

SALAZAR ARCHITECTURAL GROUP
SAG GROUP, INC.

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LANDSCAPE ARCHITECT
MARIANO CORRAL, A.S.L.A.

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MIAMI, FLORIDA 33165
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CIVIL ENGINEER
CLIFFORD LOUTAN
SUN-TECH ENGINEERING INC.

1600 W. OAKLAND PARK BOULEVARD # 202
FORT LAUDERDALE , FLORIDA 33311
TEL. (954) 777-3123
cloutan@suntecheng.com

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EXHIBIT B



SUBMITTAL TO CITY COMMISSION

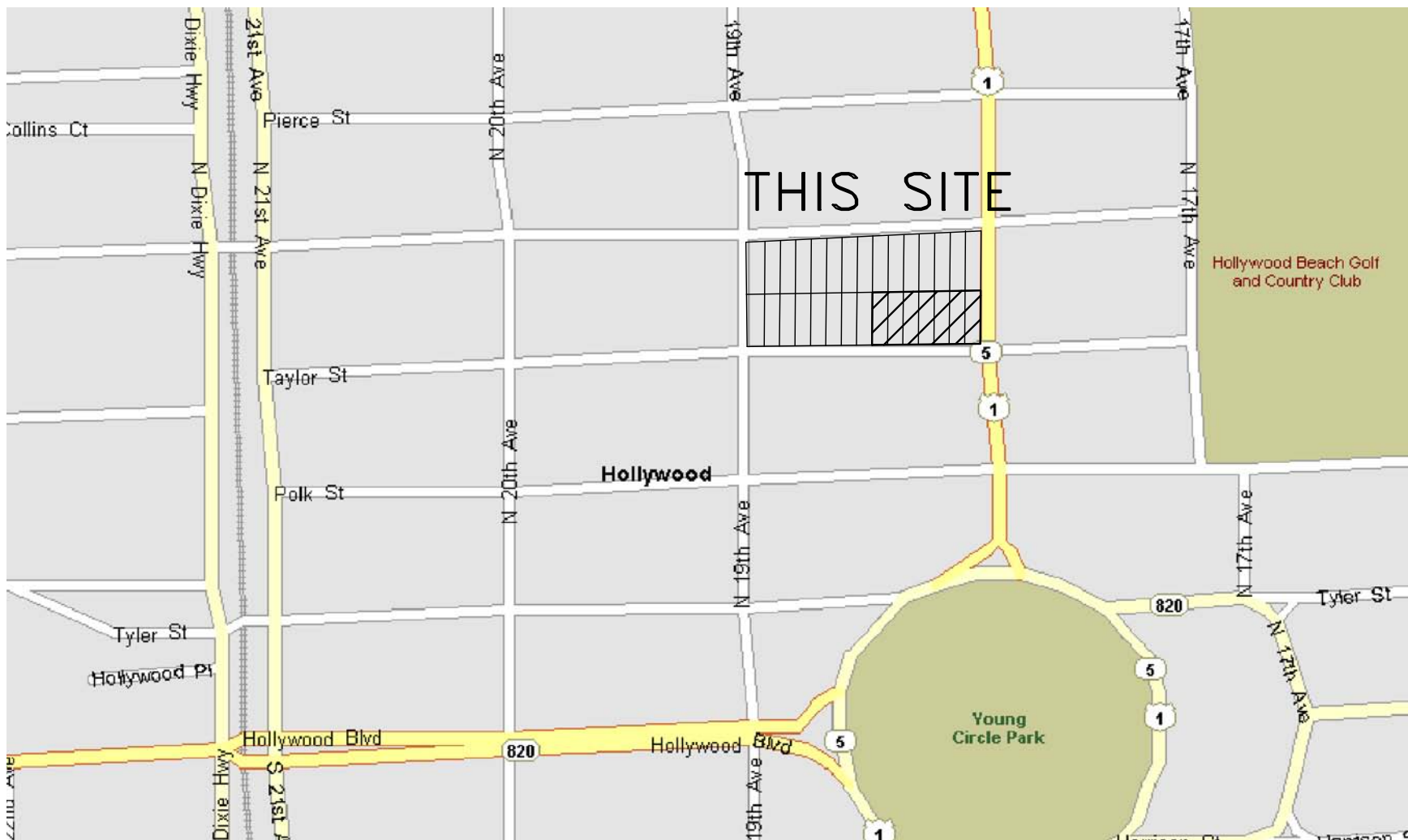
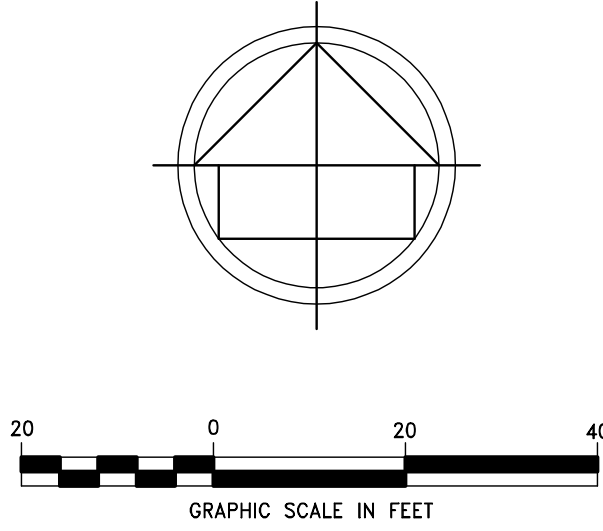
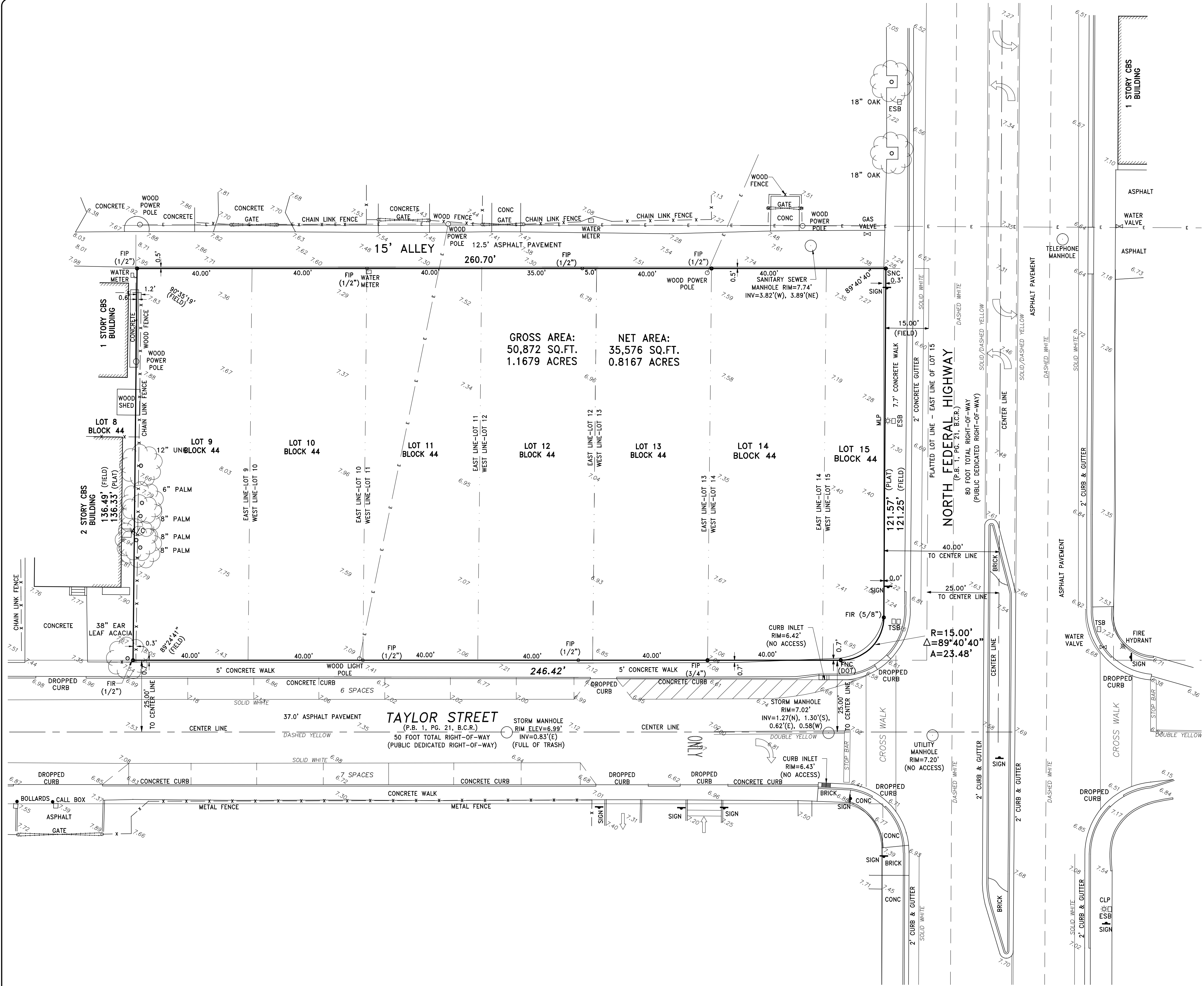
JED TOWER
FOR:
JED EQUITIES LLC.

LOCATED AT:
1817 TAYLOR STREET, HOLLYWOOD , FLORIDA 33033









LOCATION MAP (NTS)

NOTES :

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
- 2. SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP & ENCUMBRANCES REPORTS, LISTED HEREON, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC.

- a) (FUND FILE NO.: 10-2014-109061)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
 - b) (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013.
 - c) (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
- THERE ARE NO PLOTTABLE ENCUMBRANCES

- 3. THIS SURVEY WAS DONE SOLEY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.

- 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

- 7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ TAYLOR STREET & 18TH AVENUE. ELEVATION = 9.55'(NGVD29) - 8.04'(NAVD88)

- 8. NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,576 SQ.FT. (0.8167 ACRES)
GROSS AREA (TO CENTERLINE OF R/O/W) = 50,872 SQ.FT. (1.1679 ACRES)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCES REPORTS; FUND FILE NUMBER: 10-2014-109061, FROM JULY 30, 2010 TO OCTOBER 6, 2014. (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013, AND (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/17/14 FOR THE FIRM BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

LEGEND

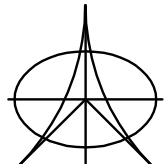
BCR BROWARD COUNTY RECORDS
CKD CHECKED BY
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE
SQ.FT. SQUARE FEET
△ CENTRAL ANGLE
R RADIUS
A ARC DISTANCE
-///- NON VEHICULAR ACCESS LINE

SIR SET IRON ROD & CAP #6448
FND FOUND NAIL & DISC
ALTA AMERICAN LAND TITLE ASSOCIATION
ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
CB CATCH BASIN
B.C.R. BROWARD COUNTY RECORDS
-X- WOOD/CHAIN LINK FENCE
WPP WOOD POWER POLE
CLP CONCRETE LIGHT POLE
MLP METAL LIGHT POLE
CPP CONCRETE POWER POLE
ESB ELECTRIC SERVICE BOX
-E- OVERHEAD UTILITY LINES
UNK UNKNOWN TREE TYPE

LAND DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.00 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, BLOCK 44, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

JED EQUITIES, LLC

TAYLOR STREET & NORTH FEDERAL
HIGHWAY, HOLLYWOOD, FL

ALTA/ACSM LAND
TITLE SURVEY

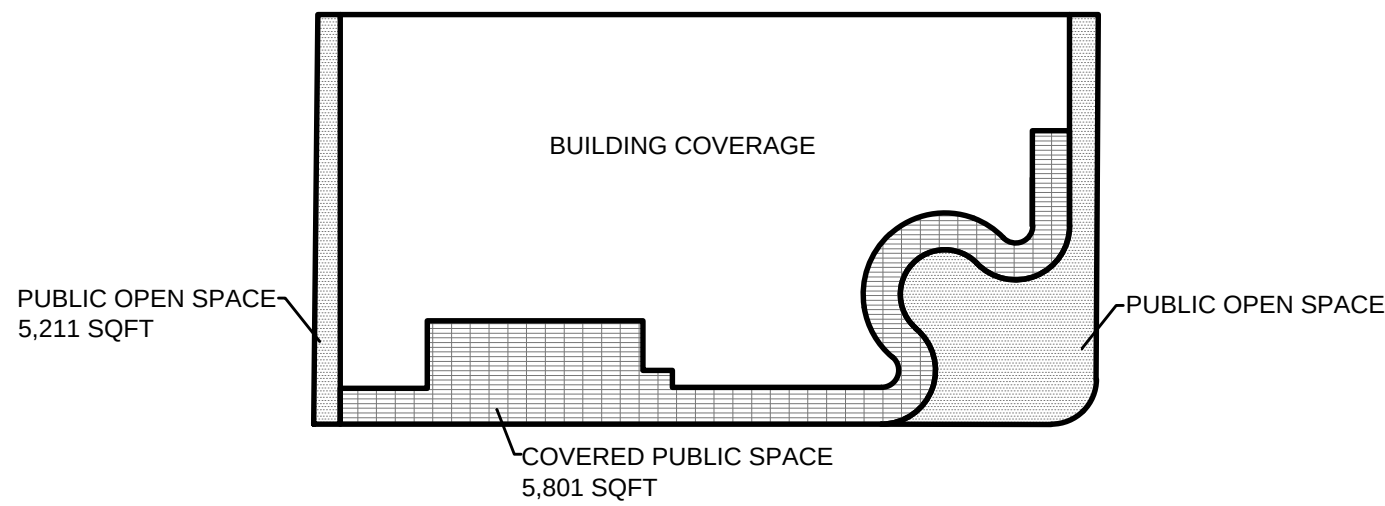
REVISIONS			
UPDATED SURVEY	DATE	FB/PG	DWN
UPDATED ALTA/ACSM LAND TITLE SURVEY	09/30/13	SKETCH	JD
ADDITIONAL LOCATION	10/08/14	SKETCH	JD
	11/17/14	SKETCH	JD

PROJECT NUMBER : 4816-04

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET

VARIANCES		
DESCRIPTION	REQUIRED	PROPOSED
LANDSCAPE SETBACK ALONG STREET	25'	0' TAYLOR ST 10' US-1

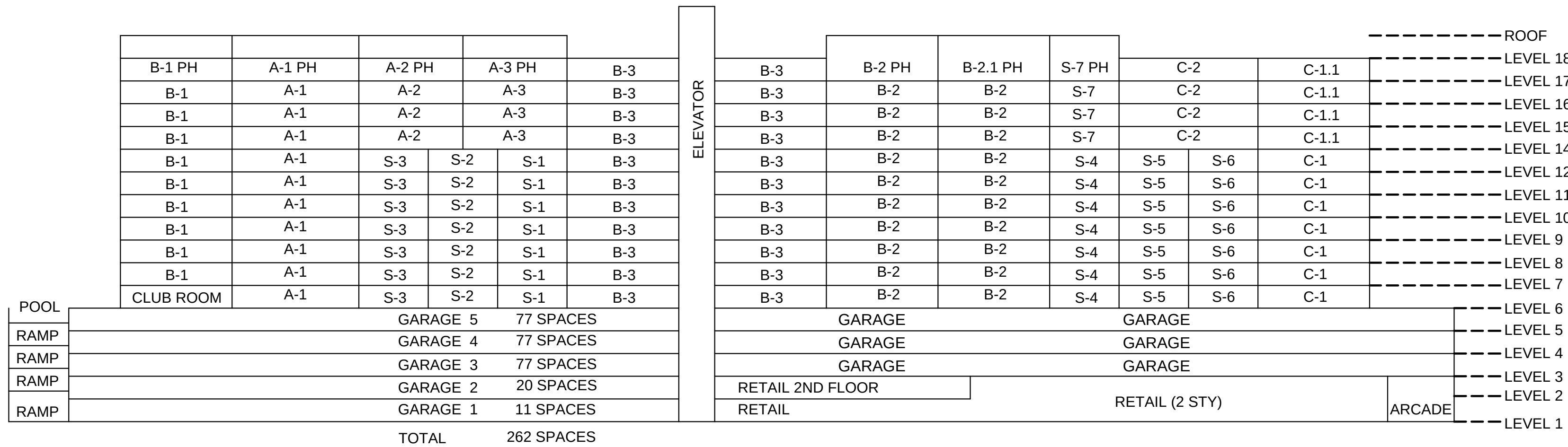


PUBLIC OPEN SPACE CONTEXT PLAN

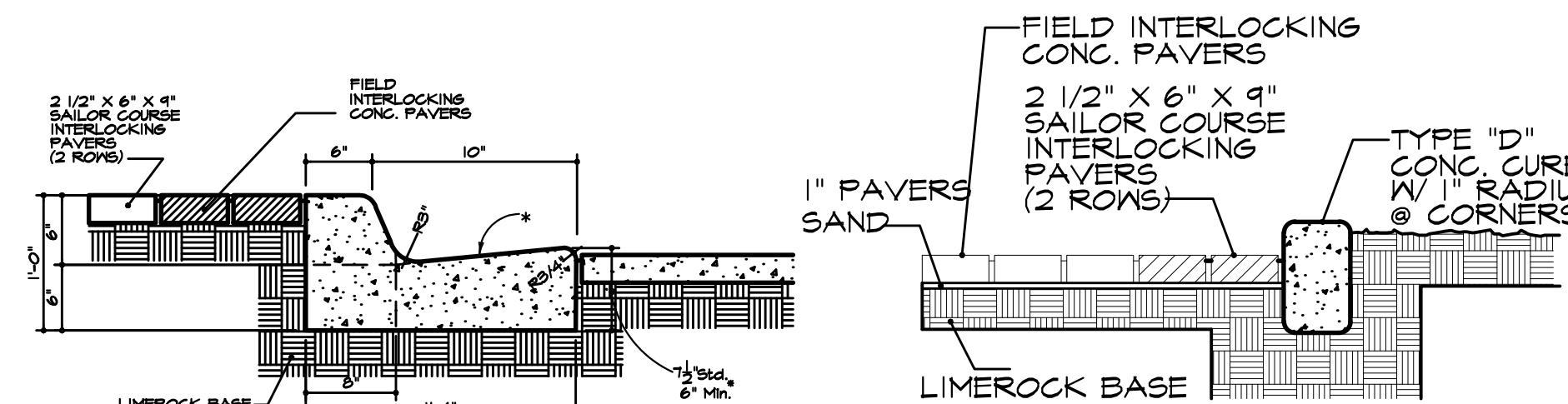
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BUILDING FLOOR AREAS																				
FLOOR	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH		14TH	15TH	16TH	17TH	18TH	TOTAL	
GROSS BUILDING (INT. AREA) INCL. STAIRS, ELEV., CORR.	15008	5795				12,690	12,690	12,690	12,690	12,690	12,690	12,690		12,335	12,335	12,335	12,335	7025	165,998	
GARAGE	9950	14110	30465	30465	30465															115,455
TERRACE/ BALCONIES						17,775	2,025	2,025	2,025	2,025	2,025	2,025		2,380	2,380	2,380	2,380	7,690	49,160	
AREA SUBTOTALS	24,958	19,905	30,465	30,465	30,465	30,465	14,715	14,930	14,930	14,930	14,930	14,930		14,715	14,715	14,715	14,715	14,715	330,613	

