DEPARTMENT OF PLANNING

File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 7/15/16

Location Address: 115-117 S 21st Ave, Hollywood, FL 33020

Lot(s): Hollywood 1-21 B lots 4,5 Block(s): 8 Subdivision: _____

Folio Number(s): 5142-15-01-1300, 5142-15-01-1310

Zoning Classification: CCC1 Land Use Classification: 12

Existing Property Use: mixed us Sq Ft/Number of Units: 6892 sf / 1 apt.

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): preliminary TAC

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

Explanation of Request: Final TAC review

Number of units/rooms: 9 apt + ~~5,500~~ commercial/office Sq Ft: 5,500 sf. commercial 10,000 sf. office approx.

Value of Improvement: approx. 2,000,000 Estimated Date of Completion: Nov. 2017

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

Name of Current Property Owner: 115 Holdings Inc.

Address of Property Owner: 5920 SW 14th St. Plantation FL. 33317

Telephone: 954-678-8733 Fax: 954-302-4799 Email Address: John@Demarcogroup.net

Name of Consultant/Representative/Tenant (circle one): NICOLAE POPESCU

Address: 1920 E Hallandale Bch Blvd. Suite 908 Hallandale FL. 33009 Telephone: 954-401-5082

Fax: — Email Address: Architecturalgroup.miami@gmail.com

Date of Purchase: 2/22/2013 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

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

_____ Address: _____

_____ Email Address: _____

DEPARTMENT OF PLANNING

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: _____

PRINT NAME: John DeMarco Date: 7/15/16

Signature of Consultant/Representative: _____ Date: 07/15/2016

PRINT NAME: NICOLAE POPESCU Date: 07/15/2016

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me
this 15 day of July

_____
Notary Public State of Florida

Alena Gridasova
COMMISSION #FF902533
EXPIRES: July 22, 2019
WWW.AARONNOTARY.COM

_____
SIGNATURE OF CURRENT OWNER

John DeMarco
PRINT NAME

My Commission Expires: 7/22/19 (Check One) _____ Personally known to me; OR ID: D562-466-84-285-0

Holland Engineering, Inc.
3900 Hollywood Blvd, Ste 303.
Hollywood, FL 33021

July 05, 2016

Drainage Calculations for Atrium Building – Mixed Use 115 S. 21st Ave, Hollywood, FL 33020

This project consists of an existing mixed use building, with new parking and driveway area for the site. The proposed site details are as follows:

Site Area = 0.26 acres
Pervious area = 0.00 acres
Building Footprint = 0.16 acres
Asphalt & Concrete = 0.10 acres

The Requirements for Water Quality

First 1" of runoff

Volume = 1" x 1ft/12" x 0.68 Acres = 0.06 acre-feet

2.5 inches X % impervious (per SFWMD criteria)
Total project area - roof area = 0.26 acres – 0.16 acres = 0.10 acres
0.10 acres - 0.00 acres (pervious area) = 0.10 acres
0.10 acres / 0.10 acres X 100% = 100% impervious
2.5" X 1.00 = 2.50" to be treated
2.50" X 0.26 acres = 0.65 acre-inches

Water quality provided in exfiltration system = 0.65 acre-inches. Refer to attached exfiltration trench calculation.

Prepared by:

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

JUL 05 2016

Susan C. Holland, P.E., LEED AP
FL Lic. No. 41831

Attachment: Drainage Calculations

Tel (954) 367-0371 • Fax (954) 367-0372 • Email susan@hollandengineering.net

Atrium Building - Mixed Use
115 S. 21st Ave, Hollywood FL 33020
Post Development

7/5/2016

Exfiltration Trench Length

C Pervious =	0.60
C Impervious =	0.90
Weighted C Factor =	0.90
Trench width =	6.00
H2 (depth to water table) =	4.50
Du (non-saturated trench depth) =	3.00
Ds (saturated trench depth) =	0.00

Volume to be exfiltrated = 0.65 AC-IN (0.05 AC-FT)

$$L = \frac{0.65}{0.000375 \times [(4.5 \times 6) + (2 \times 4.5 \times 3) - (3)^2 + (2 \times 4.5 \times 0)] + [(.000139 \times 6 \times 3]}$$

L = 33.54 '

Length of trench provided = 60 feet

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	115 S 21 AVENUE, HOLLYWOOD	ID #	5142 15 01 1300
Property Owner	115 HOLDINGS INC	Millage	0513
Mailing Address	5920 SW 14 STREET PLANTATION FL 33317	Use	12

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 4 BLK 8

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$63,120	$371,900	$435,020	$408,000	
2015	$63,120	$307,790	$370,910	$370,910	$9,822.94
2014	$63,120	$288,470	$351,590	$351,590	$9,670.29

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$435,020	$435,020	$435,020	$435,020
Portability	0	0	0	0
Assessed/SOH	$408,000	$435,020	$408,000	$408,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$408,000	$435,020	$408,000	$408,000

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2013	WD*-D	$380,700	111429338
12/20/2012	SW*-T	$750,000	49377 / 1002
8/15/2008	WD*-D	$850,000	45645 / 634
7/6/2006	WD	$100	42437 / 1226

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	5,738	SF
Adj. Bldg. S.F. (Card, Sketch)		6892
Units		1

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

05								
C								
6892								

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	S 21 AVENUE, HOLLYWOOD	ID #	5142 15 01 1310
Property Owner	115 HOLDINGS INC	Millage	0513
Mailing Address	5920 SW 14 STREET PLANTATION FL 33317	Use	28

Abbreviated Legal Description	HOLLYWOOD 1-21 B LOT 5 BLK 8

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$45,470	$7,880	$53,350	$53,350	
2015	$45,470	$7,880	$53,350	$53,350	$1,163.77
2014	$45,470	$7,880	$53,350	$53,350	$1,176.64

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$53,350	$53,350	$53,350	$53,350
Portability	0	0	0	0
Assessed/SOH	$53,350	$53,350	$53,350	$53,350
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$53,350	$53,350	$53,350	$53,350

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2013	WD*-D	$380,700	111429338
12/20/2012	SW*-T	$750,000	49377 / 1002
8/15/2008	WD*-D	$850,000	45645 / 634
7/6/2006	WD	$100	42437 / 1228
11/1/1972	WD	$22,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	5,738	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

05								
L								
1								

Fire Hydrant Flow Test Request
Underground Utilities Division
Department of Public Utilities

Date: 7/13/16

When sending requests:

- ✓ Indicate hydrants closest to the location and associated water main(s).
- ✓ Static/Residual hydrant should be located as close to the location as possible (preferably off same main as to provide future water source).
- ✓ Flow hydrant(s) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- ✓ **A minimum of 3 fire hydrants** per flow test are required to obtain accurate flows. Please provide a **utility atlas map** (You can obtain one from Mike Zaske at 954-921-3930-**NO HAND DRAWN OR GOOGLE MAPS PLEASE OR IT WILL BE RETURNED!**) specifying hydrant location(s) in relation to the address associated with the flow test. Adjustments will be made if needed.

$250.00 per flow test
24 hour chart recording included and must be specifically requested.

Please allow 7 to 14 business days for processing once a request is submitted. **DO NOT MAKE PAYMENT UNTIL CALLED TO DO SO AFTER WE REVIEW PAPERWORK.**

PLEASE BRING TWO COPIES OF THIS FORM WITH YOU WHEN MAKING PAYMENT, TELL CASHIER TO USE CASH CODE 1502. AFTER RECEIVING THE OK FROM US TO MAKE PAYMENT GO TO 2600 HOLLYWOOD BLVD RM 103

A copy of the paid receipt should be faxed to Underground Utilities (954-967-4574). Once proof of payment has been received, the flow test(s) will be scheduled and performed. Flow tests can generally be completed within 1 week of receipt of proof of payment.

Company / Customer: 115 Holdings Inc.

