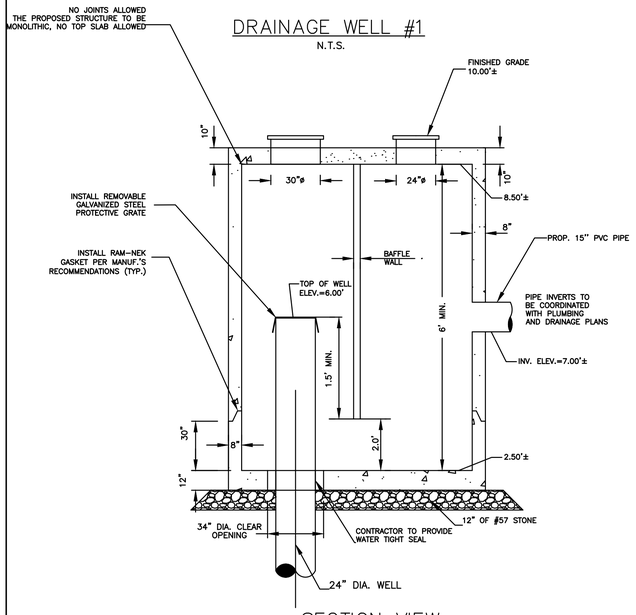
DRAINAGE WELL #1
N.T.S.

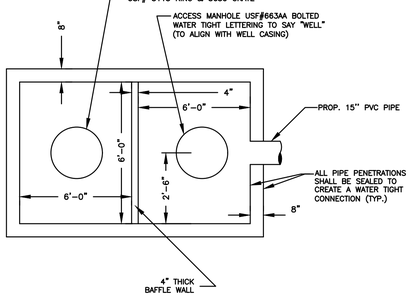


SECTION VIEW
N.T.S.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

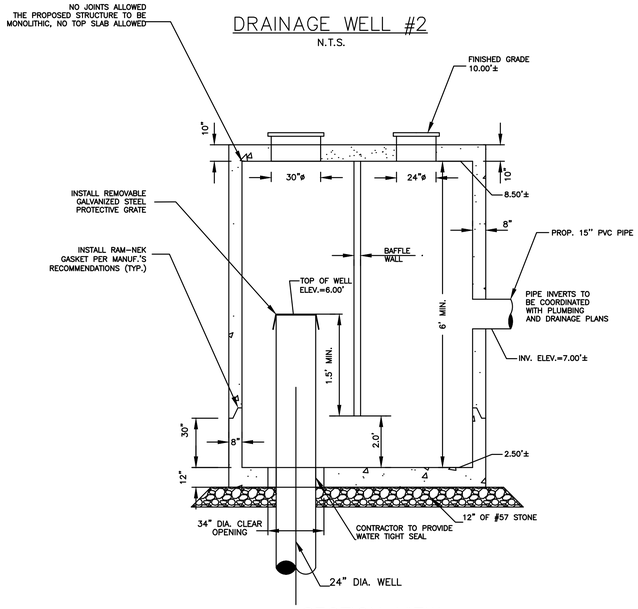
WELL #1 LOCATION	
LATITUDE:	26°0'18.27"N
LONGITUDE:	80°08'58.73"W

DRAINAGE WELL #1
N.T.S.



TOP VIEW
N.T.S.

DRAINAGE WELL #2
N.T.S.

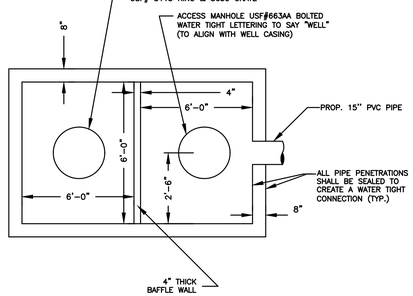


SECTION VIEW
N.T.S.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL #1 LOCATION	
LATITUDE:	26°0'16.25"N
LONGITUDE:	80°8'57.02"W

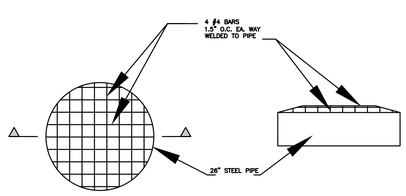
DRAINAGE WELL #2
N.T.S.



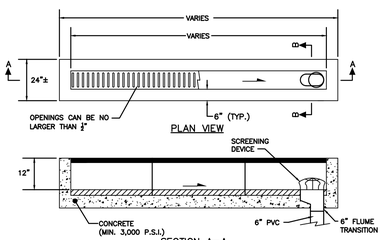
TOP VIEW
N.T.S.

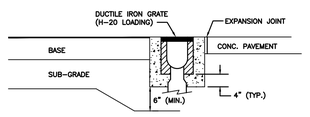
NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



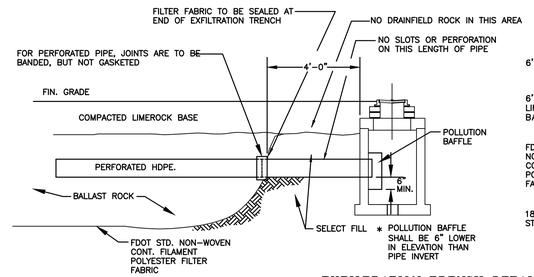
WELL SCREEN DETAIL
N.T.S.





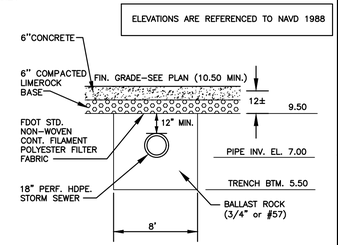
SECTION B-B

TRENCH DRAIN
N.T.S.

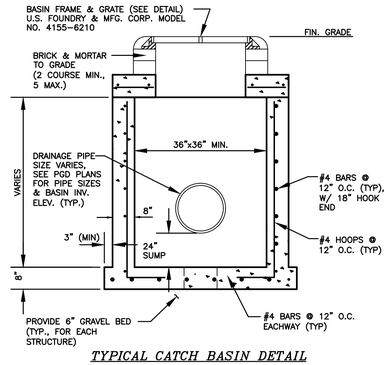


EXFILTRATION TRENCH DETAIL
N.T.S.

