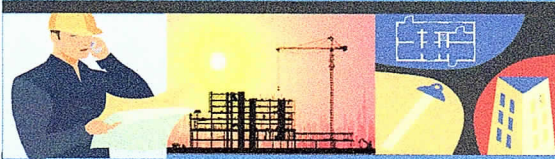


PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 8-23-21

Location Address: 1944 TAYLOR ST.

Lot(s): 27, 28 Block(s): 22 Subdivision: HOLLYWOOD

Folio Number(s): 5142 150 14020

Zoning Classification: ND-3 Land Use Classification: RA2

Existing Property Use: MULTI-FAMILY Sq Ft/Number of Units: 2052 SF / 3

Is the request the result of a violation notice? () Yes () 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): PACO

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

Explanation of Request: 1 REVIEW AND APPROVAL FOR A 22 UNIT, 4 STORY APARTMENT BUILDING.

Number of units/rooms: 22 Sq Ft: 720 SF AVG.

Value of Improvement: 4.5 MIL Estimated Date of Completion: DEC 2022

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

Name of Current Property Owner: CB TAYLOR LLC

Address of Property Owner: 2250 SW 3 AVE, SUITE 100, MIAMI FL 33129

Telephone: 305 392 1441 Fax: _____ Email Address: abosch@blackgroup.com

Name of Consultant Representative/Tenant (circle one): JOSEPH KALLER

Address: 2417 HOLLYWOOD BLVD. Telephone: 954 920 5146

Fax: _____ Email Address: Joseph@kallerarchitects.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: GASTON CORRADEI (owner)

Address: as above
Email Address: gaston@corradigroup.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 8-17-21

PRINT NAME: _____

ERSTON CORREIA

Date: 8-17-21

Signature of Consultant/Representative: _____

Joseph B. Kaller

Date: 8-20-21

PRINT NAME: _____

JOSEPH B. KALLER

Date: 8-20-21

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 17 day of AUGUST 2021

[Signature]
Notary Public

State of Florida



My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

[Signature]
Signature of Current Owner

ERSTON CORREIA
Print Name

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 8-17-21

PRINT NAME: Ashley Bosch

Date: 8-17-21

Signature of Consultant/Representative: _____

Date: 8-20-21

PRINT NAME: JOSEPH B. KALLER

Date: 8-20-21

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 17 day of August 2021

Signature of Current Owner

Signature of Current Owner

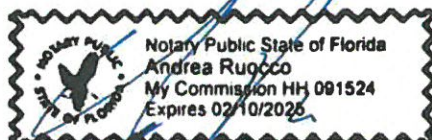
Ashley Bosch

Print Name

Notary Public

State of Florida

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____





1944 TAYLOR STREET
HOLLYWOOD, FL 33020

PROJECT INFO:

4 STORY, 22 UNIT RESIDENTIAL
APARTMENT BUILDING

LAND DESCRIPTION:

LOTS 27 AND 28, BLOCK 22, TOWN OF HOLLYWOOD,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.



Site Address	1944 TAYLOR STREET #1-3, HOLLYWOOD FL 33020	ID #	5142 15 01 4020
Property Owner	CB TAYLOR LLC	Millage	0513
Mailing Address	2250 SW 3 AVE #100 MIAMI FL 33129	Use	08
Abbr Legal Description	HOLLYWOOD 1-21 B LOT 27,28 BLK 22		

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

* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$96,840	\$281,080	\$377,920	\$377,920				
2020	\$96,840	\$281,080	\$377,920	\$377,920	\$8,846.14			
2019	\$96,840	\$180,130	\$276,970	\$276,970	\$6,826.46			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$377,920	\$377,920	\$377,920	\$377,920				
Portability	0	0	0	0				
Assessed/SOH	\$377,920	\$377,920	\$377,920	\$377,920				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$377,920	\$377,920	\$377,920	\$377,920				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/9/2020	WD-Q	\$485,000	116725020	\$9.00	10,760	SF		
2/11/2019	WD-Q	\$435,000	115618913					
4/19/2016	QCD-T	\$100	113672771					
4/18/2016	SWD-Q	\$375,000	113672757					
2/27/2003	QCD	\$100	34786 / 1281	Adj. Bldg. S.F. (Card, Sketch)		2052		
				Units		3		
				Eff./Act. Year Built: 1939/1938				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
3								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

CB TAYLOR LLC

Filing Information

Document Number	L20000266896
FEI/EIN Number	85-2871581
Date Filed	09/03/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/05/2021
Event Effective Date	NONE

Principal Address

2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Mailing Address

2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Registered Agent Name & Address

CORRADI, GASTON
2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Authorized Person(s) Detail

Name & Address

Title AMBR

CB GROUP DEVELOPMENT LLC
2250 SW 3RD AVE, STE 100
MIAMI, FL 33129

Annual Reports

Report Year	Filed Date
2021	04/19/2021

Document Images

[04/19/2021 -- ANNUAL REPORT](#)

	View image in PDF format
02/05/2021 -- LC Amendment	View image in PDF format
09/03/2020 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CB GROUP DEVELOPMENT LLC

Filing Information

Document Number	L20000049088
FEI/EIN Number	84-5127148
Date Filed	02/18/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/23/2021
Event Effective Date	NONE

Principal Address

2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Mailing Address

2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Registered Agent Name & Address

CORRADI, GASTON
2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Authorized Person(s) Detail

Name & Address

Title AMBR

BLOK GROUP, LLC
9830 SW 62 STREET
MIAMI, FL 33173

Title AMBR

GEC GROUP LLC
2250 SW 3 AVE, STE 100
MIAMI, FL 33139

Annual Reports

Report Year	Filed Date
2021	04/19/2021
Document Images	
04/19/2021 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- LC Amendment	View image in PDF format
02/18/2020 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BLOK GROUP, LLC

Filing Information

Document Number	L06000086075
FEI/EIN Number	20-5550170
Date Filed	08/31/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/27/2012

Principal Address

9830 SW 62 STREET
MIAMI, FL 33173

Changed: 07/27/2012

Mailing Address

9830 SW 62 STREET
MIAMI, FL 33173

Changed: 07/27/2012

Registered Agent Name & Address

BOSCH, ASHLEY
9830 SW 62 STREET
MIAMI, FL 33173

Name Changed: 11/15/2010

Address Changed: 07/27/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

BOSCH, ASHLEY
9830 SW 62 STREET
MIAMI, FL 33173

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/30/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
09/25/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- ANNUAL REPORT	View image in PDF format
07/27/2012 -- REINSTATEMENT	View image in PDF format
11/15/2010 -- REINSTATEMENT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
08/31/2006 -- Florida Limited Liability	View image in PDF format

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: CB TAYLOR LLC
2. Project Name: THE NESLEY AT TAYLOR
3. Project Address: 1944 TAYLOR ST.
4. Contact person: JOSEPA B. KALLER - KALLER ARCHITECTURE
5. Contact number: 954 920 5746
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 20 @ 1875.00
2 @ 2175.00
8. Unit Fee per residential dwelling based on sq. ft.: _____
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$41,850 Date: 6-21-21

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

NGBS Green Building Certification - Project ID: 356FNJ

lmarchman@homeinnovation.com <lmarchman@homeinnovation.com>

Thu 8/19/2021 3:51 PM

To: Jason Biondi <jbiondi@ecsgllc.com>; abosch@blokgroup.com <abosch@blokgroup.com>

Cc: ProjectRegistration@homeinnovation.com <ProjectRegistration@homeinnovation.com>; mfooster@homeinnovation.com <mfooster@homeinnovation.com>; Jason Biondi <jbiondi@ecsgllc.com>

Dear: Jason Biondi,

Congratulations!

You have successfully registered the project below for certification to the ICC 700 National Green Building Standard.

Your Project ID:

356FNJ

Be sure to keep this Project ID in a safe place as you will need it throughout the certification process.

Builders can find more information about the NGBS Green certification process at:

www.HomeInnovation.com/BRG

PLEASE NOTE: You cannot notify Home Innovation Research Labs of a rough inspection for this project until the Project Information Form (referenced below) is submitted. Once the form is submitted, please allow one business day for the project information to get into our system before attempting to schedule a rough inspection.

Verifier Name: Jason Biondi
Verifier Organization: Energy Cost Solutions Group, LLC
Standard Selected: 2015 NGBS
Scoring Path Selected: 2015 MF New Construction
Anticipated Certification Level: Silver
Project Name: Wesley at Taylor Apts
Project Unit Count: 22
Project Building Count: 1
Project Address/Lot: 1944 Taylor St
Project City: Hollywood
Project State: Florida
Project Zip code: 33020
Project County: Broward

Project Hud Disaster Case Number:

Accessory Structure: No
Accessory Description:
Contact First Name: Ashley
Contact Last Name: Bosch
Contact Email: abosch@blokgroup.com
Responsible Application Packet: Developer
Party Named On Certificate: Developer
Community Name On Certificate: Yes

PROJECT INFORMATION FORM: Please complete or have someone from the Project Team complete the Project Information Form that will be emailed to you shortly. This information is necessary to earn the NGBS Green certification and will be used to market your project on www.NGBS.com. Verifiers cannot notify Home Innovation of the rough inspection date without this information complete.

MARKETING: Builders with Home Innovation agreements in place should receive an NGBS Green *Insider Update* with a link to our program style guide and logos/marks that can be used through the certification process – if the builder for this project has not received that message, please have them email info@HomeInnovation.com. Additional marketing materials can be found online at www.HomeInnovation.com/marketgreencertified.

We look forward to working with you as an NGBS Green Partner. If you have any questions about the certification process, please [contact us](#).

If you did not submit this project for registration please [let us know](#).

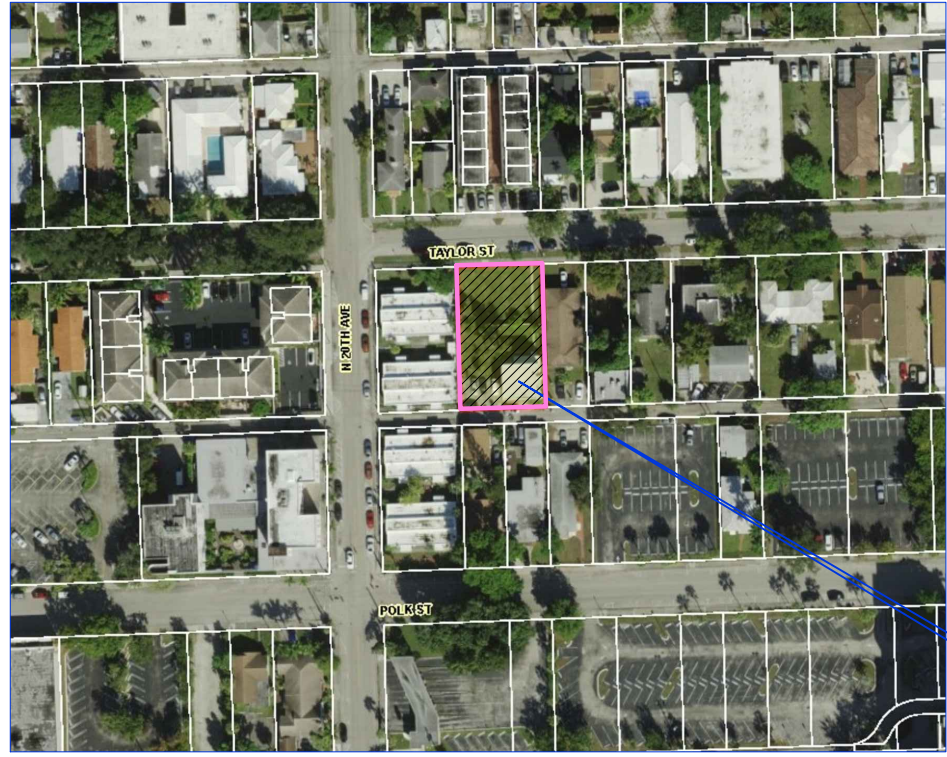


ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING IN SECTION 15, TOWNSHIP 51SOUTH, RANGE 42 EAST,
HOLLYWOOD, BROWARD COUNTY, FLORIDA

LOCATION MAP

NO TO SCALE



Subject Property

PROPERTY ADDRESS: Folio Number: 5142 15 01 4020

1944 Taylor Street #1-3, Hollywood, Florida 33020

AREA TABULATION:

Gross Lot Area of Subject Parcel: +/-13, 320.09 Sq Ft (+/- 0.305 Acres)

Net Lot Area of Subject Parcel: +/-10, 759.92 Sq Ft (+/- 0.247 Acres)

LEGAL DESCRIPTION OF SUBJECT PARCEL:

Lots 27 and 28, Block 22, TOWN OF HOLLYWOOD, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

SURVEYOR'S REPORT:

- This Boundary Survey has been made on the ground on August 10th, 2020 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an Alta Survey has been prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2016.
- This Alta Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Elevations have not been determined. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities. .
- At the time of this Alta Survey these lands are improved with a Residential Building and its appurtenances built on it.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way(s):Taylor Street - along the North property line, and a 14 feet Public Alley along the South property line. The undersigned has no knowledge of proposed changes in street right of way lines for this roadway.
- Only aboveground improvements and visible evidence of utilities have been represented on this survey. Underground utilities and footings have not been located.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No field evidence of wetland delineation was found at the time of this survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X" and "AH" with Base Flood Elevation 8 feet (NAVD 1988), (Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood).
- VERTICAL CONTROL AND VERTICAL ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988), Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Department Bench Mark 1895, Elevation = 11.076 feet (NGVD29)
Bench Mark # 2: Broward County Engineering Department Bench Mark N 239, Elevation = 11.04 feet (NGVD29) / 9.24 feet (NAVD88)
- HORIZONTAL ACCURACY:** This survey has achieved accuracy results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/NSPS Land Title" and the accuracy obtained by field measurements and office calculations meets and exceeds the minimum horizontal feature accuracy (linear) for a Suburban area being equal to 1 foot in 7, 500 feet.
- This survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a Boundary and Topographic Survey.
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1" = 20'. Vertical and horizontal data are expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Title Commitment provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing of N 89°57'09" E along the South R/W line of Taylor Street. This line is noted on the survey as BR (Bearing Reference).
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. This survey reflects a gap between existing fences located on the sides of this lot and the platted lot lines. Area between the fence and the platted lot line might or might not being used by the adjoining.
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company, Order No. 20109225 dated August 7, 2020 at 8:00 AM. Upon review and examination of instruments of record listed on Schedule B - II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

SCHEDULE B-II EXCEPTIONS

Items # 1 thru Item # 6 and Item #10: Not survey related matters.