Contact Person & Phone #: John DeMarco 954-678-8733

Address, Phone #, & Fax #: 5920 SW 14th St, Plantation FL 33317 954-678-8733 fax: 954-302-4999

Number of flow tests required: _____

Location(s) to be tested: 115 S 21st Ave, Hollywood FL 33020

Requests can be faxed to:
City of Hollywood
Underground Utilities Division
Phone #: 954-921-3046 **FAX #:** 954-967-4574

Email: underground@hollywoodfl.org

PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida
Growth Management Section
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179
www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

☐ Land Use ☐ DRI ☐ Rezoning ☐ Flex/Reserve Allocation ☐ Plat ☒ Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number City Project Number

Project Name: Artrium Center mixed use

Has this project been previously submitted (since Feb. 01, 2008) ? No If yes, provide the SBBC Number

Application Fee Amount Due/Paid* $63 Is proof of Payment attached? Yes

Check No. 0268 Online Payment Order No. (if applicable)

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section Township Range

General location of the project Side of

at/between and

Area Acreage Jurisdiction

APPLICANT INFORMATION

Owner's Name: 115 Holdings Inc Phone: 954-678-8733

Address: 5920 SW 21st Ave City: Plantation State: FL Zip: 33317

Developer/Agent

Address City State Zip

Phone Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use Designation Existing: 12 mixed use Proposed: 12 mixed use

Zoning Designation	Existing	mixed use	Proposed	mixed use

PERMITTED						PROPOSED		
Residential Type	**Total Units**	**Built Units**	**Bedroom Mix**	**Un-built Units**	**Bedroom Mix**	**Residential Type**	**Number of Units**	**Bedroom Mix**
Single Family			_____3 BR or Less _____4 BR or >		_____3 BR or Less _____4 BR or >	Single Family		_____3 BR or Less _____4 BR or >
Townhouse/ Duplex/ Villa			_____1 BR or Less __2 BR__3 BR or >		_____1 BR or Less __2 BR__3 BR or >	Townhouse/ Duplex/ Villa		_____1 BR or Less __2 BR__3 BR or >
Garden Apartment			_____1 BR or Less __2 BR__3 BR or >		_____1 BR or Less __2 BR__3 BR or >	Garden Apartment		_____1 BR or Less __2 BR__3 BR or >
Mid Rise			_____1 BR or Less _____ 2 BR or >			Mid Rise	9	_____1 BR or Less 9 _____ 2 BR or >
High Rise						High Rise		
Mobile Home			____2 BR or Less _____3 BR or >		____2 BR or Less _____3 BR or >	Mobile Home		____2 BR or Less _____3 BR or >
Total						Total		

Does this project include a non-residential development? Yes

If yes, please describe other proposed uses Approximately 5,500 sf commercial retail and 10,000 sf of business/office

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
X_____ Generates less than one student*	____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
_____ Age restricted to persons 18 and over*	____ Obtained site plan final approval prior to February 1, 2008*	
_____ Statutory exemption* _____ Applicable Statute*	_____ Site plan located within a plat for which school impacts have been satisfied*	
_____ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

Supporting documentation is required

Signature of Applicant/Agent:_____ Date:_____

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality

ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

ATRIUM Center - A mixed Use Project
115 S 21 st Avenue, Hollywood, FL 33020

CONSULTANTS:

CIVIL

HOLLAND ENGINEERING, INC.
3900 HOLLYWOOD BLVD #303
HOLLYWOOD, FL 33021
PH: (954) 367-0371
WWW . HOLLENG . COM

M.E.P. ENGINEERING

FRONTIER
ENGINEERING | DEVELOPMENT
FL C.A. NO: 30629, LB8042
PO BOX 222023 HOLLYWOOD, FL 33022
PHONE: (954)678-2030 FAX: (954)678-2032
INFO@MYFLORIDAENGINEERING.COM

LANDSCAPE

MLA GROUP, INC.
1016 NE 45TH ST
OAKLAND PARK, FL 33334
PH: (954) 763-4071
WWW . MLA GROUP INC . NET

STRUCTURAL CONSULTANT

BRYNTESEN
STRUCTURAL ENGINEERS
E B 5099
3045 N. FEDERAL HIGHWAY
BUILDING #80
FT. LAUDERDALE, FL. 33306
TEL: (954) 568-1411 FAX: (954) 568-9367
Project No: 00000 DATE: 00/00/00
Email: bryntesen@bellsouth.net

CODE CONFORMANCE

ALL WORK IS DESIGNED TO CONFORM TO :
- FLORIDA BUILDING CODE (FBC) 2010 EDITION
- A.S.C.E. 7-10
- NFPA 101 LIFE SAFETY CODE - 5th EDITION
- FLORIDA FIRE PREVENTION CODE - 5th EDITION

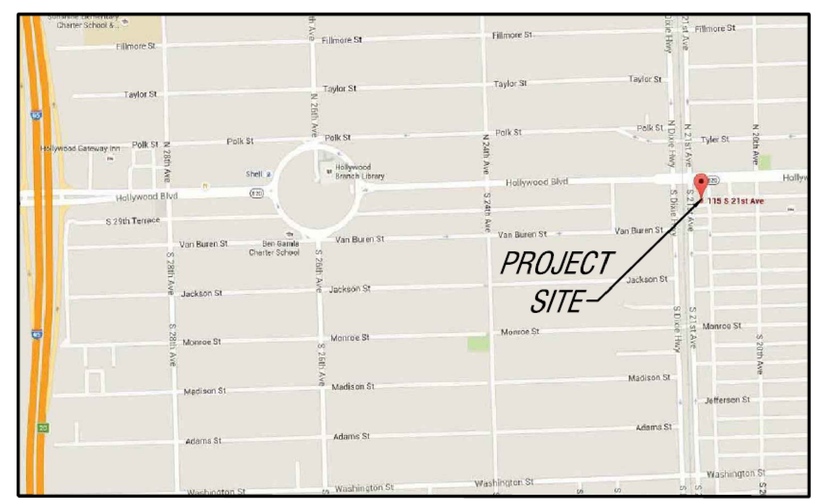
SCOPE OF WORK

EXISTING COMMERCIAL BUILDINGS EXPANDED AS NEW MIXED USE PROJECT
(BUSINESS - MERCANTILE - RESIDENTIAL)

DRAWING LIST:

FINAL TAC SUBMITTAL

DRAWINGS SUBMITTED FOR FINAL TAC REVIEW
REVIEW DATE 09.06.16



LOCATION MAP

architectura group
ag
miami

ARCHITECTURA GROUP MIAMI
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AA26001885
ID 00003873

1920 E HALLANDALE BLVD. SUITE 908
HALLANDALE, FLORIDA 33009
PH: 954-558-3024
E-MAIL: argroupinc@aol.com

Issue

No.	Date	Description

Client
115 Holdings Inc.

Project Name
Atrium Building
Mixed Use
115 S. 21st Ave., Hollywood, Florida, 33020

SIGN & SEAL
Cristian Gavrilescu
Registerred Architect # AR 94560

Sheet title
COVER SHEET

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	06.07.16
Sheet #	C-1
Scale	NTS

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

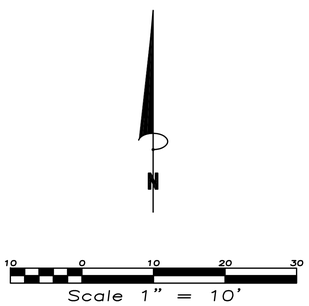
LOTS 4 & 5, BLOCK 8, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