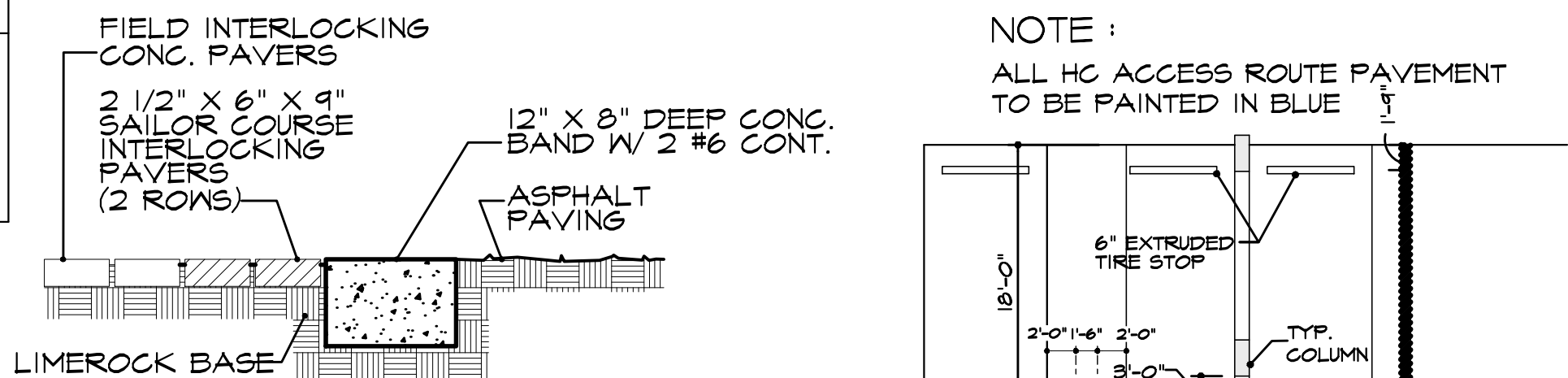


UNIT MIX DIAGRAM

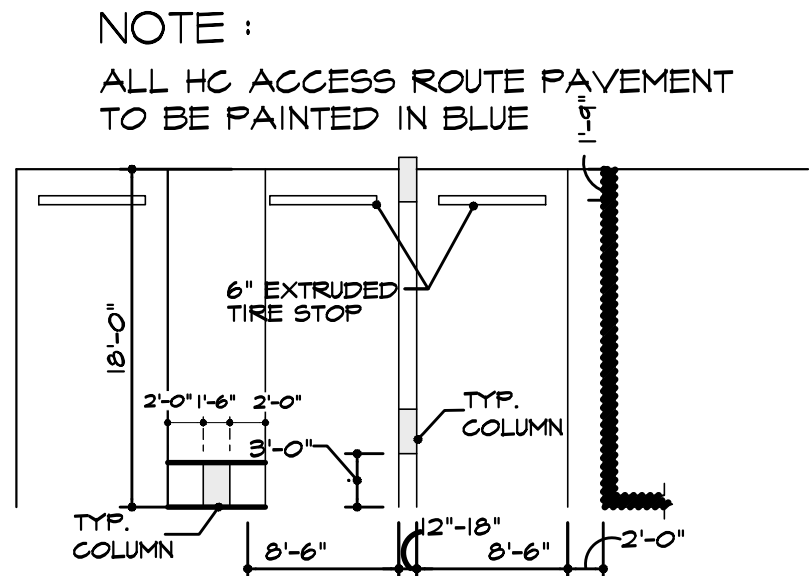


TYPE "F" CURB
N.T.S.

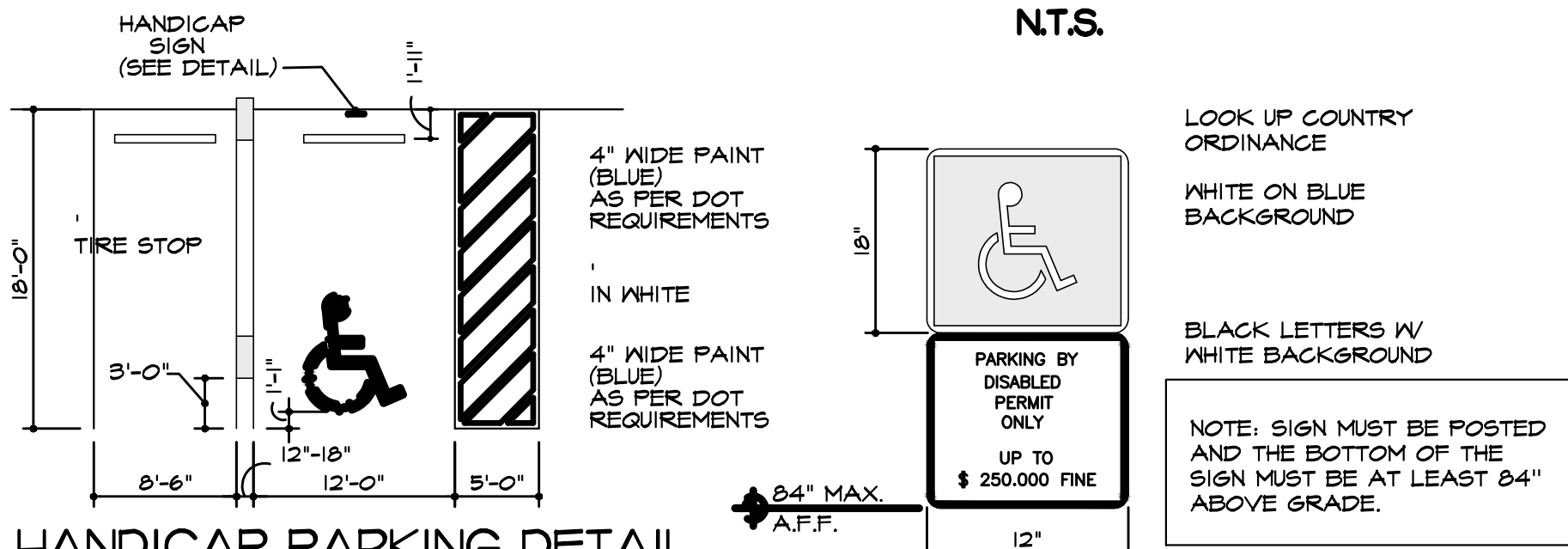
PAVER
DETAIL (TYPE "D")
N.T.S.



PAVER DETAIL
N.T.S.



TYP PARKING ADJACENT
TO A WALL & COLUMNS
N.T.S.



HANDICAP PARKING DETAIL
& TYP. PARKING
N.T.S.

HANDICAP SIGN DETAIL
N.T.S.

NOTE:

1. PARKING WILL BE 100% VALET PARKING , 24 HOURS / 7 DAYS
2. + 9.39 N.A.V.D = ELEV. + 0.0'.
3. AS PER ARTICLE 4.15, SECTION E-8 OF ZONING AND LAND DEVELOPMENT REGULATION ALL UTILITIES WILL BE UNDERGROUND UNLESS EXCEMPTED.
4. * HYDRANT ARE LOCATED ON THE CIVIL PLANS
5. RETAIL / COMMERCIAL FINISH FLOOR TO BE 6" ABOVE CROWN OF THE ROAD ELEVATION REFER TO THE CIVIL DWGS.
6. ALL STREET SCAPE , LANDSCAPING & STREET LIGHTING IS PART OF THIS SITE PLAN THIS WILL BE COORDINATED W/ CRA DIRECTOR.
7. MAIL WILL BE DELIVERED TO THE INDIVIDUAL RETAIL TENANTS. MAIL TO THE CONDOMINIUM WILL BE DELIVERED TO A CENTRAL MAIL ROOM IN THE AMENITY.
8. PARKING GARAGE STRUCTURE & THE CONDOMINIUM BUILDING WILL BE FULLY FIRE SPRINKLERED TYPE I CONSTRUCTION. DUE TO TANDEM PARKING THE FIRE SPRINKLER SYSTEM WILL BE EXTRA HAZARD II DESIGN.
9. BUILDING WILL BE DESIGNED AS A LEED BUILDING WITH A CERTIFICATION ONLY.
10. CONDO DOCS WILL PROVIDE A CLAUSE STATING THAT NO GAS BBQ GRILLS WILL BE PERMITTED.
11. PROVIDE SAFETY RADIO ENHANCEMENT SYSTEM REPEATER.
12. ALL SIGNAGE WILL COMPLY WITH ZONING & LAND DEVELOPMENT REGULATIONS 7 A SEPERATE SUBMITTAL WILL BE PROVIDED.
13. ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT & INSPECTION. SEPERATE PERMITS ARE REQUIRED FOR EACH SIGN.
14. THESE ARE THE FOLLOWING EXTERNAL LEVELS OF ILLUMINATION

PARKING LOTS	3-5fc
WALKING SURFACES	3 fc
RECREATIONAL AREAS	2-3 fc
BUILDING ENTRYWAYS	5fc
15. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND TIMERS.
16. MAXIMUM LIGHTING LEVELS AT PROPERTY LINES SHALL BE A MAXIMUM OF 5 fc ON THE WEST SIDE OF THE PROPERTY LINE ADJACENT TO RESIDENTIAL.
17. ALL EXTERIOR LIGHT FIXTURES WILL BE FABRICATED FROM POLYCARBONATE, BREAK RESISTANT MATERIALS
18. ALL EXTERIOR DOORS SHOULD BE DESIGNED FOR " HEAVY DUTY" (ANSI GRADE III) APPLICATIONS
19. ALL PLANT MATERIAL, PARTICULARLY TREE FOLIAGE, SHOULD NOT INTERFERE WITH OR OBSCURE EXTERIOR LIGHTING.
20. TRASH RECYCLING BINS WILL BE PROVIDED.
21. FPL OVERHEAD ELECTRICAL LINES WILL BE RELOCATED UNDERGROUND.

[illegible]

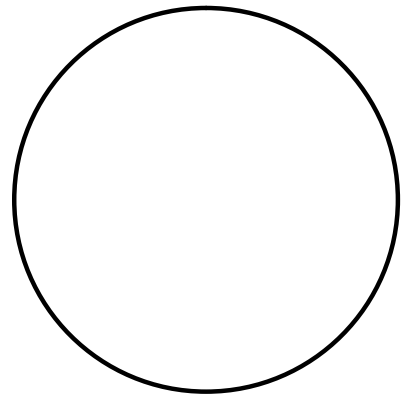
JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

JED EQUITIES LLC.
CITY COMMISSION SUBMITTAL

salazararchitectural
group

URBAN PLANNING
TURAL GROUP
rArchitecturalGroup.com

Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No _____ 230
Project Manager _____ J.O
Drawn by _____ J.O
Scale _____ AS NOTED
Date _____ 04-22-2015

SHEET No

SP-1

[illegible]

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

JED EQUITIES LLC.
CITY COMMISSION SUBMITTAL

salazararchitectural
group

ARCHITECTS

URBAN PLANNING

SALAZAR ARCHITECTURAL GROUP

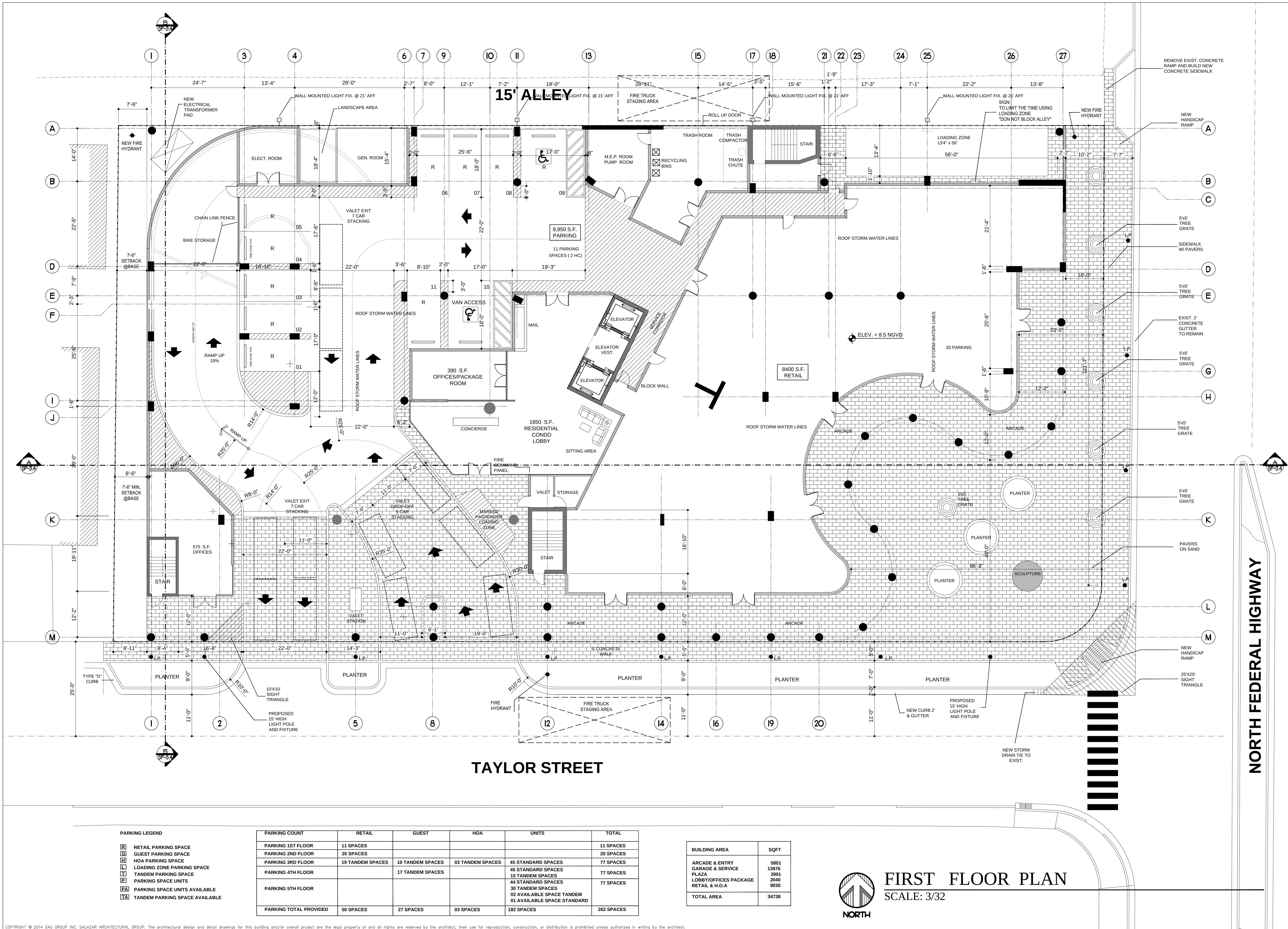
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Tel: 305-276-0900 • info@salazargroup.com

Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297

Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

SP-2.1



[illegible]

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1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