Item # 7: This parcel is subject to all matters contained on the Plat of TOWN OF HOLLYWOOD, as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida. Refer to Survey Map for geometry and lot's configuration.

Item # 8: This parcel is subject to a Ordinance No. 0-81-26 recorded in Official Records Book 9637, at Page 836, of the Public Records of Miami-Dade County, Florida. Provisions are of blanket nature, there for "non plottable".

Item # 9: This parcel is subject to a Ordinance No. 0-76-18 recorded in Official Records Book 8886, at Page 89, of the Public Records of Miami-Dade County, Florida. Provisions are of blanket nature, there for "non plottable".

CERTIFICATION

I hereby certify to:

NWL 2016 Evergreen LP, its successors and/or assigns, as their interests may appear;

New Wave Loans, LLC, a Delaware limited liability company;

CB Taylor, LLC, a Florida limited liability company;

Leopold Korn, P.A.;

Adams Gallinar, P.A.;

Old Republic National Title Insurance Company;

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 Optional Items 1, 2, 3, 4, 6, 7 (a) (1), 8, 9, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: August 10th, 2020

Alta Survey Revised: March 9th, 2021

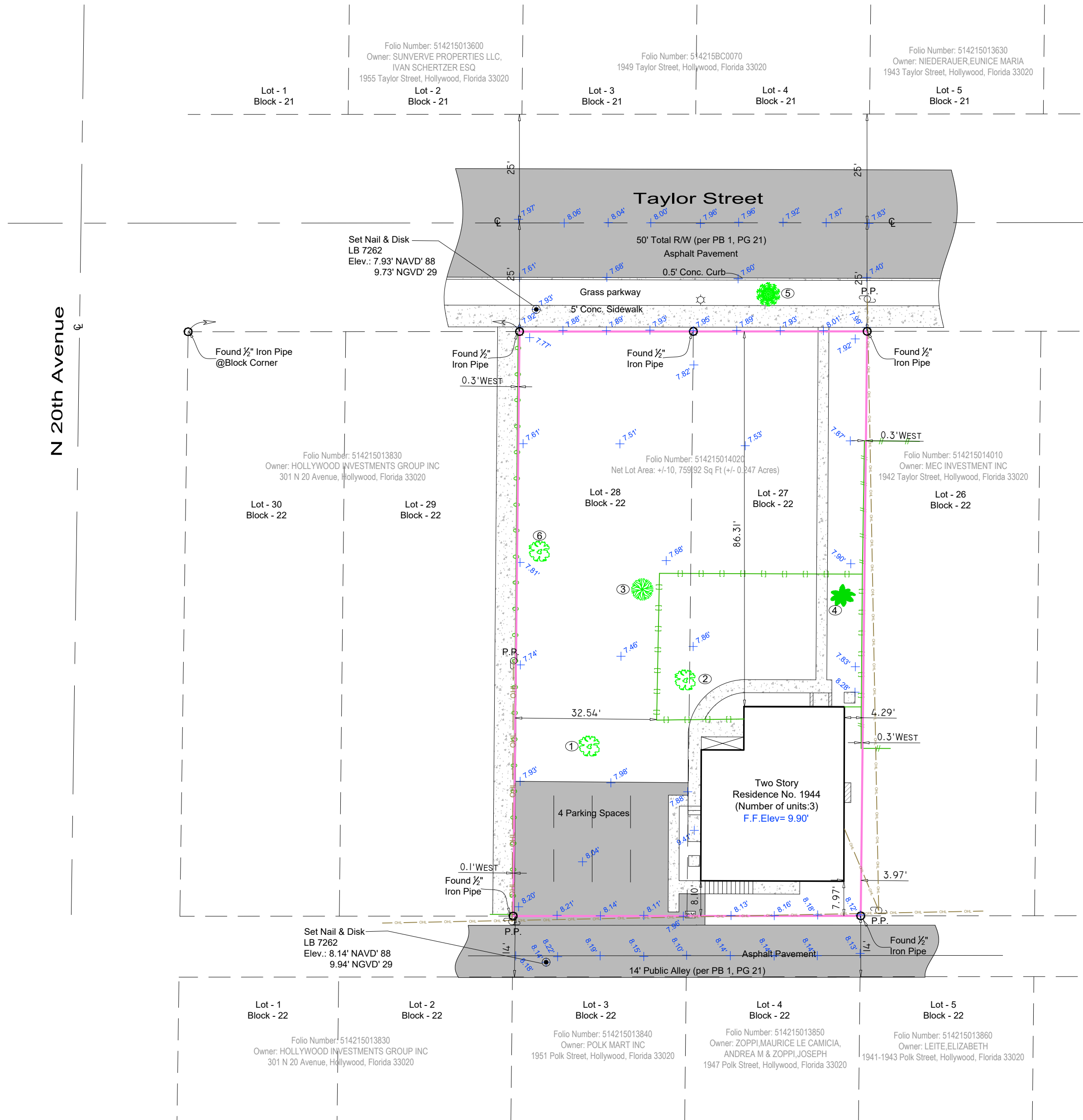
Alta Survey Revised: May 25th, 2021 (To add OWNERSHIP AND ENCUMBRANCE REPORT)

Alta Survey Revised: August 25th, 2021 (to add OWNERSHIP AND ENCUMBRANCE REPORT Update)

Odalys C. Bello-Iznaga

Professional Surveyor & Mapper # 6169

State of Florida



This survey has been updated based on and upon an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by Fidelity National Title Insurance Company, File Number 9441562 (Update), with a search between September 14, 1921 @ 6.00 AM, to August 16, 2021 @ 11:00 PM. Upon review and examination of said report, the following applies:

Owner of Record as per Warranty Deed filed September 11, 2020, recorded under Instrument No. 116725020 is CB Taylor, LLC, a Florida limited liability.

Item No.7 of O&E Report: Easement Deed, July 5, 1978, ORB 7649, Page 379. (Does not apply)

Item No.9 of O&E Report: Ordinance No. 2002-61, November 21, 2002, ORB 34145, Page 1891. (Applies, but not plottable)

Item No.10 of O&E Report: Ordinance No. 2005-18, July 15, 2002, ORB 40082, Page 1783. (Applies, but not plottable)

Item No.11 of O&E Report: Ordinance No. 2005-19, July 15, 2002, ORB 40082, Page 1789. (Applies, but not plottable)

Other Instruments of Records listed on said O&E have been investigated by this surveyor and its applicability its listed on the surveyor's report attached herein. (Refer to Note No. 21)

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Avocado	Persea americana	6	17	14
2	Almond	Prunus dulcis	24	32	26
3	Pine	Pinaceae	8	21	16
4	Palm	Aracaceae	5	16	12
5	Royal Poinciana	Delonix regia	4	15	16
6	Avocado	Persea americana	18	28	30

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Project No. 20879

Page 1 of 1



0 10 20

SCALE: 1" = 20'

LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON METAL BARS FENCE (IF)
- OVERHEAD WIRES
- WATER VALVE (WV)
- POWER POLE (PP)
- GUY ANCHOR
- WATER METER (WM)
- CONC. LIGHT POLE (LP)
- WELL
- STREET SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FIRE HYDRANT
- CABLE BOX (CATV)
- FPL TRANSFORMER
- CATCH BASIN OR INLET
- EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP)
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- PRC = POINT OF REVERSE CURVE
- BM = BENCH MARK
- BR = BEARING REFERENCE
- TBM = TEMPORARY BENCH MARK
- R = PROPERTY LINE
- C = CENTER LINE
- M = MONUMENT LINE
- CALC = CALCULATED
- MEAS = FIELD MEASURED
- P = PER PLAT
- FSM = PROFESSIONAL SURVEYOR AND MAPPER
- A/C = AIR CONDITIONER PAD
- ENCR = ENCROACHMENT
- FF ELEV = FINISHED FLOOR ELEVATION
- (XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
- ORB = OFFICIAL RECORD BOOK
- CBS = CONCRETE BLOCK STRUCTURE
- R/W = RIGHT OF WAY
- ELEV = ELEVATION
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE

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e-mail: info@belloland.com • www.bellolandsurveying.com



The Wesley

AT TAYLOR

1944 TAYLOR STREET HOLLYWOOD FLORIDA



P.A.C.O. - MARCH 22, 2021
PRELIMINARY TAC - SEPTEMBER 13, 2021

PROJECT TEAM

ARCHITECT
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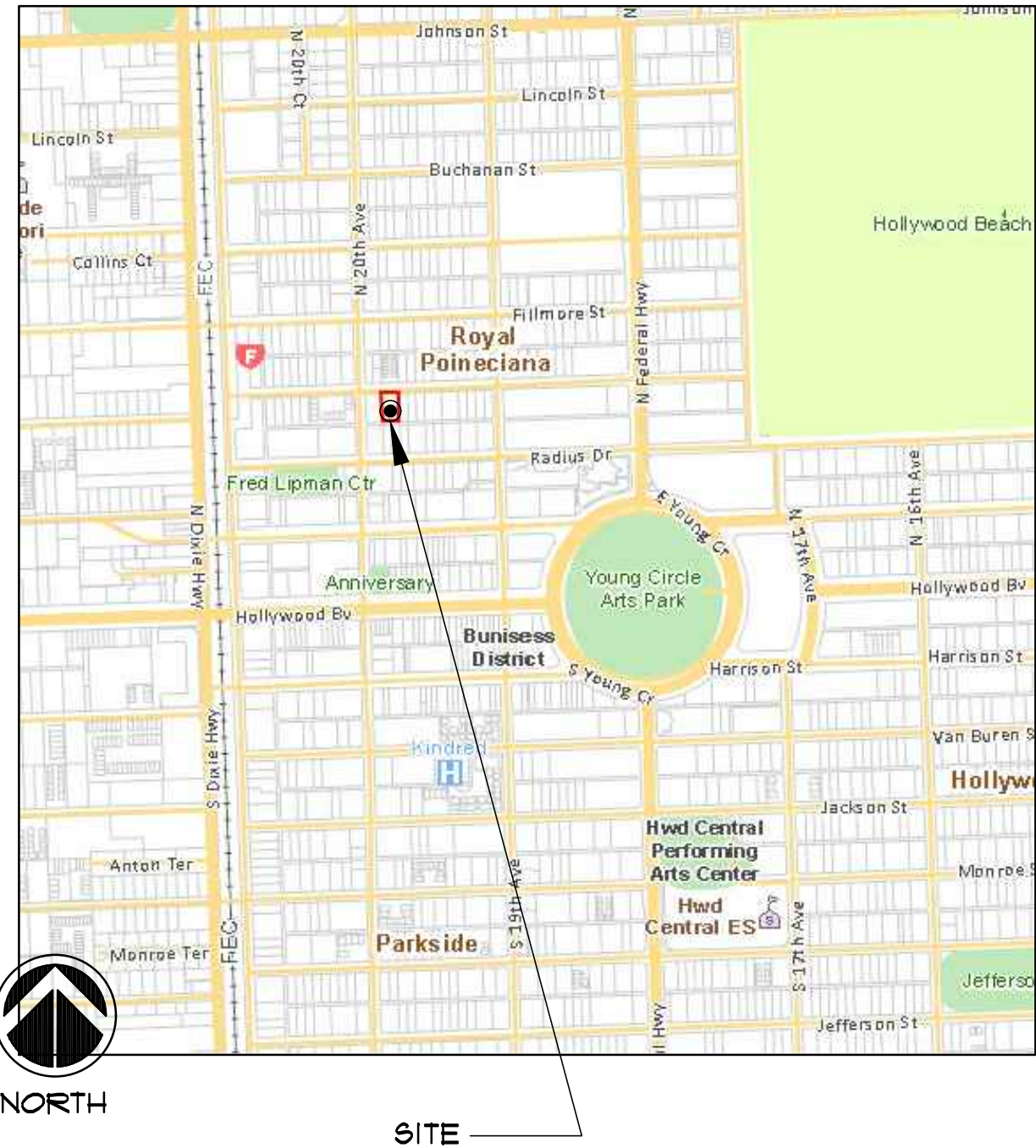
PROJECT DATA

CODES:
FLORIDA BUILDING CODE, 1TH EDITION 2020
FLORIDA FIRE PREVENTION CODE, 1TH EDITION
FLORIDA ADMINISTRATIVE CODE 63A-40
JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

T-1	COVER SHEET
SURVEY	SURVEY
SP-0	SITE NOTES AND BUILDING DATA
SP-1	SITE PLAN AND FIRST FLOOR PLAN
SP-2	SITE DETAILS
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
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A-11	UNIT BLOW UP PLANS
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A-13	SITE PICTURES
A-14	MATERIAL SAMPLES

LOCATION MAP



AERIAL



KA

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FLORIDA R.A. # 0009239

PROJECT TITLE

TITLE PAGE
PRELIMINARY TAC

SHEET TITLE

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CHECKED BY: JBK

SHEET

T-1

SHEET 1 OF 1

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-3 ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

TWO WAY RADIO COMPLIANCE:
BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 1110 AND BROWARD COUNTY CODE AMENDMENT 110.2 FOR TWO WAY RADIO COMMUNICATION.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE REGARDLESS OF PROXIMITY TO RESIDENTAILLY ZONED AREAS.

EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 6TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 303.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

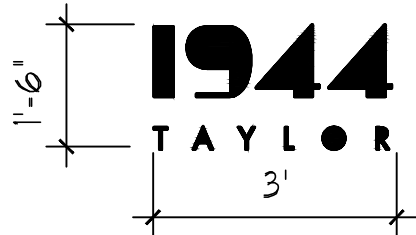
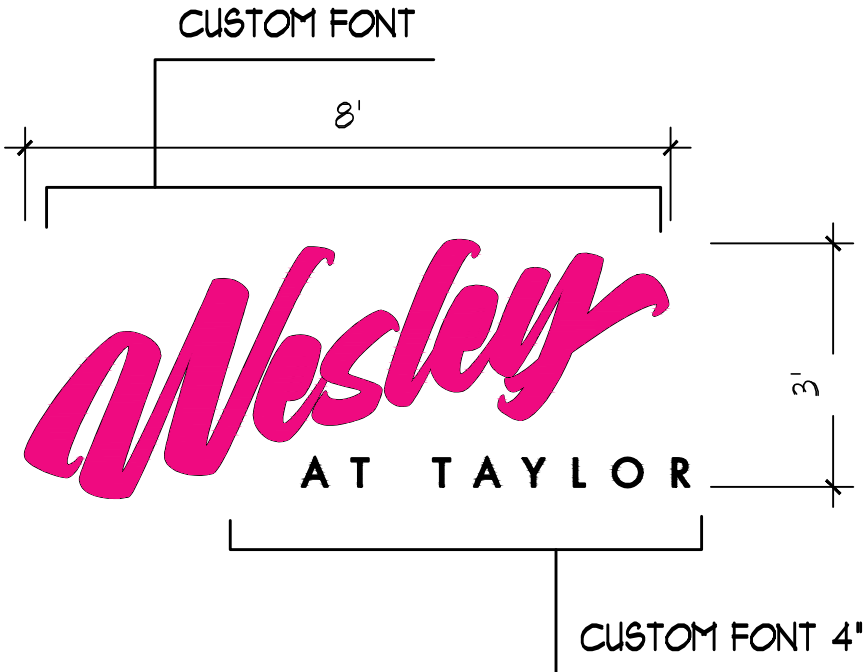
UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ORDINANCE 2016-02
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

GREEN CERTIFICATION:
GREEN BUILDING CERTIFICATION PATH IS INTENDED FOR THIS PROJECT. NATIONAL GREEN BUILDING STANDARDS.

	SPACE	AREA		GROSS AREA		AREA
		AC	NON AC	AC	NON AC	FAR
1ST FL	LOBBY	234		334	8409	705
	TRASH ROOM		84			
	STAIRWELLS		288			
	ELEVATORS	100				
	PUMP ROOM		83			
	GARAGE		7954			
2ND FL	CORRIDOR	834		6605	1604	6893
	UNITS	5671				
	STAIRWELLS		288			
	ELEVATOR	100				
	BALCONIES		1316			
3RD FL	CORRIDOR	834		6605	791.5	6893
	UNITS	5671				
	STAIRWELLS		288			
	ELEVATOR	100				
	BALCONIES		503.5			
4TH FL	CORRIDOR	834		6605	666.5	6893
	UNITS	5671				
	STAIRWELLS		288			
	ELEVATOR	100				
	BALCONIES		378.5			
ROOF	STAIRWELLS		288	100	3277	388
	ELEVATOR	100				
	ROOF DECK		2989			
				20249	14748	21772
TOTAL GROSS AREA				34,997 SF		
TOTAL FAR AREA						21772

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR	201	1/ 1	742	213	5671	1316
	202	1/ 1	742	213		
	203	1/ 1	648	94		
	204	1/ 1	733	185		
	205	1/ 1	713	180		
	206	1/ 1	713	180		
	207	2/ 2	733	185		
	208	1/ 1	647	66		
3RD FLOOR	301	1/ 1	740	62.5	5671	503.5
	302	1/ 1	740	62.5		
	303	1/ 1	648	62.5		
	304	1/ 1	733	62.5		
	305	1/ 1	713	62.5		
	306	1/ 1	713	62.5		
	307	2/ 2	733	62.5		
	308	1/ 1	647	66		
4TH FLOOR	401	1/ 1	742	62.5	5671	378.5
	402	1/ 1	742	62.5		
	403	3/ 2	1211	62.5		
	404	2/ 2	883	62.5		
	405	2/ 2	883	62.5		
	406	3/ 2	1210	66		
TOTAL NET AREA					17013	2198



NAME SIZE =4.5 SF.
FONT STYLE - XXX

NAME SIZE = 24 SF.

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-3 ZONING DISTRICT.



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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SITE NOTES AND
BUILDING DATA

SHEET TITLE

REVISIONS
No. DATE DESCRIPTION

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SHEET

SP-0

SHEET 1 OF 1

FOLIO

5142-15-01-4020

PROPERTY ADDRESSES

1944 TAYLOR STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

EXISTING ZONING:	NORTH DOWNTOWN HIGH INTENSITY MIXED-USE DISTRICT (ND-3)	
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER	
NET LOT AREA:	10,760.0 SQUARE FEET	
FAR:	3.00	
	ALLOWED	PROVIDED
BUILDABLE AREA:	32,280.0 SF	22,540.0 SF
PROPOSED NO. OF UNITS:	22 UNITS	

PARKING:		REQUIRED
UNITS	1 PER (18) 1 BED UNIT	= 18 SPACES
	1.5 PER (4) 2 BED UNIT	= 6 SPACES
	1.5 PER (2) 3 BED UNIT	= 3 SPACES
GUESTS	1 PER 10 UNITS MIN.	= 2 SPACES
TOTAL		= 29 SPACES
		PROVIDED
	SINGLE SPACES	= 17 SPACES
	TANDEM SPACES = 6 X 2	= 12 SPACES
TOTAL		= 29 SPACES

LOADING:		REQUIRED	PROVIDED
UNITS	NOT REQ. LESS THAN 50 UNITS		0 SPACE

SETBACKS:		REQUIRED	PROVIDED
(a) FRONTAGE (TAYLOR ST)		15'-0"	15'-0"
(b) SIDE INTERIOR (WEST)		0'-0"	0'-0"
(c) SIDE INTERIOR (EAST)		0'-0"	0'-0"
(d) REAR		5'-0"	5'-1"
BUILDING SUMMARY		ALLOWED	PROVIDED
BUILDING HEIGHT:		10 STORIES/ 140'-0"	4 STORIES/ 45'-0"

2 SITE DATA

1 SITE PLAN
SCALE: 1/16" = 1'-0"PROJECT No.: 20101
DATE: 4-21-21
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SHEET

SP-1

SHEET 1 OF 1

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SHEET

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SHEET 1 OF 1

PROJECT TITLE

SITE PLAN AND DATA

The WESLEY
at TAYLOR
1944 TAYLOR STREET
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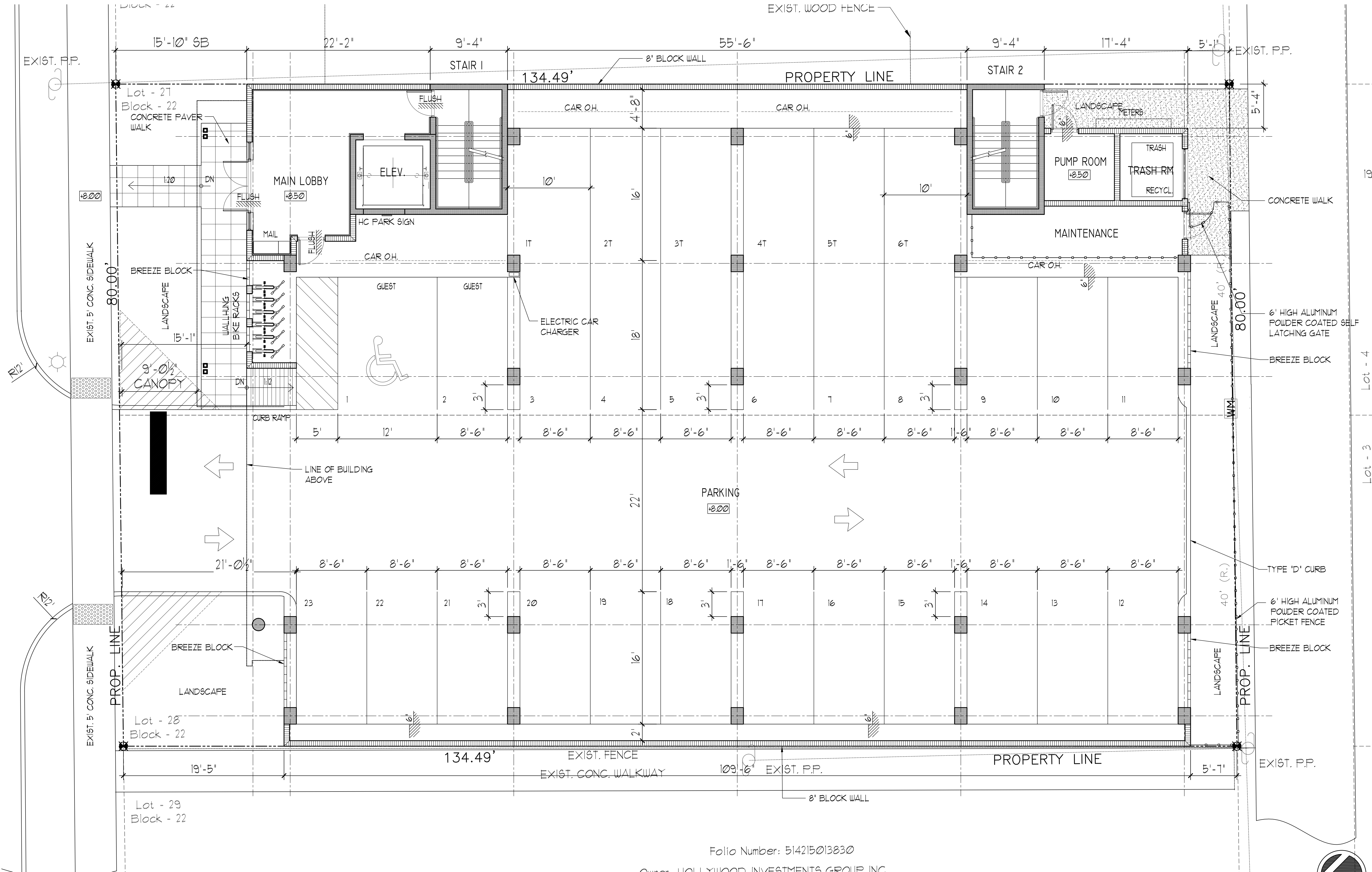
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Folio Number: 514215013830
OWNER: HOLLYWOOD INVESTMENTS GROUP, INC.



1 **FIRST FLOOR PLAN**
SCALE: 3/16" = 1'-0"



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The WESLEY
at TAYLOR
1944 TAYLOR STREET
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PROJECT TITLE

SHEET TITLE
FLOOR PLANS

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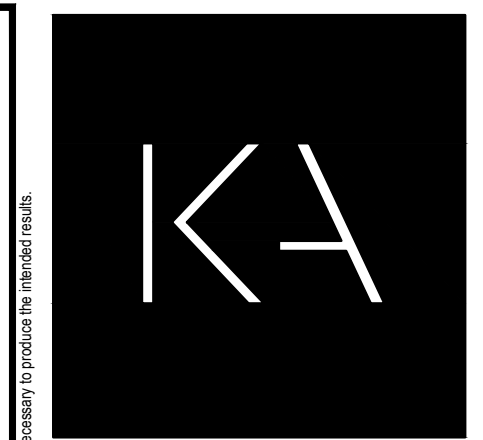
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SHEET

