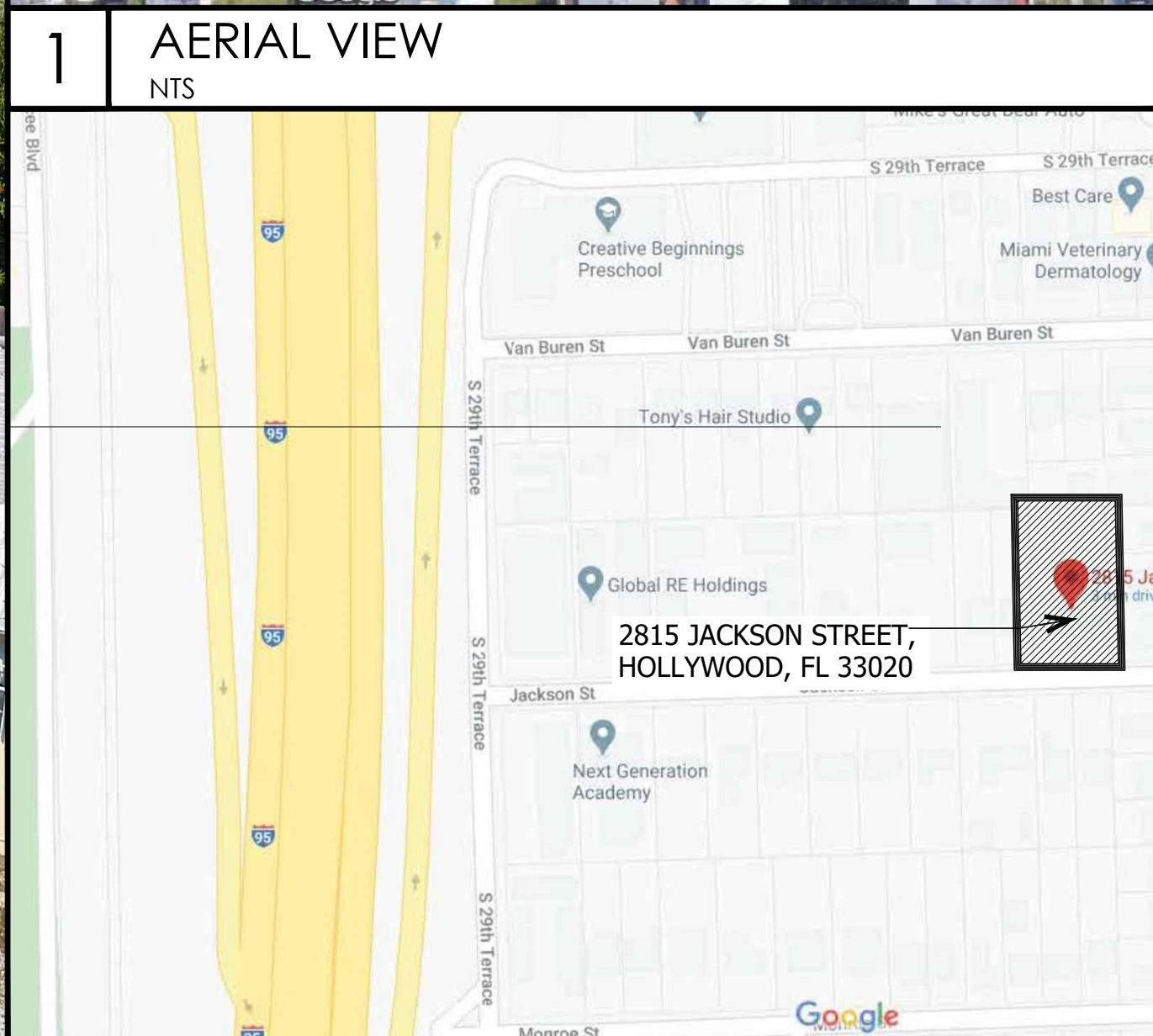
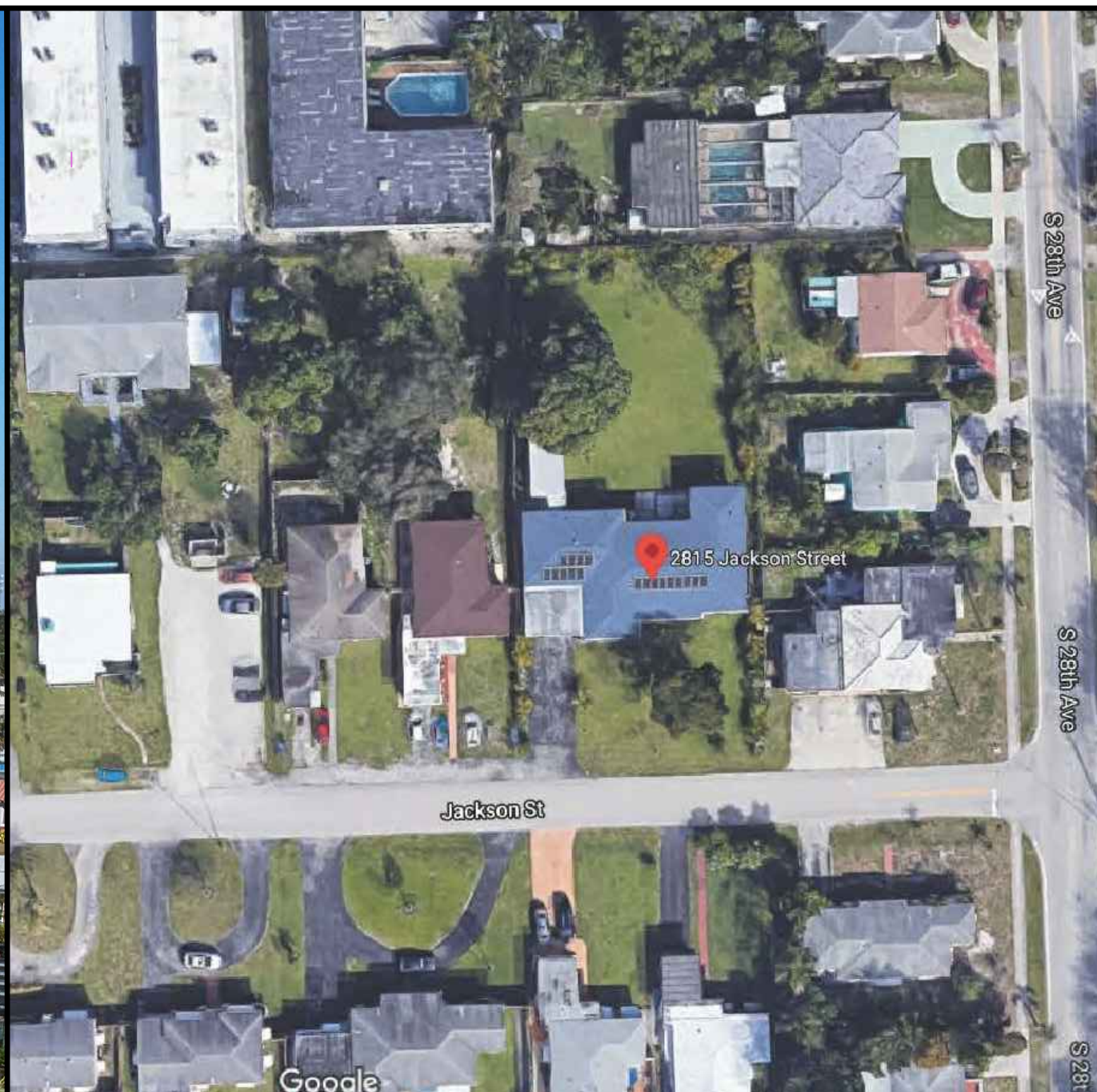


TECHNICAL ADVISORY COMMITTEE JACKSON APARTMENTS

2815 JACKSON STREET, HOLLYWOOD, FL 33020

P.A.C.O.: NOVEMBER 2, 2020
PRELIMINARY T.A.C.: JANUARY 19, 2021
FINAL T.A.C.: FEBRUARY 22, 2021
FINAL T.A.C.: JULY 6, 2021



OWNER

LAUDI DEVELOPMENTS LLC
2239 JACKSON STREET
HOLLYWOOD, FL 33020
(C) JUAN FERNANDEZ
P. 786.838.8159
juanf@willterz.com

ARCHITECT

KALLER ARCHITECTURE,
(C) JOSEPH B. KALLER
2417 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33020
TEL: 954.920.5746
FAX:
joseph@kallerarchitects.com

CIVIL ENGINEER

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E., LEED AP, CFM
PHONE: (786)302-7693
Email: wilford@zephyrengineeringfl.com

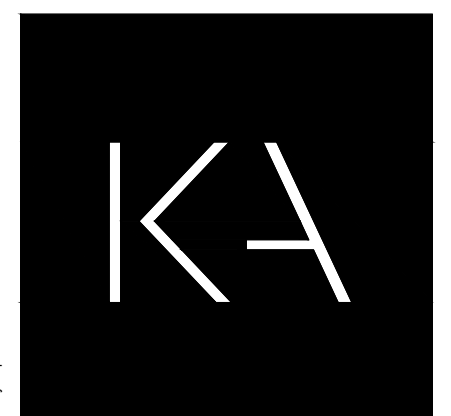
LANDSCAPE ARCHITECT

THE MIRROR OF PARADISE
(C) GABRIELA FOJT
3924 N OCEAN BLVD.
FORT LAUDERDALE, FL 33008
P: (954) 478-3064
gabriela@themirrorofparadise.com

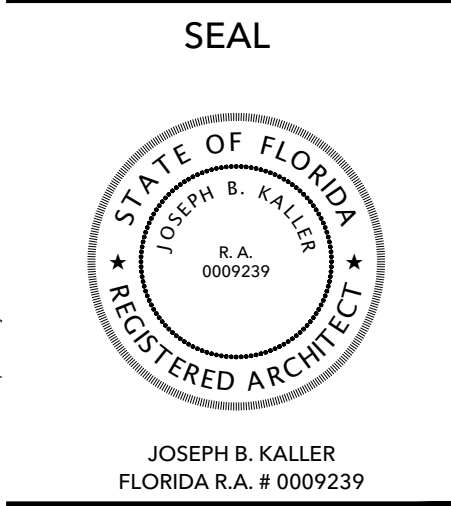
SURVEYOR

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47th Avenue
Suite 1011
Davie, FL 33314
P- 954-889-7766
F- 954-889-7799

SHEET NO	DISCIPLINE / DRAWING TITLE
	ARCHITECTURE
T-1	COVER SHEET
-	SURVEY
	CIVIL
C-1	EROSION AND SEDIMENT CONTROL PLAN
C-2	PAVING, GRADING & DRAINAGE PLAN
C-3	CIVIL DETAILS
C-4	PAVEMENT MARKINGS & SIGNAGE PLAN
C-5	WATER & SEWER PLAN & DETAILS
C-6	UTILITIES DETAILS
C-7	UTILITIES DETAILS
C-8	R.O.W. PAVEMENT MARKINGS PLAN
	LANDSCAPE
DT-1	DISPOSITION PLAN - EXISTING TREES PLAN
LP-1	LANDSCAPE PLAN GROUND LEVEL
LP-2	CODE CHART - SECOND FLOOR - PLANT CHART
LP-3	GROUND LEVEL PLANT CHART - NOTES AND DETAILS
LP-4	GROUND LEVEL COLORED PLAN
LP-5	SECOND FLOOR COLORED PLAN
	ARCHITECTURE
SP-0	SITE DATA
SP-1	PROPOSED SITE PLAN - SITE PLAN DATA - SITE PLAN NOTES
SP-2	SITE DETAILS
SP-3	SITE DETAILS
A-1.1	FIRST FLOOR PLAN
A-1.2	PROPOSED SECOND FLOOR PLAN
A-1.3	PROPOSED THIRD FLOOR PLAN
A-1.4	PROPOSED FOURTH FLOOR PLAN
A-1.5	PROPOSED ROOF PLAN
A-2.1	PROPOSED ELEVATIONS
A-2.2	PROPOSED ELEVATIONS
A-3.1	RENDER
A-3.2	RENDER



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JACKSON APARTMENTS
2815 JACKSON STREET
HOLLYWOOD, FLORIDA 33020

TITLE SHEET

REVISIONS		
No.	DATE	DESCRIPTION
1	01.19.21	TAC COMMENTS
2	05.12.21	TAC COMMENTS

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PROJECT No.: 20046
DATE: 11.16.20
DRAWN BY: MJB
CHECKED BY: JBK