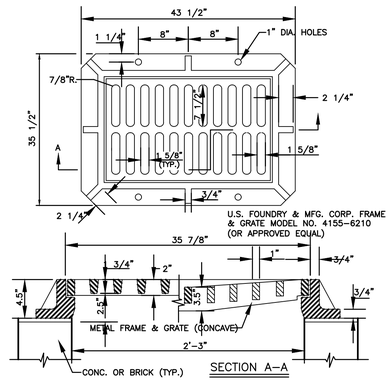
ELEVATIONS ARE REFERENCED TO NAVD 1988



NOTE:
SURFACE WATER MANAGEMENT SYSTEM SHALL BE CLEANED/MAINTAINED AS NEEDED AND AT LEAST ONCE PER YEAR.



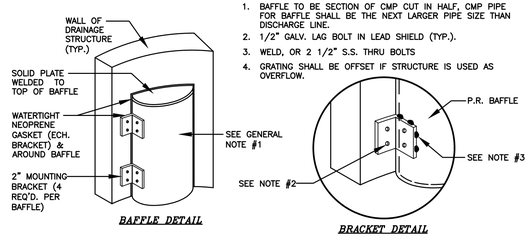
TYPICAL CATCH BASIN DETAIL
N.T.S.



FRAME & GRATE DETAIL
N.T.S.

GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



POLLUTION RETARDANT BAFFLE DETAIL
N.T.S.

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ARCHITECTS PLANNERS INTERIOR DESIGN
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Phone: 954.357.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
DESIGNING BEAUTIFUL PLACES
LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 SW 128 STREET STE. 207 MIAMI, FL 33160
llhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

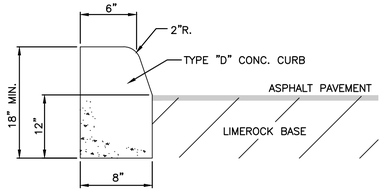
SIGNATURE DATE

NO.	REVISION	DATE	BY

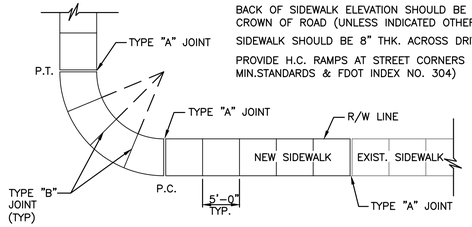
DRAWING TITLE:
DRAINAGE DETAILS

SCALE: N.T.S.
DATE: JANUARY 30, 2023
SHEET NUMBER:
C-5

J:\CAD\22-54\22-54 C-5.dwg - 2/1/2023 9:19 AM



TYPE "D" CONCRETE CURB DETAIL
NTS

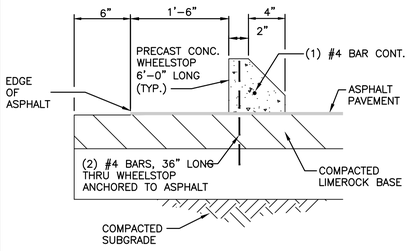


BACK OF SIDEWALK ELEVATION SHOULD BE 0.10' ABOVE CROWN OF ROAD (UNLESS INDICATED OTHERWISE)

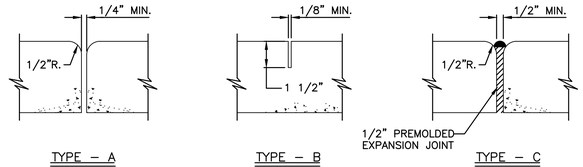
SIDEWALK SHOULD BE 8" THK. ACROSS DRIVEWAYS

PROVIDE H.C. RAMPS AT STREET CORNERS (PER ADA MIN.STANDARDS & FDOT INDEX NO. 304)

SIDEWALK PLAN
N.T.S.



CONCRETE WHEELSTOP DETAILS
NTS



TYPE – A
(OPEN TYPE JOINTS)

TYPE – B
(SAWED JOINTS)

TYPE – C
(EXPANSION JOINTS)

GENERAL NOTE:

SIDEWALK JOINTS
N.T.S.

TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	"T"
RESIDENTIAL AREAS	4"
DRIVEWAYS & OTHER	8"

NOTES:

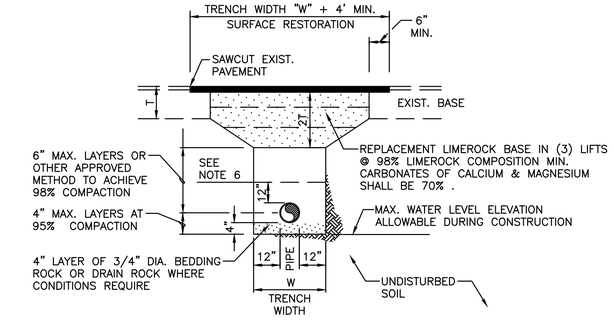
1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE–IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'–0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILIAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

* INSTALLED AT THE DISCRETION OF THE ENGINEER

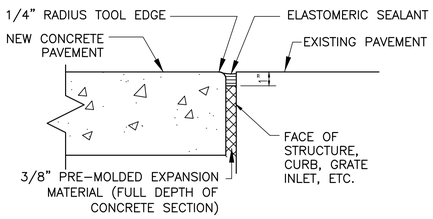
SIDEWALK DETAIL
NTS



GENERAL NOTES:

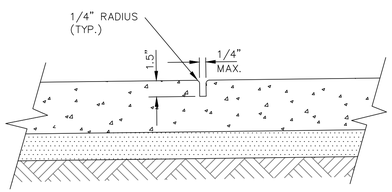
1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION .
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD .
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.) .
4. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T–180 .
5. ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION .
6. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL) .
7. DENSITY TESTS – MIN. 2 PER SUB–BASE, MIN. 2 PER LIMEROCK, PER CUT . CITY ENGINEERING DEPT. RECEIVES 2 COPIES OF RESULTS .

PAVEMENT RESTORATION DETAIL
NTS



NTS

ISOLATION JOINT



NOTE:
CONSTRUCT CONTROL JOINTS EVERY TEN FEET.