A-1

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PROJECT TITLE

The WESLEY
at TAYLOR
1944 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE

FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 20101
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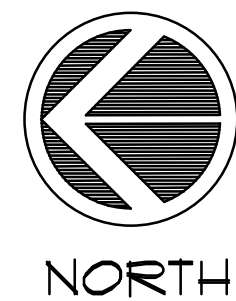
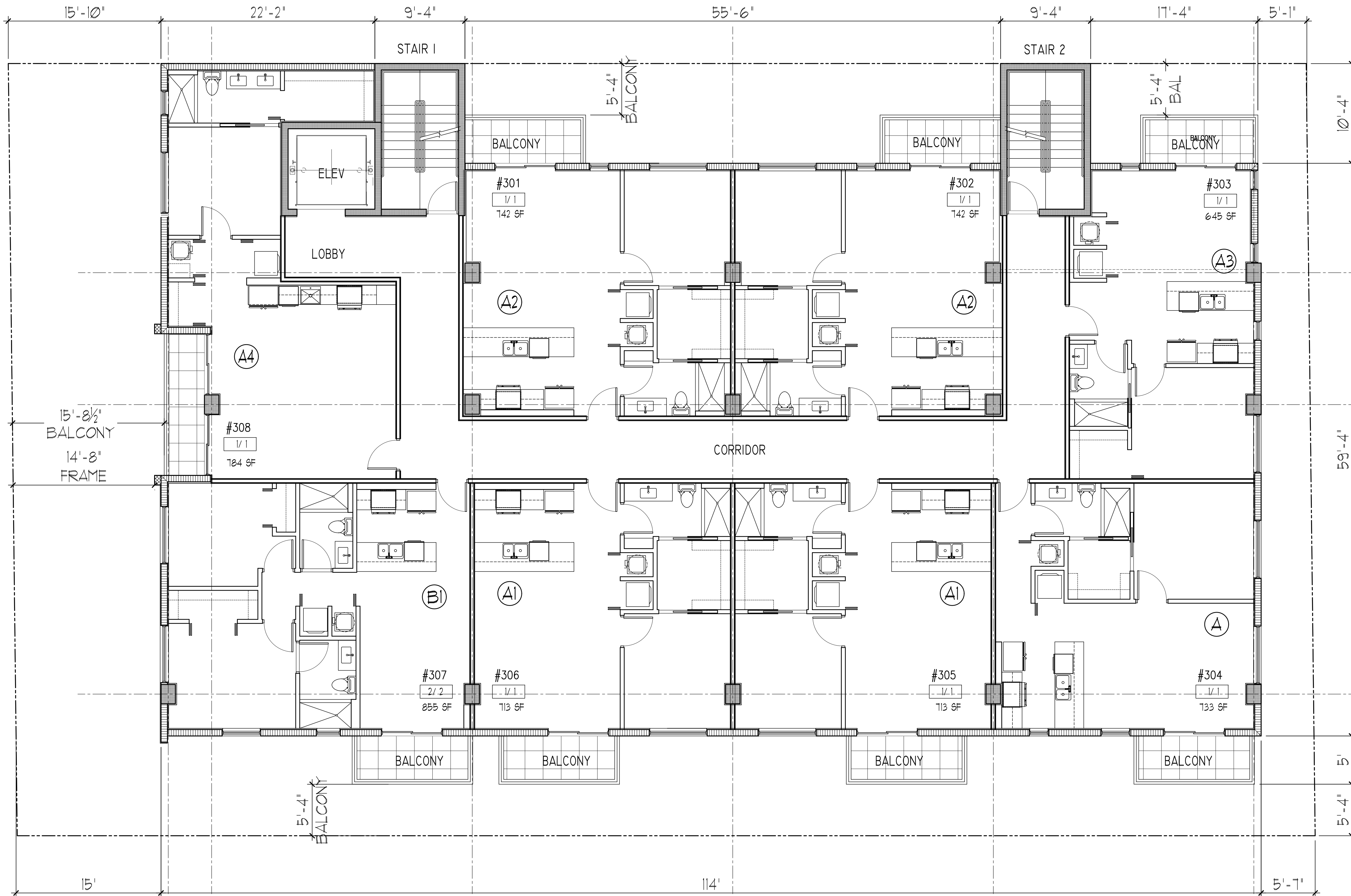
SHEET

A-2

SHEET 1 OF 1



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



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PROJECT TITLE

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FLOOR PLANS

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A-3

SHEET 1 OF 1



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The WESLEY
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PROJECT TITLE

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REVISIONS		
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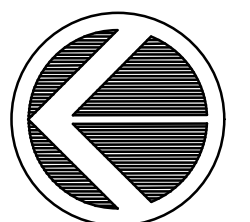
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SHEET

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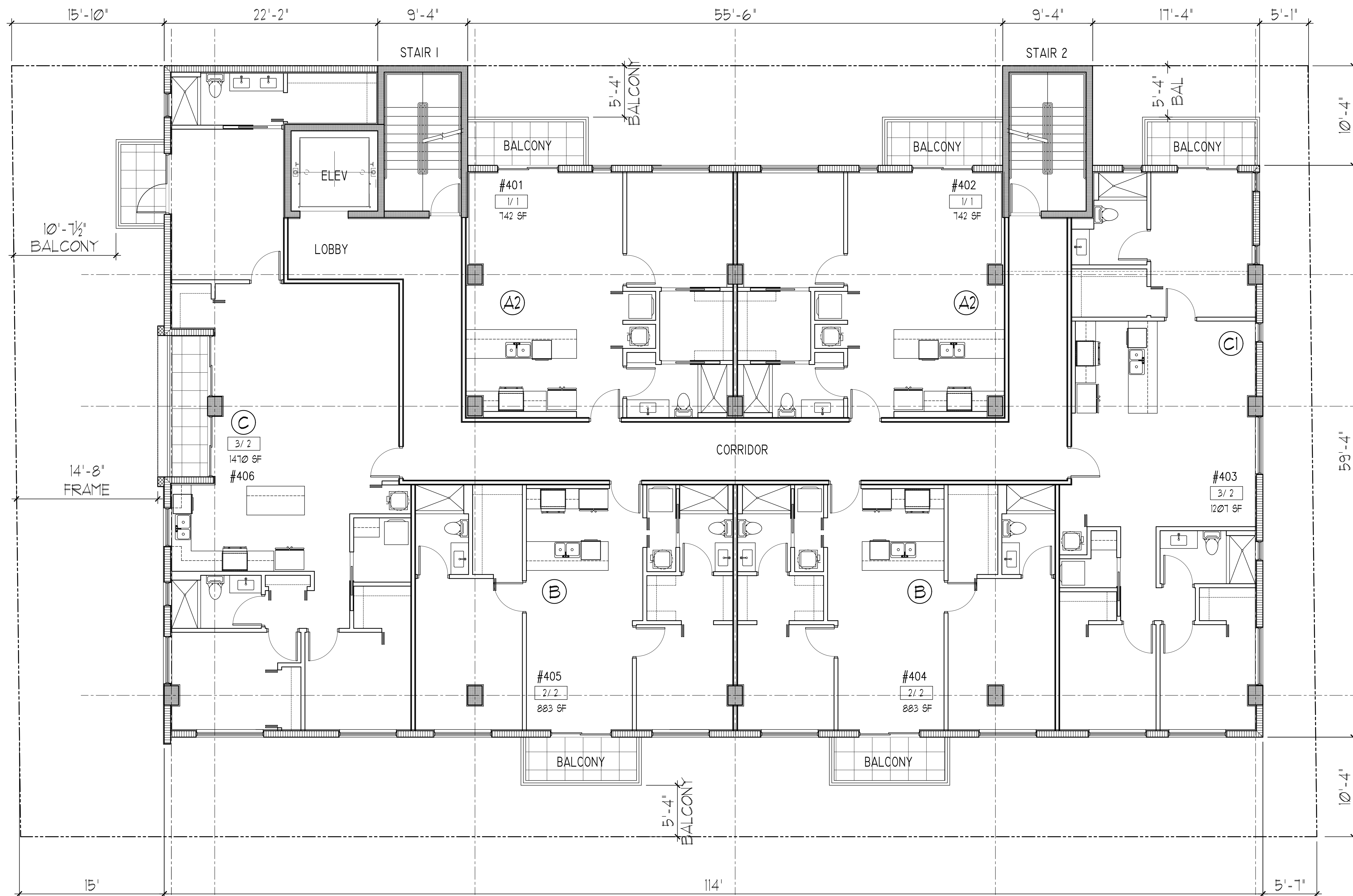
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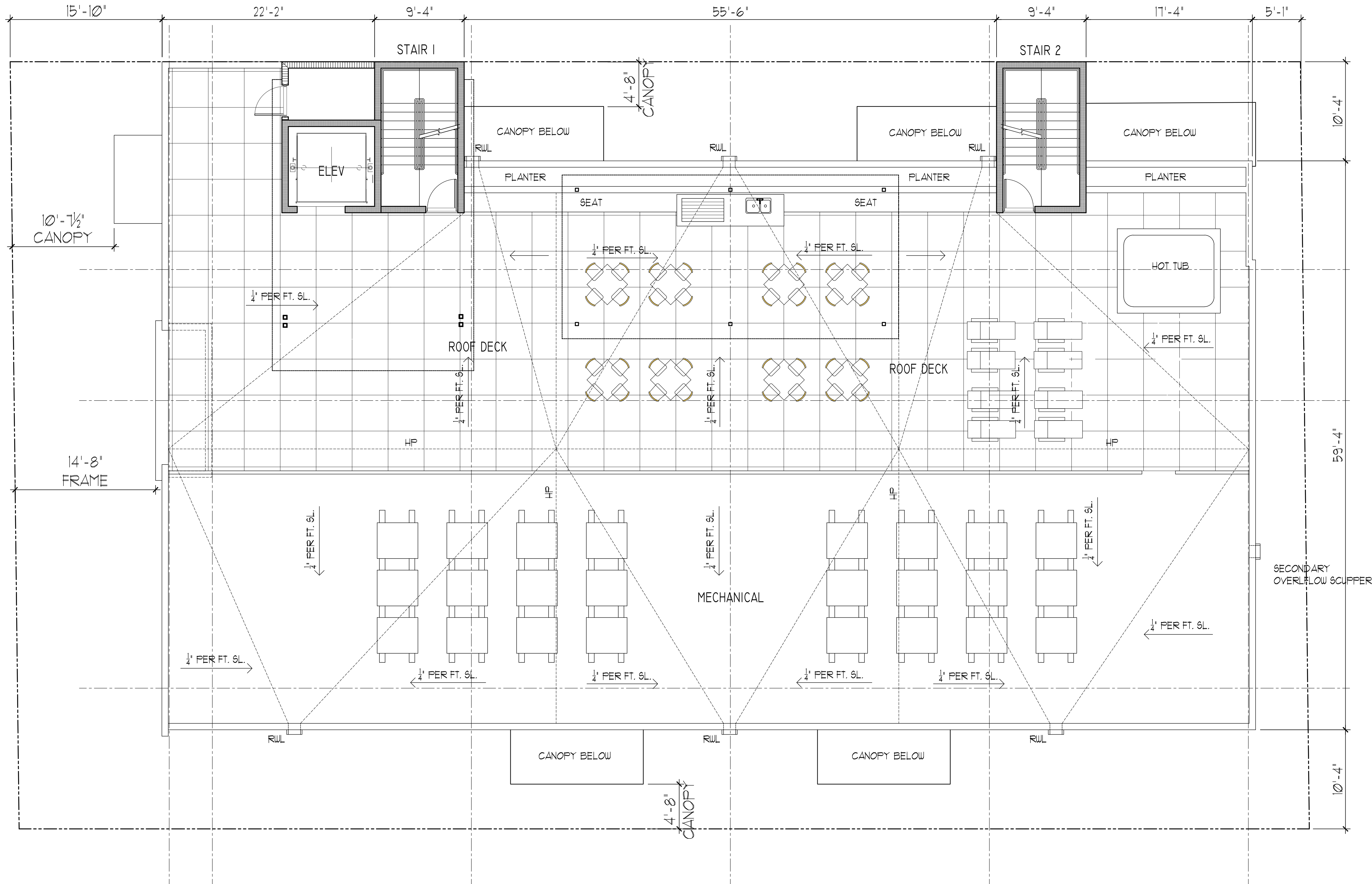
NORTH

1 FOURTH FLOOR PLAN

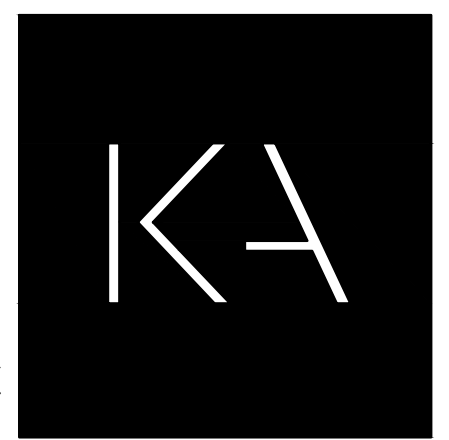
SCALE: $3/16" = 1'-0"$



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1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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The WESLEY
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PROJECT TITLE

FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 20101
DATE: 4-21-21
DRAWN BY: TMS
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SHEET

