


**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** March 9, 2017

**FILE:** 16-DP-32

**TO:** Planning and Development Board

**VIA:** Leslie A. Del Monte, Planning Manager 

**FROM:** Deandrea Moise, Associate Planner 

**SUBJECT:** Applicant requests Design and Site Plan for an eight unit residential development (Hollywood Oasis) located at 2511 Pierce Street.

**REQUEST:**

Approval of Design and Site Plan for an eight unit residential development (Hollywood Oasis).

**RECOMMENDATION:**

Design: Approval

Site Plan: Approval, if Design is granted.

**REQUEST**

The Applicant is requesting Design and Site Plan approval for an eight unit residential development. At this time, the use of the 0.47 acre subject property is a dilapidated single-family structure. The current state of the property reduces the appeal of the neighborhood to potential Hollywood residents, and creates an unsightly appearance for existing residents of this neighborhood. The Applicant seeks to eliminate the dilapidated single-family structure and construct a new residential development that maximizes the potential of the property without overdevelopment of the site. The development proposes a two-story building at approximately 26 feet in height comprised of eight units. The proposed units include one and two bedroom floor plan designs with washer and dryers in unit, appealing to the growing population of young families and retirees. The building is oriented to front Pierce Street, and provides a covered terrace that doubles in functionality for residents, while generating activity along the street façade. The implementation of the covered terrace, which includes bicycle storage, promotes a positive relationship between pedestrians and the subject property. Throughout this neighborhood, most multi-family residential developments utilize an open catwalk for access to units; the proposed design avoids open catwalks by providing internal access to all units. Architectural elements of the contemporary and clean design, such as the stone veneer, large windows, and concrete eyebrows, come together to create a design that is not intrusive to the neighborhood. Furthermore, the proposed landscape helps articulate the property and enhance the design of the proposed building. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. The proposed residential development is consistent with zoning regulations including parking, and pervious area.

**SITE INFORMATION**

**Owner/Applicant:** 2511 Pierce LLC  
**Address/Location:** 2511 Pierce Street  
**Net Size of Property:** 20,500 sq. ft. (0.4706 acres)

**Land Use:** Medium Residential 11-16 Units (MRES)  
**Zoning:** Medium-High Multiple Family District (RM-18)  
**Existing Use of Land:** Residential – Single Family  
**ADJACENT LAND USE**

**North:** Medium Residential 11-16 Units (MRES)  
**South:** Medium Residential 11-16 Units (MRES)  
**East:** Medium Residential 11-16 Units (MRES)  
**West:** Medium Residential 11-16 Units (MRES)

#### **ADJACENT ZONING**

**North:** Medium-High Multiple Family District (RM-18)  
**South:** Medium-High Multiple Family District (RM-18)  
**East:** Medium-High Multiple Family District (RM-18)  
**West:** Medium-High Multiple Family District (RM-18)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Located within Medium Residential, the subject property is surrounded by solely residential uses that vary from single-family to multiple family. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The project is consistent with the Comprehensive Plan based on the following Objectives:

**Objective 4:** *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

**Objective 6:** *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

Redevelopment of this underutilized site would allow the Applicant to maximize use of their property while contributing to the enhancement of the surrounding properties in the area, thereby increasing and improving the housing stock in the City.

#### **CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:**

The project is located in Sub-Area 3, defined by the Dixie Highway to the east, Interstate 95 to the west, Stirling Road to the north, and Pembroke Road to the south. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

**Guiding Principle:** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

**Policy CW.15:** *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

**Policy CW.44:** *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

#### **APPLICABLE CRITERIA**

**Analysis of Criteria and Findings for Design Review** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

<b>CRITERIA 1:</b>	<i>Architectural and Design components.</i> Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.
<b>ANALYSIS:</b>	The proposed development offers a design that is contemporary and clean. Architectural elements such as the stone veneer, large windows, and concrete eyebrows come together to create a design that is not intrusive to the neighborhood. The Applicant provides a covered terrace that doubles in functionality for residents, while generating activity along the street façade. The implementation of the covered terrace, which includes bicycle storage, promotes a positive relationship between pedestrians and the subject property. The architectural elements and design, as stated by the Applicant, “is very functional and pragmatic without sacrificing any aesthetics.”
<b>FINDING:</b>	Consistent.
<b>CRITERIA 2:</b>	<i>Compatibility.</i> The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.
<b>ANALYSIS:</b>	As stated in Criteria 1, the architectural styles and elements of the proposed development do not exhibit architectural features that are insensitive and incompatible to the surrounding neighborhood. The proposed development shares similar design and material elements of the surrounding multi-family apartment buildings, while enhancing the community by avoiding open catwalks and providing internal access to all units, providing adequately sized balconies, and a pedestrian friendly open terrace on Pierce Street. As stated by the Applicant, “these elements have been processed and incorporated within the proposed design in a modern way.”
<b>FINDING:</b>	Consistent.
<b>CRITERIA 3:</b>	<i>Scale/Massing.</i> Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.
<b>ANALYSIS:</b>	The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to density, height, setbacks, and pervious requirements. The development neither exceeds height limitations as set forth in the Zoning and Land Development regulations nor exceeds the height typically found throughout the neighborhood. The overall proposal for the subject property is in line with the scale and massing of the surrounding neighborhood and is designed in a way that maximizes the property without overdeveloping.
<b>FINDING:</b>	Consistent.
<b>CRITERIA 4:</b>	<i>Landscaping.</i> Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**ANALYSIS:** The Applicant has worked with the City Landscape Architect to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. As stated by the Applicant, "the use of native only plant species is carefully selected to create a low maintenance and higher thriving landscape environment."

**FINDING:** Consistent.

#### **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on December 21, 2016. Therefore, staff recommends approval, if Design is granted.

#### **ATTACHMENTS**

ATTACHMENT A: Application Package  
ATTACHMENT B: Land Use and Zoning Map  
ATTACHMENT C: Correspondence



# ATTACHMENT A

## Application Package

## DEPARTMENT OF PLANNING



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



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

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

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

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

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

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



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: \_\_\_\_\_

Location Address: 2511 Pierce St, Hollywood, FL, 33020

Lot(s): 10      Block(s): 14      Subdivision: Hollywood Little Ranches

Folio Number(s): 514216015240

Zoning Classification: RM-18      Land Use Classification: MRES 11-16

Existing Property Use: Residential      Sq Ft/Number of Units: \_\_\_\_\_

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes, File Number 16-DP-32

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

Explanation of Request: \_\_\_\_\_

Number of units/rooms: 8 / 11      Sq Ft: 8,407

Value of Improvement: 960,000.00      Estimated Date of Completion: 01/08/17

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

Name of Current Property Owner: 2511 Pierce LLC

Address of Property Owner: 21150 Point Place, Unit 2702, Aventura, FL, 33180

Telephone: 917-515-7165      Fax: \_\_\_\_\_      Email Address: agoihman@gmail.com

Name of Consultant/Representative/Tenant (circle one): Daniel Gomez

Address: 1108 Kane Concourse #220, Bay Harbor Island, 33154      Telephone: 786.683.3821

Fax: \_\_\_\_\_      Email Address: DGOMEZ@SIXSIDESINC.COM

Date of Purchase: 01/07/2016      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



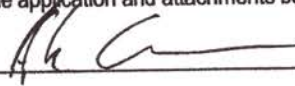
2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# 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](http://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: Alex Goihman / 2511 Pierce LLC Date: \_\_\_\_\_

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

  
**SIGNATURE OF CURRENT OWNER**

Alex Goihman / 2511 Pierce LLC

**PRINT NAME**

Notary Public State of Florida

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_

## **PLANNING & DEVELOPMENT BOARD SUBMITTAL FOR:**

**Hollywood Oasis**  
2511 Pierce Street  
Hollywood, FL 33020

### **Index**

- I. General Application
- II. Ownership and Encumbrance Report
- III. Criteria Statement
- IV. Submittal Drawings (Reduced Set)
- V. Color Chips
- VI. Color photographs of subject site and adjacent properties.



1108 KANE CONCOURSE #220  
BAY HARBOUR ISLAND FL 33154  
Ph. 786.389.9535  
#AA26002922

Ownership and Encumbrance Report

**Owner:** 2511 Pierce, LLC A Florida Limited Liability Company  
**Property Address:** 2511 Pierce Street, Hollywood, Florida 33020  
**Legal Address:** Lot 10, Block 14, HOLLYWOOD LITTLE RANCHES  
AMENDED, according to Plat thereof as recorded in Plat  
Book 1, Page 26, Public Records of Broward County,  
Florida.

*We have searched the public records of Broward County, Florida, from 1953 including Plat Book Recorded in Plat Book 1, Page 26 recorded on January 1, 1978 through May 16, 2016.*

**Chain of Title:**

On 1/07/2016, The above referenced owner acquired title to the property via Deed recorded in instrument number 113442322, Public Records of Broward County, Florida.

**Open Mortgages:**

None

**Liens:**

None

**Taxes for the year have been Paid**

**Easements:**

Easement Deed in favor of the City of Hollywood, as recorded in O.R. Book 14522, Page 640, Public Records of Broward County, Florida.

**PLAT:**

**All matters contained on the Plat of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.**

*This study is not valid to write to title on and it is only made to verify outstanding mortgages and encumbrances only. This study should not be construed as guaranteeing title to the above mentioned.*

# Old Republic National Title Insurance Company

## COMMITMENT Schedule A

Effective Date:  
April 15, 2016 @ 11:00 PM

Agent's File Reference:  
11-15-316

Premium  
\$ TBD

1. Policy or Policies to be issued: Proposed Amount of Insurance:  
  
OWNER'S: ALTA Owner's Policy (6/17/06). (With Florida Modifications) \$204,000.00  
  
Proposed Insured: 2511 Pierce, LLC  
  
MORTGAGEE: ALTA Loan Policy (6/17/06). (With Florida Modifications) \$  
  
Proposed Insured:  
  
2. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE.  
  
3. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:  
  
2511 Pierce, LLC  
  
4. The land referred to in this Commitment is described as follows:  
  
Lot 10, Block 14, HOLLYWOOD LITTLE RANCHES AMENDED, according to Plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

### OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

Issuing Agent:

Law Offices of Isaac Benmergui, P.A.  
1150 Kane Concourse  
Second Floor  
Bay Harbor Islands, FL 33154

Agent No.: 27827



Agent's Signature

# Old Republic National Title Insurance Company

## *COMMITMENT* **Schedule B-I**

Agent's File Reference:  
11-15-316

- I. The following are the requirements to be complied with:
  1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
  2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
    - A. 2511 Pierce, LLC, a Florida limited liability company
  3. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
  4. Proof of payment of taxes for the year 2015 must be furnished, and any tax certificates issued with respect thereto must be canceled by the clerk of the court.
  5. On January 1, 2016, the property will become subject to real property taxes for that calendar year, although they will not be due or payable until the following November 1.

# Old Republic National Title Insurance Company

## COMMITMENT Schedule B-II

Agent's File Reference:  
11-15-316

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of 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 Commitment.
  2.
    - a. General or special taxes and assessments required to be paid in the year 2016 and subsequent years.
    - b. Rights or claims of parties in possession not recorded in the Public Records.
    - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
    - d. Easements, or claims of easements, not recorded in the Public Records.
    - e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
  3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
  4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
  5. Rights of the lessees under unrecorded leases.
  6. All matters contained on the Plat of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.
  7. Easement Deed in favor of the City of Hollywood, as recorded in O.R. Book 14522, Page 640, Public Records of Broward County, Florida.

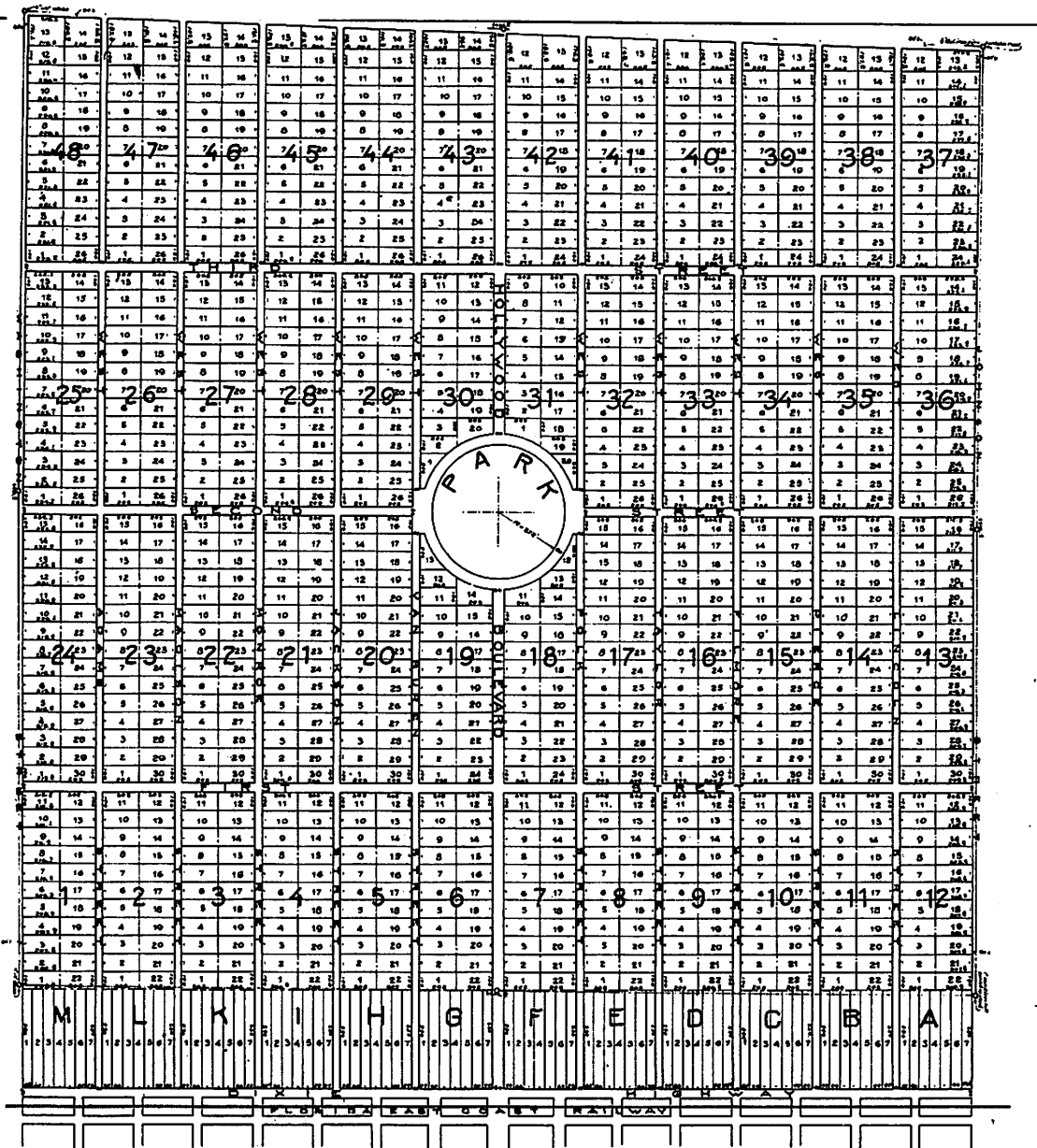


160-16

58 1/2 over lap  
Shoof, z. - Each side

The undersigned hereby certify that the within plat shows the subdivisions of the described lands as made by me or a recent survey in due conformity to the established boundaries of such 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. Alley*  
License #272



# 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 of 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: Beginning at the southeast 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 point one hundred (100) feet westerly from the C. 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 five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

State of Florida, ss  
Broward County, ss

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, of 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,  
*W. B. Martin* Vice-President.  
Attest: *John H. Allen* Secretary.

I, *John H. Allen*, a Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, *O. D. Newkirk* and *Lillian Allen*, known 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 thereon 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* day of July, A. D. 1922.

My commission expires on the *43* day of *May*, 19*26*.

*H. H. Dickson* Notary Public.

1-26  
1-26

1-26  
1-26

RETURN TO  
DAVID KESSLER  
PO BOX 2807  
HOLLYWOOD FL 33022  
K-87-60  
5/6/87

EASEMENT DEED

87-251093

KNOW ALL MEN BY THESE PRESENTS that Park Cole Corp.

in consideration of the sum of one dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledge, do hereby grant to the City of Hollywood, as Florida Municipal Corporation, whose address is 2600 Hollywood Boulevard, Hollywood, Florida, 33022, and it's successors and assigns, an easement forever for the City's use for roadway and other municipal purposes in, over, and upon that certain real property, lying and being situated in the County of Broward and the State of Florida, to wit:

That portion of lot 23, Block 36 of "HOLLYWOOD LITTLE RANCHES AMENDED" according to the plat thereof, as recorded in Plat Book 1, page 26 of the public records of Broward County, Florida, lying within 40.00 feet (as measured at right angles) of the North line of section 16, Township 51 South, Range 42 East, Broward County, Florida.

It is herein agreed by the Grantors that the within grant of easement is to be binding upon the Grantors, their successor, heirs, and assigns. Grantors further represent that they are lawfully seized and in possession of the said real property and that they warrant their title to same. Further, that the Grantors do give and otherwise convey the aforesaid easement together with, but not limited to, the absolute right and privilege to inspect, alter, improve, or remove the said easement. The aforesaid rights in the Grantee are exclusive and it is the intent of the Grantors to allow any reasonable exercise of the said easement with all nonrevocable rights and privileges necessary or convenient for the full utilization and enjoyment thereof for the within mentioned purposes, including the rights of access and egress over the aforesaid lands of the Grantors for the purpose of exercising the full use and maintenance of the within easement.

IN WITNESS WHEREOF, Park Cole Corp and Rose Cole, Sec have affixed their names to the within instrument.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF US:

James Collins Park Cole Corp.  
Martin Bean by: Rose Cole, Sec.

BOOK 11 PAGE 1107

REC 14522 MAR 640

Corporate

A F F I D A V I T

STATE OF FLORIDA )  
COUNTY OF BROWARD )SS

BEFORE ME, the undersigned authority, personally appeared  
Rose Cole, who upon being duly sworn,  
deposes and says the following:

1. That Park Cole Corp. is the  
owner of certain property located within the corporate limits  
of the City of Hollywood, Florida, more particularly  
described as:

That portion of lot 23, Block 36 of "HOLLYWOOD LITTLE RANCHES  
AMENDED" according to the plat thereof, as recorded in Plat  
book 1, page 26 of the public records of Broward County,  
Florida, lying within 40.00 feet (as measured at right  
angles) of the North line of section 16, Township 51 South,  
Range 42 East, Broward County, Florida, ALSO KNOWN AS THE NORTH 20+  
FEET OF LOT 23, BLOCK # 36.

2. That said Corporation acknowledges the obligation to  
comply with any and all prerequisites to the issuance of a  
building permit for the construction of improvements on its  
property, particularly the requirement of dedicating property  
in accordance with the Broward County Land Use Plan.

3. That said Corporation acknowledges that any deed  
purporting to convey any interest in property to the City of  
Hollywood shall not transfer any interest in such property  
until the dedicated interest has been formally accepted by  
the City Commission.

4. That the undersigned has been duly authorized by  
the above-name Corporation to execute this affidavit on its's  
behalf.

FURTHER AFFIANT SAYETH NAUGHT

Rose Cole  
SIGNATURE

Secretary  
TITLE

Sworn to and subscribed before me this 9th day  
of March, 19 87, by the above-name Rose  
Cole known by me to be the person named  
the Affiant in the above Affidavit.

Mitchell Cole  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXP. MAR 21, 1988  
EXCEEDS TWO GENERAL INS. VED.

REF 1452274641

STATE OF FLORIDA )  
COUNTY OF BROWARD )SS

I HEREBY CERTIFY that on this 9<sup>th</sup> day of March,  
19 87, before me personally appeared Rose Cole  
to me known to be the person(s) who  
signed the foregoing instrument and acknowledged the execu-  
tion thereof to be their free act and deed for the uses and  
purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and official seal  
at 9<sup>th</sup> said County and State, this  
day of March, 19 87.

Mitchell C. H.  
Notary Public,  
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR 21, 1988  
BONDED THRU GENERAL INS. UND.

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR 21, 1988  
BONDED THRU GENERAL INS. UND.

This instrument prepared by:

City Attorney's Office,  
City of Hollywood, Florida

RECORDED IN PUBLIC RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

REC 14522 MAR 642



architecture

#AA26002922  
1108 Kane Concourse, #220  
Bay Harbor Island, FL 33154  
305.610.1333

## **MEMO: GENERAL CRITERIA STATEMENT**

To: Department of Planning  
Planning & Development Board  
City of Hollywood  
2600 Hollywood Blvd. Room 315  
Hollywood, FL 33002-9045

Project: Hollywood Oasis  
2511 Pierce Street  
Hollywood, FL 33020  
File Number # 16-DP-32

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

*Hollywood Oasis is a proposed 8 unit multi-family apartment building. It is located on the north side of Pierce Street mid-block between North 24<sup>th</sup> Avenue to the East and North 26<sup>th</sup> Ave to the West.*

*The proposed building will be 2 stories in height with a small detached recycling/trash enclosure. The first floor is composed of (4) units of various sizes along with a common covered patio on the south façade of the building. The idea behind the common covered patio is to provide a sheltered area for parcel retrieval and bicycle storage as well as create an area for neighbor/neighborhood interactions and connections to Pierce Street. The second floor of the building is comprised of (4) units of various sizes. The vertical circulation of the upper story units is through a covered open stairway. All units will have exterior balconies/terraces.*

*The style of architecture is modern and clean. There are concrete frames emphasizing the exterior elements of the various units. There are large windows and doors for natural lighting and ventilation. The use of smaller scale materials such as a stone veneer is used to provide a sense of scale to the pedestrian. Given the infrastructural constraints of the given site the design is very functional and pragmatic without sacrificing any aesthetics.*

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

*The surrounding community is primarily comprised of other multi-family apartment buildings as well as detached single family residences. The surrounding architecture is a mix of ranch, streamline modern, postmodern, Florida vernacular and Mediterranean revival. There are common elements found throughout each building type. There are concrete eyebrows, decorative moldings and stone, large windows as well as balconies, courtyards and decks. All*



architecture

#AA26002922  
1108 Kane Concourse, #220  
Bay Harbor Island, FL 33154  
305.610.1333

*the existing elements accentuate horizontality in their respective architecture. These elements have been processed and incorporated within the proposed design in a modern way.*

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

*The scale and massing of the proposed building is not different to the existing structures surrounding it. The proximity of the building's common covered patio to the street will create an area for community interaction and observation. The overall scale of the facades create a visually friendly environment with the pedestrian.*

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

*The landscape areas of the proposed project contain a variety of native plant species. The use of native only plant species is carefully selected to create a low maintenance and higher thriving landscape environment. Hardscapes as well as softscapes will be functional as well as enhance the surrounding environment*

With regards,

---

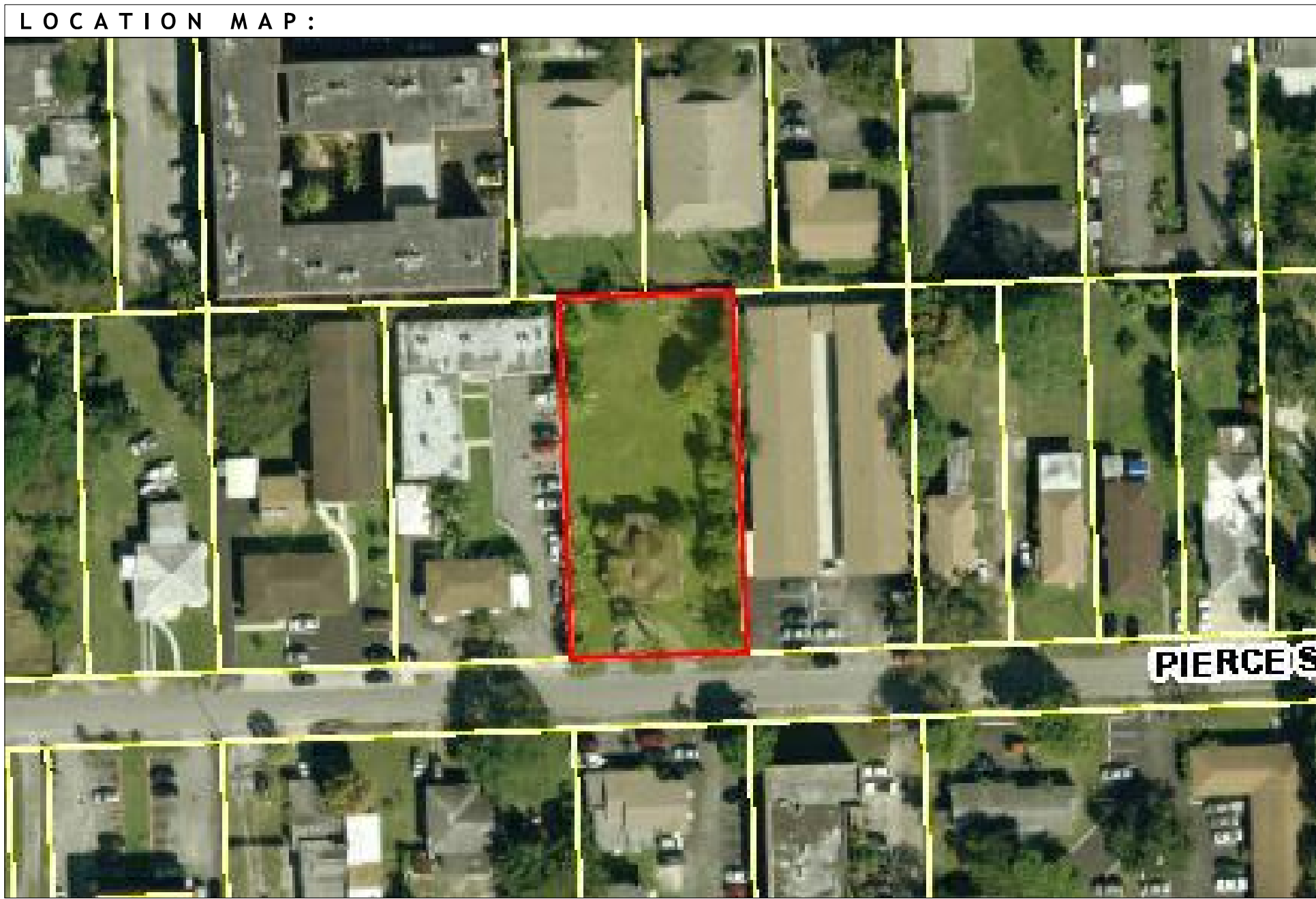
Daniel Gomez - Principle  
FL. Reg. #96826  
SixSides Architecture, Inc.  
#AA26002922



