





# ALTA / NSPS LAND TITLE SURVEY

A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, IN BLOCK 2 OF "THE ORANGE DRIVE - PINE ISLAND PLAT", RECORDED IN PLAT BOOK 148, AT PAGE 31, BROWARD COUNTY RECORDS, LYING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

## SURVEYOR'S NOTES:

### SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the original Survey was on JUNE 18, 2019.

### SECTION 2) LEGAL DESCRIPTION:

The West 1/2 of Lot 2, all of Lots 3, 4 and 5 and the East 1/2 of Lot 6, LESS the South 30 feet thereof for Right-of-Way purposes, in Block 7 of "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

### SAID PROPERTY OTHERWISE DESCRIBED AS FOLLOWS:

2219 HOLLYWOOD BOULEVARD PARCEL  
Lot 3, Block 7, and the East 1/2 of Lot 4, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00', for road right-of-way, and less the South 160.00' of the West 27.13' of Lot 3, Block 7, and less the South 160.00' of the East 1/2 of Lot 4, Block 7.

AND  
The South 160.00 feet of the West 27.13 feet of Lot 3, Block 7, and the East 1/2 of the South 160.00' of Lot 4, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00' for road right-of way.

AND  
2231 HOLLYWOOD BOULEVARD PARCEL  
West 1/2 of Lot 4, Block 7, Hollywood Little Ranches Amended Plat, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00 for road right of way.

AND  
2233 HOLLYWOOD BOULEVARD PARCEL  
Lot 5, less the West 44 feet thereof, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND  
2239 HOLLYWOOD BOULEVARD PARCEL  
The West 44 feet of Lot 5, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND  
Non-exclusive easement for ingress and egress for the benefit of Parcel 1 described above, as contained in that certain grant of Easement from Candid Camera of Florida, Inc., to Dr. Robert M. Cornfeld, dated April 5, 1974, and recorded April 25, 1974 in O.R. Book 5732, Page 694, of the Public Records of Broward County, Florida.

AND  
The East 1/2 of Lot 6, Less the South 30 feet thereof for road-of-way, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND  
2215 HOLLYWOOD BOULEVARD PARCEL  
West one-half (1/2) of Lot 2 of Block Seven (7) of HOLLYWOOD LITTLE RANCHES, being a subdivision of all of Section 16, Township 51 South, Range 42 East, and Block 96 of the original plat of Hollywood, according to the amended plat of Hollywood Little Ranches, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, excepting therefrom the South thirty (30) feet.

Containing a Net Area of 70,000 Square Feet or 1.61 Acres, more or less, and a Gross Area of 94,000 Square Feet or 2.16 Acres, more or less, by calculations.

### Property Addresses and Tax Parcel Identification Numbers:

2215-2241 Hollywood Boulevard, Hollywood, Florida, 33020

Parcel No.: 5142-16-01-3140

Parcel No.: 5142-16-01-3121

Parcel No.: 5142-16-01-3120

Parcel No.: 5142-16-01-3110

Parcel No.: 5142-16-01-3090

Parcel No.: 5142-16-01-3100

Parcel No.: 5142-16-01-3080

### SECTION 3) ZONING INFORMATION:

The following zoning information was taken from the City of Hollywood, Department of Development Services, Planning Division, draft prepared on July 19, 2016 and Site Plan prepared by Borges & Associates, Architects, obtained on July 24, 2019:

1. Zoning Designation: **RC-1 (Retail Core District)**
2. Allowable Uses: Mixed Use. Residential and General Commercial uses.
3. Minimum Building Setbacks

Frontage: 10 Feet

Hollywood Boulevard: 5 Feet

Side Interior: 0 Feet

Alley: 5 Feet

4. Maximum Building Setbacks

All Frontages: Ground Floor: 25 Feet, Above Ground Floor: N/A

5. Minimum Active Uses:

Frontage: Hollywood Boulevard, Ground Floor: 60', Above Ground Floor: N/A

6. Maximum Building Height: 7 Stories, not to exceed 75 Feet

7. Maximum Floor Area Ratio (FAR): 2.75

8. Required Parking:

Retail: 3/1000 S.F.

Per Unit: 1/Unit

Visitors: 1/10 Units

### SECTION 4) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

### SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Southerly Boundary Line of the Subject Site with an assumed bearing of N87°53'.03"E, said line to be considered a well established and monumented line.

Plat of HOLLYWOOD LITTLE RANCHES, recorded in Plat Book 1,Page 26, of the Public Records of Broward County, Florida.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 125113 (City of Hollywood), Map Panel No. 12011C0569, Suffix H, Map Revised Date: August 18, 2014.

Elevations as shown hereon are based on the North American Vertical Datum of 1988, as per Broward County's Benchmark Number 1944, Elevation 15.039 feet (NGVD 29), 13.529 Feet (NAVD 88).

Vertical Datum Conversion Note:

A conversion factor of minus (-) 1.51 feet was applied to the mentioned benchmark as per the Official Broward County Single Average Conversion Factor (ACF) as established by Memorandum dated January 24, 2010, from Erick B. Augusto, Broward County Surveyor.

Description: A C & GS BM Disc at Hollywood, at the City Hall near the Intersection of Hollywood Boulevard and South 26 Avenue, 17.4' Southeast of the Northeast Corner of the City Hall, 8' East of the East wall of the Building, 94' Northwest of the Flagpole, 3.6' South of the North end of a retaining wall, set on the top of a retaining wall and above the level of the ground.

### SECTION 6) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

### SECTION 7) STATEMENT OF ENCROACHMENTS:

There are no any visible encroachments in the subject property and, if any, as shown on the Map of Survey.

### SECTION 8) NOTES CORRESPONDING TO THE TITLE EXCEPTIONS' REVIEW:

#### SUBJECT TO:

COMMITMENT FOR TITLE INSURANCE PREPARED FOR SITE ADDRESSED AT 2215 HOLLYWOOD BOULEVARD:  
The exceptions of Schedule B-II, Order Number: 6136563, prepared by FIDELITY NATIONAL TITLE INSURANCE COMPANY, with an effective date: December 13, 2016 at 11:00 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items 1 through 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item 6. Plat of Hollywood Little Ranches, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

**Affects the Subject Property and, if applicable, as being shown in the Map of Survey.**

Item 7. Matters as contained on the Plat of Right of Way Map, recorded in Plat Book 13, Page 6, of the Public Records of Broward County, Florida.

**Affects the Subject Property and, if applicable, as being shown in the Map of Survey.**



## NOTICE:

**This Document is not full and complete without all pages. (Total of Two (2) pages)**

Item 8. Restrictions, covenants, conditions and revisionary rights as set forth in Warranty Deeds 9851, Page 620 and Official Records Book 11363, Page 5, as may be subsequently amended.

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

Warranty Deed recorded in Official Records Book 11363, Page 5, Broward County Records is the only that applies and contain blanket conditions that affect the Subject Property.

Item 9. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.

**This item not addressed.**

#### COMMITMENT FOR TITLE INSURANCE PREPARED FOR SITE ADDRESSED AT 2219 HOLLYWOOD BOULEVARD:

The exceptions of Schedule B-II, Commitment Number: 576670, Issuing Office File Number: 18-0167 Belrod, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, with an effective date: April 13, 2018 at 11:00 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items 1 through 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

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 the Subject Property and, if applicable, as being shown in the Map of Survey.**

Item 7. Agreement recorded in Deed Book 86, Page 43, Public Records of Broward County, Florida.

**Contains blanket and plottable conditions that affect the Subject Property.**

Item 8. Easement contained in Quit Claim Deed recorded in O.R. Book 3352, Page 226, Public Records of Broward County, Florida.

**Affects the Subject Property, as shown on the Map of Survey.**

#### COMMITMENT FOR TITLE INSURANCE PREPARED FOR SITE ADDRESSED AT 2231 HOLLYWOOD BOULEVARD:

The exceptions of Schedule B-II, Commitment Number: 576720, Issuing Office File Number: 18-0169 Belrod, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, with an effective date: April 12, 2018 at 11:00 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items 1 through 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

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 the Subject Property and, if applicable, as being shown in the Map of Survey.**

Item 7. Agreement recorded in Deed Book 86, Page 43, Public Records of Broward County, Florida.

**Contains blanket and plottable conditions that affect the Subject Property.**

Item 8. Easement contained in Quit Claim Deed recorded in O.R. Book 3352, Page 226, Public Records of Broward County, Florida.

**Affects the Subject Property, as shown on the Map of Survey.**

#### COMMITMENT FOR TITLE INSURANCE PREPARED FOR SITE ADDRESSED AT 2233 HOLLYWOOD BOULEVARD:

The exceptions of Schedule B-II, Commitment Number: 576732, Issuing Office File Number: 18-0170 Belrod, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, with an effective date: April 13, 2018 at 11:00 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items 1 through 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item 6. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded January 18, 2018, under Instrument Number 114837264, Public Records of Broward County, Florida.

**Contains blanket conditions that affect the Subject Property.**

Item 7. 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 the Subject Property and, if applicable, as being shown in the Map of Survey.**

Item 8. Agreement recorded in Deed Book 86, Page 43, Public Records of Broward County, Florida.

**Contains blanket and plottable conditions that affect the Subject Property.**

Item 9. Easement contained in Quit Claim Deed recorded in O.R. Book 3352, Page 226, Public Records of Broward County, Florida.

**Affects the Subject Property, as shown on the Map of Survey.**

Item 10. Easement recorded in O.R. Book 8078, Page 578, Public Records of Broward County, Florida.

**Affects the Subject Property, as shown on the Map of Survey.**

Item 11. Public Notice recorded in O.R. Book 35561, Page 864, Public Records of Broward County, Florida.

**Contain blanket conditions that affect the Subject Property.**

#### COMMITMENT FOR TITLE INSURANCE PREPARED FOR SITE ADDRESSED AT 2239 HOLLYWOOD BOULEVARD:

The exceptions of Schedule B-II, Commitment Number: 576694, Issuing Office File Number: 18-0168 Belrod, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, with an effective date: April 13, 2018 at 11:00 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items 1 through 5, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

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 the Subject Property and, if applicable, as being shown in the Map of Survey.**

Item 7. Agreement recorded in Deed Book 86, Page 43, Public Records of Broward County, Florida.

**Contains blanket and plottable conditions that affect the Subject Property.**

Item 8. Easement contained in Quit Claim Deed recorded in O.R. Book 3352, Page 226, Public Records of Broward County, Florida.

**Affects the Subject Property, as shown on the Map of Survey.**

Item 9. Easement recorded in O.R. Book 8078, Page 578, Public Records of Broward County, Florida.

**Affects the Subject Property, as shown on the Map of Survey.**

Item 11. Grant of Easement recorded in O.R. Book 5732, Page 694, Public Records of Broward County, Florida.

**Affects the Subject Property, as shown on the Map of Survey.**

### SECTION 9) SURVEYOR'S CERTIFICATE:

Certify to:

**LOL HOLDINGS**

(i) 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) (as provided by the Broward County Property Appraiser's Office Web Site, the City of Hollywood Planning and Urban Design Web Site and the City of Hollywood Land Development Code), 7(a), 7(b)(1), 7(c), 8, 9, 11 (by observe evidence), 13, 14, 16, 17, 18 and 20 of Table A thereof.

(i) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property except as shown hereon. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(ii) The subject property is the same as the property described in the Exhibit "A" of the Title Commitments cited on Section 8 of this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Hadonnie Corp.'s search efforts and I have otherwise noted their effect on the subject property.

(iii) The Subject property is located within an area having a Zone Designation "X", by The Federal Emergency Management Agency (FEMA), Community Number 125113 (City of Hollywood), Map Panel No. 12011C0569, Suffix H, Map Revised Date: August 18, 2014.

(iv) The subject property has direct access to Hollywood Boulevard, a dedicated public road.

(v) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vi) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction.

(vii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(viii) There is no observed evidence of Wetlands in the Subject Site.

The survey was also made in accordance with the Standards of Practice set forth by the Florida Board of Surveyors and Mappers pursuant to Section 472.027 of the Florida Statutes and Chapter 5J-17.051 through 5J-17.052 of the Florida Administrative Code. The easements and other recorded data shown herein were obtained from the Title Commitment.

HADONNE CORP., a Florida Corporation

Florida Certificate of Authorization Number LB7097

By:

Raul Izquierdo, PSM

For the Firm

Registered Surveyor and Mapper LS6099

State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

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ALTA / NSPS LAND TITLE SURVEY  
for  
LOL HOLDINGS  
of  
2215-2241 HOLLYWOOD BLVD, HOLLYWOOD, FLORIDA 33020

| REVISIONS |  |    |  |  |
|-----------|--|----|--|--|
| 1         | PREPARATION OF ALTA SURVEY ON 07-24-2019 | 6  |  |  |
| 2         | REVISED LEGAL DESCRIPTION ON 08-12-2019  | 7  |  |  |
| 3         | ADD EASEMENT ON SKETCH ON 08-14-2019     | 8  |  |  |
| 4         |  | 9  |  |  |
| 5         |  | 10 |  |  |

FILE

DRAWN BY: BG

TECH BY: RI

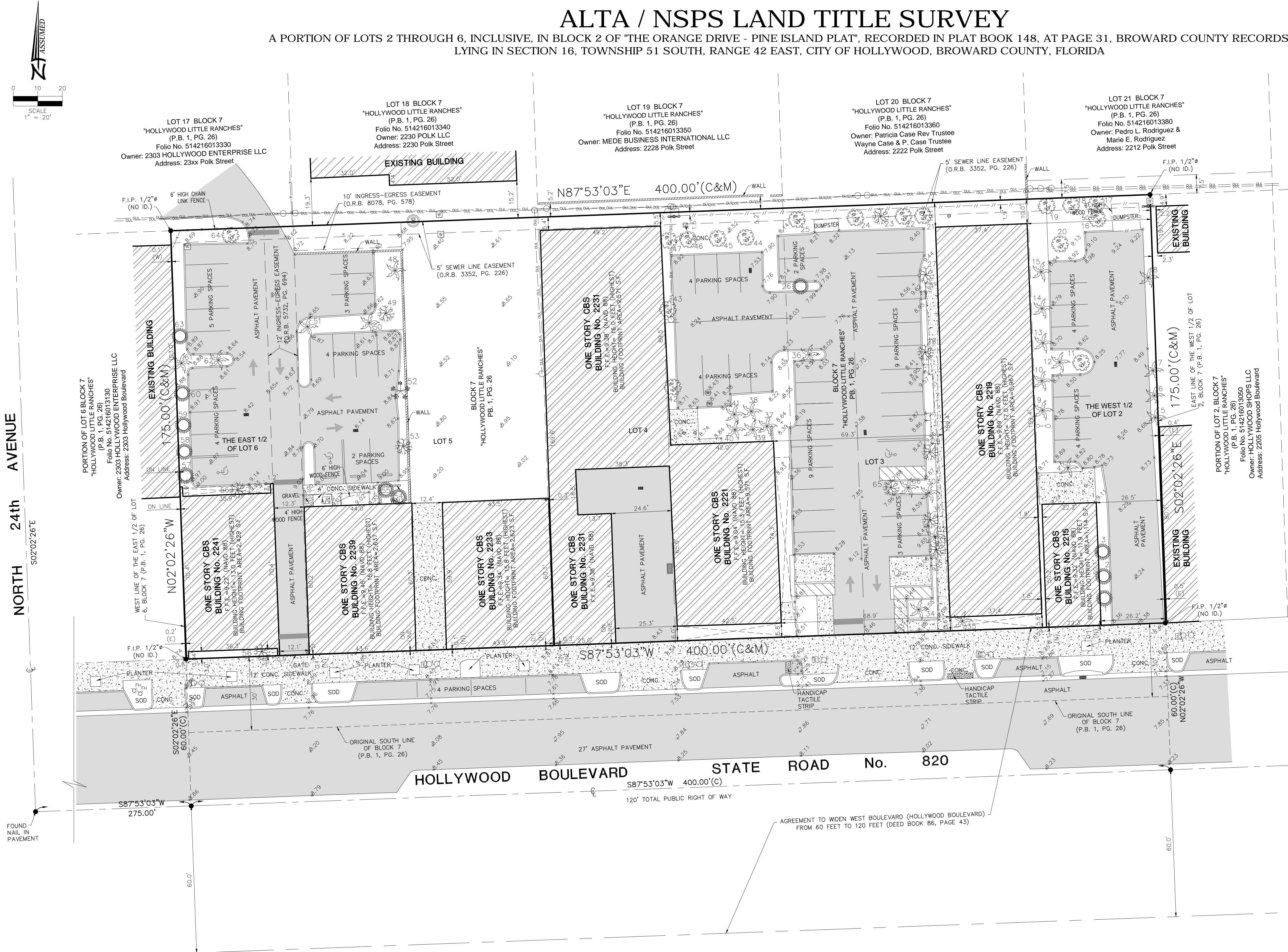
QA/QC BY: JS

Job No.: 19078



ALTA / NSPS LAND TITLE SURVEY

A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, IN BLOCK 2 OF "THE ORANGE DRIVE - PINE ISLAND PLAT", RECORDED IN PLAT BOOK 148, AT PAGE 31, BROWARD COUNTY RECORDS, LYING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