CONTROL JOINT DETAIL
NTS

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA–C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

CIVIL ENG.:
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Certificate of Authorization 7325

SUSAN C. HOLLAND
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LLA LAURA LLERENA & ASSOCIATES
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13170 SW 128 STREET STE. 207 MIAMI, FL 33160
lhernandez @ llerena-associates.com
(305)256-1199 RLA# LA6667125

OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917–586–4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH–3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
CIVIL DETAILS & SECTIONS

SCALE: N.T.S.
DATE: JANUARY 30, 2023

SHEET NUMBER:
C-6

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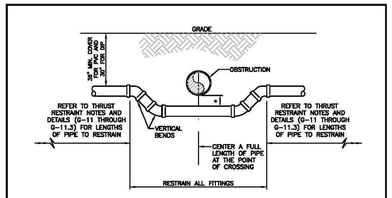
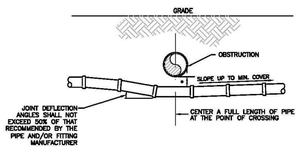


UTILITY CROSSING USING FITTINGS

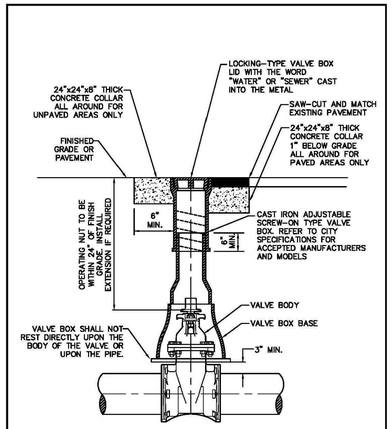
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



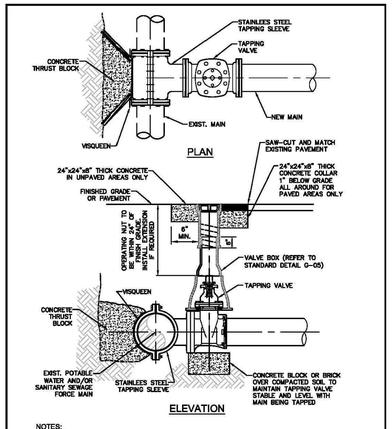
UTILITY CROSSING USING JOINT DEFLECTIONS

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

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

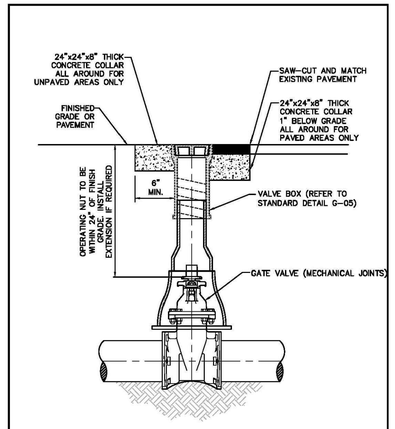


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05
APPROVED: XXX		



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

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

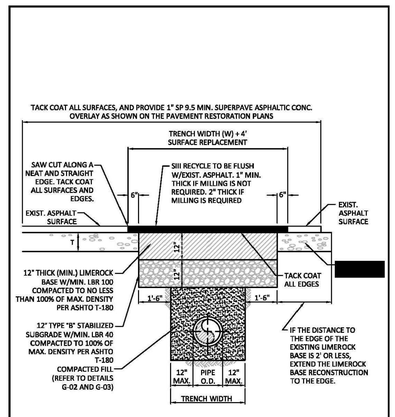


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

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

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



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

WATER SYSTEM NOTES:

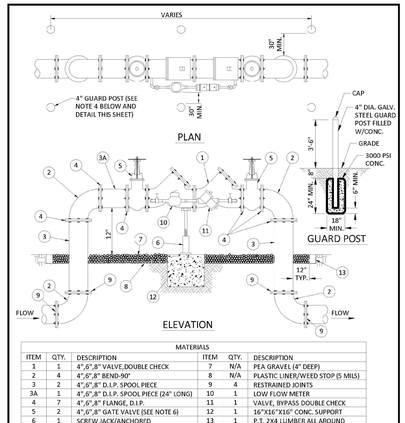
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

WATER SYSTEM NOTES (CONTINUED):

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

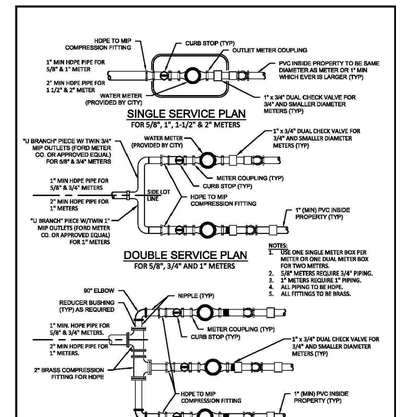
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

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

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



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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
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LANDSCAPE ARCH.:
DESIGNING BEAUTIFUL PLACES
LLA LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
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OWNER / DEVELOPER
ADAMS STREET RESIDENTIAL, LLC
1820 AVE. M SUITE 2254
BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY

NEW MIXED USE

DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
UTILITY DETAILS I

SCALE: N.T.S.
DATE: JANUARY 30, 2023

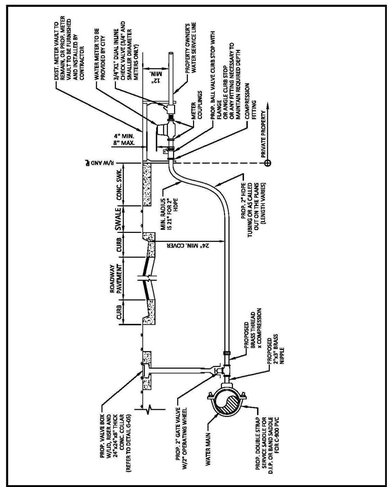
SHEET NUMBER:
C-7

J:\ACAD\22-54\22-54 C-7.dwg — 2/1/2023 9:19 AM

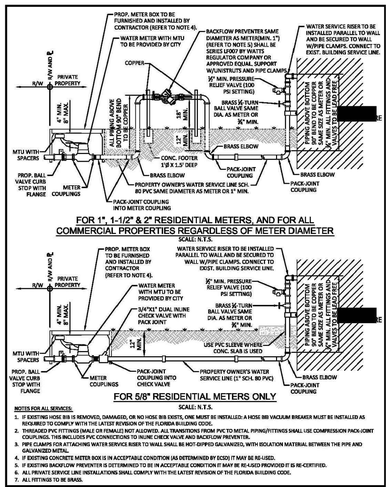
WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ⅝" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		

WATER MAIN TESTING AND DISINFECTION NOTES:

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
2. THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S \times D \times \sqrt{P}}{148{,}000}$$

   L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
   S = THE LENGTH OF PIPE BEING TESTED.
   D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
   P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.