H O L L Y W O O D   O A S I S

2 5 1 1   P I E R C E   S T R E E T

H O L L Y W O O D ,   F L O R I D A   3 3 0 2 0



DRAWING INDEX:	
A.CO	COVER SHEET
AS.1	A.L.T.A. SURVEY
C-1	GENERAL NOTES & TYP. CROSS SECTIONS
C-2	PAVING GRADING AND DRAINAGE PLAN
C-3	PAVING & DRAINAGE DETAILS
C-4	MISCELLANEOUS DETAILS
C-5	PAVING GRADING AND DRAINAGE PLAN
C-6	WATER DISTRIBUTION SYSTEM PROFILE
C-7	MISCELLANEOUS DETAILS
C-8	MISCELLANEOUS DETAILS
C-9	MISCELLANEOUS DETAILS
L-1	PLANTING PLAN
L-2	PLANTING DETAILS
L-3	LANDSCAPE SPECS.
TD-1	DISPOSITION PLAN
TM-1	MITIGATION PLAN
LS.1	LIFE SAFETY
A0.1	PROPOSED SITE PLAN
A0.2	GREEN PRACTICES
A0.3	STREET PROFILES
A1.0	PROPOSED FIRST FLOOR
A2.0	PROPOSED SECOND FLOOR
A3.0	PROPOSED ROOF PLAN
A4.0	ENLARGED UNITS FLOOR PLAN
A4.1	ENLARGED UNITS FLOOR PLAN
A4.2	ENLARGED UNITS FLOOR PLAN
A5.0	ELEVATIONS
A6.0	DETAILS
A7.0	RENDERINGS
A7.1	RENDERINGS
P-1	PLUMBING / SITE PLAN
PH.1	PHOTOMETRIC / SITE PLAN

PROJECT:

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.  
#AA26002922  
DANIEL GOMEZ, ARCHITECT  
#AR96826  
  
3436 N. MIAMI AVE. #2  
MIAMI, FL 33127  
305.610.1333  
dgomez@sixsidesinc.com

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REVISED:

COVER SHEET

2511PIERCE

12/13/2016

A.CO



HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

# PLANNING & DEVELOPMENT BOARD SUBMITTAL

ES ARCHITECTURE, INC.  
02922  
GOMEZ, ARCHITECT  
26

MIAMI AVE. #2  
.. 33127  
1333  
sixsidesinc.com

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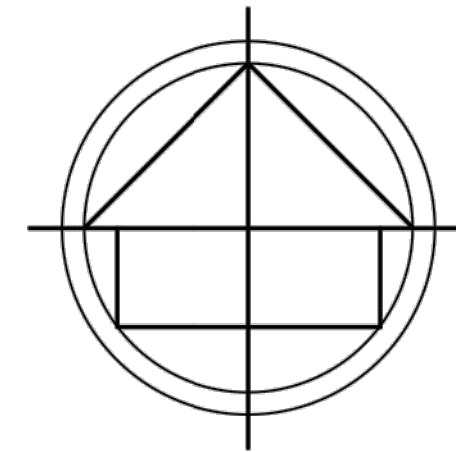
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O.

A.L.T.A.  
SURVEY

2511PIERCE

12/13/2016

## AS. 1



TITLE NOTES

THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE BII OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, (AGENT'S FILE REFERENCE: 11-15-316) EFFECTIVE DATE: APRIL 15, 2016 AND ALSO REFERENCED IN OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ISAAC BENMERGUI, P.A.. SEARCH DATE FROM JANUARY 1, 1978 THROUGH MAY 16, 2016.

ITEM 6: ALL MATTERS CONTAINED ON THE PLAT OF AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **(AFFECTS/PLOTTED-NO PLOTTABLE EASEMENTS)**

ITEM 7: EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 14522, PAGE 640, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **(DOES NOT AFFECT/NOT PLOTTABLE)**

LAND DESCRIPTION:

LOT 10, BLOCK 14, OF "HOLLYWOOD LITTLE RANCHES AMENDED", ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 (NONE DISCLOSED) AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON APRIL 21, 2016.

THE FIELD WORK WAS COMPLETED ON APRIL 21, 2016.

FOR THE FIRM BY:

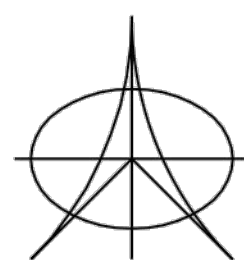
RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 4188.

[illegible]

**LEGEND:**

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
WPP	WOOD POWER POLE
P.B.	PLAT BOOK
-X-	CHAIN LINK (CLF)/WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
B.C.R.	BROWARD COUNTY RECORDS
4.07	ELEVATIONS
-E-	OVERHEAD UTILITY LINES
---	NON-VEHICULAR ACCESS LINE
PRM	PERMANENT REFERENCE MONUMENT
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
WPP	WOOD POWER POLE
SQ.FT.	SQUARE FEET

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

PROJECT NUMBER : 7887-15

CLIENT :

2511 PIERCE, LLC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	01/12/16	SKETCH	AM	REC
ADDED NOTE #8 AND LOCATIONS	02/05/16	SKETCH	JD	REC
UPDATE TO ALTA/ACSM LAND TITLE SURVEY	04/21/16	SKETCH	CS	REC
REVISED PER O & E REPORT	06/08/16	SKETCH	AM	REC

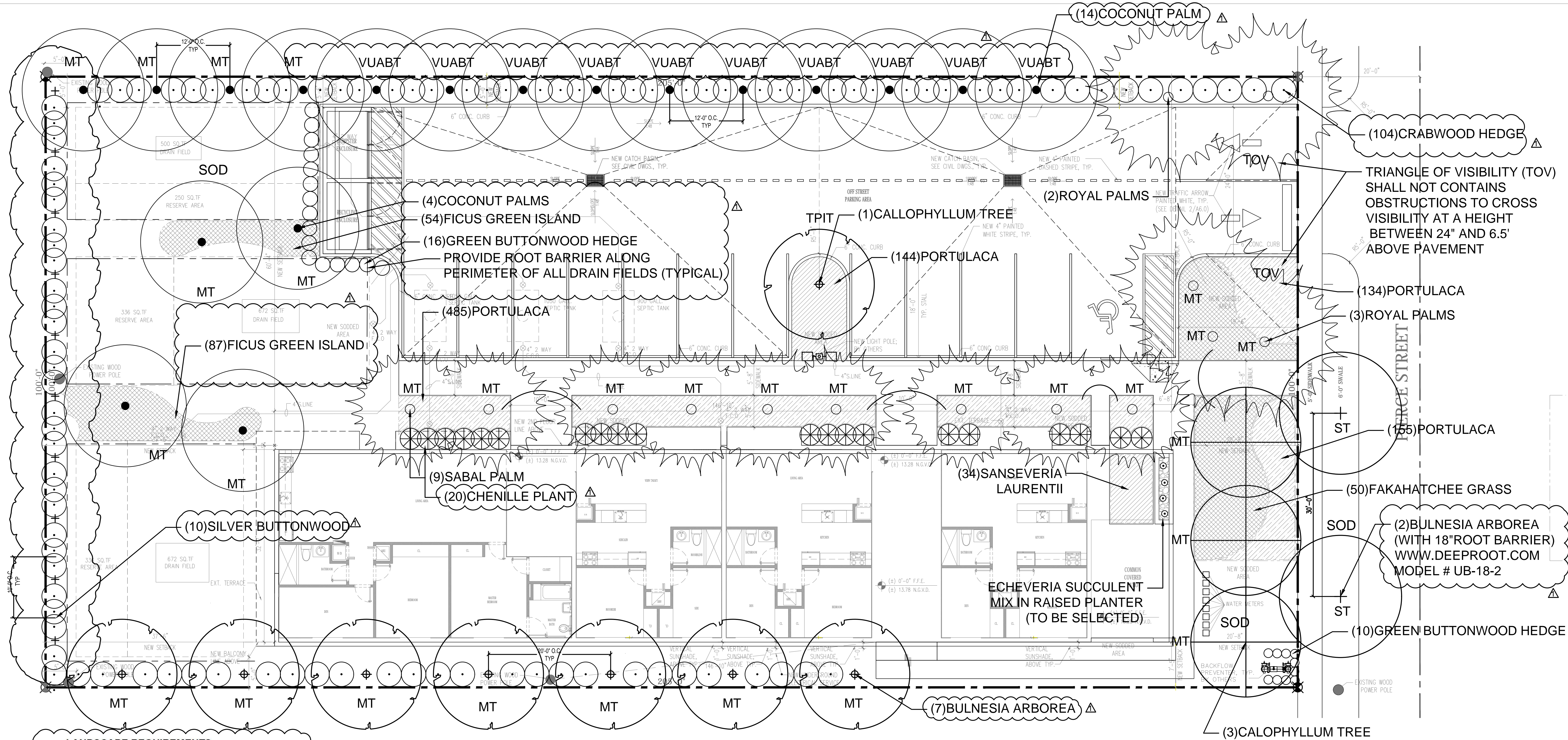
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120113
PANEL NUMBER	0568 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :  
2511 PIERCE STREET

SCALE: 1" = 30'

SHEET 1 OF 1





#### LANDSCAPE REQUIREMENTS

Existing Zone	RM 18	
Main Permitted Uses	Residential 18	
Land Use	MRES Zone	
Net Lot Area	.47 Acre	20,500 SF
Gross Lot Area	.516 Acre	22,500 SF
<b>LANDSCAPE AREA</b>		
REQUIRED	PROVIDED	
40% (8,200 SF)	40.5% (8296 SF)	
<b>STREET TREES</b>		
(1) Tree/50 LF of street frontage		
REQUIRED	PROVIDED	
2	2	
<b>TERMINAL PARKING ISLAND TREE (TPIT)</b>		
REQUIRED	PROVIDED	
1	1	
<b>SITE TREES</b>		
A minimum of (1) Tree/1000 SF of pervious area		
8296 SF = 9 TREES		
REQUIRED	PROVIDED	
9	(2) Royal Palms (1:1 Ratio)	
	<u>(7) Silver Buttonwood</u>	
	9 Trees Total	
<b>VUA Parking at Grade Buffer</b>		
<b>Trees (VUABT)</b>		
REQUIRED	PROVIDED	
7	10	
<b>Minimum # of species of trees</b>		
REQUIRED	PROVIDED	
2	6	
<b>Native Plant Material</b>		
<b>60% of required Trees</b>		
REQUIRED	PROVIDED	
11	21	

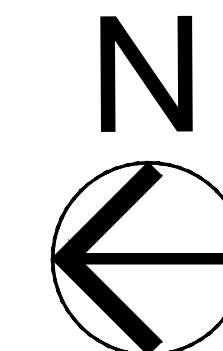
#### TREE LEGEND

MT = MITIGATION TREE  
ST = STREET TREE  
TPIT = TERMINAL PARKING ISLAND TREE  
VUABT = VEHICULAR USE AREA BUFFER TREE

#### NOTES:

- AT 100% COVERAGE AUTOMATIC SPRINKLER SYSTEM DESIGNED AT CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT WILL BE PROVIDED
- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE OR PALM AS PER CIVIL ENGINEER RECOMMENDATION.
- PROVIDE ROOT BARRIER AROUND ENTIRE PERIMETER OF DRAIN FIELDS ADJACENT TO PROPOSED TREES, PALMS AND SHRUBS MODEL # UB-24-2 WWW.DEEPROOT.COM

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



PROJECT:

### PLANNING & DEVELOPMENT BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.

AA26002922

3436 N. MIAMI AVE. #2  
MIAMI, FL 33127  
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dgoner@sixsidesinc.com

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REVISED:

AS PER LANDSCAPE REVIEWER COMMENTS 10/17/216

Planting Plan

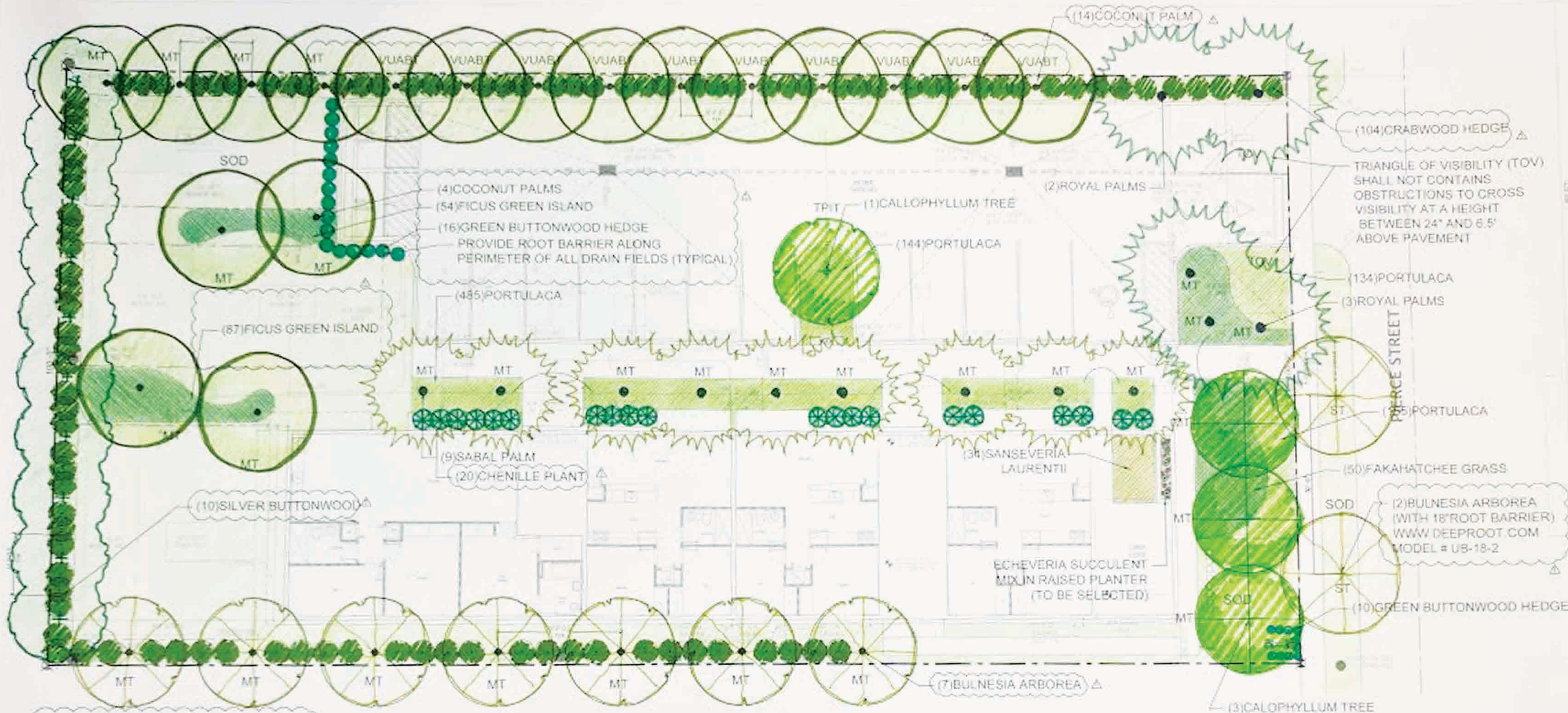
2511 PIERCE

9-21-2016

L-1

HOLLYWOOD OASIS:  
2511 PIERCE ST  
HOLLYWOOD, FL 33020





#### LANDSCAPE REQUIREMENTS

Existing Zone	RM 18
Nearest Permitted Land Use	Residential 18
Land Use	MRS Zone
Net Lot Area	47 Acres
Gross Lot Area	516 Acres
LANDSCAPE AREA REQUIRED	PROVIDED
60% (2,800 SF)	40.0% (2,200 SF)
STREET TREES	
(1) Tree/50 LF of street frontage REQUIRED	PROVIDED
2	2
TERMINAL PARKING ISLAND TREE (TPIT) REQUIRED	PROVIDED
1	1
SITE TREES	
A minimum of (1) Tree/100 SF of pervious area 8000 SF = 2 TREES REQUIRED	PROVIDED
0	(2) Royal Palms (1.1 Ratio)
	(1) Silver Buttonwood
	8 Trees Total
VUA Parking at Grade Buffer Trees (VUABT) REQUIRED	PROVIDED
7	10
Minimum # of species of trees REQUIRED	PROVIDED
2	5
Native Plant Material 60% of required Trees REQUIRED	PROVIDED
11	21

#### TREE LEGEND

MT = MITIGATION TREE  
ST = STREET TREE  
TPIT = TERMINAL PARKING ISLAND TREE  
VUABT = VEHICULAR USE AREA BUFFER TREE

#### NOTES

- AT 100% COVERAGE AUTOMATIC SPRINKLER SYSTEM DESIGNED AT CONSTRUCTION IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT WILL BE PROVIDED
- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE OR PALM AS PER CIVIL ENGINEER RECOMMENDATION
- PROVIDE ROOT BARRIER AROUND ENTIRE PERIMETER OF DRAIN FIELDS ADJACENT TO PROPOSED TREES, PALMS AND SHRUBS MODEL # UB-24-2 WWW.DEEPROOT.COM

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



FINAL TAC SUBMISSION  
JULY 5-2016

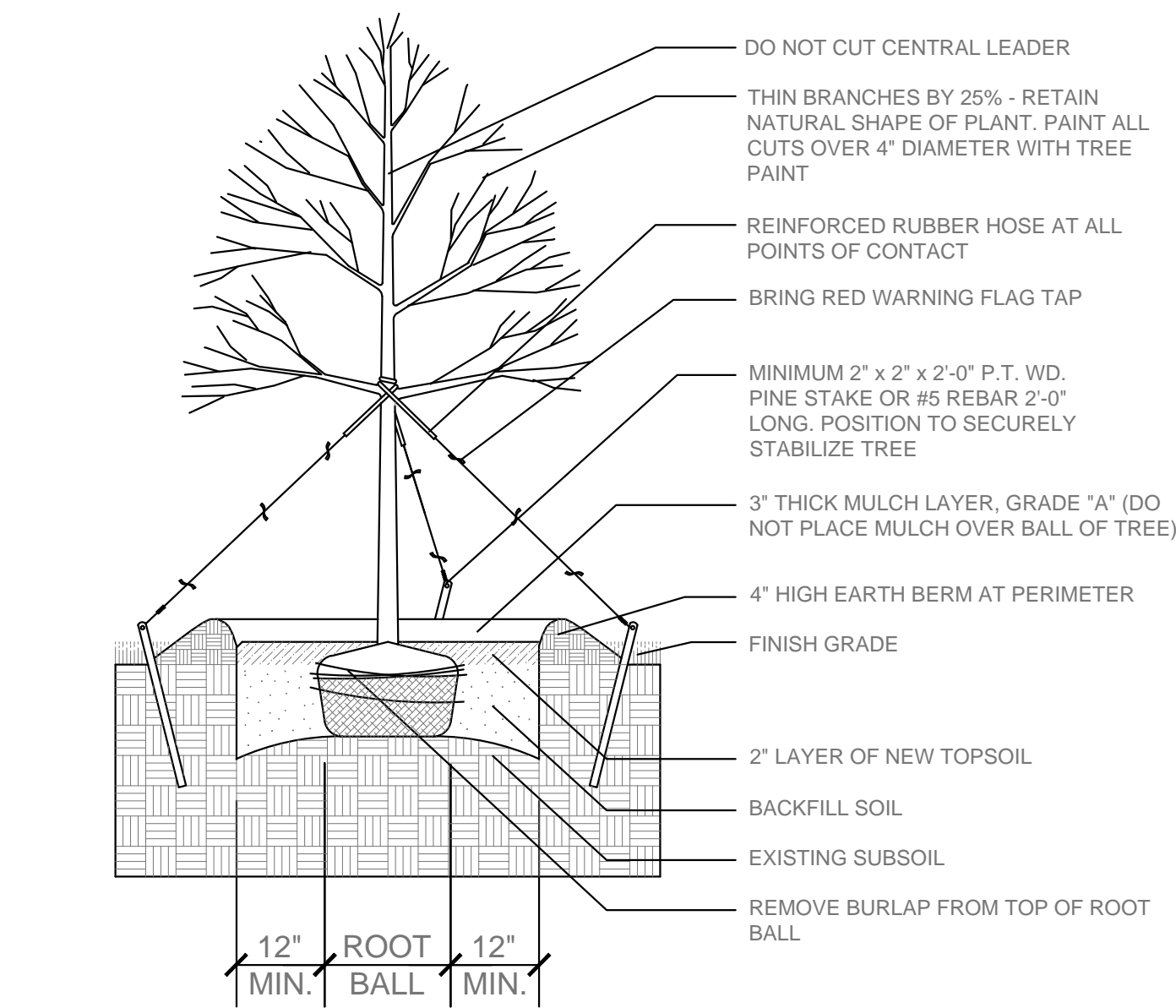
3000 ARCHITECTURE, INC.  
ARCHITECT  
JULIA A. BARR, P.E.  
JULIA A. BARR, P.E.  
JULIA A. BARR, P.E.  
JULIA A. BARR, P.E.