- LEGEND:
- DRWY = DRIVEWAY
  - D.M.E. = DRAINAGE MAINTENANCE EASEMENT
  - C.M.E. = CANAL MAINTENANCE EASEMENT
  - UE = UTILITY EASEMENT
  - A = ARC DISTANCE
  - B.L.D. = BUILDING
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - CH. = CHORD DISTANCE
  - C. = CALCULATED VALUE
  - C. = CLEAR
  - CL. = CENTER LINE
  - CONC. = CONCRETE
  - P.R.C. = POINT OF REVERSE CURVE
  - P.C. = POINT OF CURVATURE
  - P.N.D. = POINT NAIL/DISK
  - P.C.C. = POINT OF COMPOUND CURVE
  - E = BASELINE
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - INV. EL. = INVERT ELEVATION
  - P.B. = PLAT BOOK
  - P.C.P. = PERMANENT CONTROL POINT
  - CMP = CORRUGATED METAL PIPE
  - R/W = RIGHT OF WAY
  - B/C = BLOCK CORNER
  - R = RADIUS
  - RES. = RESIDENCE
  - T.O.P. = TOP OF PIPE
  - SWK = SIDEWALK
  - P.G. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - N.T.S. = NOT TO SCALE
  - E = ELEVATION
  - W.O. = WATER OUTLET
  - B = BLOCK
  - C = CLEANOUT
  - M = MONUMENT LINE
  - D.C.B. = DRAINAGE CATCH BASIN
  - C.A. = CATCH BASIN (INLET)
  - M.A. = MAST ARM
  - W.U.P. = WOOD UTILITY POLE
  - A.P. = ANCHOR POLE
  - CONCRETE LIGHT POLE
  - CONCRETE POWER POLE
  - FIRE HYDRANT
  - ELECTRIC BOX
  - CABLE TV BOX
  - WIRE PULL BOX
  - SEWER VALVE
  - METAL LIGHT POLE
  - WATER MANHOLE
  - TELEPHONE MANHOLE
  - SANITARY SEWER MANHOLE
  - TEMPORARY BENCH MARK
  - PARKING METER
  - FLAG POLE
  - FINISH FLOOR ELEVATION
  - SET IRON REBAR
  - POINT OF COMMENCEMENT
  - FOUND NAIL
  - POINT OF TANGENCY
  - ENCROACHMENT
  - FIRE HYDRANT
  - FOUND IRON PIPE
  - FOUND IRON REBAR
  - LOWEST FLOOR ELEVATION
  - LIGHT POLE
  - MEASURED VALUE
  - RECORD VALUE
  - MAMI-DADE COUNTY RECORDS
  - SHADE TREE
  - PALM TREE
  - TRUNK DIAMETER
  - TREE HIGH
  - CANOPY DIAMETER
  - RIGHT OF WAY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - IRON FENCE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - OVERHEAD UTILITY LINE
  - WATER LINE
  - UNKNOWN LINE
  - STORM LINE
  - SEWER LINE
  - ELECTRIC LINE
  - GAS LINE
  - BRICK
  - CONCRETE
  - GRAVEL
  - TILE
  - PAVEMENT
  - CBS WALL

| TREE No | COMMON NAME   | DIAMETER (INCHES) | HEIGHT (FT) | CANOPY (FT) |
|---------|---------------|-------------------|-------------|-------------|
| 1       | AREKA         | 8                 | 15          | 5           |
| 2       | AREKA         | 8                 | 15          | 5           |
| 3       | AREKA         | 8                 | 15          | 5           |
| 4       | SET OF PALMS  | 36                | 10          | 7           |
| 5       | SILVER PALM   | 25                | 15          | 15          |
| 6       | SILVER PALM   | 25                | 15          | 15          |
| 7       | SILVER PALM   | 25                | 15          | 15          |
| 8       | PALM          | 25                | 15          | 7           |
| 9       | SILVER PALM   | 10                | 15          | 10          |
| 10      | SILVER PALM   | 10                | 12          | 8           |
| 11      | OAK           | 24                | 20          | 20          |
| 12      | PALM          | 18                | 25          | 10          |
| 13      | SILVER PALM   | 10                | 12          | 8           |
| 14      | SILVER PALM   | 10                | 15          | 7           |
| 15      | SILVER PALM   | 25                | 10          | 8           |
| 16      | OAK           | 24                | 20          | 15          |
| 17      | OAK           | 24                | 20          | 15          |
| 18      | OAK           | 24                | 25          | 7           |
| 19      | OAK           | 18                | 35          | 15          |
| 20      | OAK           | 18                | 25          | 20          |
| 21      | OAK           | 18                | 25          | 20          |
| 22      | OAK           | 18                | 30          | 15          |
| 23      | TREE          | 30                | 30          | 15          |
| 24      | OAK           | 18                | 25          | 20          |
| 25      | OAK           | 30                | 35          | 20          |
| 26      | SET OF PALMS  | 24                | 10          | 7           |
| 27      | TREE          | 4                 | 15          | 7           |
| 28      | TREE          | 6                 | 15          | 8           |
| 29      | TREE          | 6                 | 18          | 10          |
| 30      | PALMS(2)      | 25                | 18          | 10          |
| 31      | TREE          | 4                 | 15          | 5           |
| 32      | PALM          | 6                 | 10          | 5           |
| 33      | TREE          | 4                 | 12          | 7           |
| 34      | PALMS(3)      | 6                 | 15          | 5           |
| 35      | PALM          | 25                | 5           | 5           |
| 36      | PALM          | 25                | 12          | 10          |
| 37      | PALM          | 25                | 18          | 10          |
| 38      | PALM          | 25                | 18          | 10          |
| 39      | PALM          | 10                | 15          | 5           |
| 40      | PALM          | 25                | 18          | 10          |
| 41      | PALM          | 7                 | 18          | 5           |
| 42      | OAK           | 42                | 45          | 40          |
| 43      | OAK           | 36                | 40          | 40          |
| 44      | OAK           | 25                | 20          | 10          |
| 45      | OAK           | 36                | 50          | 30          |
| 46      | OAK           | 30                | 40          | 12          |
| 47      | OAK           | 30                | 40          | 25          |
| 48      | PALM          | 25                | 20          | 12          |
| 49      | TREE          | 30                | 15          | 12          |
| 50      | PALM          | 4                 | 12          | 3           |
| 51      | PALMS(2)      | 18                | 7           | 6           |
| 52      | GUMBO LIMBO   | 30                | 30          | 30          |
| 53      | SET OF TREES  | 60                | 15          | 10          |
| 54      | SET OF AREKAS | 36                | 10          | 10          |
| 55      | SET OF AREKAS | 36                | 10          | 10          |
| 56      | TREE          | 25                | 12          | 5           |
| 57      | AREKA         | 25                | 20          | 5           |
| 58      | AREKA         | 1                 | 7           | 3           |
| 59      | AREKAS(2)     | 6                 | 10          | 5           |
| 60      | AREKAS(2)     | 1                 | 9           | 5           |
| 61      | TREE          | 36                | 30          | 20          |
| 62      | PALM          | 12                | 7           | 5           |
| 63      | AREKAS(2)     | 5                 | 12          | 5           |
| 64      | OAK           | 6                 | 15          | 10          |
| 65      | TREE          | 4                 | 12          | 3           |
| 66      | PALMS(2)      | 25                | 18          | 10          |

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ALTA / NSPS LAND TITLE SURVEY  
for  
LOI HOLDINGS  
of  
2215-2241 HOLLYWOOD BLVD., HOLLYWOOD, FLORIDA 33020

REVISIONS

|   |  |    |
|---|--|----|
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| 3 | ADD EASEMENT ON SKETCH ON 08-14-2019     | 8  |
| 4 |  | 9  |
| 5 |  | 10 |

Field Book:

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DRAWN BY:  
BG

TECH BY:  
RI

QA/QC BY:  
JS

Job No.:  
19078

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ISSUE DATE:  
07.06.20    FINAL TAC  
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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Team

Project Name

HOLLYWOOD  
MIXED-USE  
APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number    18-500

Drawing Name

RENDER

Scale:

Drawing Number

A-001

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AA26000765  
AR0016290

Project Team

Project Name

HOLLYWOOD  
MIXED-USE  
APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number    18-500

Drawing Name

RENDER

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Drawing Number

A-002

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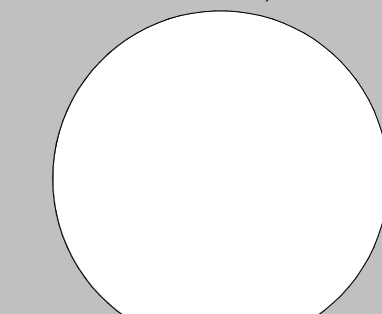
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

|              |
|--------------|
| Project Team |
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Project Name

# HOLLYWOOD MIXED-USE APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

|                |        |
|----------------|--------|
| Project Number | 18-500 |
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AR0016290

Project Team

Project Name

HOLLYWOOD  
MIXED-USE  
APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number    18-500

Drawing Name

RENDER

Scale:

Drawing Number

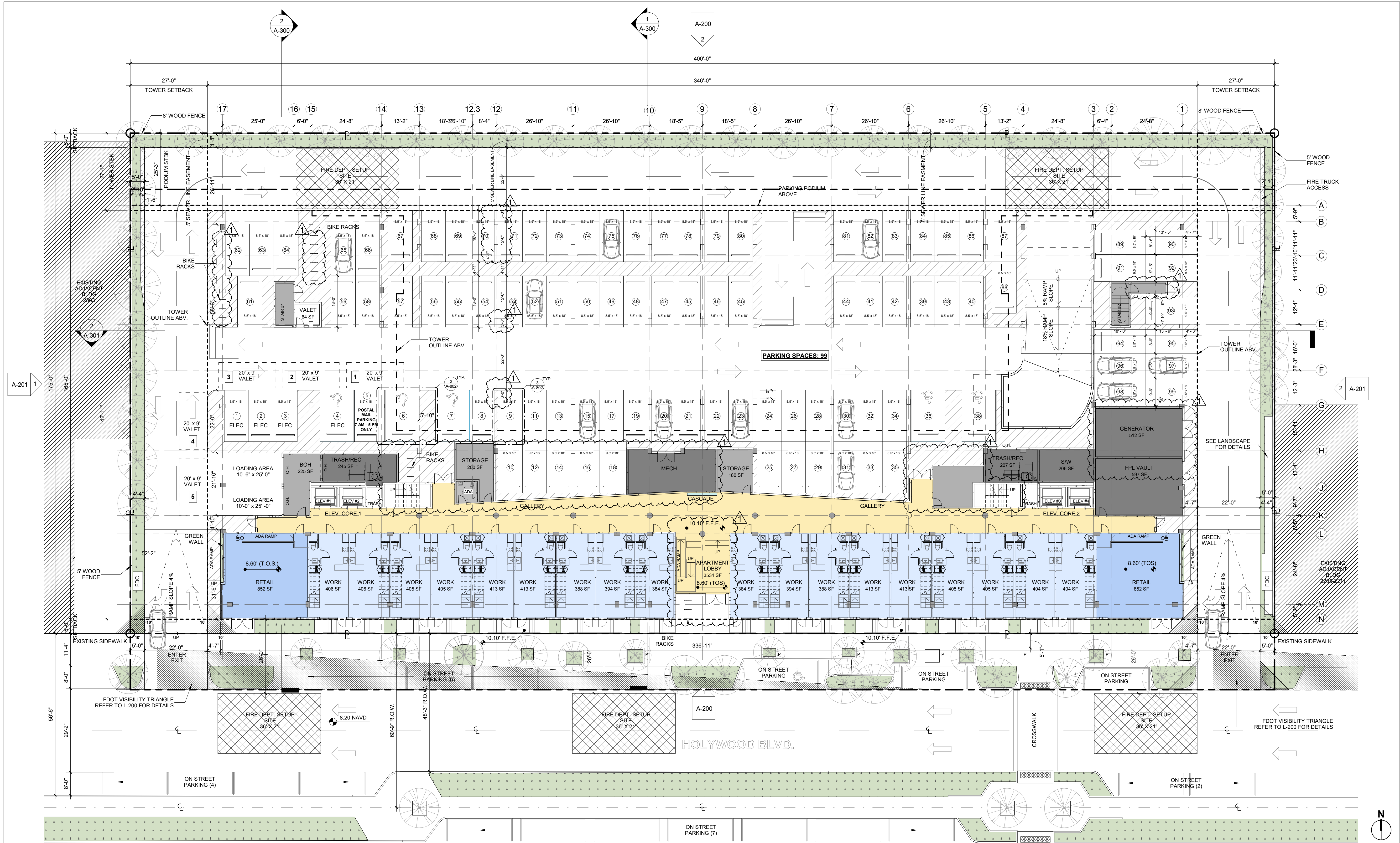
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1 SITE PLAN  
1/16" = 1'-0"

REQUIRED PARKING:

|                                    |                                 |
|------------------------------------|---------------------------------|
| RETAIL/WORK : 3/1000 SF (9,564 SF) | 29 SPACES                       |
| PER UNIT: 1/UNIT (180 UNITS)       | 180 SPACES                      |
| VISITORS: 1/10 UNITS               | 18 SPACES                       |
| <b>TOTAL:</b>                      | <b>227 SPACES (1.1 PARKING)</b> |

PROVIDED PARKING:

|                          |                                  |
|--------------------------|----------------------------------|
| GROUND:                  | 98 SPACES                        |
| PARKING LVL 2:           | 69 SPACES                        |
| PARKING LVL 3:           | 70 SPACES                        |
| <b>OFF-STREET TOTAL:</b> | <b>237 SPACES (1.32 PARKING)</b> |

\* 1 SPACE PROVIDED FOR EACH LIVE-WORK UNIT IN ADDITION TO RETAIL PROVIDED REQ. RETAIL PARK SPACE FOR WORK PORTION OF LIVE-WORK

CURRENT BLDG UNIT COUNT

|                         | TOTAL |        |          |                           |         |
|-------------------------|-------|--------|----------|---------------------------|---------|
| MEZZANINE               | 24    | SD - 2 | L-W - 18 | 1B - 1                    | 2B - 3  |
| LEVEL 2                 | 16    | SD - 2 |          | 1B - 8                    | 2B - 6  |
| LEVEL 3                 | 24    |        |          | 1B - 14                   | 2B - 10 |
| LEVEL 4-7               | 116   |        |          | 1B - 64                   | 2B - 52 |
| <b>TOTAL UNITS: 180</b> |       |        |          |                           |         |
|                         |       |        |          | <b>1B (87) 48%</b>        |         |
|                         |       |        |          | <b>2B (71) 40%</b>        |         |
|                         |       |        |          | <b>STUDIO (4) 2%</b>      |         |
|                         |       |        |          | <b>LIVE-WORK (18) 10%</b> |         |

- SEE LEGAL DESCRIPTION ON A-015  
- SEE A-800 FOR FIRE TRUCK TURN STUDY  
- SEE A-801, A-802, A-803 FOR AUTO TURN STUDY  
- SEE A-802 FOR PARKING STALL DETAIL

LEGEND

- PARKING STRIPING
- LANDSCAPE (SEE LANDSCAPE FOR DETAILS)
- PROPOSED PLANTER FOR TREE
- ELEC ELECTRICAL CHARGING STATIONS

SITE NOTES:

- A MAX FOOT CANDLE: 0.5 @ ALL PROPERTY LINES
- SEE CIVIL FOR CURB TYPES
- SOLAR PANELS TO BE INSTALLED ON ROOF. REFER TO SHEET A-106 FOR LOCATION.

GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY NOTES

- AS PER THE CITY OF HOLLYWOOD'S GREEN BUILDING ORDINANCE, BECAUSE PROJECT HAS MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA, THE PROJECT WILL SEEK A USGBC'S LEED CERTIFICATION AS A MINIMUM STANDARD.
- REFER TO SITE PLAN FOR LOCATION FUTURE INSTALLATION OF ELECTRIC VEHICLE-CHARGING STATIONS (ORDINANCE O-2016-02).
- RECYCLING SORTING PROVIDED ON EVERY LEVEL AND TRASH ROOM ACCOMMODATE RECYCLING BINS. REFER TO RECYCLING DETAILS ON SHEET A-710.
- SUSTAINABLE BUILDING MATERIALS TO BE USED.
- LOW VOC MATERIALS TO BE USED.
- PERMEABLE PAVEMENT IN ALLEY TO BE INSTALLED, WHICH WILL REDUCE STORMWATER RUNOFF FROM THE PROPERTY AND REDUCE PRESSURE ON STORMWATER INFRASTRUCTURE.
- EXTERNAL LIGHTING TO BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.
- ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES, AND PROGRAMMABLE THERMOSTATS TO BE INSTALLED.
- REFER TO CIVIL DRAINAGE DETAILS FOR RETAINMENT OF RAINWATER ON SITE FOR IRRIGATION AND NON-POTABLE WATER USES IN THE BUILDING.
- REFER TO ROOF PLAN FOR SOLAR PANELS. AN ENERGY STAR CERTIFIED OR COOL ROOF COUNCIL RATED ROOF TO BE INSTALLED.
- GARAGE ROOF AREA USED AS AN OUTDOOR "COMMUNITY SPACE" FOR TENANTS.