SHEET

T-1.0

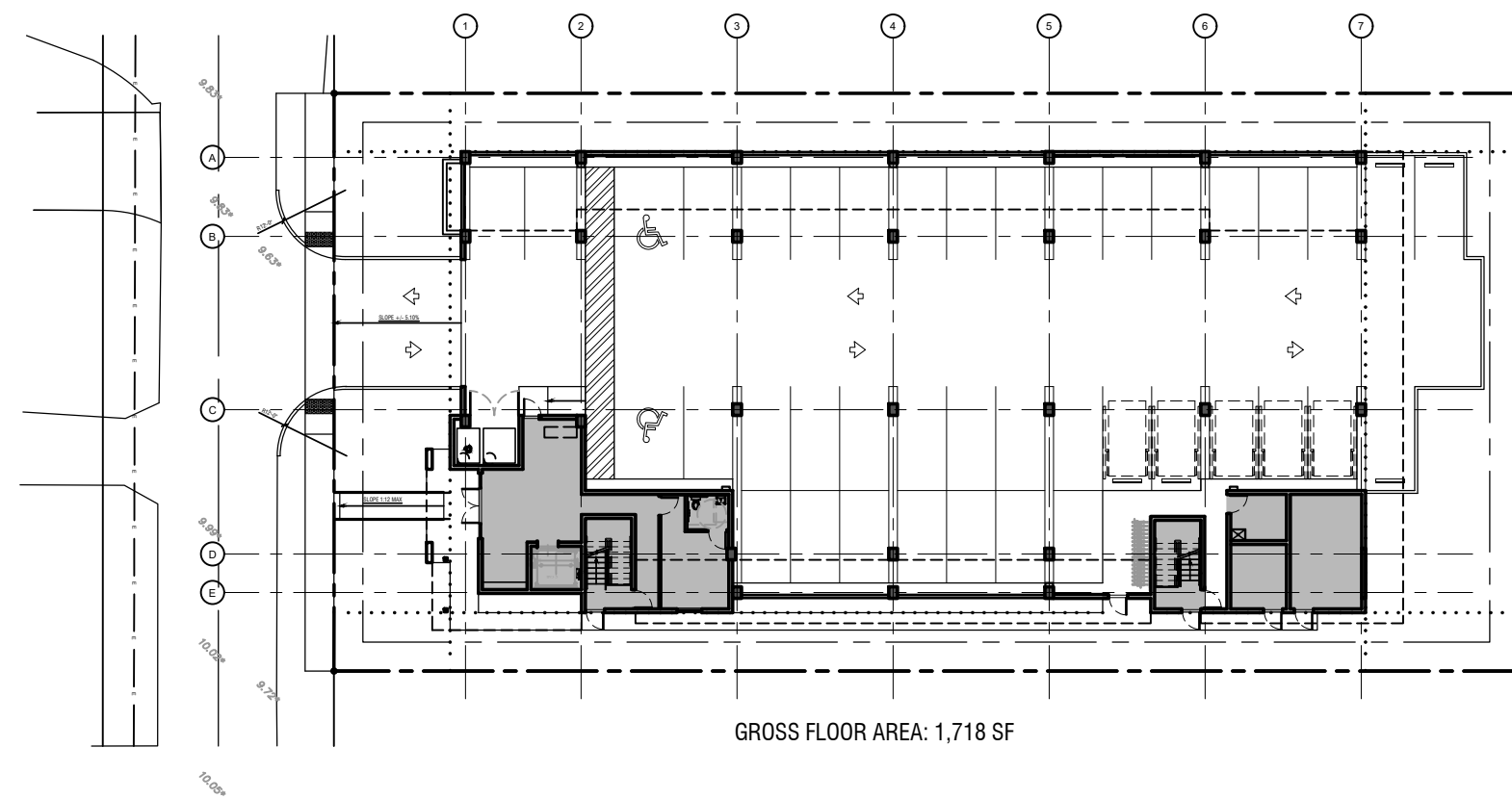
2 RENDERING
NTS

3 LOCATION MAP
NTS

4 PROJECT TEAM
NTS

5 DRAWING INDEX
NTS

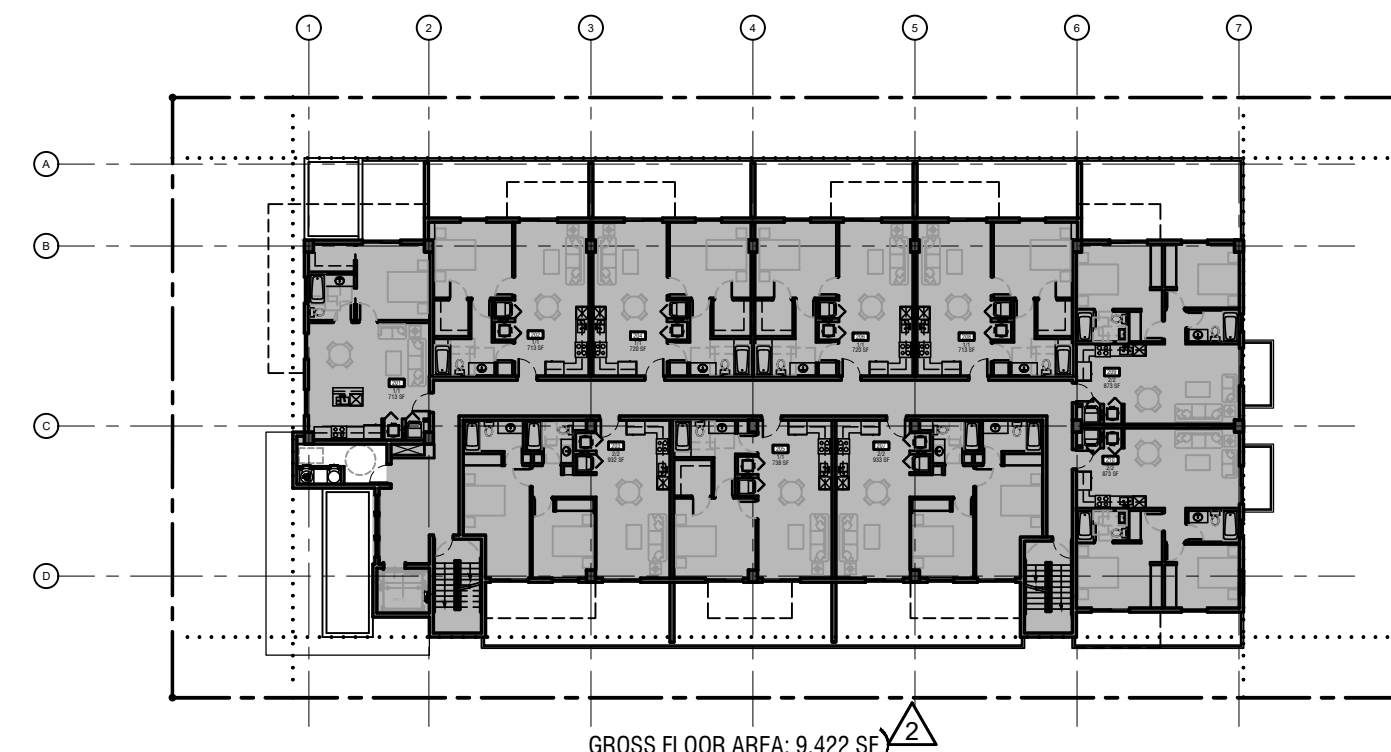
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GROSS FLOOR AREA: 1,718 SF