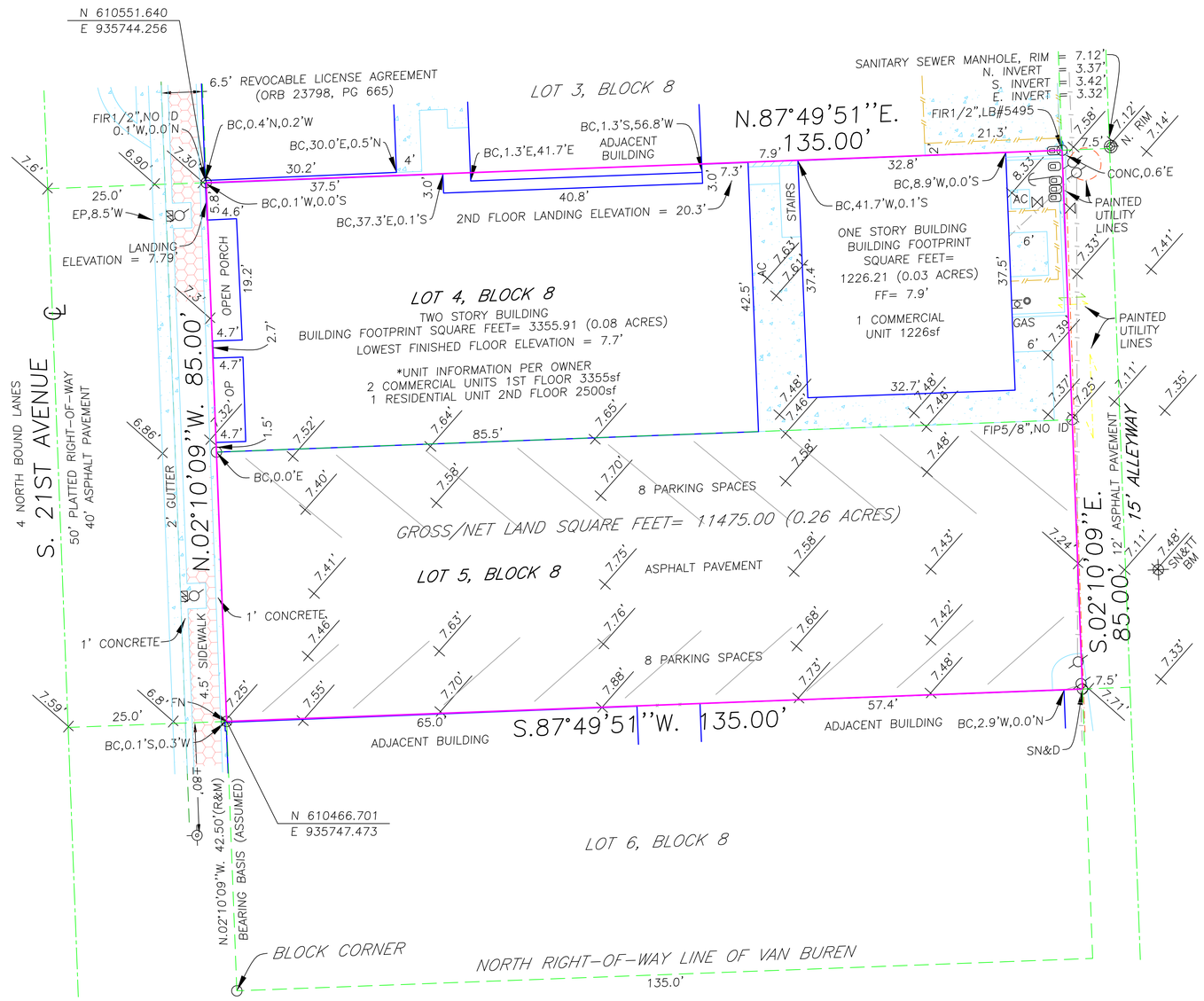
CERTIFIED TO:
115 HOLDINGS INC.

PROPERTY ADDRESS
115 & 117 S. 21ST AVENUE
HOLLYWOOD, FL 33021

BOUNDARY SURVEY
INVOICE # 39384U
SURVEY DATE 01/13/16
SURVEY DATE 02/25/16
SURVEY DATE 05/05/16

FLOOD ZONE X 0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0569H





SURVEYOR'S CERTIFICATE
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3, 7a, 8, 9, of Table A thereof, The field work was completed on MAY 5, 2016.
Date of Plat or Map: MAY 5, 2016.

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
10. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
11. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495

LEGEND

	CABLE JUNCTION BOX
	CATCH BASIN
	CLEAN OUT
	CONTROL VALVE
	ELECTRIC SERVICE
	FIRE HYDRANT
	FP&L PAD
	GUY ANCHOR
	MANHOLE
	POOL EQUIPMENT
	POWER/LIGHT POLE
	SPRINKLER SYSTEM
	WATER METER
	WATER VALVE
	WELL
	BRICK PAVERS
	CENTERLINE
	CONCRETE/CHAT
	CONCRETE WALL
0.00	ELEVATION
	METAL FENCE
	OVERHEAD WIRES
	WOOD DECK/DOCK
	WOOD FENCE

ATLANTIC COAST SURVEYING INC.

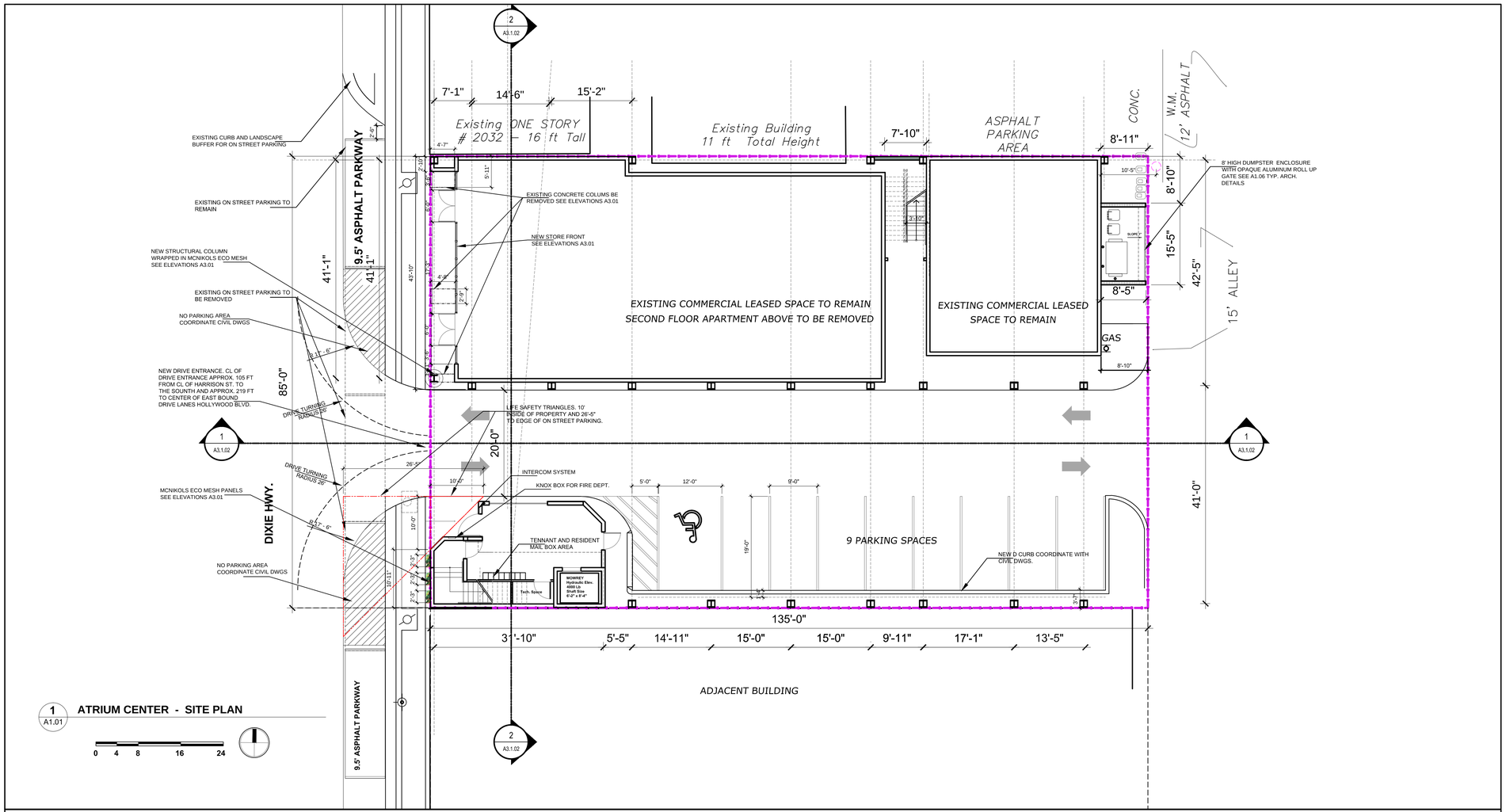
PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX:954.587.5418