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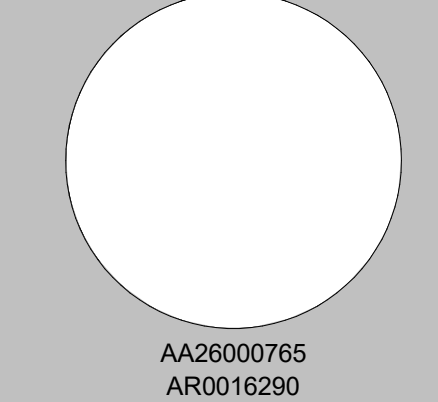
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

HOLLYWOOD  
MIXED-USE  
APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

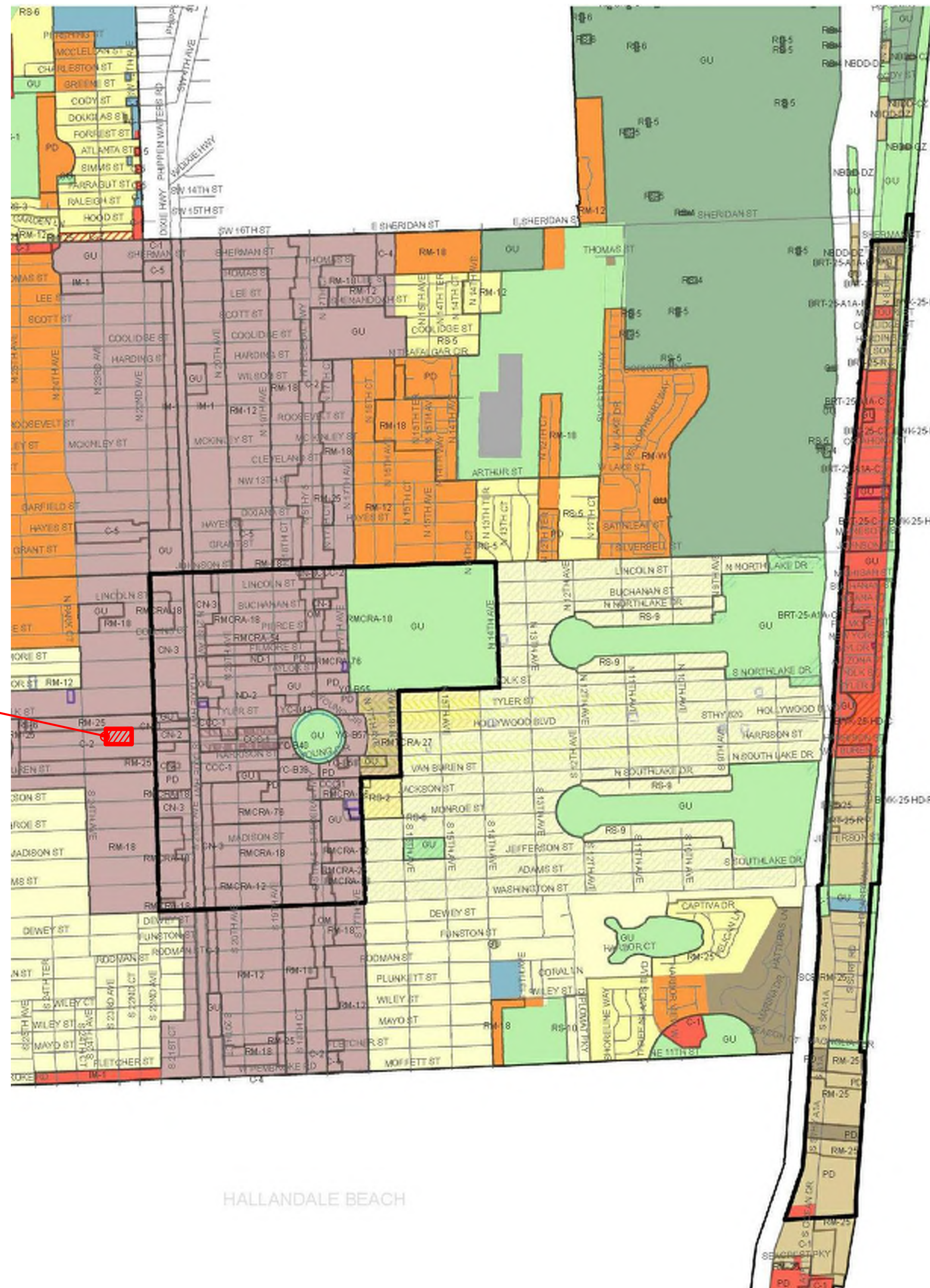
SITE PLAN

Scale: As indicated

Drawing Number

A-010





# City of Hollywood, Florida Zoning and Land Use

## Legend

### Land\_Use

LRES

TOC

LMRES

MRES

MHRES

HRES

Irregular Residential Dash Line

OFF

TOD

GBUS

RAC

IND

TRANS

COMFAC

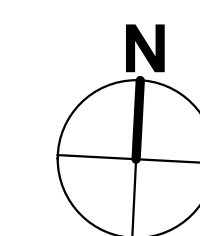
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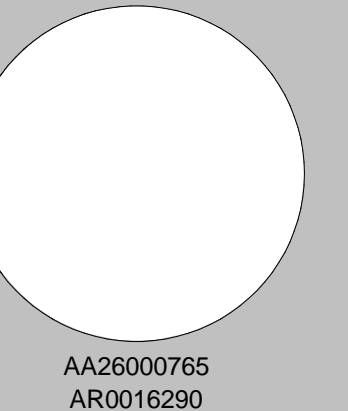
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

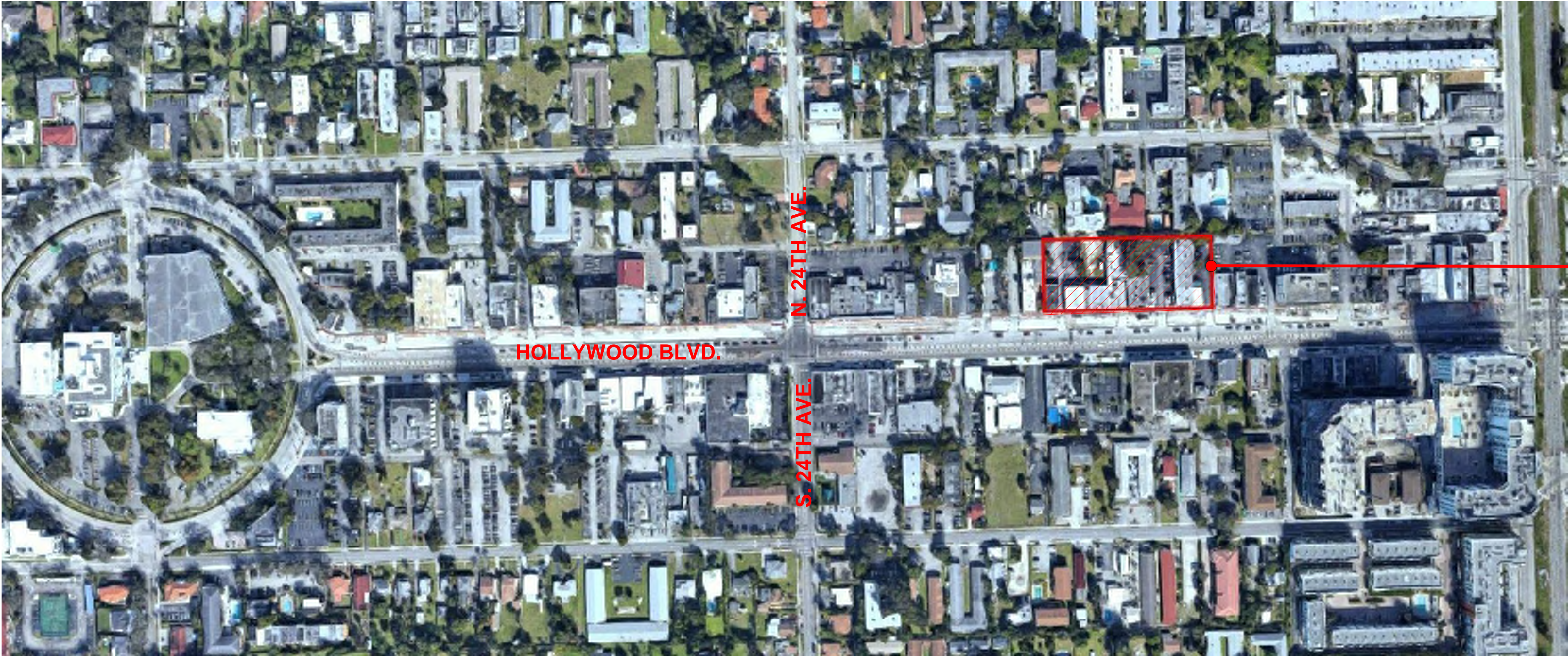
ZONING MAP

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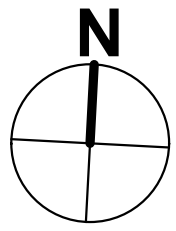
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**SITE**  
2233  
HOLLYWOOD BLVD.



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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Team

Project Name

HOLLYWOOD  
MIXED-USE  
APARTMENTS  
2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

LOCATION MAP & AERIAL

Scale: N.T.S

Drawing Number

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| HOLLYWOOD ENTERTAINMENT CENTER - ASSEMBLAGE INFO |              |               |                             |                      |             |      |  |  |                           |         |                         |                   |                      |             |                 |                                |             |      |             |            |                  |     |  |  |
|--|--------------|---------------|-----------------------------|----------------------|-------------|------|--|--|---------------------------|---------|-------------------------|-------------------|----------------------|-------------|-----------------|--------------------------------|-------------|------|-------------|------------|------------------|-----|--|--|
|  |              |               |                             |                      |             |      |  |  |                           |         |                         |                   |                      | Setbacks    |                 |                                |             |      |             |            |                  |     |  |  |
| Property Address                                 | Folio Number | Lot Size (SF) | Existing Building Area (SF) | Size                 | Current Use | Zone | Allowable uses   | Typology   | Minimum Active Uses       | Max FAR | Max Area Allowed by FAR | Max Height (Feet) | Max Height (Stories) | Front (Min) |                 | Fronting Hollywood Blvd. (Min) | Front (Max) | Side | Alley/ Rear | Flood Zone | Remarks          | CRA |  |  |
|  |              |               |                             |                      |             |      |  |  |                           |         |                         |                   |                      | Residential | Non-Residential |                                |             |      |             |            |                  |     |  |  |
| 2215 Hollywood Boulevard                         | 514216013080 | 8750          | 1079                        | 50X175               | Real Estate | RC-1 | Mixed Use - Residential and General Commercial uses. (Intensities of non-residential uses are limited by District) | Main Street - Low-scale Commercial, Mid-rise Mixed use | 60%                       | 2.75    | 24062.5                 | 75                | 7                    | N/A         | N/A             | 5                              | 25          | 0    | 5           | X          | No               |     |  |  |
| 2219 Hollywood Boulevard                         | 514216013100 | 16222         | 6692                        | 75, 175, 150, 45, 75 | Billiards   | RC-1 | Mixed Use - Residential and General Commercial uses. (Intensities of non-residential uses are limited by District) | Main Street - Low-scale Commercial, Mid-rise Mixed use | 60%                       | 2.75    | 44610.5                 | 75                | 7                    | N/A         | N/A             | 5                              | 25          | 0    | 5           | X          | No               |     |  |  |
| 2221 Hollywood Boulevard                         | 514216013090 | 10028         | 3380                        | 75X130               | Gun Shop    | RC-1 | Mixed Use - Residential and General Commercial uses. (Intensities of non-residential uses are limited by District) | Main Street - Low-scale Commercial, Mid-rise Mixed use | 60%                       | 2.75    | 27577                   | 75                | 7                    | N/A         | N/A             | 5                              | 25          | 0    | 5           | X          | No               |     |  |  |
| 2231 Hollywood Boulevard                         | 514216013110 | 8750          | 6343                        | 50X175               | Retail      | RC-1 | Mixed Use - Residential and General Commercial uses. (Intensities of non-residential uses are limited by District) | Main Street - Low-scale Commercial, Mid-rise Mixed use | 60%                       | 2.75    | 24062.5                 | 75                | 7                    | N/A         | N/A             | 5                              | 25          | 0    | 5           | X          | No               |     |  |  |
| 2233 Hollywood Boulevard                         | 514216013120 | 8750          | 3464                        | 50X175               | Retail      | RC-1 | Mixed Use - Residential and General Commercial uses. (Intensities of non-residential uses are limited by District) | Main Street - Low-scale Commercial, Mid-rise Mixed use | 60%                       | 2.75    | 24062.5                 | 75                | 7                    | N/A         | N/A             | 5                              | 25          | 0    | 5           | X          | No               |     |  |  |
| 2239 Hollywood Boulevard                         | 514216013121 | 8750          | 2668                        | 50X175               | Law Offices | RC-1 | Mixed Use - Residential and General Commercial uses. (Intensities of non-residential uses are limited by District) | Main Street - Low-scale Commercial, Mid-rise Mixed use | 60%                       | 2.75    | 24062.5                 | 75                | 7                    | N/A         | N/A             | 5                              | 25          | 0    | 5           | X          | No               |     |  |  |
| 2241 Hollywood Boulevard                         | 514216013140 | 8750          | 2546                        | 50X175               | Retail      | RC-1 | Mixed Use - Residential and General Commercial uses. (Intensities of non-residential uses are limited by District) | Main Street - Low-scale Commercial, Mid-rise Mixed use | 60%                       | 2.75    | 24062.5                 | 75                | 7                    | N/A         | N/A             | 5                              | 25          | 0    | 5           | X          | Areas were wrong | No  |  |  |
| Total Areas                                      |              | 70000         | 26172                       |                      |             |      |  |  | Total area allowed by FAR |         | 192500                  |                   |                      |             |                 |                                |             |      |             |            |                  |     |  |  |
|  |              |               |                             |                      |             |      |  |  |                           |         |                         |                   |                      |             |                 |                                |             |      |             |            |                  |     |  |  |

| Use                     | Minimum  | Maximum  |
|-------------------------|--|--|
| Commercial              | 3 spaces per 1,000 SF  | 5 spaces per 1,000 SF  |
| Hotel                   | 1 space per room per first 10 rooms, plus .25 space per room for each additional room, plus 60% of the requirement for accessory uses. | 1 space per room; plus 80% of the requirement for accessory uses |
| Multifamily Residential | 1 space per unit; plus 1 space per 10 units for guest parking  | 2.5 spaces per unit; plus 1 space per 5 units for guest parking  |
| Office                  | 2.5 spaces per 1,000 SF  | 5 spaces per 1,000 SF  |

Perking for Live-Work uses shall be provided for each individual use as required above. All other uses shall comply with parking regulations set forth in article 7 of the Zoning and Land Development Regulations.

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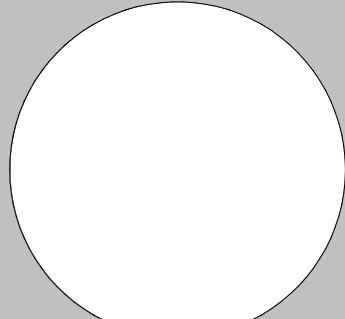
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

## Project Team

Project Name

# HOLLYWOOD MIXED-USE APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

|                |        |
|----------------|--------|
| Project Number | 18-500 |
|----------------|--------|