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SHEET 1 OF 1



SEAL

TITLE

The WESLEY
at TAYLOR
1944 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

PROJECT TITLE

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ELEVATIONS

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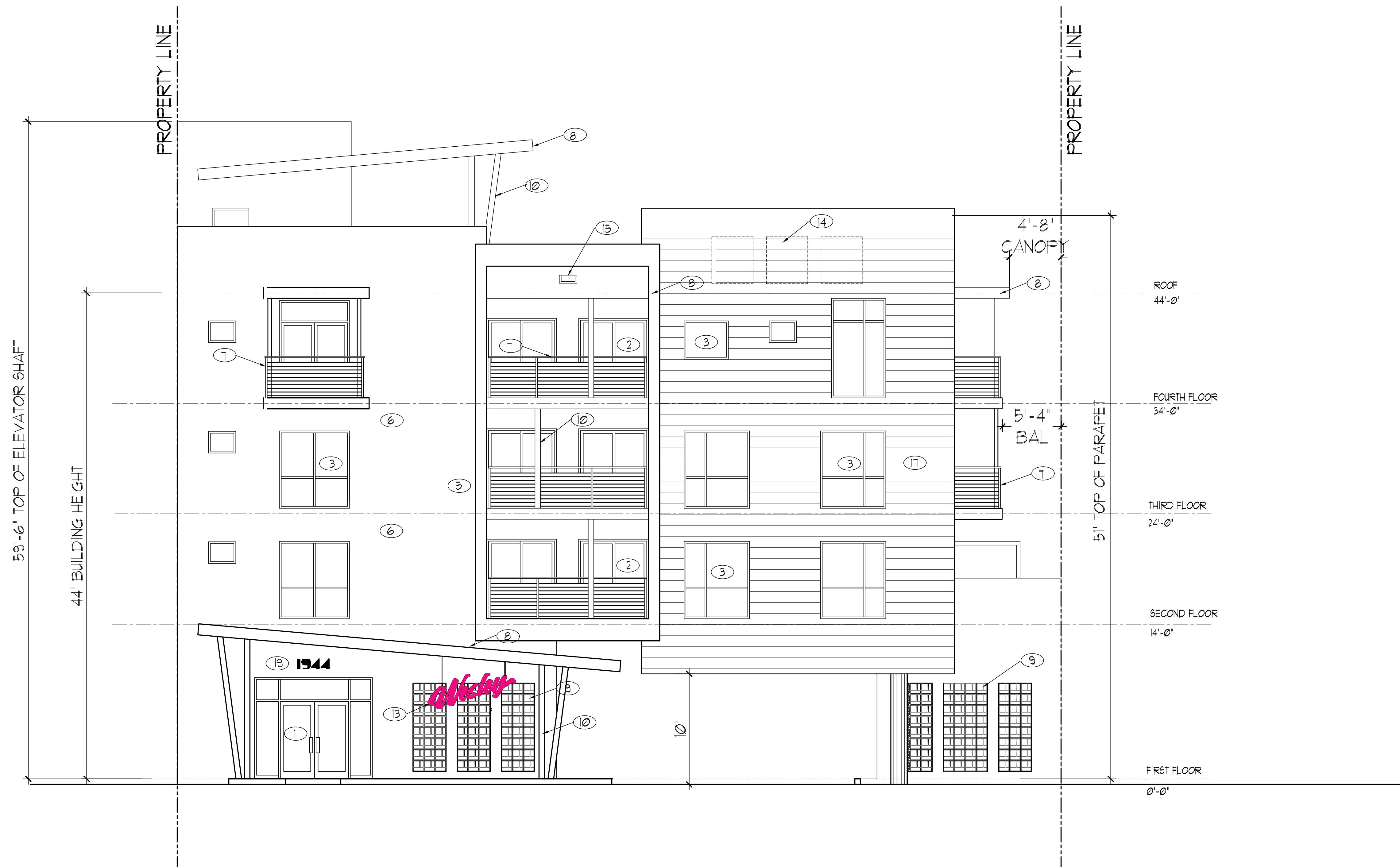
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DATE: 4-21-21
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SHEET

A-6

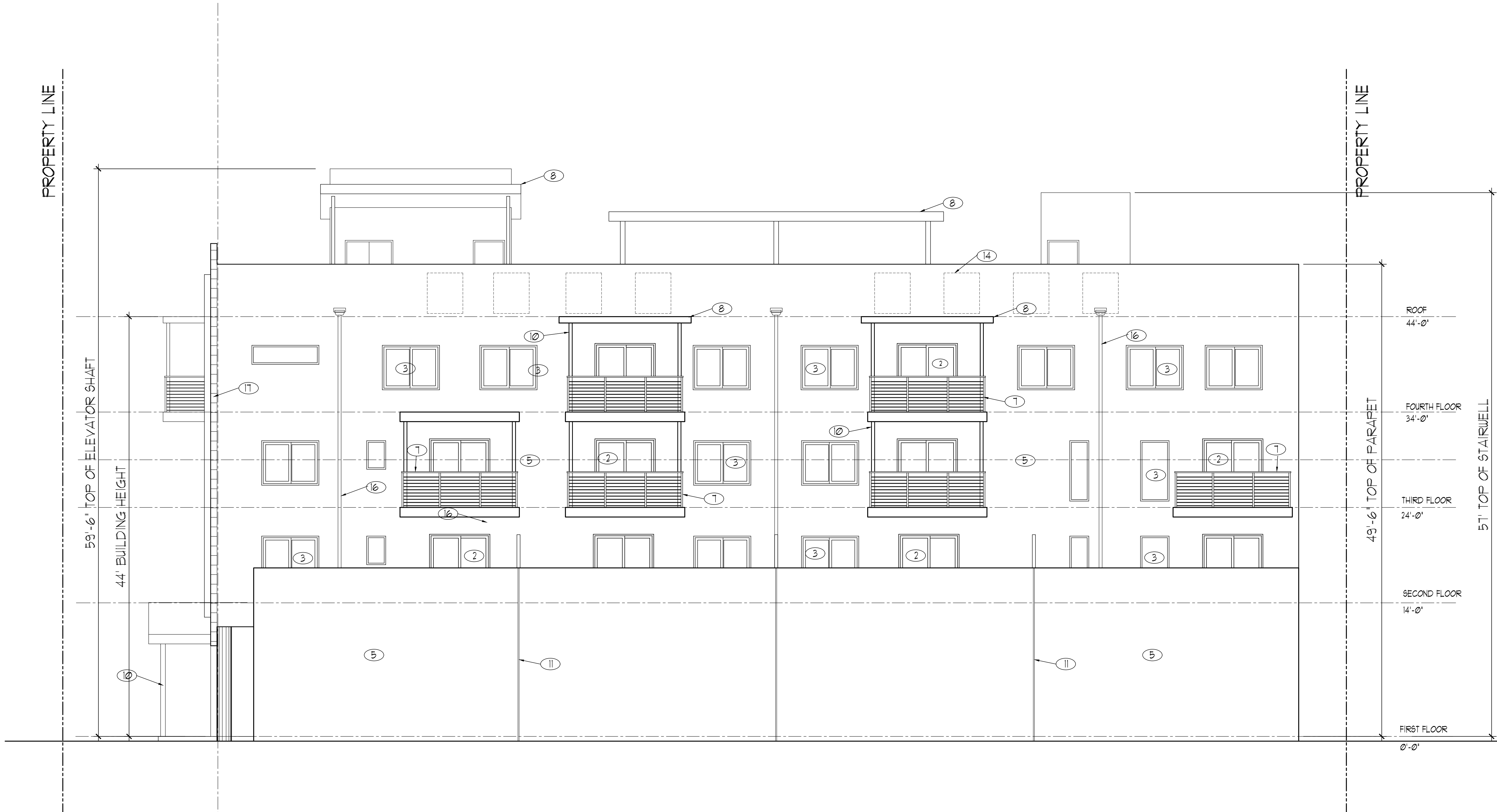
SHEET 1 OF 1



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
5. SMOOTH STUCCO WALL FINISH
6. NOT USED
7. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
8. CONCRETE CANOPY
9. PAINTED CONCRETE BREEZE BLOCK
10. POWDER COATED METAL COLUMN
11. HORIZONTAL AND VERTICAL STUCCO SCORING
12. POWDER COATED ALUMINUM GARAGE SCREEN
13. THREE DIMENSIONAL CEILING HUNG SIGNAGE
14. CONDENSING UNITS BEYOND
15. SECONDARY OVERFLOW SCUPPER
16. RAIN WATER LEADER
17. COMPOSITE WOOD SIDING
18. MECHANICAL SCREEN
19. WALL MOUNTED THREE DIMENSIONAL SIGNAGE

NORTH ELEVATION

SCALE: 3/16" = 1'-0"



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
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4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
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15. SECONDARY OVERFLOW SCUPPER
16. RAIN WATER LEADER
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18. MECHANICAL SCREEN
19. WALL MOUNTED THREE DIMENSIONAL SIGNAGE

WEST ELEVATION

SCALE: 3/16" = 1'-0"



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

SHEET TITLE

ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

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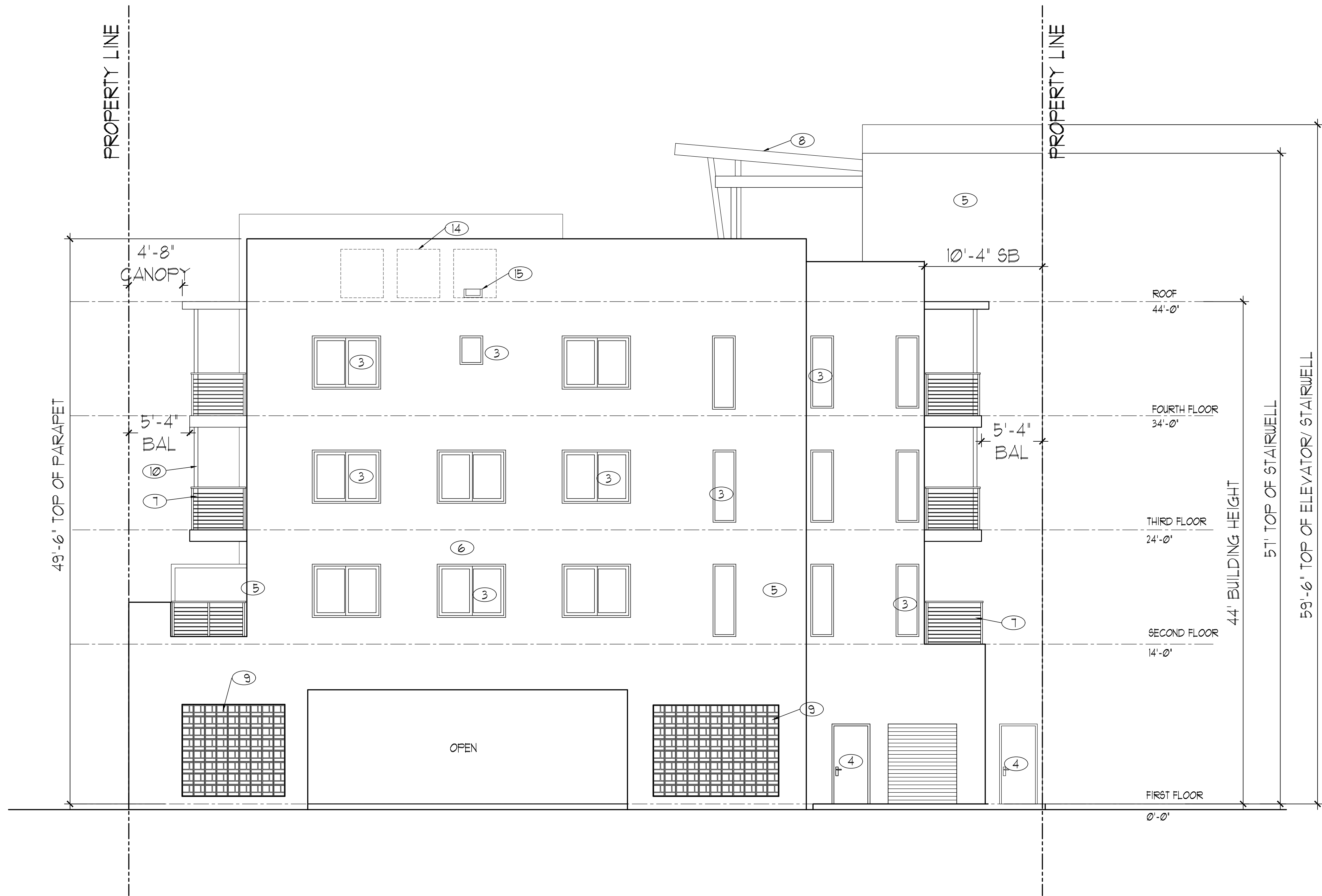
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SHEET

A-7

SHEET 1 OF 1



1. TINTED IMPACT RESISTANT STOREFRONT
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
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15. SECONDARY OVERFLOW SCUPPER
16. RAIN WATER LEADER
17. COMPOSITE WOOD SIDING
18. MECHANICAL SCREEN
19. WALL MOUNTED THREE DIMENSIONAL SIGNAGE

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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PROJECT TITLE

The WESLEY
at TAYLOR
1944 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE

ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

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SHEET

A-8

SHEET 1 OF 1



1. TINTED IMPACT RESISTANT STOREFRONT
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14. CONDENSING UNITS BEYOND
15. SECONDARY OVERFLOW SCUPPER
16. RAIN WATER LEADER
17. COMPOSITE WOOD SIDING
18. MECHANICAL SCREEN
19. WALL MOUNTED THREE DIMENSIONAL SIGNAGE

EAST ELEVATION
SCALE: 3/16" = 1'-0"



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The WESLEY
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1944 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