OWNERSHIP & ENCUMBRANCE

CHICAGO TITLE INSURANCE COMPANY
FILE NUMBER/INVOICE NUMBER: 5766719
UNIT#:02100.170607
CUSTOMER REFERENCE #: 5650956/115 HOLDING INC
DATE: APRIL 25, 2016

ENCUMBRANCE REVIEW
ITEM 1: MORTGAGE, O.R.B 49649, PAGE 1006, NOT PLOTTABLE
ITEM 2: PLAT, MATTERS PERTAINING TO P.B. 1, PAGE 21, ARE AS SHOWN ON SURVEY
ITEM 3: GRANT OF EASEMENT, MATTERS PERTAINING TO O.R.B. 16536, PAGE 688, NOT PLOTTABLE
ITEM 4: REVOCABLE LICENSE AGREEMENT, MATTERS PERTAINING TO O.R.B. 23798, PG 665, ARE AS SHOWN ON SURVEY
ITEM 5: REVOCABLE LICENSE AGREEMENT, MATTERS PERTAINING TO O.R.B. 29610, PG 549, NOT PLOTTABLE

BENCHMARK OF ORIGIN:
CITY OF HOLLYWOOD BENCHMARK
BOX CUT @ P.I. OF S/W IN N.E. CORNER
OF 21ST AVE. & HARRISON STREET
ELEVATION = 9.85' (NGVD 29)
ELEVATION = 8.25' (NAVD 88)



1 A1.01 **ATRIUM CENTER - SITE PLAN**

0 4 8 16 24

BUILDING DATA

	BUILDING - Mixed Use	
CONSTRUCTION:	TYPE 5A SPRINKLERED	TYPE 5A SPRINKLERED
MAX HT ALLOWABLE	5 STORIES / 55 FT.	
BUILDING HEIGHT:	53'- 1"	
MAX AREA ALLOWABLE	B = 18, 000 SF / FLR M = 14, 000 SF / FLR R2 = 12, 000 SF / FLR	
BUILDING AREA: (AC AREA)	FIRST FLOOR (5,500 - SqFt) B & M Classification SECOND FLOOR (9,970 - SqFt) B Classification THIRD FLOOR (6,300 - Ft) R2 Classification FOURTH FLOOR (6,388 - Ft) R2 Classification	
TOTAL	28,158 - SF	
OCCUPANCY CLASSIFICATION:	MIXED USE: B - BUSINESS M - MERCANTILE R2 - RESIDENTIAL	
OCCUPANT LOAD PER TABLE 1004.1.1:	BUSINESS / MERCANTILE / RESIDENTIAL B 12,950 / 100 = 129 M - 3,500 / 30 = 117 R 12,450 / 200 = 62 SUBTOTAL = 308	
EXIT ACCESS TRAVEL DISTANCE PER FBC 1016.1:	B - 300 FT MAX M - 250 FT MAX R - 200 FT MAX	

SITE DATA

PER: 4.6.E. CCC-1 Central City Commercial Low Intensity.

ZONING	CCC-1			
SETBACKS				
	REQUIRED		PROVIDED	
FRONT	0'		8' 5"	
FRONT 3/4TH FL. RESIDENTIAL 10'			11' 5"	
REAR	0'		8' 5" 1ST FLR. 11' 5" 2ND FL.	
REAR 3/4TH FL. RESIDENTIAL	10'		11' 5"	
SIDE YARD FIRST 2 FLOORS	0'		0'	
SIDE YARD 3RD FL RESIDENTIAL	20'		0'	
PARKING				
	TOTAL AREA / # OF UNITS	PARKING RATIO	REQUIRED	PROVIDED
BUSINESS :	16,450 - SF	0	0	0 (OFF SITE)
RESIDENTIAL :				
2 BEDROOM	9 UNITS	1.5 / UNIT	13.5	9
TOTAL			14	8 + 1HC = 9
SITE AREA INFORMATION				
	IMPERVIOUS	PERVIOUS	TOTAL AREA	
STRUCTURAL (GROUND FLOOR AREA + HARDSCAPE)	7,110 SF (62%)			
VEHICULAR USE AREA	4,370 SF (38%)			
SUB-TOTAL (STRUCTURAL + VEHICULAR)	11,480 SF (100%)			
LANDSCAPED AREA	0			
SITE AREA TOTAL			11,480 SF (100%)	

NOTES: AS PER HOLLYEOOD ZONING AND LAND DEVELOMENT REGULATIONS SECTION 7.2

WAIVER FOR PARKING REQUESTED. PROPOSED 9 UNITS REQUIRES 14 PARKING SPACES AND PROVIDING 9. PARKING PASSES WILL BE PROVIDED TO RESIDENTS AS WELL AS TO TENANTS. PARKING WILL BE RESERVED FOR BUSINESS USE BETWEEN THE HOURS OF 9AM AND 6PM. PARKING AFTER 6PM WILL BE RESERVED FOR RESIDENTS. TWO OF THE PROPOSED SPACES AFTER 6PM AND BEFORE 9AM WILL BE 30 MIN MAX PARKING FOR LOADING AND UNLOADING FOR RESIDENTS. THE TARGET OF YOUNG URBAN PROFESSIONALS ABLE TO RENT LIVE / WORK SPACES SHOULD DECREASE THE PARKING DEMAND.

GUEST PARKING SPACES ONLY REQUIRED WHEN MORE THAN 10 RESIDENTIAL UNITS ARE PROPOSED.

EXEMPT FROM LOADING SPACE REQUIREMENT. LESS THAN 10,000 SQFT OF MERCANTILE / RETAIL AND LESS THAN 20,000 SQFT OF TOTAL BUSINESS / OFFICE SPACE.

NO FRONT SET BACK HAS BEEN PROVIDED FOR THE RESIDENTIAL FLOORS AS WE ARE TRYING TO ENHANCE THE ARCHITECTURAL ELEMENTS WITHIN THE ELEVATION TO PRODUCE AN URBAN LIVE WORK LOFT MIXED USE BUILDING. MAINTAINING THE 0' SET BACK ALLOWS FOR THE ARCHITECTURAL CURTAIN WALL GLASS TO EXTEND THE ENTIRE FACE OF THE BUILDING. ALSO DUE TO THE DESIGN OF THE BUILDING WITH THE ATRIUM FOR LIGHT ON THE 2ND FLOOR OFFICE LEVEL. SETBACKS HAVE BEEN PROVIDED IN THE MIDDLE OF THE PROPERTY TO CREATE A COURTYARD. PRIVATE OUTDOOR AREAS HAVE BEEN PROVIDED FOR THE RESIDENTS AND WILL INCLUDE LOUNGE AREA AS WELL AS OUTDOOR FITNESS EQUIPMENT. DUE TO THE UNIQUE DESIGN OF THE BUILDING ELEMENTS AND CHALLENGING SITE CONSTRAINTS NO SIDE SET BACKS ARE BEING PROVIDED.