AS PER LANDSCAPE REVIEWER COMMENTS  
10/1/2016

Planting Plan  
2/20/2016  
9-21-2016

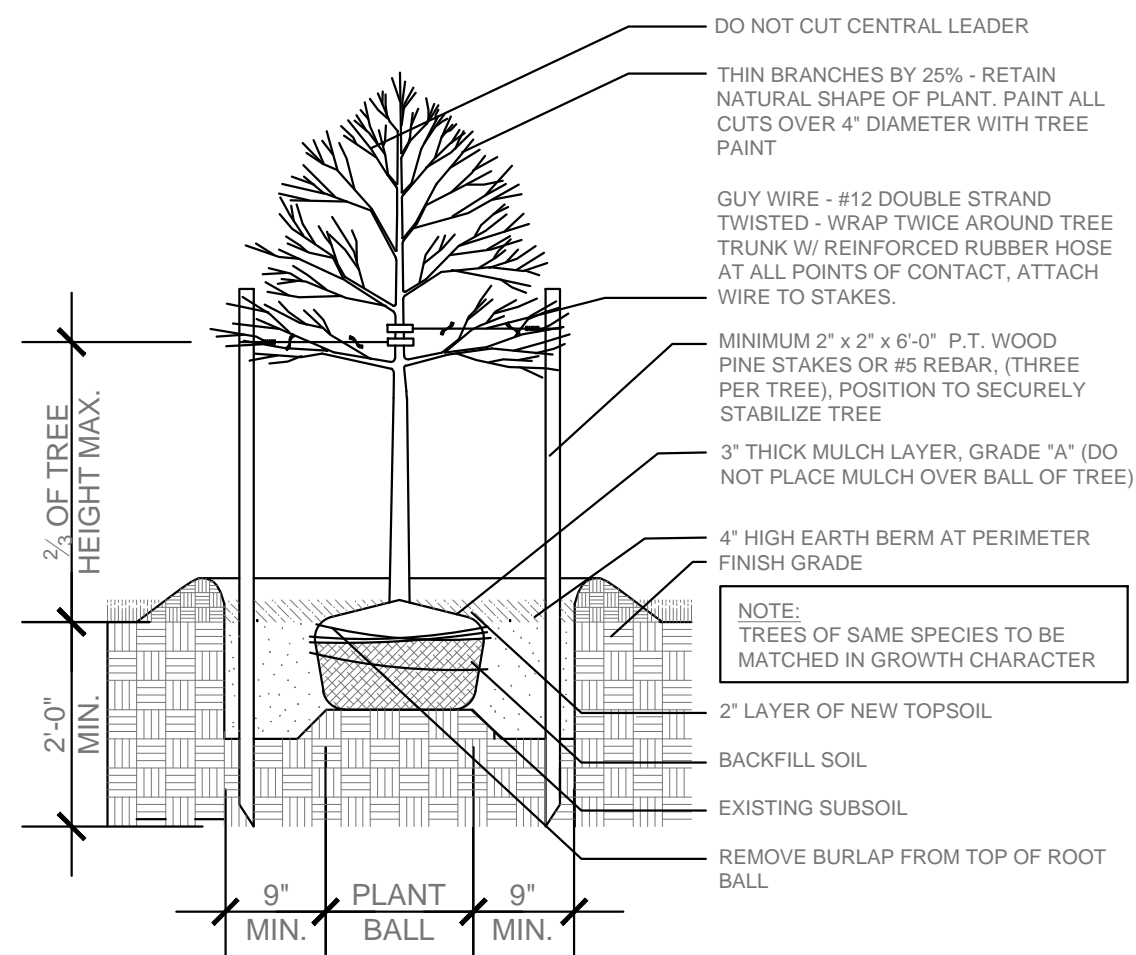
L-1





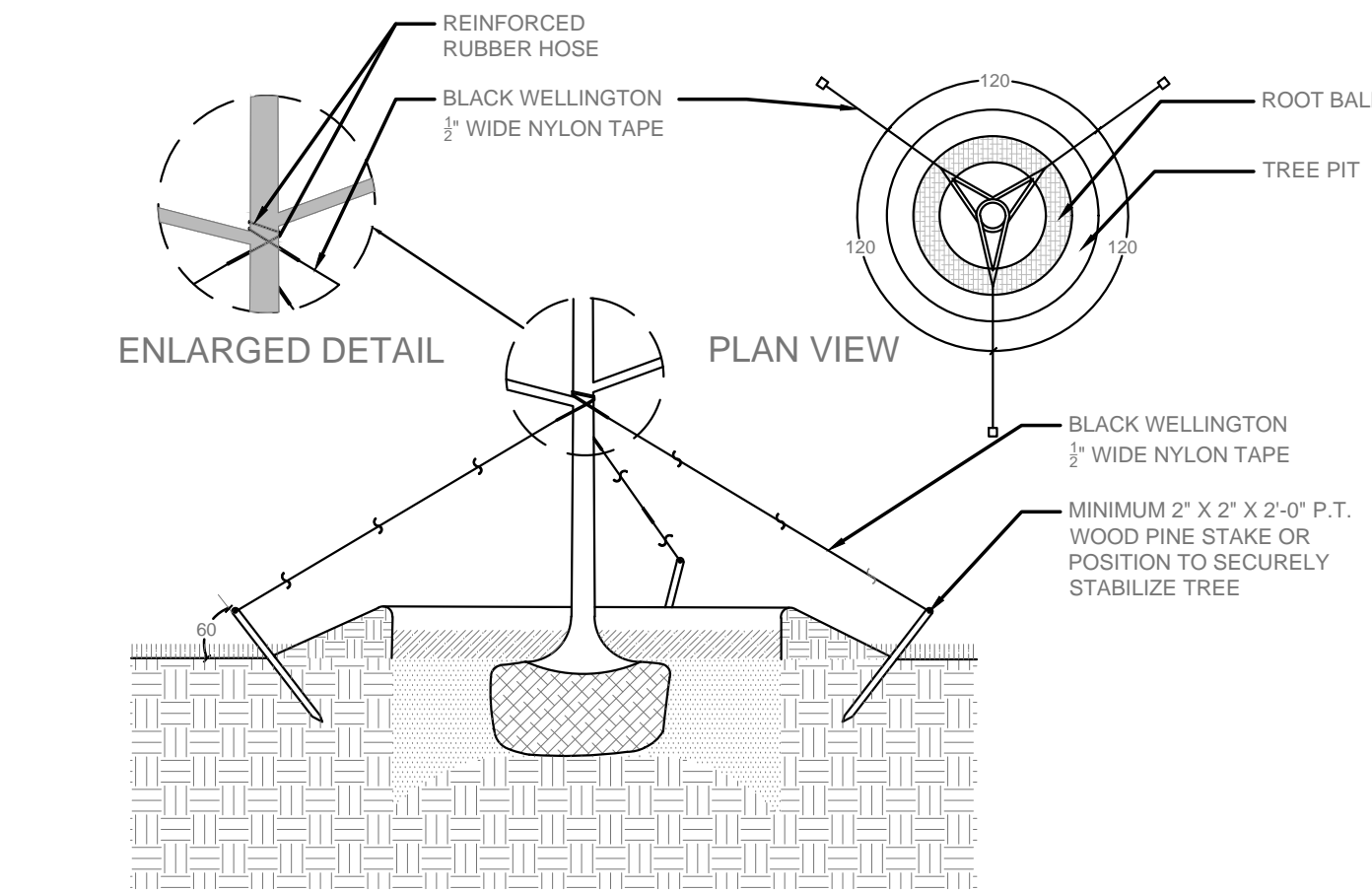
## TREE PLANTING & GUYING DETAIL

N.T.S.



## SPECIMEN TREE GUYING DETAIL

N.T.S.

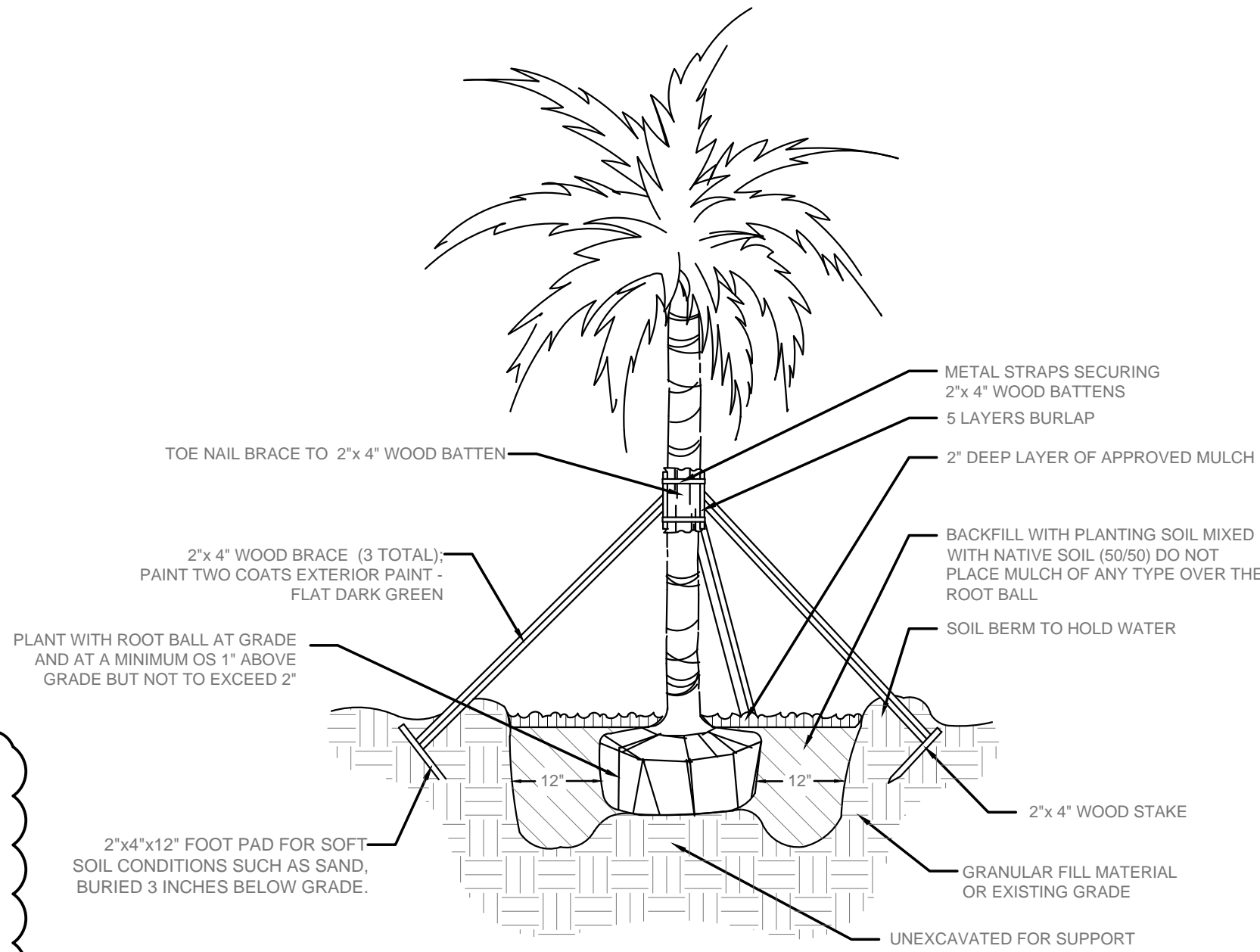


## TYPICAL TREE GUYING DETAIL

N.T.S.

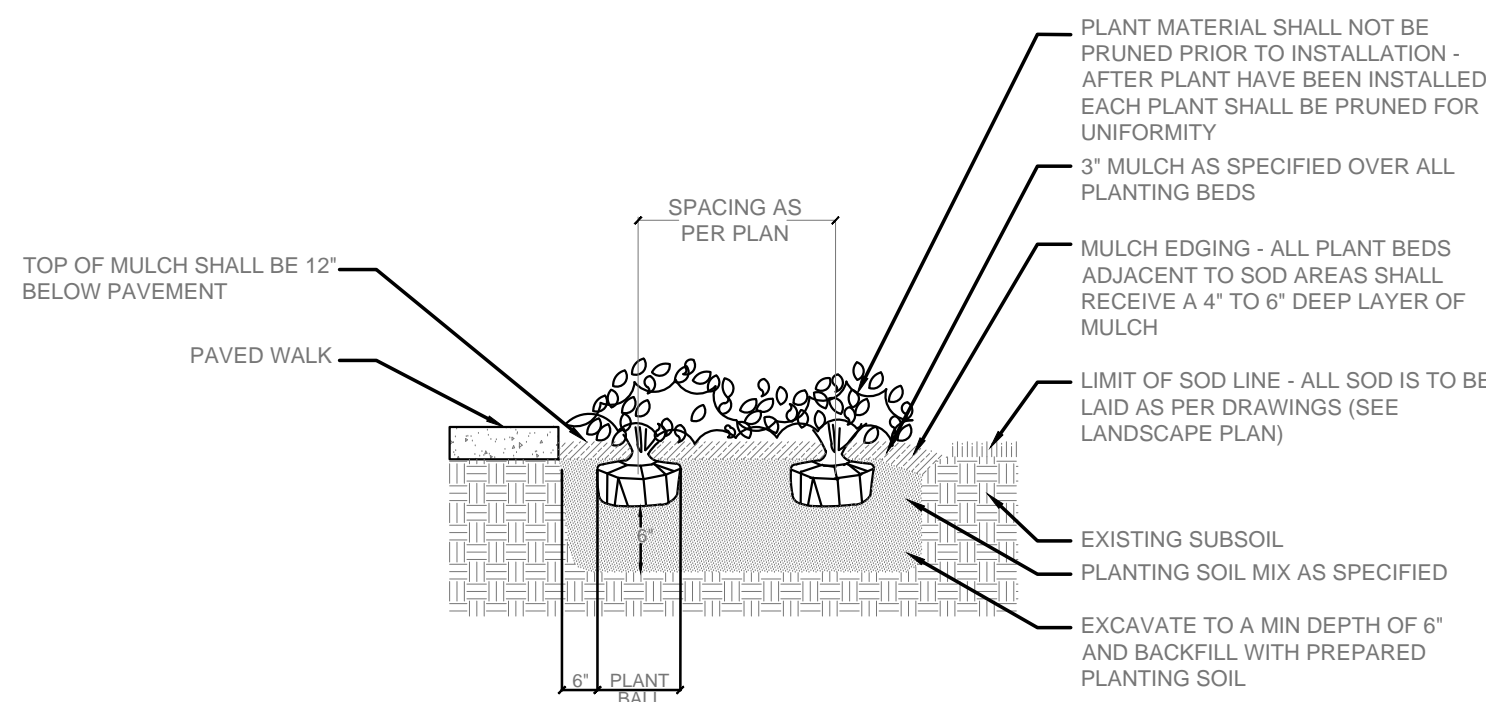
### PALMS AND TREES LIST

TREES AND PALMS								
NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	9	Bulnesia Arborea	Verawood	Single Leader/Standard/16' HT- 7' Spr	4"	15'	20'	Yes
NEW	5	Roystonea	Royal Palm	18' OA HT / 9' gw. Matched	10"	50'	20'	Yes
NEW	9	Sabal palmetto	Sabal Palm	7'-8' CT-16'-20' OA Hgt. Staggered	4"-6"	35'	10'-15'	Yes
NEW	3	Calophyllum brasiliense	Beauty Leaf	Single Leader/ Standard/16' HT-7' Spr	4"	30'	15'-20'	No
NEW	10	Conocarpus Erectus Seericeus	Buttonwood Silver	12' OA HT. Single Leader/6' Spr	2"			
NEW	18	Cocos nucifera	Green Malayan Coconut Palm	F.G. 6' GW	10"	30'	20'	No
SHRUBS AND GROUNDCOVER								
NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	20	Acalypha hispida	Chenille Plant	7 gal. Full to base	N/A		N/A	Yes
NEW	774	Portulaca grandiflora	Double Pink Purslane	1 gal. 12" O.C	N/A	6"	N/A	No
NEW	104	Gymnanthes lucida	Crabwood Hedge	15 gal. Bush form full to bare	N/A	Keep 8' HT Hedge	N/A	Yes
NEW	34	Sanseveria trifasciata	Sanseveria "Laurentii" Silver Only	Silver only / 3 gal	N/A	36"	N/A	No
NEW	141	Ficus Microcarpa	Ficus Green Island	3 gal 24" HT / 18" O.C.	N/A	36"-42"	N/A	Yes
NEW	26	Conocarpus erectus	Green Buttonwood	25 gal. bush full 6'-8' HT	N/A	keep @ 8HT hedge	N/A	Yes
NEW	50	Tipsacum dactyloides	Fakahatchee Grass	3 gal. full. 30" HT.3' O.C.	N/A	36"-42"	N/A	Yes



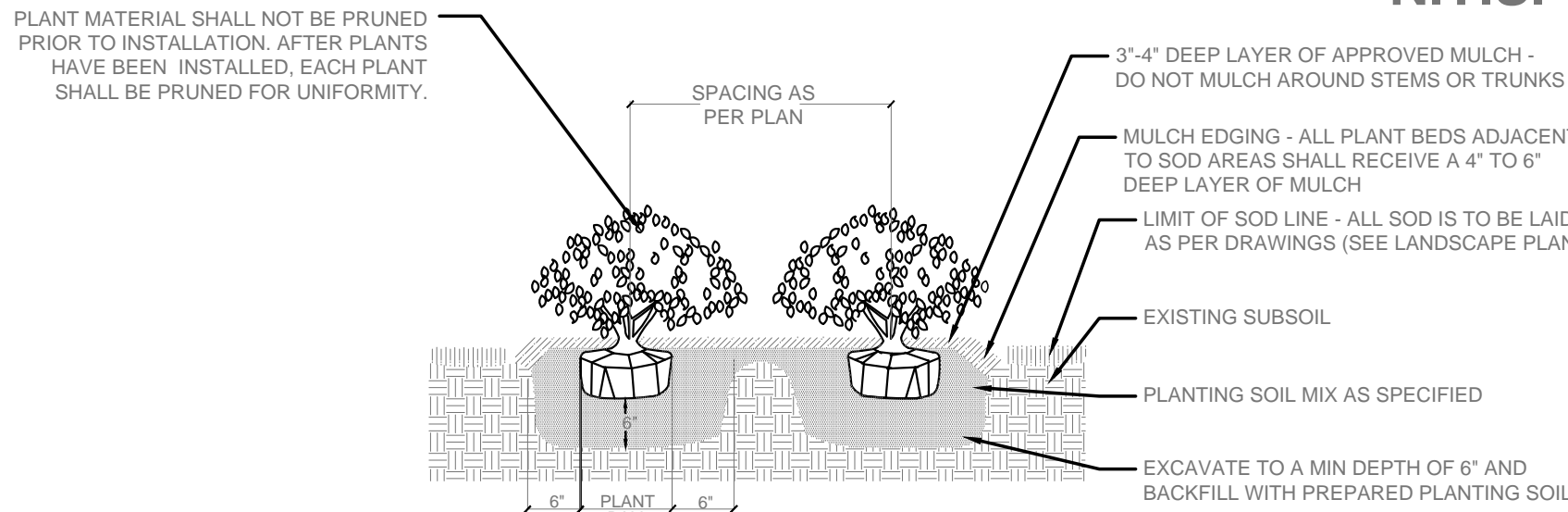
## PALM PLANTING DETAIL

N.T.S.



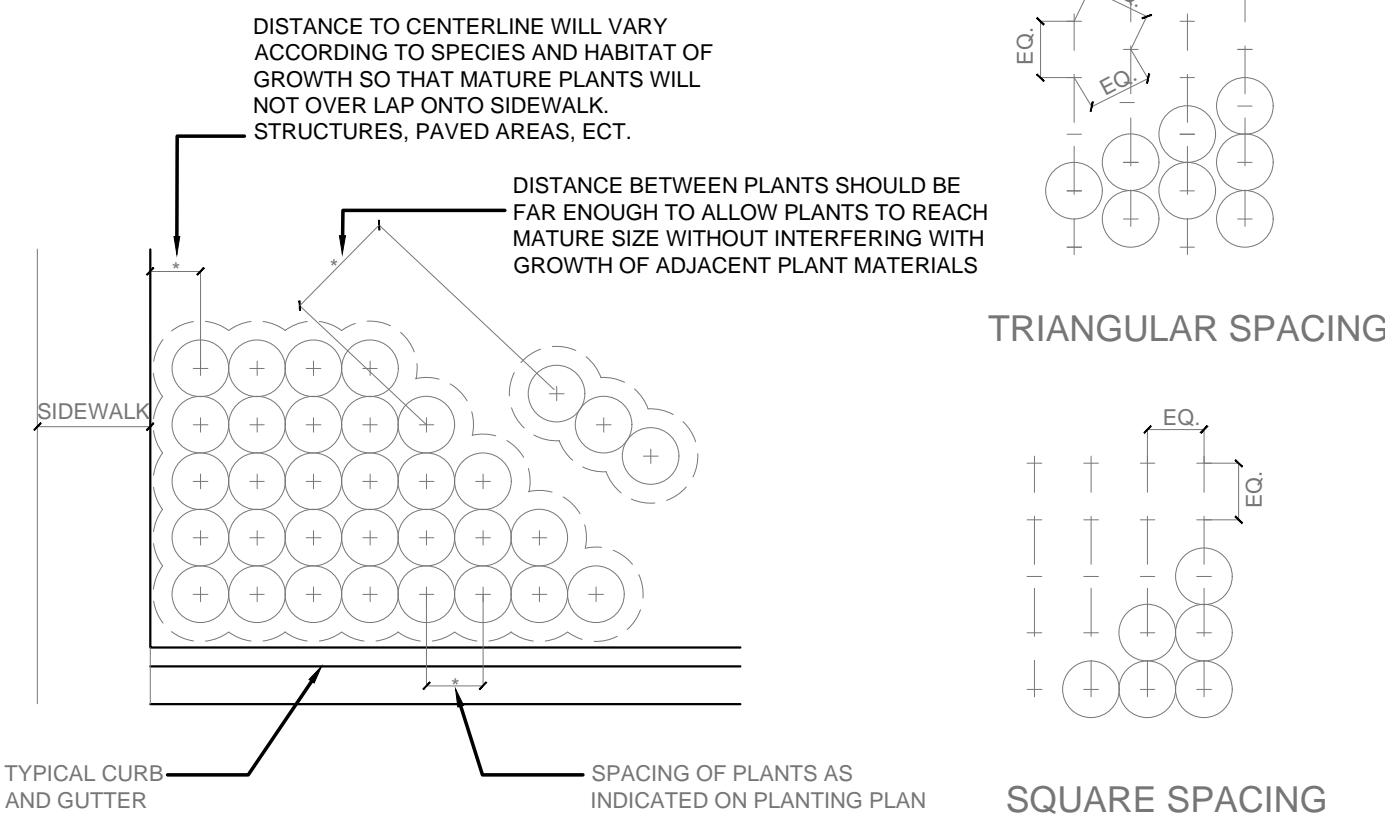
## TYPICAL GROUNDCOVER PLANTING DETAIL

N.T.S.



## TYPICAL SHRUB PLANTING DETAIL

N.T.S.



## TYPICAL CONTAINER SPACING

N.T.S.

HOLLYWOOD OASIS:  
2511 PIERCE ST  
HOLLYWOOD, FL 33020

PROJECT:

## PLANNING & DEVELOPMENT BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.

AA26002922

3436 N. MIAMI AVE. #2  
MIAMI, FL 33127  
o. 786.683.3821  
M. 305.610.1333  
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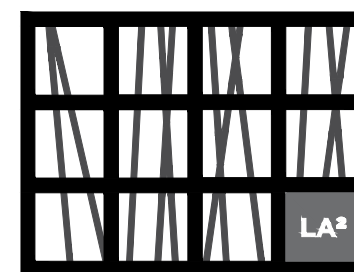
AS PER LANDSCAPE REVIEWER COMMENTS  
10/17/216

Planting  
Details

2511PIERCE

9-21-2016

L-2



LEWIS AQUÍ  
LANDSCAPE + ARCHITECTURAL DESIGN, LLC

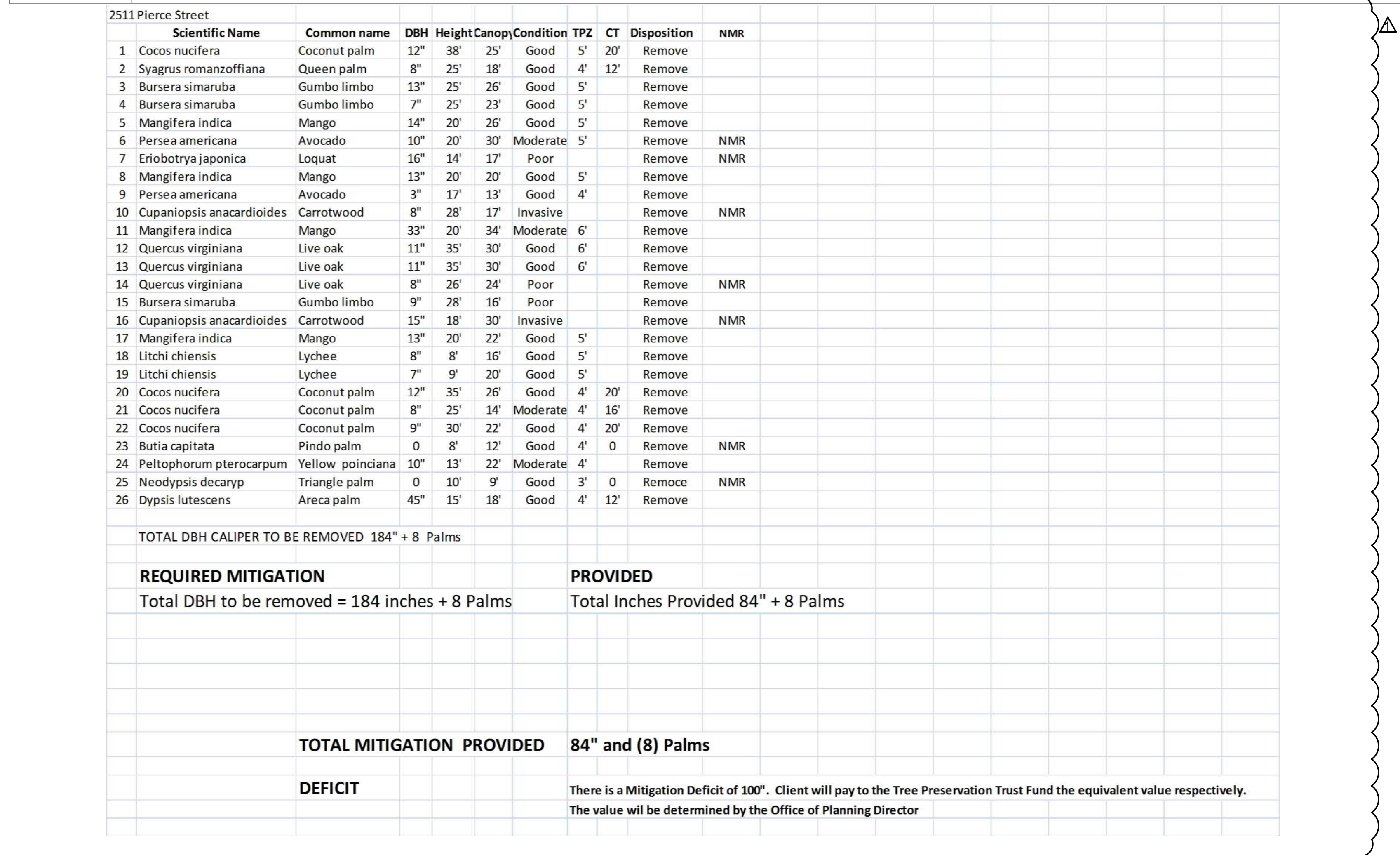
7408 B SW 48<sup>TH</sup> STREET  
MIAMI, FL 33155  
PHONE: (305) 661-1855  
FAX: (305) 661-1865