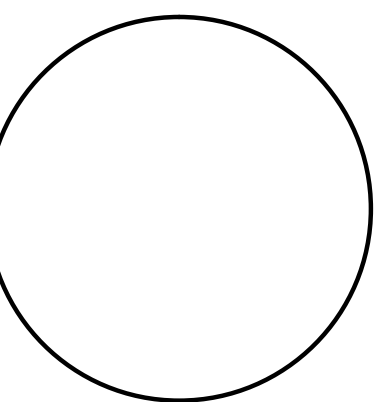
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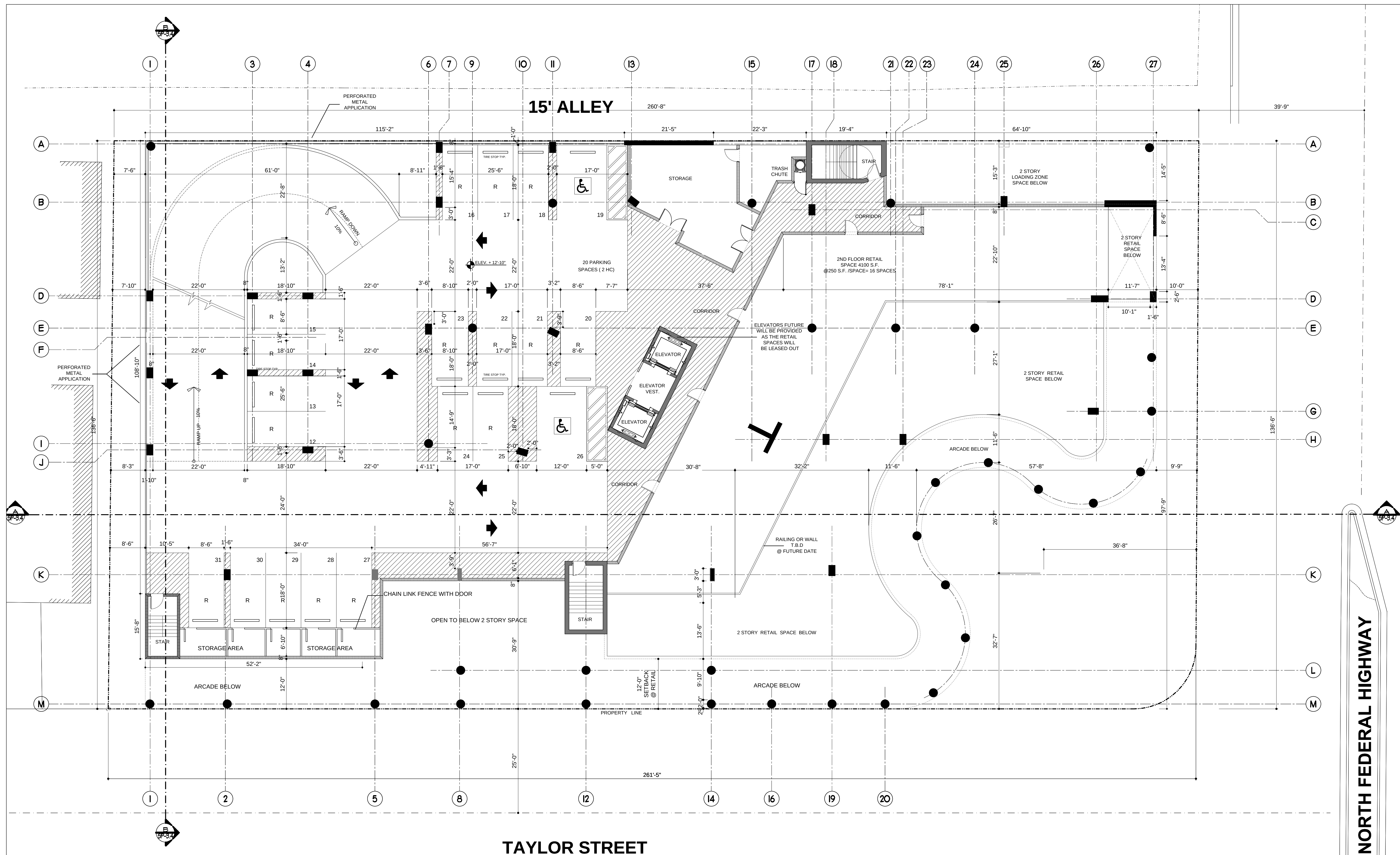
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

SP-2.2



PARKING LEGEND

R	RETAIL PARKING SPACE
G	GUEST PARKING SPACE
H	HOA PARKING SPACE
L	LOADING ZONE PARKING SPACE
T	TANDEM PARKING SPACE
P	PARKING SPACE UNITS
PA	PARKING SPACE UNITS AVAILABLE
TA	TANDEM PARKING SPACE AVAILABLE

PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

BUILDING AREA	SQFT
RETAIL & STORAGE GARAGE & SERVICE	4795 15110
TOTAL AREA	34555



SECOND FLOOR PLAN

SCALE: 3/32

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

JED EQUITIES LLC.

CITY COMMISSION SUBMITTAL

1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

salazarichitectural
group

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MIAMI, FLORIDA 33155
(786) 206-9023 • gsalazar.sag@gmail.com

SHEET No.

SP-2.3



PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL PROVIDED	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

BUILDING AREA	SQFT
GARAGE & SERVICE	30465
TOTAL AREA	30465



THIRD FLOOR PLAN

SCALE: 3/32

[illegible]

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

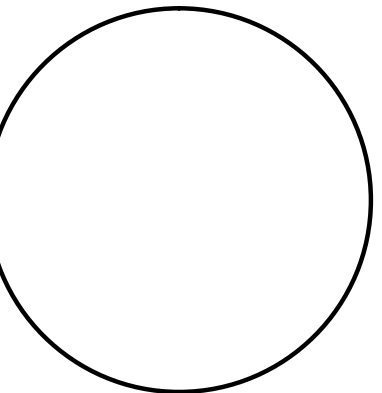
JED EQUITIES LLC.
CITY COMMISSION SUBMITTAL

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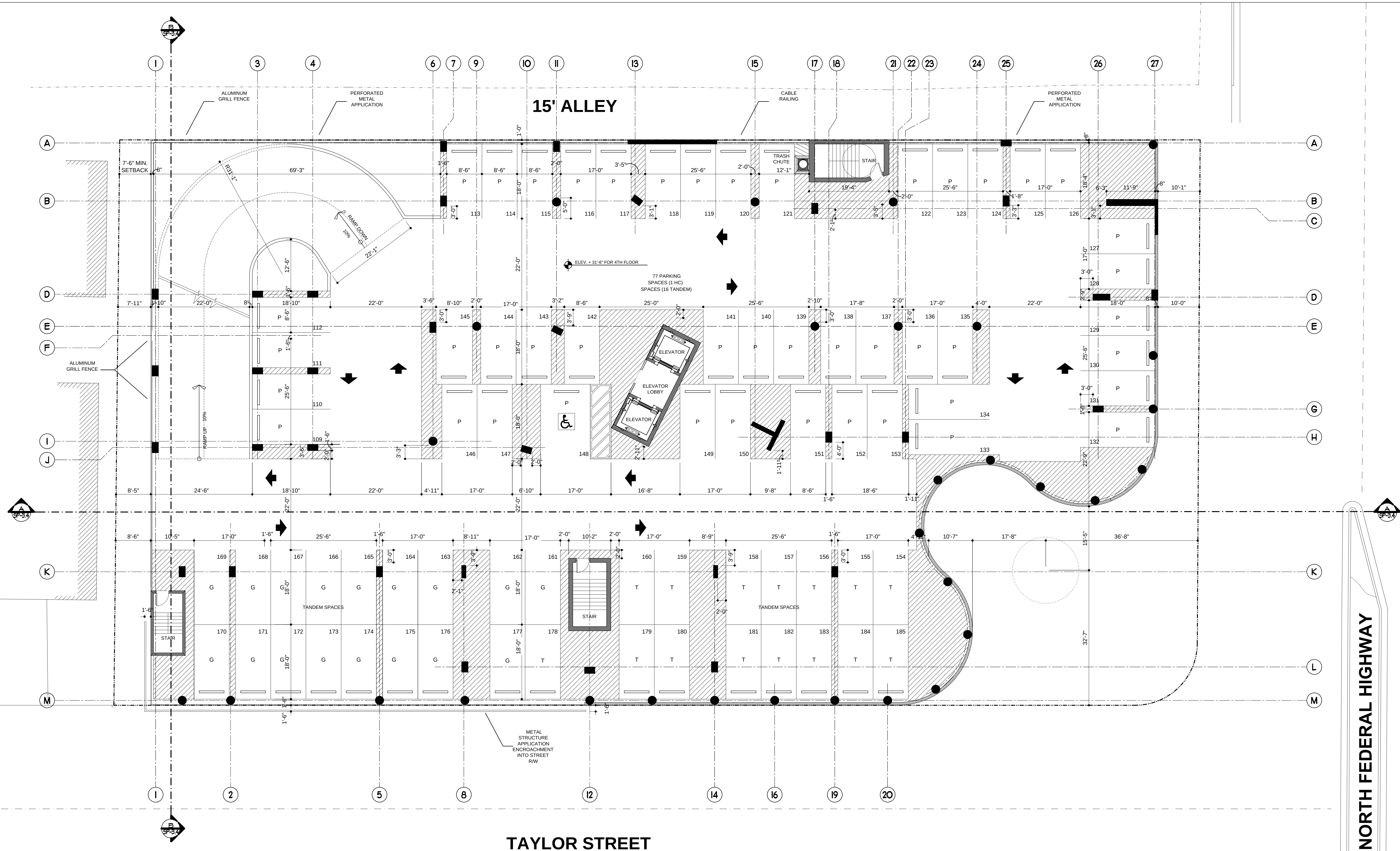
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-13-2015

SHEET No.

SP-2.4



PARKING LEGEND

R	RETAIL PARKING SPACE
G	GUEST PARKING SPACE
H	HOA PARKING SPACE
L	LOADING ZONE PARKING SPACE
T	TANDEM PARKING SPACE
P	PARKING SPACE UNITS
PA	PARKING SPACE UNITS AVAILABLE
TA	TANDEM PARKING SPACE AVAILABLE

PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL PROVIDED	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

BUILDING AREA	SQFT
GARAGE & SERVICE	30465
TOTAL AREA	30465



FOURTH FLOOR PLAN

SCALE: 3/32

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

JED EQUITIES LLC.

CITY COMMISSION SUBMITTAL

1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

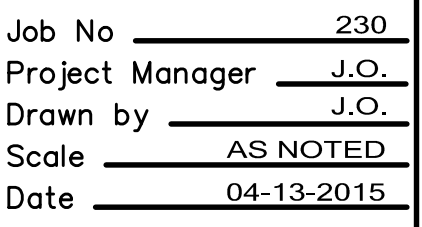
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group

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ARCHITECTS
SALAZAR ARCHITECTURAL GROUP
URBAN PLANNING

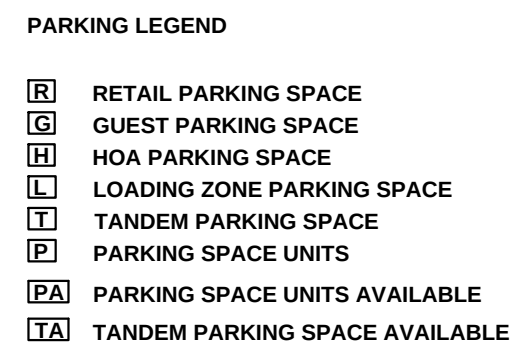
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Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



SHEET No.

SP-2.5



PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL PROVIDED	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

BUILDING AREA	SQFT
GARAGE & SERVICE	30465
TOTAL AREA	30465



FIFTH FLOOR PLAN

SCALE: 3/32

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HEET No.

SP-2.18

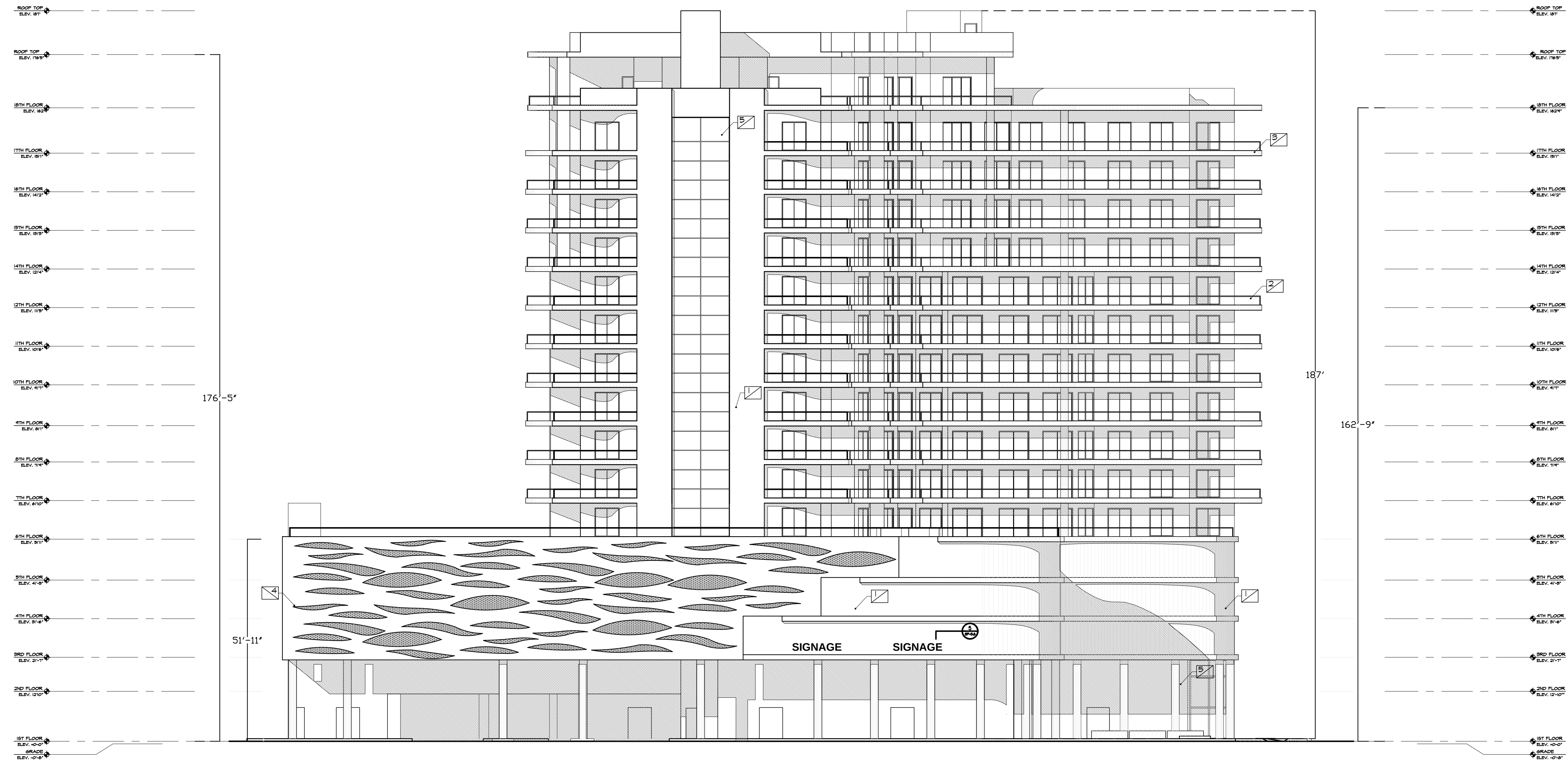


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ELEVATION LEGEND

- | | |
|---|-------------------------------|
| 1 | STUCCO FINISH. |
| 2 | GLASS RAILING |
| 3 | CONC. SLAB EXTENSION |
| 4 | METAL APPLICATION DESIGN |
| 5 | GLASS WINDOWS/STOREFRONT |
| 6 | GARAGE OPNG. W/ MTL. GRILL |
| 7 | GARAGE OPNG. W/ CABLE RAILING |



SOUTH ELEVATION

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

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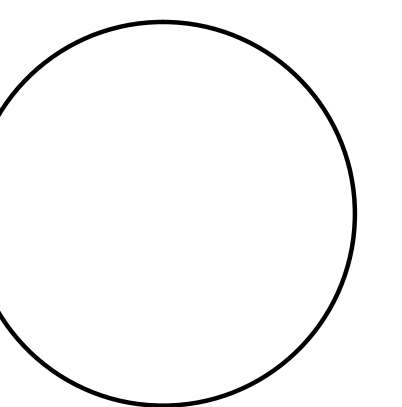
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Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No	230
Project Manager	J.O.
Drawn by	J.O.
Scale	AS NOTED
Date	04-22-2015