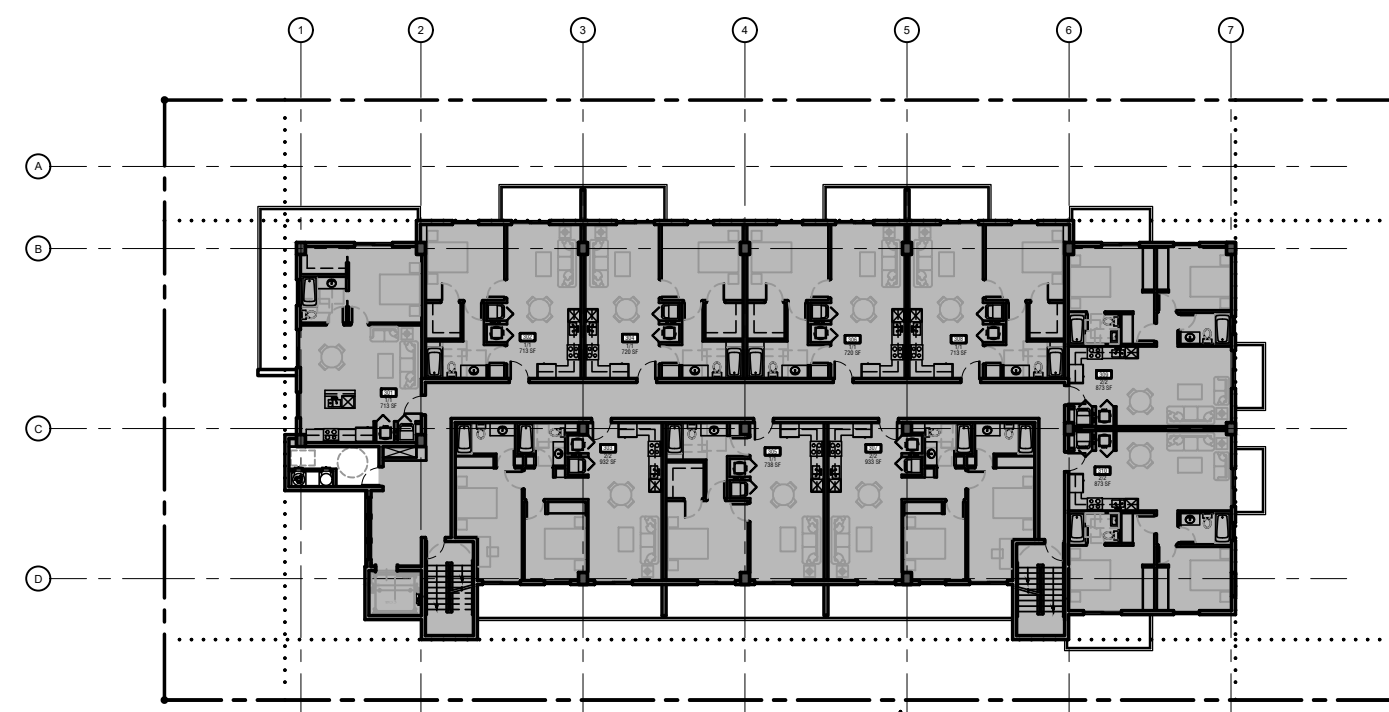
2 1ST FLOOR GROSS AREA DIAGRAM
NTS



GROSS FLOOR AREA: 9,422 SF



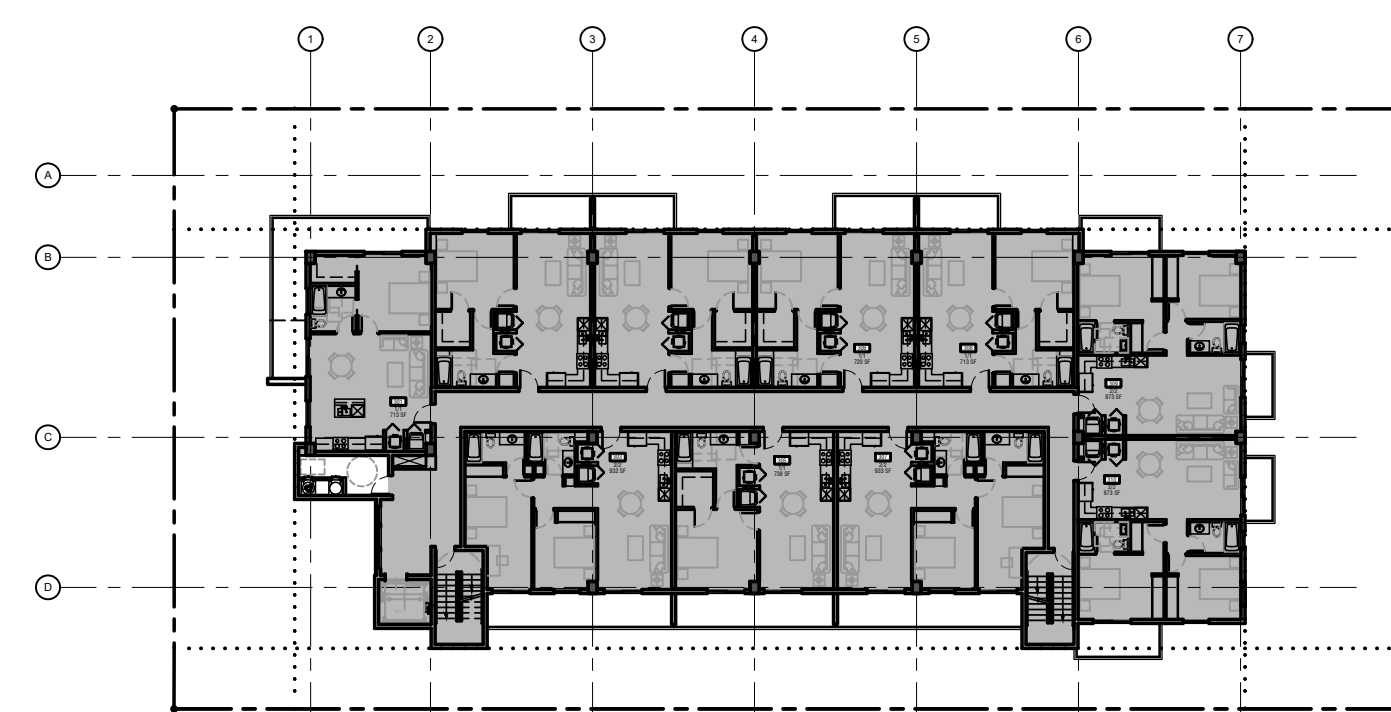
3 2ND FLOOR GROSS AREA DIAGRAM
NTS



GROSS FLOOR AREA: 9,422 SF



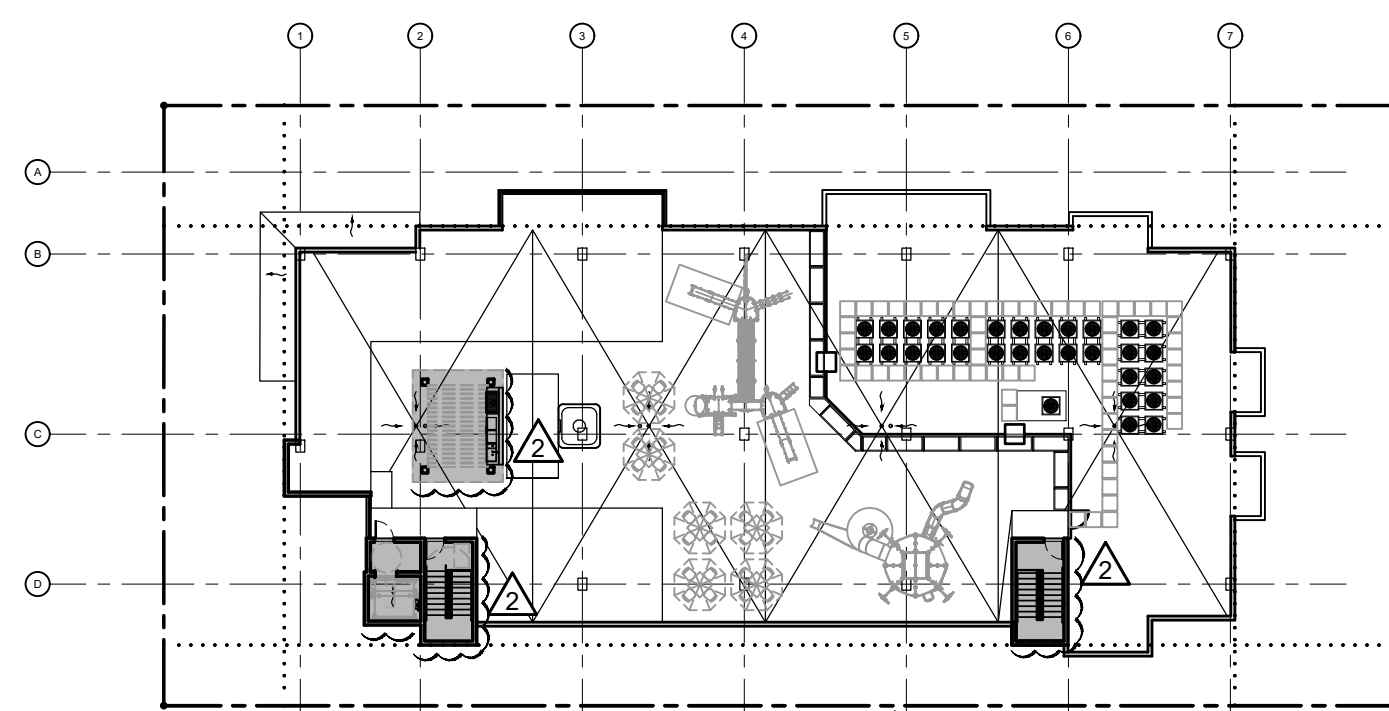
5 3RD FLOOR GROSS AREA DIAGRAM
NTS



GROSS FLOOR AREA: 9,422 SF



6 4TH FLOOR GROSS AREA DIAGRAM
NTS



GROSS FLOOR AREA: 747 SF



7 ROOF GROSS AREA DIAGRAM
NTS

BUILDING AREAS - SF							
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	ROOF		
LANDSCAPE	6,094	TRASH CHUTE	100	TRASH CHUTE	100	TRASH CHUTE	100
VEHICULAR	1,456	CORRIDORS	1,120	CORRIDORS	1,120	CORRIDORS	1,120
WALKWAYS	753	ELEVATOR	83	ELEVATOR	83	ELEVATOR	83
GARAGE	10,373	STAIR 1	149	STAIR 1	149	STAIR 1	149
DUMPSTER	106	STAIR 2	146	STAIR 2	146	STAIR 2	146
ELEVATOR	80	UNITS	7,928	UNITS	7,928	UNITS	7,928
STAIR 1	146	TERRACES/BALCONIES	2,970	BALCONIES	1,451	BALCONIES	1,451
STAIR 2	156						
LOBBY	559						
OFFICE	211						
OFFICE REST ROOM	56						
MAINTENANCE	96						
ELECTRICAL ROOM	132						
FIRE PUMP ROOM	282						
TOTAL	20,500		12,496		10,977		10,977

8 BUILDING AREAS
NTS

FLOOD INFORMATION:

1. INFORMATION PROVIDED IS BASED ON FIRM MAPS DATED 08/18/2014
2. REFERENCE TO FEMA ELEVATIONS IS SHOWN PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. FIRM PANEL 12011C0568H
4. ZONE X
5. BASE FLOOD ELEVATION N/A
6. EFFECTIVE DATE 12/31/2019

1 FLOOD INFORMATION
NTS

SIGNAGE NOTE:
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RMCRA-78 ZONING DISTRICT.

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

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

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 5TH EDITION - NFPA 101 SECTION 30.3.4

MECHANICAL EQUIPMENT NOTE:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

ELECTRIC VEHICLE NOTE:
CITY OF HOLLYWOOD ORDINANCE O-2016-02

§ 151.154 INSTALLATION OF ELECTRIC VEHICLE-CHARGING INFRASTRUCTURE REQUIRED:
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. (ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)

POINTS OF IMPACT NOTE:
ALL VEHICLE BARRIERS & WALLS AT END OF PARKING STALLS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD PF 6,000LBS (26.70KN) IN ACCORDANCE WITH SECTION 4.5.3 OF ASCE 7 (PER FBC 5TH ED. 1607.8.3 - VEHICLE BARRIERS

ACCENT COLOR NOTE:
ACCENT COLORS SHALL NOT EXCEED 30% OF EACH WALL AREA.

CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE REGULATIONS -

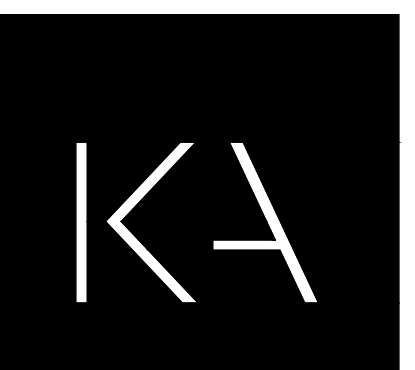
SECTION 3.22

1. REVIEW CRITERIA
2. COLOR INTENSITIES GREATER THAN THOSE REPRESENTED ON THE COLOR CHART MAY BE UTILIZED ONLY FOR PURPOSES OF EMPHASIZING TRIM AND ACCENTING ARCHITECTURAL FEATURES OF A BUILDING OR STRUCTURE AND SHALL NOT EXCEED 30% OF EACH WALL AREA.

4 PLAN NOTES
NTS

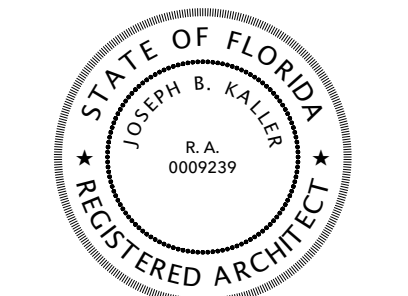
FLOOR	UNIT NO.	AREA UNIT SF		BEDS/BATH	UNIT COUNT
		UNIT/GROSS	BALCONY		
2ND FLOOR	201	713	145	1/1	1
	202	713	274	1/1	2
	203	932	343	2/2	3
	204	720	270	1/1	4
	205	738	397	1/1	5
	206	720	270	1/1	6
	207	933	343	2/2	7
	208	713	274	1/1	8
	209	873	429	2/2	9
	210	873	225	2/2	10
TOTAL FLOOR	7,928	2,970			
3RD FLOOR	301	713	302	1/1	11
	302	713	84	1/1	12
	303	932	186	2/2	13
	304	720	84	1/1	14
	305	738	162	1/1	15
	306	720	84	1/1	16
	307	933	186	2/2	17
	308	713	84	1/1	18
	309	873	137	2/2	19
	310	873	142	2/2	20
TOTAL FLOOR	7,928	1,451			
4TH FLOOR	401	713	302	1/1	21
	402	713	84	1/1	22
	403	932	186	2/2	23
	404	720	84	1/1	24
	405	738	162	1/1	25
	406	720	84	1/1	26
	407	933	186	2/2	27
	408	713	84	1/1	28
	409	873	137	2/2	29
	410	873	142	2/2	30
TOTAL FLOOR	7,928	1,451			
TOTAL AREAS	23,784	5,872	18	1/1 UNITS	12
AVERAGE UNIT:	792.80 SF			2/2 UNITS	

9 UNIT BREAKDOWN
NTS



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joseph@kallerarchitects.com
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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
JACKSON APARTMENTS
2815 JACKSON STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
SITE DATA AND NOTES

REVISIONS

No.	DATE	DESCRIPTION
1	01.19.21	TAC COMMENTS
2	05.12.21	TAC COMMENTS

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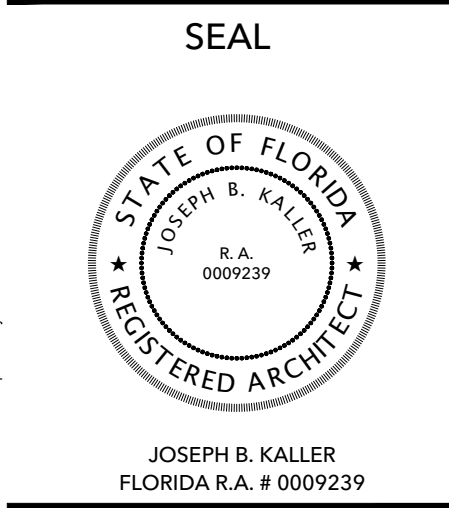
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DATE: 11.16.20
DRAWN BY: MJB
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SHEET

SP-0



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 Hollywood Florida 33020
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 joseph@kallerarchitects.com
 www.kallerarchitects.com



JACKSON APARTMENTS
 2815 JACKSON STREET
 HOLLYWOOD, FLORIDA 33020

PROJECT TITLE
 PROPOSED SITE PLAN
 SITE PLAN DATA
 SITE PLAN NOTES

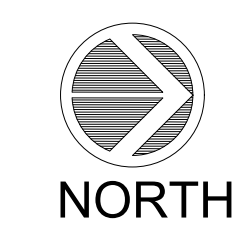
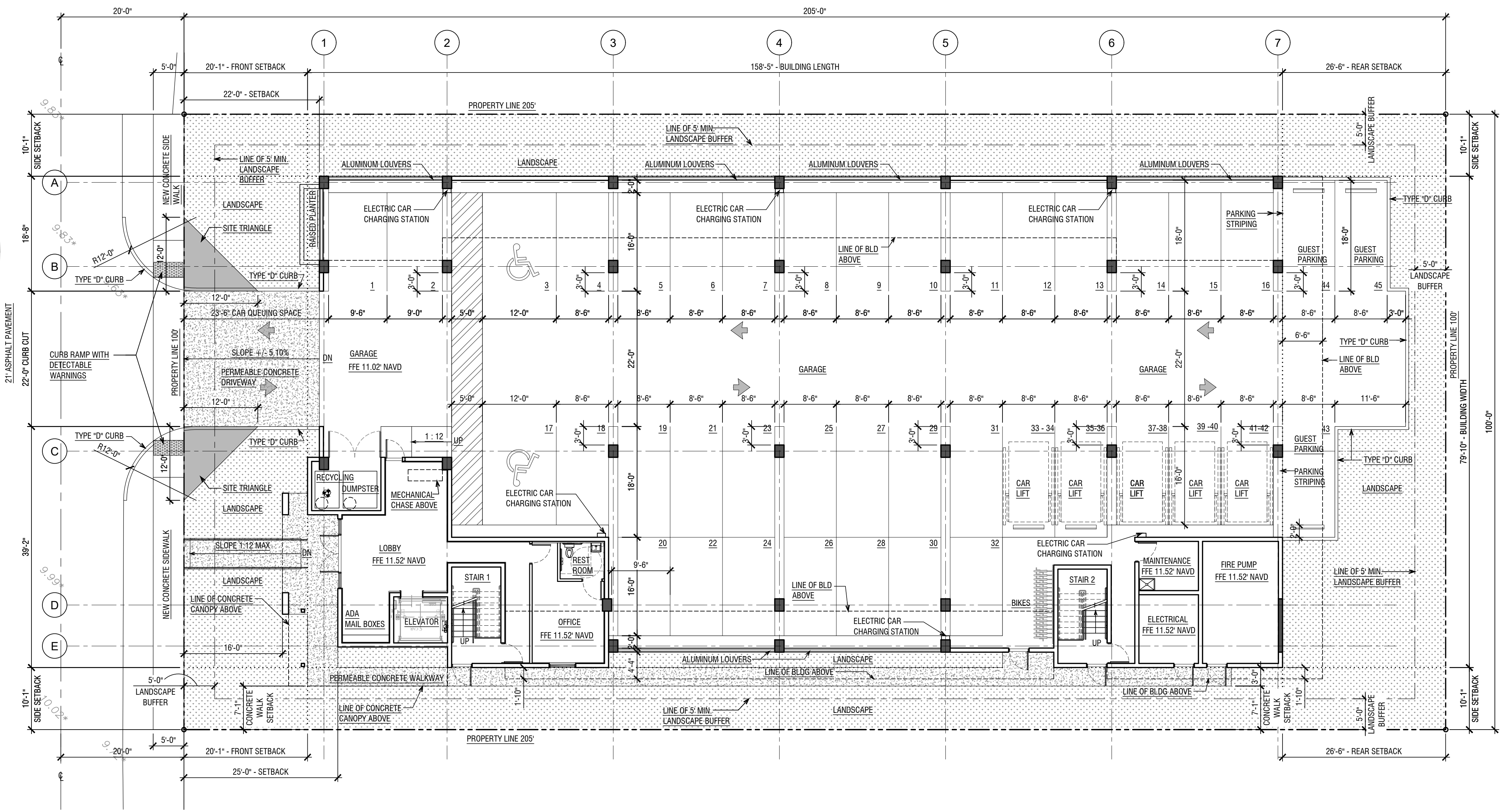
REVISIONS

No.	DATE	DESCRIPTION
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2	05.12.21	TAC COMMENTS

PROJECT No.: 20046
 DATE: 11.16.20
 DRAWN BY: MJB
 CHECKED BY: JBK

SHEET

SP-1



1 PROPOSED SITE PLAN
 3/32" = 1'-0"

PROPERTY ADDRESS

2815 JACKSON STREET
 HOLLYWOOD, FL 33020

FOLIO

5142 16 02 7130

LEGAL DESCRIPTION

LAND DESCRIPTION: LOT 2, BLOCK 44 OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE INFORMATION

EXISTING ZONING: CORE - MULTI-FAMILY DISTRICT (MC-1)
 LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER
 NET LOT AREA: 20,500 SQUARE FEET - 0.4706 ACRES
 GROSS LOT AREA: 22,501 SQUARE FEET - 0.5166 ACRES
 FAR: 1.50

	ALLOWED	PROVIDED
BUILDABLE AREA:	30,750 SF	30,731 SF ²

PROPOSED NO. OF UNITS: N/A (REQUIRED) / 30 UNITS (PROVIDED)

	PARKING:	
	REQUIRED	PROVIDED
UNITS	1 PER 1 BED UNIT (18) = 18 SPACES	18 SPACES
	1.5 PER 2 BED UNIT (12) = 18 SPACES	7 TANDEM SPACES = 14 SPACES 5 SPACES W/ LIFTS = 10 SPACES
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES
TOTAL	= 39 SPACES	45 SPACES INCLD. 2 HC SPACES

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

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (JACKSON ST)	20'-0"	20'-1"
(b) SIDE INTERIOR (WEST)	10'-0"	10'-1"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-1"
(d) REAR	20'-0"	26'-6"

LANDSCAPE / OPEN SPACE:	REQUIRED	PROVIDED
	8,200 (40.00%)	8,352 (40.74%) ²

WALKWAYS AND DRIVEWAYS: 1,230 SF
 VEHICULAR USE AREA: 1,457 SF

	BUILDING SUMMARY	
	ALLOWED	PROVIDED
BUILDING HEIGHT:	4 STORIES/ 45'-0"	4 STORIES/ 45'-0"
GROSS BUILDING AREA:		INTERIOR
		FIRST FLOOR 1,718 SF
		SECOND FLOOR 9,422 SF
		THIRD FLOOR 9,422 SF
		FOURTH FLOOR 9,422 SF
		ROOF 747 SF
		TOTAL 30,731 SF ²

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06
 §151.158 LARGE DEVELOPMENTS
 NEW CONSTRUCTION OF A STAND-ALONE BUILDING (OTHER THAN SINGLE FAMILY DETACHED DWELLING OR DUPLEX) WITH MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF THE "LEED" GREEN BUILDING RATING SYSTEM OF THE USGBC OR UNDER ANOTHER RECOGNIZED CERTIFICATION PROGRAM APPROVED BY THE CITY MANAGER OF HIS/HER DISCREET AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.