PROJECT TITLE

SHEET TITLE

ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

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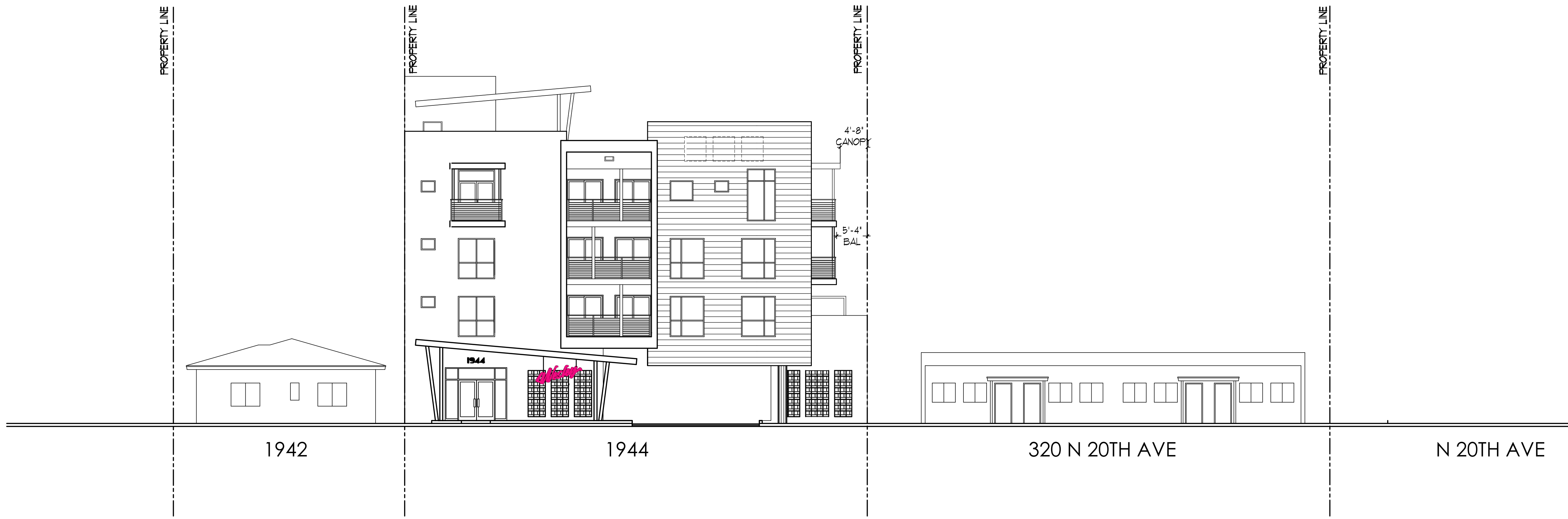
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SHEET

A-9

SHEET 1 OF 1



TAYLOR STREET LOOKING SOUTH

CONTEXTUAL STREET ELEVATION

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



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HOLLYWOOD FLORIDA 33020

SHEET TITLE

CONTEXTUAL STREET
ELEVATIONS

REVISIONS
No. DATE DESCRIPTION

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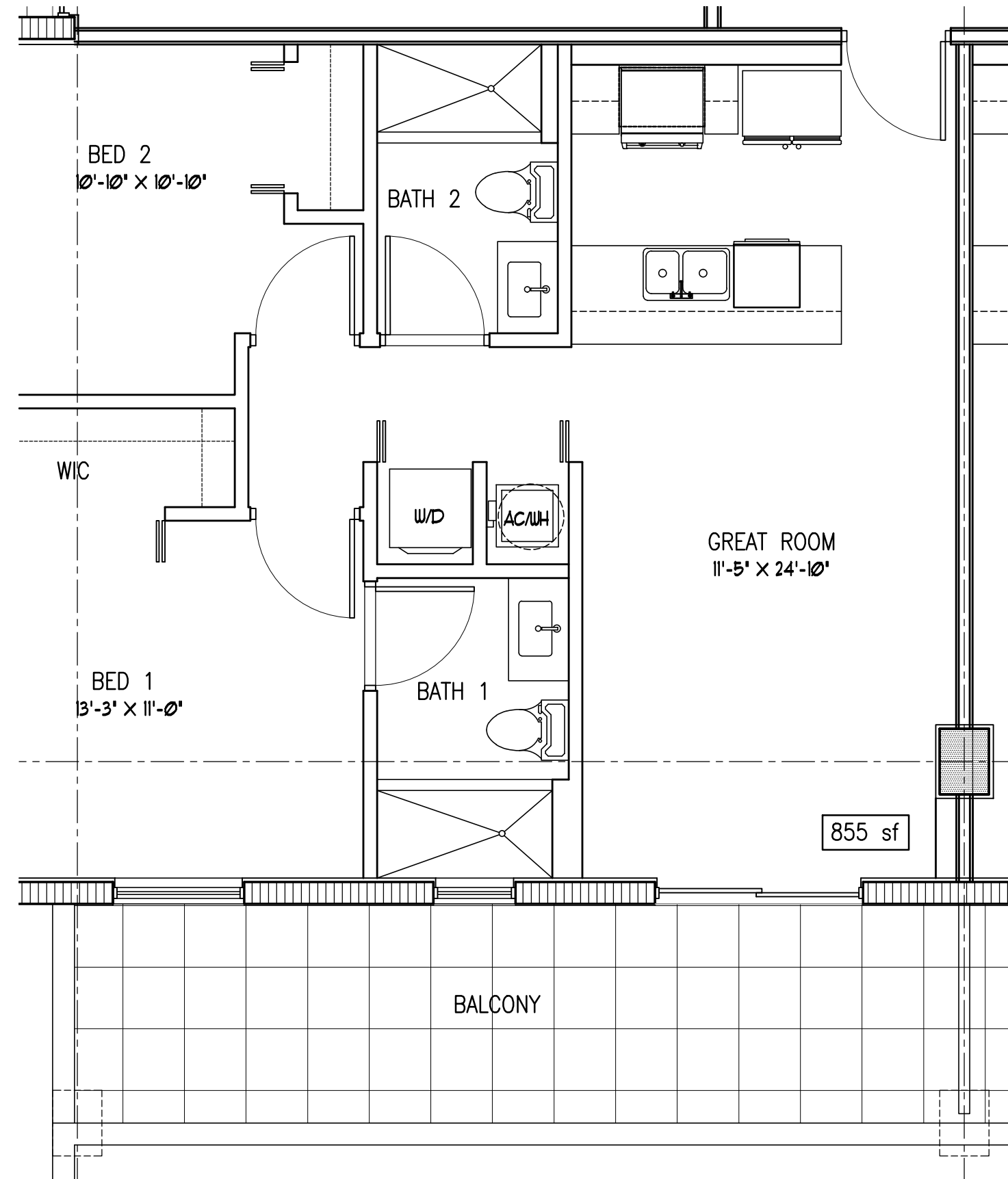
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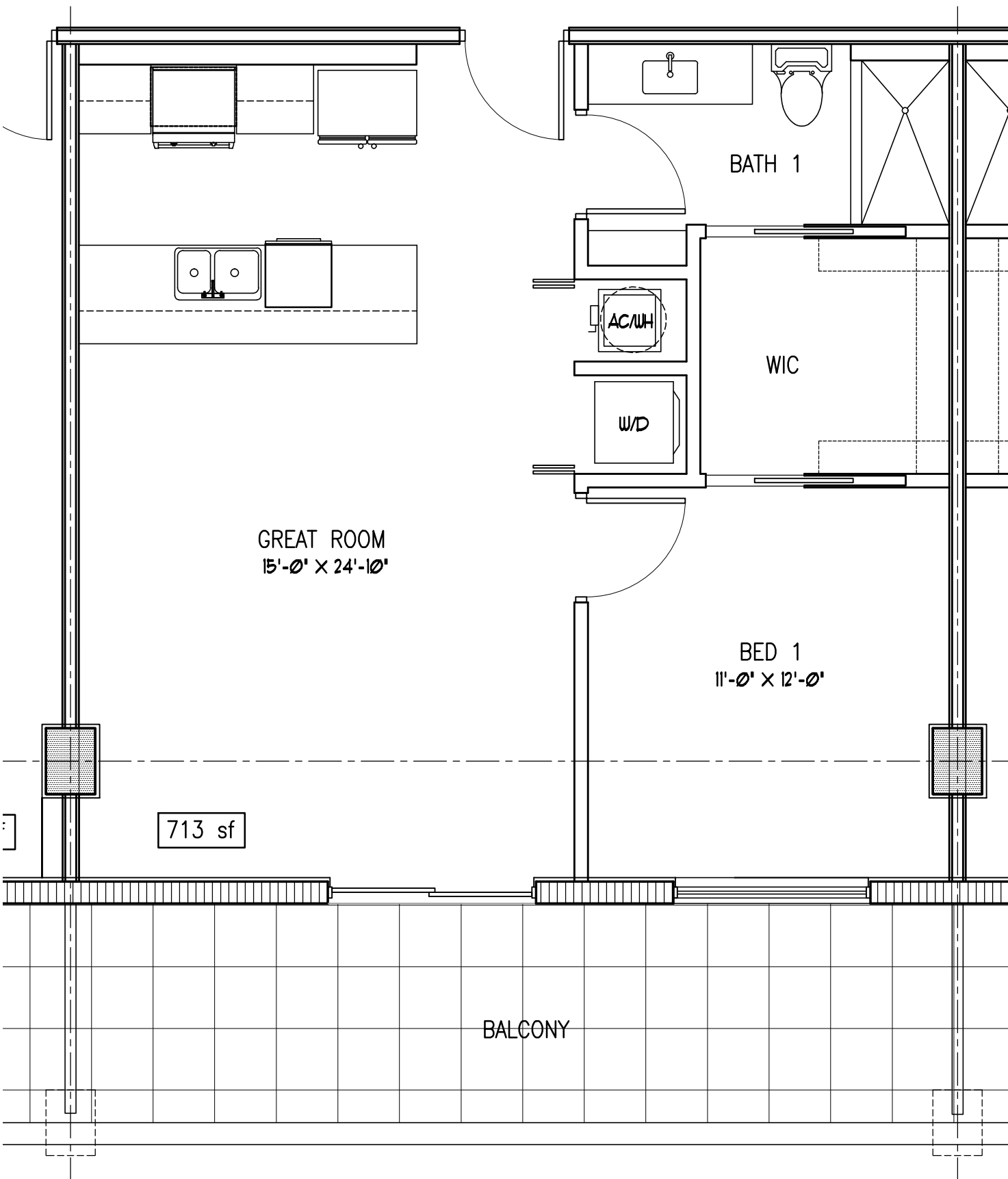
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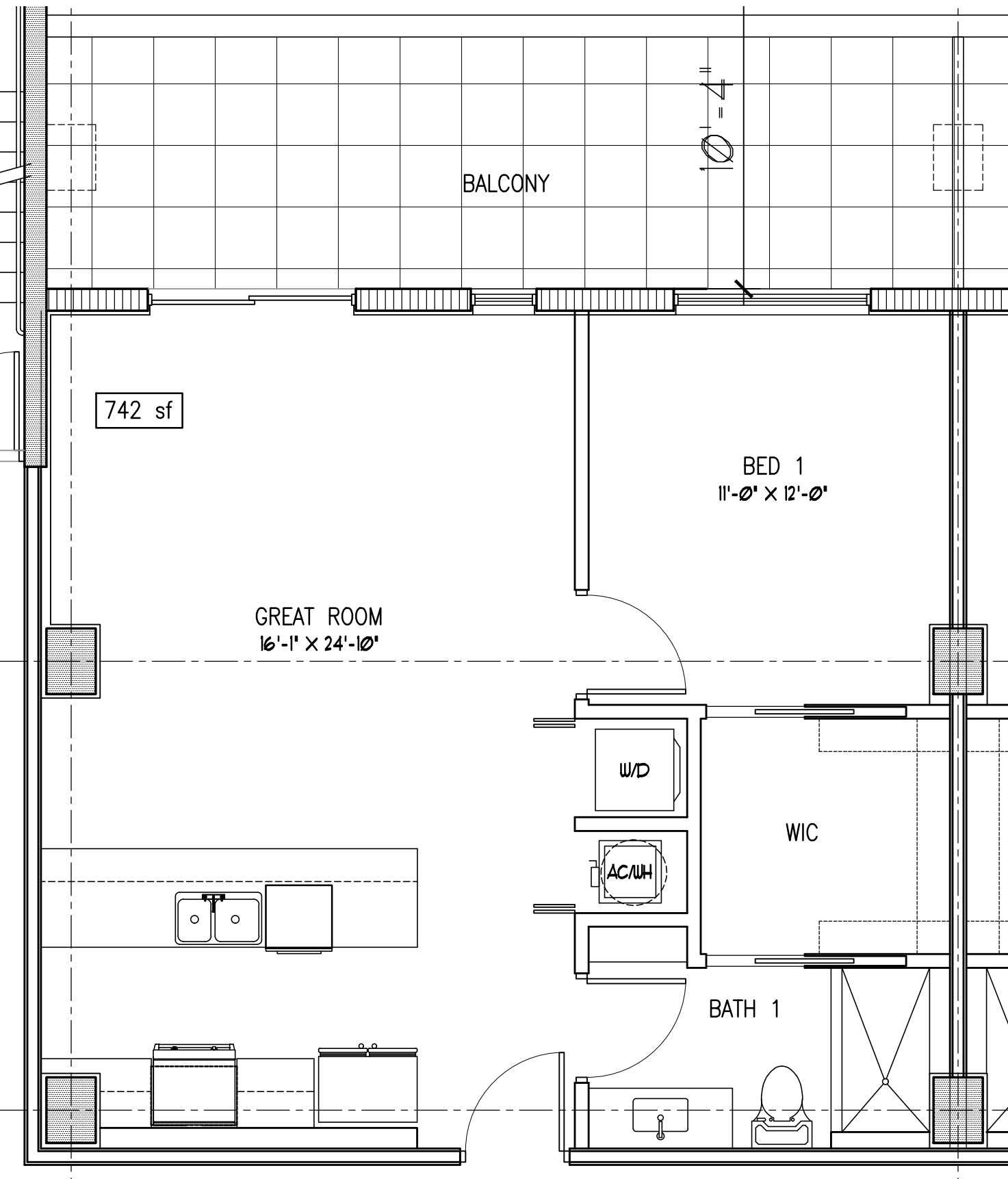
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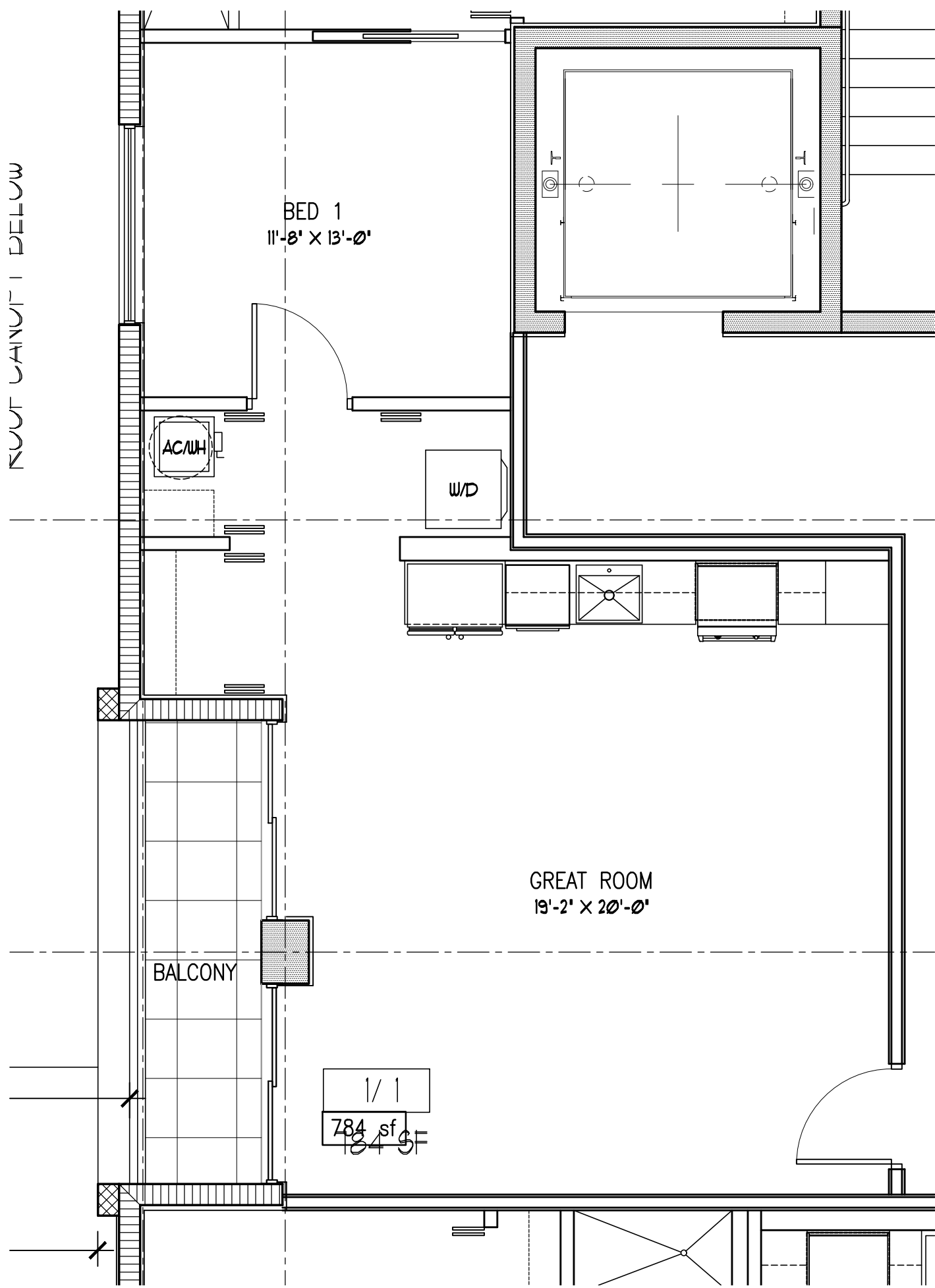
UNIT TYPE A