3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
5. BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
7. THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER MAIN TESTING AND DISINFECTION NOTES	DRAWING NO. W-14
APPROVED: XXX		

SEWER NOTES:

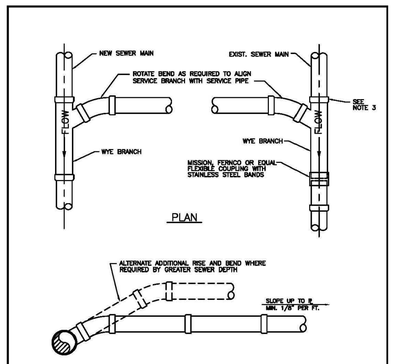
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{S \times D \times \sqrt{P}}{148{,}000}$$

   WHERE:
   L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
   D = PIPE DIAMETER IN INCHES
   S = LENGTH OF LINES IN LINEAL FEET
   P = AVERAGE TEST PRESSURE IN PSI

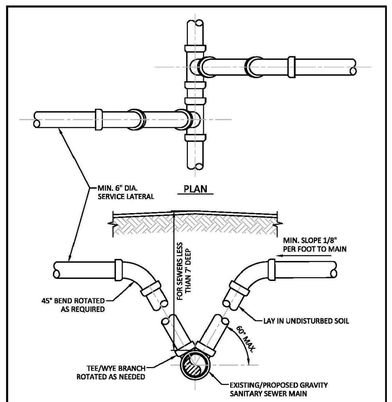
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6' MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



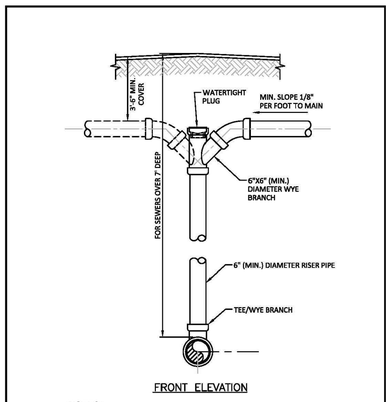
NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

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



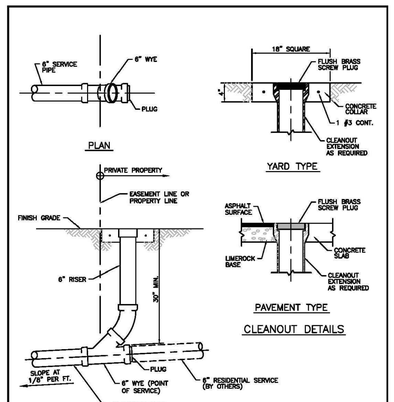
NOTES:
1. MODIFIED RISER CONNECTION TO BE USED ONLY WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL MODIFIED RISER	DRAWING NO. S-10
APPROVED: XXX		

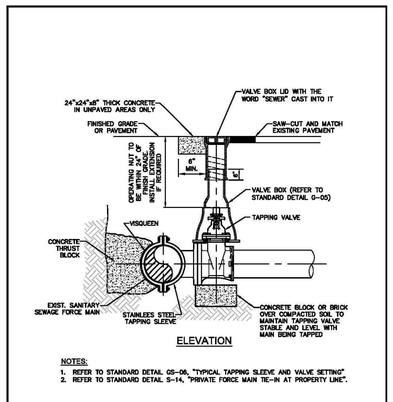


NOTES:
1. RISER CONNECTION TO BE USED ONLY WHEN SANITARY SEWER IS MORE THAN 7'-0" DEEP OR WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL VERTICAL RISER	DRAWING NO. S-11
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



NOTES:
1. REFER TO STANDARD DETAIL G5-08, "TYPICAL TAPPING SLEEVE AND VALVE SETTING".
2. REFER TO STANDARD DETAIL S-14, "PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE".

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FORCE MAIN CONNECTION	DRAWING NO. S-13
APPROVED: XXX		

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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
UTILITY DETAILS II