AS PER NATIONAL GREEN BUILDING STANDARD (NGBS) AND SHOULD INCLUDE AS FOLLOWS, BUT NOT LIMITED TO:

- ENERGY EFFICIENCY 5% OVER FLORIDA BUILDING CODE
- ENERGY STAR CERTIFIED COOL ROOF
- LIGHT POLLUTION CONTROL
- ELECTRIC CAR CHARGING INFRASTRUCTURE
- USE OF REGIONAL AND RECYCLED MATERIALS
- MOISTURE CONTROL MEASURES
- ENERGY STAR APPLIANCES & LIGHTING
- ENERGY EFFICIENT HVAC SYSTEM DESIGN AND BUILDING ENVELOPE
- WATER-EFFICIENT FIXTURES
- PROGRAMMABLE THERMOSTATS

- ADDITIONAL PRACTICES**
- 8" REINFORCED CONCRETE ROOF STRUCTURE
 - PERMEABLE CONCRETE DRIVEWAY AND WALKWAYS
 - ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR CONDITIONED SPACES.
 - DEEP OVERHANGS AT ROOF AND BALCONY LEVELS.
 - RECYCLE WASTE MATERIAL FROM DEMOLITION AND CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE.
 - USE LOW VOC MATERIALS.

2 SITE DATA
 NTS

3 GREEN BUILDING PRACTICES
 NTS

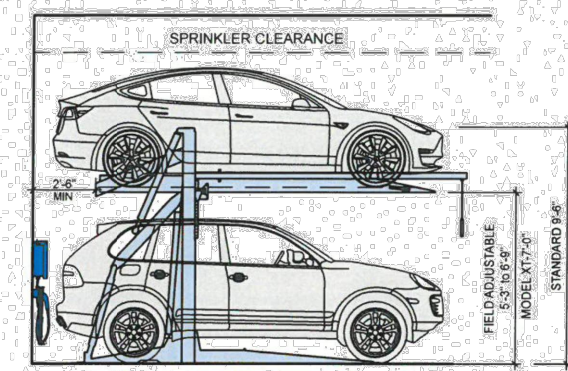
4 PLAN NOTES
 NTS

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BIDDING AND CONTRACT DOCUMENTS TO BE PREPARED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

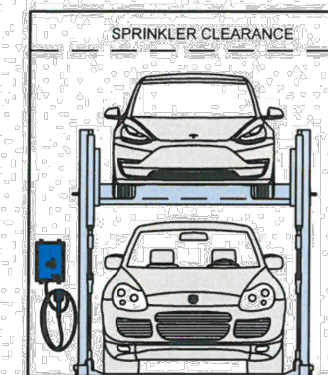
SPEC SHEET

PARKPLUS DP003 DOUBLE STACKER



MODEL	HEIGHT
C/C	10'-6"
C/S	12'-2"
S/S	14'-0"
S/S*	14'-6"

*LA City requirement



MODEL	WIDTH
W01	7'-11"
W02	8'-3"
W03	8'-6"
W04	9'-0"
W05	Custom

WIDTH = Center of Leg to Center of Leg

The PARKPLUS DP003 Double Stacker is a hydraulic 2-post, 12-level cantilevered vehicle lift for parking cars one above another. The DP003 raises and locks a platform in place so that a second vehicle can be parked at grade.

Each assembly comes pre-welded and is assembled in the field. Stackers may be installed as single units or in arrays with shared common legs. Stacker is designed to be mounted on grade, concrete or asphalt. Approved foundation system may be required for installation of stackers.

The PARKPLUS DP003 Double Stacker is designed to be installed indoors and outdoors. Platform height is field adjustable in 10" increments. Each city may have minimum height requirements and different clear requirements for code required parking. Owner/contact should review with local planning and building departments. MEP coordination with project team must meet code requirements and safety equipment clearances.

Suitable for

- Standard passenger vehicles
- SUVs

Specifications

Load per Platform: 6,000 lbs.
Weight of Unit: +/- 3,050 lbs.
Length of Platform: 12'-4"
Length incl. Overhang: 16'-8"
Width of Unit: 7'-11" to 9'-0"
Height of Unit: 9'-4" to 9'-10"
Operation: Hydraulic
Control: Push Button Pendant

Power Pack

Hydraulic Power System (HPS)

HPS1: 1-2 units
208-230V/1 PH/60 HZ/2.3 HP/18 FLA

HPS-1P10: 1-30 units
208-230V/1 PH/60 HZ/10 HP/40 FLA

HPS-3P10: 1-30 units
208-230V/3 PH/60 HZ/10 HP/28.4 FLA

Electrical

- 1 Disconnected required per HPS
- 3 PH 208-230V/40Amp
- 1 PH 208-230V/60Amp
- All control wiring in Class 2 Circuit 24V

Applications

DP003 Double Stacker can be installed in attended/valet and self-park applications.

- Single & Multi-Family Residential Buildings
- Indoor & Outdoor Installations
- Low & High Rise Buildings
- Commercial Buildings
- Surface Lots

PARKPLUS HIGH DENSITY VEHICLE STORAGE

8-444-PARKPLUS

- In-house Design, Manufacturing, Installation & Service
- Minimal Moving Parts - Reduced Maintenance
- Galvanized, Commercial-Grade Machines
- Premium Quality Hydraulic Cylinders

Components

- CRADLE FRAME ASSEMBLY
- HYDRAULIC CYLINDER
- PARALLEL ARM ASSEMBLY
- ADJUSTABLE HEIGHT ASSEMBLY
- SAFETY LOCKS ASSEMBLY
- END LEG ASSEMBLY
- SEISMIC BEAM ASSEMBLY
- PLATFORM ASSEMBLY
- PUSH BUTTON CONTROLS

Layout

PARKPLUS DP003 Double Stacker can be arranged in single or tandem arrays on either side of a drive aisle. Queuing space of at least 2 vehicles must be provided to allow for shuffling of cars. Queuing space may be in drive aisle. For commercial projects, during peak traffic, all platforms will be lowered for quick filling of stackers. Surface space to be provided for code required Accessible Parking.

ADDITIONAL INFORMATION

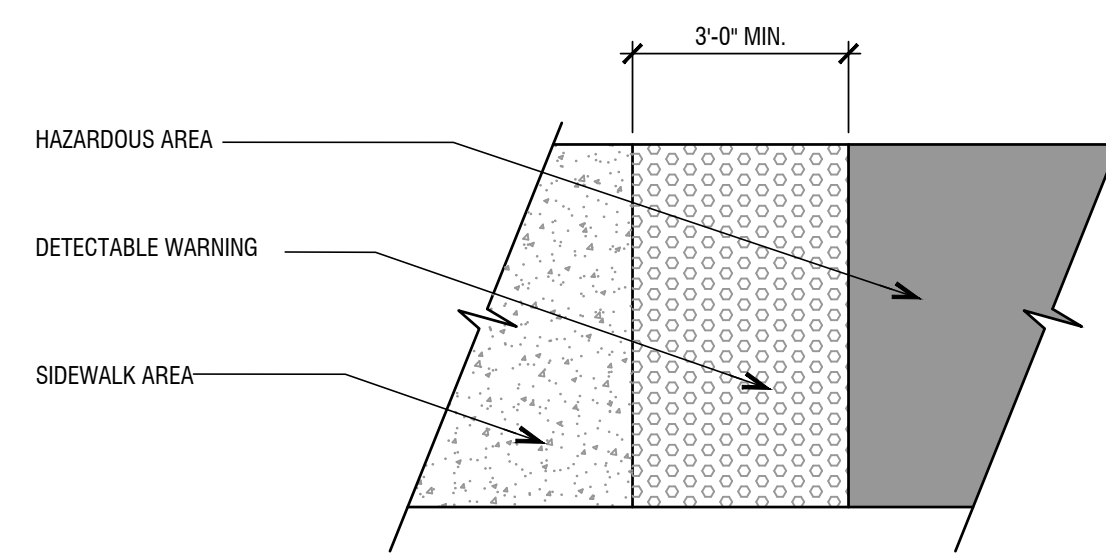
- Safety**
- Device is equipped with safety locking system. "Posi-lock" double suspension system holds full weight of vehicle on platform in locked position. Device can be equipped with individual keypad controller for extra safety. Self-attended applications may require additional sensors to detect objects located under platform or entering the area below platform.
- Fire Protection**
- In most metropolitan areas, car stackers are reviewed as similar to high piled storage and non-building structures. Fire rating of structural components is not required. Sprinkler systems may be required per following section. Each city may have fire department guidelines.
- Fire Sprinklers**
- Outdoor: 1. Most cities do not require fire sprinklers. 2. May need to conform to additional zoning regulations and building code requirements.
- Indoor: 3. Installation shall be in a sprinklered garage. In tandem array, additional sprinkler requirements may apply. 4. Sprinkler plans filed and approved by local municipality. 5. Sprinkler system designed as required by NFPA 13 and local building codes. 6. Clear building height within parking area must accommodate height of equipment plus additional requirements for adequate coverage of fire sprinklers.
- Temperature**
- Device is designed to operate between 20° and 120° F. For below freezing environments, hydraulic heaters for Power Packs are recommended.
- Loading**
- Structural design and loading is provided on a project by project basis and is dependent on seismic zones, soil conditions and other environmental conditions.
- Warranty**
- 12-month Standard Manufacturer's Warranty on new equipment. Equipment Lifespan: Indoor = 7,500 cycles; Outdoor = 5,000 cycles.
- Service**
- At end of 12-month warranty period a service contract is available upon request. Rental option may include Service & Maintenance for full term.
- Approvals**
- MEQ/ICR Certified, City of New York
 - LAETL Approved, LARR930501, City of Los Angeles
 - California Seismic Code Compliant
 - Miami Dade County Compliant
 - Approved in Multiple U.S. Cities

PARKPLUS, INC. HEAD OFFICE
83 BRADY AVENUE, SUITE 2
FAIRVIEW, NJ 07022

PARKPLUS CALIFORNIA
8640 TAMARACK AVENUE
LOS ANGELES, CA 91302

PARKPLUS FLORIDA, INC.
1111 OLD GRIFIN ROAD
DANNA BEACH, FL 32004

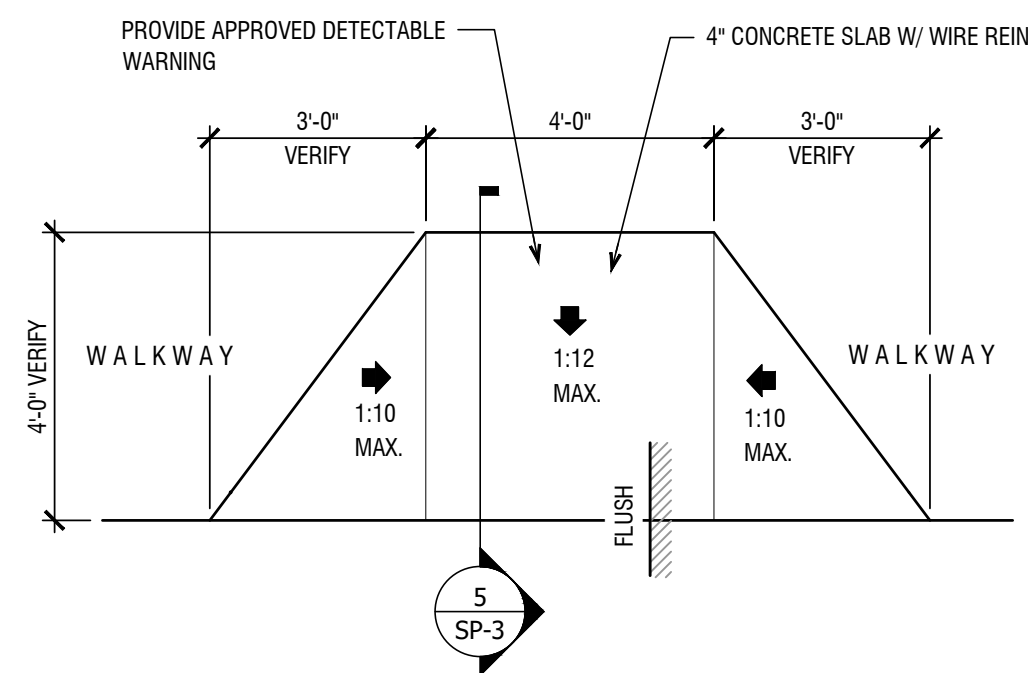
PARKPLUSINC.COM



- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS "DETECTABLE WARNING" WHICH IS 36" WIDE, AS PER F.B.C. ACCESSIBILITY 2017 SECTION 705
- "DETECTABLE WARNING" ON EXTERIOR WALKING SURFACES SHALL BE "TRUNCATED CONES"