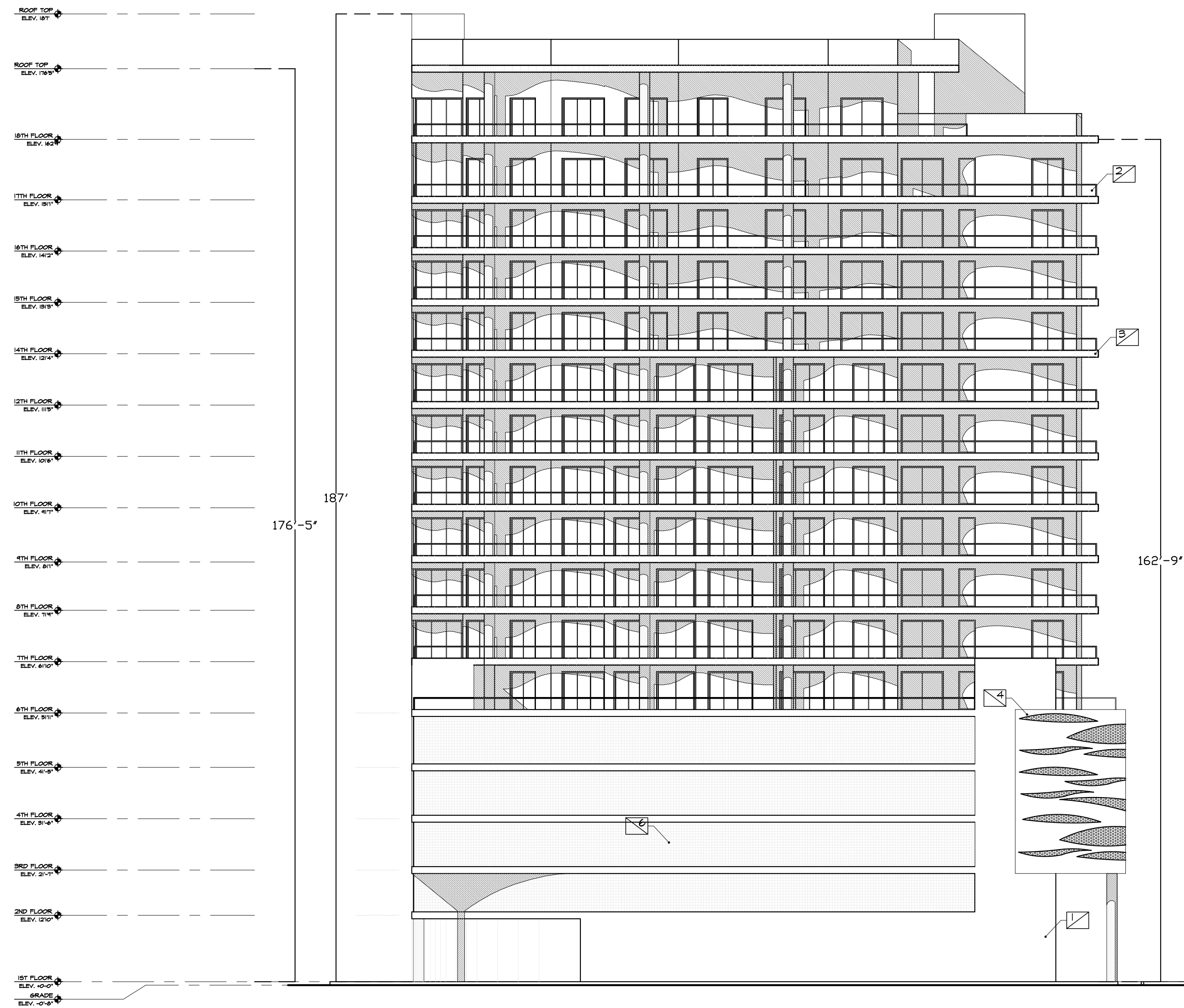
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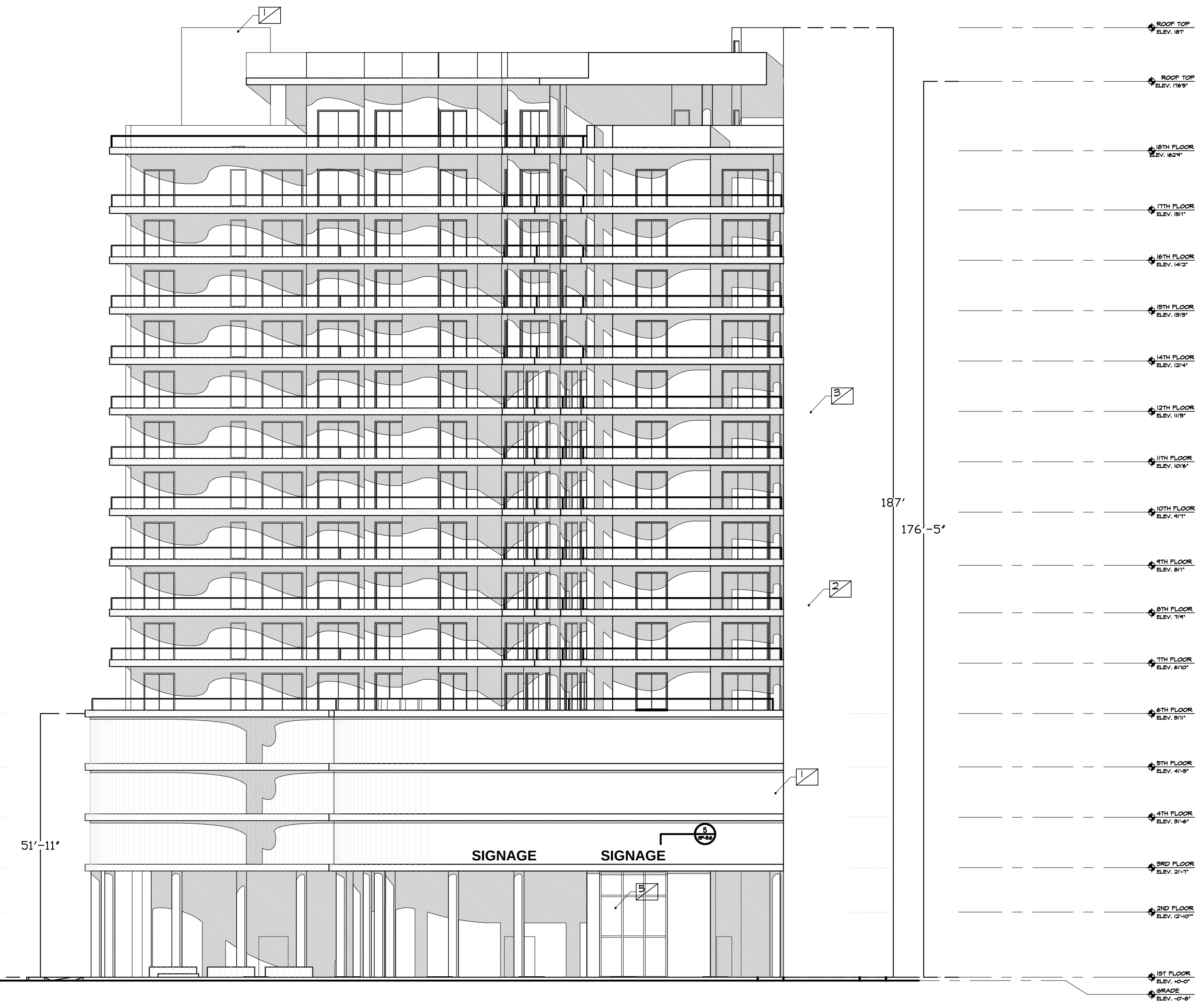
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ELEVATION LEGEND

- | | |
|---|-------------------------------|
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| 2 | GLASS RAILING |
| 3 | CONC. SLAB EXTENSION |
| 4 | METAL APPLICATION DESIGN |
| 5 | GLASS WINDOWS/STOREFRONT |
| 6 | GARAGE OPNG. W/ MTL. GRILL |
| 7 | GARAGE OPNG. W/ CABLE RAILING |



WEST ELEVATION



EAST ELEVATION

BUILDING ELEVATION

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

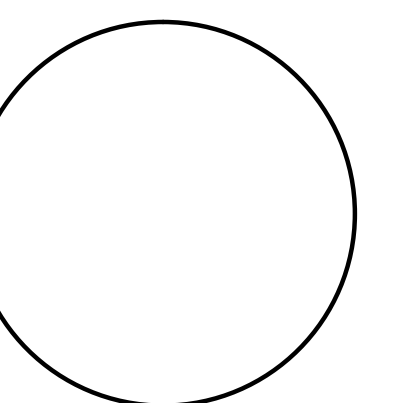
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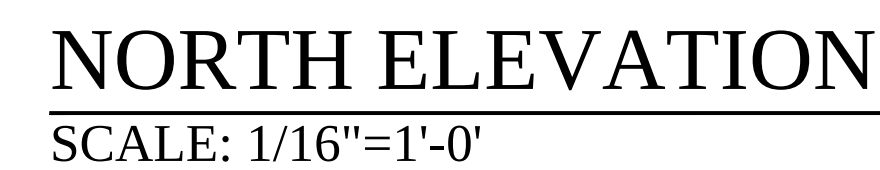


Job No	230
Project Manager	J.O.
Drawn by	J.O.
Scale	AS NOTED
Date	04-22-2015

SHEET No.

SP-3.2

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2	GLASS RAILING
3	CONC. SLAB EXTENSION
4	METAL APPLICATION DESIGN
5	GLASS WINDOWS/STOREFRONT
6	GARAGE OPNG. W/ MTL. GRILL
7	GARAGE OPNG. W/ CABLE RAILING



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SP-3.3

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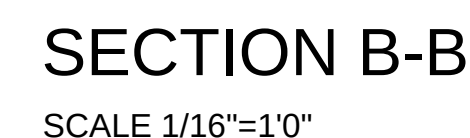
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SP-3.5



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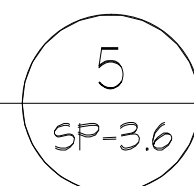
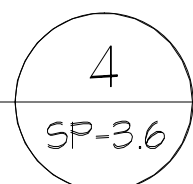
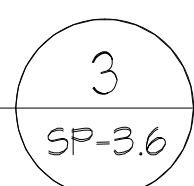
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SHEET No.

SP-3.6



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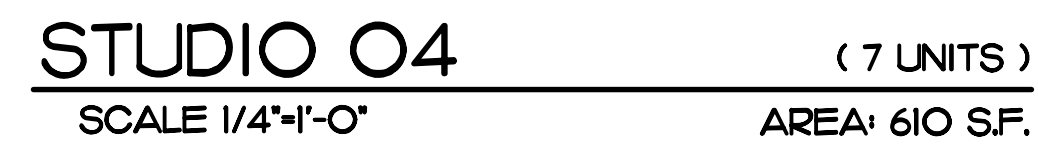
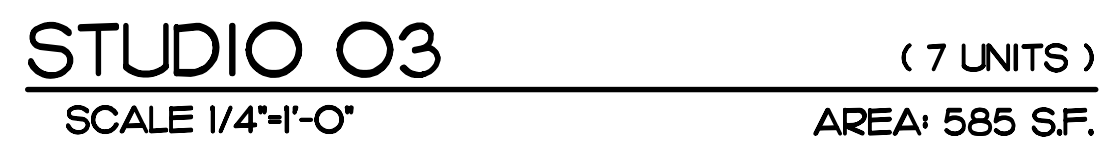
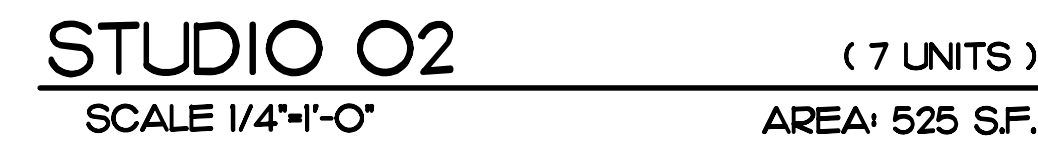
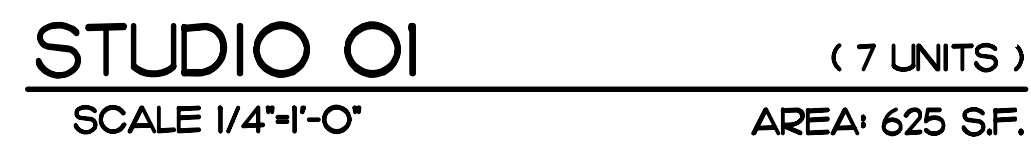
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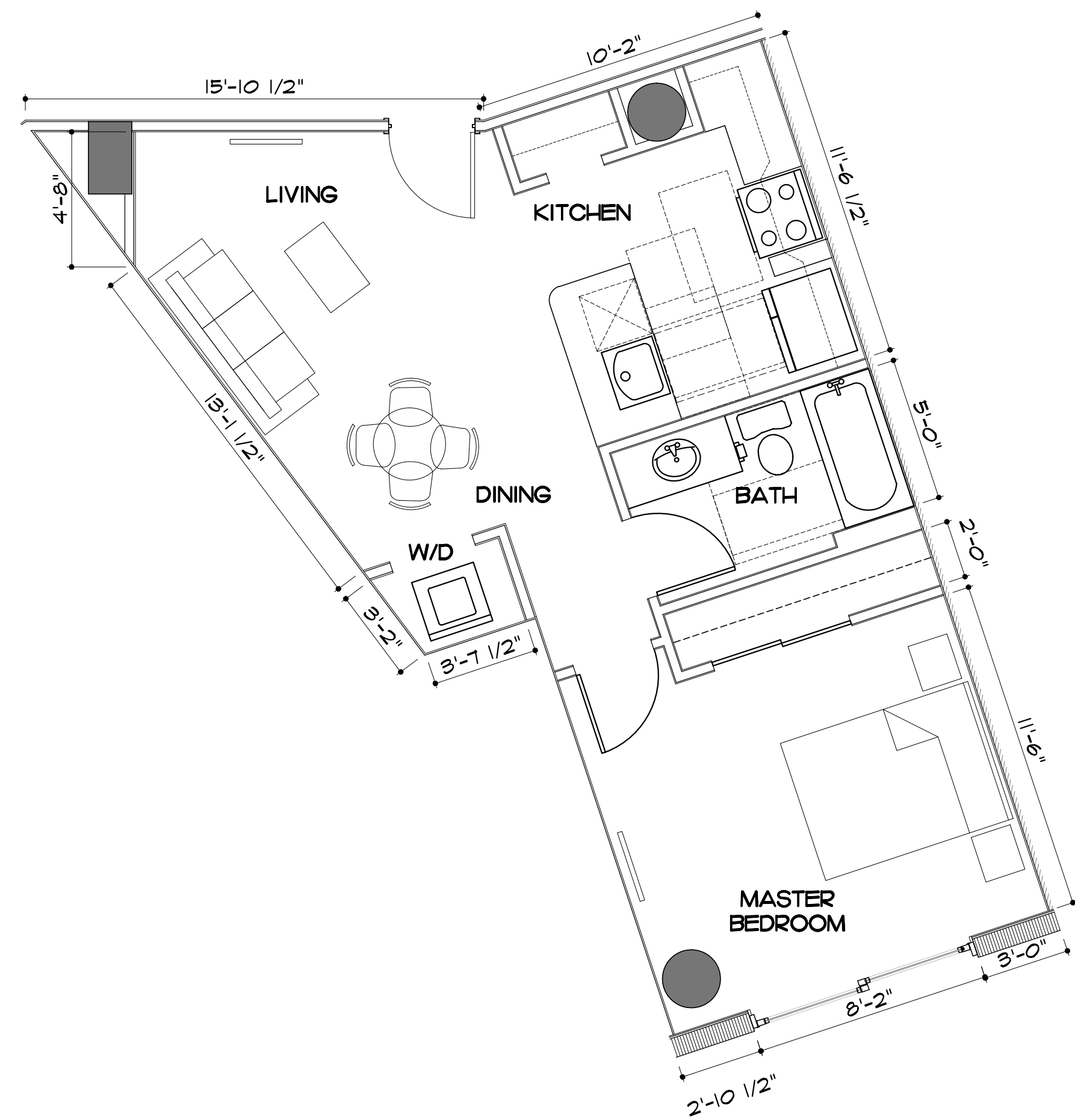
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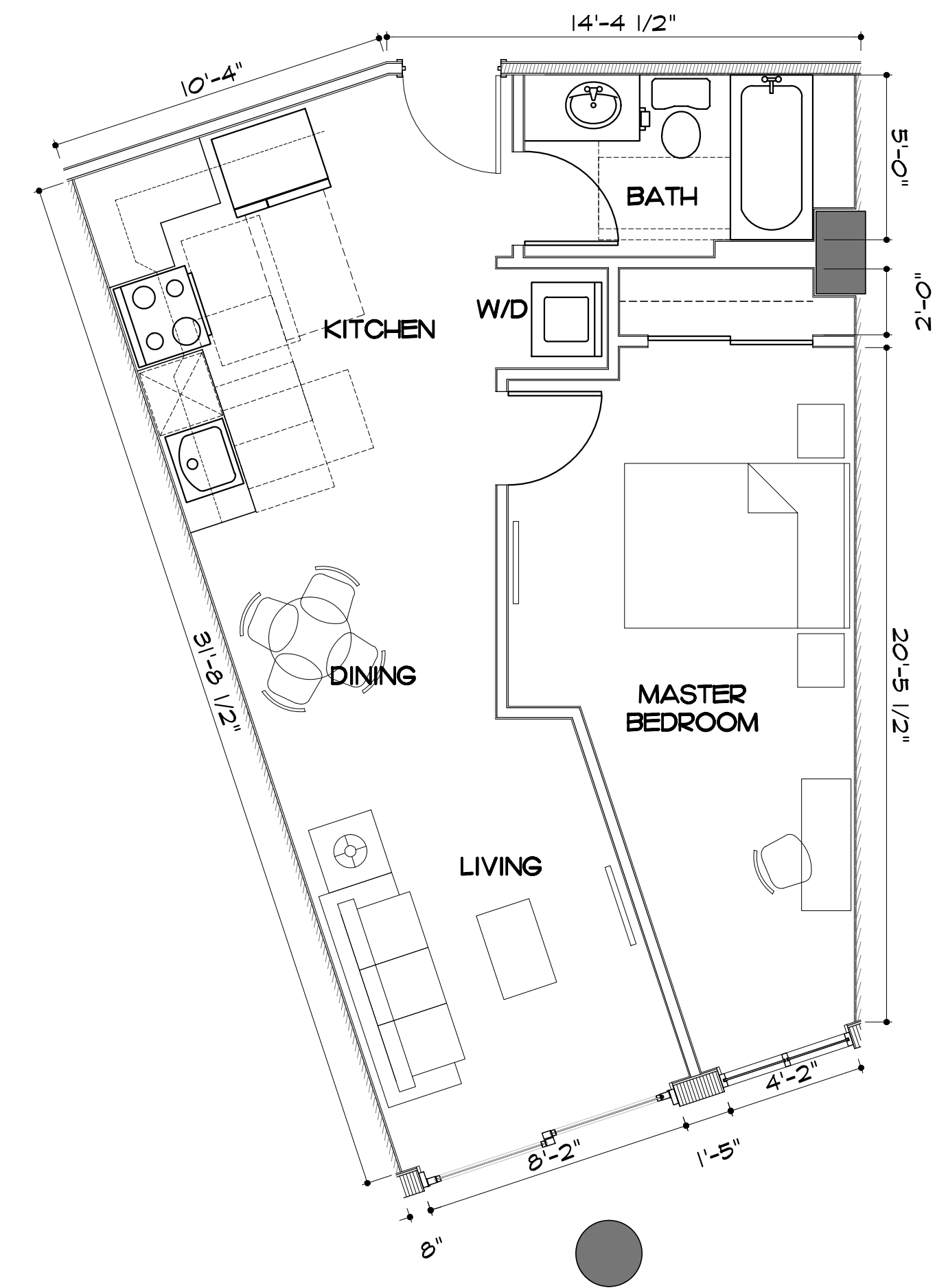
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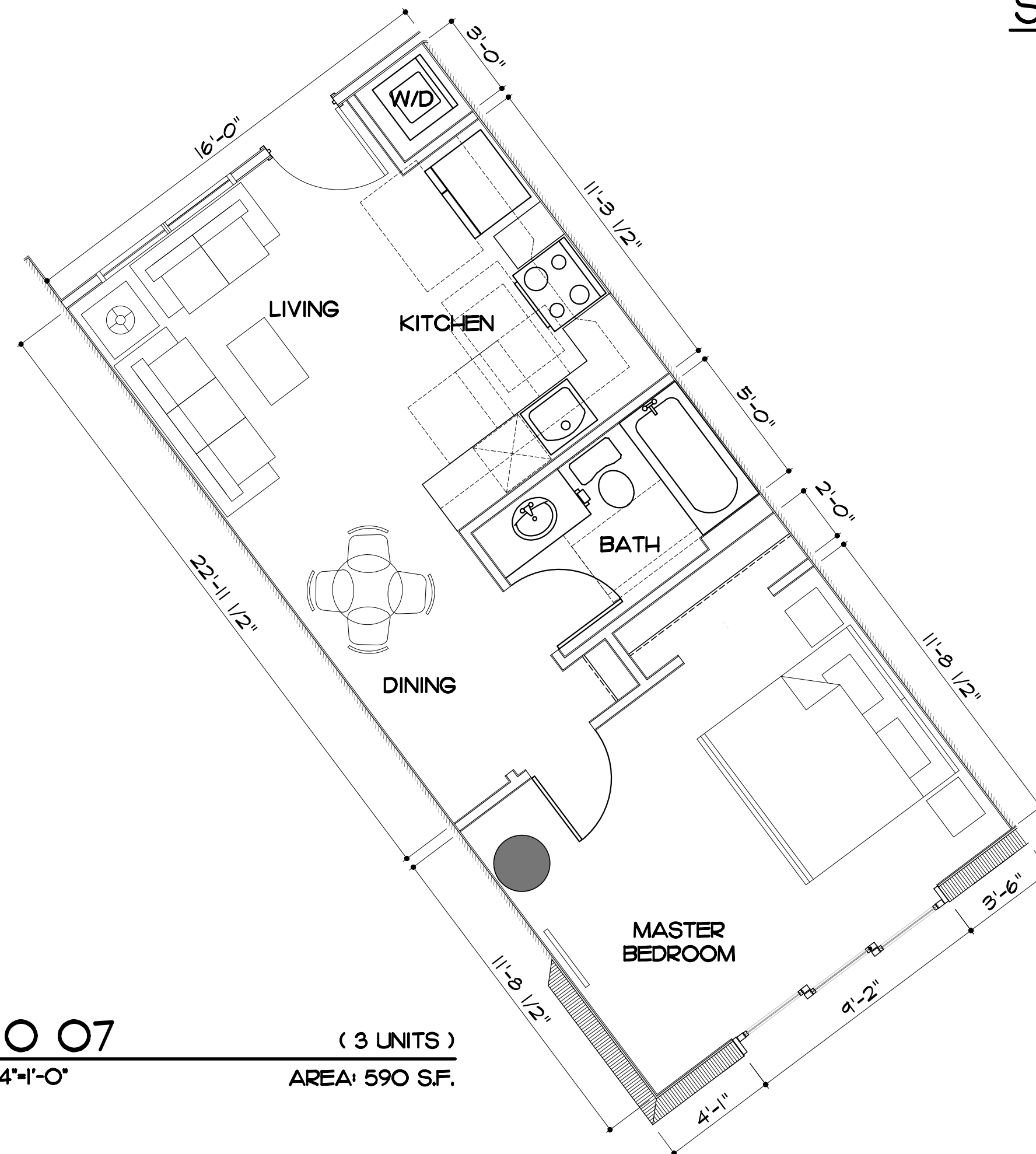