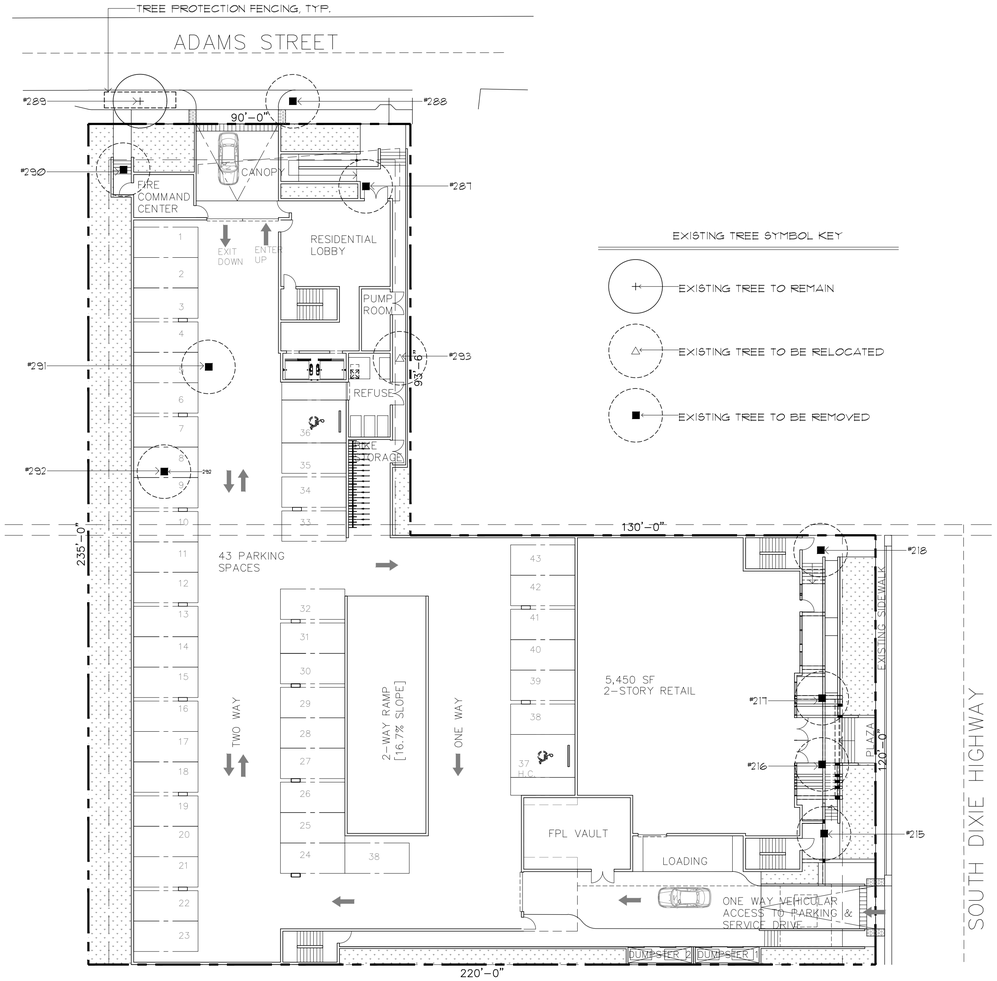
SCALE: N.T.S. DATE: JANUARY 30, 2023

SHEET NUMBER:
C-8

J:\ACAD\22-54\22-54 C-8.dwg — 2/1/2023 9:19 AM

EXISTING TREE LIST

Tree #	Botanical Name	Common Name	DBH (Inches)	Height (Feet)	Spread (Feet)	Condition	Disposition	Additional Notes	Mitigation (Sq. Ft.)
215	Lysiloma Latisiliqua	Wild Tamarind	10	20	20	Poor	To Be Removed	Trunk Damage	314
216	Lysiloma Latisiliqua	Wild Tamarind	10	20	20	Poor	To Be Removed	Trunk Damage	314
217	Lysiloma Latisiliqua	Wild Tamarind	4, 6, 3	20	20	Poor	To Be Removed	Split Trunk	314
218	Lysiloma Latisiliqua	Wild Tamarind	12	20	20	Poor	To Be Removed	Trunk Damage	314
287	Araucaria Heterophylla	Norfolk Island Pine	36	80	15		To Be Removed	Prohibited Tree	0
288	Wodyetia Bifurcata	Foxtail Palm	10	20	10	Fair	To Be Removed		177
289	Quercus Virginiana	Live Oak	12	25	20	Good	To Remain		0
290	Cocos Nucifera	Coconut Palm	10	35	15	Fair	To Be Removed		177
291	Ficus Benghalensis	Banyan Tree	48	45	45	Fair	To Be Removed	Specimen / Dying / Chopped Branches	3,180
292	Persea Americana	Avocado Tree	12	30	20	Fair	To Be Removed	Prohibited Tree / Leaning	0
293	Quercus Virginiana	Live Oak	10	25	15	Fair	To Be Relocated	Needs to Be Pruned	0
								Total Canopy Loss	4,730 Sq. Ft.
								Total Mitigation Provided (See L-100)	5,500 Sq. Ft.

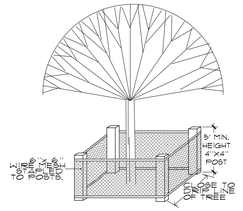


EXISTING TREE SYMBOL KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE TO BE REMOVED

ROOT PRUNE NOTES

1. LANDSCAPE CONTRACTOR TO VERIFY WITH SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES PRIOR ANY ROOT PRUNING OR REMOVAL OF EXISTING TREES.
2. TO AVOID DAMAGE TO THE TREES AND PROPERTY, THE ROOT PRUNING MUST BE DONE BY A SKILLFUL LANDSCAPE CONTRACTOR WITH EXPERIENCE IN THIS TYPE OF WORK.
3. A BACK PRUNING OF THE CANOPY WILL BE NECESSARY TO BALANCE THE SIZE OF THE CROWN WITH THE ROOT BALL AFTER THE ROOT PRUNING IS COMPLETE. NO UNNECESSARY BACK PRUNING WILL BE ALLOWED. LANDSCAPE CONTRACTOR MUST RESPECT THE NATURAL CHARACTER OF EACH PARTICULAR SPECIE.
4. ALL TREES SHALL BE ROOT PRUNED 45 DAYS PRIOR TO TRANSPLANTING.
5. LARGE TREES THAT HAVE BEEN ROOT PRUNED SHALL BE STAKED TO AVOID ACCIDENTS AND/OR WINDFALL
6. LANDSCAPE CONTRACTOR SHALL USE BARRICADES TO PROTECT TRANSPLANTED AND REMAINING EXISTING TREES OR PALMS SHOWN ON THIS PLAN.
7. SUFFICIENT WATER SHALL BE APPLIED TO THE TREES DURING CONSTRUCTION.
8. IN THE EVENT THAT HEAVY EQUIPMENT IS NECESSARY TO MOVE THE TREES, LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID "SKIRTING" THE BARK OF THE TREES.
9. TREES TO BE TRANSPLANTED ON SITE SHALL BE DONE IMMEDIATELY.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREES AT THE SITES. PROVISION SHALL BE MADE FOR STAKING, BARRICADES, WATER, WEEDING, AND FERTILIZERS AS REQUIRED DURING CONSTRUCTION. THE PLANTS SHALL BE IN THEIR UTMOST BEST CONDITION FOR THE FINAL TRANSPLANTATION TO THE SITE.
11. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO TREES THAT ARE TO REMAIN AND THOSE THAT ARE TO BE RELOCATED.



1. PROTECTION FOR EXISTING TREES TO REMAIN
NOT TO SCALE

TREE DISPOSITION PLAN

SCALE: 1" = 20'-0"

DESIGNING BEAUTIFUL SPACES
LLA LAURA LLERENA & ASSOCIATES
LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.lllerena-associates.com

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

811 Know what's below. Call before you dig.

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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STRUCTURAL ENG.:

MEP ENG.:

CIVIL ENG.:

LANDSCAPE ARCH.:
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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