LANDSCAPE SPECIFICATIONS			
1.00	GENERAL		
1.01	The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.		
2.00	SCOPE OF WORK		
2.01	The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section: A. Finish grading and final site preparation of all areas to be landscaped. B. Furnishing and incorporating fertilizer and other soil amendments. C. Furnishing plant materials and grass materials and installing same. D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work. E. Replacement of unsatisfactory plant material. F. Clean-up.		
3.00	SITE PREPARATION AND SITE SITEWARDSHIP FOR SUSTAINABLE SITES		
3.01	The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.		
3.02	The Contractor must perform the following preventative measures for erosion controls during construction: Stockpile and Protect disturbed Topsoil from erosion; Control the path and velocity of runoff with silt fencing or equivalent; Protect sewer inlets, streams, and lakes with straw bales or silt fencing; Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.		
3.03	Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing. When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.		
3.04	All Landscaping must be 24" from finish wall of structures for pest control measures.		
4.00	MATERIALS		
4.01	Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards. A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants' , including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant. C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'. D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position. E. Plants larger in size than those specified may be used with approval of the Landscape Architect. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately. F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots. G. Grass materials shall consist of the following: 1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted. 2. Sodding installation : a) Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.	b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface. c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas. d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.	
	H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect. I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced. J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.		
	4.02 Materials used to install the job shall meet or exceed the following standards: A. Planting soil mix to be used for 4" soil blankets and backfilling around trees shall be: similar to the existing soil in PH, texture, permeability and other characteristics. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavement. B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired. C. Mulch: Mulch shall be shredded melaleuca, Grade B, clean, bright, and free of weeds, moss, sticks, and other debris. Install at 3" deep. D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.		
	5.00 INSTALLATION		
	5.01 The Planting operations used to install the job shall meet or exceed the following standards: A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged. B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly roddeed and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting. C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications. 1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety. 2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0/6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above. 3. TREES OF 2 TO 3 1/2" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 1/2" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.		
	4.LARGE TREES: Guy all trees, other than palm trees, larger than 3 1/2" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.		
	5.SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.		
	6.TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown. D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive. E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks. F.Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.		
	6.00 MAINTENANCE		
	6.01 Maintenance shall include watering, weeding, mowing, fertilizing,treating, mulching, trimming,removal or replacement of dead or diseased plants and removal of refuse and debris on a regular basis so as to continue a healthy growing condition and present a neat and well-kept appearance at all times. 6.02 Shade trees shall be maintained at a minimum canopy diameter of thirty (30) feet in accordance with the American National Standards Institute, A-300 standards or similar accepted standards as published. 6.03 A landscape sight triangle shall be provided and visibility maintained as per local code requirements. 6.04 Plant material which block visibility shall be removed by the property owner or maintained so as to allow clear visibility of oncoming traffic.(pending public works department approval) 6.05 Landscaping shall be inspected periodically by the department to insure proper maintenance. The owner, tenant or other agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within thirty (30) calendar days from the time of notification.		
	7.00 GUARANTEE		
	7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of one year, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 90 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees , shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted. 7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation		
	8.00 FINAL INSPECTION AND ACCEPTANCE		
	8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.		
	9.00 CLEAN-UP		
	9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect		
	10.00 All plant material is subject to the specifications of Florida's Grades and Standards, Revised unless otherwise noted. Compliance with ANSI A300, part 5, 6 & 8 and other relevant ANSI A300 standards shall be adhered to in the strictest sense of the standard language. All work shall be in compliance with ANSI Z133.1 and other industry safety standards. Any questions or concerns regarding the specifications should be immediately addressed in writing to the landscape architect of record or the owner's representative. Without such questions or concerns it is assumed and accepted that the landscape contractor has a full and complete understanding of all standards which may affect the performance in the execution of these specifications. Landscape contractor is responsible for the selection of plant material that fits the grade specified in this document. The plant material shall be considered accepted by the landscape contractor at the exact time of installation.		
	All plant material shall be Grade #1 or better.		
	Landscape contractor shall perform his own quantity take off. Plan supersedes plant list.		
	Any discrepancy should be called to the attention of LA		
	No substitution on species on size or quantity can be made without approval from LA		
11.00	End		

PROJECT:		HOLLYWOOD OASIS: 2511 PIERCE ST. HOLLYWOOD, FL 33020	
PLANNING & DEVELOPMENT BOARD SUBMITTAL			
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SEAL:			
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REVISED:  <			





HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

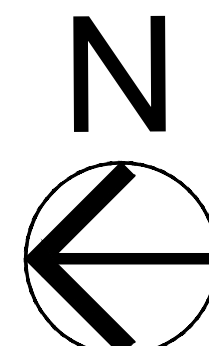
SEAL:

REVISD:  
 AS PER LANDSCAPE  
 REVIEWER COMMENT  
 10/17/216

2511 PIERCE

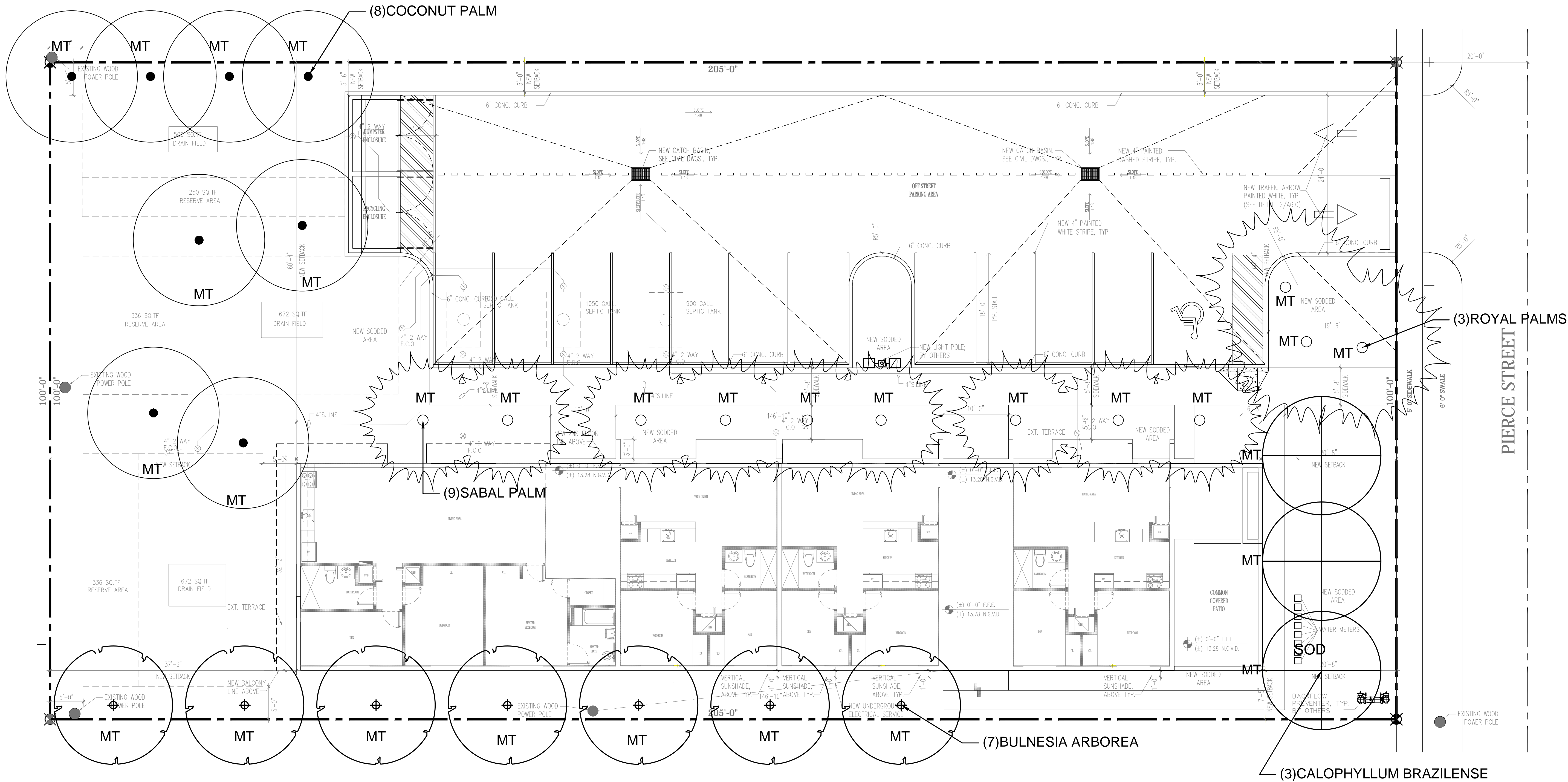
9-21-2016

TD-1



SCALE: 1'-0"=3/32





TREE LEGEND

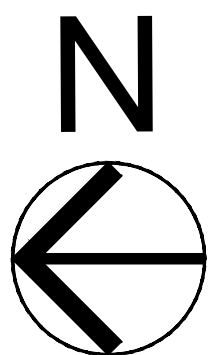
MT = MITIGATION TREE

NOTES:

- AT 100% COVERAGE AUTOMATIC SPRINKLER SYSTEM DESIGNED AT CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT WILL BE PROVIDED
- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE OR PALM AS PER CIVIL ENGINEER RECOMENDATION

MITIGATION TREES								
NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPECS	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	8	Cocos nucifera	Green Malayan Coconut Palm	F.G. 6' GW / Curved Trunk	10"	30'	20'	No
NEW	7	Bulnesia Arborea	Verawood	Single Leader/Standard/16' HT- 7' Spr	4"	15'	20'	Yes
NEW	3	Roystonea	Royal Palm	18' OA HT / 9' gw. Matched	10"	50'	20'	Yes
NEW	3	Calophyllum brasiliense	Beauty Leaf	Single Leader/ Standard/16' HT-7' Spr	4"	30'	15'-20'	No
NEW	9	Sabal palmetto	Sabal Palm	7'-8' CT-16'-20' OA Hgt. Staggered	4'-6'	35'	10'-15'	Yes

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



HOLLYWOOD OASIS:  
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REVISED:  
AS PER LANDSCAPE REVIEWER COMMENTS 10/17/216

Mitigation Plan

2511PIERCE

9-21-2016

TM-1

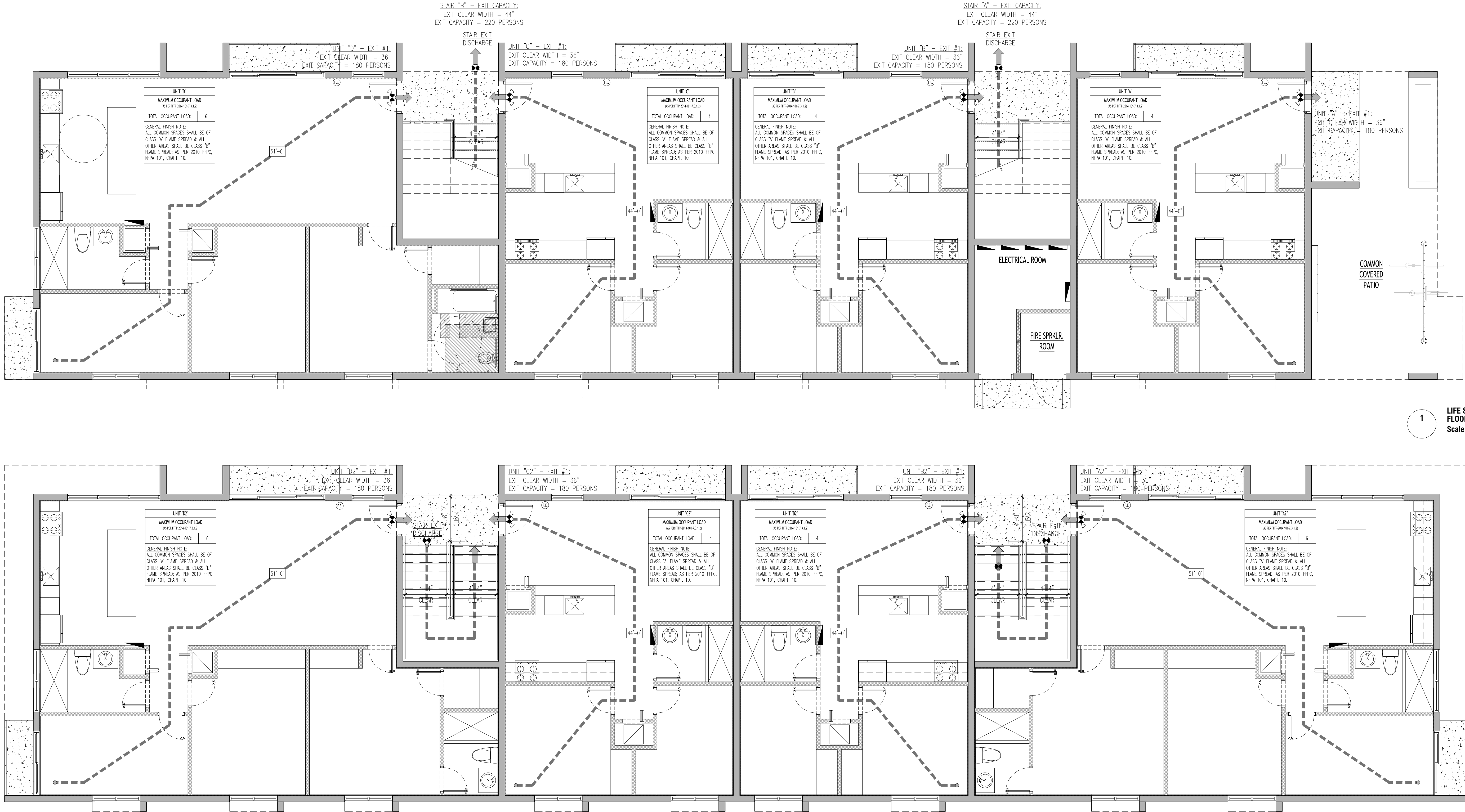


Hydrant Flow Test Procedure			
Procedure For One & Two Flow Hydrant Test:			
• Establish hydrants closest to location and associated water main(s).			
• Static/Residual hydrant (P) should be located close to location (preferably off same main as to provide future water source).			
• Flow hydrant(s) (F) should be located off same main up and down stream from mid-point test (static/residual) hydrant.			
• Note static system pressure off P hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)			
• Flow P1 hydrant and record GPM and residual off P hydrant.			
• Flow P2 hydrant and record GPM and residual off P hydrant.			
• Flow P1 & P2 simultaneously and record GPM separately from P1 and P2 and record P hydrant residual.			
Legend:			
P1 & P2 Designation shall represent first and second flow hydrants respectively. Designation shall represent test hydrant for static and residual distribution system pressures.			
Alex Gohman 2011 Pierce Street, Hollywood, FL			
Date: 8/29/16 Time: 8:30 AM			
Residual/Static Hydrant		Residual Pressures	
P - Hydrant FH001689		Address/Location	2482 Pierce Street
		F-1 Only	54
		F-2 Only	56
		F-1 & F-2	48
Flow Hydrants		Address/Location	430 N 24 Avenue
F-1 Hydrant (Individual) FH001688		Flow Rate	1060
		GPM	
F-2 Hydrant (Individual) FH001693		Flow Rate	1130
		GPM	
F-1 Hydrant (Both Flowing)		Flow Rate	1000
		GPM	
F-2 Hydrant (Both Flowing)		Flow Rate	1060
		GPM	

SYMBOL	DESCRIPTION
⊕	EXIT DISCHARGE
⊕	FIRE EXTINGUISHER - CLASS "A"
⊕	COMBINATION/EXIT/EMERGENCY LIGHT
1 HR	1 HOUR FIRE RATE ASSEMBLY
3 HR	3 HOUR FIRE RATE ASSEMBLY
---	PATH OF EGRESS

**FIRE SPRINKLER NOTE:**  
BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM. SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 13R AS PER FPPC-5TH ED. (2014); 30.3.5.2. AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED BY A DELEGATED ENGINEER & UNDER A SEPARATE PERMIT. G/C TO PROVIDE DELEGATED ENGINEER SUBMITTALS TO THE A/E OF RECORD PRIOR TO PERMIT ISSUANCE FOR REVIEW AND DESIGN CONFORMANCE.

MAXIMUM DESIGN OCCUPANT LOAD CALCULATIONS:			
USE	RESIDENTIAL	REQUIRED	PROVIDED
OCCUPANT LOADS	200/SQ.FT.	AS PER FBC-2010B-1004.1.1 & NFPA 101 7.3.1.2	
1st FLOOR		AS PER FBC-2010B-1004.1.1 & NFPA 101 7.3.1.2	
UNIT "A"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "B"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "C"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "D"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 1,200 SQ. FT.	200/SQ. FT.	6 PERSONS
2ND FLOOR			
UNIT "A2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 1,200 SQ. FT.	200/SQ. FT.	6 PERSONS
UNIT "B2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "C2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 707 SQ. FT.	200/SQ. FT.	4 PERSONS
UNIT "D2"	NFPA 101 7.3.1.2 - RESIDENTIAL USE 1,200 SQ. FT.	200/SQ. FT.	6 PERSONS
TOTAL BUILDING OCCUPANTS	7,135 SQ. FT.	36 PERSONS	38 PERSONS (MAXIMUM PROBABLE)



1 LIFE SAFETY FLOOR PLAN - 1st FLOOR  
Scale: 3/16" = 1'-0"

2 LIFE SAFETY FLOOR PLAN - 2nd FLOOR  
Scale: 3/16" = 1'-0"

PROJECT: HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.  
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REVISED:

LIFE SAFETY:  
PROPOSED 1st & 2nd FLOOR

2511PERCE

12/13/2016

LS.01



[illegible]



TYPICAL SITE LEGEND:	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	LANDSCAPE/GREEN AREA
	PEDESTRIAN CIRCULATION
	VEHICULAR CIRCULATION

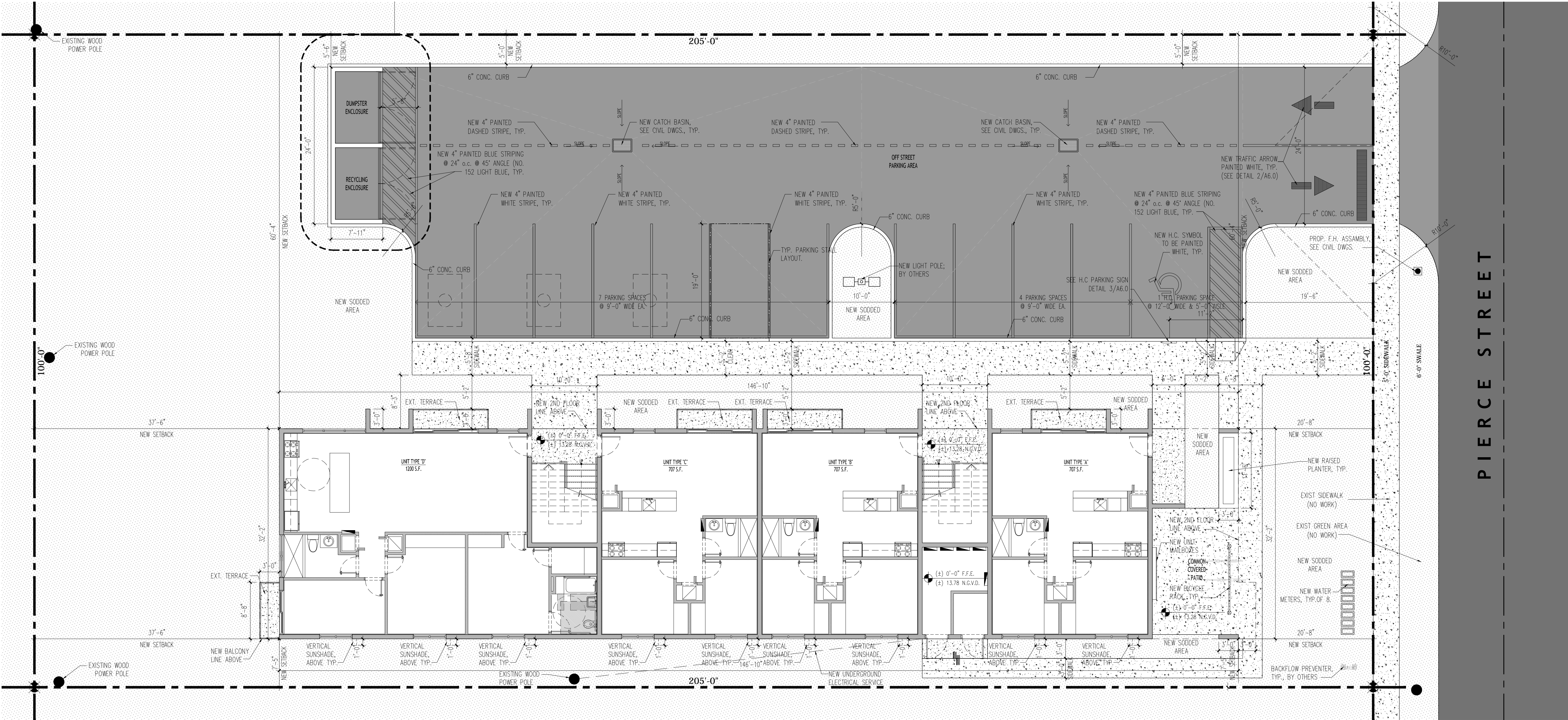
LEGAL DISCRIPTION:	
LOT 10, BLOCK 14, OF "HOLLYWOOD LITTLE RANCHES AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	

NOTE:	
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.	

ZONING, SITE AND AREA LEGEND:						
LAND USE				AREA CALCULATIONS	REQUIRED	PROVIDED
MEDIUM RESIDENTIAL 11-16 UNITS PER ACRE (MRES)				PERVIOUS		
ZONING CLASSIFICATION				LANDSCAPE/GREEN SPACE:	40%	40.5% (8,296 SQ.FT./0.19 ACRES)
MEDIUM-HIGH MULTIPLE FAMILY DISTRICT (RM-18)				IMPERVIOUS		
				BUILDING FOOTPRINT:	-	22.5% (4,629 SQ.FT./0.11 ACRES)
LOT DATA			REQUIRED	PROVIDED	VEHICULAR CIRCULATION:	- (6,038 SQ.FT./0.14 ACRES)
GROSS LOT AREA:		-	22,500 SQ. FT. (0.516 ACRE)	PEDESTRIAN CIRCULATION:		- (1,537 SQ.FT./0.03 ACRES)
NET LOT AREA:		6,000 SQ. FT. MIN.	20,500 SQ. FT. (0.47 ACRES)			
LOT WIDTH:		60 FT. MIN.	100.0 FT.	BUILDING HEIGHT		
LOT DEPTH:		N/A	205.0 FT.	HEIGHT	4 STORIES NOT TO EXCEED 45 FT. OR 30 FT. FOR FIRST 100 FT. OF LOT ADJACENT TO SINGLE FAMILY DISTRICT	26.0 FT.
MAX. NUMBER OF UNITS:		11-16 UNITS PER ACRE	8 UNITS (16 UNITS/0.47-7.52 UNITS)			
MIN. UNIT SIZE:		500 MIN. / 750 AVG.	707 SQ. FT. / 891 AVG.			
				PARKING	REQUIRED	PROVIDED
BUILDING SETBACKS & DATA			REQUIRED	PROVIDED	REGULAR PARKING SPACE: 9'-0" W. X 19'-0" L.; HANDICAPPED PARKING SPACE: 12'-0" W. X 19'-0" & ADJACENT 5'-0" ACCESSIBLE AISLES.	1.5 PER UNIT (8 UNITS X 1.5 = 12 SPACES)
BUILDING SETBACKS						
FRONT (SOUTH):		20 FT. FOR STRUCTURES; 5 FT. FOR PARKING LOTS	20.67 FT.	GENERAL NOTE: MAXIMUM FOOT-CANDLE ILLUMINATION LEVEL AT ALL PROPERTY LINES SHALL BE MINIMUM OF 0.5 FOOT-CANDLES.		
REAR (NORTH):		15% OF LOT DEPTH; 20 FT. MIN.	37.5 FT.			
SIDE (EAST):		SIDE/INTERIOR SUM TO BE AT LEAST 20% OF LOT WIDTH, NO LESS THE 7.5 FT.	60.3 FT.			
SIDE (WEST):			7.5 FT.			

GENERAL NOTE:  
MAXIMUM FOOT-CANDLE ILLUMINATION LEVEL AT ALL PROPERTY LINES SHALL BE MINIMUM OF 0.5 FOOT-CANDLES.