Drawing Name

## LOT DATA

Scale: N.T.S

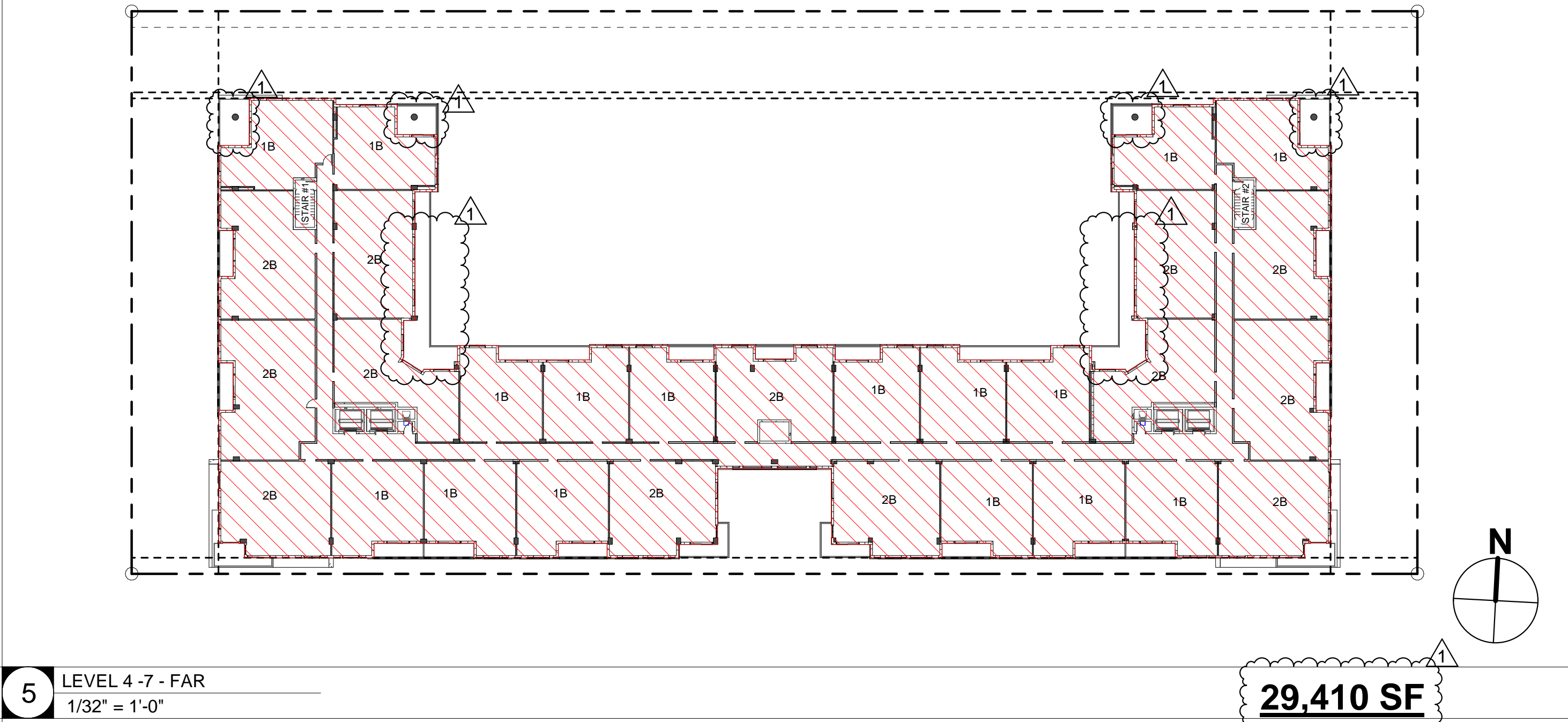
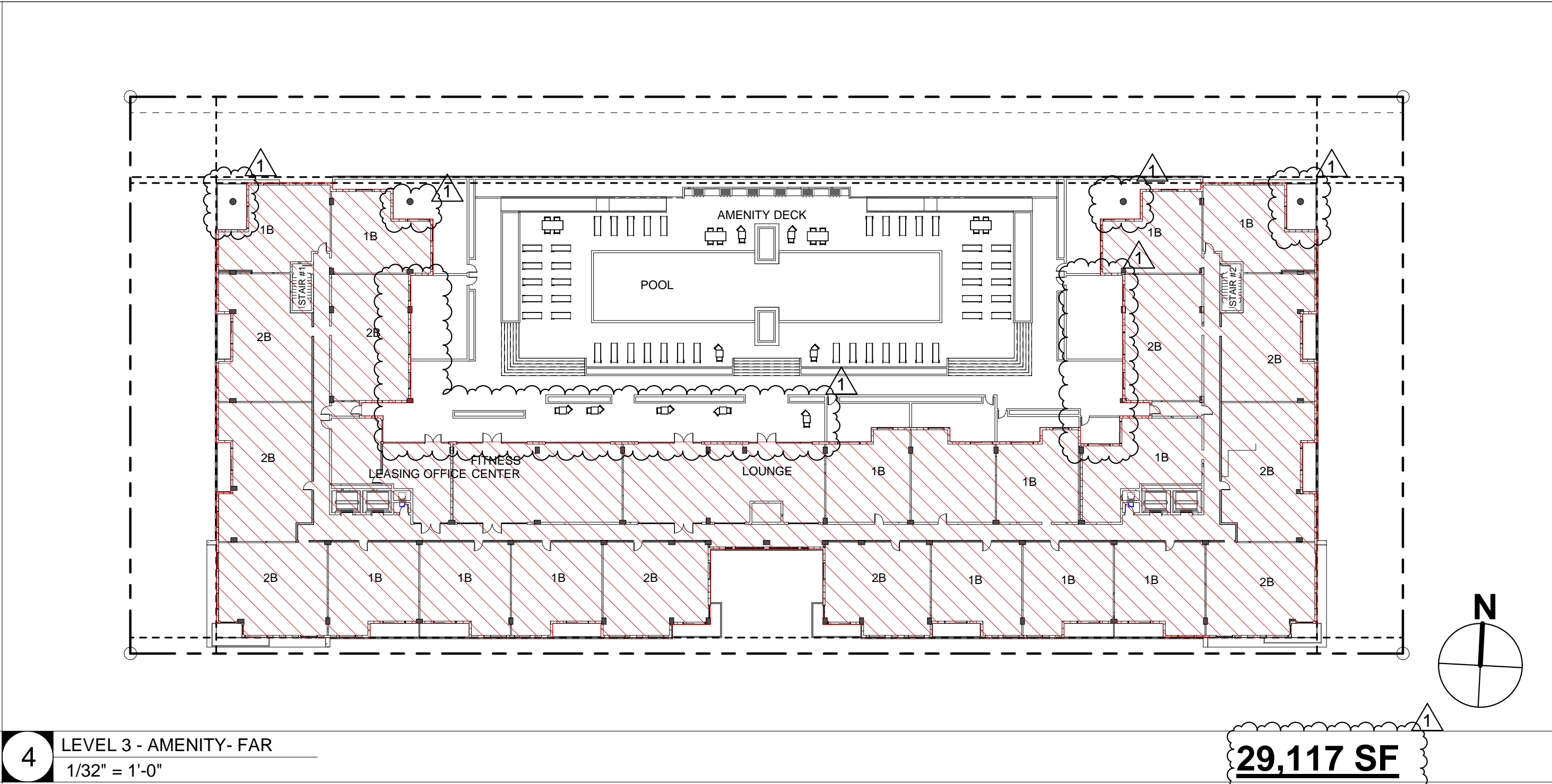
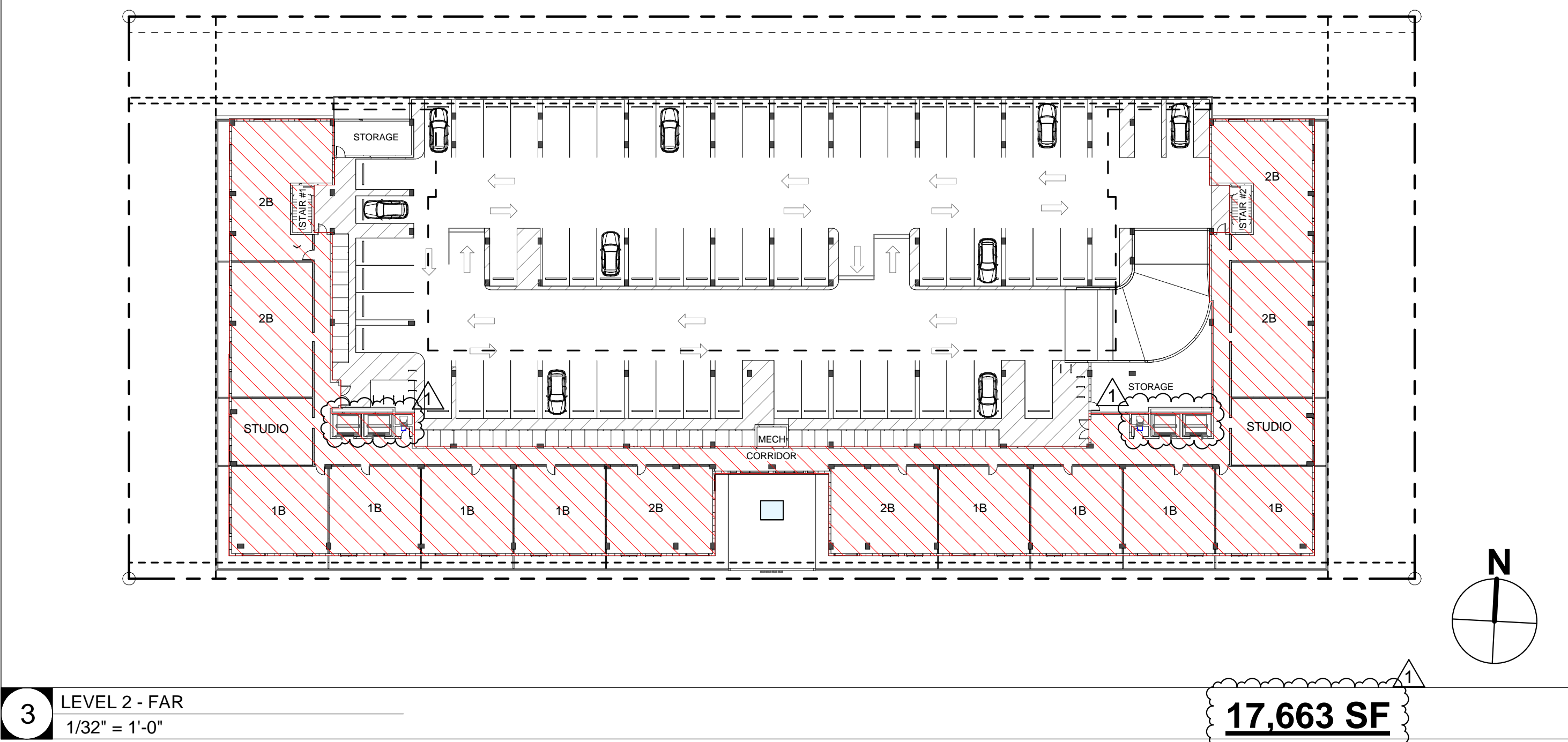
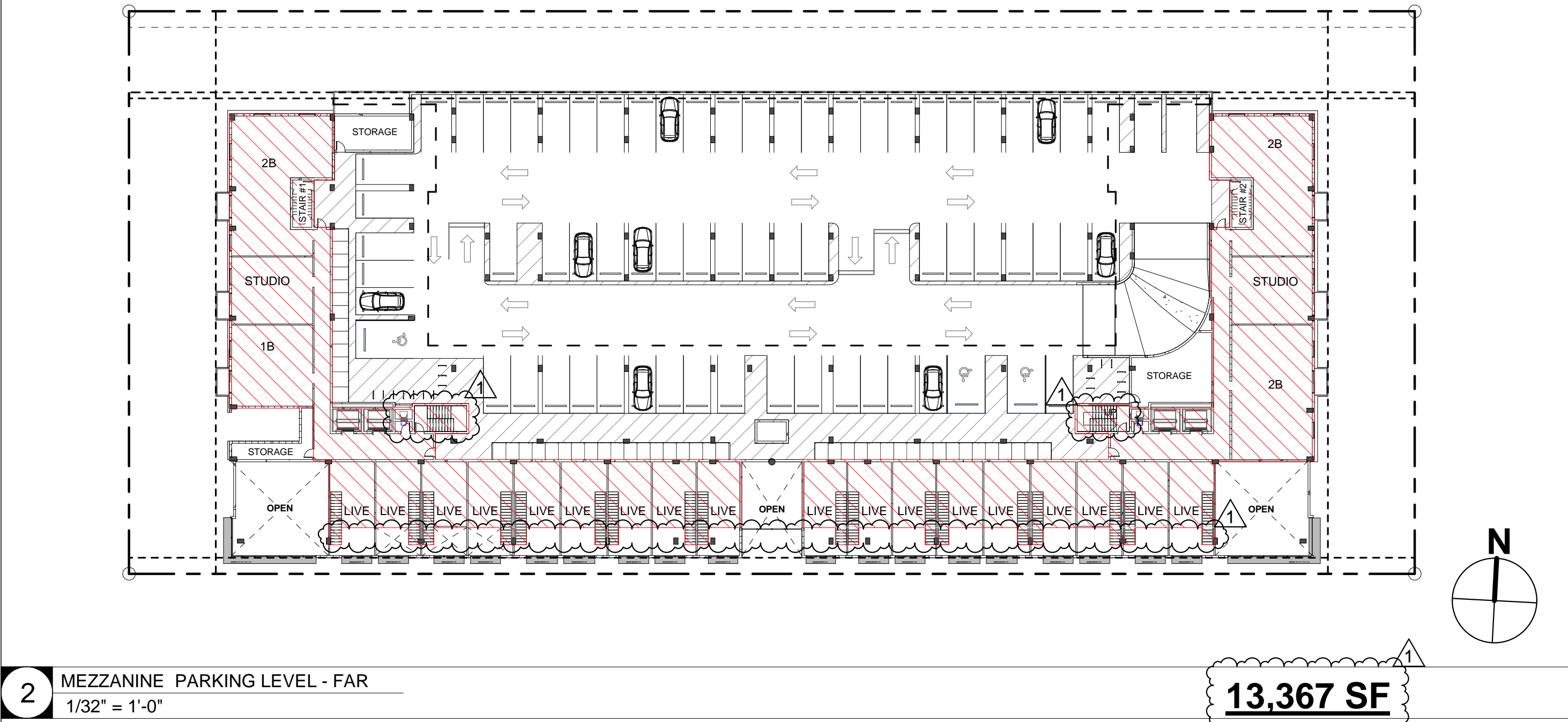
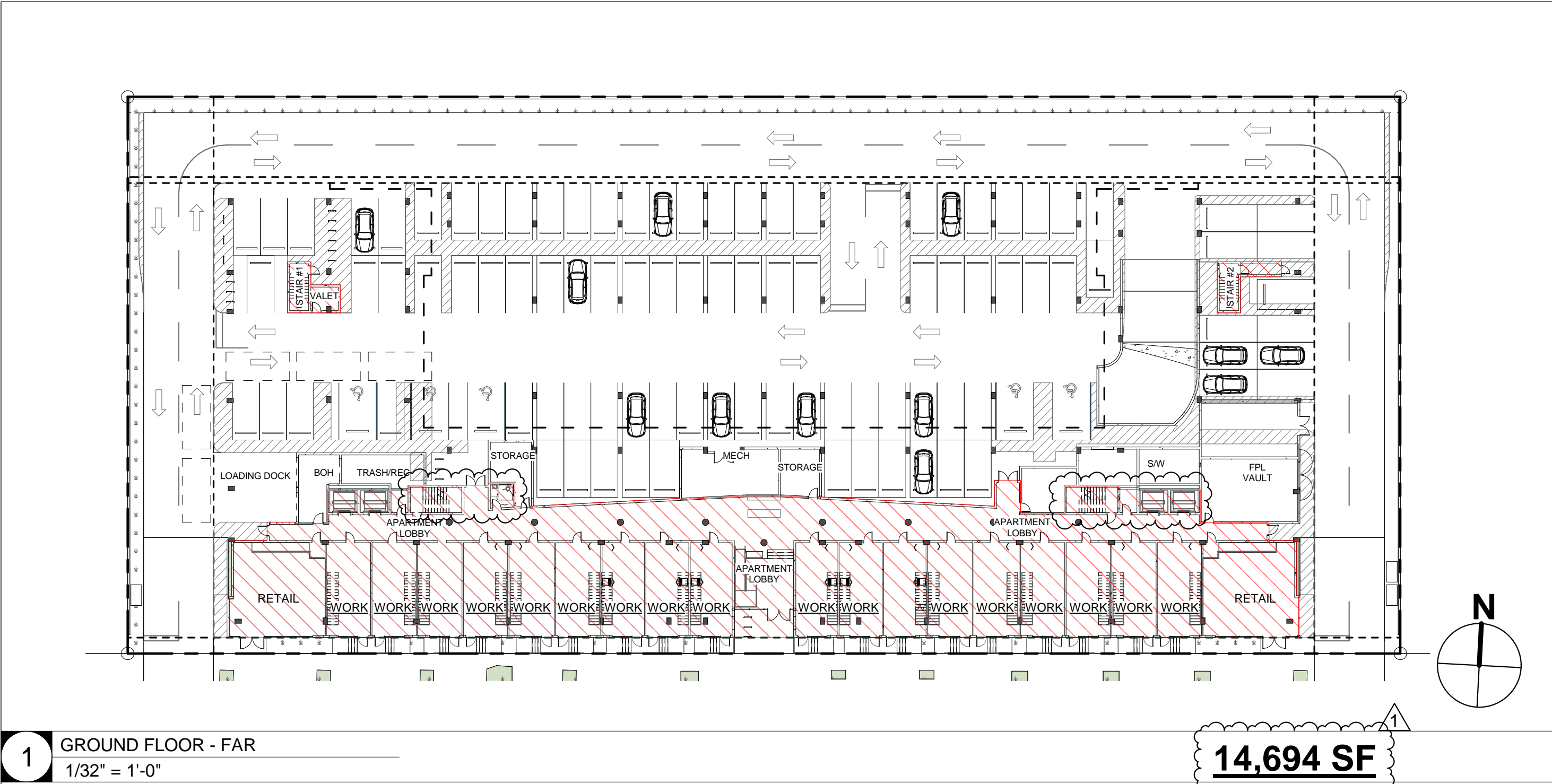
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A-013









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| <b>REQUIRED FAR:</b> |                            |
| 70,000 SF X 2.75 =   | <b>192,500 SF</b>          |
| <b>PROVIDED FAR:</b> |                            |
| GROUND:              | 14,694 SF                  |
| MEZ PARKING LVL:     | 13,367 SF                  |
| LEVEL 2:             | 17,663 SF                  |
| LEVEL 3:             | 29,117 SF                  |
| LEVEL 4-7:           | 117,640 SF (29,410 SF x 4) |
| <b>TOTAL:</b>        | <b>192,481 SF</b>          |

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AA26000765  
AR0016290

Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

FAR DIAGRAMS

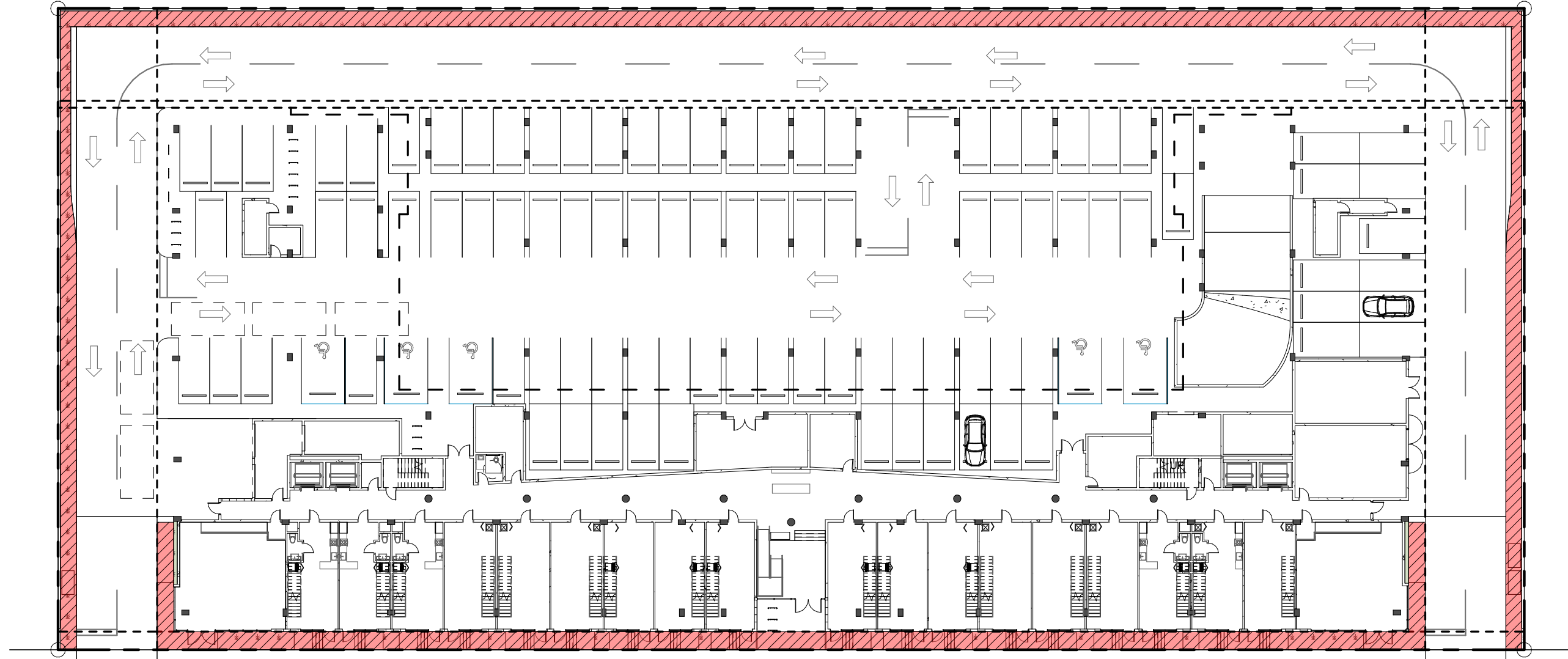
Scale: 1/32" = 1'-0"