REGISTERED LANDSCAPE ARCHITECT LAURA M. LLERENA 6667125 STATE OF FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

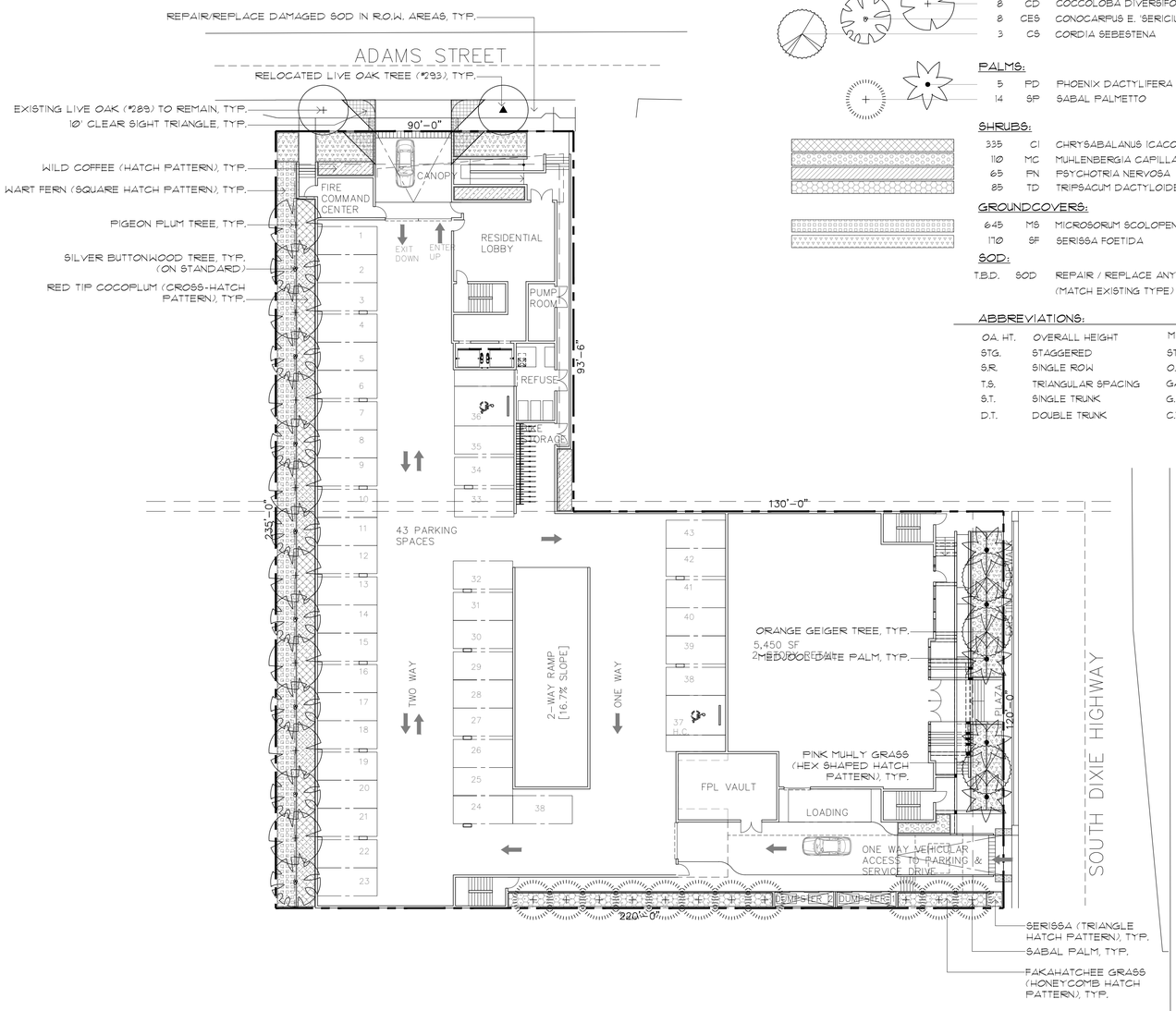
DRAWING TITLE:
TREE DISPOSITION PLAN

SCALE: 1" = 20'-0" DATE: JANUARY 27, 2023

SHEET NUMBER:
EX-1.00

CITY OF HOLLYWOOD CODE

PROPERTY ZONING:	DH-3
PROPERTY SIZE:	36,750 SQ. FT. (0.844 ACRES)
PERIMETER LANDSCAPE / STREET TREES: (120' + 90' = 210 LINEAR FEET)	ONE (1) STREET TREE PER EVERY FIFTY (50) LINEAR FEET OF STREET FRONTAGE 42 TREES REQUIRED (2 EXISTING LIVE OAKS, 3 ORANGE GEIGER TREES, AND 5 MEDJOOL DATE PALMS)
LOT TREES: 4,610 SQ. FT. OF PERVIOUS AREA)	ONE (1) TREE PER EVERY 1,000 SQ. FT. OF PERVIOUS AREA 46 TREES REQUIRED (8 PIGEON PLUM, 8 SILVER BUTTONWOOD, AND 14 SABAL PALMS) 5 PIGEON PLUM TREES TO COUNT TOWARDS LOT TREE REQUIREMENTS
MITIGATION REQUIREMENT: 4,780 SQ. FT. (SEE SHEET EX-1.00)	3 PIGEON PLUM TREES AND 8 SILVER BUTTONWOOD TREES TO COUNT TOWARDS MITIGATION REQUIREMENTS (3 + 8 = 11) x 500 SQ. FT. = 5,500 SQ. FT. OF MITIGATION PROVIDED



PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS
TREES:				
8	CD	COCCOLOBA DIVERSIFOLA	PIGEON PLUM	△✳✳ MIN. 12' HT., 4" D.B.H., MALE SPECIES ONLY, F.G
8	CES	CONOCARPUS E. 'SERICIUS'	SILVER BUTTONWOOD	△✳✳ MIN. 12' HT., 4" D.B.H., F.G., STD.
3	CS	CORDIA SEBESTENA	ORANGE GEIGER	△✳✳ MIN. 12' HT., 4" D.B.H., F.G.
PALMS:				
5	PD	PHOENIX DACTYLIFERA MEDJOOL'	MEDJOOL DATE PALM	✳✳ 16'-18' C.T., S.T., F.G., MATCHED
14	SP	SABAL PALMETTO	SABAL PALM	✳✳ 14'-20' C.T., S.T., F.G., STAGGERED, BOOTED
SHRUBS:				
335	CI	CHRYSABALANUS ICACO	RED TIP COCOPLUM	△✳✳ 3 GAL., 24" O.C., T.S.
110	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	△✳✳ 3 GAL., 24" O.C., T.S
65	FN	PSYCHOTRIA NERVOSA	WILD COFFEE	△✳✳ 3 GAL., 24" O.C., T.S
85	TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	△✳✳ 3 GAL., 30" O.C., T.S
GROUNDCOVERS:				
645	MS	MICROSORUM SCOLOPENDRIA	WART FERN	✳ 1 GAL., 18" O.C., FULL, T.S.
170	SF	SERISSA FOETIDA	SERISSA	✳ 1 GAL., 18" O.C., FULL, T.S.
SOD:				
T.B.D.	SOD	REPAIR / REPLACE ANY DAMAGED SOD IN THE R.O.W. (MATCH EXISTING TYPE)		△ ✳ SOLID SOD