BUILDING DATA LEGEND:			
BUILDING AREAS			
PROPOSED FIRST FLOOR AREA (AIR-CONDITIONED):			3,321 SQ. FT.
UNIT TYPE "A, B, C" = 707 SQ. FT. @ 3 UNITS		2,121 SQ. FT.	
UNIT TYPE "D" = 1,200 SQ. FT. @ 1 UNIT		1,200 SQ. FT.	
PROPOSED FIRST FLOOR AREA (NON AIR-CONDITIONED):			1,308 SQ. FT.
COMMON AREAS		756 SQ. FT.	
TERRACES		175 SQ. FT.	
ELECTRICAL/FIRE SPRINKLER ROOMS:		377 SQ. FT.	
TOTAL PROPOSED FIRST FLOOR AREA:			4,629 SQ. FT.
PROPOSED SECOND FLOOR AREA (AIR-CONDITIONED):			3,814 SQ. FT.
UNIT TYPE "B2, C2" = 707 SQ. FT. @ 2 UNITS		1,414 SQ. FT.	
UNIT TYPE "A2, D2" = 1,200 SQ. FT. @ 2 UNITS		2,400 SQ. FT.	
PROPOSED SECOND FLOOR AREA (NON AIR-CONDITIONED):			538 SQ. FT.
COMMON AREAS		350 SQ. FT.	
TERRACES		188 SQ. FT.	
TOTAL PROPOSED SECOND FLOOR AREA:			4,352 SQ. FT.
PROPOSED TOTAL BUILDING AREA:			8,981 SQ. FT.
UNIT DATA			
UNIT TYPE: A, B, C, B2 & C2		1 BEDROOM	1 BATHROOM
UNIT TYPE: D, A2 & D2		2 BEDROOM	2 BATHROOM



N

1

PROPOSED  
SITE PLAN  
Scale: 1/8" = 1'-0"

PROJECT:

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

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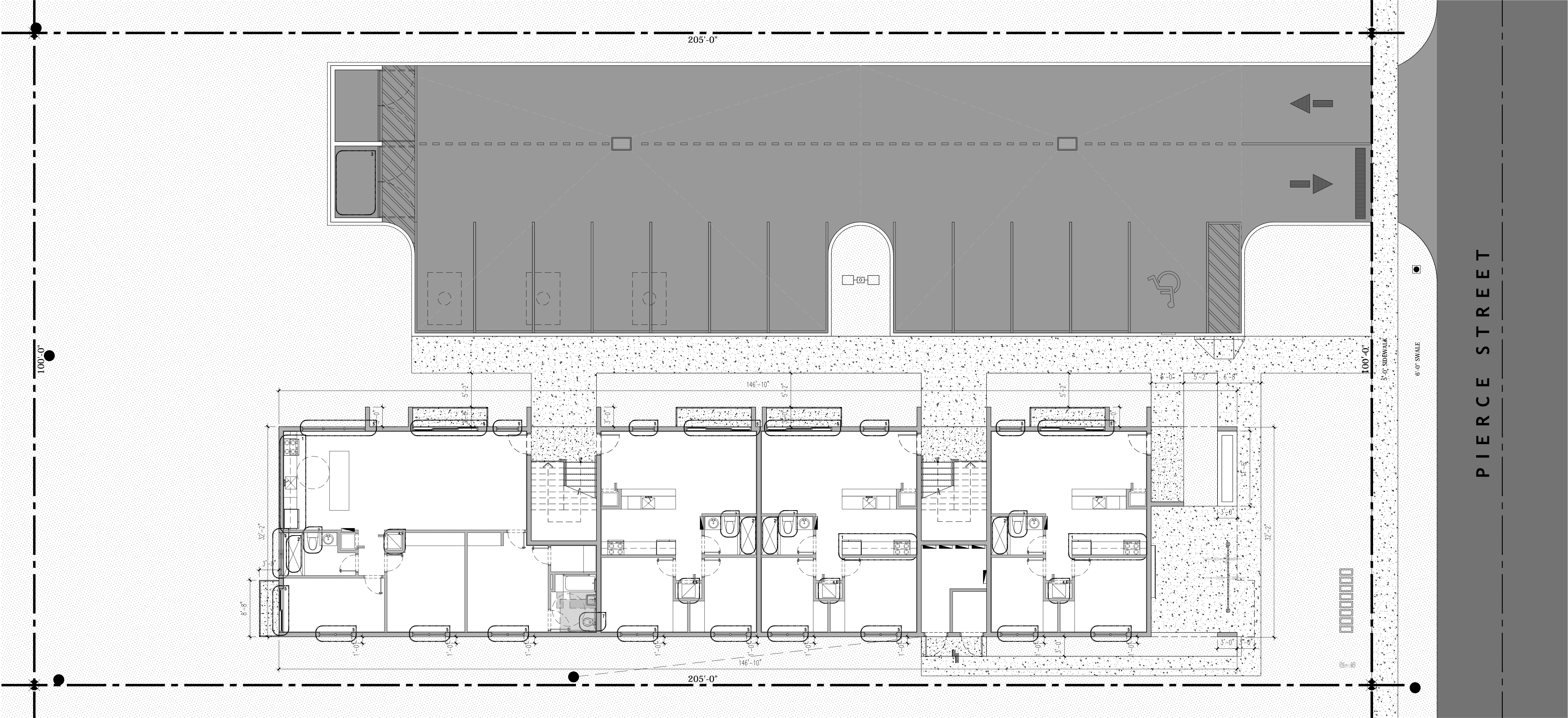
REVISED:

PROPOSED  
SITE PLAN & ZONING  
INFORMATION

2511PERCE

12/13/2016

A0.1



GREEN BUILDING PRACTICES:	
1	ALL ENERGY STAR APPLIANCES
2	NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS.
3	RECYCLING
4	CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
5	ENERGY EFFICIENT (LOW-E WINDOWS)
6	PROGRAMMABLE THERMOSTATS
7	DUAL FLUSH TOILETS
8	ALL ENERGY-EFFICIENT OUTDOOR LIGHTING
9	ALL HOT WATER PIPES INSULATED
10	TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER

PROJECT:

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.  
#AA26002922  
DANIEL GÓMEZ, ARCHITECT  
#AR96826

3436 N. MIAMI AVE. #2  
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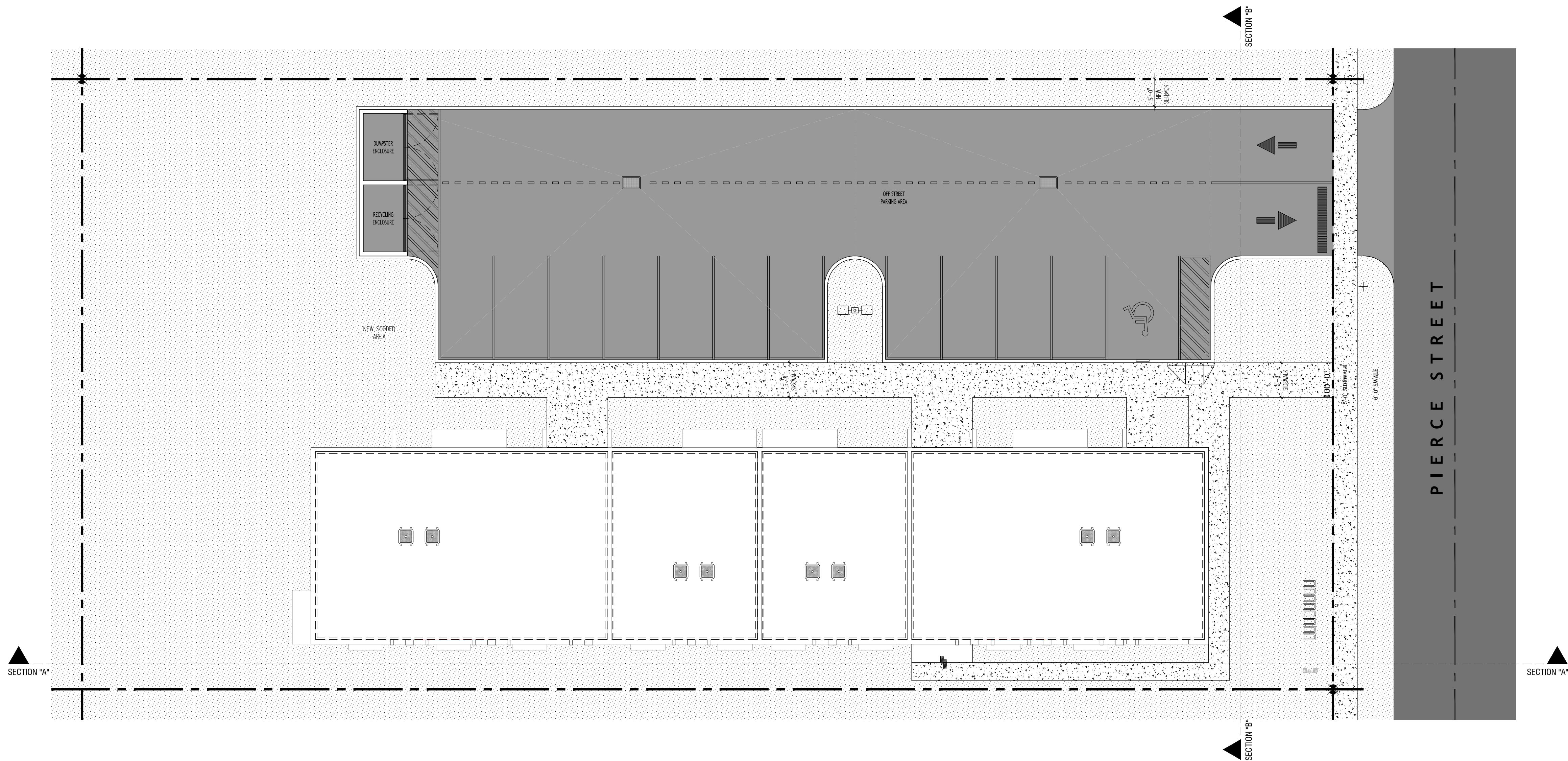
GREEN BUILDING PRACTICES

2511PIERCE

12/13/2016

A0.2





PROJECT:  
HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

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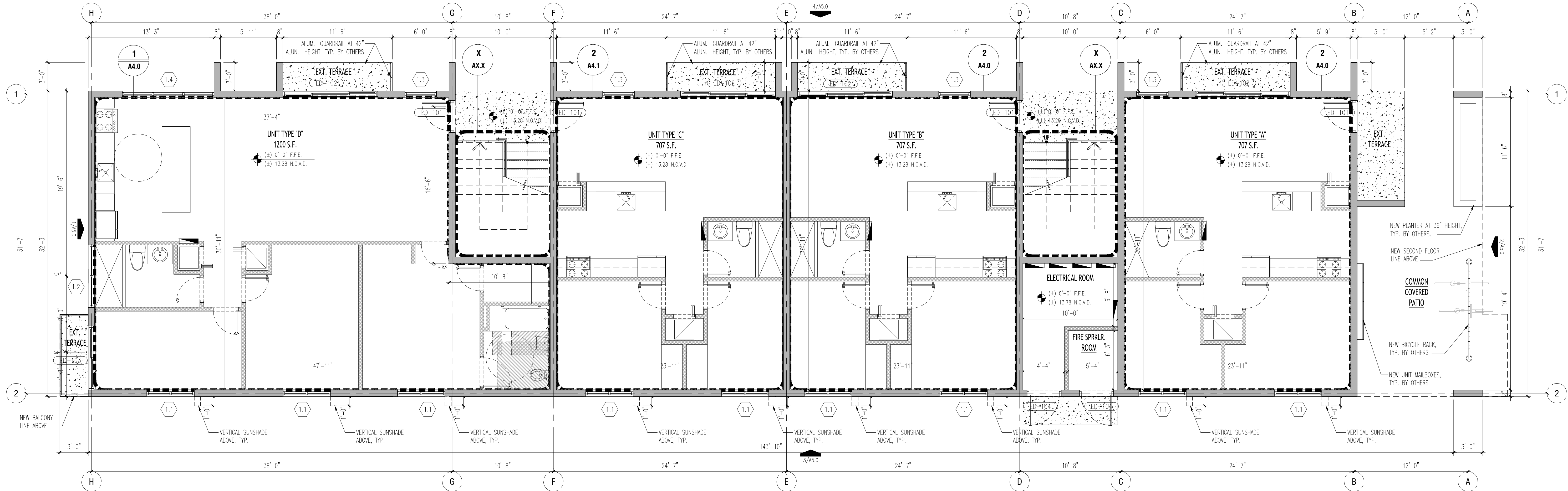
REVISED:

STREET PROFILES

2511PIERCE

12/13/2016

A0.3



TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING

1  
PROPOSED  
FLOOR PLAN - 1st FLOOR  
Scale: 3/16" = 1'-0"

PROJECT:  
HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

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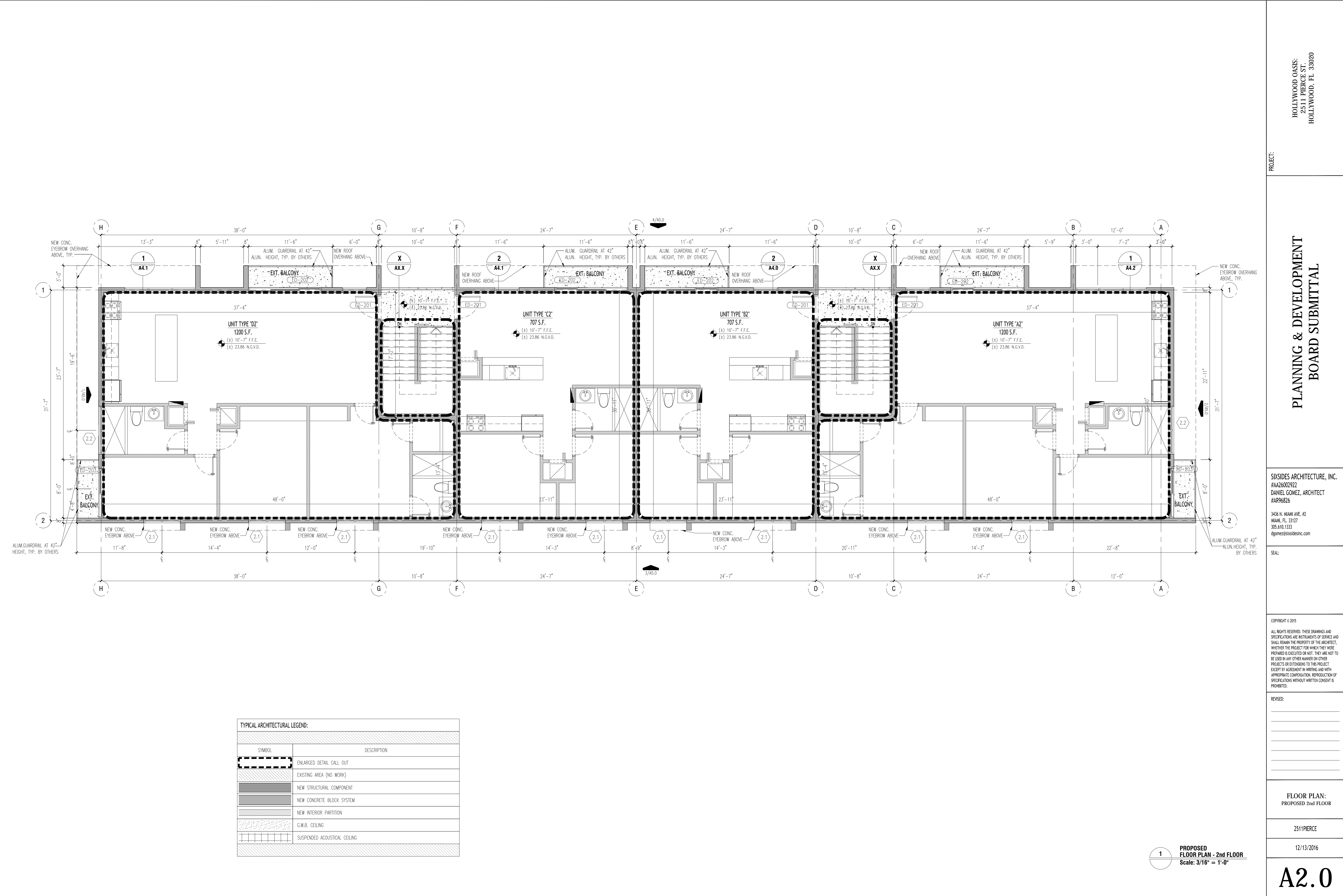
REVISED:

FLOOR PLAN:  
PROPOSED 1st FLOOR

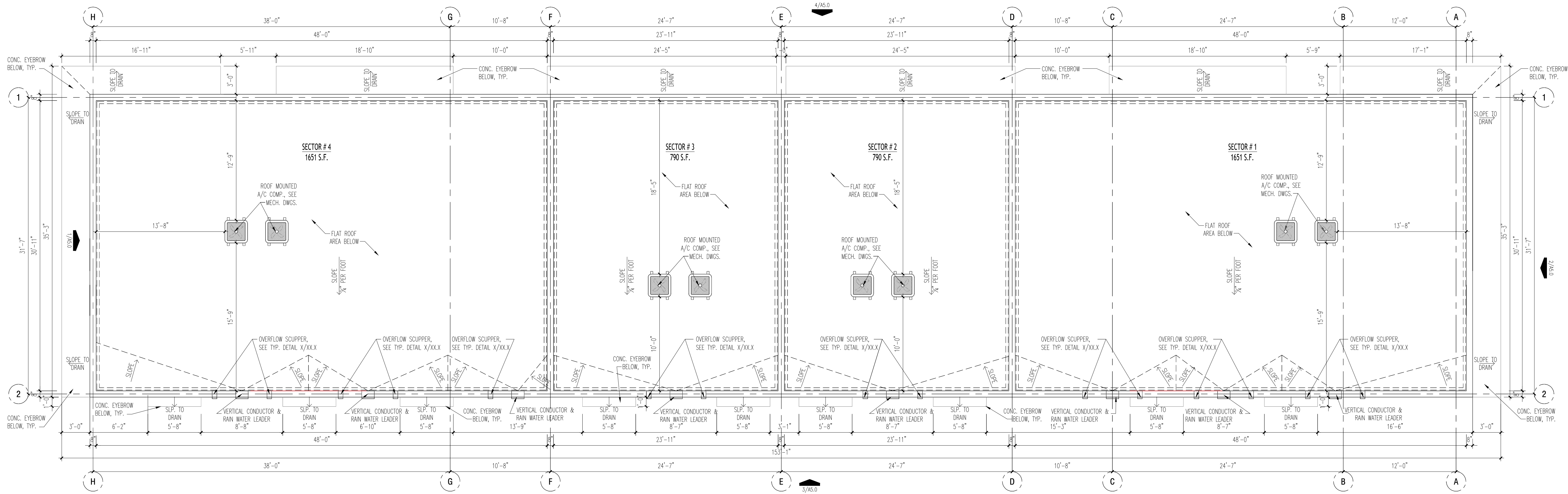
2511PIERCE

12/13/2016

A1.0







**Sector 1 - Roof Drain Calculations**  
As per FBC-P-2014; Section 1106

Roof Area	1,657	Sq. Ft.	
Wall Area	344	Sq. Ft.	
Total Area	2,001	Sq. Ft.	
Primary			
4" Diameter Leader	3,680	Sq. Ft.	
(3) 4" Diameter Leader	11,040	Sq. Ft.	O.K.
Secondary			
2" Head x 8" Weir	1,282	Sq. Ft.	
(2) 2" Head x 8" Weir	2,564	Sq. Ft.	O.K.

**Sector 2 - Roof Drain Calculations**  
As per FBC-P-2014; Section 1106

Roof Area	790	Sq. Ft.	
Wall Area	320	Sq. Ft.	
Total Area	1,110	Sq. Ft.	
Primary			
4" Diameter Leader	3,680	Sq. Ft.	O.K.
Secondary			
2" Head x 8" Weir	1,282	Sq. Ft.	
(2) 2" Head x 8" Weir	2,564	Sq. Ft.	O.K.

**Sector 3 - Roof Drain Calculations**  
As per FBC-P-2014; Section 1106

Roof Area	790	Sq. Ft.	
Wall Area	320	Sq. Ft.	
Total Area	1,110	Sq. Ft.	
Primary			
4" Diameter Leader	3,680	Sq. Ft.	O.K.
Secondary			
2" Head x 8" Weir	1,282	Sq. Ft.	
(2) 2" Head x 8" Weir	2,564	Sq. Ft.	O.K.

**Sector 4 - Roof Drain Calculations**  
As per FBC-P-2014; Section 1106

Roof Area	1,657	Sq. Ft.	
Wall Area	344	Sq. Ft.	
Total Area	2,001	Sq. Ft.	
Primary			
4" Diameter Leader	3,680	Sq. Ft.	
(3) 4" Diameter Leader	11,040	Sq. Ft.	O.K.
Secondary			
2" Head x 8" Weir	1,282	Sq. Ft.	
(2) 2" Head x 8" Weir	2,564	Sq. Ft.	O.K.

1

**PROPOSED  
ROOF PLAN**  
Scale: 3/16" = 1'-0"

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PROJECT:

**PLANNING & DEVELOPMENT  
BOARD SUBMITTAL**

SIXSIDES ARCHITECTURE, INC.  
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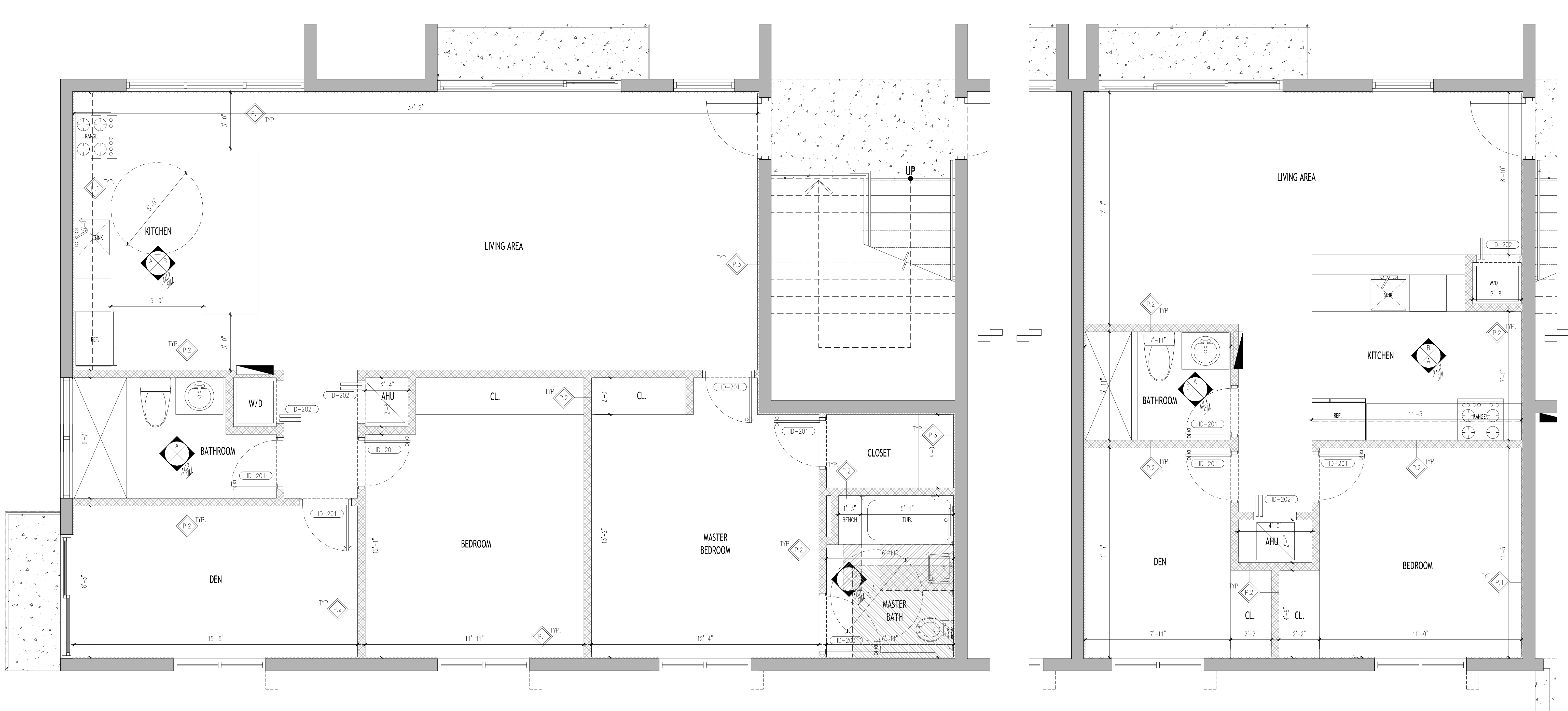
REVISED:

**ROOF PLAN:**  
PROPOSED

2511PIERCE

12/13/2016

A3.0



1 ENLARGED FLOOR PLAN  
UNIT TYPE "D" HANDICAP UNIT  
Scale: 3/8" = 1'-0"

2 ENLARGED FLOOR PLAN  
UNIT TYPE "A, B, B1"  
Scale: 3/8" = 1'-0"

GENERAL GLAZING, GLASS & WINDOW NOTE:

1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2014 R4410.2.6.2
2. ALL MIRROR INSTALLATION PER MANUFACTURER SPECIFICATIONS TO REST ON FLOOR BASE, COUNTER TOP OR BACK SPLASH AS REQUIRED.
3. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER FBC 2014 R307.2.
4. ALL FIXED GLASS SHALL BE UNIFORMLY 3/4" THICK MIN.