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STUDIO 05 (7 UNITS)
SCALE 1/4"=1'-0" AREA: 620 S.F.



STUDIO 06 (7 UNITS)
SCALE 1/4"=1'-0" AREA: 630 S.F.



STUDIO 07 (3 UNITS)
SCALE 1/4"=1'-0" AREA: 590 S.F.

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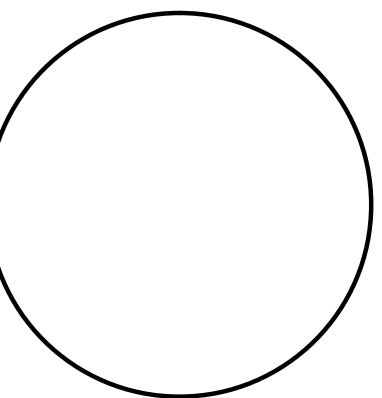
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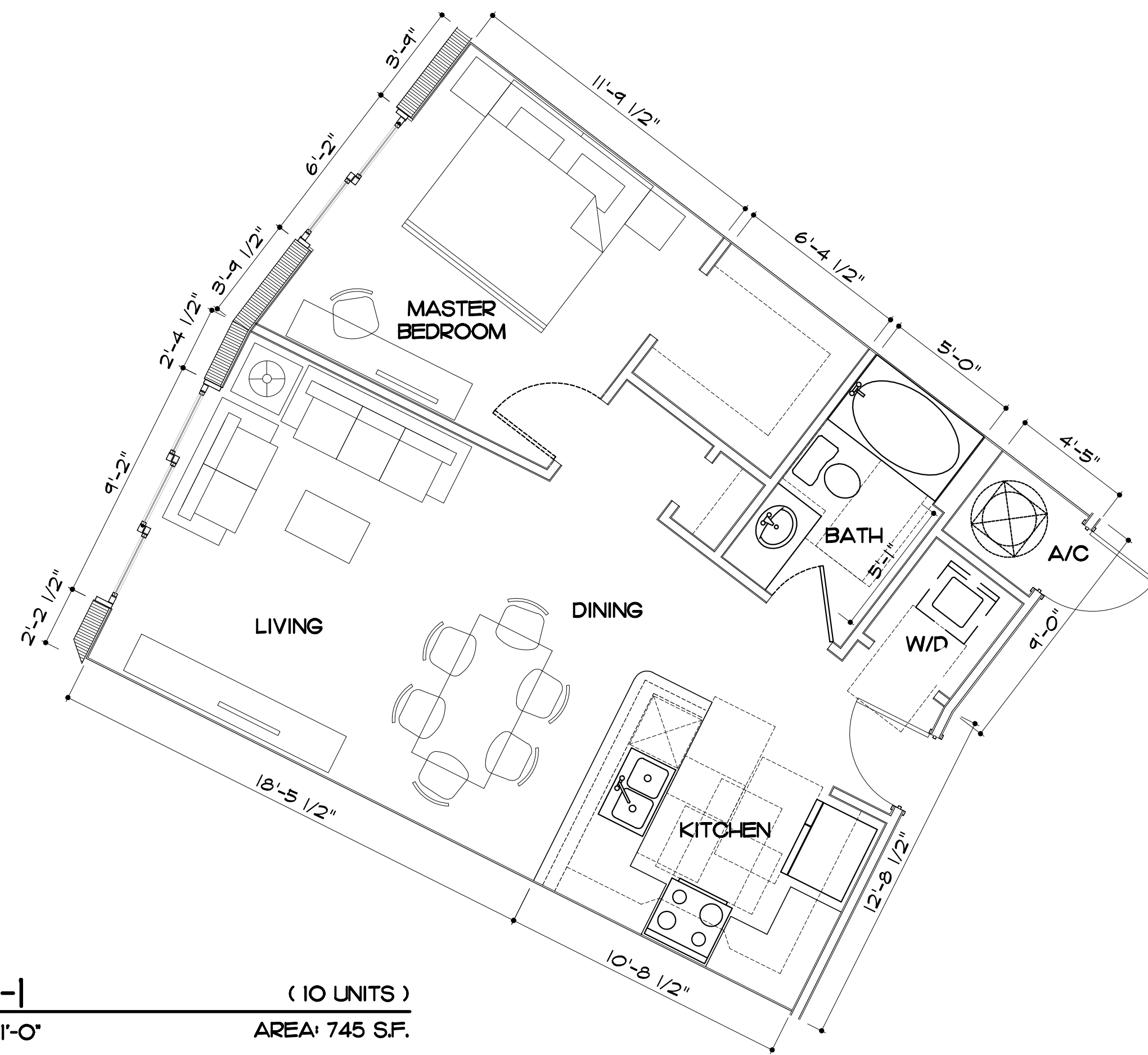
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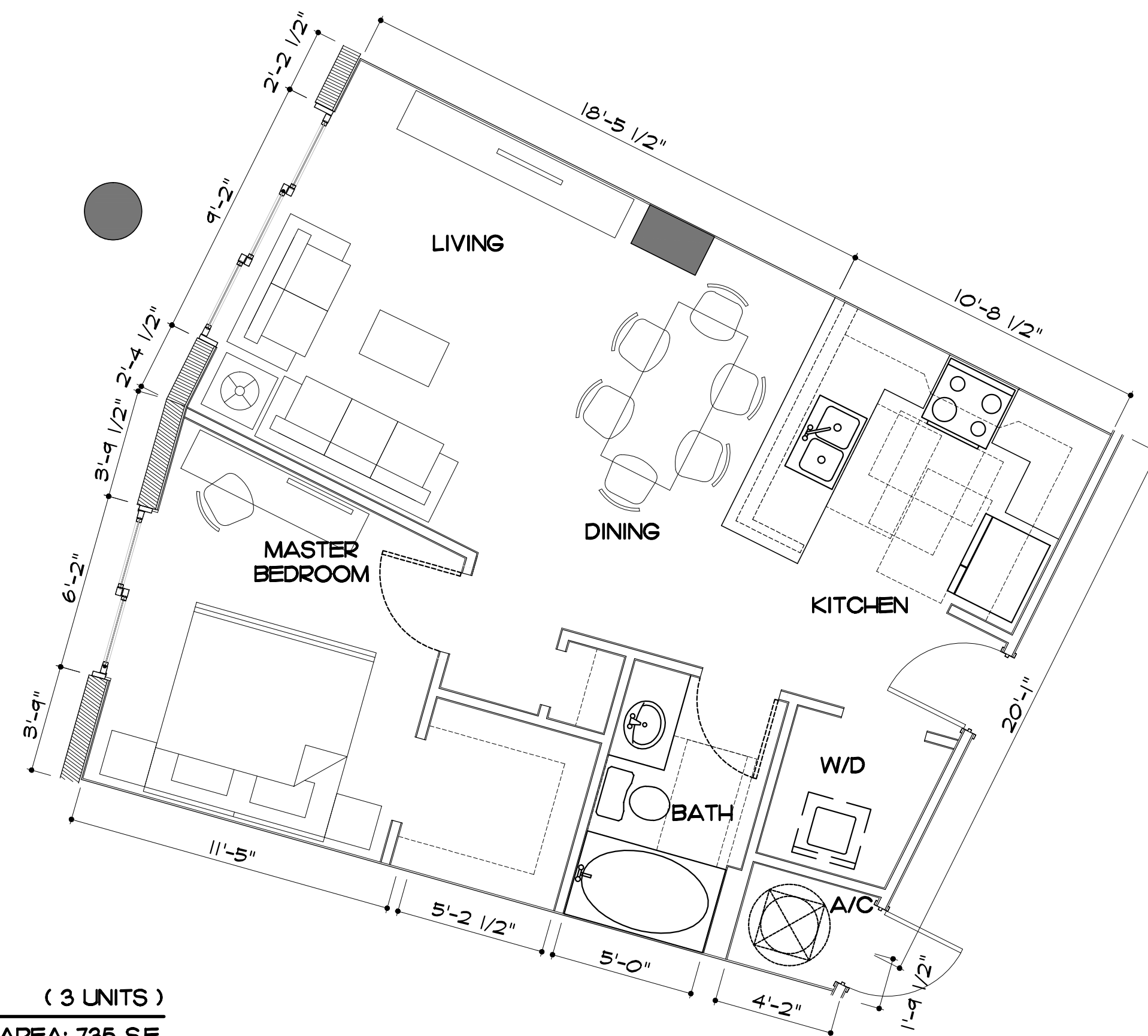
Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

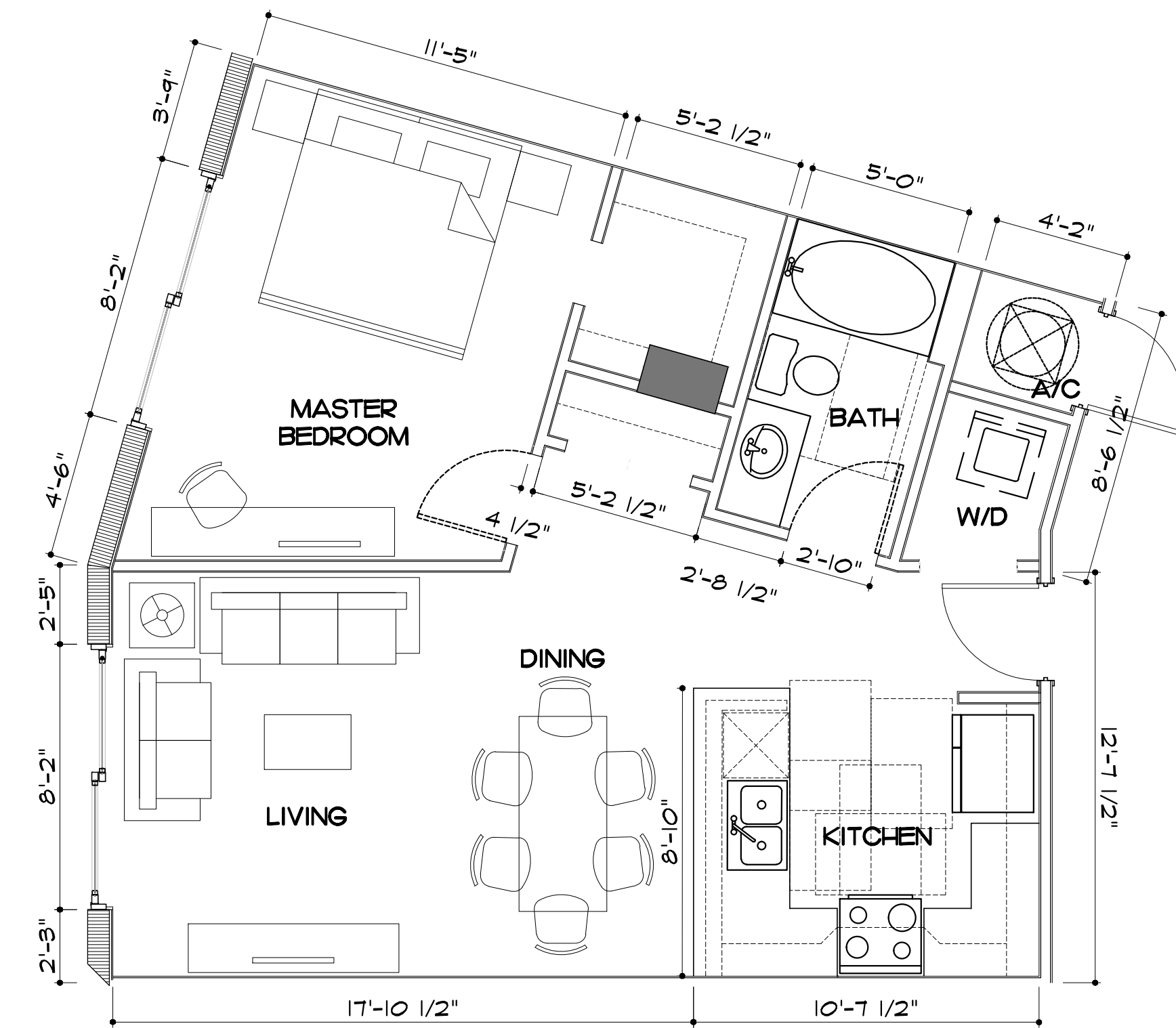
SP-4.2

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UNIT A-1 (10 UNITS)
SCALE 1/4"=1'-0" AREA: 745 S.F.



UNIT A-2.0 (3 UNITS)
SCALE 1/4"=1'-0" AREA: 735 S.F.



UNIT A-3 (3 UNITS)
SCALE 1/4"=1'-0" AREA: 740 S.F.

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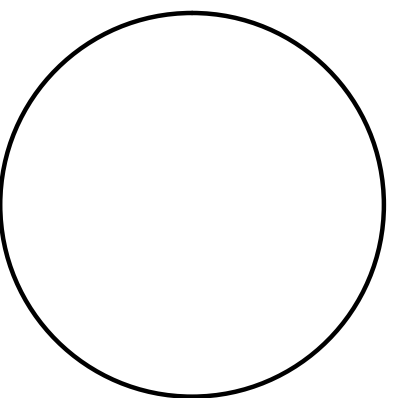
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Scale AS NOTED
Date 04-13-2015

SHEET No.