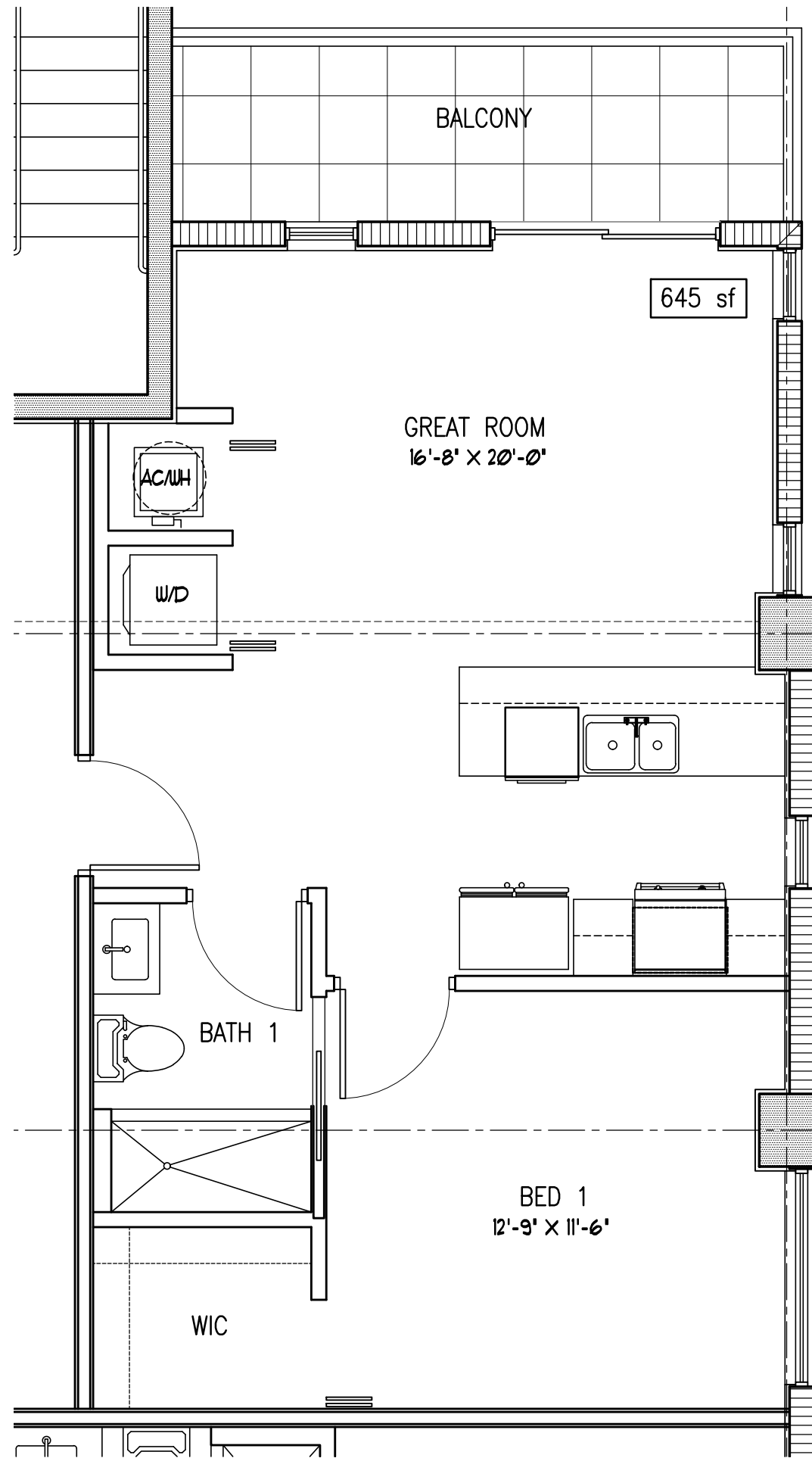
UNIT TYPE A1



UNIT TYPE A2



UNIT TYPE A4



UNIT TYPE A3

UNIT TYPE BLOW UP PLANS

SCALE: 1/4" = 1'-0"



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1944 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE

UNIT TYPE BLOW UP PLANS

REVISIONS
No. DATE DESCRIPTION

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SHEET

A-11

SHEET 1 OF 1



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PROJECT TITLE

UNIT TYPE BLOW UP PLANS

SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION

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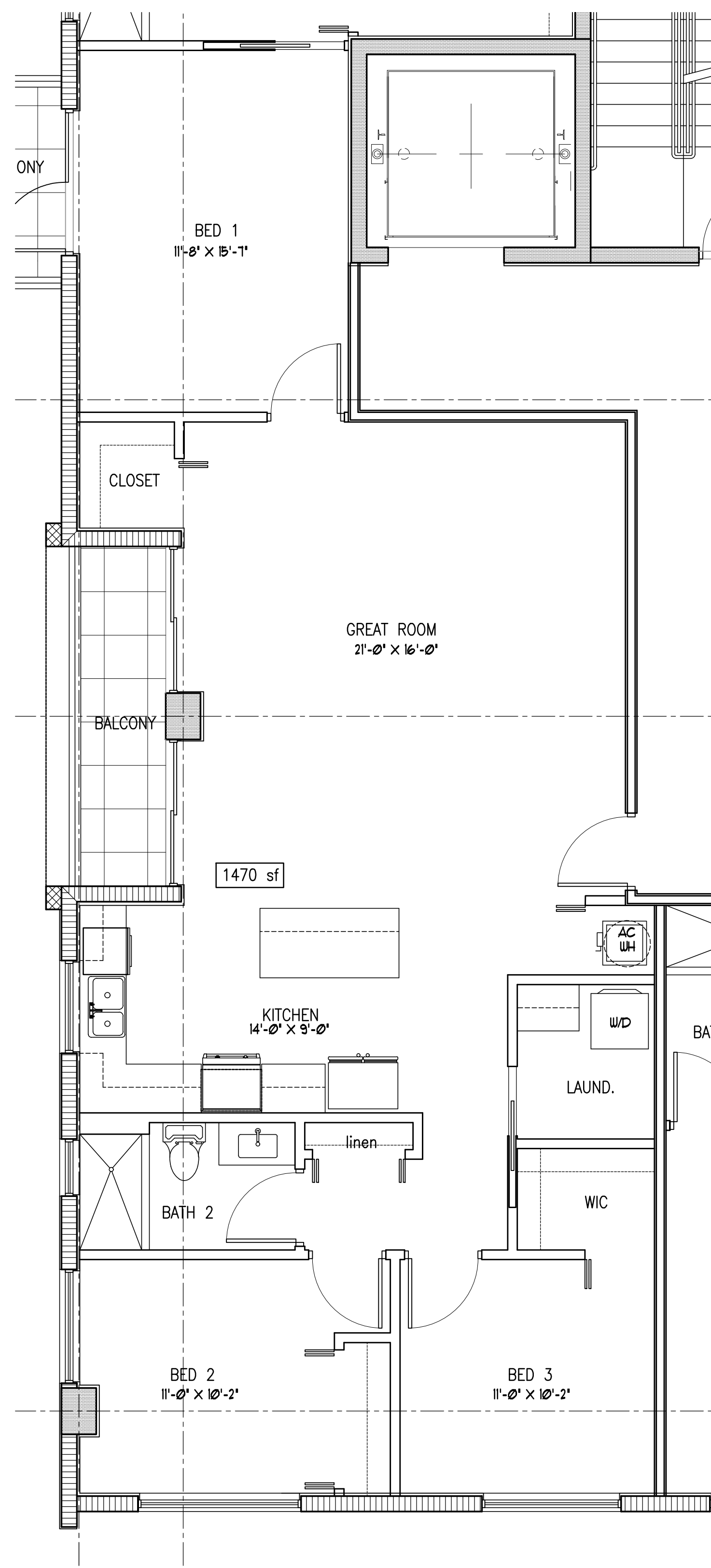
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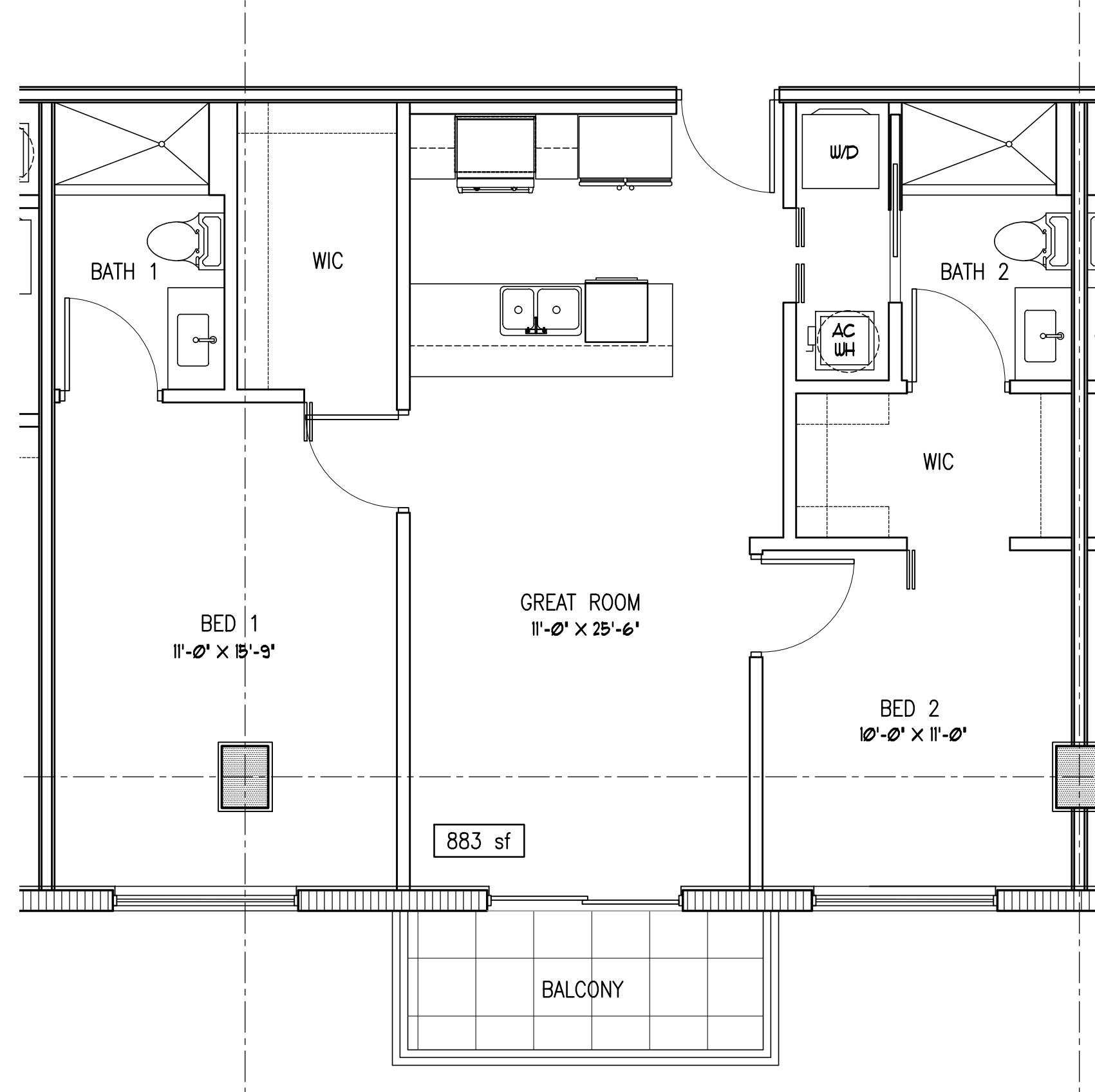
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A-12