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK	C.T.	CLEAR TRUNK

DROUGHT TOLERANCE & ORIGIN:

- ✳ MODERATE DROUGHT TOLERANCE
- ✳✳ VERY DROUGHT TOLERANT
- △ NATIVE

LEVEL ONE PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

DESIGNING BEAUTIFUL SPACES

LLA LAURA LLERENA & ASSOCIATES

LANDSCAPE ARCHITECTURE

13170 S.W. 128th Street, Suite 207, Miami, FL 33186

Tel: 305-256-1199 / Fax: 305-256-1155

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917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

REGISTERED LANDSCAPE ARCHITECT LAURA M. LLERENA 6667125 STATE OF FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

LEVEL 1 PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0" DATE: JANUARY 27, 2023

SHEET NUMBER:

L-1.00

NEW TREE - 1 YEAR MAINTENANCE PLAN

WATER:

ALL NEW TREES TO BE ON A AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.
1ST MONTH WATER EVERYDAY.
2ND. THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER.
IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

FERTILIZER:

USE A PALM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

MULCH:

INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED FLORIMULCH, EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.

TRIMMING & PRUNING:

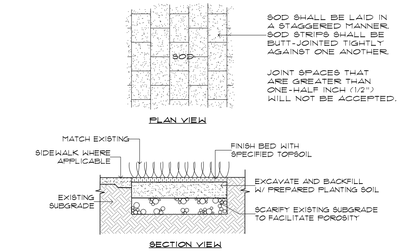
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN)

STAKING AND BRACING:

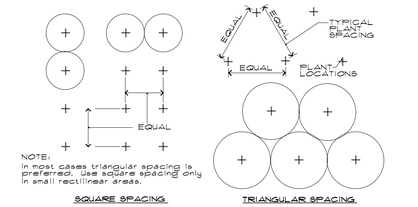
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

LANDSCAPE NOTES

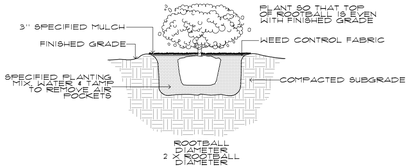
1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
3. SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
4. VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH OF SHREDDED FLORIMULCH - SEE PLAN FOR EXCEPTIONS.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF, IN CASE OF ANY DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
7. TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
8. PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 50% MUCK, 25% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO LBS. OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
9. TOPSOIL MIX SHALL CONSIST OF 80% SAND & 20% MUCK THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER. MIX SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER.
10. ALL EXISTING SOD OUTSIDE THE LIMIT OF WORK LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
11. ALL PLANTING BEDS MUST BE FREE OF SURFACE ROCK WITH A DIAMETER OF ½" PRIOR TO INSTALLATION OF WEED FABRIC.
12. ALL PLANT MATERIAL, EXCLUDING SOD, TO BE WARRANTED AS FOLLOWS: SHRUBS AND GROUNDCOVER FOR 90 DAYS, LARGE SHRUBS (OVER 10 GAL.) AND SMALL PALMS FOR 180 DAYS, and B&B MATERIAL FOR 360 DAYS PROVIDED THAT PLANT MATERIAL IS RECEIVING PROPER MAINTENANCE PRESCRIBED BY LANDSCAPE CONTRACTOR.
    Note: Acts of God (Hurricanes) and other causes beyond the control of the landscape contractor are not covered.
13. ALL WARRANTIES TO RUN CONCURRENTLY, BEGINNING UPON LANDSCAPE ARCHITECT'S FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS OWNER OR GC REQUIRES CONSTRUCTION PHASING BEYOND CONTROL OF THE INSTALLER.
14. WATERING IS THE RESPONSIBILITY OF THE INSTALLER DURING THE INSTALLATION PHASE UNTIL FINAL ACCEPTANCE.
15. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE IRRIGATION CONTRACTOR. TREES SHALL NOT BE PLANTED ON TOP OF IRRIGATION LINES.
16. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ASSURE IRRIGATION INSTALLATION IS PROPERLY PROGRESSING AND IN THE END ADEQUATE FOR GOOD GROWTH. THE OWNER OR GC MUST BE NOTIFIED IN WRITING OF ANY PROBLEMS WITH IRRIGATION PHASING OR PERFORMANCE.
17. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
18. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES DELIVERED WITH NURSERY POLES WILL NOT BE ACCEPTED AND THEREFORE REJECTED WITH THE EXCEPTION OF THE FOLLOWING TREES SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.
19. PROVIDE DEEP ROOT CONTROL BARRIER FOR ALL TREES ADJACENT TO RETAINING WALL.