INTERIOR DOOR SCHEDULE:

MARK	SIZE			DOOR MATERIAL	FRAME MATERIAL	FINISH	LOCKABLE HARDWARE	CLOS.	DOOR STOP	REMARKS
	W.	H.	TH.							
ID-201	2'-10"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR
ID-202	2'-4"	7'-0"	-	WOOD	WOOD	PAINT	NO	-	NO	NEW INTERIOR BI-FOLD DOOR
ID-203	3'-0"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR

DOOR NOTE:

TYPICAL ARCHITECTURAL LEGEND:

SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING

REVISED:

ENLARGED FLOOR PLAN:  
UNIT TYPE "A,B,B1,D"

2511PERCE

12/13/2016

PROJECT:

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

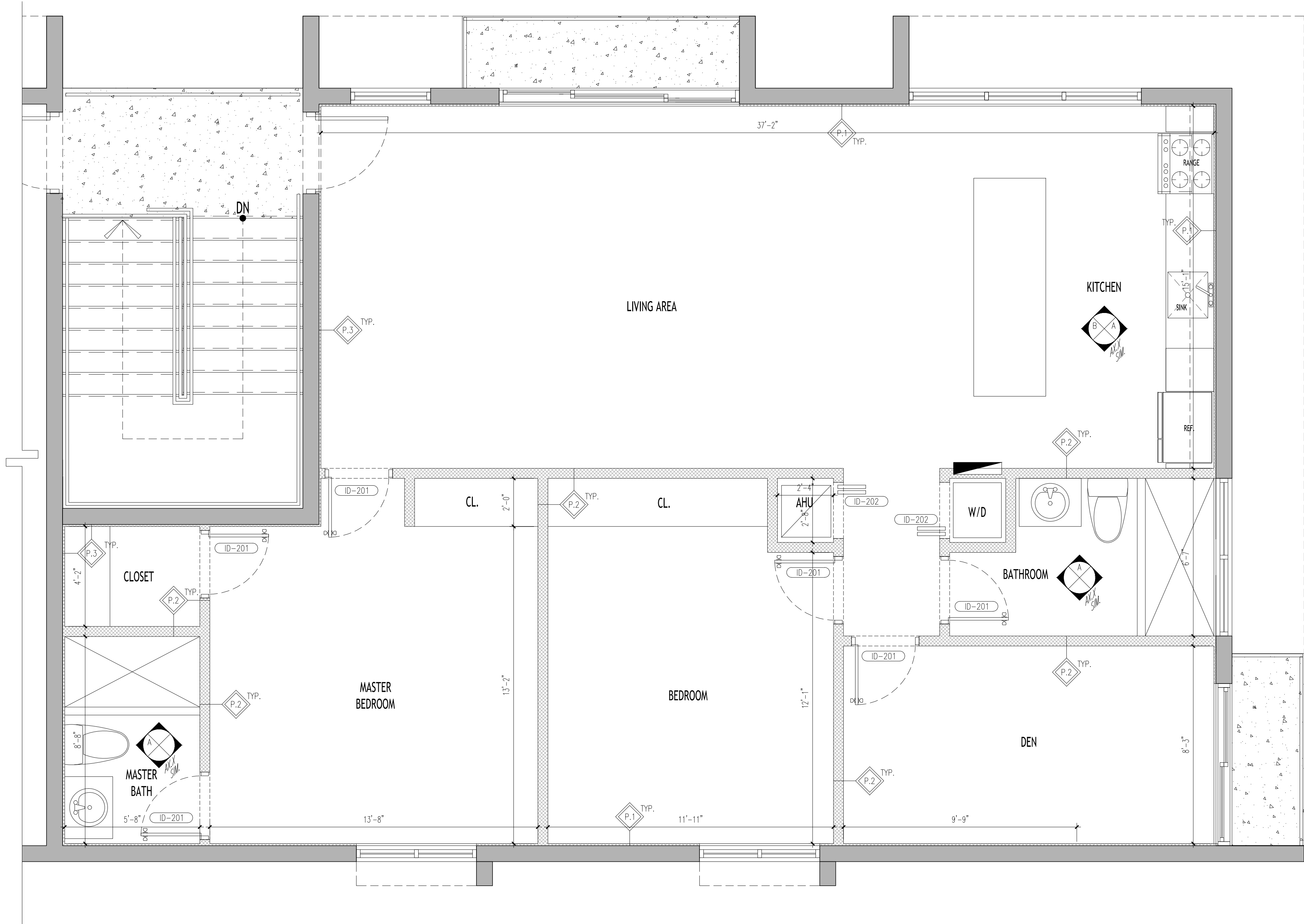
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#AA26022922  
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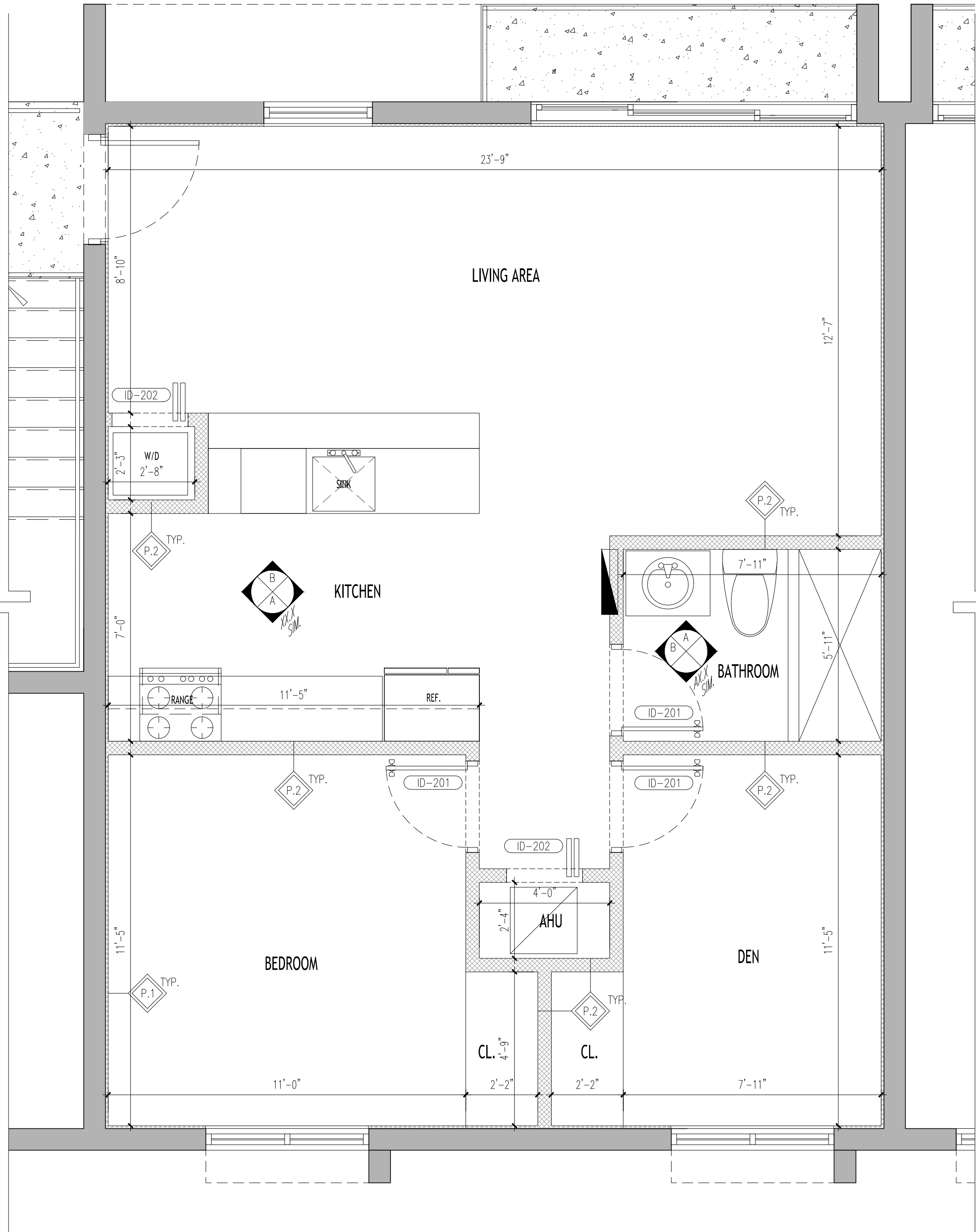
1 ENLARGED FLOOR PLAN  
UNIT TYPE "A1"  
Scale: 3/8" = 1'-0"

GENERAL GLAZING, GLASS & WINDOW NOTE:	
1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2014 R4410.2.6.2	
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4. ALL FIXED GLASS SHALL BE UNIFORMLY 3/4" THICK MIN.	

INTERIOR DOOR SCHEDULE:

MARK	SIZE			DOOR MATERIAL	FRAME MATERIAL	FINISH	LOCKABLE HARDWARE	CLOS.	DOOR STOP	REMARKS
	W.	H.	TH.							
ID-201	2'-10"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR
ID-202	2'-4"	7'-0"	-	WOOD	WOOD	PAINT	NO	-	NO	NEW INTERIOR BI-FOLD DOOR
ID-203	3'-0"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR
DOOR NOTE:										

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING



2 ENLARGED FLOOR PLAN  
UNIT TYPE "C, C1"  
Scale: 3/8" = 1'-0"

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PROJECT:

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.  
#AA26022922  
DANIEL GOMEZ, ARCHITECT  
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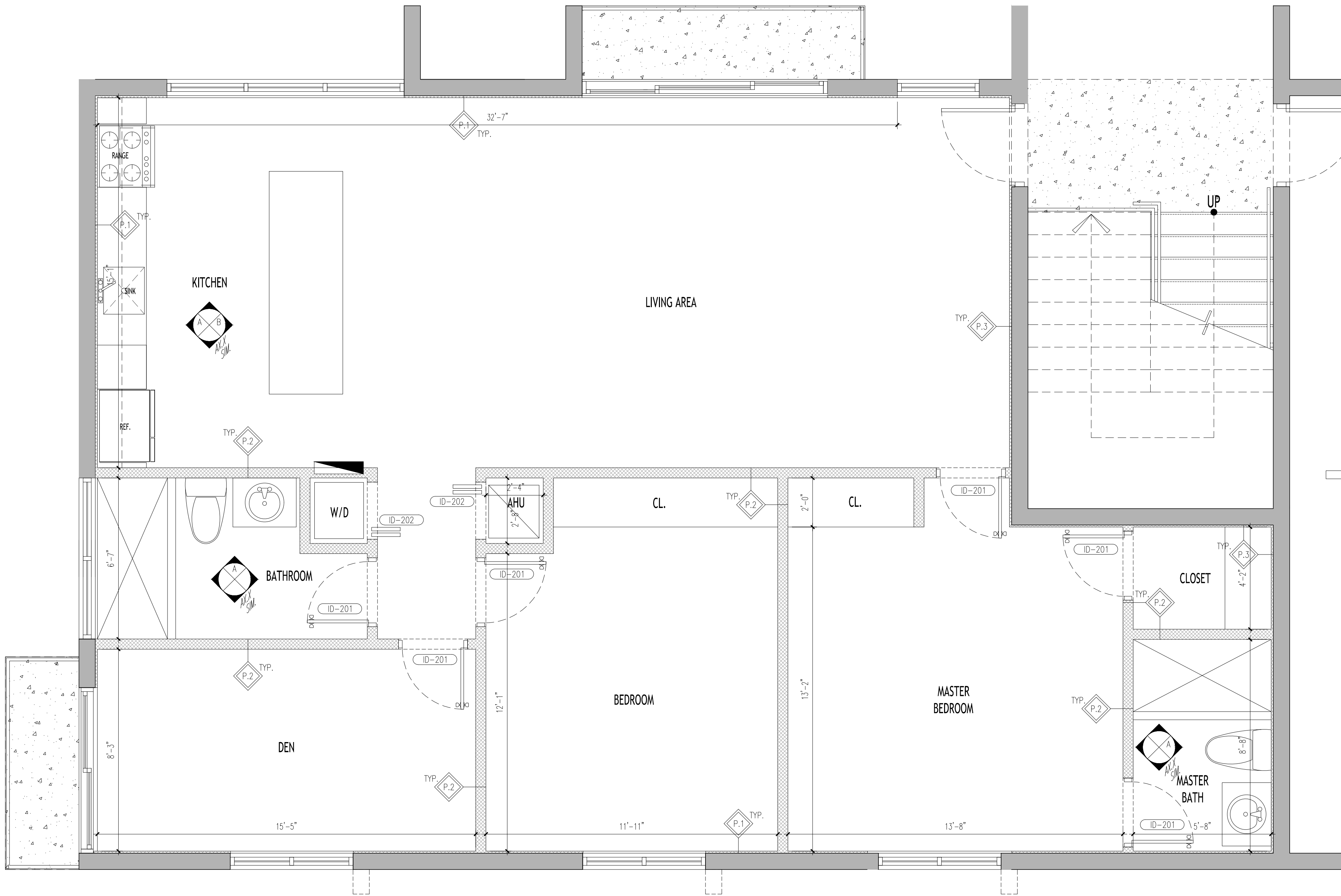
ENLARGED FLOOR PLAN:  
UNIT TYPE "A1, C, C1"

2511PIERCE

12/13/2016

A4.1





1  
ENLARGED FLOOR PLAN  
UNIT TYPE "D1"  
Scale: 3/8" = 1'-0"

GENERAL GLAZING, GLASS & WINDOW NOTE:	
1. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET FORTH IN SECTION R4410.2.3.1.3 FOR CATEGORY II GLAZING PRODUCTS AS PER FBC 2014 R4410.2.6.2	
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4. ALL FIXED GLASS SHALL BE UNIFORMLY 3/4" THICK MIN.	

INTERIOR DOOR SCHEDULE:

MARK	SIZE			DOOR MATERIAL	FRAME MATERIAL	FINISH	LOCKABLE HARDWARE	CLOS.	DOOR STOP	REMARKS
	W.	H.	TH.							
ID-201	2'-10"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR
ID-202	2'-4"	7'-0"	-	WOOD	WOOD	PAINT	NO	-	NO	NEW INTERIOR BI-FOLD DOOR
ID-203	3'-0"	7'-0"	-	WOOD	WOOD	PAINT	YES	-	YES	NEW INTERIOR SWING DOOR

DOOR NOTE:

TYPICAL ARCHITECTURAL LEGEND:	
SYMBOL	DESCRIPTION
	ENLARGED DETAIL CALL OUT
	EXISTING AREA (NO WORK)
	NEW STRUCTURAL COMPONENT
	NEW CONCRETE BLOCK SYSTEM
	NEW INTERIOR PARTITION
	G.W.B. CEILING
	SUSPENDED ACOUSTICAL CEILING

PROJECT:  
HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

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ENLARGED FLOOR PLAN:  
UNIT TYPE "D1"

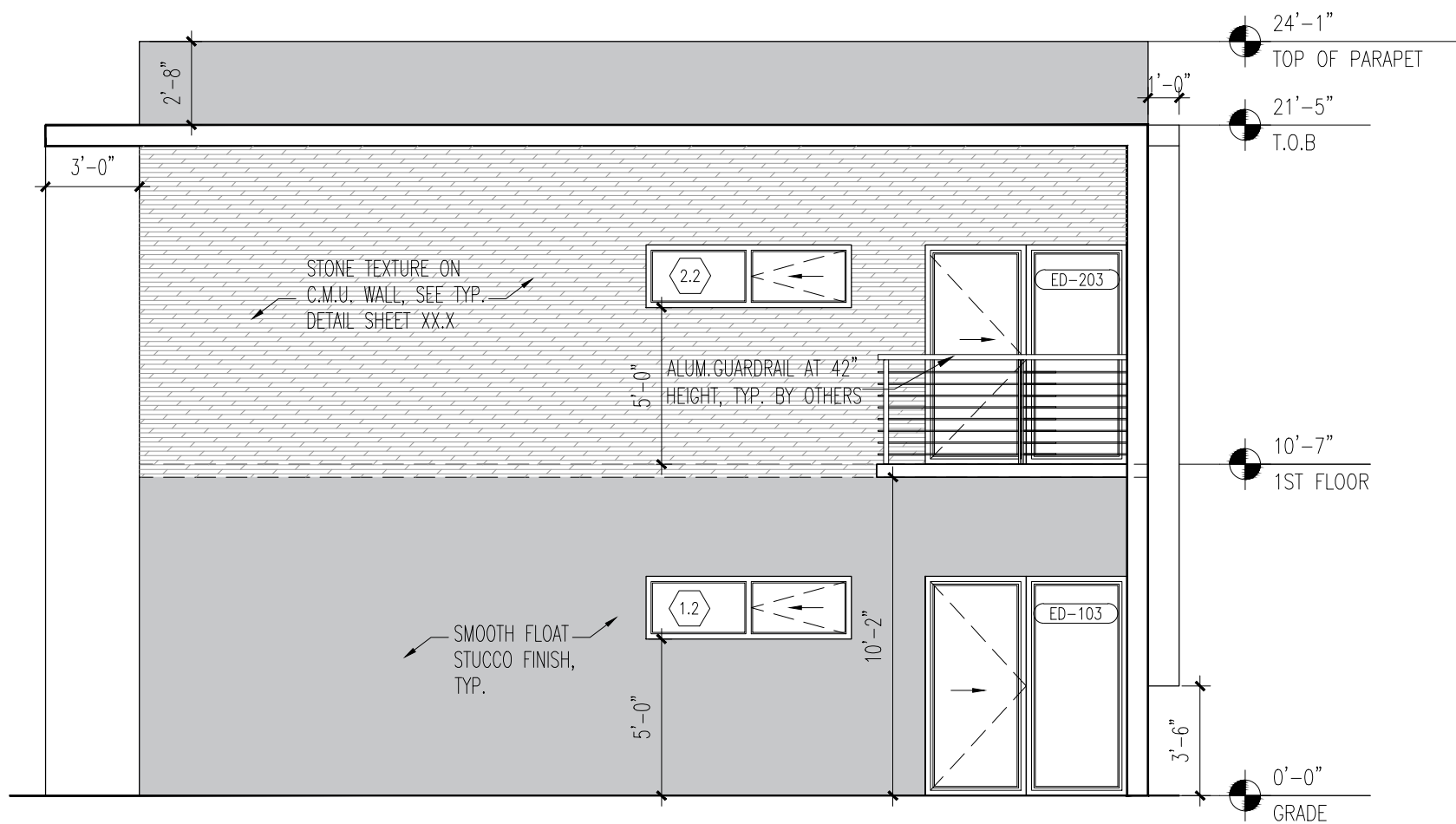
2511PIERCE

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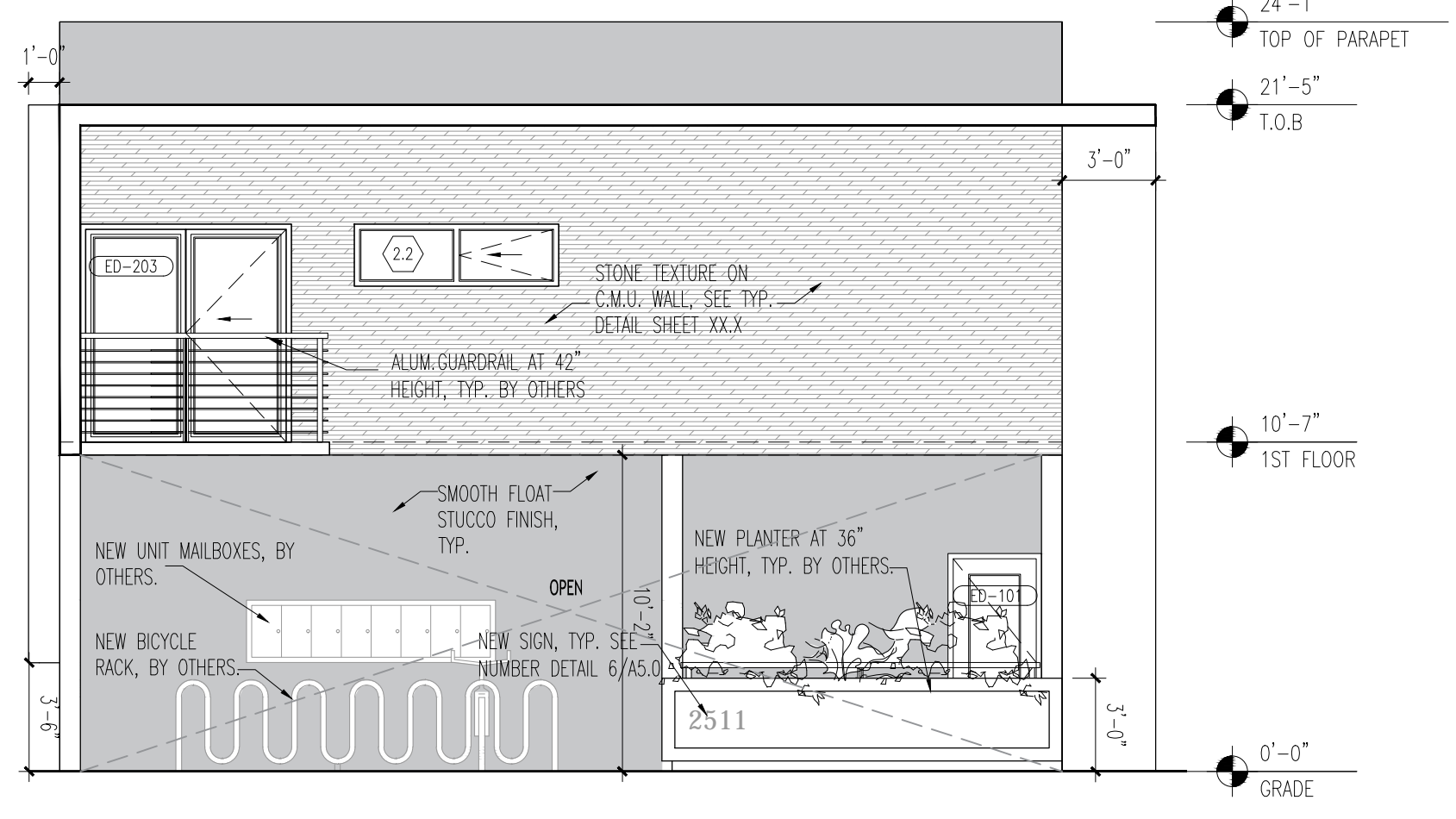
A4.2

COLOR CODES LEYEND:			
SYMBOL	NAME / SWATCH CODE	MANUFACTURER	R.G.B.
	ICE CUBE / SW 6252	SHERWIN-WILLIAMS	R:227 G:228 B:225
	HIGH REF. WHITE /SW7757	SHERWIN-WILLIAMS	R:247 G:247 B:241
	STONE ON C.M.U. WALL	(BY OTHERS)	

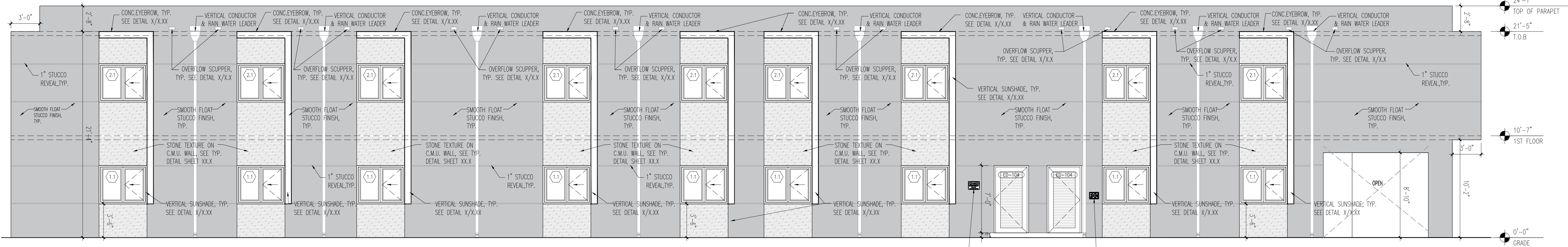
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**1 NORTH ELEVATION**  
Scale: 3/16" = 1'-0"