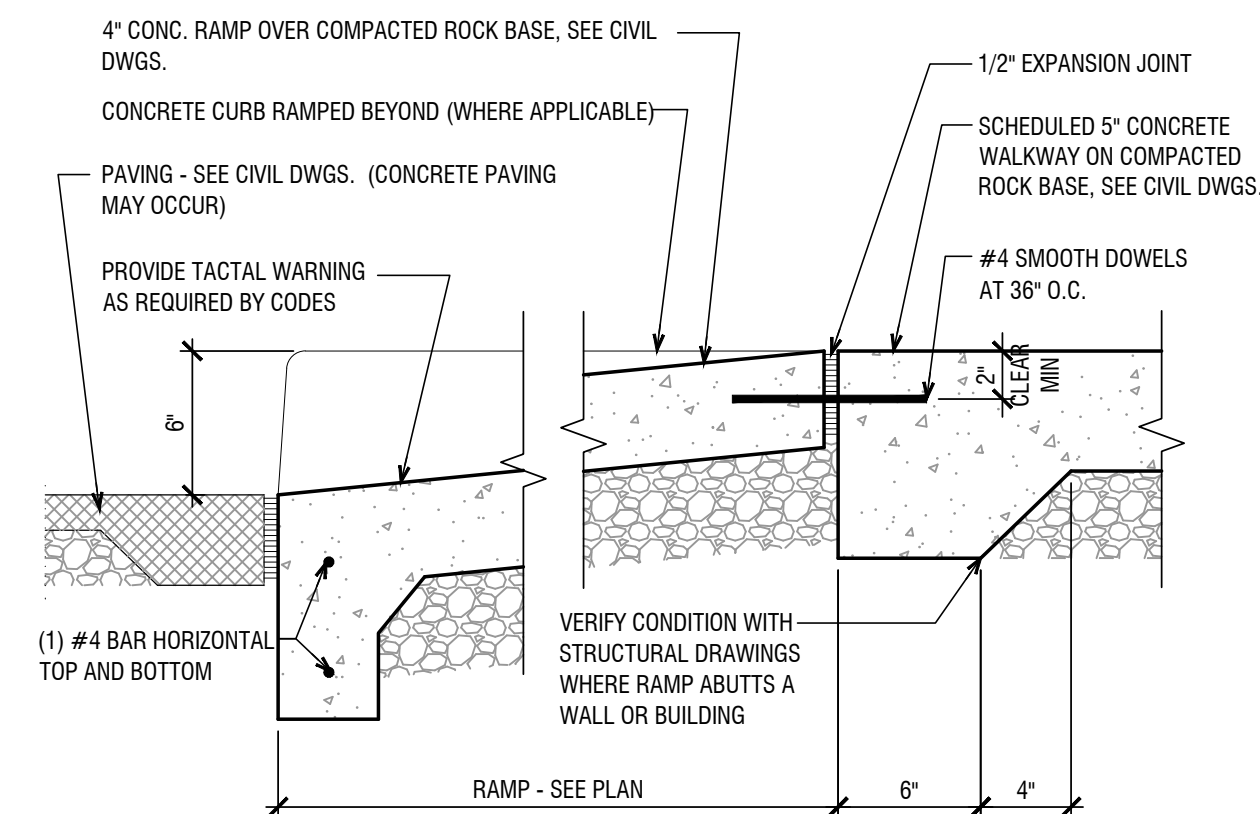
1 ADA DETECTABLE WARNING SURFACE

NTS



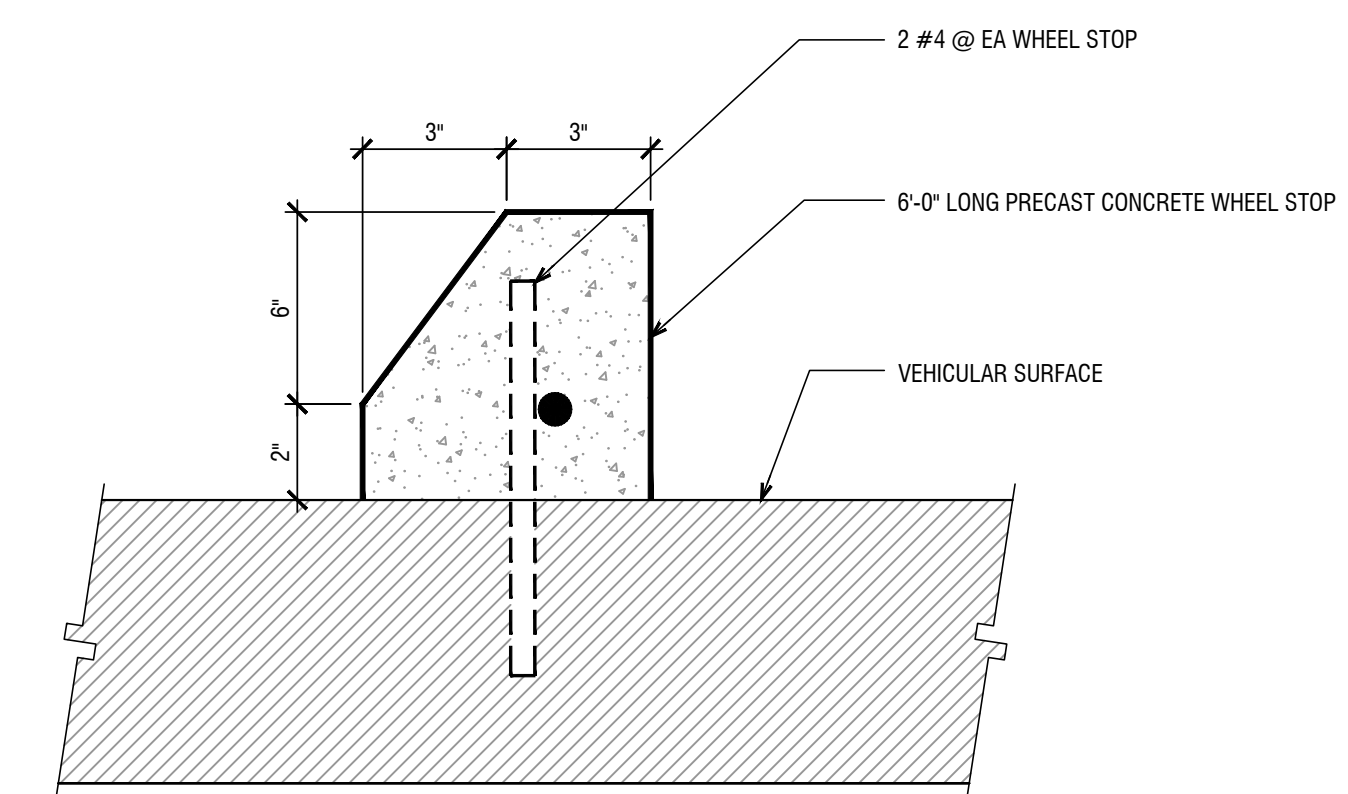
3 ACCESSIBLE CURB CUT

NTS



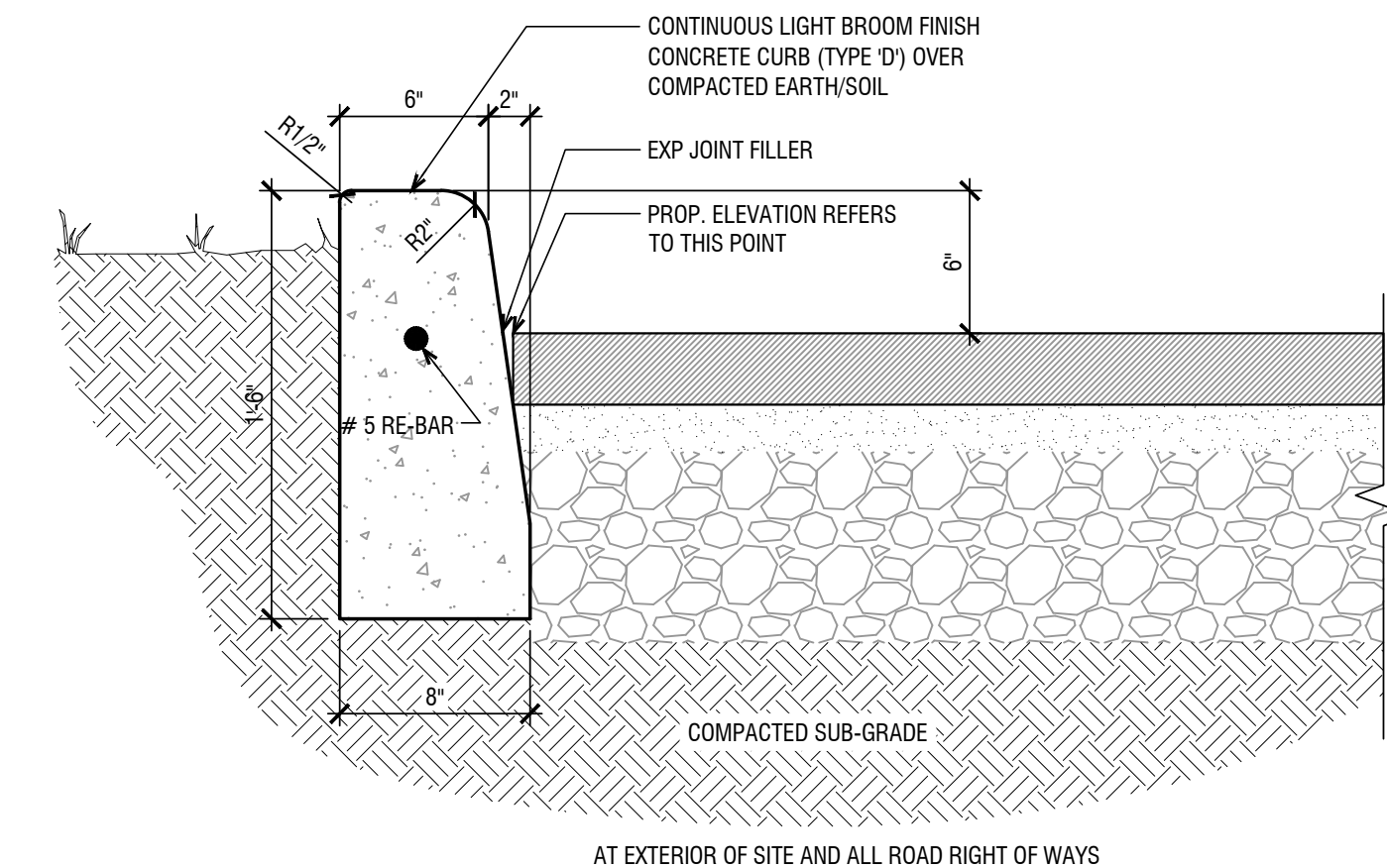
5 ACCESSIBLE RAMP SECTION

NTS



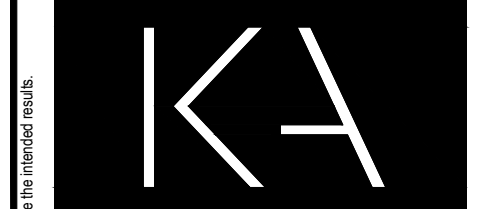
2 WHEEL STOP DETAIL

NTS

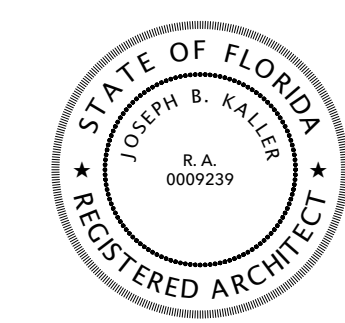


6 CONCRETE CURB TYPE "D" @ DRIVEWAY

NTS



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PROJECT TITLE
JACKSON APARTMENTS
2815 JACKSON STREET
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SHEET TITLE
SITE PLAN DETAILS

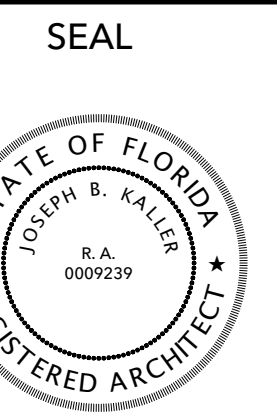
REVISIONS		
No.	DATE	DESCRIPTION
1	01.19.21	TRAD COMMENTS

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DATE: 11.16.20
DRAWN BY: MJB
CHECKED BY: JBK