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Issue

No.	Date	Description

Client

115 Holdings Inc.

Project Name

Atrium Building
Mixed Use

115 S. 21st Ave., Hollywood, Florida, 33020

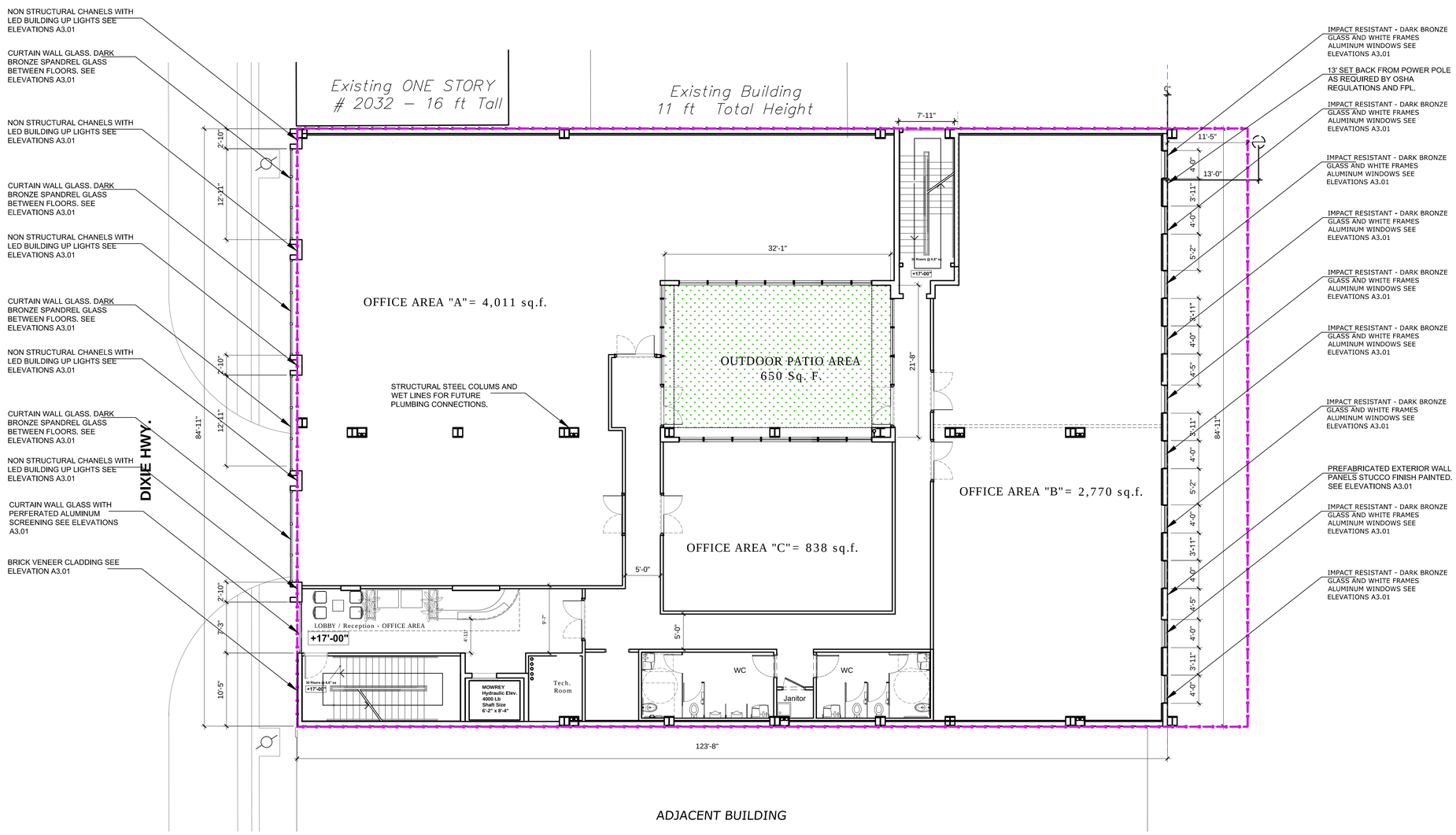
SIGN & SEAL

Cristian Gavrilescu
Registerred Architect # AR 94560

Sheet title

Proposed Site Plan

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.05.16
Scale	1/16": 1'
Sheet #	A1.01



OFFICE AREAS = 7,619 sq.f.
Common AREAS = 1,970 sq.f.
OUTDOOR PATIO AREA = 652 sq.f.

1
A1.02

ATRIUM CENTER - SECOND FLOOR PLAN

0 4 8 16 24

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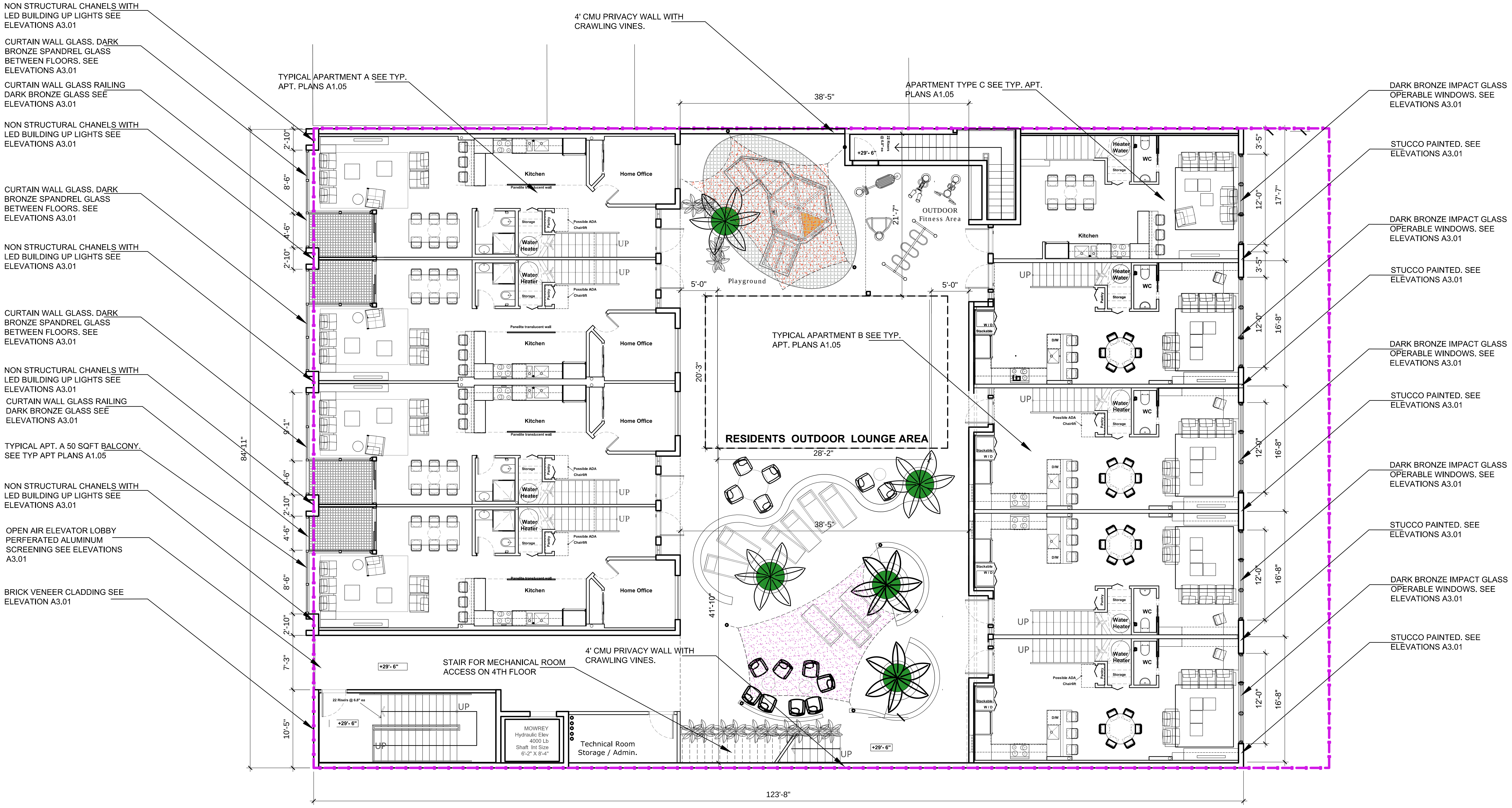
Cristian Gavrilescu
Registered Architect # AR 94560

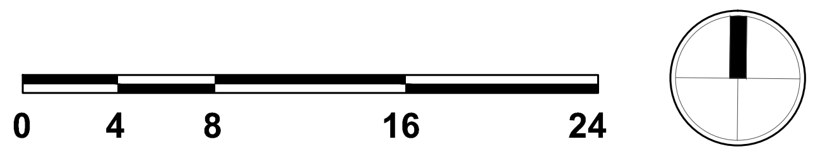
Sheet title
SECOND FLOOR PLAN

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date 07.05.16	Sheet # A1.02
Scale ⅛": 1'	