Drawing Number

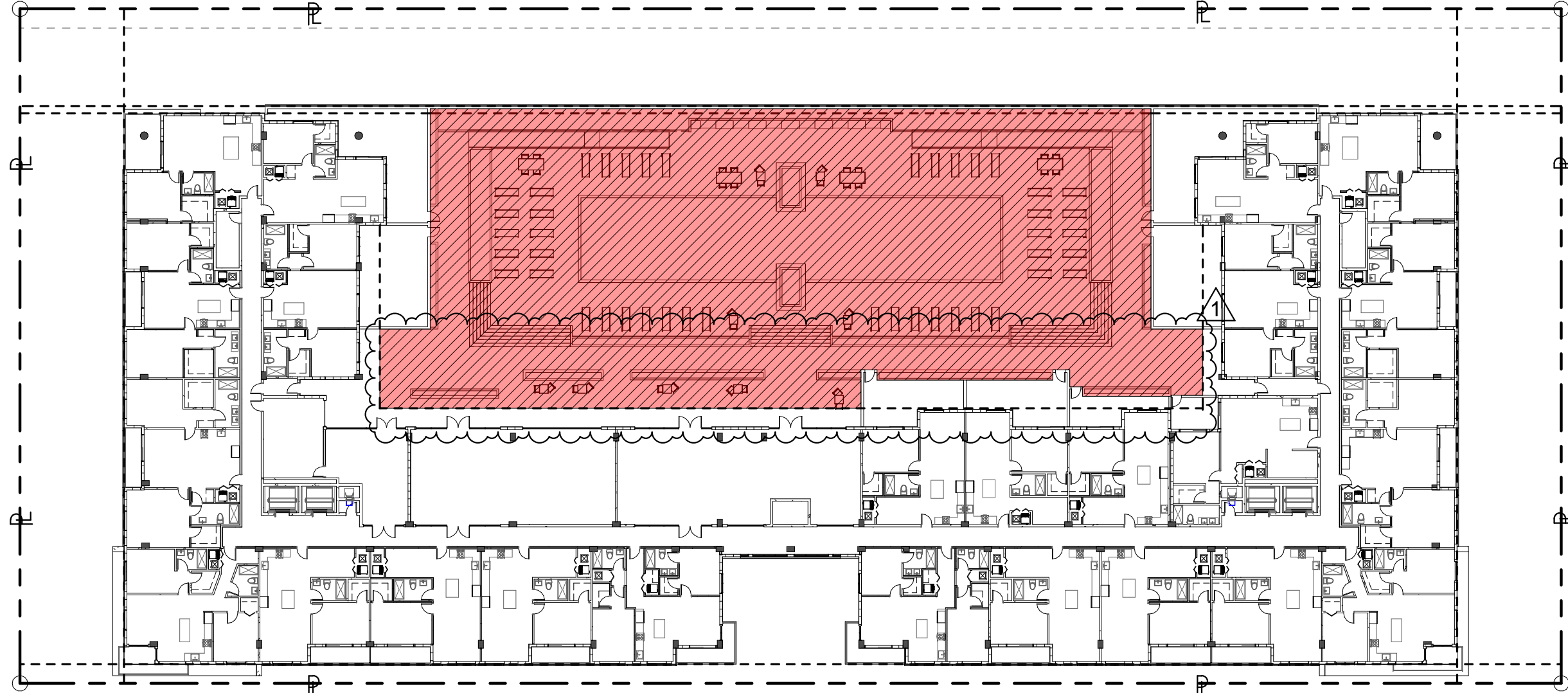
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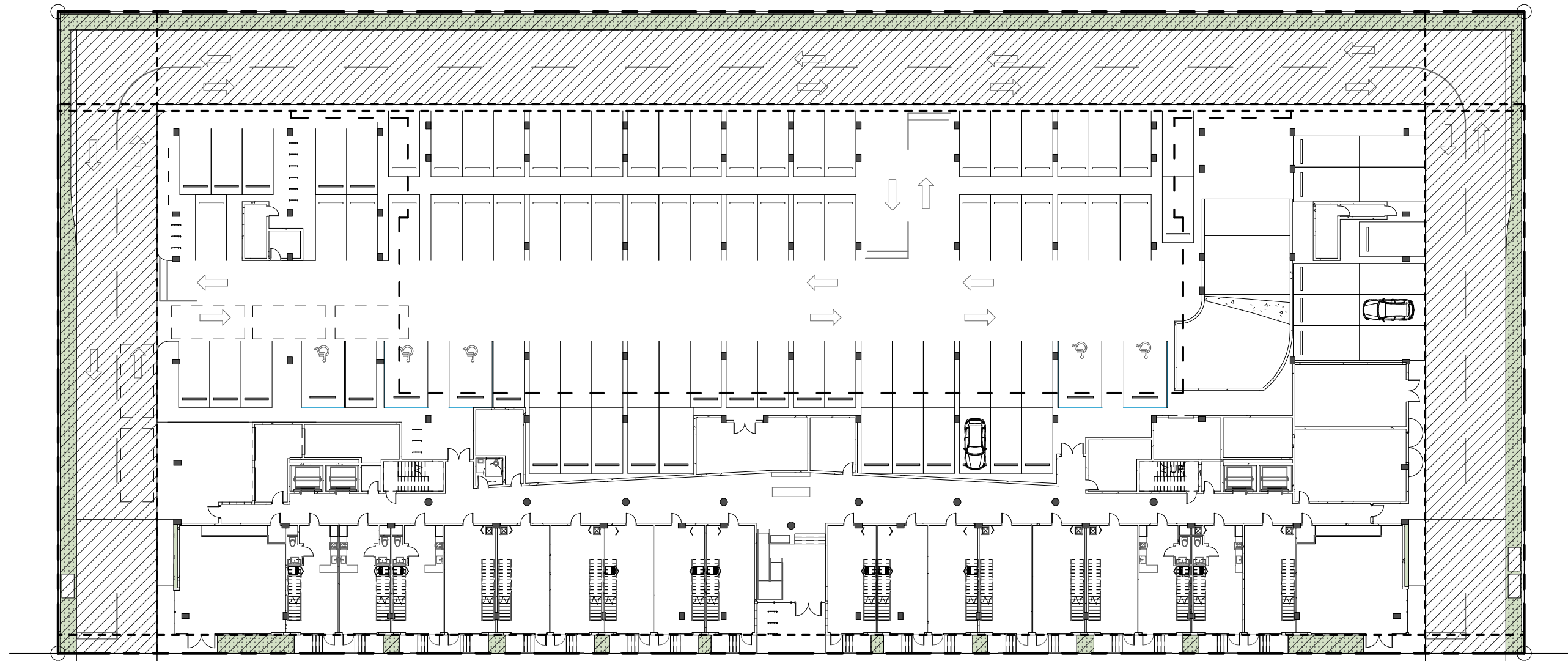




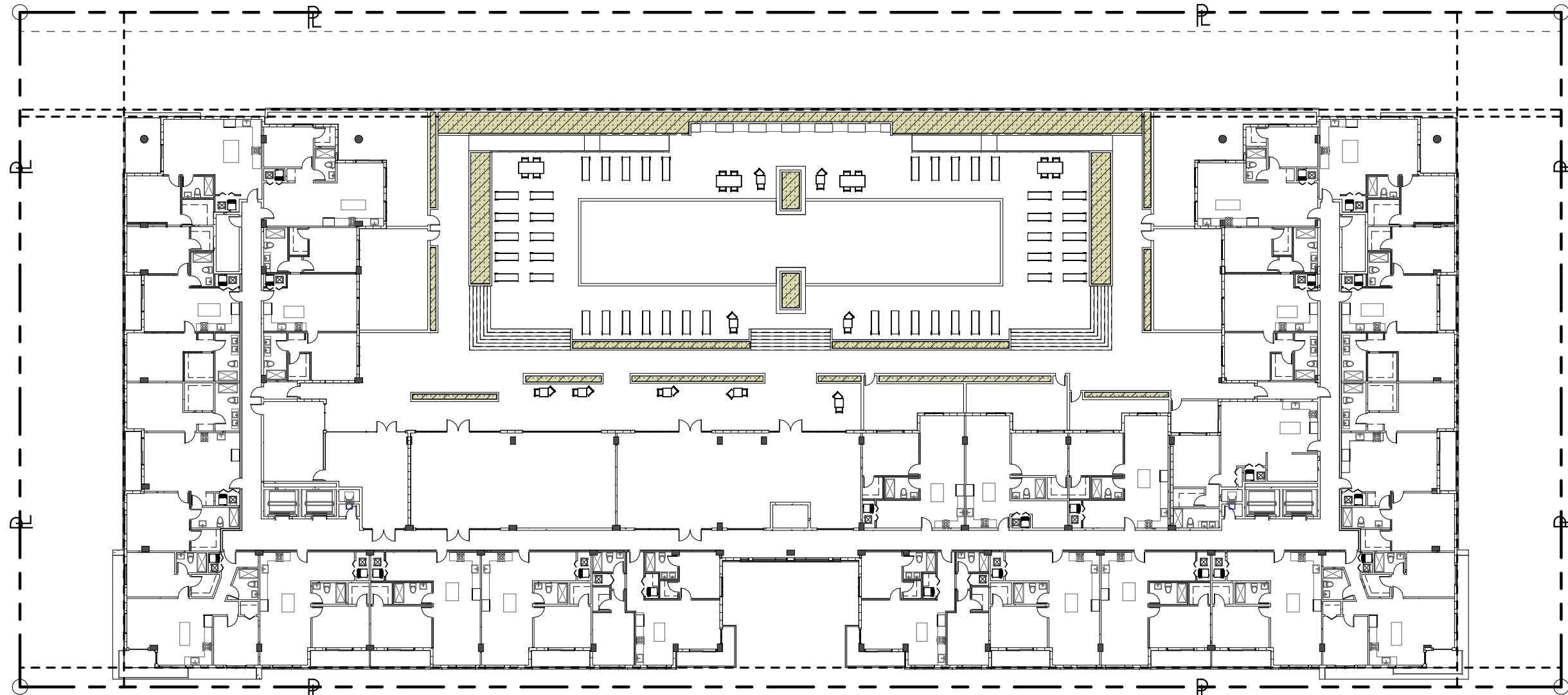
1 GROUND FLOOR - OPEN SPACE  
1/32" = 1'-0"



2 LEVEL 3 - AMENITY - OPEN SPACE  
1/32" = 1'-0"



3 GROUND FLOOR - PERVIOUS AREA / GREEN AREA  
1/32" = 1'-0"



4 LEVEL 3 - AMENITY - PERVIOUS SPACE / GREEN AREA  
1/32" = 1'-0"

|                     | OPEN SPACE | PROVIDED  | REQUIRED |
|---------------------|------------|-----------|----------|
| GROUND FLOOR -      |            | 2,002 SF  |          |
| LEVEL 3 - AMENITY - |            | 14,543 SF |          |
|                     |            | 16,545 SF |          |
| GREEN AREA          |            |           |          |
| GROUND FLOOR -      |            | 3,818 SF  |          |
| LEVEL 3 - AMENITY - |            | 1,801 SF  |          |
|                     |            | 5,619 SF  |          |
| PERVIOUS AREA       |            |           |          |
| GROUND FLOOR -      |            | 18,458 SF |          |
| LEVEL 3 - AMENITY - |            | 1,908 SF  |          |
|                     |            | 20,366 SF |          |

ISSUE DATE:  
07.06.20 FINAL TAC  
SET SUBMITTAL

| No. | Date       | Description     |
|-----|------------|-----------------|
| 1   | 07.06.2020 | Pre-TAC Reponse |
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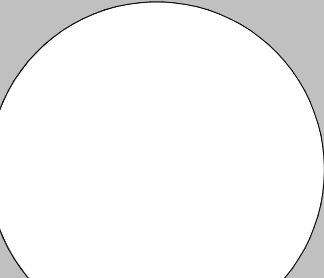
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**  
2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

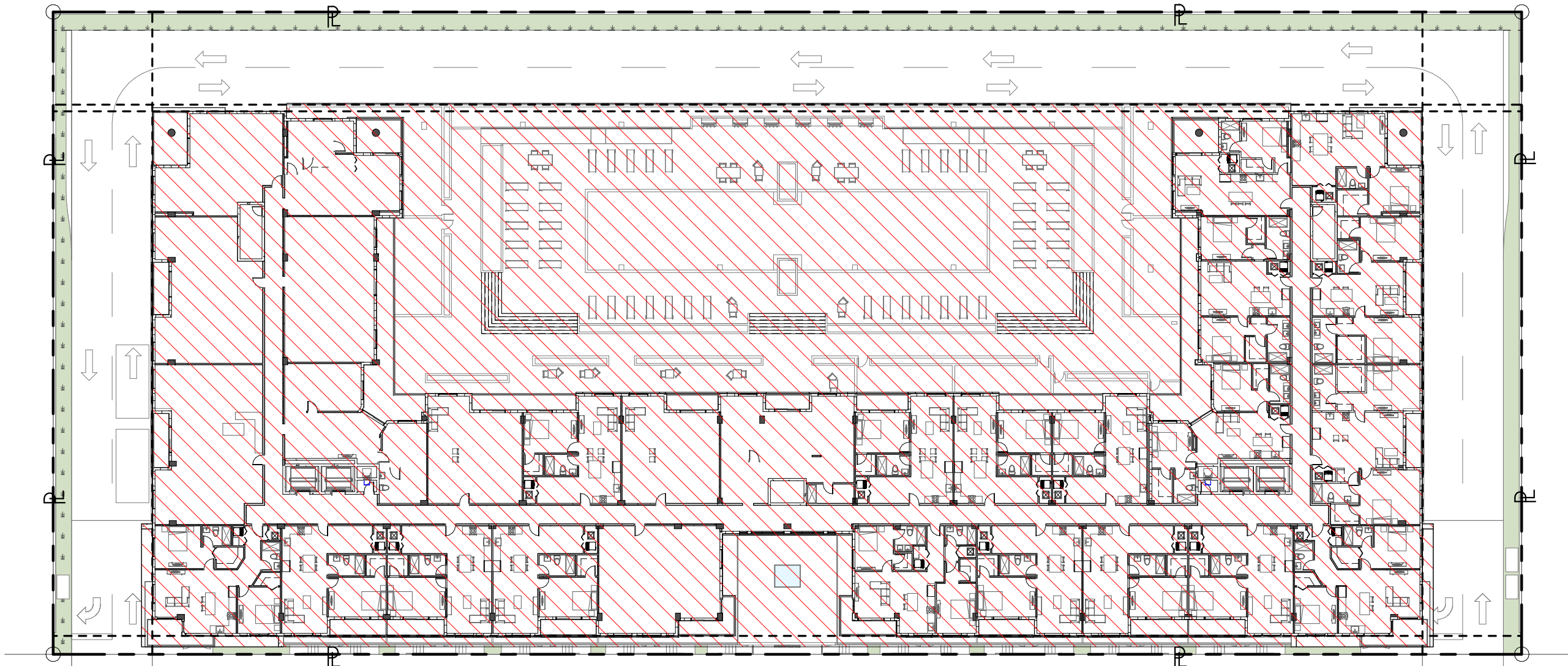
**OPEN SPACE / GREEN  
AREA / PERVIOUS AREA  
CALCULATIONS**

Scale: 1/32" = 1'-0"

Drawing Number

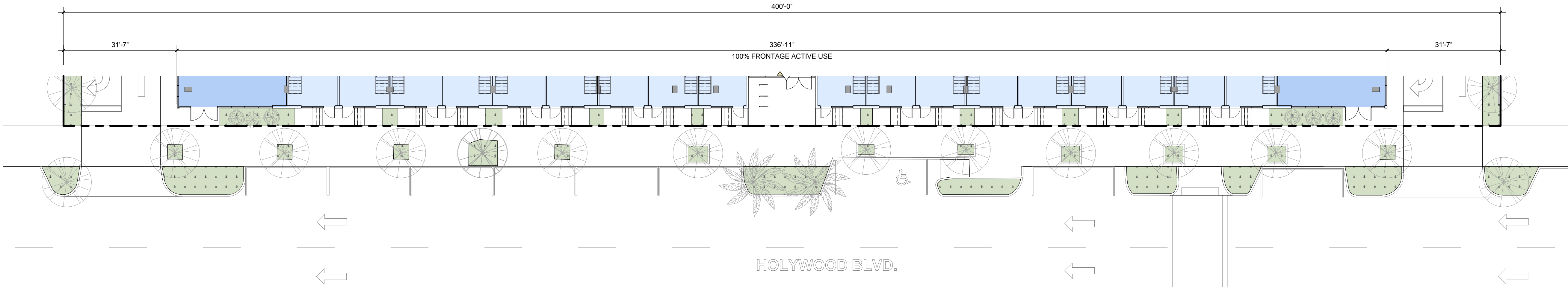
**A-016**





**1** LEVEL 4 - 7 - LOT COVERAGE  
1/32" = 1'-0"

**51,288 SF**



**2** ACTIVE LINER  
1/16" = 1'-0"

ISSUE DATE:  
07.06.20 FINAL TAC  
SET SUBMITTAL

| No. | Date       | Description |
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REINALDO BORGES, ARCHITECT