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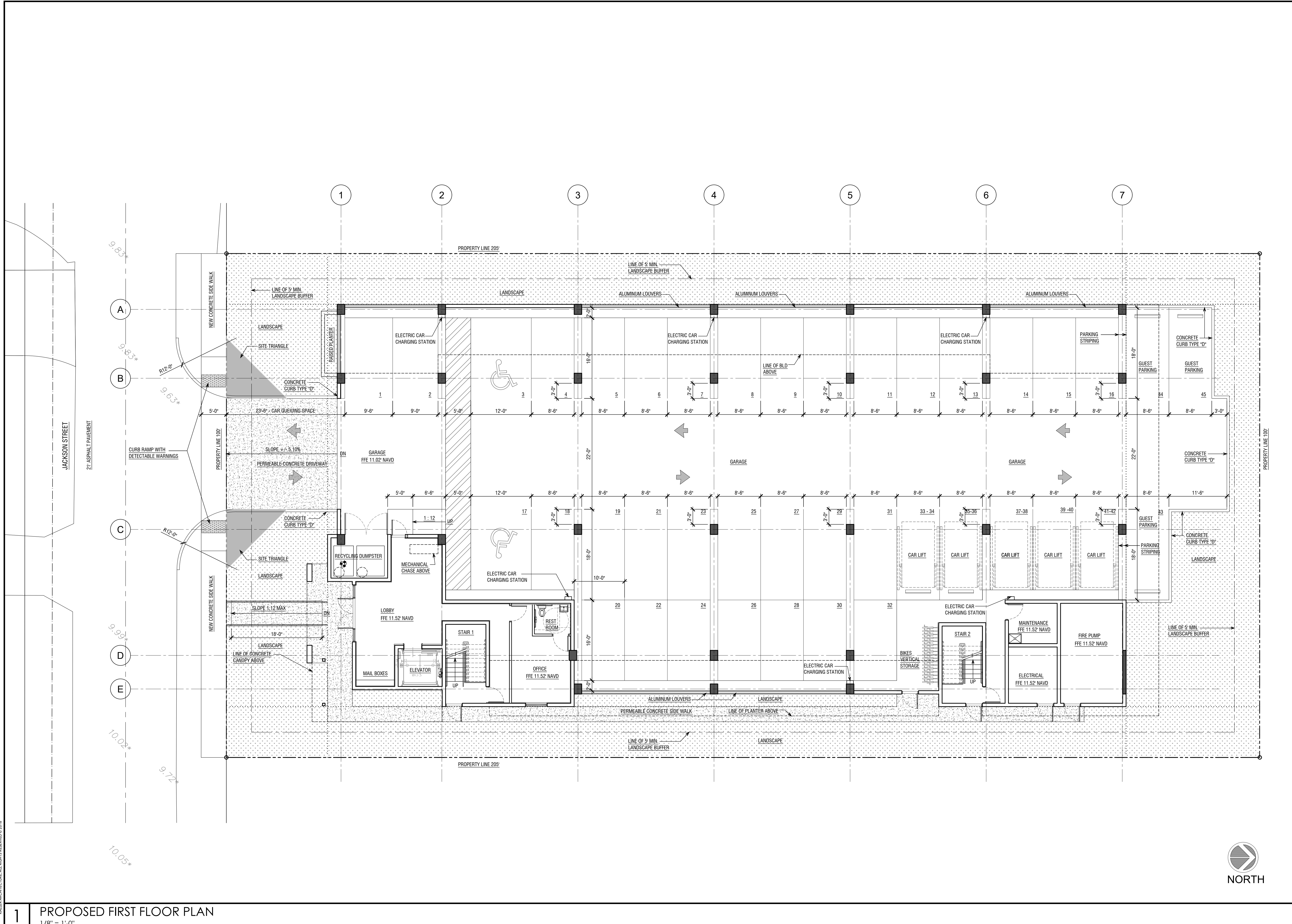
SHEET TITLE
PROPOSED 1ST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	01.19.21	TAC COMMENTS

PROJECT No.: 20046
 DATE: 11.16.20
 DRAWN BY: MJB
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SHEET

A-1.1



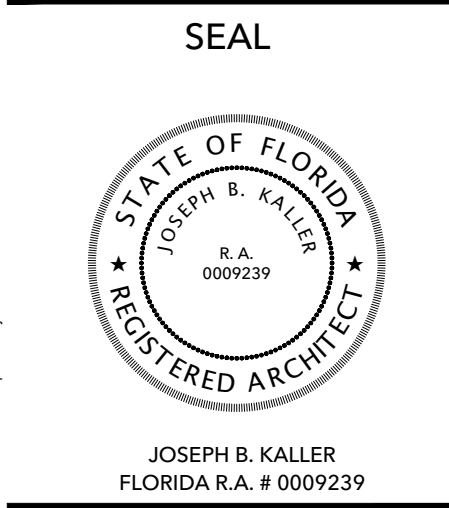
1 PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"

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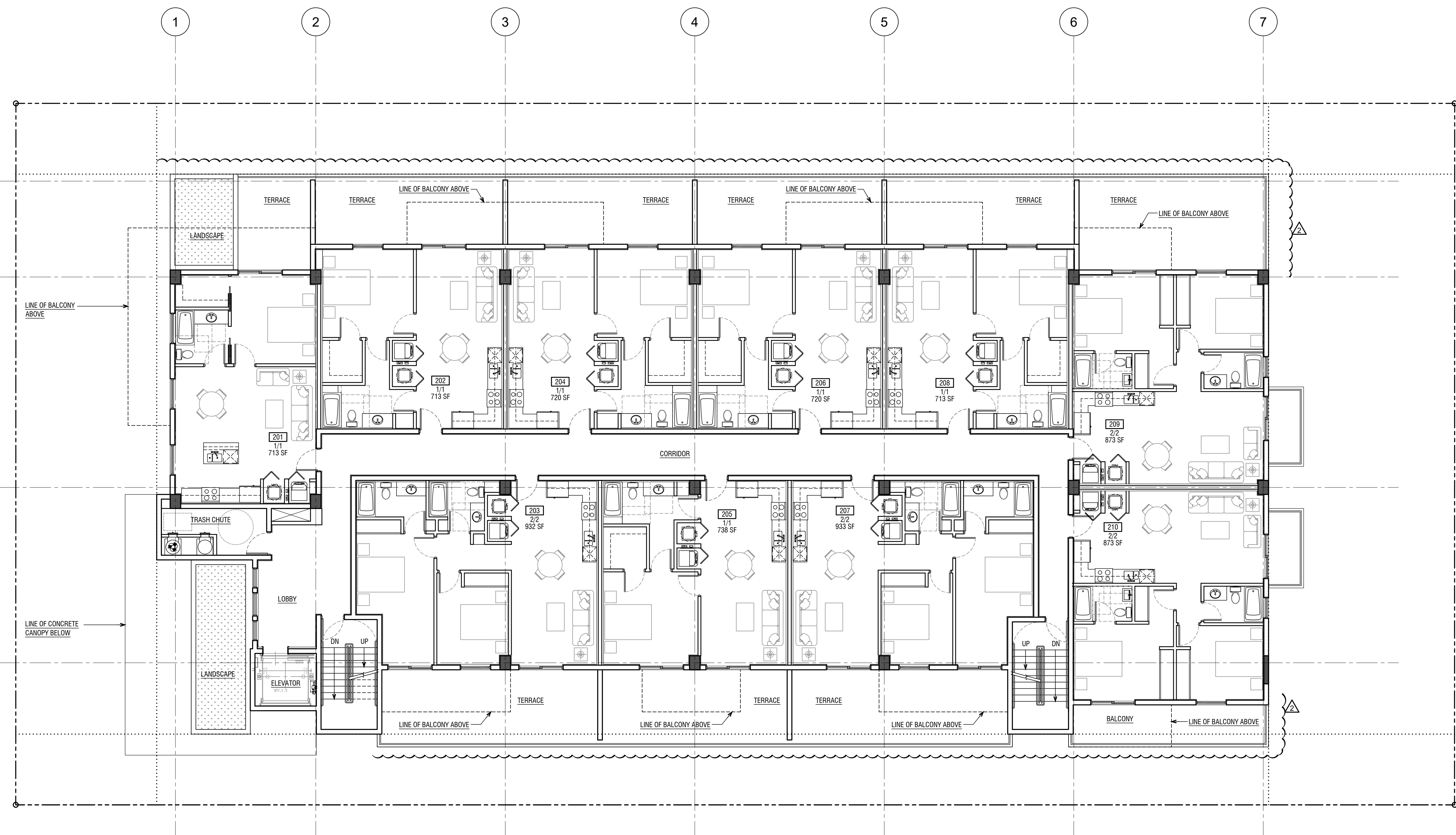
PROJECT TITLE
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SHEET TITLE
PROPOSED 2ND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	01.19.21	TAC COMMENTS
2	05.12.21	TAC COMMENTS

PROJECT No.: 20046
 DATE: 11.16.20
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SHEET
A-1.2



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1 SECOND FLOOR PLAN
 1/8" = 1'-0"

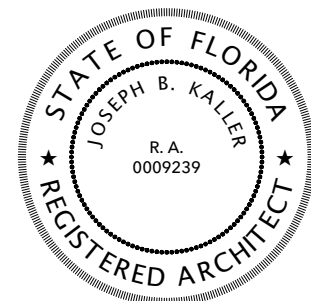


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SHEET TITLE
PROPOSED 3RD FLOOR PLAN

REVISIONS

No. DATE DESCRIPTION

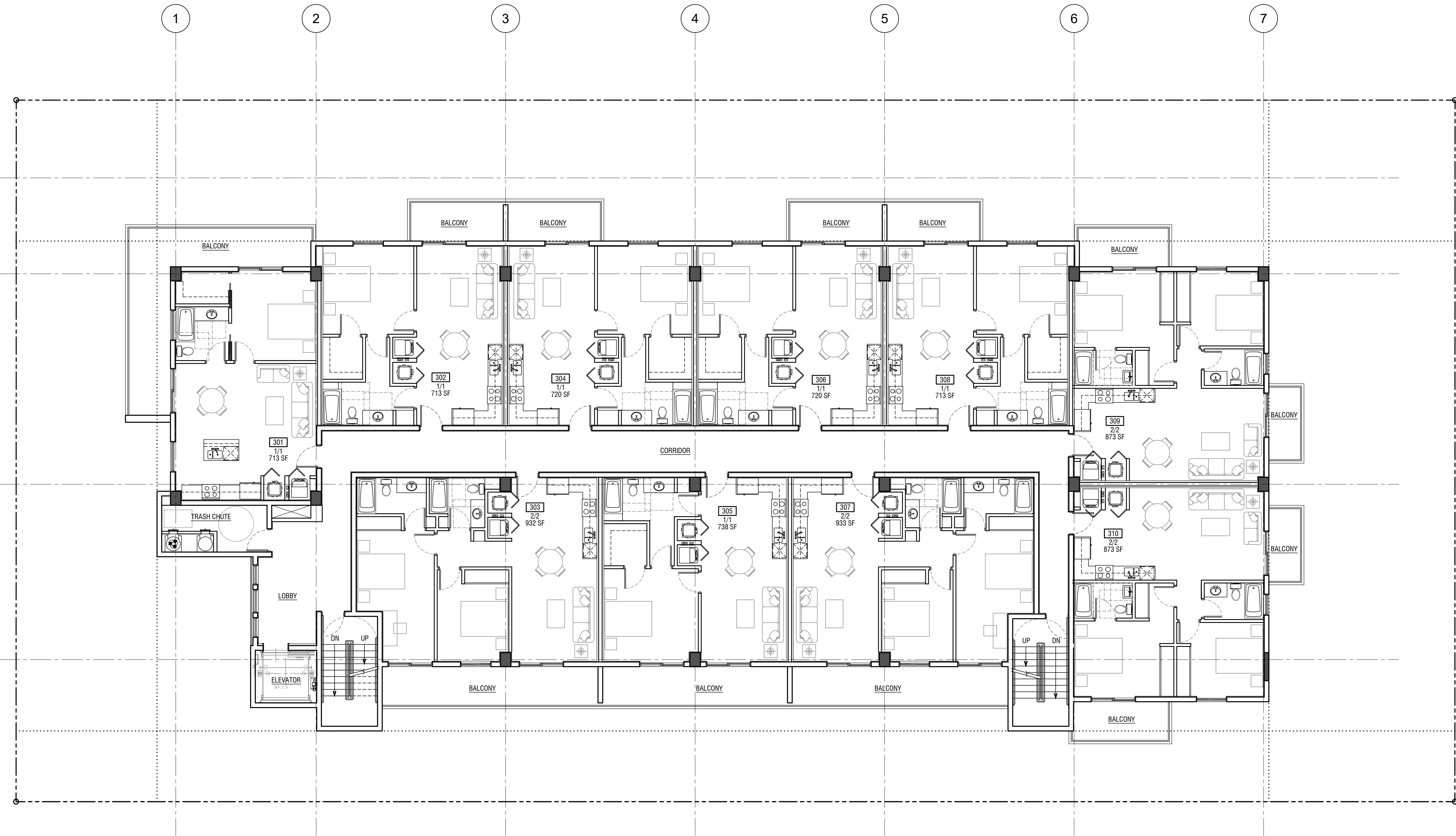
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SHEET

A-1.3



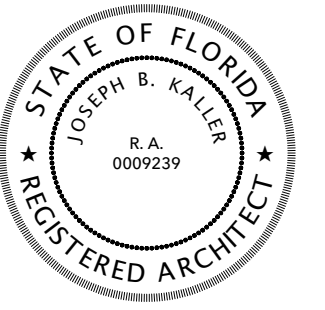
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1 THIRD FLOOR PLAN
 1/8" = 1'-0"



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PROJECT TITLE
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SHEET TITLE
PROPOSED 4TH FLOOR PLAN