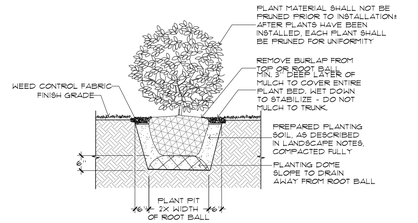
1. SOD INSTALLATION DETAIL
NOT TO SCALE



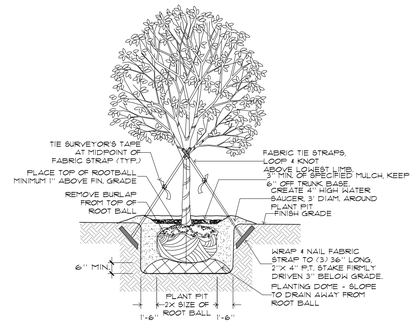
2. PLANT SPACING (FOR SHRUBS & GROUNDCOVER)
NOT TO SCALE



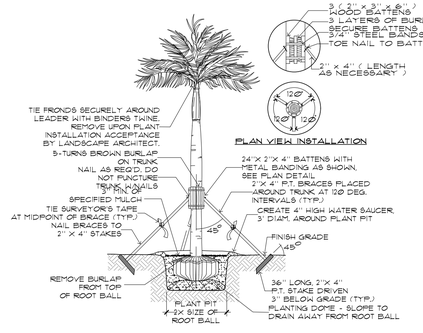
3. GROUNDCOVER INSTALLATION DETAIL
NOT TO SCALE



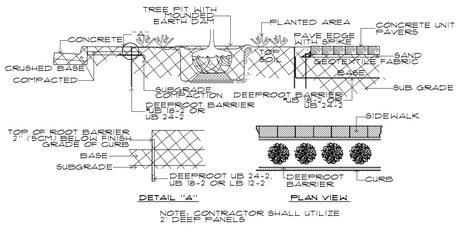
4. SHRUB INSTALLATION
NOT TO SCALE



5. TYPICAL TREE INSTALLATION
NOT TO SCALE



6. TYPICAL PALM INSTALLATION
NOT TO SCALE



7. ROOT CONTROL BARRIER DETAIL
NOT TO SCALE

LANDSCAPE NOTES AND DETAILS

SCALE: N/A

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ADAMS STREET RESIDENTIAL, LLC
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BROOKLYN, NY 11250
917-586-4767

810 SOUTH DIXIE HIGHWAY
NEW MIXED USE
DH-3
HOLLYWOOD, FLORIDA

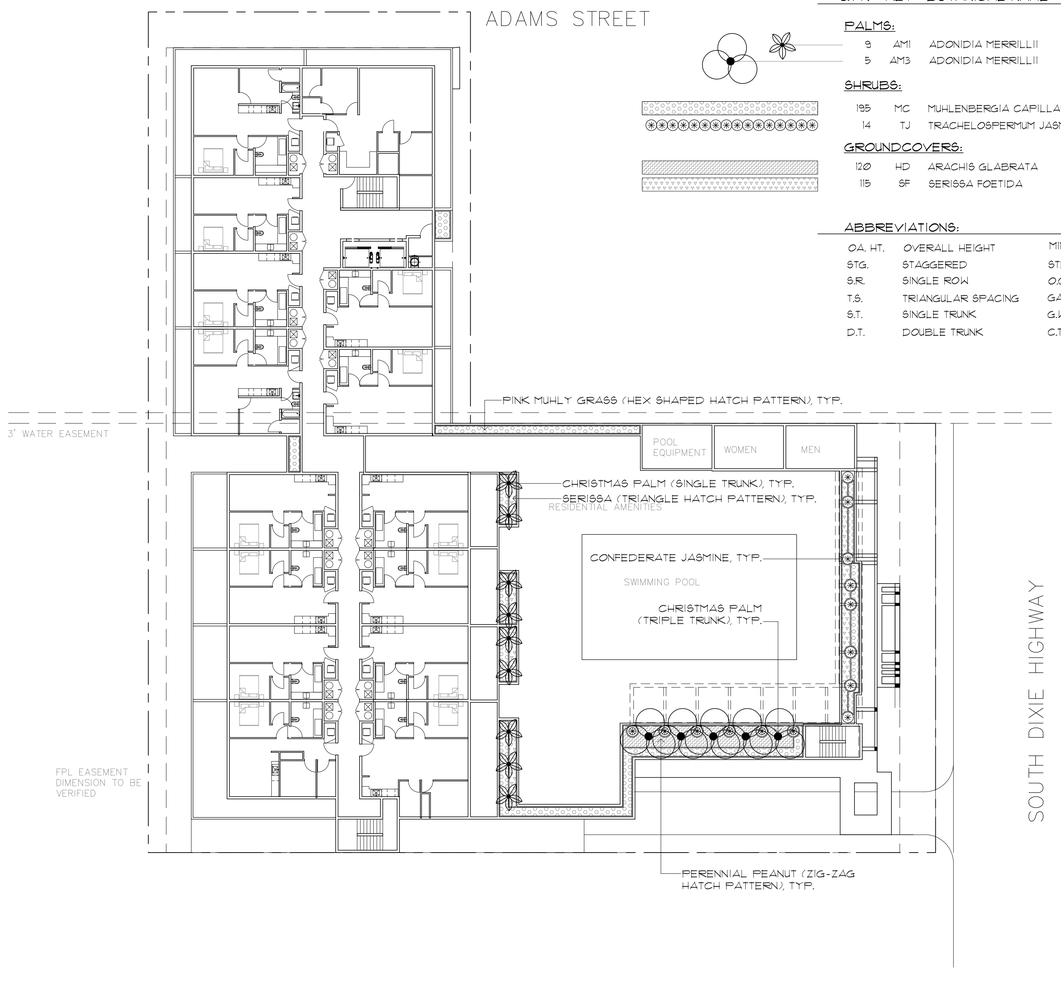
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LANDSCAPE NOTES AND DETAILS

SCALE: N/A DATE: JANUARY 27, 2023

SHEET NUMBER:
L-2.00



PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS
PALMS:				
9	AM1	ADONIDIA MERRILLII	CHRISTMAS PALM - SINGLE	✳✳ 12'-14' OA HT., S.T., F.G., MATCHED
5	AM3	ADONIDIA MERRILLII	CHRISTMAS PALM - TRIPLE	✳✳ 12'-14' OA HT., T.T., F.G., MATCHED
SHRUBS:				
195	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	△✳✳ 3 GAL., 24'' O.C., T.S
14	TJ	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	✳✳ 15 GAL., 8' RUNNERS, FULL (TRAINED TO TRELLIS STRUCTURE)
GROUNDCOVERS:				
120	HD	ARACHIS GLABRATA	PERENNIAL PEANUT	△ ✳ 1 GAL., 18'' O.C., FULL, T.S.
115	SF	SERISSA FOETIDA	SERISSA	✳ 1 GAL., 18'' O.C., FULL, T.S.

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK	C.T.	CLEAR TRUNK

DROUGHT TOLERANCE & ORIGIN:

✳ MODERATE DROUGHT TOLERANCE
✳✳ VERY DROUGHT TOLERANT
△ NATIVE

LEVEL FOUR PRELIMINARY LANDSCAPE PLAN

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HOLLYWOOD, FLORIDA

REGISTERED LANDSCAPE ARCHITECT LAURA M. LLERENA 6667125 STATE OF FLORIDA

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 4 PRELIMINARY LANDSCAPE PLAN

SCALE: 1'' = 20'-0'' DATE: JANUARY 27, 2023

SHEET NUMBER:
L-3.00