1
A1.03

ATRIUM CENTER - THIRD FLOOR PLAN



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Sheet title

THIRD FLOOR PLAN

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date 07.05.16	Sheet # A1.03
Scale ⅛": 1'	

1
A1.04
ATRIUM CENTER - FOURTH FLOOR PLAN

0 4 8 16 24

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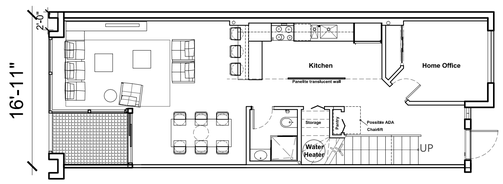
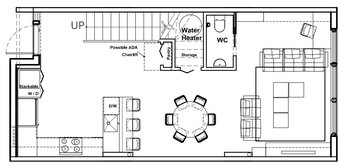
Registerred Architect # AR 94560

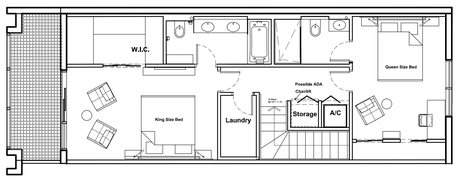
Sheet title

FOURTH FLOOR PLAN

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date 07.05.16	Sheet # A1.04
Scale ⅛": 1'	

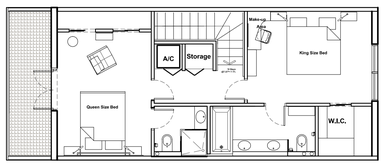






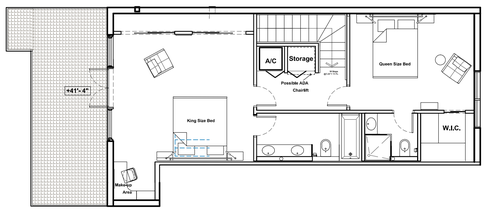
Typical Apartment Floor Plan "A" - TOTAL Area under AC = 1,556 Sq. Ft
2 BDRM + HOME OFFICE / 3 BATH

Total First Floor =..... 793 Sq. F
Terrace at Living Room =.....50 Sq. F
Total Second Floor =.....763 Sq. F
Terrace at Master Suite =.....96 Sq. F



Typical Apartment Floor Plan "B" - TOTAL Area under AC = 1,235 Sq. Ft
2 BDRM / 2.5 BATH

Total First Floor =..... 612 Sq. F
Total Second Floor =.....623 Sq. F
Terrace at Master Suite =.....85 Sq. F



Typical Apartment Floor Plan "C" - TOTAL Area under AC = 1,318 Sq. Ft
2 BDRM / 2.5 BATH

Total First Floor =..... 557 Sq. F
Total Second Floor =.....761 Sq. F
Terrace at Master Suite =.....203 Sq. F

1
A1.05

ATRIUM CENTER - TYPICAL APARTMENT PLANS

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Issue

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Client

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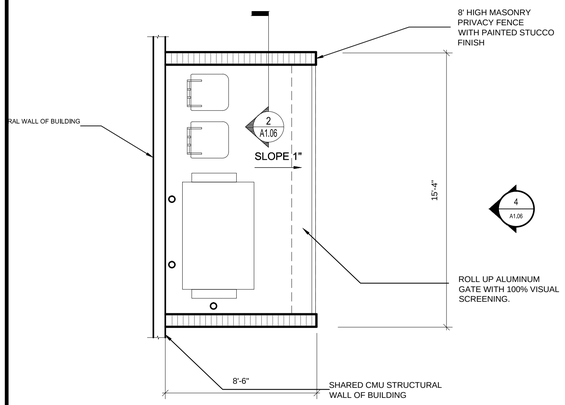
Registerred Architect # AR 94560

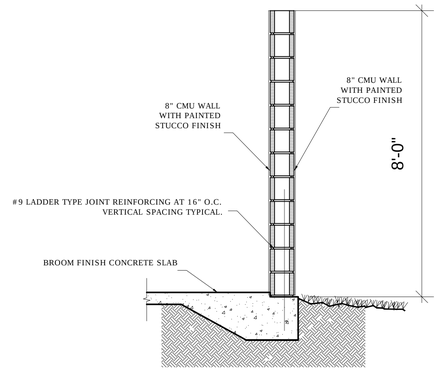
Sheet title

TYPICAL APARTMENT PLANS

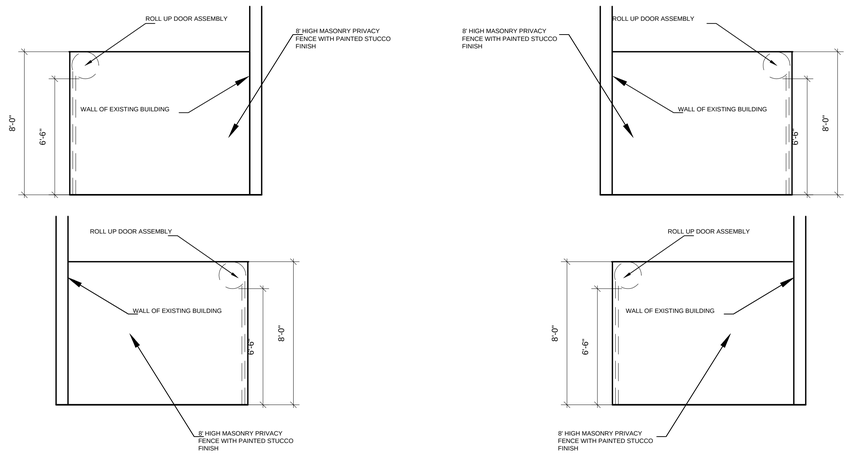
Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.05.16
Scale	1/8": 1'
Sheet #	A1.05



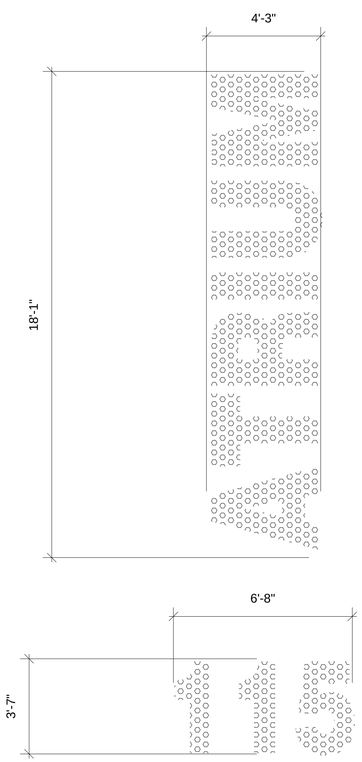
1 A1.06 Dumpster Enclosure Plan
Scale - ¼":1'



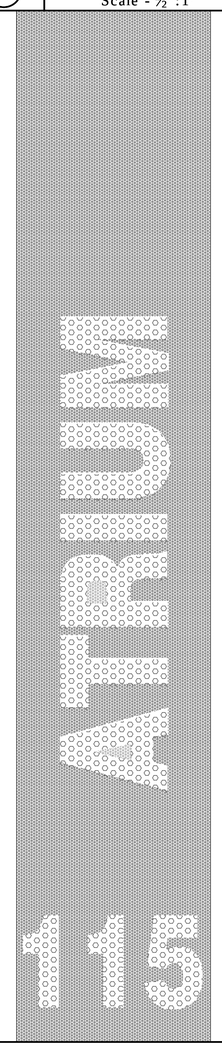
2 A1.06 Dumpster Enclosure Enclosure Section
Scale - ½":1'