REVISIONS
 No. DATE DESCRIPTION

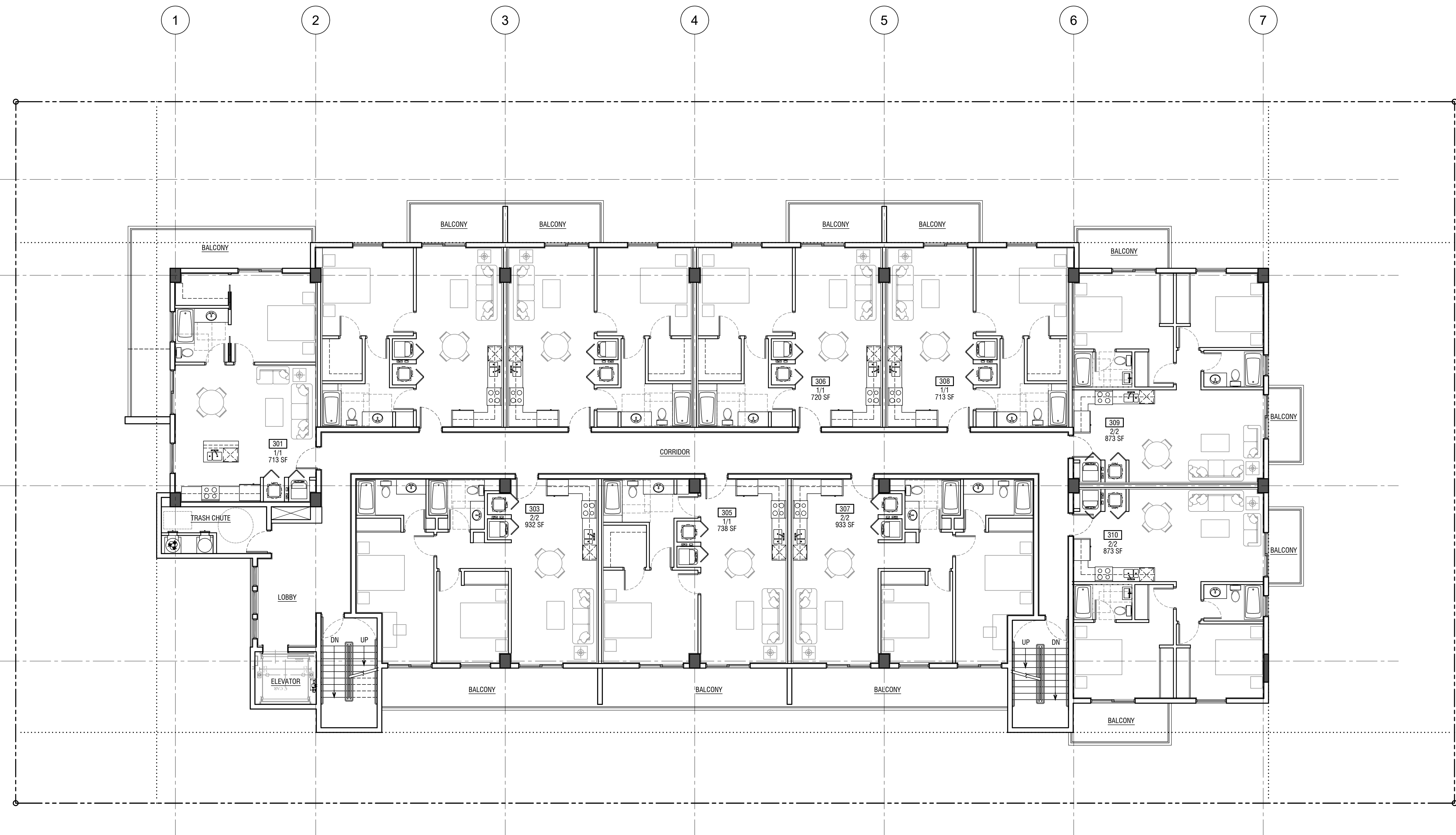
No.	DATE	DESCRIPTION

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A-1.4



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1 FOURTH FLOOR PLAN
 1/8" = 1'-0"

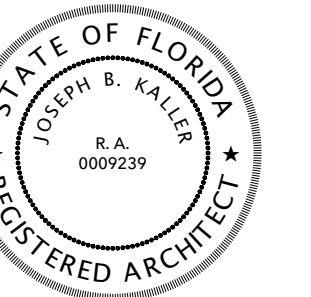


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PROJECT TITLE
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SHEET TITLE
PROPOSED ROOF PLAN

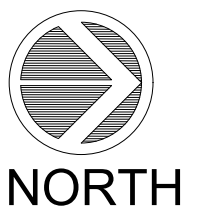
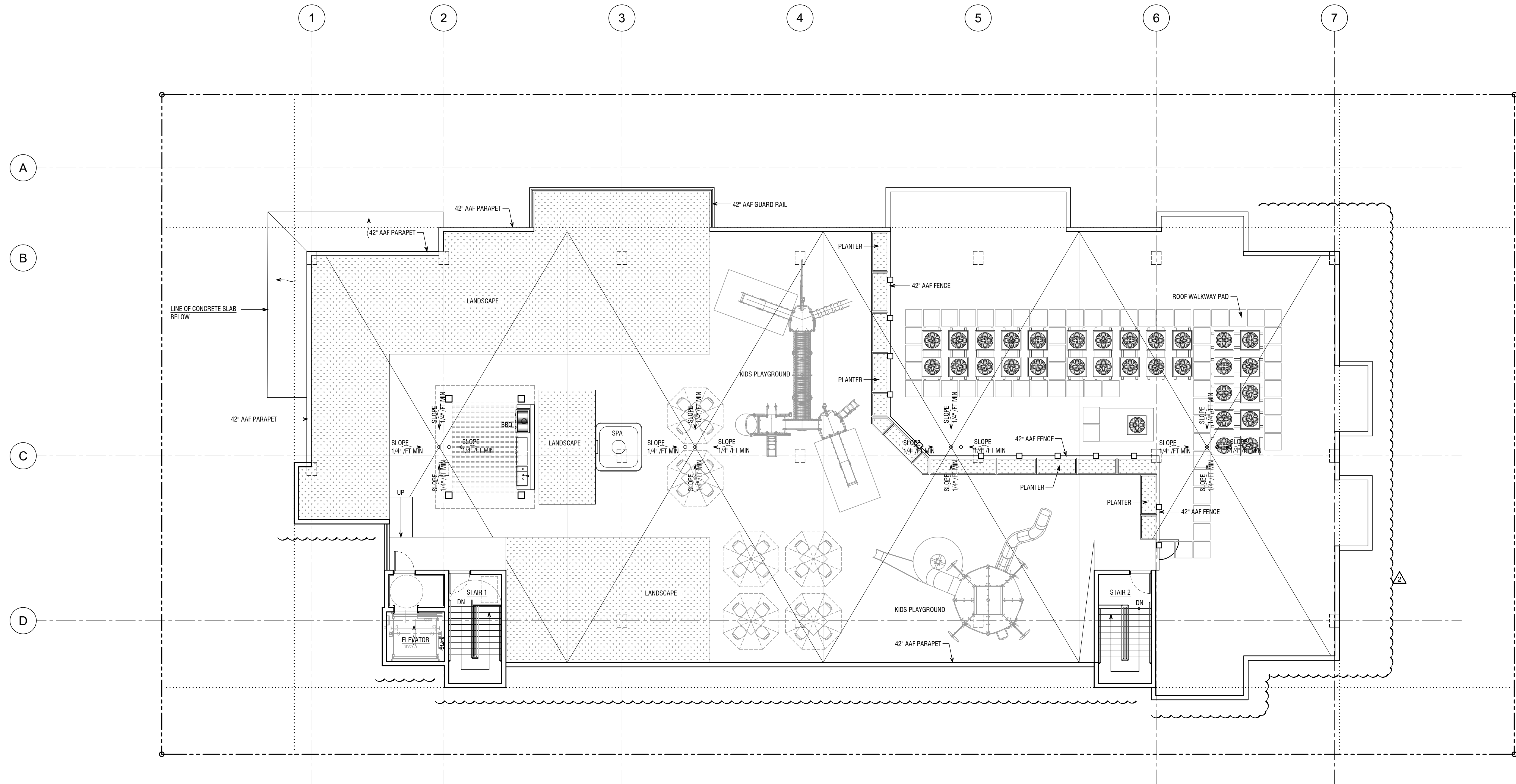
REVISIONS		
No.	DATE	DESCRIPTION
2	05.12.21	TAC COMMENTS

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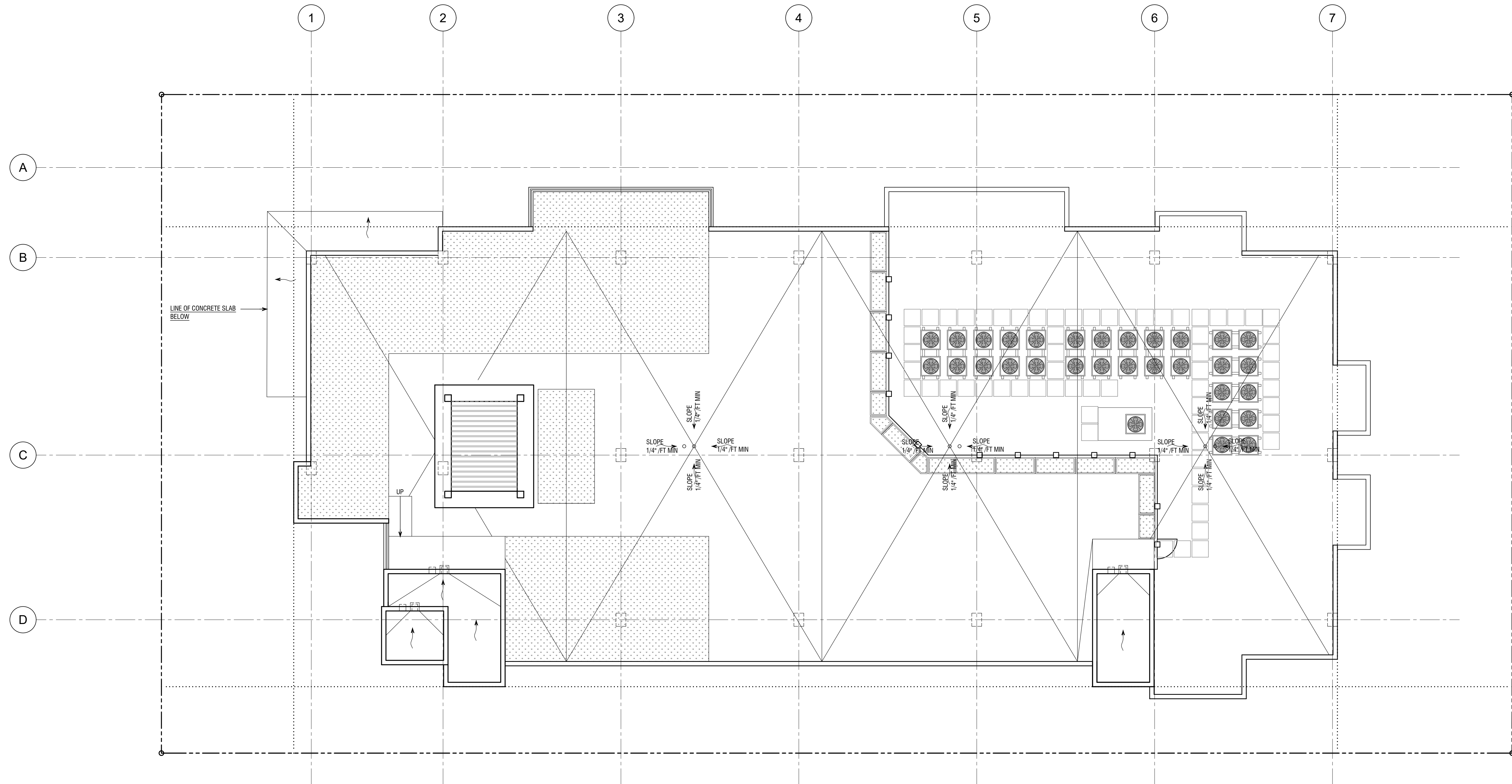
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A-1.5



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1 UPPER ROOF PLAN
1/8" = 1'-0"



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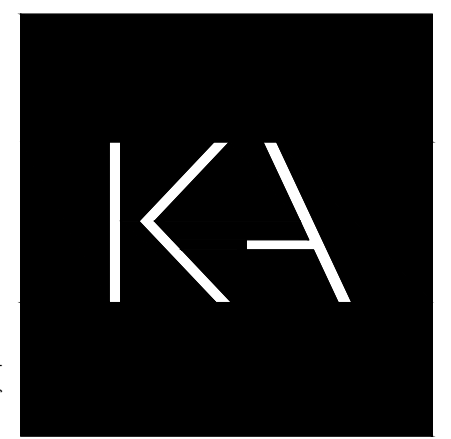
SHEET TITLE
PROPOSED UPPER ROOF PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	05.12.21	TAC COMMENTS

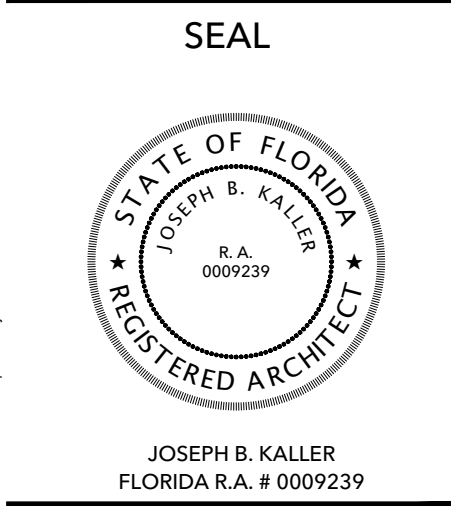
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SHEET
A-1.6