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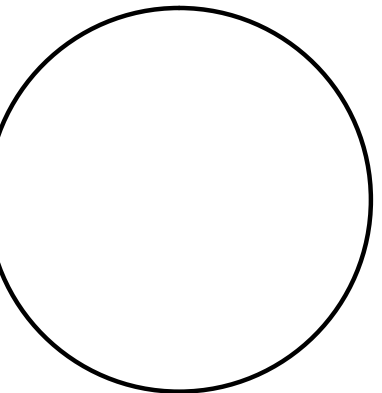
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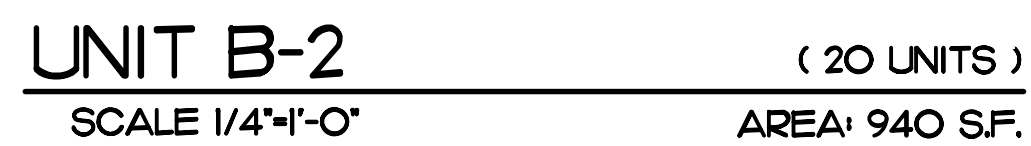
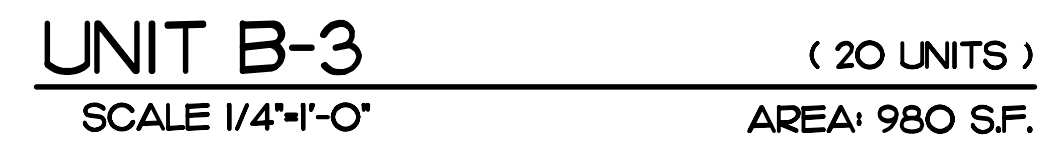
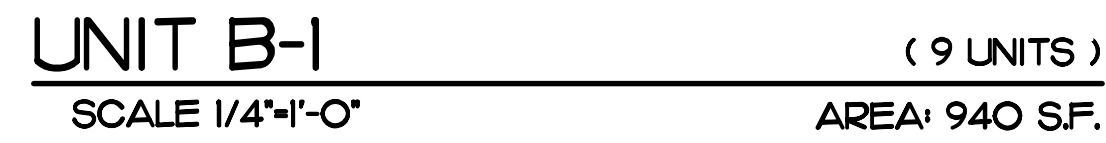
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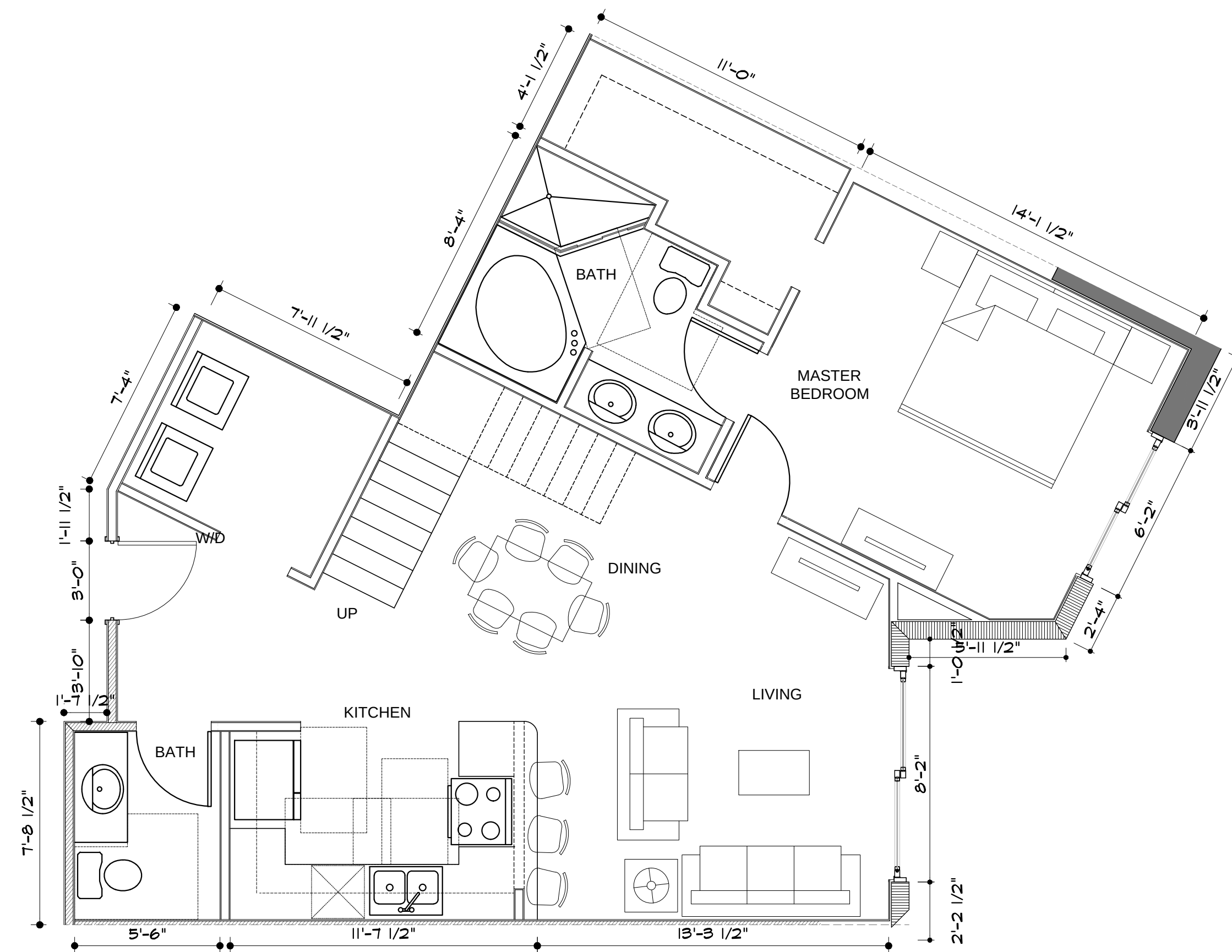


Job No _____ 230
Project Manager _____ J.O.
Drawn by _____ J.O.
Scale _____ AS NOTED
Date _____ 04-22-2015

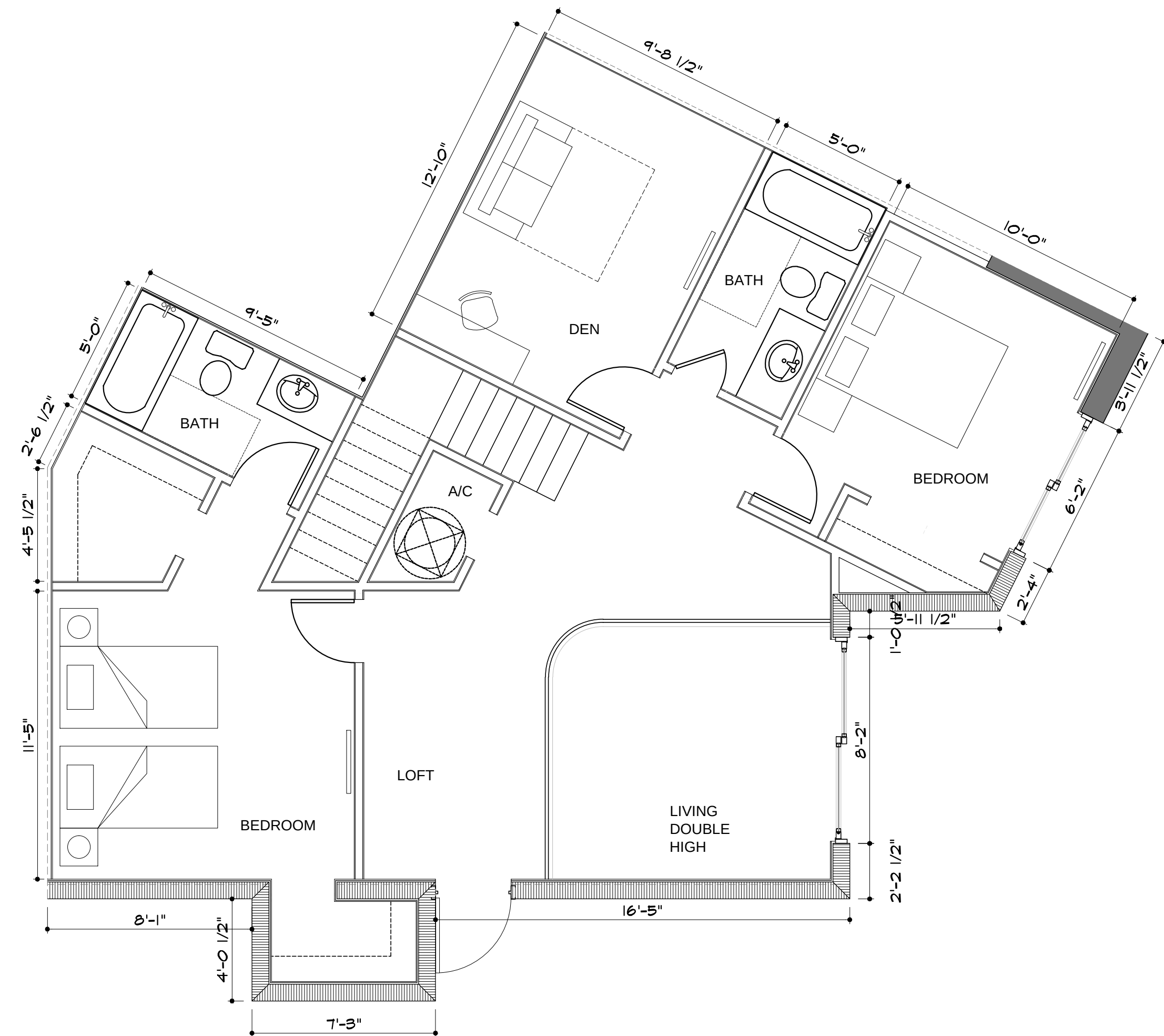
SHEET No.

SP-4.4



[illegible]

UNIT PH-B-2.0-IF (1 UNITS)
SCALE 1/4"=1'-0" 1ST FLOOR AREA: 940 S.F.



UNIT PH-B-2.O-2F (1 UNITS)
SCALE 1/4"=1'-0" 2ND FLOOR AREA: 905 S.F.

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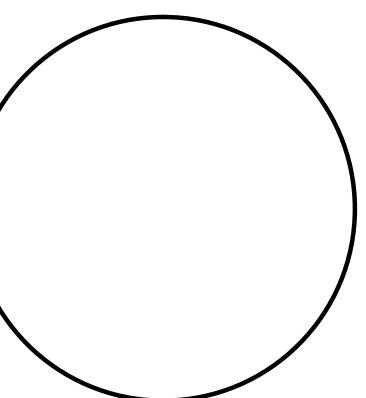
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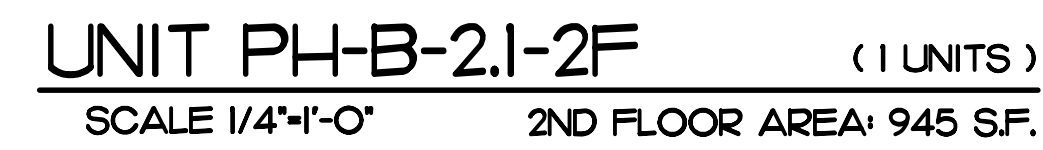
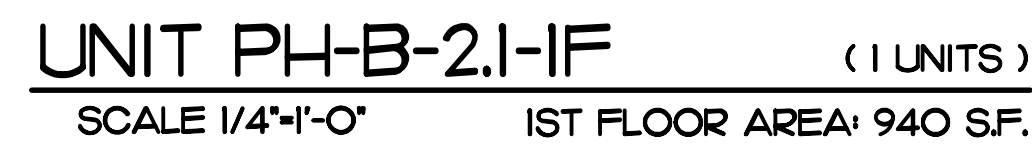


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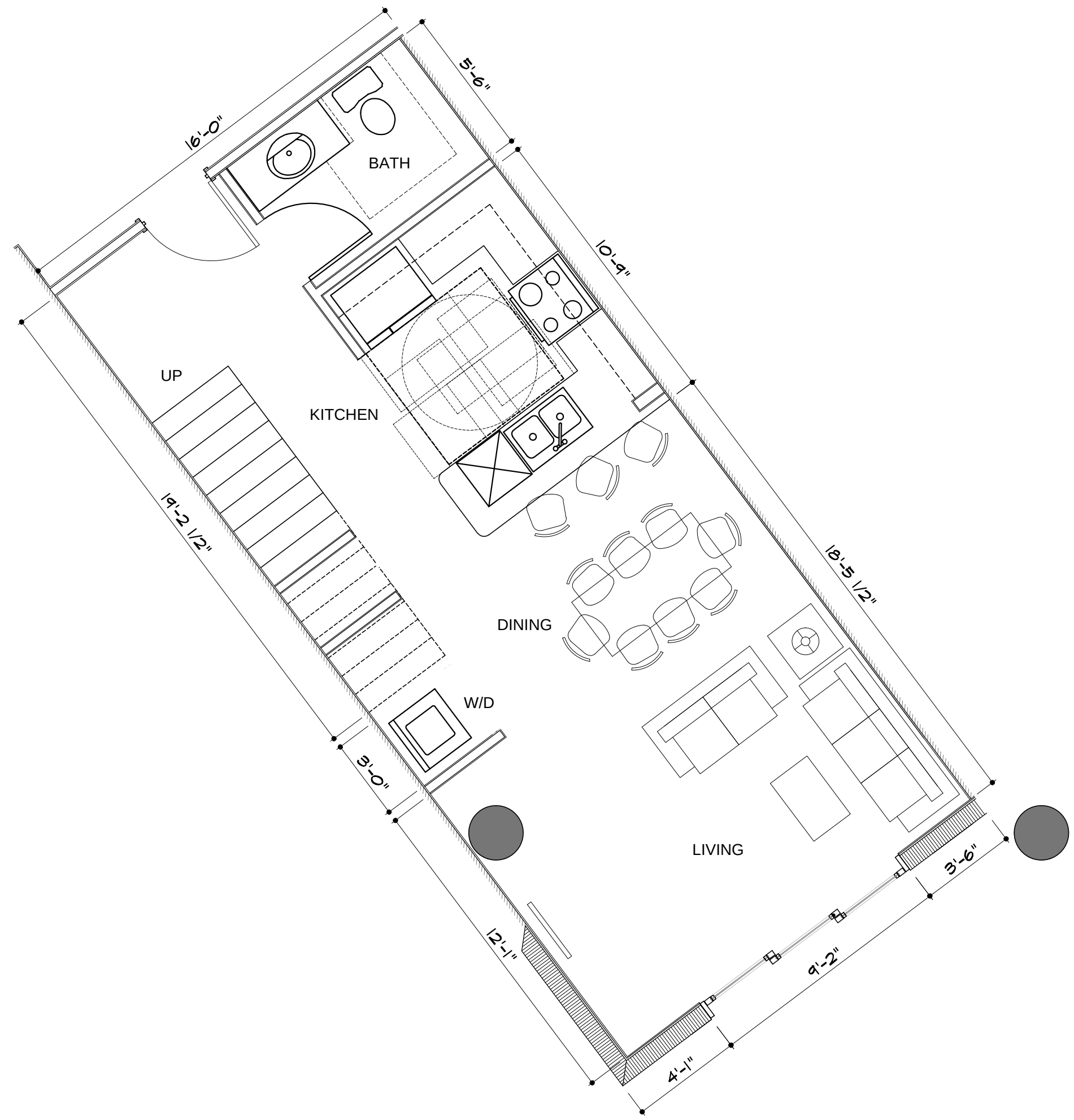
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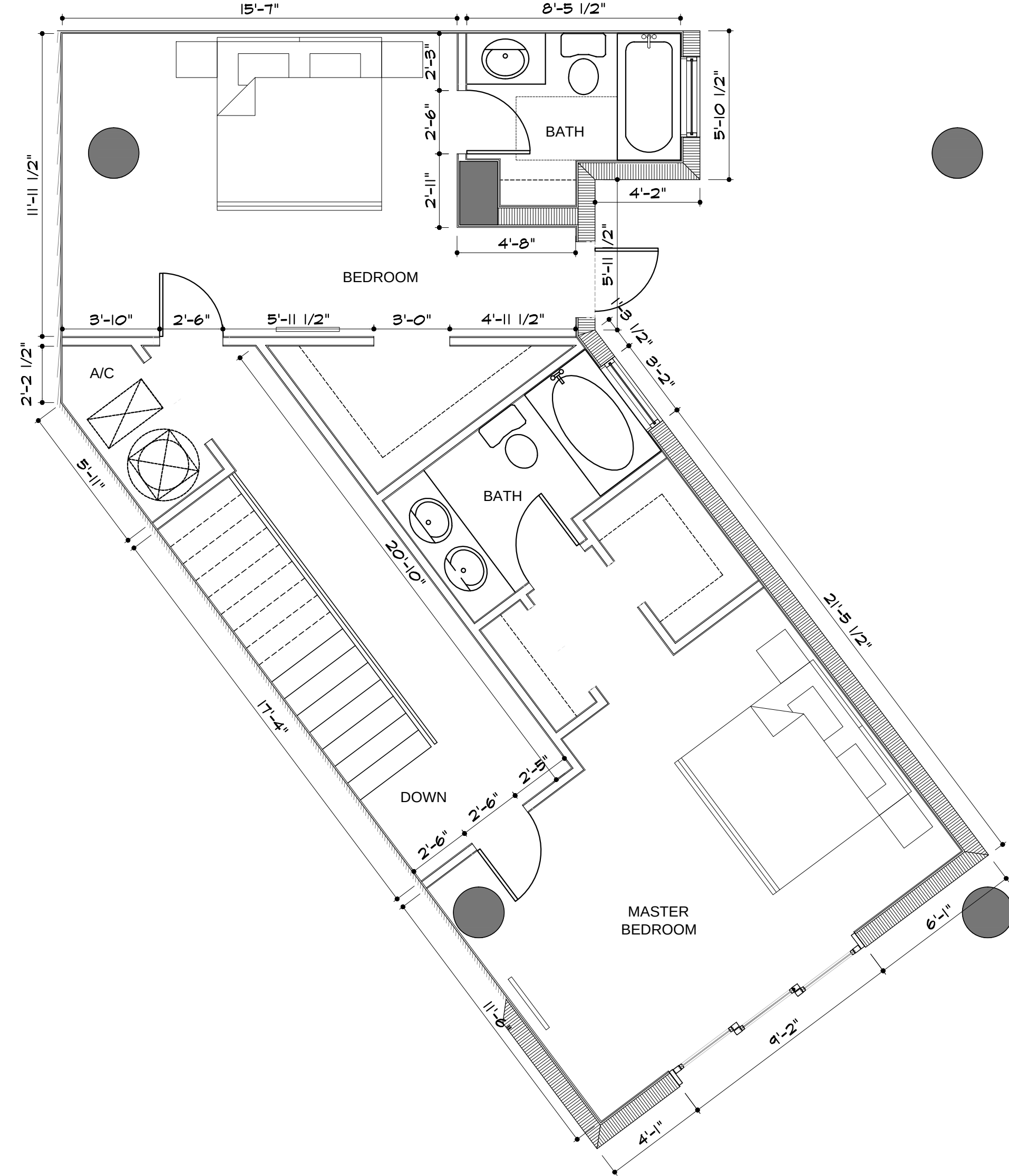
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SUITE 100 • 6700 N.W. 18TH AVENUE
MIAMI, FLORIDA 33155
(786) 206-9023 • salazar.sag@gmail.com

SHEET No.

SP-4.9

[illegible]

UNIT PH-S-O7-IF (1 UNITS)
SCALE 1/4"=1'-0" 1ST FLOOR AREA: 590 S.F.



UNIT PH-S-O7-2F (1 UNITS)
SCALE 1/4"=1'-0" 2ND FLOOR AREA: 895 S.F.