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Project Team

Project Name

HOLLYWOOD  
MIXED-USE  
APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

LOT COVERGAE & ACTIVE  
LINER CALCULATIONS

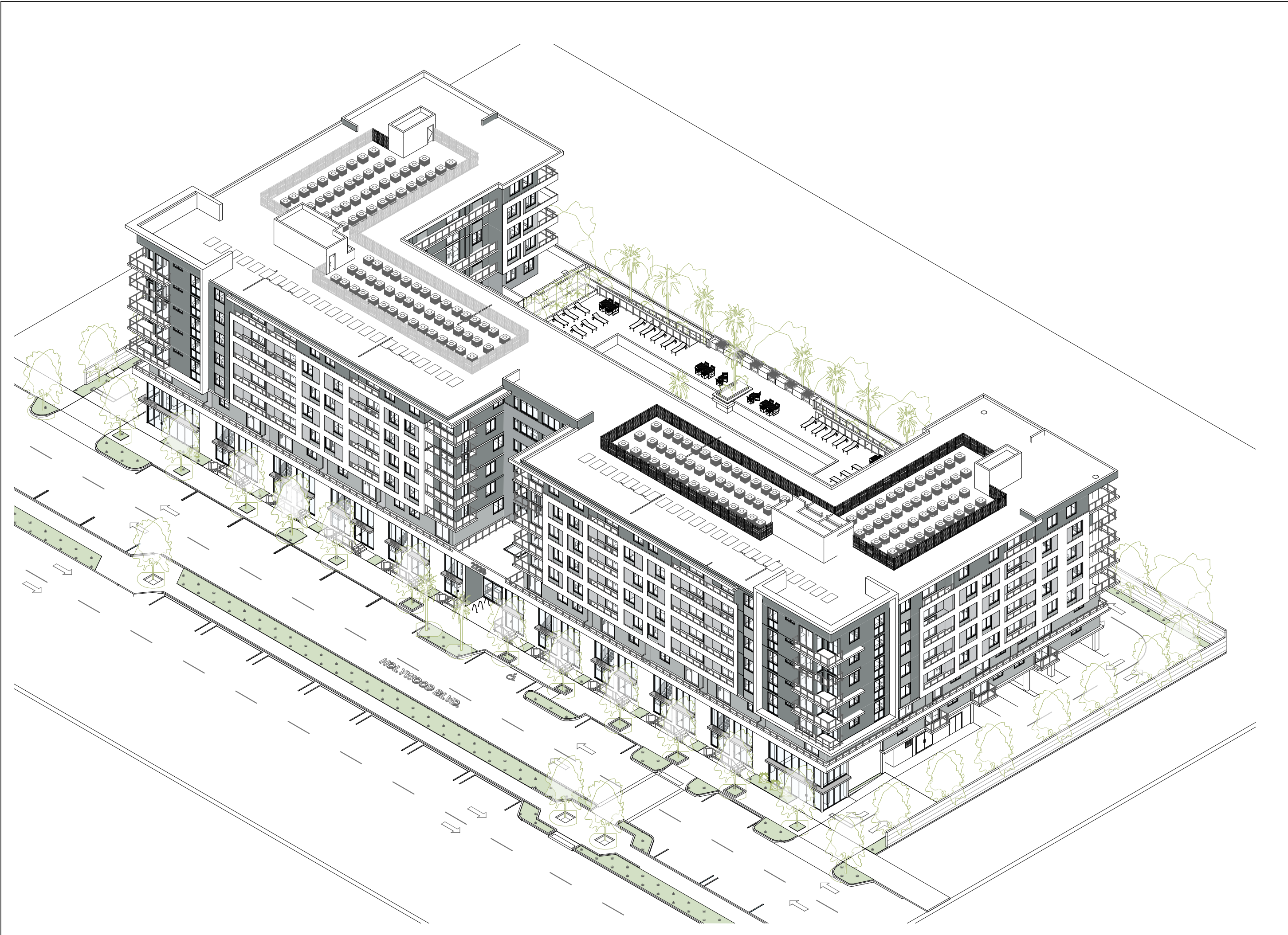
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Drawing Number

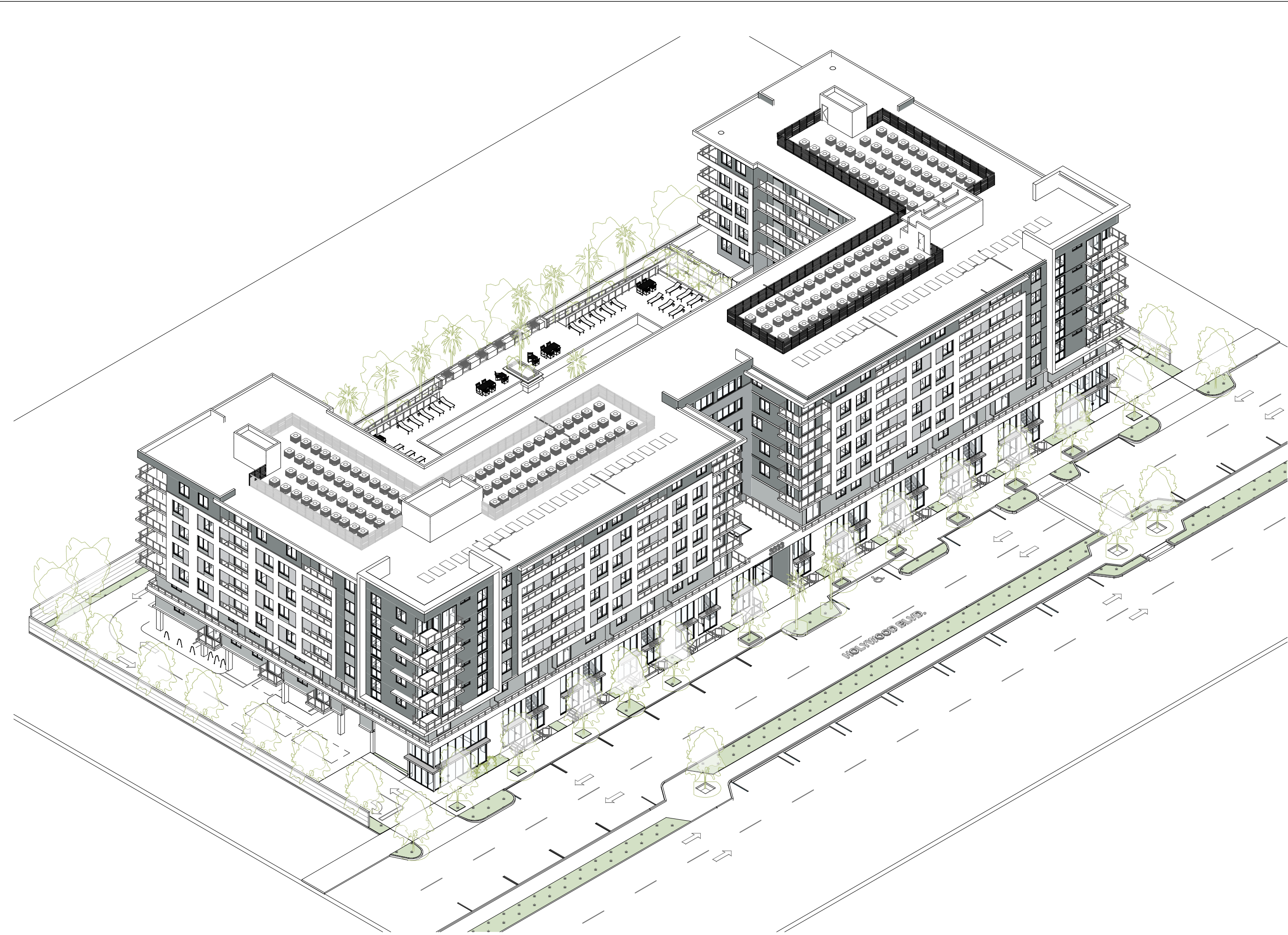
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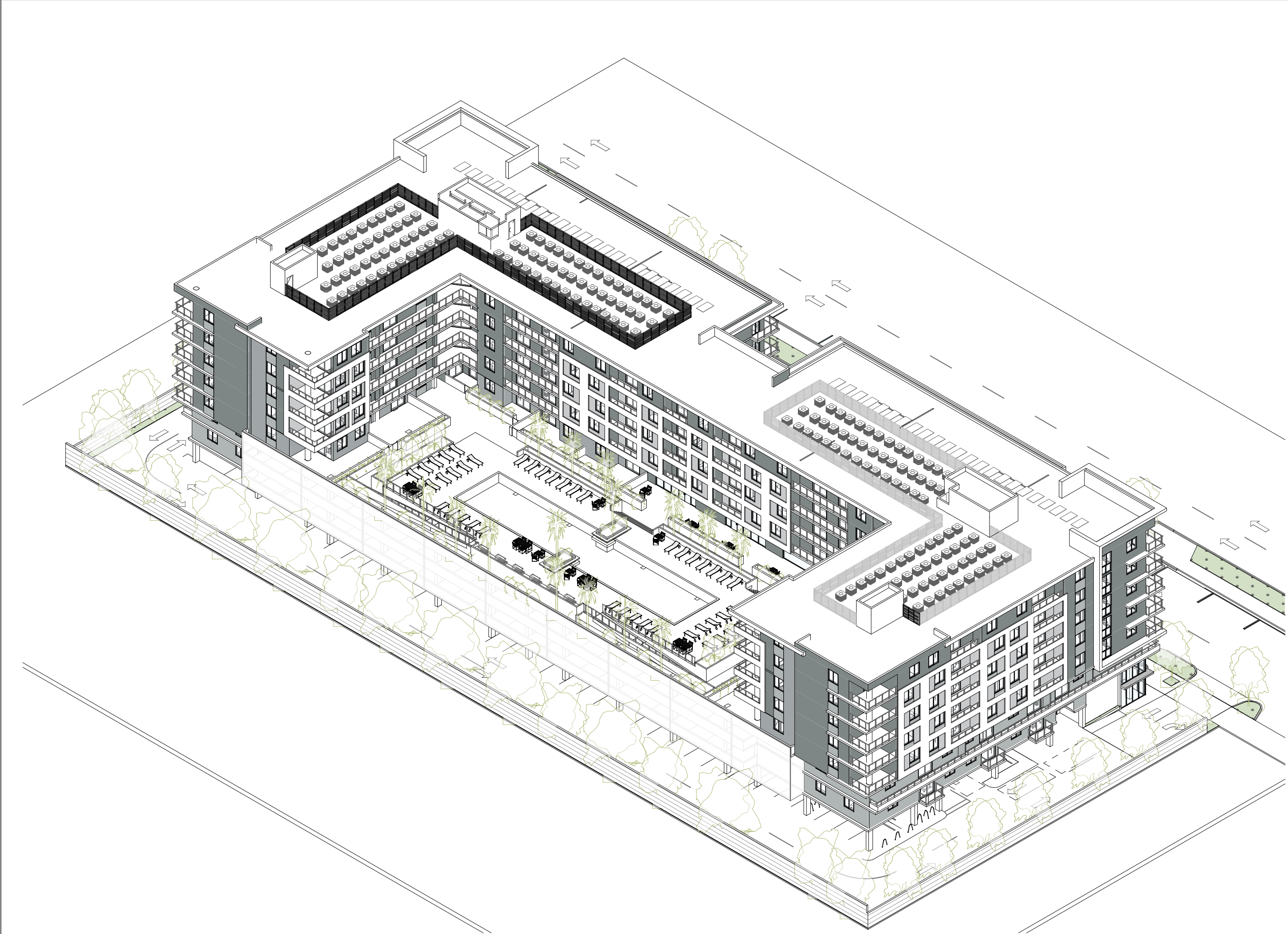




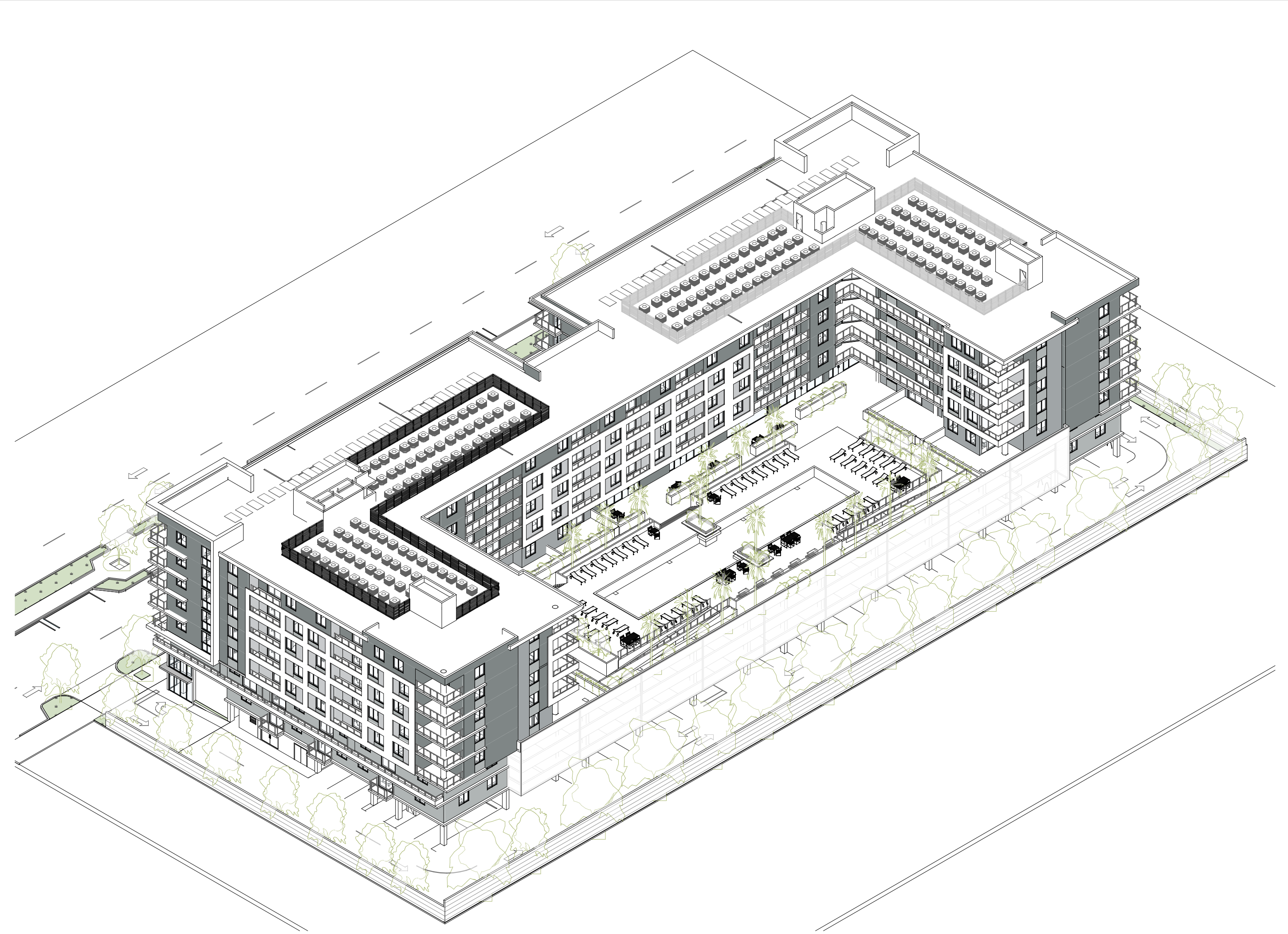
3 ISO-SOUTHEAST



1 ISO-SOUTHWEST



4 ISO-NORTHWEST



2 ISO-NORTHEAST

ISSUE DATE:  
07.06.20 FINAL TAC  
SET SUBMITTAL

| No. | Date | Description |
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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

3D VIEWS

Scale: N.T.S

Drawing Number

**A-018**



SITE DATA

LOT INFORMATION

JURISDICTION: CITY OF HOLLYWOOD/ RC-1

LOT AREA

70,000 SF

1.6 ACRES (as per ALTA Survey)

FEMA INFORMATION

FLOOD ZONE: X

F.F.E. PROPOSED

+9.45 NAVD

PROPOSED NUMBER OF UNITS

180 UNITS

FAR: 2.75 X 70,000

192,500 SF

TOTAL FAR BUILDING PROPOSED

192,481 SF (2.74)

LAND USE & ZONING INFORMATION

LAND USE DESIGNATION: RAC (REGIONAL ACTIVITY CENTER)

ZONING DESIGNATION: RC-1 (RETAIL CORE INTENSITY MULTI-FAMILY DISTRICT)

ALLOWABLE

PROPOSED

MAXIMUM BUILDING HEIGHT

75'-0"

74'-6"

SCOPE OF WORK

1. NEW CONSTRUCTION OF 7 STORY MIXED USE - MULTIFAMILY BLDG W/ ASSOCIATED OFF STREET PARKING

2. ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRESPRINKLERS AND FIRE SAFETY FEATURES

3. BUILDING AMENITIES LOUNGE, BUSINESS CENTER, FITNESS

SETBACK INFORMATION

FRONT

5'-0"

5'-0"

REAR

5'-0"

25'-3"

SIDE

0'-0"

27'-0"

OFF-STREET PARKING

PARKING

REQUIRED

PROVIDED

AREA

REGULAR (1 PER UNIT)

180

180

ACCESSIBLE (2% OF TOTAL REQUIRED) MIN. 2

7 INCLUDED IN TOTAL REQ.

7 (FHA COMPLIANT)

LIFTS

N/A

N/A

GUESTS (1 PER 10 UNITS)

18

29

TOTAL PARKING ON SITE

227

237

136,526 SF

BICYCLE PARKING

REQUIRED

-

PROVIDED

TOTAL = 47

(GROUND:18 + MEZZ. LVL: 17 + 2ND LVL: 12)

FLOOR AREA RATIO

REQUIRED

192,500 SF (2.75)

PROVIDED

192,481 SF (2.74)

BUILDING AREA CALCULATIONS (SF)

NET RENTABLE AREA

GROSS AREA

TERRACES/BALCONIES

GROUND FLOOR

RETAIL

1,828

-

-

BUISNESS (WORK)

7,736

-

-

TOTAL

9,564

48,307

-

MEZZANINE / PARKING LEVEL

RESIDENTIAL

10,976

43,608

232

LEVEL 2 / PARKING LEVEL

RESIDENTIAL

14,214

46,681

2,820

LEVEL 3

AMENITIES

3,740

-

-

RESIDENTIAL

21,735

-

-

TOTAL

25,475

47,953

4,861

LEVEL 4

RESIDENTIAL

25,885

29,495

2,640

LEVEL 5

RESIDENTIAL

25,885

29,495

2,640

LEVEL 6

RESIDENTIAL

25,885

29,495

2,640

LEVEL 7

RESIDENTIAL

25,885

29,495

2,640

TOTALS

163,769

304,529

18,473

RESIDENTIAL TOTAL:

150,465

AMENITITES TOTAL:

3,740

BUISNESS (WORK) + RETAIL TOTAL:

9,564

UNIT TYPE DESCRIPTION

MINIMUM UNIT SIZE ALLOWED RC-1 = 400 SF

UNIT TYPE

DESCRIPTION

TOTAL

AVERAGE SF

STUDIO

1 BED/1 BATH

4 (2%)

521 SF

LIVE-WORK

1BED/1BATH

18 (10%)

682 SF

1B

1 BED/1 BATH

87 (48%)

700 SF

2B

2 BED/2 BATH

71 (40%)

1000 SF

TOTAL

180

AVERAGE UNIT SIZE: 908 SF

DENSITY: 112.5 UNITS PER ACRE

RETAIL:

2 UNITS - 1,828 SF (914 SF EACH)

COMMON AREAS

GROSS (SF)

LEASING OFFICE

553

FITNESS ROOM

1,426

LOUNGE

1,627

BUSINESS CENTER

285

MAIL ROOMS

508

GENERATOR

367

ELECTRIC ROOMS

800

STORAGE

2,632

RECYCLING/TRASH

149

MECHANICAL

1,078

OPEN SPACE & LOT COVERAGE CALCULATIONS

LOT AREA: 70,000 SF

REQUIRED

PROVIDED

LOT COVERAGE:

51,288 SF

PERMEABLE PAVEMENT:

20,366 SF

PERVIOUS AREA:

IMPERVIOUS AREA:

OPEN SPACE AREA:

16,718 SF

UPDATED LEGAL DESCRIPTION

LEGAL DESCRIPTION:

The West 1/2 of Lot 2, all of Lots 3, 4 and 5 and the East 1/2 of Lot 6, LESS the South 30 feet thereof for Right-of-Way purposes, in Block 7 of "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

SAID PROPERTY OTHERWISE DESCRIBED AS FOLLOWS:

2219 HOLLYWOOD BOULEVARD PARCEL

Lot 3, Block 7, and the East 1/2 of Lot 4, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00, for road right-of-way, and less the South 160.00' of the West 27.13' of Lot 3, Block 7, and less the South 160.00' of the East 1/2 of Lot 4, Block 7.