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PROJECT TITLE

SHEET TITLE

REVISIONS

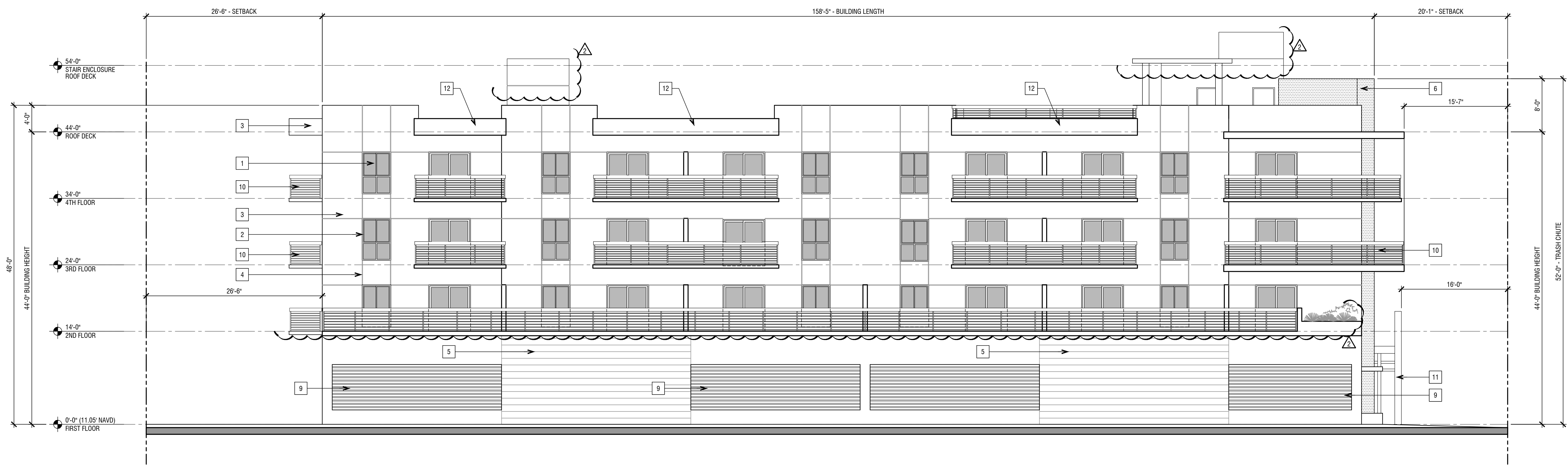
No.	DATE	DESCRIPTION
1	01.19.21	TAC COMMENTS
2	05.12.21	TAC COMMENTS

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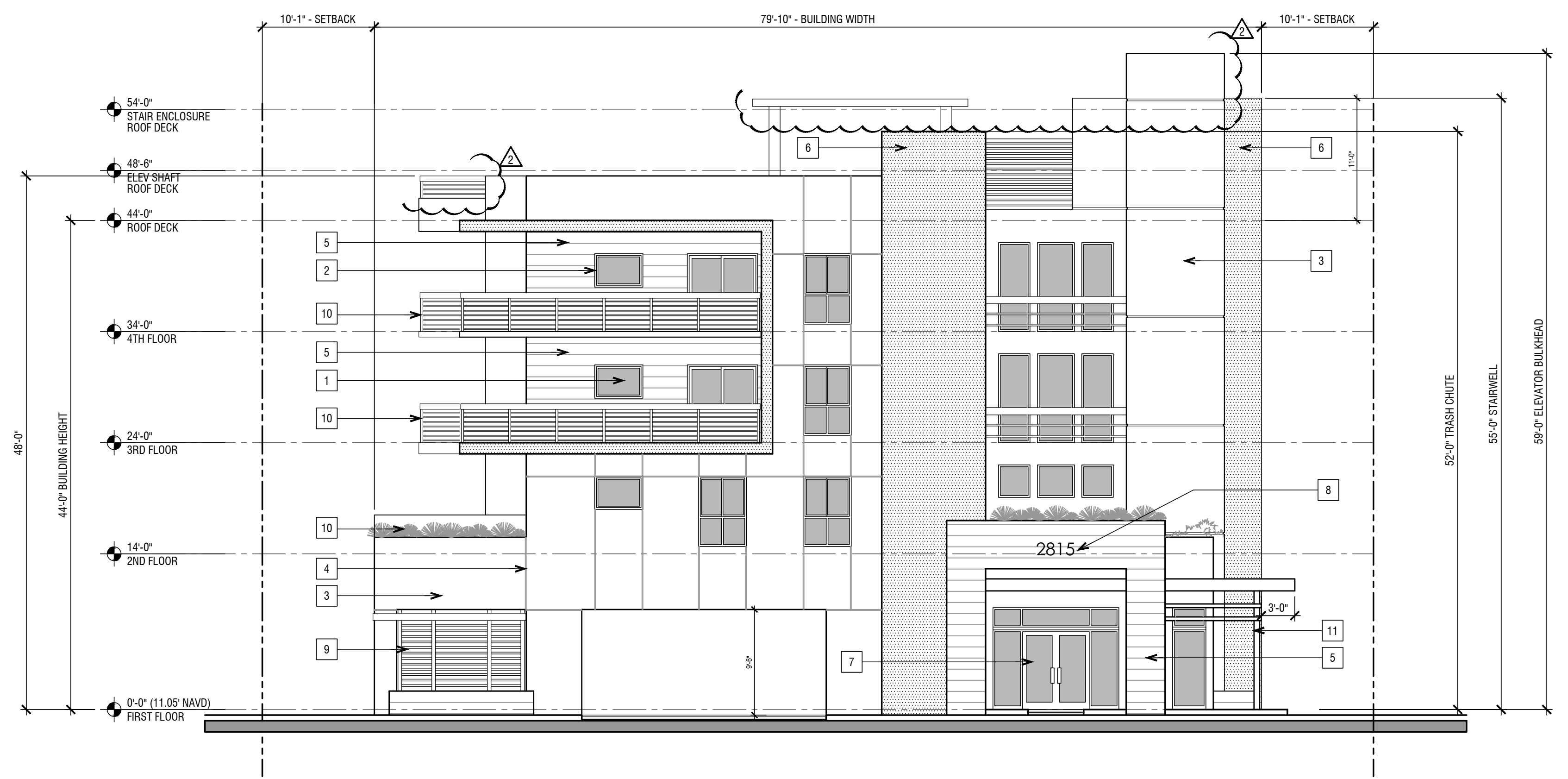
PROJECT No.: 20046
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SHEET

A-2.1



1 WEST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"

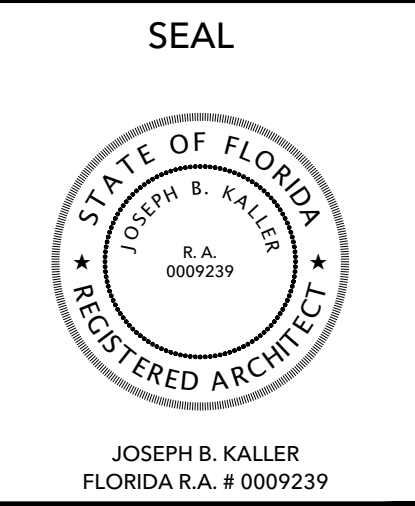
3 KEYNOTES
 NTS

- 1 IMPACT RESISTANT TINTED GLASS.
- 2 IMPACT RESISTANT SILVER ALUMINUM WINDOW/DOOR. TYP
- 3 PAINTED SMOOTH STUCCO FINISH.
- 4 STUCCO REVEAL TYP.
- 5 COMPOSITE WOOD SIDING
- 6 EXPOSED SMOOTH CONCRETE FINISH.
- 7 IMPACT RESISTANT WEATHER SEALED EXTERIOR DOOR.
- 8 SIGN UNDER SEPARATE PERMIT.
- 9 DECORATIVE SILVER ALUMINUM LOUVERS
- 10 BRONZE METAL RAILING
- 11 DECORATIVE STRUCTURE
- 12 PAINTED SMOOTH STUCCO FINISH ACCENT COLOR

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PROJECT TITLE

SHEET TITLE

NORTH ELEVATION
EAST ELEVATION

REVISIONS

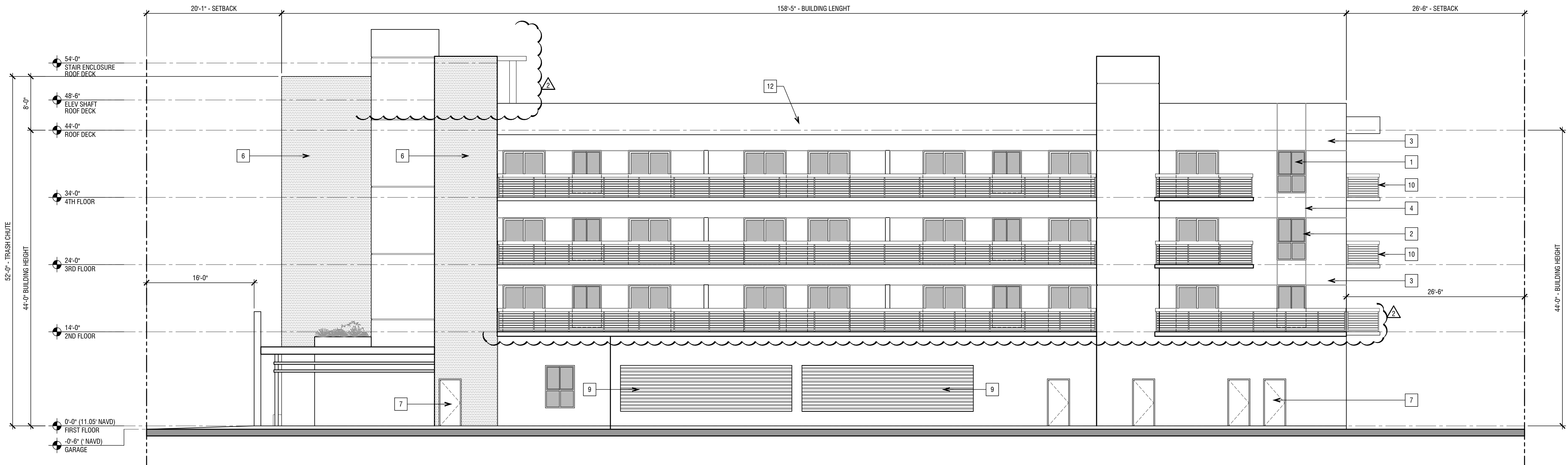
No.	DATE	DESCRIPTION
1	01.19.21	TAC COMMENTS
2	05.11.21	TAC COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

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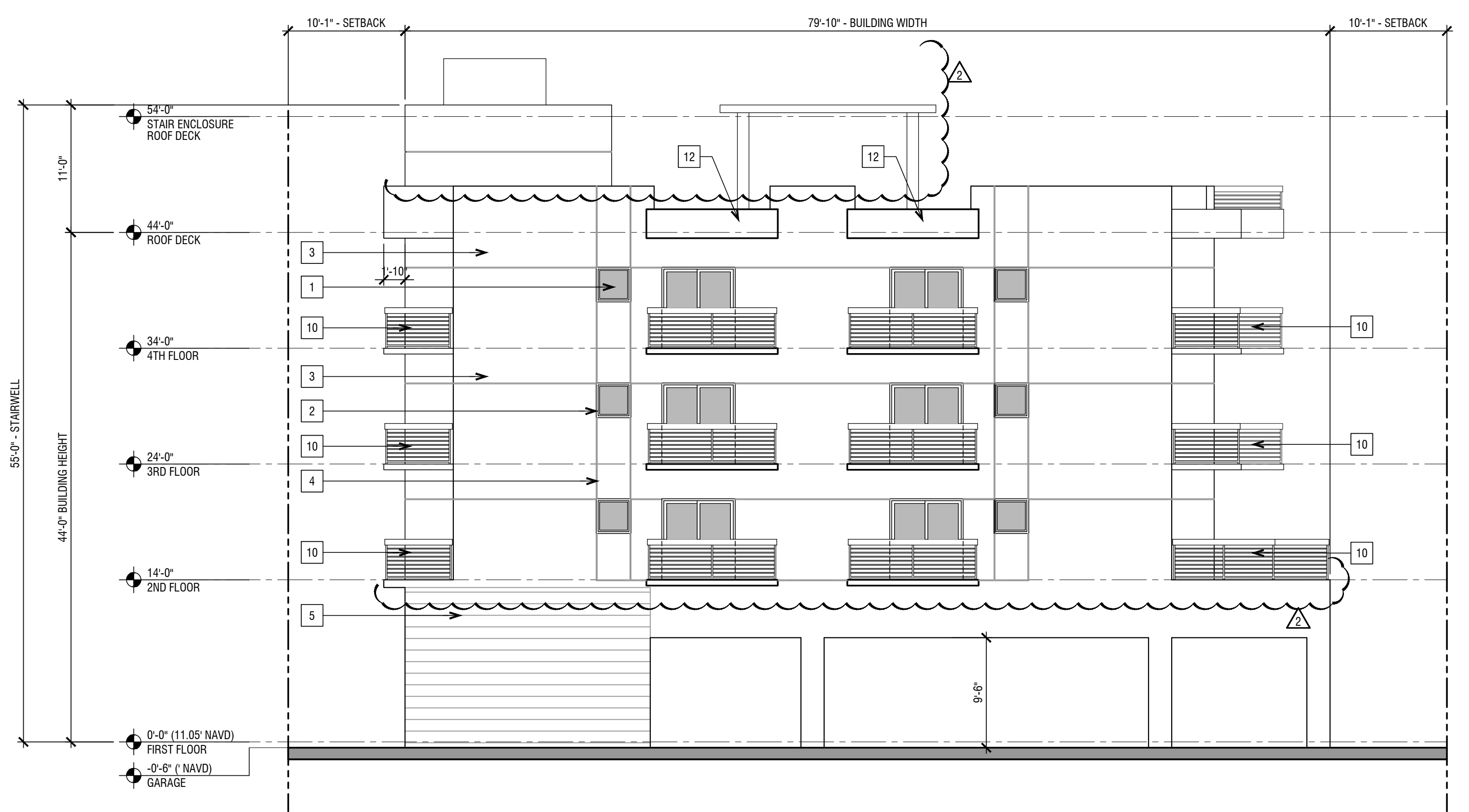
PROJECT No.: 20046
 DATE: 11.16.20
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SHEET

A-2.2



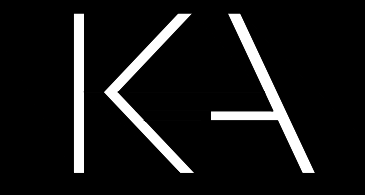
1 EAST ELEVATION
 1/8" = 1'-0"



2 NORTH ELEVATION
 1/8" = 1'-0"

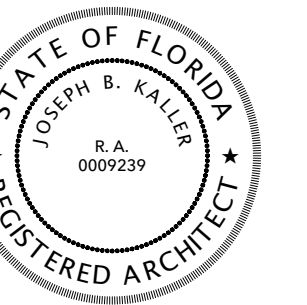
3 KEYNOTES
 NTS

- 1 IMPACT RESISTANT TINTED GLASS.
- 2 IMPACT RESISTANT SILVER ALUMINUM WINDOW/DOOR. TYP
- 3 PAINTED SMOOTH STUCCO FINISH.
- 4 STUCCO REVEAL. TYP.
- 5 COMPOSITE WOOD SIDING
- 6 EXPOSED SMOOTH CONCRETE FINISH.
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PROJECT TITLE
JACKSON APARTMENTS
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SHEET TITLE
RENDERS

REVISIONS		
No.	DATE	DESCRIPTION
1	01.19.21	TAC COMMENTS
2	05.12.21	TAC COMMENTS

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SHEET
A-3.2