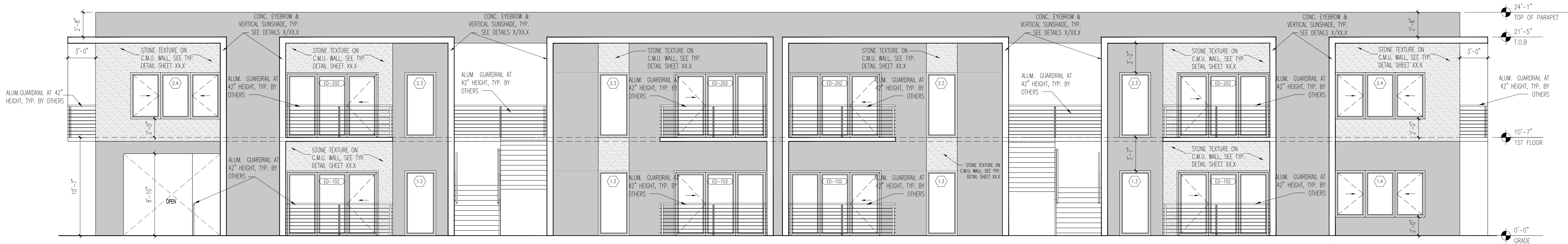


**2 SOUTH ELEVATION**  
Scale: 3/16" = 1'-0"



EAST ELEVATION / AREA OF UNPROTECTED SPRINKLERED OPENINGS: AS PER FBC-B-2014:705.8)		
AREA OF WALL	AREA OF OPENINGS	TOTAL < 25%
3,554 SQ.FT	455 SQ.FT	12.8%

**3 WEST ELEVATION**  
Scale: 3/16" = 1'-0"



**4 EAST ELEVATION**  
Scale: 3/16" = 1'-0"

PROJECT:  
HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

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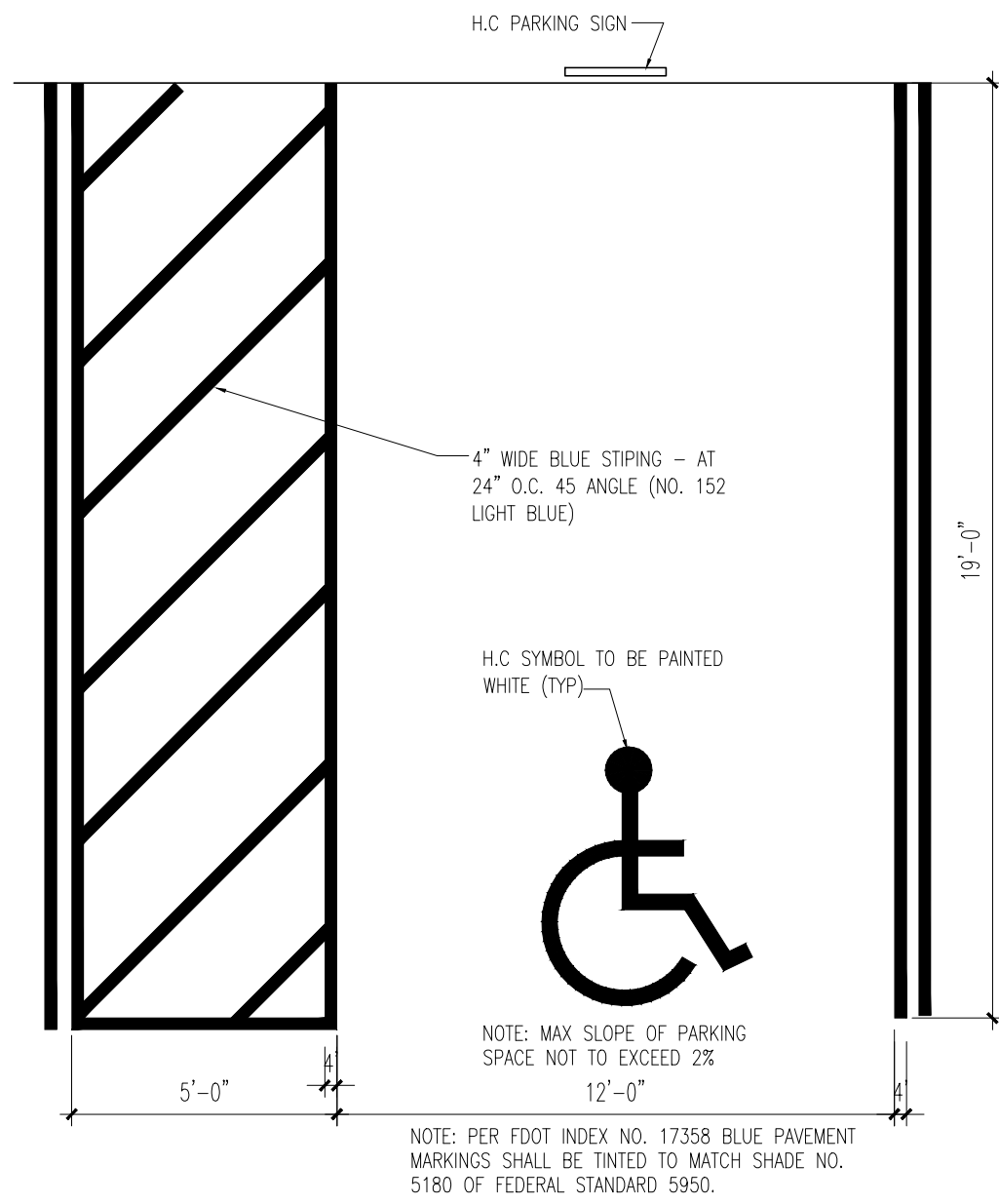
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ELEVATIONS:  
PROPOSED

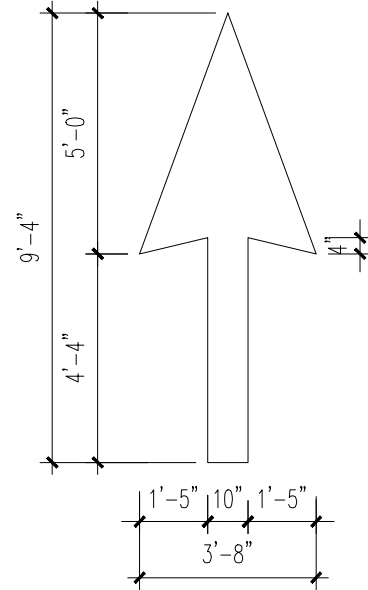
2511PIERCE

12/13/2016

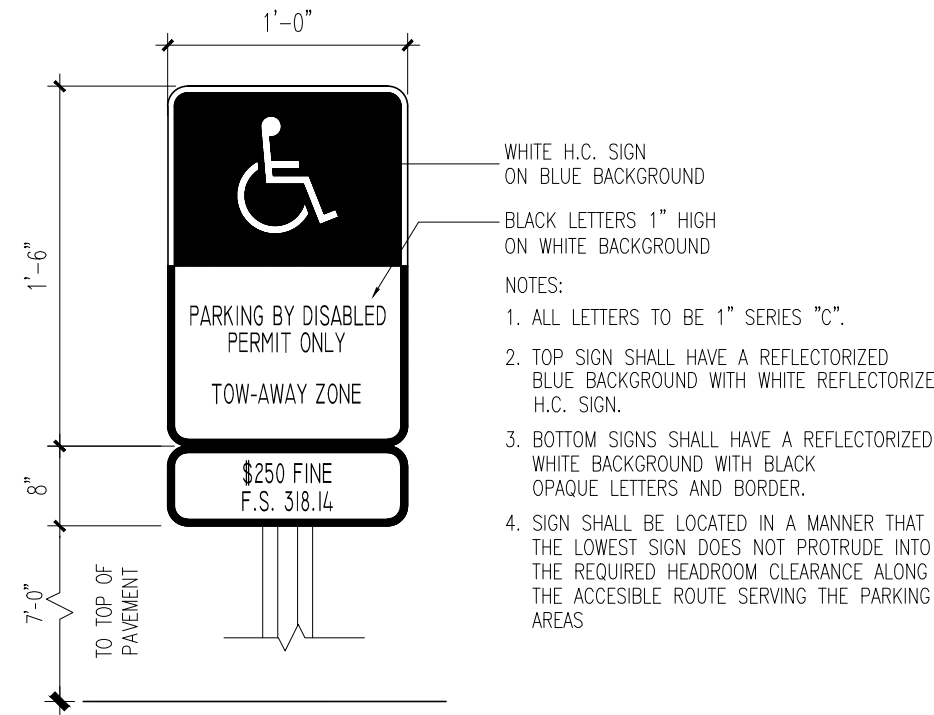
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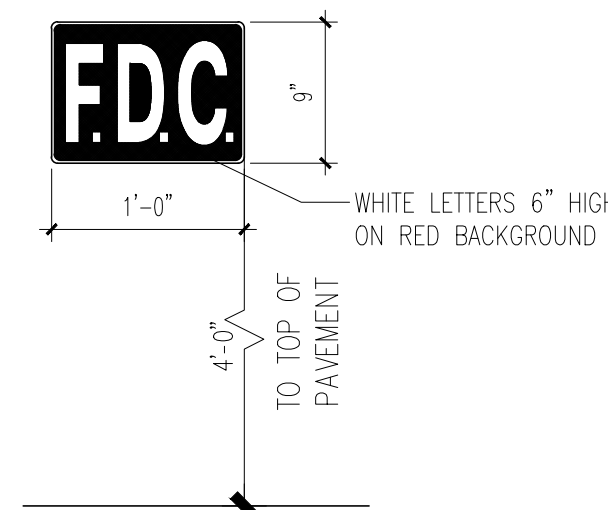
1 TYP/ ENLARGED ACCESSIBLE PARKING  
Scale: 1/4" = 1'-0"



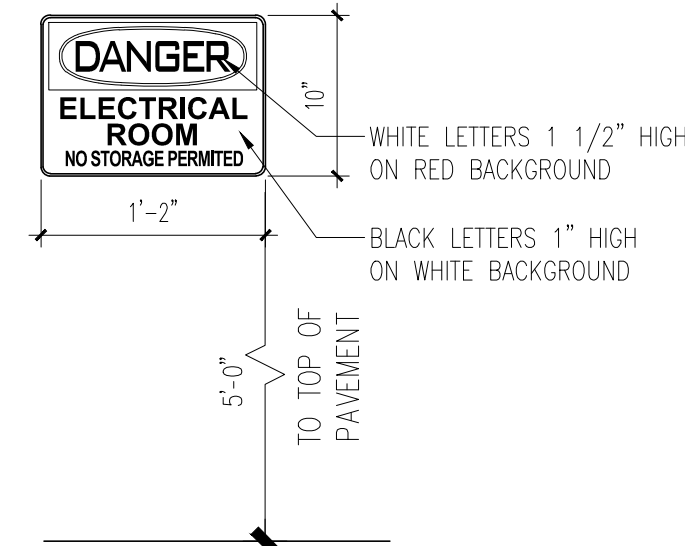
2 ARROW DETAIL, TYP.  
Scale: 1/4" = 1'-0"



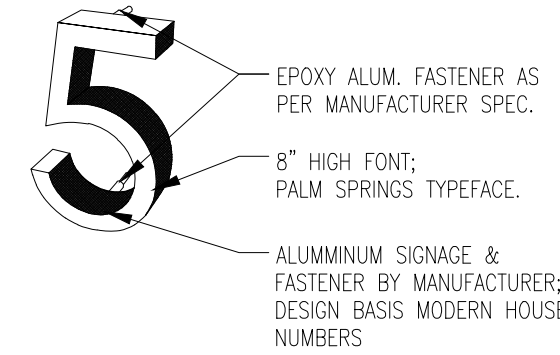
3 ACCESSIBLE PARKING SIGN  
Scale: 1/4" = 1'-0"



4 F.D.C. SIGN  
Scale: 1" = 1'-0"

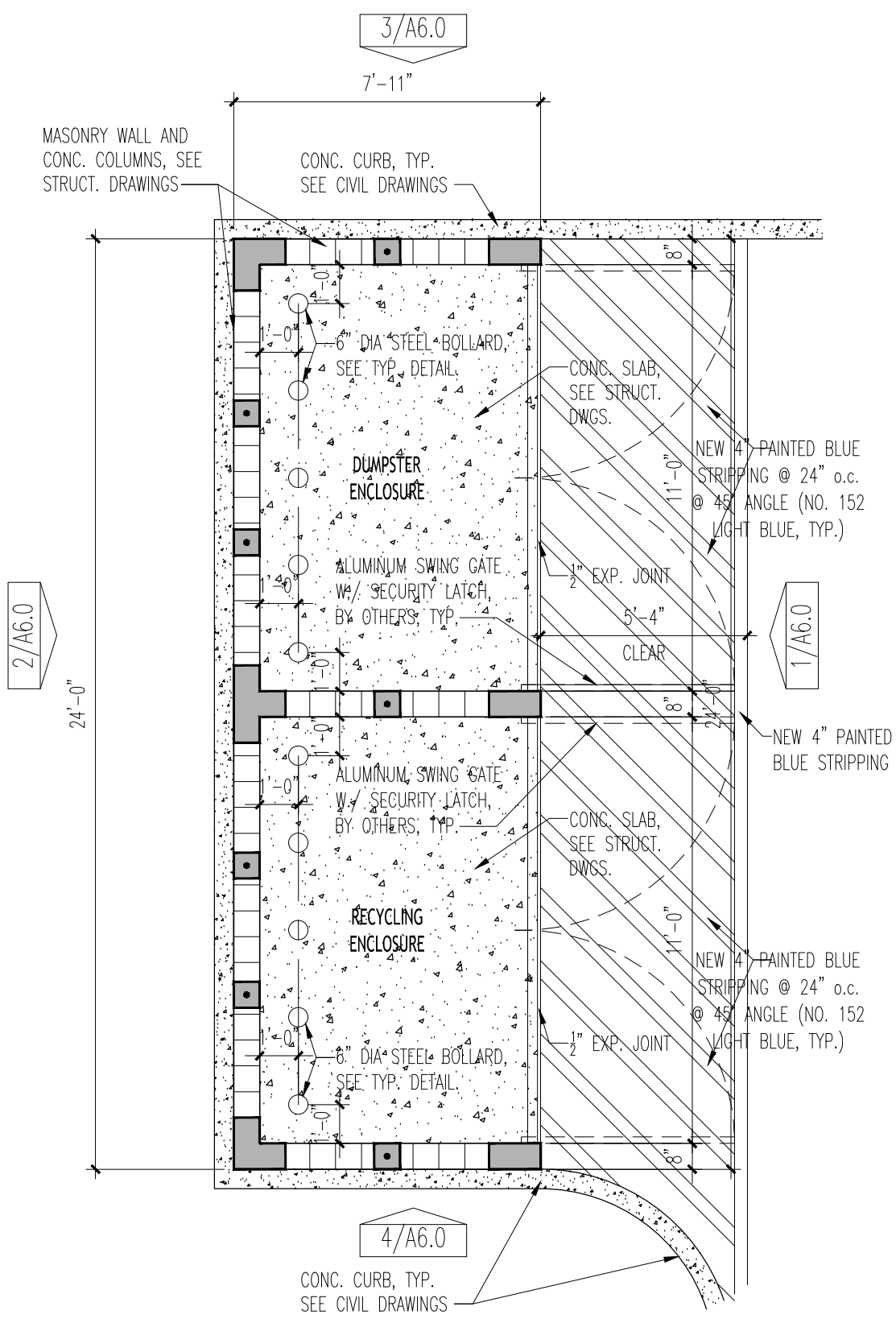


5 ELECTRICAL ROOM SIGN  
Scale: 1" = 1'-0"

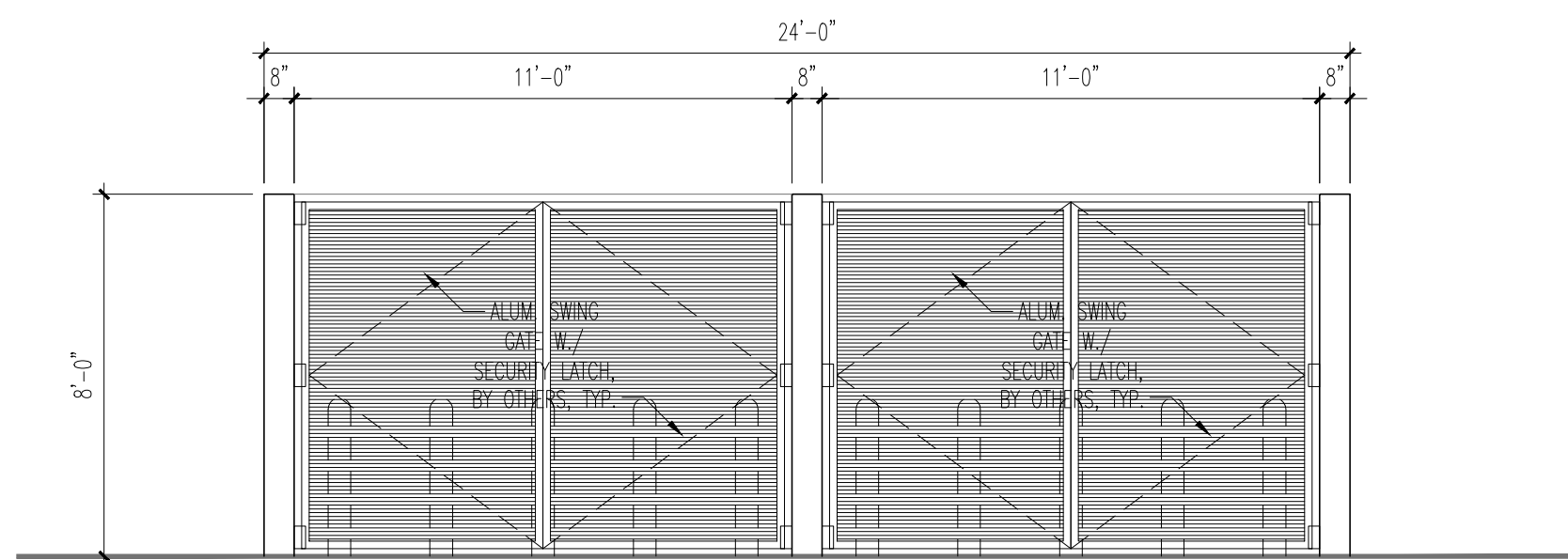


6 TYP. METAL LETTERING DTL.  
Scale: 1-1/2" = 1'-0"

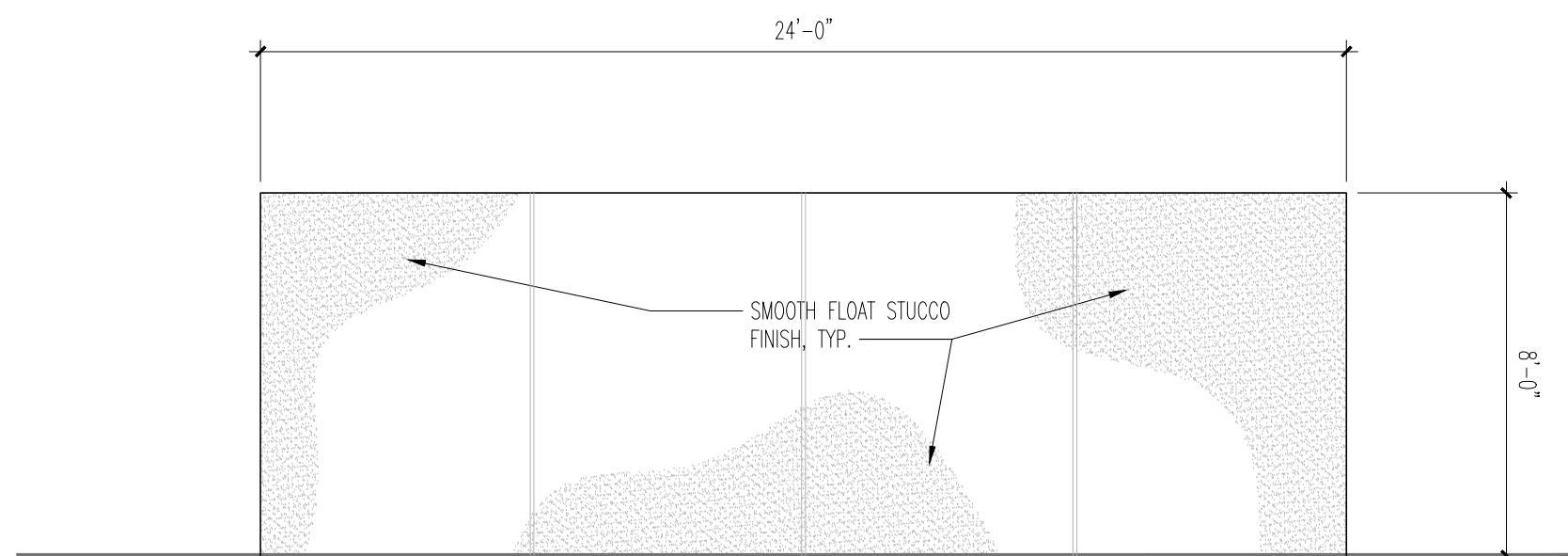
NOTE:  
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



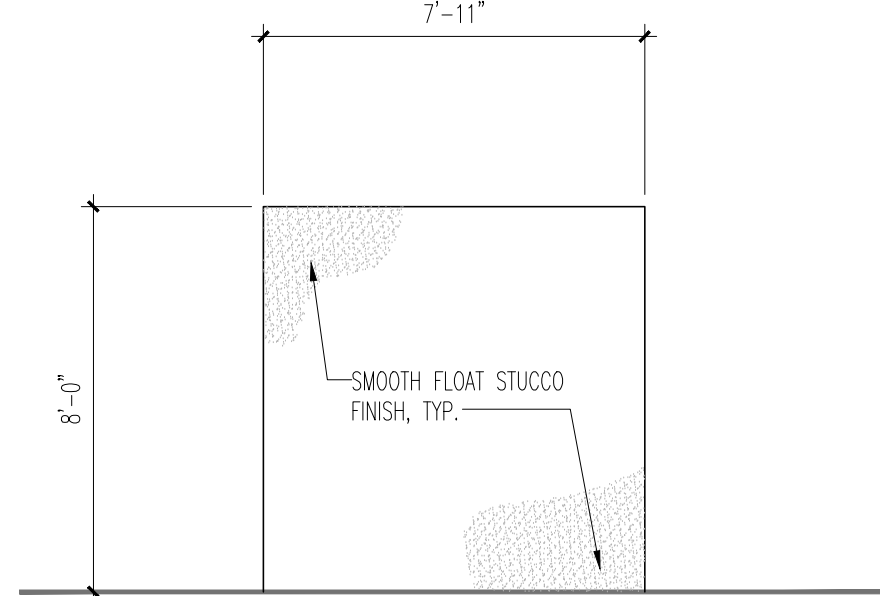
7 ENLARGED DUMPSTER DETAIL  
Scale: 1/4" = 1'-0"



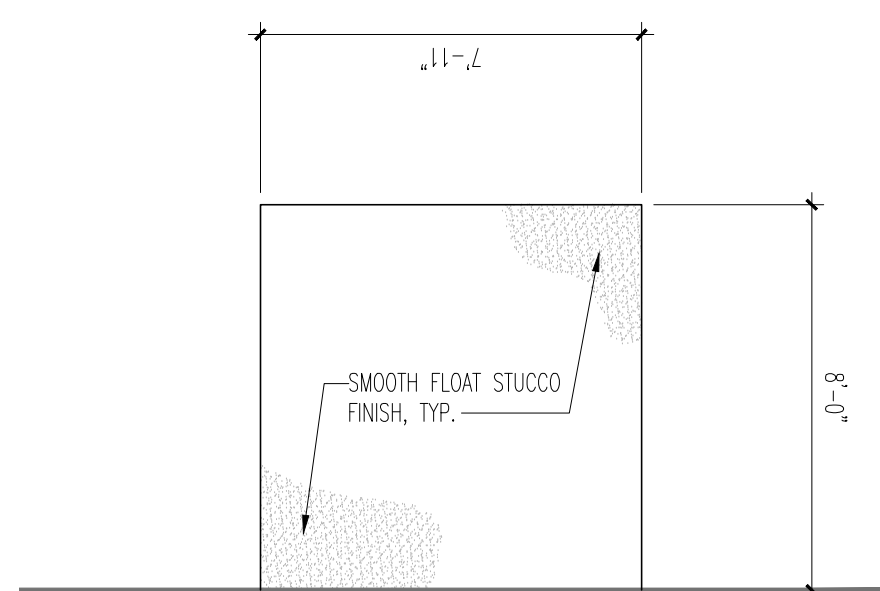
8 ELEVATION 1  
Scale: 1/4" = 1'-0"