AND

The South 160.00 feet of the West 27.13 feet of Lot 3, Block 7, and the East 1/2 of the South 160.00' of Lot 4, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded In Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00' for road right-of way.

AND

2231 HOLLYWOOD BOULEVARD PARCEL

West 1/2 of Lot 4, Block 7, Hollywood Little Ranches Amended Plat, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00 for road right of way.

AND

2233 HOLLYWOOD BOULEVARD PARCEL

Lot 5, less the West 44 feet thereof, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND

2239 HOLLYWOOD BOULEVARD PARCEL

The West 44 feet of Lot 5, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND

Non-exclusive easement for ingress and egress for the benefit of Parcel 1 described above, as contained in that certain grant of Easement from Candid Camera of Florida, Inc., to Dr. Robert M. Cornfeld, dated April 5, 1974, and recorded April 25, 1974 in O.R. Book 5732, Page 694, of the Public Records of Broward County, Florida.

AND

The East 1/2 of Lot 6, Less the South 30 feet thereof for road-of-way, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND

2215 HOLLYWOOD BOULEVARD PARCEL

West one-half (1/2) of Lot 2 of Block Seven (7) of HOLLYWOOD LITTLE RANCHES, being a subdivision of all of Section 16, Township 51 South, Range 42 East, and Block 96 of the original plat of Hollywood, according to the amended plat of Hollywood Little Ranches, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, excepting therefrom the South thirty (30) feet.

ORIGINAL LEGAL DESCRIPTION

WEST ONE-HALF (1/2) OF LOT 2 OF BLOCK 7, OF HOLLYWOOD LITTLE RANCHES, BEING A SUBDIVISION OF ALL OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BLOCK 96 OF THE ORIGINAL PLAT OF HOLLYWOOD, ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1,PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE SOUTH THIRTY (30) FEET.

SAID PROPERTY OTHERWISE DESCRIBED AS COMMENCING THIRTY FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID PLOT, AND THENCE NORTHWARD 175 FEET, THENCE EASTERLY 50 FEET, THENCE SOUTHERLY 175 FEET, AND THEN WESTERLY 50 FEET TO THE POINT OF BEGINNING.

AND

LOT 3, BLOCK 7, AND THE EAST 1/2 OF LOT 4, B1OCK 7, OF AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 30.00, FOR ROAD RIGHT-OF-WAY, AND LESS THE SOUTH 160.00' OF THE WEST 27.13' OF LOT 3, BLOCK 7, AND LESS THE SOUTH 160.00' OF THE EAST 1/2 OF LOT 4, BLOCK 7.

AND

THE SOUTH 160.00 FEET OF THE WEST 27.13 FEET OF LOT 3, BLOCK 7, AND THE EAST 1/2 OF THE SOUTH 160.00' OF LOT 4, BLOCK 7, OF AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 30.00 FOR ROAD RIGHT-OF WAY.

AND

WEST 1/2 OF LOT 4, BLOCK 7, HOLLYWOOD LITTLE RANCHES AMENDED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 30.00 FOR ROAD RIGHT-OF-WAY.

AND

LOT 5, LESS THE WEST 44 FEET THEREOF, BLOCK 7, OF THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE WEST 44 FEET OF LOT 5, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL L DESCRIBED ABOVE, AS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT FROM CANDID CAMERA OF FLORIDA, INC., TO DR. ROBERT CORNFELD, DATED APRIL 5, 1974, AND RECORDED APRIL 25, 1974, IN OFFICIAL RECORDS BOOK 5732, PAGE 694, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE EAST 1/2 OF LOT 6, LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING A NET AREA OF 70,000 SQUARE FEET OR 1.61 ACRES, MORE OR LESS, AND A GROSS AREA OF 94,000 SQUARE FEET OR 2.16 ACRES, MORE OR LESS, BY CALCULATIONS.

ISSUE DATE:  
07.06.20 FINAL TAC  
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Date

Description

1

07.06.2020

Pre-TAC Reponse

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REINALDO BORGES, ARCHITECT

AA26000765

AR0016290

Project Team

Project Name

HOLLYWOOD  
MIXED-USE  
APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

SITE & BUILDING DATA

Scale: N.T.S

Drawing Number

A-024

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|-----|------------|-----------------|
| 1   | 07.06.2020 | Pre-TAC Reponse |

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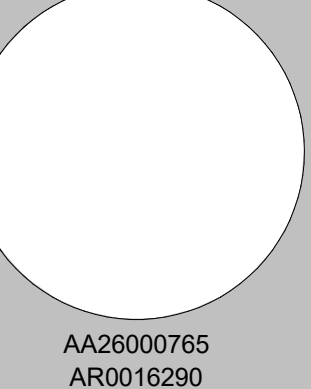
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

## HOLLYWOOD MIXED-USE APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

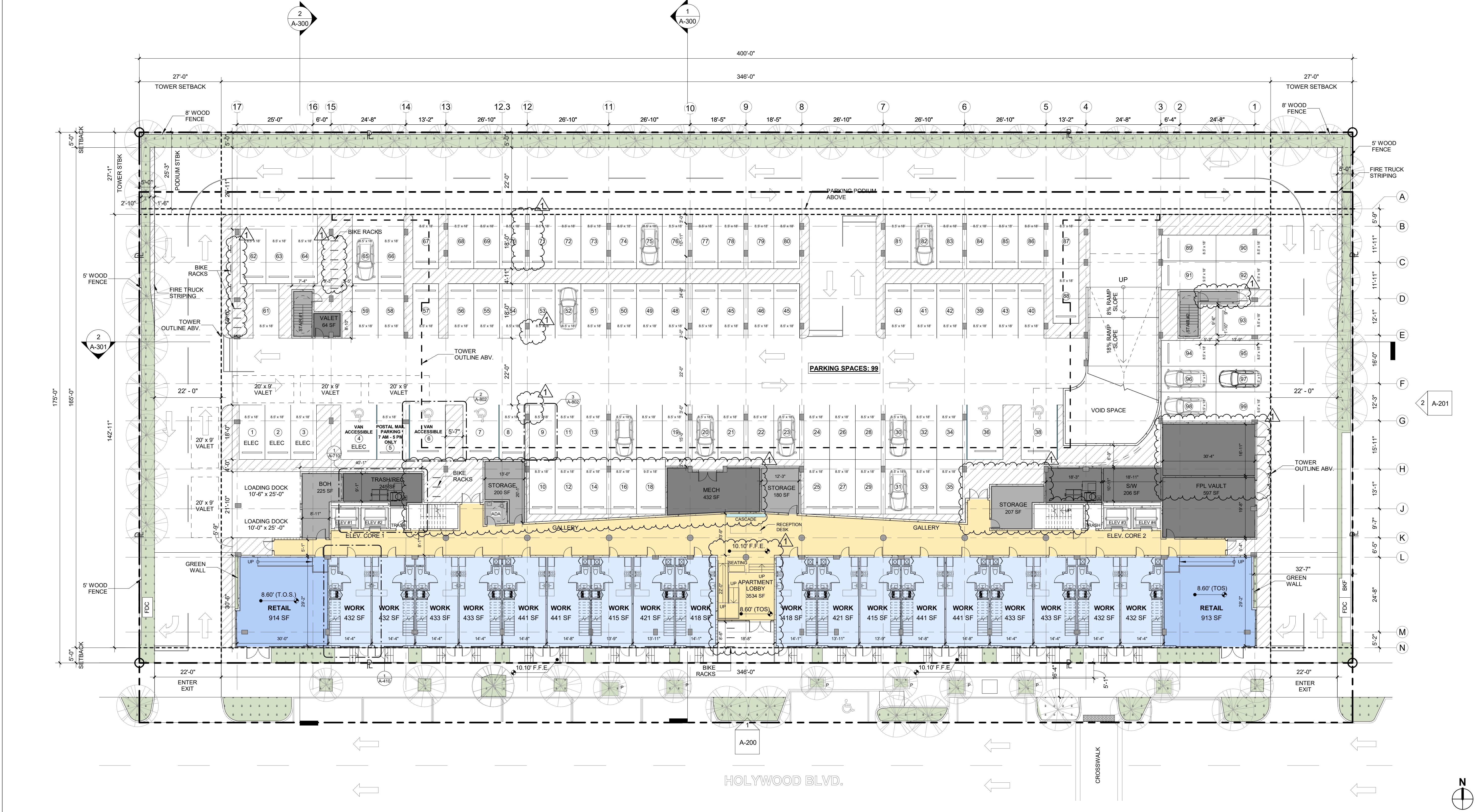
### GROUND FLOOR PLAN

Scale: As indicated

Drawing Number

A-101

7/6/2020 9:27:22 AM



1 GROUND LEVEL  
1/16" = 1'-0"

#### CURRENT BLDG UNIT COUNT

|                  | TOTAL |           |          |         |         |
|------------------|-------|-----------|----------|---------|---------|
| MEZZANINE        | 24    | SD - 2    | L-W - 18 | 1B - 1  | 2B - 3  |
| LEVEL 2          | 16    | SD - 2    |          | 1B - 8  | 2B - 6  |
| LEVEL 3          | 24    |           |          | 1B - 14 | 2B - 10 |
| LEVEL 4-7        | 116   |           |          | 1B - 64 | 2B - 52 |
| TOTAL UNITS: 180 |       | 1B        | (87) 48% |         |         |
|                  |       | 2B        | (71) 40% |         |         |
|                  |       | STUDIO    | (4) 2%   |         |         |
|                  |       | LIVE-WORK | (18) 10% |         |         |

#### REQUIRED PARKING:

|                                     |                          |
|-------------------------------------|--------------------------|
| RETAIL/WORK : 3/1000 SF. (9,564 SF) | 29 SPACES                |
| PER UNIT: 1/UNIT (180 UNITS)        | 180 SPACES               |
| VISITORS: 1/10 UNITS                | 18 SPACES                |
| TOTAL:                              | 227 SPACES (1.1 PARKING) |

#### PROVIDED PARKING:

|                   |                           |
|-------------------|---------------------------|
| GROUND:           | 98 SPACES                 |
| PARKING LVL 2:    | 69 SPACES                 |
| PARKING LVL 3:    | 70 SPACES                 |
| OFF-STREET TOTAL: | 237 SPACES (1.32 PARKING) |

\* 1 SPACE PROVIDED FOR EACH LIVE-WORK UNIT IN ADDITION TO RETAIL PROVIDED REQ. RETAIL PARK SPACE FOR WORK PORTION OF LIVE-WORK

#### UNIT MIX - GROUND LEVEL

| UNIT TYPE | MIN. - MAX. AREA  | TOTAL |
|-----------|-------------------|-------|
| RETAIL    | 852 SF ... 852 SF | 2     |
| WORK      | 384 SF ... 413 SF | 18    |
| TOTAL: 20 |                   |       |

VALET  
REQ: 3 PROVIDED: 5

ADA PARKING  
REQ: 7 PROVIDED: 7

\*ADA ALREADY CALCULATED IN PARKING TABULATION

#### LEGEND

- PARKING STRIPING
- LANDSCAPE (SEE LANDSCAPE FOR DETAILS)
- PROPOSED PLANTER FOR TREE
- ELEC ELECTRICAL CHARGING STATIONS





**1** MEZZANINE PARKING LEVEL  
1/16" = 1'-0"

**CURRENT BLDG UNIT COUNT**

|                  | TOTAL |           |          |         |         |
|------------------|-------|-----------|----------|---------|---------|
| MEZZANINE        | 24    | SD - 2    | L-W - 18 | 1B - 1  | 2B - 3  |
| LEVEL 2          | 16    | SD - 2    |          | 1B - 8  | 2B - 6  |
| LEVEL 3          | 24    |           |          | 1B - 14 | 2B - 10 |
| LEVEL 4-7        | 116   |           |          | 1B - 64 | 2B - 52 |
| TOTAL UNITS: 180 |       | 1B        | (87) 48% |         |         |
|                  |       | 2B        | (71) 40% |         |         |
|                  |       | STUDIO    | (4) 2%   |         |         |
|                  |       | LIVE-WORK | (18) 10% |         |         |

**REQUIRED PARKING:**

|                                    |                                 |
|------------------------------------|---------------------------------|
| RETAIL/WORK : 3/1000 SF (9,564 SF) | 29 SPACES                       |
| PER UNIT: 1/UNIT (180 UNITS)       | 180 SPACES                      |
| VISITORS:1/10 UNITS                | 18 SPACES                       |
| <b>TOTAL:</b>                      | <b>227 SPACES (1.1 PARKING)</b> |

**PROVIDED PARKING:**

|                          |                                  |
|--------------------------|----------------------------------|
| GROUND:                  | 98 SPACES                        |
| PARKING LVL 2:           | 69 SPACES                        |
| PARKING LVL 3:           | 70 SPACES                        |
| <b>OFF-STREET TOTAL:</b> | <b>237 SPACES (1.32 PARKING)</b> |

\* 1 SPACE PROVIDED FOR EACH LIVE-WORK UNIT IN ADDITION TO RETAIL PROVIDED REQ. RETAIL PARK SPACE FOR WORK PORTION OF LIVE-WORK

**UNIT MIX - MEZZANINE PARKING LEVEL**

| UNIT TYPE | MIN. - MAX. AREA    | TOTAL |
|-----------|---------------------|-------|
| 1B        | 629 SF              | 1     |
| 2B        | 1040 SF ... 1095 SF | 3     |
| LIVE      | 269 SF ... 289 SF   | 18    |
| STUDIO    | 519 SF ... 524 SF   | 2     |
| TOTAL: 24 |                     |       |

**LEGEND**

- PARKING STRIPING
- ELEVATION TAGS

ISSUE DATE:  
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| 1   | 07.06.2020 | Pre-TAC Reponse |
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REINALDO BORGES, ARCHITECT

Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**  
2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

MEZZANINE PARKING  
LEVEL FLOOR PLAN

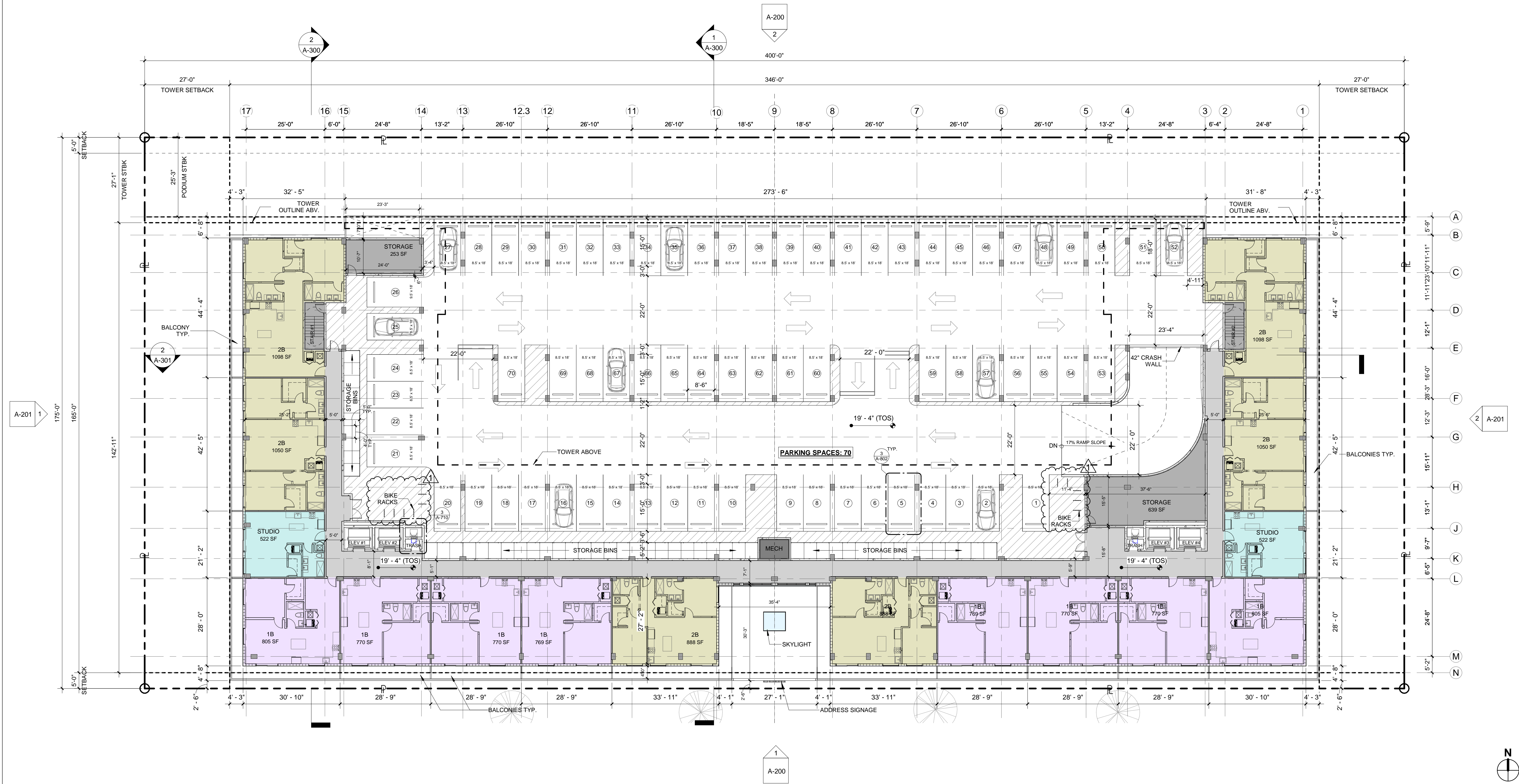
Scale: As indicated

Drawing Number

**A-102**

6/11/2020 11:58:26 AM





**1** LEVEL 2  
1/16" = 1'-0"

**CURRENT BLDG UNIT COUNT**

|                  | TOTAL |           |          |         |         |
|------------------|-------|-----------|----------|---------|---------|
| MEZZANINE        | 24    | SD - 2    | L-W - 18 | 1B - 1  | 2B - 3  |
| LEVEL 2          | 16    | SD - 2    |          | 1B - 8  | 2B - 6  |
| LEVEL 3          | 24    |           |          | 1B - 14 | 2B - 10 |
| LEVEL 4-7        | 116   |           |          | 1B - 64 | 2B - 52 |
| TOTAL UNITS: 180 |       | 1B        | (87) 48% |         |         |
|                  |       | 2B        | (71) 40% |         |         |
|                  |       | STUDIO    | (4) 2%   |         |         |
|                  |       | LIVE-WORK | (18) 10% |         |         |