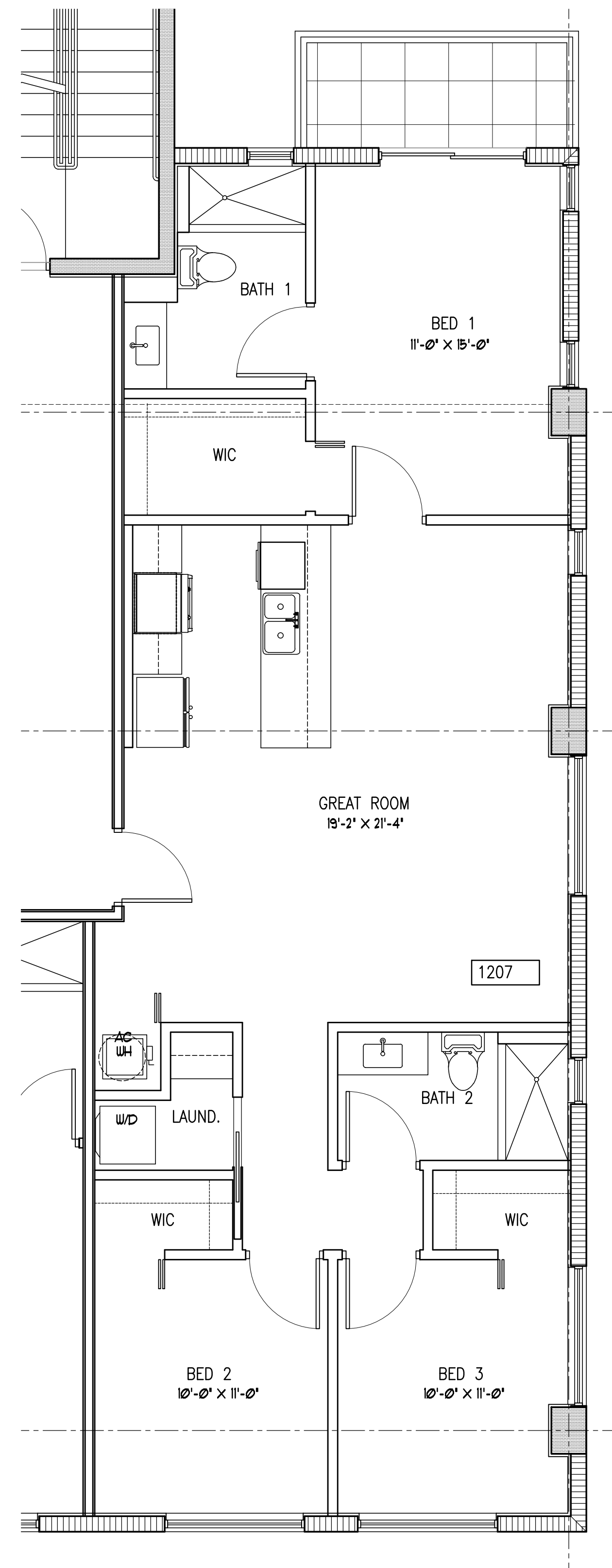
SHEET 1 OF 1



UNIT TYPE C



UNIT TYPE B



UNIT TYPE C1

UNIT TYPE BLOW UP PLANS

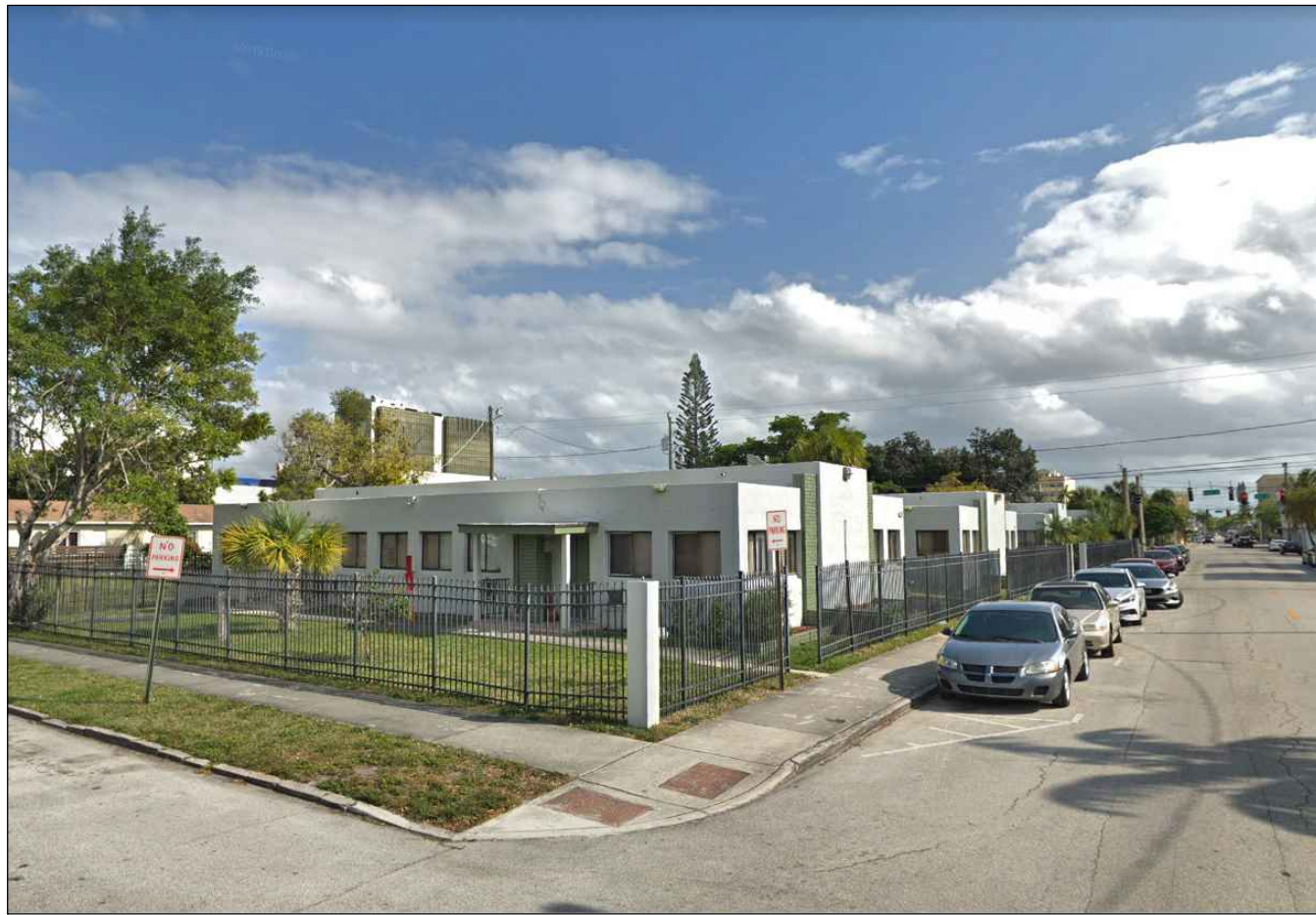
SCALE: 1/4" = 1'-0"



1944 TAYLOR STREET

THE SITE

PICTURE OF THE SITE



301 N 20TH AVE

WEST BUILDING



1942 TAYLOR ST

EAST BUILDING



1947 TAYLOR STREET

NORTH OF SITE



1955 TAYLOR STREET

NORTHWEST OF SITE



1943 TAYLOR STREET

NORTHEAST OF SITE

PICTURES OF THE SURROUNDING SITES

SITE PICTURES



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SHEET TITLE

**SITE AND SURROUNDING
SITE PICTURES**

REVISIONS
No. DATE DESCRIPTION

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SHEET

A-13

SHEET 1 OF 1



main building color
benjamin moore
white dove OC-17



accent color
benjamin moore
delray gray 1614



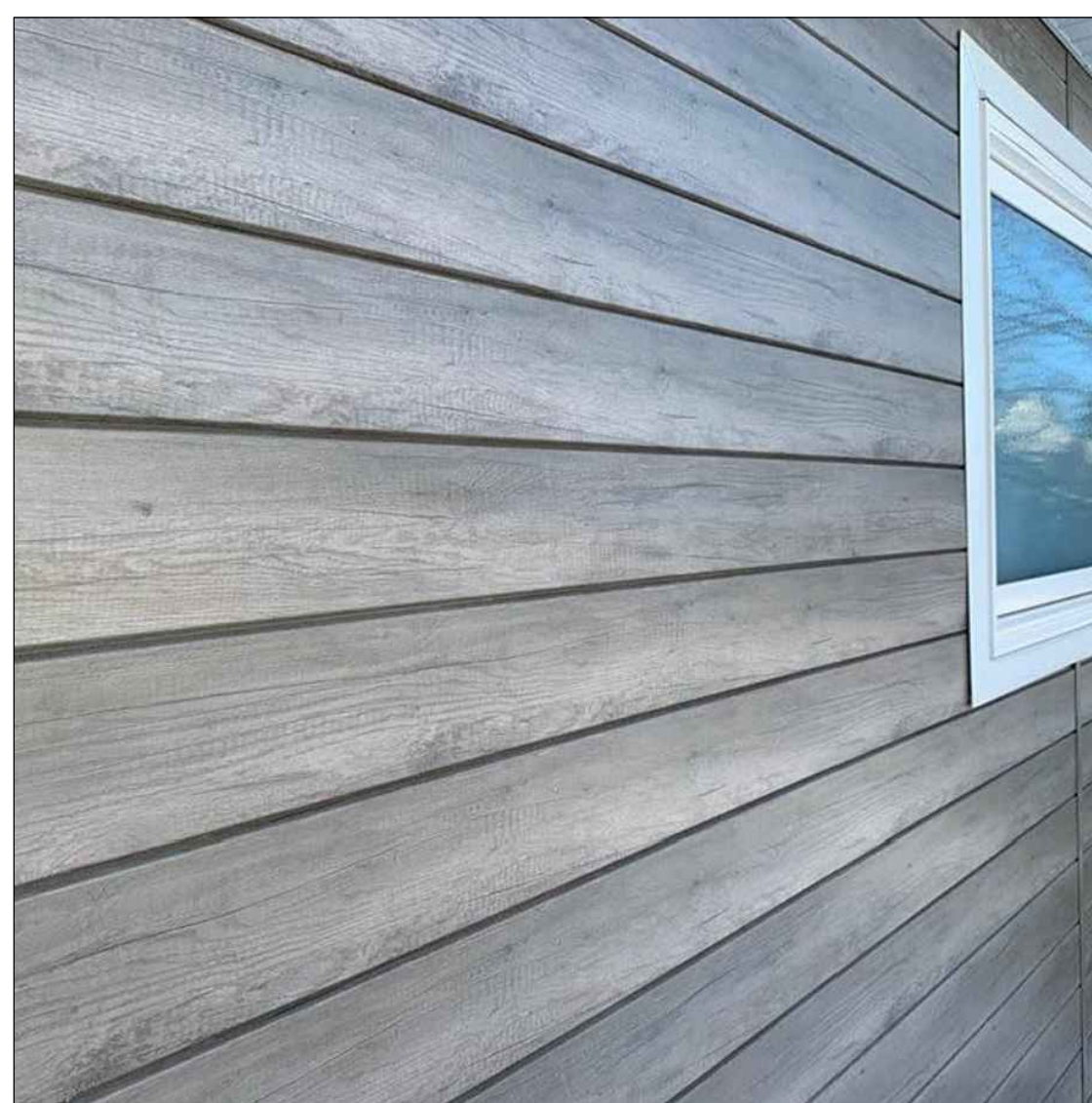
accent color
benjamin moore
wish AF-680



12"X12"X4"
breeze block
DIVISIA



mail center
36" w X16" d X29" h



MATERIAL SAMPLES



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PROJECT TITLE

The WESLEY
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1944 TAYLOR STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE

MATERIAL SAMPLES

REVISIONS

No.	DATE	DESCRIPTION
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Source of misclassification	Number of misclassified studies	Number of studies included in the meta-analysis	Number of studies excluded from the meta-analysis
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SHEET

A-14

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