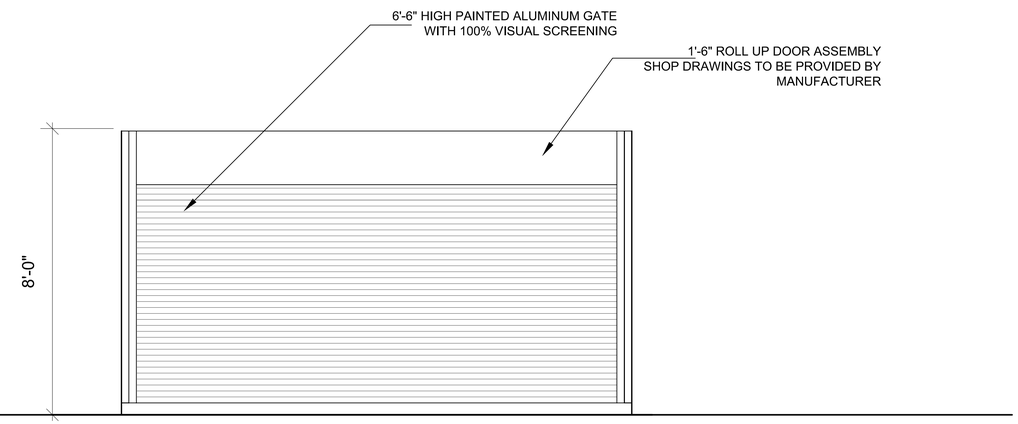
3 A1.06 Dumpster Enclosure Side Elevation
Scale - ¼":1'



ALUMINUM PERFORATED PANELS AS BACKLIT SIGNAGE IN FRONT OF OFFICE LOBBY WINDOWS AND MECHANICAL EQUIPMENT AREA WITH LETTER



5 A1.06 SIGNAGE AND LETTERING DETAIL
Scale - ⅜":1'



4 A1.06 Dumpster Enclosure Front Elevation
Scale - ½":1'

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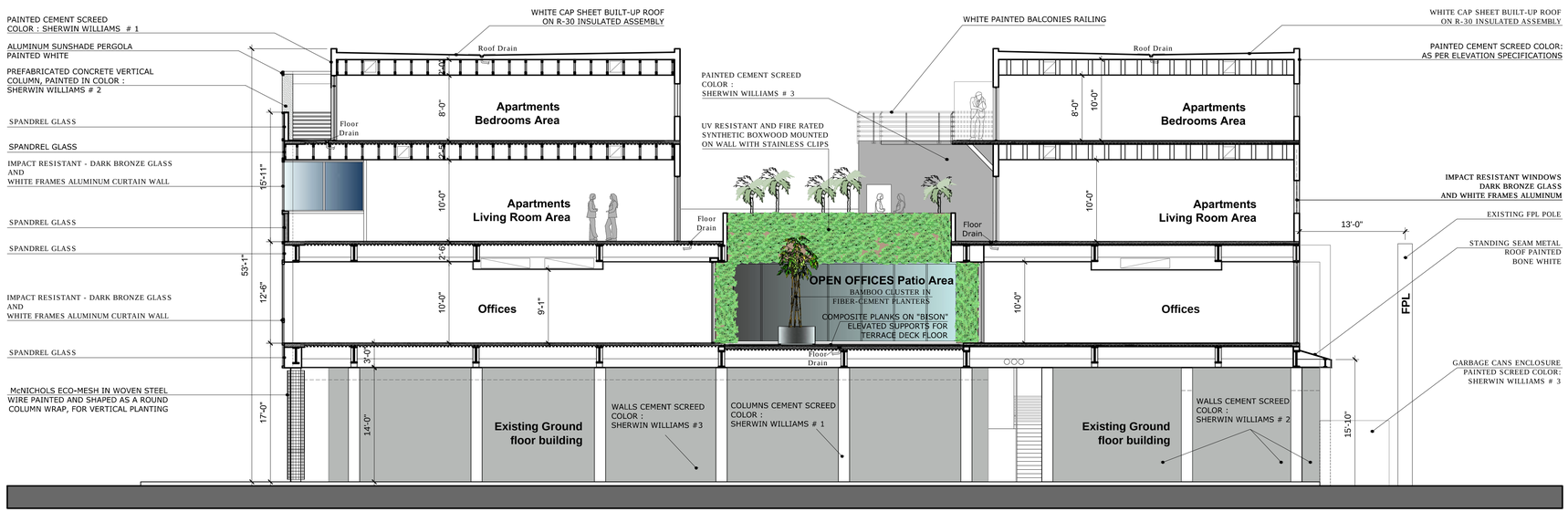
Sheet title
TYPICAL ARCHITECTURAL DETAILS

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date 07.05.16	Sheet # A1.06
Scale VARIES	



1
A2.01

ATRIUM CENTER - SECTION 1.1

0 4 8 16 24

WALLS Paint Color Legend
COLOR # 1 - SHERWIN WILLIAMS - SW 7595 SOMMELIER
COLOR # 2 - SHERWIN WILLIAMS - SW 7597 TREK TAN
COLOR # 3 - SHERWIN WILLIAMS - SW 7599 BRICK PAVER
COLOR # 4 - SHERWIN WILLIAMS - SW 7626 ZURICH WHITE

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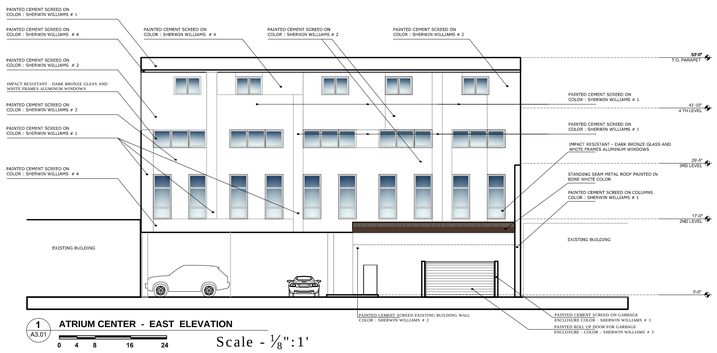
Sheet title

BUILDING SECTIONS

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.05.16
Scale	⅛":1'
Sheet #	A2.01



1 A3.01 **ATRIUM CENTER - EAST ELEVATION**

0 4 8 16 24 Scale - ⅛":1'

WALLS Paint Color Legend

COLOR # 1 - SHERWIN WILLIAMS - SW 7593 SOPHISTICATED
COLOR # 2 - SHERWIN WILLIAMS - SW 7597 TIBER TAN
COLOR # 3 - SHERWIN WILLIAMS - SW 7599 BRICK PAVER
COLOR # 4 - SHERWIN WILLIAMS - SW 7626 ZURICH WHITE

3 A3.01 **ATRIUM CENTER - WEST ELEVATION**

0 4 8 16 24 Scale - ⅛":1'

WALLS Paint Color Legend

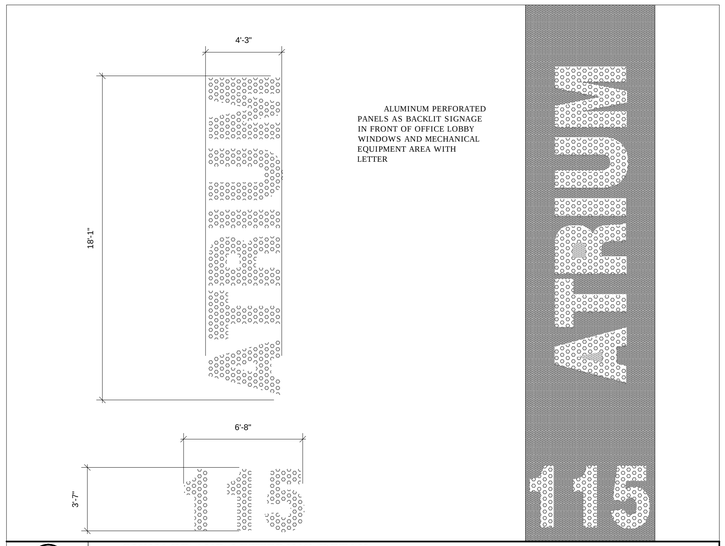
COLOR # 1 - SHERWIN WILLIAMS - SW 7593 SOPHISTICATED
COLOR # 2 - SHERWIN WILLIAMS - SW 7597 TIBER TAN
COLOR # 3 - SHERWIN WILLIAMS - SW 7599 BRICK PAVER
COLOR # 4 - SHERWIN WILLIAMS - SW 7626 ZURICH WHITE