**REQUIRED PARKING:**

|                                    |                          |
|------------------------------------|--------------------------|
| RETAIL/WORK : 3/1000 SF (9,564 SF) | 29 SPACES                |
| PER UNIT: 1/UNIT (180 UNITS)       | 180 SPACES               |
| VISITORS: 1/10 UNITS               | 18 SPACES                |
| TOTAL:                             | 227 SPACES (1.1 PARKING) |

**PROVIDED PARKING:**

|                   |                           |
|-------------------|---------------------------|
| GROUND:           | 98 SPACES                 |
| PARKING LVL 2:    | 69 SPACES                 |
| PARKING LVL 3:    | 70 SPACES                 |
| OFF-STREET TOTAL: | 237 SPACES (1.32 PARKING) |

\* 1 SPACE PROVIDED FOR EACH LIVE-WORK UNIT IN ADDITION TO RETAIL PROVIDED REQ. RETAIL PARK SPACE FOR WORK PORTION OF LIVE-WORK

**UNIT MIX - LEVEL 2**

| UNIT TYPE | MIN. - MAX. AREA   | TOTAL |
|-----------|--------------------|-------|
| 1B        | 769 SF ... 805 SF  | 8     |
| 2B        | 888 SF ... 1098 SF | 6     |
| STUDIO    | 522 SF             | 2     |
| TOTAL: 16 |                    |       |

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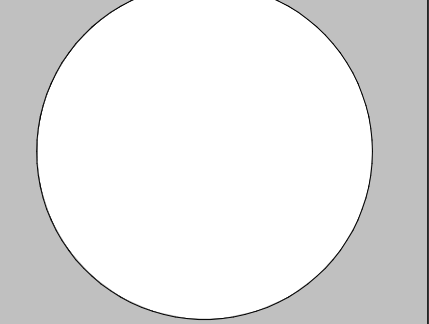
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

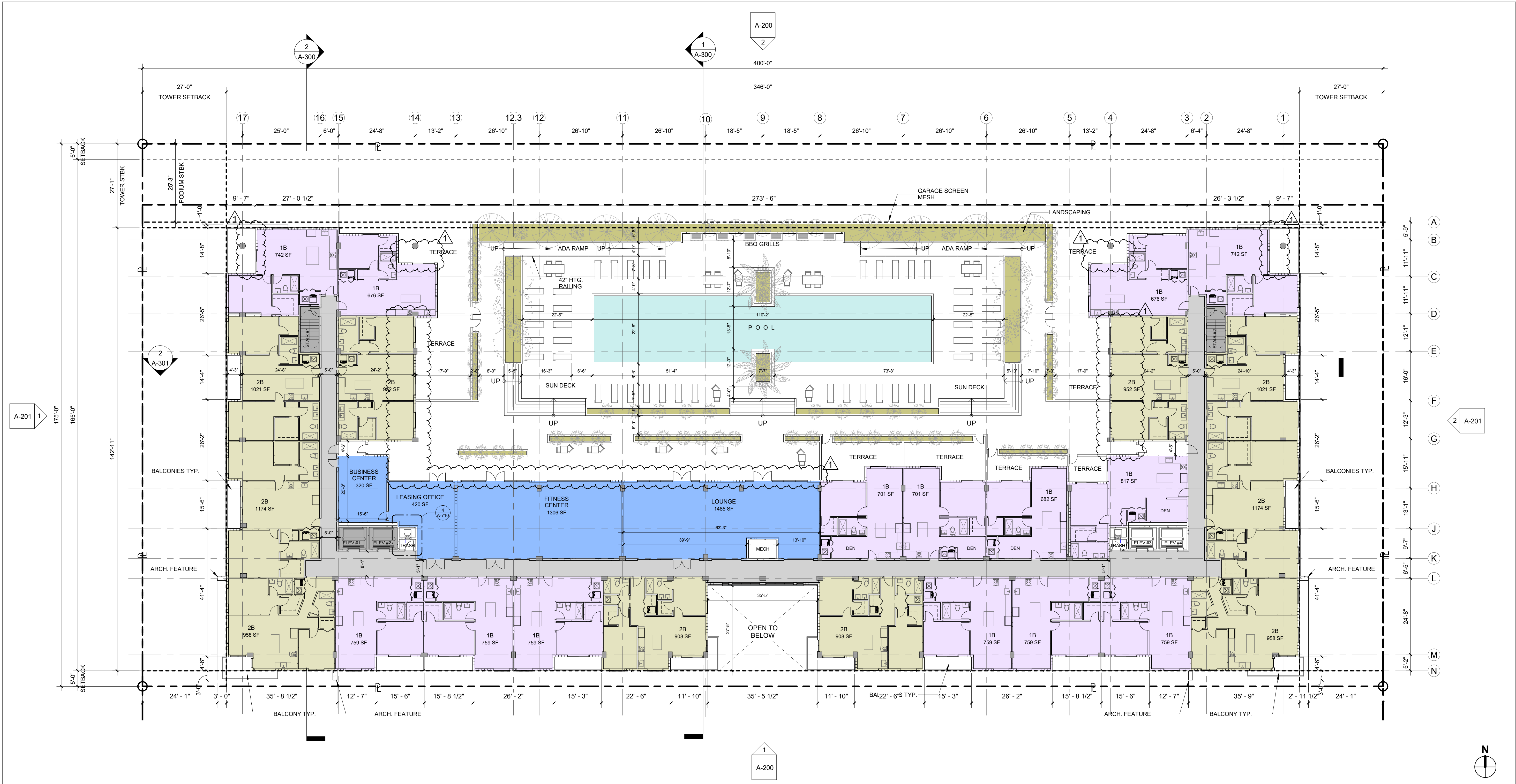
LEVEL 2 FLOOR PLAN

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

Drawing Number

**A-103**





1 LEVEL 3 - AMENITY LEVEL  
1/16" = 1'-0"

CURRENT BLDG UNIT COUNT

|                  | TOTAL |           |          |         |         |
|------------------|-------|-----------|----------|---------|---------|
| MEZZANINE        | 24    | SD - 2    | L-W - 18 | 1B - 1  | 2B - 3  |
| LEVEL 2          | 16    | SD - 2    |          | 1B - 8  | 2B - 6  |
| LEVEL 3          | 24    |           |          | 1B - 14 | 2B - 10 |
| LEVEL 4-7        | 116   |           |          | 1B - 64 | 2B - 52 |
| TOTAL UNITS: 180 |       | 1B        | (87) 48% |         |         |
|                  |       | 2B        | (71) 40% |         |         |
|                  |       | STUDIO    | (4) 2%   |         |         |
|                  |       | LIVE-WORK | (18) 10% |         |         |

UNIT MIX - LEVEL 3 - AMENITY

| UNIT TYPE       | MIN. - MAX. AREA   | TOTAL |
|-----------------|--------------------|-------|
| 1B              | 676 SF ... 817 SF  | 14    |
| 2B              | 908 SF ... 1174 SF | 10    |
| BUSINESS CENTER | 320 SF             | 1     |
| FITNESS CENTER  | 1306 SF            | 1     |
| LEASING OFFICE  | 420 SF             | 1     |
| LOUNGE          | 1485 SF            | 1     |
| TOTAL: 28       |                    |       |

NOTES:

AMENITY DECK, LOUNGE, BUSINESS CENTER,  
& FITNESS CENTER FOR TENANTS USE ONLY

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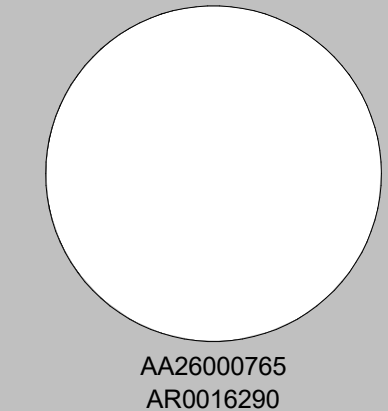
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

**LEVEL 3 - AMENITY FLOOR  
PLAN**

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

Drawing Number

**A-104**





**1** LEVEL 4  
1/16" = 1'-0"

**CURRENT BLDG UNIT COUNT**

|                  | TOTAL |           |          |         |         |
|------------------|-------|-----------|----------|---------|---------|
| MEZZANINE        | 24    | SD - 2    | L-W - 18 | 1B - 1  | 2B - 3  |
| LEVEL 2          | 16    | SD - 2    |          | 1B - 8  | 2B - 6  |
| LEVEL 3          | 24    |           |          | 1B - 14 | 2B - 10 |
| LEVEL 4-7        | 116   |           |          | 1B - 64 | 2B - 52 |
| TOTAL UNITS: 180 |       | 1B        | (87) 48% |         |         |
|                  |       | 2B        | (71) 40% |         |         |
|                  |       | STUDIO    | (4) 2%   |         |         |
|                  |       | LIVE-WORK | (18) 10% |         |         |

**UNIT MIX - LEVEL 4-7**

| UNIT TYPE | MIN. - MAX. AREA   | TOTAL |
|-----------|--------------------|-------|
| 1B        | 663 SF ... 760 SF  | 16    |
| 2B        | 855 SF ... 1173 SF | 13    |

TOTAL PER FLOOR: 29

| ISSUE DATE:<br>07.06.20 FINAL TAC<br>SET SUBMITTAL |            |                 |
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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**  
2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

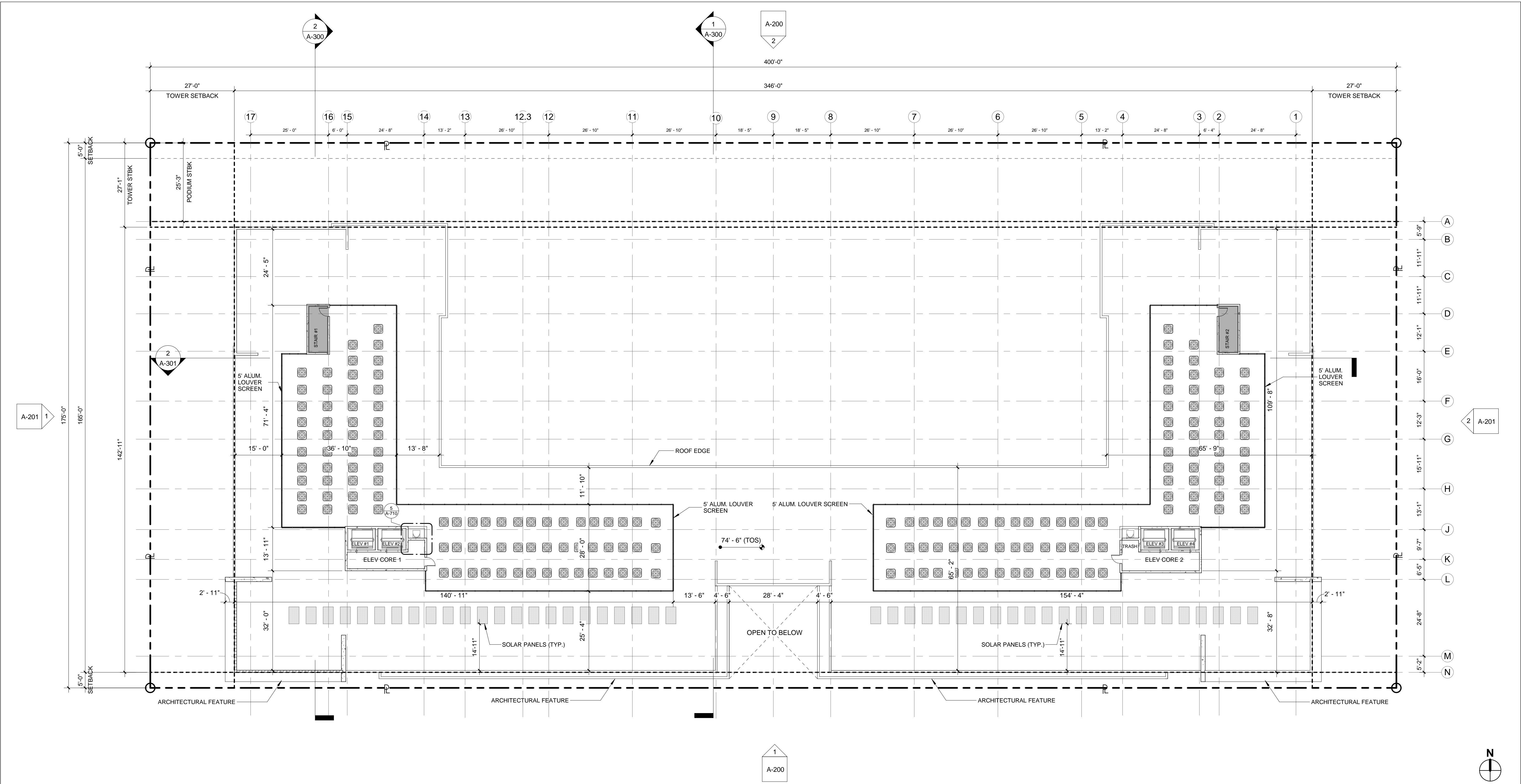
LEVEL 4 -7 FLOOR PLAN

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

Drawing Number

**A-105**





**1** ROOF PLAN  
1/16" = 1'-0"

**CURRENT BLDG UNIT COUNT**

|                  | TOTAL |           |          |         |         |
|------------------|-------|-----------|----------|---------|---------|
| MEZZANINE        | 24    | SD - 2    | L-W - 18 | 1B - 1  | 2B - 3  |
| LEVEL 2          | 16    | SD - 2    |          | 1B - 8  | 2B - 6  |
| LEVEL 3          | 24    |           |          | 1B - 14 | 2B - 10 |
| LEVEL 4-7        | 116   |           |          | 1B - 64 | 2B - 52 |
| TOTAL UNITS: 180 |       |           |          |         |         |
|                  |       | 1B        | (87)     | 48%     |         |
|                  |       | 2B        | (71)     | 40%     |         |
|                  |       | STUDIO    | (4)      | 2%      |         |
|                  |       | LIVE-WORK | (18)     | 10%     |         |

**ROOF NOTES:**  
ROOF DECK FOR MAINTENANCE USE ONLY

ISSUE DATE:  
07.06.20 FINAL TAC  
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Project Team

Project Name

**HOLLYWOOD  
MIXED-USE  
APARTMENTS**  
2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

ROOF FLOOR PLAN

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

Drawing Number

**A-106**

6/11/2020 11:59:40 AM



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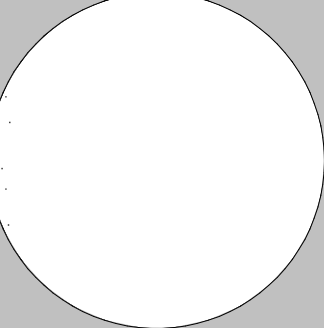
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

## HOLLYWOOD MIXED-USE APARTMENTS

2233 Hollywood Boulevard  
Hollywood, FL

Project Number 18-500

Drawing Name

BUILDING ELEVATIONS

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

Drawing Number

A-200

6/19/2020 10:17:42 AM



1 SOUTH ELEVATION  
1/16" = 1'-0"



2 NORTH ELEVATION  
1/16" = 1'-0"

### ELEVATION LEGEND

|    |   |    |  |
|----|---|----|--|
| 1  | ARCHITECTURAL FEATURE                       | 14 | STUCCO FINISH                                      |
| 2  | ELEVATOR BULKHEAD                           | 15 | 5' WOOD FENCE AT PROPERTY LINE                     |
| 3  | STAIR BULKHEAD                              | 16 | 8' WOOD FENCE AT PROPERTY LINE                     |
| 4  | 5' ALUMINUM LOUVER SCREEN                   | 17 | RETAILWORK SIGNAGE (SIGNAGE UNDER SEPARATE PERMIT) |
| 5  | 42" MIN. HIGH ALUMINUM MESH RAILING         | 18 | OVERHEAD DOOR                                      |
| 6  | IMPACT RESISTANT WINDOWS                    | 19 | ARCHITECTURAL FACADE SCREENING SYSTEM              |
| 7  | IMPACT RESISTANT RIBBON WINDOWS             | 20 | CONCRETE COLUMN                                    |
| 8  | IMPACT RESISTANT SLIDING GLASS DOOR         | 21 | CONCRETE COLUMN                                    |
| 9  | IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM | 22 | RETAIL LOUVERS                                     |
| 10 | CONCRETE CANOPY                             | 23 | STUCCO FOAM FRAME                                  |
| 11 | CONCRETE PARAPET                            | 24 | STUCCO POINTS                                      |
| 12 | BALCONYTERRACE CONCRETE SLAB                |    |  |
| 13 | 4" PANEL DIVIDER                            |    |  |

NOTE:  
- FULL SIGNAGE PACKAGE TO BE PROVIDED AT A LATER STAGE THROUGH A SEPARATE PERMIT.  
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS  
- ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.  
- REFER TO RENDERERS FOR PROPOSED FACADE MESH GRAPHIC