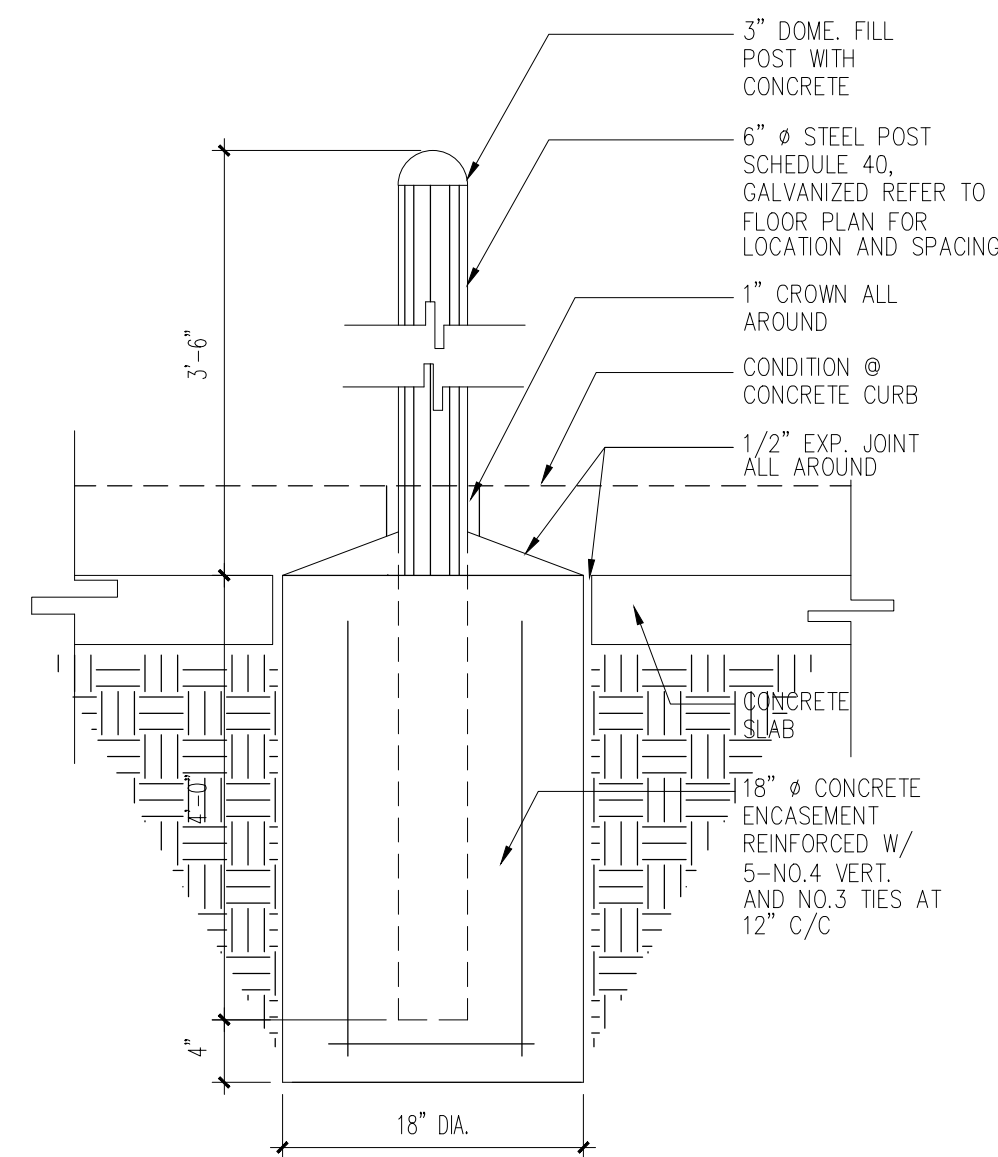
9 ELEVATION 2  
Scale: 1/4" = 1'-0"



10 ELEVATION 3  
Scale: 1/4" = 1'-0"



11 ELEVATION 4  
Scale: 1/4" = 1'-0"



12 TYPICAL BOLLARD DETAIL  
Scale: 1" = 1'-0"

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PROJECT:

## PLANNING & DEVELOPMENT BOARD SUBMITTAL

SIXSIDES ARCHITECTURE, INC.  
#AA26002922  
DANIEL GOMEZ, ARCHITECT  
#AR96826

3436 N. MIAMI AVE. #2  
MIAMI, FL 33127  
305.610.1333  
dgonmez@sixsidesinc.com

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DETAILS

2511PIERCE

12/13/2016

# A6.0





1 EAST ELEVATION



2 WEST ELEVATION

PROJECT:  
HOLLYWOOD OASIS:  
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RENDERINGS
2511PIERCE
12/13/2016

A7.0





1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



2 WEST ELEVATION

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RENDERINGS

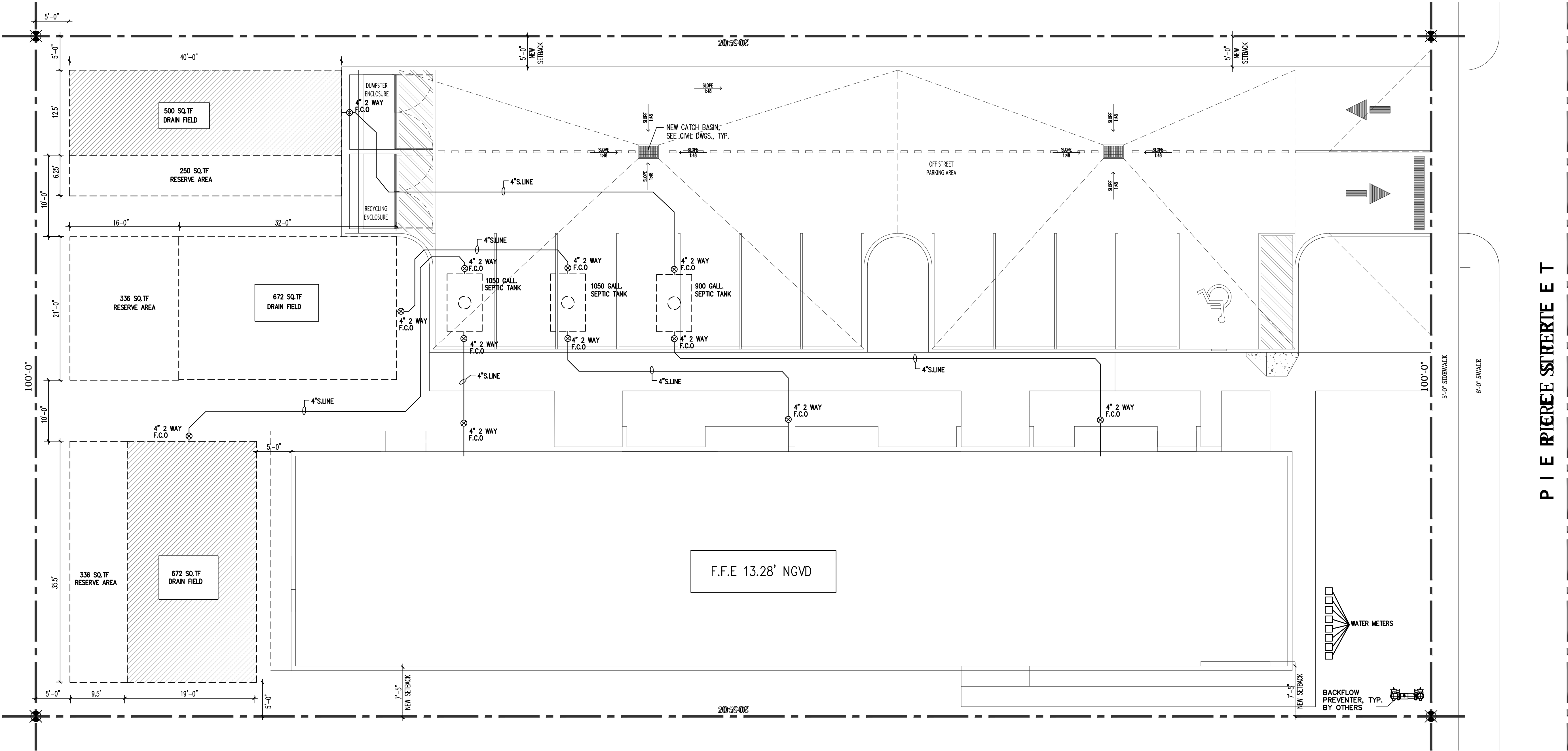
2511PIERCE

12/13/2016

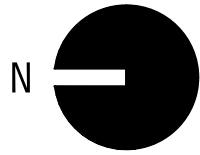
A7.1



DRAIN FIELD AND SEPTIC TANK CALCULATION		
1 ACRE = 43560.0 SQ.FT .....2500 G.P.D LOT SIZE = 20500.0 SQ.FT .....1176 G.P.D ALLOW TO DRAIN SYSTEM #1,#2 & #3. TOTAL DRAIN 1000 G.P.D		
SYSTEM # 1 (2 UNITS TYPE "B" OF 1200 SQ.FT AND 2 BEDROOM EACH) TOTAL 2400 SQ.FT 4 BEDROOMS AS PER TABLE I 4 BEDROOMS WITH - 2251 - 3300 SQ.FT.....400 GALLONS/DAY AS PER TABLE II 400 GPD .....1050 GALLONS TANK CAPACITY 400 G.P.D / 0.6 = 666 SQ.FT DRAIN FIELD REQUIRED/ 672 DRAIN FIELD PROVIDED 333 SQ.FT RESERVED AREA REQUIRED/336 SQ.FT PROVIDED 999 SQ.FT TOTAL UNOBSTRUCTED AREA REQUIRED/1008 SQ.FT PROVIDED	SYSTEM # 2 (4 UNITS TYPE "A" OF 700 SQ.FT AND 1 BEDROOM EACH) TOTAL 2800 SQ.FT 4 BEDROOMS AS PER TABLE I 4 BEDROOMS WITH - 2251 - 3300 SQ.FT.....400 GALLONS/DAY AS PER TABLE II 400 GPD .....1050 GALLONS TANK CAPACITY 400 G.P.D / 0.6 = 666 SQ.FT DRAIN FIELD REQUIRED/ 672 DRAIN FIELD PROVIDED 333 SQ.FT RESERVED AREA REQUIRED/336 SQ.FT PROVIDED 999 SQ.FT TOTAL UNOBSTRUCTED AREA REQUIRED/1008 SQ.FT PROVIDED	SYSTEM # 3 (2 UNITS TYPE "A & B" OF 1700 SQ.FT AND 3 BEDROOM ) AS PER TABLE I 3 BEDROOMS WITH - 2251 - 3300 SQ.FT.....300 GALLONS/DAY AS PER TABLE II 300 GPD .....900 GALLONS TANK CAPACITY 300 G.P.D / 0.6 = 500 SQ.FT DRAIN FIELD REQUIRED/ 500 DRAIN FIELD PROVIDED 250 SQ.FT RESERVED AREA REQUIRED/250 SQ.FT PROVIDED 750 SQ.FT TOTAL UNOBSTRUCTED AREA REQUIRED/750 SQ.FT PROVIDED



1 PLUMBING SITE PLAN  
Scale: 1/8" = 1'-0"



ORLANDO RANGEL  
P.E. 60226  
9340 S.W. 37th STREET MIAMI, FLORIDA 33165  
TEL: 186-541 3511

PROJECT:

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL. 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

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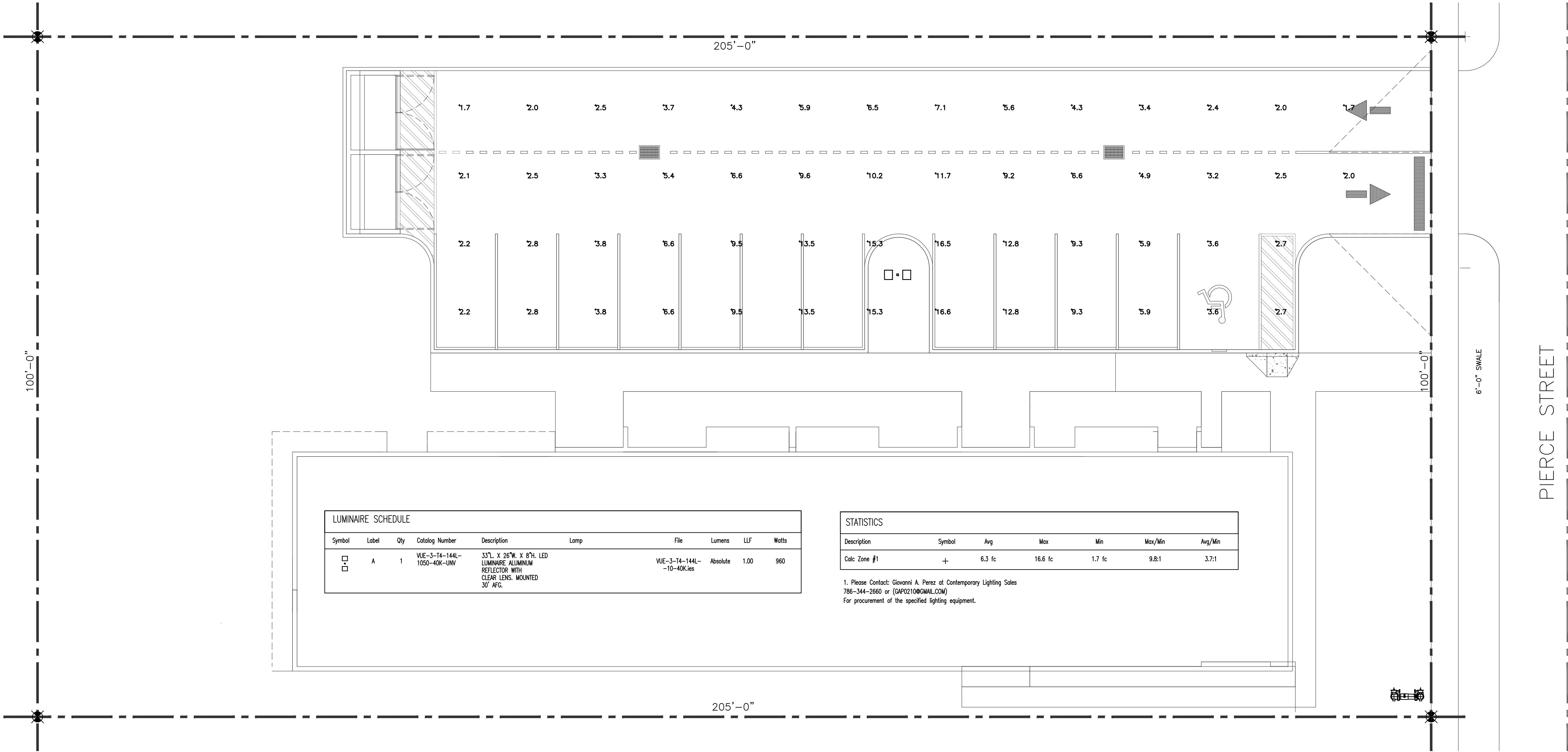

PLUMBING  
SITE PLAN

2511PIERCE

12/13/2016

P-1



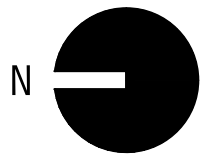


LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
<div><div></div><div></div></div>	A	1	VUE-3-T4-144L-1050-40K-UNW	33"L. X 26"W. X 8"H. LED LUMINAIRE ALUMINUM REFLECTOR WITH CLEAR LENS. MOUNTED 30' AFG.		VUE-3-T4-144L-10-40K.ies	Absolute	1.00
							960	Watts

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	6.3 fc	16.6 fc	1.7 fc	9.8:1	3.7:1

1. Please Contact: Giovanni A. Perez at Contemporary Lighting Sales  
786-344-2860 or (GAPRO21@GMAIL.COM)  
For procurement of the specified lighting equipment.

1 PLUMBING SITE PLAN  
Scale: 1/8" = 1'-0"



Elias P. Crespo

7724 W 29 Ln E102

HIALEAH, Florida, 33018

Phone (786) 413-6415 Fax (305) 824-9597

ELECTRICAL ENGINEER

P.E. LICENCE : 59295

PROJECT:

HOLLYWOOD OASIS:  
2511 PIERCE ST.  
HOLLYWOOD, FL 33020

PLANNING & DEVELOPMENT  
BOARD SUBMITTAL

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PHOTOMETRIC  
SITE PLAN

2511PIERCE

12/13/2016

PH-1

**PLANNING & DEVELOPMENT BOARD SUBMITTAL FOR:**

**Hollywood Oasis**  
2511 Pierce Street  
Hollywood, FL 33020

**Color Chips**



1108 KANE CONCOURSE #220  
BAY HARBOUR ISLAND FL 33154  
Ph. 786.389.9535  
#AA26002922

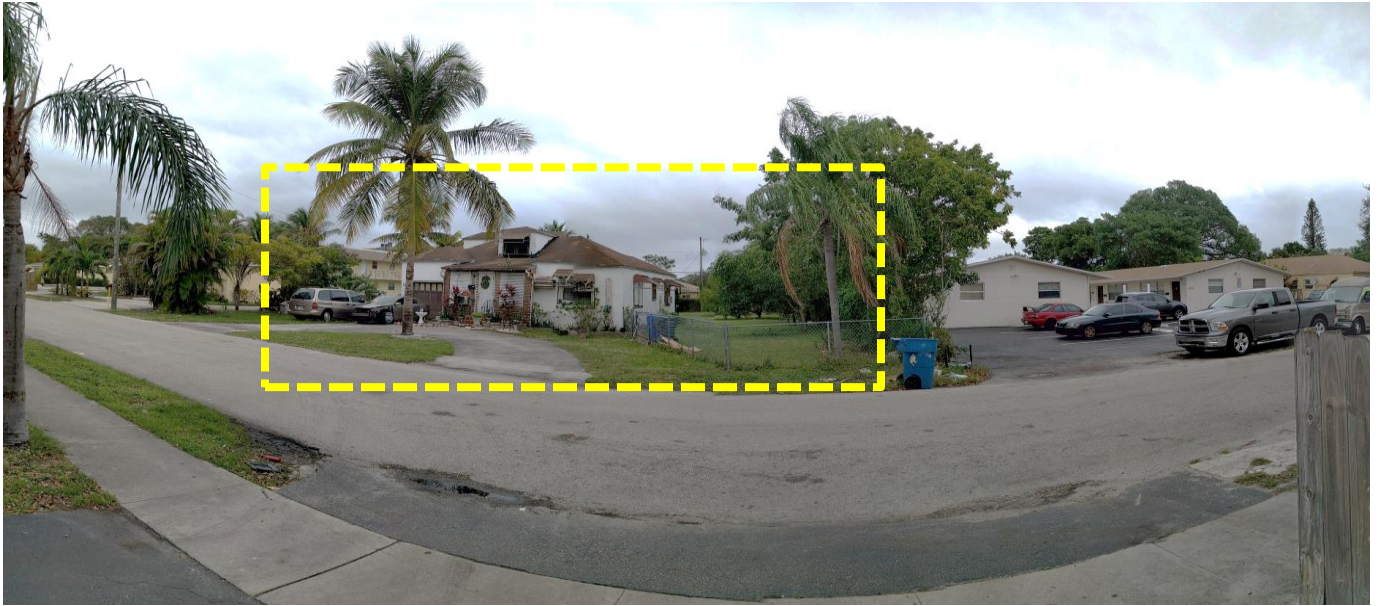
**PLANNING & DEVELOPMENT BOARD SUBMITTAL FOR:**

**Hollywood Oasis**  
2511 Pierce Street  
Hollywood, FL 33020

**Color Photographs of subject site  
& adjacent properties**



1108 KANE CONCOURSE #220  
BAY HARBOUR ISLAND FL 33154  
Ph. 786.389.9535  
#AA26002922



1108 KANE CONCOURSE #220  
BAY HARBOUR ISLAND FL 33154  
Ph. 786.389.9535  
#AA26002922





1108 KANE CONCOURSE #220  
BAY HARBOUR ISLAND FL 33154  
Ph. 786.389.9535  
#AA26002922

# ATTACHMENT B


## Land Use and Zoning Map



**DEVELOPMENT SERVICES  
PLANNING**

**Legend**

 Subject Proeprty

 Streets

 Major Roads

**LAND USE**

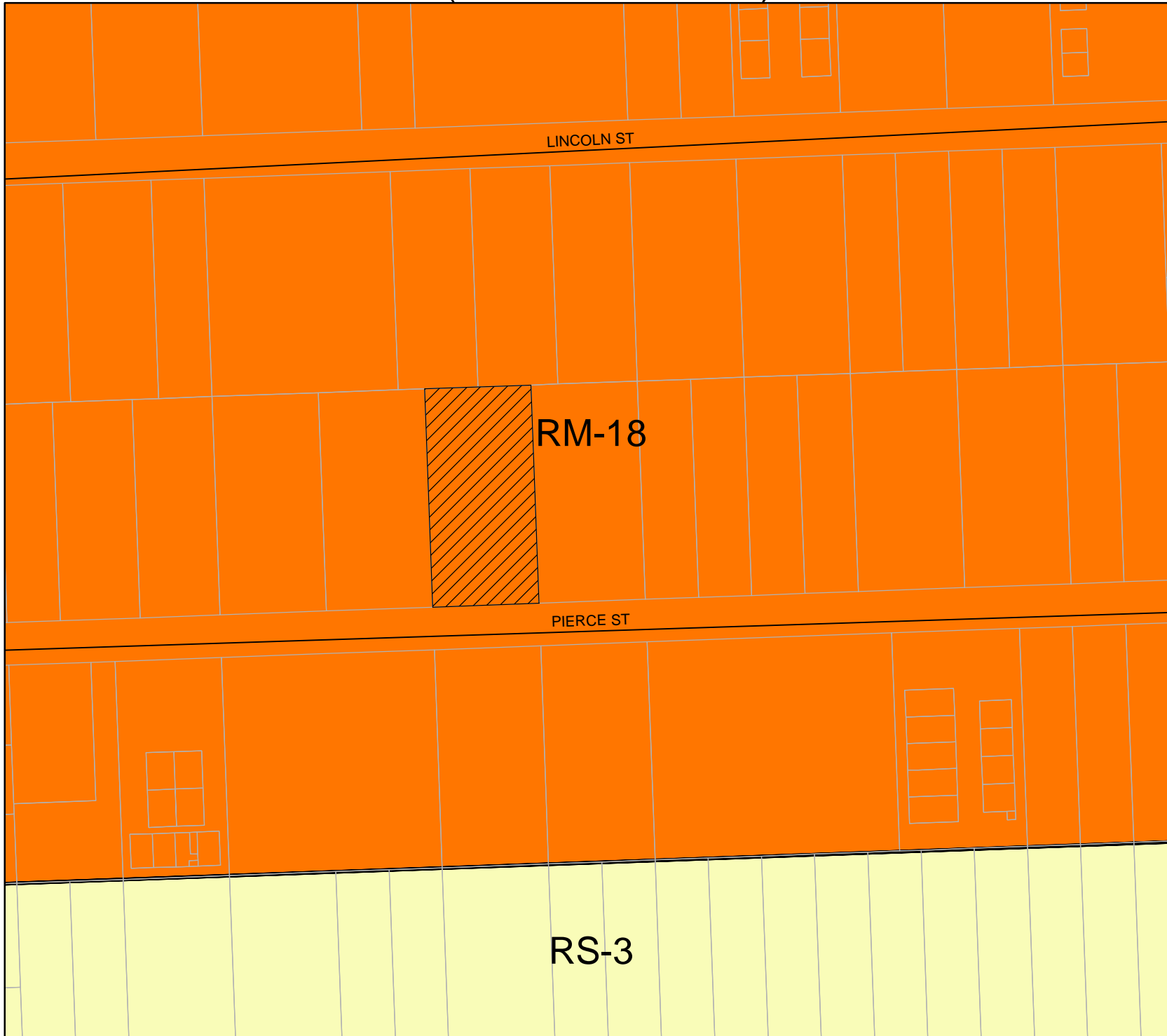
 LRES

 MRES

**ZONING**

 RM-18

 RS-3



0 30 60 120 Feet



# ATTACHMENT C

## Correspondence



Director Barnett,

On July 5, 2016, an application was submitted to the TAC for a two-story rental apartment building at 2511 Pierce Street. The application stated that the applicant had met with the Civic Association, which was not true. To correct the problem, the Board of the North Central Civic Association invited Alex Gohman to present his plan at the July 12th regular meeting. Here is what we learned.

The apartments will be rentals. This is the first residential property project for this applicant. He has no business plan. He doesn't know what the rents or occupancy are for adjacent rental units. He doesn't know the character of the neighborhood such as crime/nuisance calls.

The site is a blighted area. If you "Instant Google Street View" the address you will see a living room couch on the swale of the building adjacent to the east. It is gone now but in its place is a mattress. If you drive it, you will see piles of light construction debris, mattresses and furniture strewn up and down burnt out swales to the east and west.

The apartments will have no amenities. Facing the street there will be a slab under a second floor apartment, where residents can congregate.

There will be five one-bedroom units and three two-bedroom units. The plan shows 12 parking spaces, 1-1/2 per unit. While conforming, this isn't adequate.

Furthermore, each will have a bedroom-sized den. A den is a room without a closet. A room without a closet doesn't require a parking space. If you include the den as a bedroom, **there is a potential for 29 adult residents. The plan is ideal for a sober house.**

For years we have listened to how we don't take pride in our properties and how some of us don't care about the piles of old furniture and trash. Homeowners in North Central care very much about the appearance of our streets and the appearance of our neighbors' property. We need more efficient and effective trash hauling and we need more efficient and effective code enforcement. Pierce Street from 24th to 26th Avenue is an example of how rental units with a constant transient turnover have blighted our district.

The City has enough low-income housing. We know that our high-crime areas are in rental apartment areas. We know that rental apartment's don't give the city a return for services.

**If we know it's going to cost the city money to put up another apartment building, why are we doing this?**

Stop permitting absentee landlords exploit opportunities for profit to the detriment of homeowners. **We pay two ways. We pay for their services and our property values suffer.**

Just because it's legal and they are not asking for variances we should not be permitting this. If it's a bad thing for the City it should not be allowed.

Karen Caputo