2 A3.01 **ATRIUM CENTER - EAST ELEVATION**

0 4 8 16 24 Scale - ⅛":1'

4 A3.01 **ATRIUM CENTER - WEST ELEVATION**

0 4 8 16 24 Scale - ⅛":1'



5 A3.01 SIGNAGE AND LETTERING DETAIL

Scale - ¼":1'

EXAMPLE OF PERFORATED METAL PANEL SIGNAGE DETAIL

EXAMPLE OF ECO MESH DETAIL

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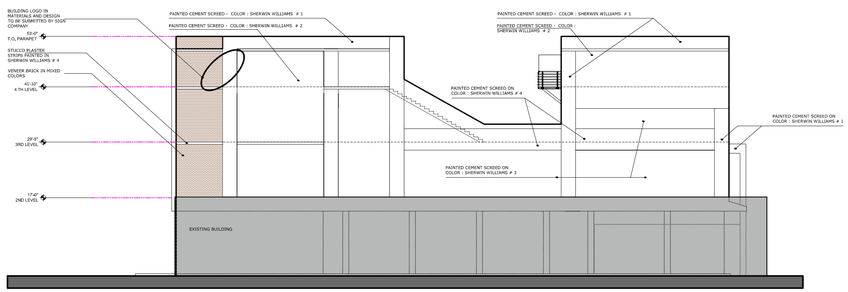
Registerred Architect # AR 94560

Sheet title

Elevation

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.05.16
Scale	1/16":1'
Sheet #	A3.01

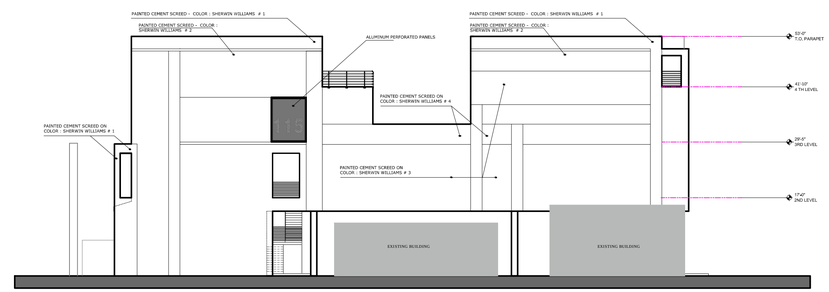


1 A3.02 **ATRIUM CENTER - SOUTH ELEVATION**

0 4 8 16 24

WALLS Paint Color Legend

COLOR # 1 - SHERWIN WILLIAMS - SW 7591 SOPPRILLER
COLOR # 2 - SHERWIN WILLIAMS - SW 7597 TREK TAN
COLOR # 3 - SHERWIN WILLIAMS - SW 7599 BRICK PAVER
COLOR # 4 - SHERWIN WILLIAMS - SW 7626 ZURICH WHITE



3 A3.02 **ATRIUM CENTER - NORTH ELEVATION**

0 4 8 16 24

WALLS Paint Color Legend

COLOR # 1 - SHERWIN WILLIAMS - SW 7591 SOPPRILLER
COLOR # 2 - SHERWIN WILLIAMS - SW 7597 TREK TAN
COLOR # 3 - SHERWIN WILLIAMS - SW 7599 BRICK PAVER
COLOR # 4 - SHERWIN WILLIAMS - SW 7626 ZURICH WHITE

2 A3.02 **ATRIUM CENTER - SOUTH ELEVATION**

0 4 8 16 24

4 A3.02 **ATRIUM CENTER - NORTH ELEVATION**

0 4 8 16 24

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Issue

No.	Date	Description

Client

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Project Name

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Mixed Use

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Cristian Gavrilescu
Registerred Architect # AR 94560

Sheet title

Elevation

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.05.16
Sheet #	A3.02
Scale	1/16":1'

GENERAL NOTES

1.01 ARCHITECT'S STATUS:
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES. SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

1.02 CODES:
ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING. LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

1.03 PERMITS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

1.04 JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND/ OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.

C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

1.05 WORK NECESSARY TO COMPLETE CONSTRUCTION:

IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT).

1.06 CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGED BY THE PROCESS OF NEW CONSTRUCTION AND SHALL FINISH ALL PATCHWORK AND REPAIRS TO MATCH EXISTING ADJACENT AREAS AND SURFACES.

1.07 SHOP DRAWINGS:
THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT WITH THE WORK.

ABBREVIATIONS

AB	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
AHU	AIR HANDLER UNIT
AMP	AMPERAGE
ASSY	ASSEMBLY
BM	BEAM
BLDG	BUILDING
BOTT	BOTTOM
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CLR	CLEAR
C.M.U	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL	COLUMN
COMBO	COMBINATION
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
DIA	DIAMETER
DISC	DISCONNECT
DN	DOWN
DWGS	DRAWINGS
DX	DEMOLITION
(E)	EXISTING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
ESMT	EASEMENT
EWH	ELECTRIC WATER HEATER
EXP	EXPANSION
F	FEMALE
FD	FLOOR DRAIN
FS	FLOOR SINK
FT	FOOT / FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GFCI	GROUND FAULT CURRENT INTERRUPT
GND	GROUND
GWB	GYPSUM WALL BOARD
HT	HEIGHT
HP	HORSE POWER
HR	HOUR
Hz	HERTZ
IN	INCH
J	JOIST
JG	JOIST GIRDER
JT	JOINT
LAV	LAVATORY
LIC	LICENSE
LOC	LOCATION
M	MALE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
mm	MILIMETER(s)
MTD	MOUNTED
MTL	METAL
M.O.	MASONRY OPENING
(N)	NEW
N/A	NOT APPLICABLE
No.	NUMBER
NLB	NON LOAD-BEARING
O.A.	OVER ALL
O.C.	ON CENTER
O.H.	OVER HANG
OHPL	OVERHEAD POWER LINE
Ph	PHASE
PLBG	PLUMBING
P.U.D.	PLANNED UNIT of DEVELOPMENT
QTY	QUANTITY
PL	PLATE
P.A.F	POWDER ACTUATED FASTENERS
P.E	PRE ENGINEERED
℄	PROPERTY LINE
PNL	PANEL
PVC	POLY-VINYL-CHLORIDE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE / REFRIGERATOR
REINF	REINFORCING
RM	ROOM
RS	ROUGH SAWN
RWL	RAIN WATER LEADER
SAN	SANITARY
SCH	SCHEDULE
SIM	SIMILAR
SOV	SHUT-OFF VALVE
SQ. FT.	SQUARE FEET
SQ. IN.	SQUARE INCH
STD	STANDARD
TB	TIE BEAM
T.O. BM	TOP OF BEAM
T.O. CONC	TOP OF CONCRETE
T.O. FTG	TOP OF FOOTING
T.O. STL	TOP OF STEEL
TYP	TYPICAL
T & G	TONGUE AND GROOVE
UNO	UNLESS NOTED OTHERWISE
V.T.R	VENT THROUGH ROOF
w/	WITH
WC	WATER CLOSET
W/D	WIDTH / DEPTH
WF	WIDE FLANGE BEAM
YR	YEAR
A.C.I.	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS WITH DISABILITIES ACT
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANSI	AMERICAL NATIONAL STANDARDS INSTITUTE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
FBC	FLORIDA BUILDING CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
SJI	STEEL JOIST INSTITUTE
U.L.	UNDERWRITERS LABORATORIES

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Issue

No.	Date	Description

Client

115 Holdings Inc.

Project Name

Atrium Building
Mixed Use

115 S. 21st Ave., Hollywood, Florida, 33020

SIGN & SEAL

Cristian Gavrilescu
Registerred Architect # AR 94560

Sheet title

Elevation

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.05.16
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Scale	NTS