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

JED EQUITIES LLC.
CITY COMMISSION SUBMITTAL

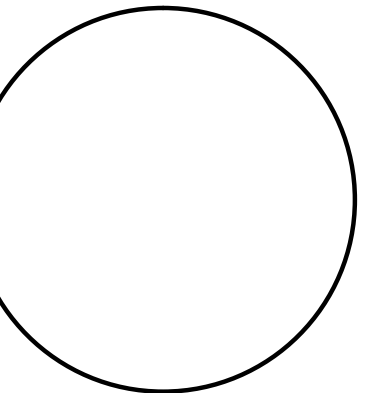
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URBAN PLANNING

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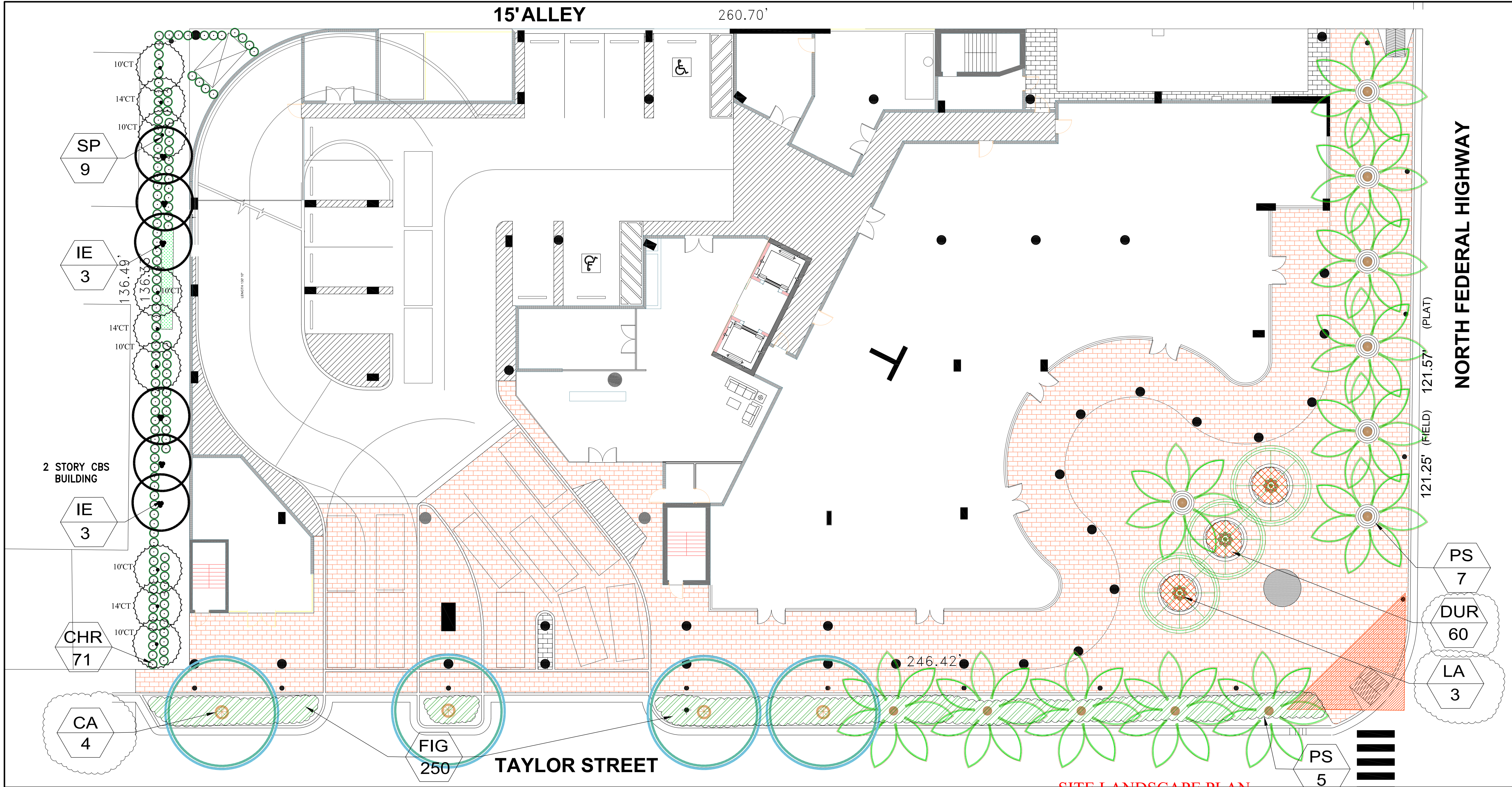
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-13-2015

SHEET No.

SP-4.10



PLANT LIST FOR - JED TOWER										
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CAL/PER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
NATIVE PLANTS -TREES and PALMS								HIGH, MED. LOW		FLORIDA # 1 MATERIAL
CA	4	Calophyllum inophyllum / Beauty Leaf	14'	6'	2"	Medium		High	HIGH	Native Tree for small spaces
LA	3	Lagerstromia indica / Crape Myrtle Tuscarrossa	16	8'	3	Medium		Low	Medium	45 Gallons From Cherry Tree lake
IE	6	Ilex opaca"EAST PALATKA"/ American Holly E. Palatka	16'	8'	5" cal	Large	acorns	Medium	HIGH	Good Tree with narrow space-Native
PS	12	Phoenix Sylvestris" / Sylvester Date Palm	22'		8'-10' GW	PALM		HIGH	HIGH	GOOD ACCENT PALM
SP	9	Sabal palmetto / Sabal Palm = 3 trees	14'-24'	OA		PALM		MEDIUM	HIGH	Food for wildlife and Refuge -16@8' ct, 16@10' ct, 10@12' ct, 10@14' ct
PLANT LIST										
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	Spacing	TEXTURE Course, Medium or Fine	Flowers Or Fruit	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
								HIGH, MED. LOW		FLORIDA # 1 MATERIAL
DUR	40	Duranta repens / Yellow Duranta	18"	15"	18"	Fine-Med		Medium	High	Very Colorfull- Does not required too much water once established
CHR	74	Chrysobalanus horizontalis / Horizontal Cocoplum	24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	Native Shrub- grows to max, of 3' high
FIG	250	Ficus microcarpa / Green Island Ficus	18"	18"	24" oc	Fine		HIGH	HIGH	Great SHRUB for urban areas and tight spaces- can be sheer and maintain at 24" high

SITE LANDSCAPE PLAN
SCALE: 1"=10'-0"

ZONING : PD LOT SIZE : 35,544.96 = 0.816 ACRES
PERIMETER BUFFER: 1 TREE @50' OC (136' / 50'=3 TREES
PROVIDED: 6 TREES AND 9 SABAL PALMS-NATIVE- WEST SIDE
PROVIDED: 3 TREES AND 1 PHOENIX SYLVESTRIS- FRONT OF BLDG.
TOTAL FOR SITE: 13 TREES INCLUDING PALMS

STREET TREES: 1 TREE @ 50' OC.
STREET TREES REQUIREMENTS: 1 @ 50' OC. (367') / 50' = 8 TREES
PROVIDED: 16 TREES
AMOUNT OF TOTAL TREES COMBINED: 29 TREES

OPEN SPACE REQ: 40%
PROVIDED 55% INCLUDING GROUND AND POOL DECK AREA
6TH FLOOR
ALL LANDSCAPE AREAS WILL HAVE 100%
AUTOMATIC IRRIGATION SYSTEM WITH 100%
COVERAGE AND 100% OVERLAP.

Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society
of Landscape Architects

ASSOCIATION WITH
CHRISTOPHER RODRIGUEZ
GOLF COURSE DESIGN

JED TOWER
HOLLYWOOD, FLORIDA

Consultant

SCALE:
AS SHOWN

PROJECT NUMBER
09-2014-M

DATE:
10-06-14

REVISIONS:
SECOND TAC SUBMITTAL **01-20-15**
THIRD TAC SUBMITTAL **04-03-15**
FOURTH TAC SUBMITTAL **04-20-15**
FIFTH TAC SUBMITTAL **04-27-15**

SEAL:

L.I.C.# LA 6666671

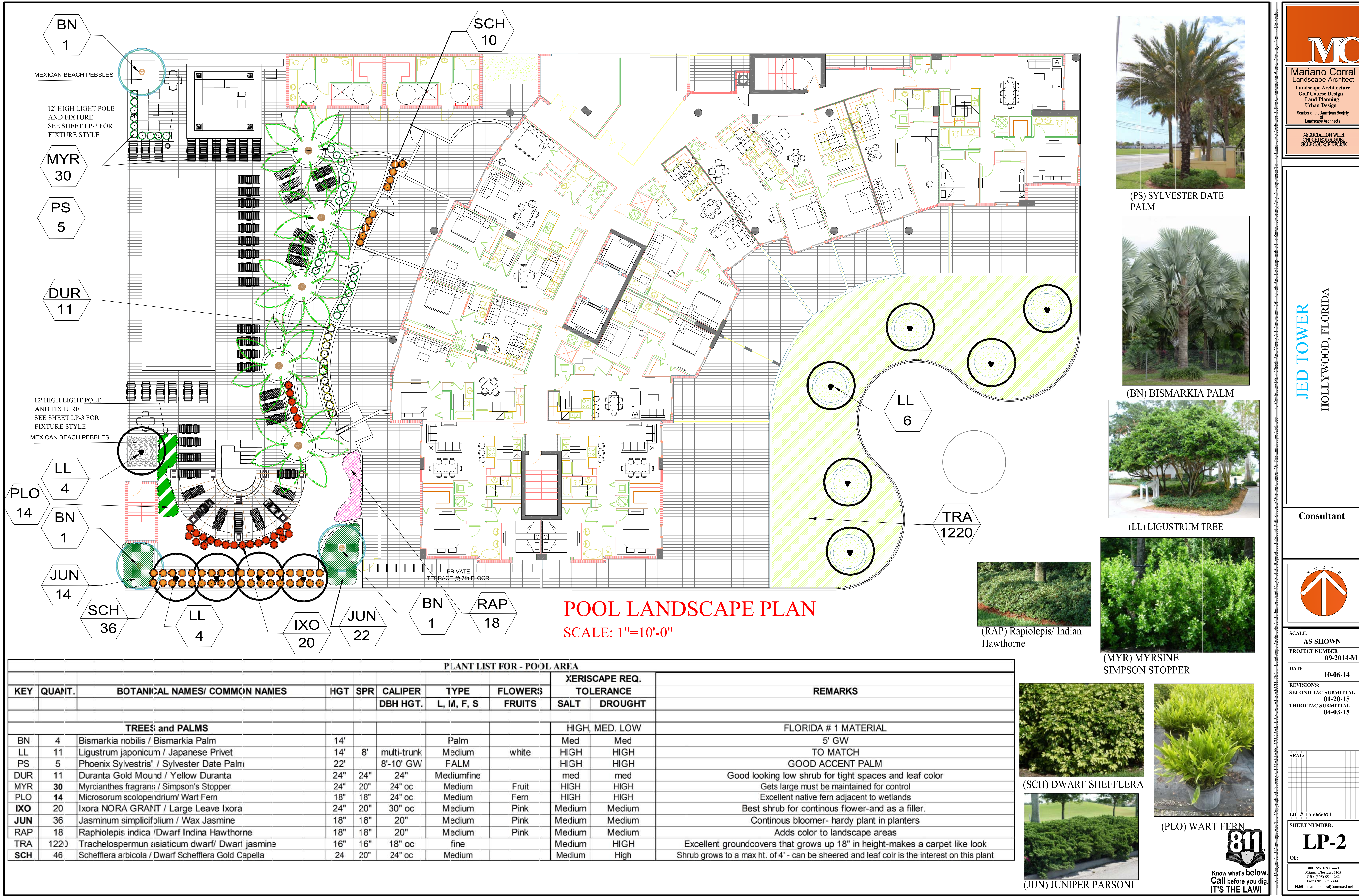
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OF:

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Miami, Florida 33165
Off : (305) 551-1262
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EMAIL: marianocorral@comcast.net

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Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society
Landscape Architects

ASSOCIATION WITH
GRI CH RODRIGUEZ
GOLF COURSE DESIGN

JED TOWER
HOLLYWOOD, FLORIDA

Consultant

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THIRD TAC SUBMITTAL 04-03-15

SEAL:

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(PS) SYLVESTER DATE PALM



(BN) BISMARKIA PALM



(LL) LIGUSTRUM TREE



(RAP) Rapirolepis/ Indian Hawthorne



(MYR) MYRSINE SIMPSON STOPPER



(SCH) DWARF SHEFFLERA



(PLO) WART FERN

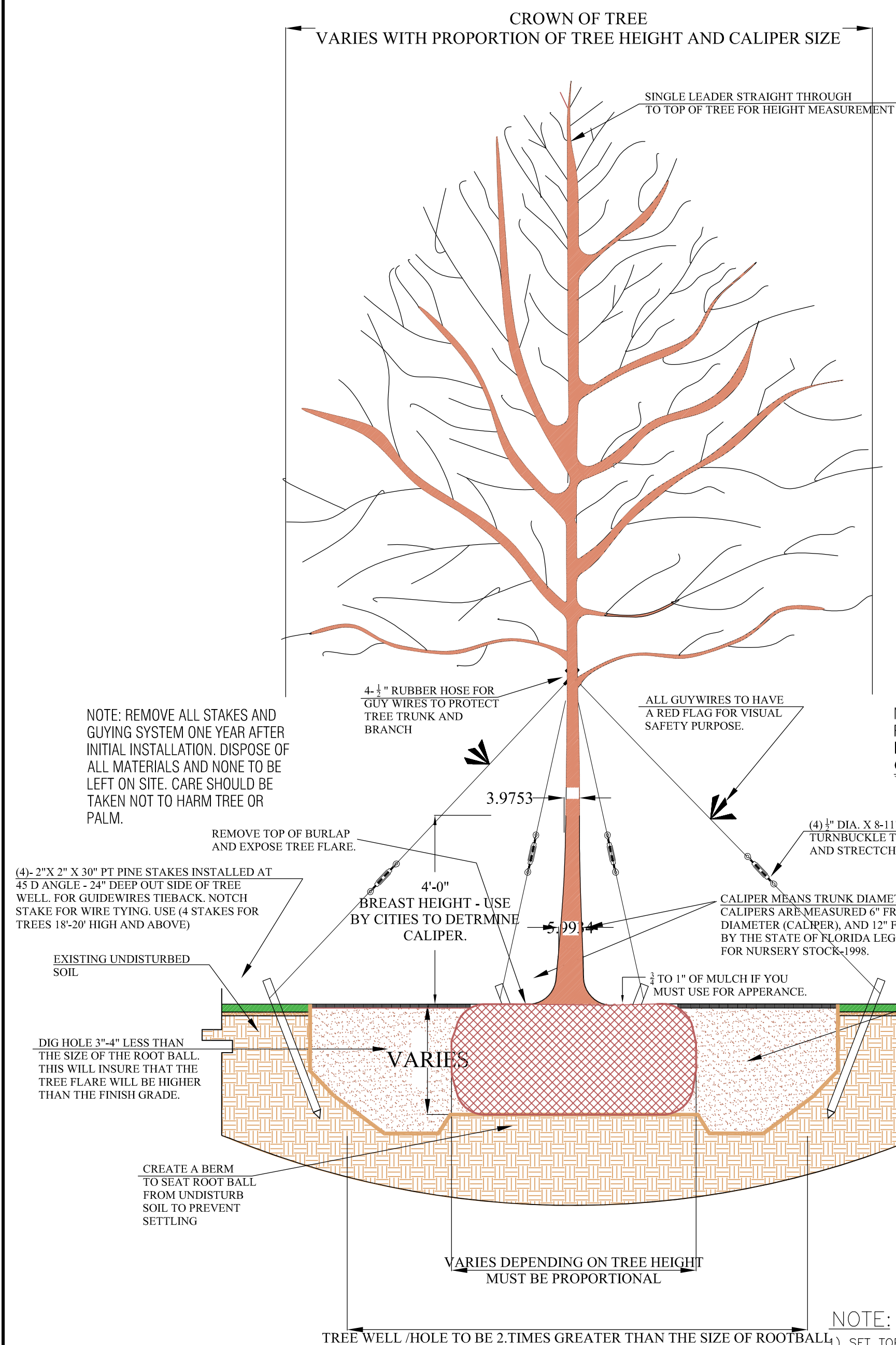


(JUN) JUNIPER PARSONI



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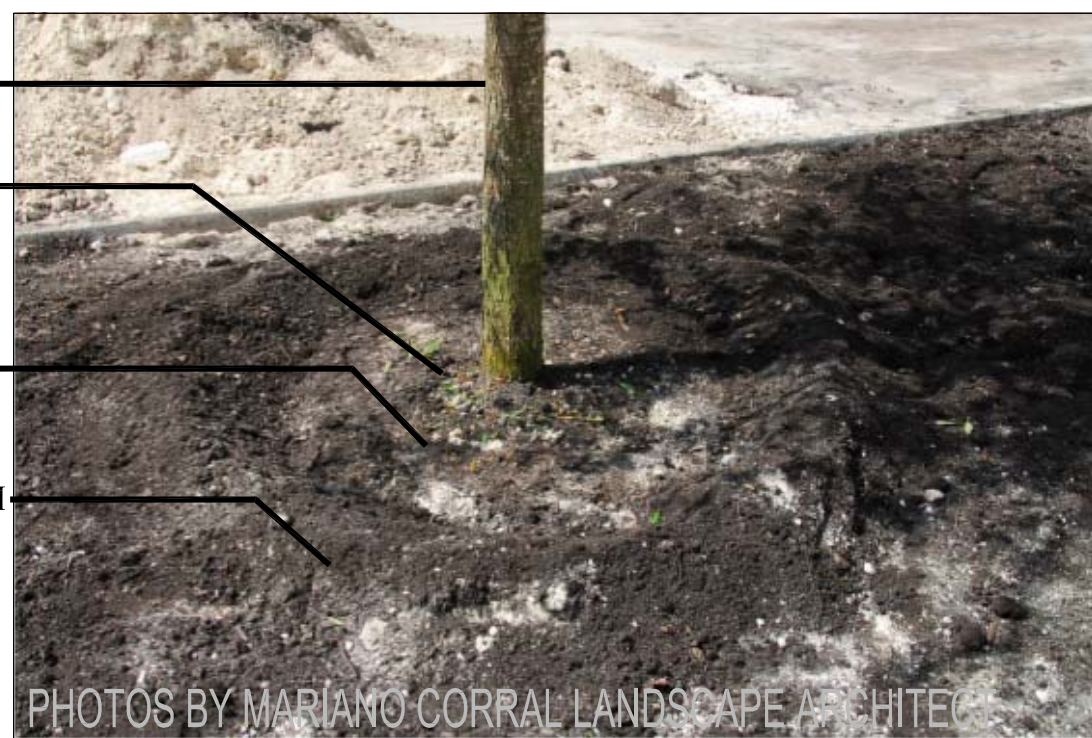
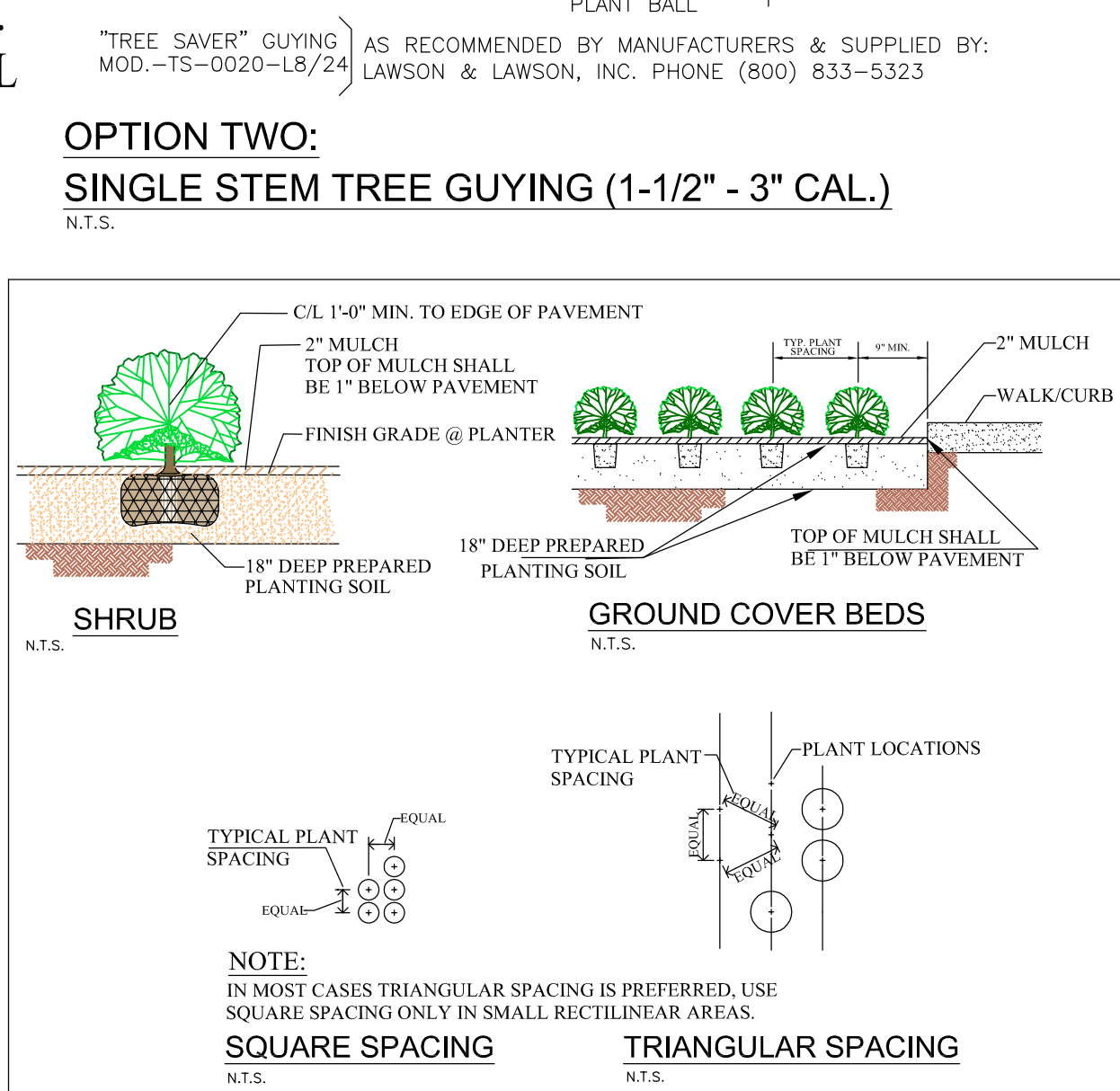
SPECIFICATIONS AND DETAILS SEE SHEET LP-3 FOR GENERAL NOTES



OPTION ONE TREE BRACING: TREES WITH 2" CALIPER OR LESS:
USE (3) 2" DIAMETER PRESSURE TREATED LODGE POLE. POLE SHALL BE 9' OVER ALL LENGTH.. BURY POLE 3' DEEP. USE CINCH TIES TO SECURE TREE TRUNK TO POLES.



CINCH TIES TO SECURE TREE TRUNK TO POLES.



The TOP of TREE ROOTBALL shall be placed 3" above existing soil. This will insure that tree flare will be exposed and NO MULCH shall be placed on top of rootball.

If you must place mulch for appearance sake, lightly do so no more than 1/2" thick and 4" away from tree trunk. Create a 4" saucer around tree rootball 6' in diameter.



Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.



ALL PLANTING BEDS TO USE EUCALYPTUS GRADE A MULCH, OR ECO MULCH, OR SHREDDED WOOD PRODUCTS AND AS APPROVED AND CERTIFIED BY THE NATIONAL SOIL AND MULCH COUNCIL. (NO RED MULCH PLEASE)



Proper Palm Bracing for Royals, Sabal Palms, or Date Palms- use burlap, metal straps brace and (4)Wood Battens do not nail to trunk.

Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.

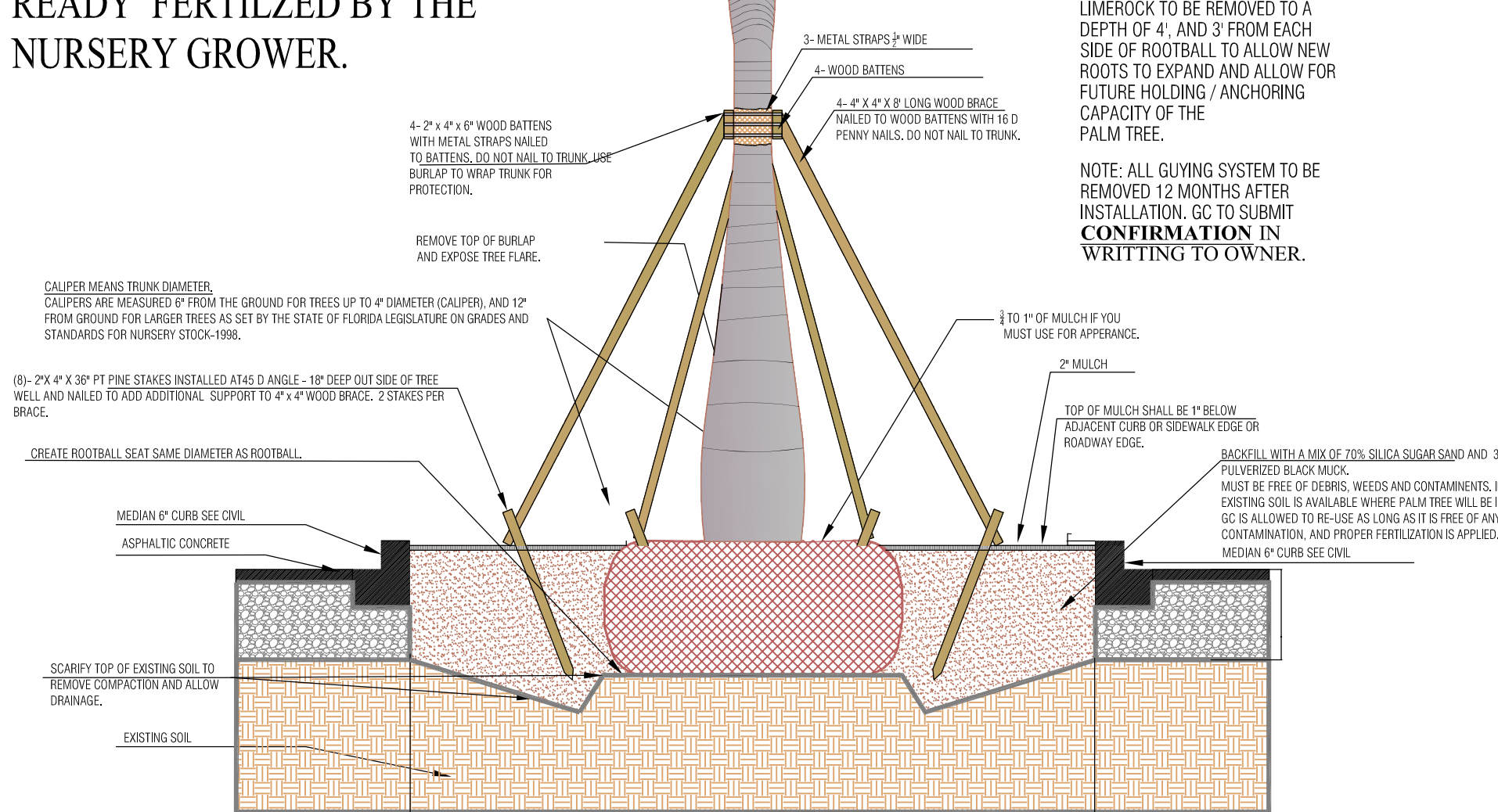


WRAP BURLAP AROUND PALM TREE TRUNK FOR PROTECTION.

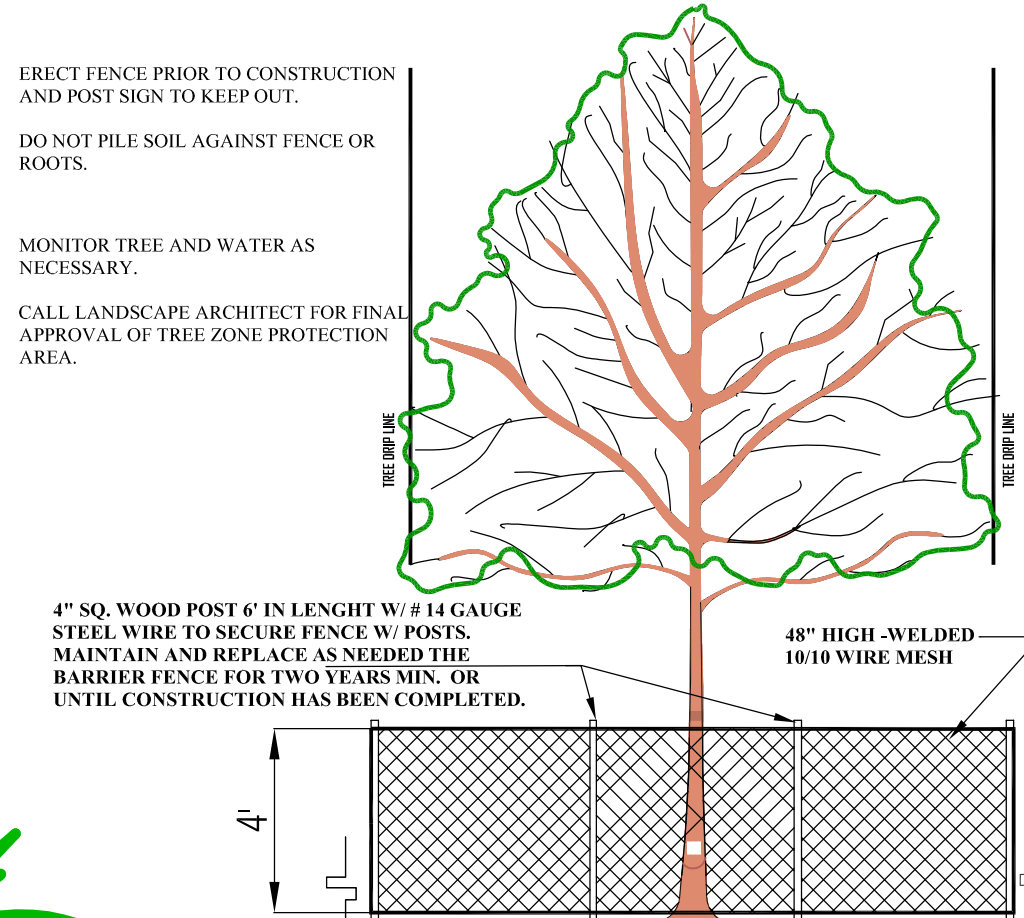
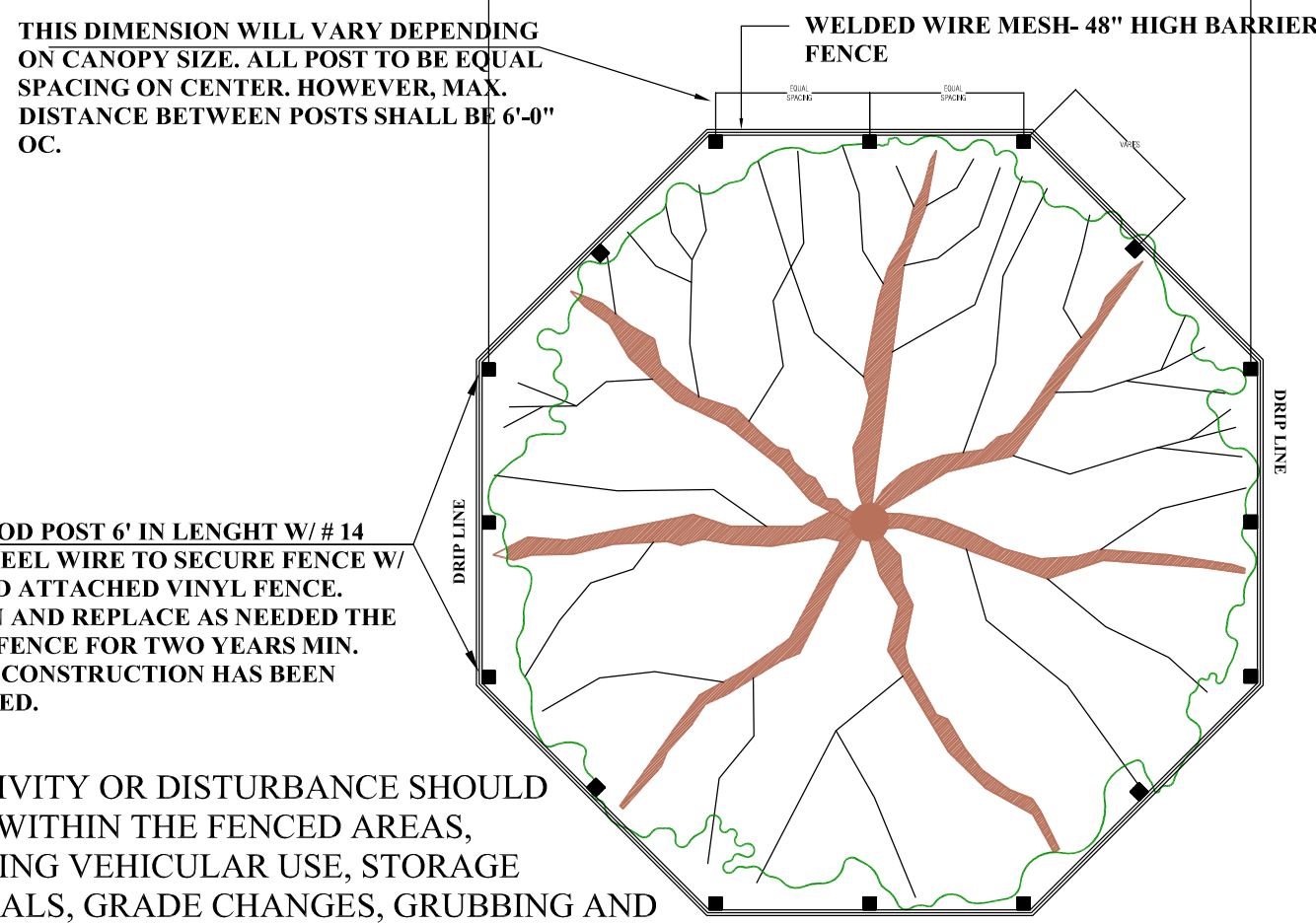
2"X4"X8" WD. BLOCK FOR NAILING THE WOOD PLANKS TO SUPPORT PALM TREE. USE METAL STRAPS TO HOLD WD. BLOCK AND BURLAP.



WARNING: DO NOT FERTILIZE NEWLY INSTALLED PLANT MATERIALS UNTIL APPROXIMATELY 2 TO 3 MONTHS AFTER PLANTING. NEW INSTALLED PLANTS ARE ALL READY FERTILIZED BY THE NURSERY GROWER.



TYP. PALM TREE DETAIL (NOT TO SCALE)

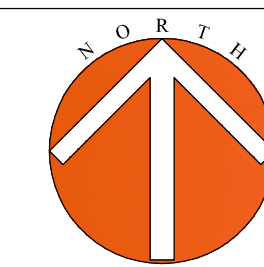


TYP. TREE PROTECTION BARRIER FENCE FOR EXISTING TREES



JED TOWER
HOLLYWOOD, FLORIDA

Consultant



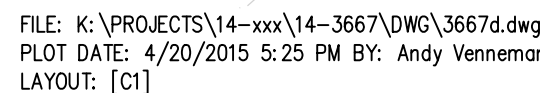
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NOTE: SOURCE OF IRRIGATION
WILL BE POTABLE WATER

