



 **SOL | JACKSON**

SITE PLAN | PROJECT DATA

T.A.C. SET

MMVJ LAND LLC

2005/2007/2011 JACKSON STREET, HOLLYWOOD, FL 33020

P.A.C.O
P.T.A.C. MEETING DATE
FINAL T.A.C. MEETING DATE
PLANNING & DEV BOARD

02/07/2022
09/06/2022
TBD
TBD

PROJECT NAME:
2005/2007/2011 JACKSON STREET



PROJECT ADDRESS:
2005/2007/2011 JACKSON STREET,
HOLLYWOOD, FL 33020

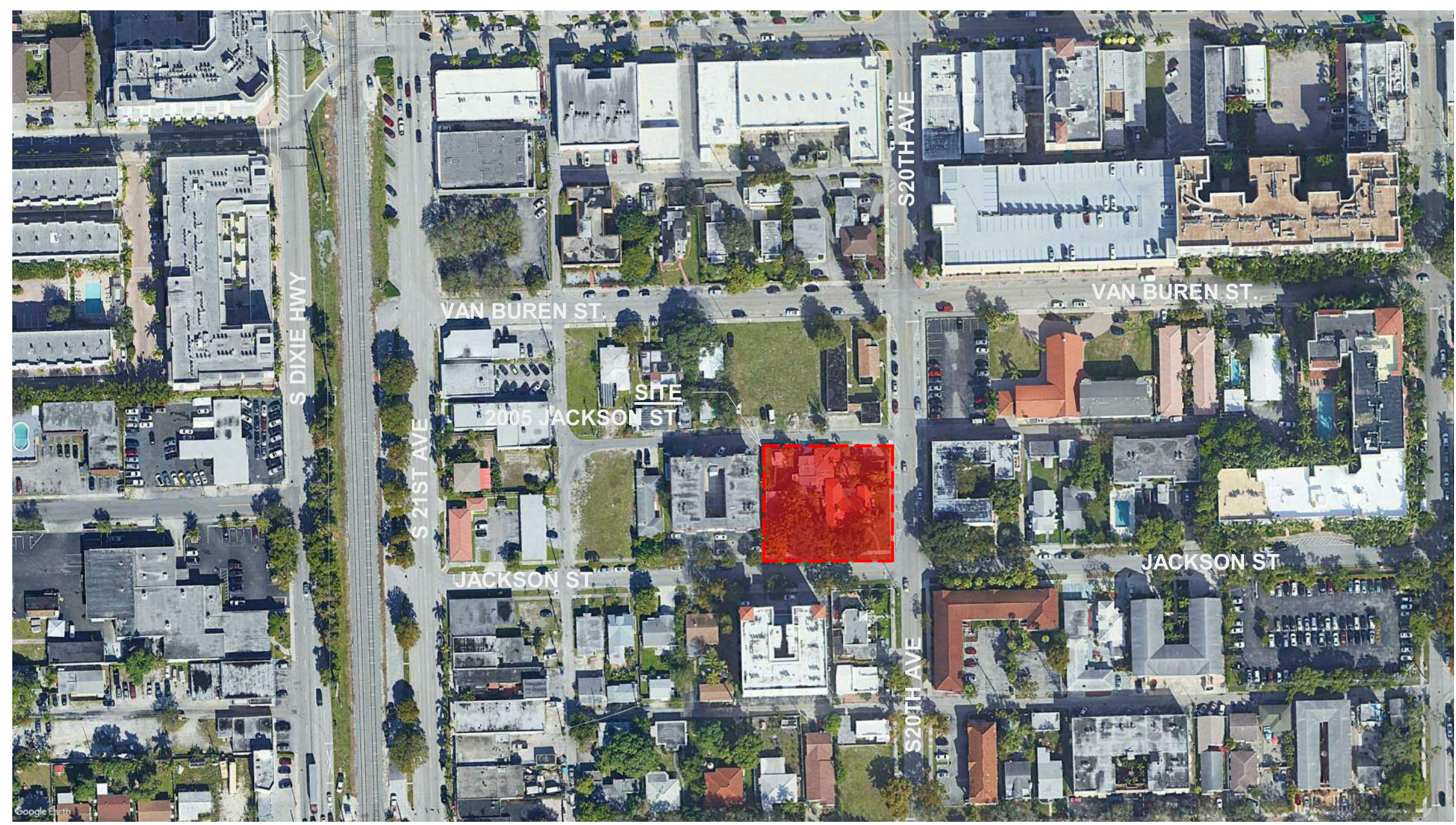
ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
7901 LUDLAM ROAD, SUITE 205
MIAMI, FL 33143
P: 786.488.0571
E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
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ZEPHYR ENGINEERING
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786-302-7693
EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
12950 NW 113TH CT,
MEDLEY, FL 33178
(305) 884-5700

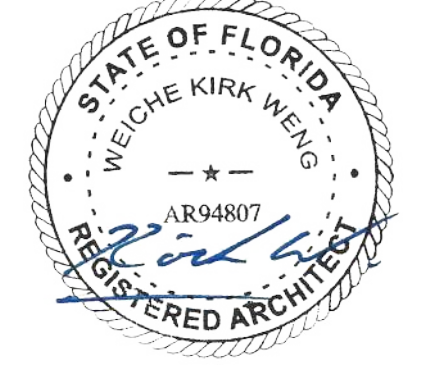


LOCATION VIEW
NTS

DRAWING INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUED DATE	CURRENT REVISION	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
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A0-003	SITE DETAILS	08/01/2022	1	11/02/2022	TAC COMMENTS
A0-001	SITE PLAN & PROJECT DATA	08/01/2022	1	11/02/2022	TAC COMMENTS
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C-6	WATER & SEWER DETAILS I	08/01/2022			
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SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

TAC SET COVER PAGE

Project number _____ Project Number
Date _____ 08/01/2022
Drawn by _____ Author
Checked by _____ Checker

A0-000

Scale



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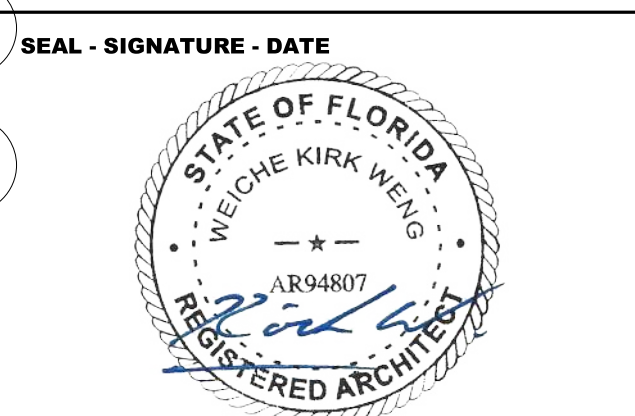
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REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

**TAC SET
SITE PLAN &
PROJECT DATA**

Project number: **Project Number**
Date: **08/01/2022**
Drawn by: **Author**
Checked by: **Checker**

Scale: **As indicated**

PROPERTY DATA

PROPERTY ID: 5142 15 01 1080 & 5142 15 01 1070
PROPERTY ADDRESS: 2005 / 2007 / 2011 JACKSON STREET, HOLLYWOOD FL 33020

LOT SIZE	20,714 SF / 0.48 acres
LEGAL DESCRIPTION	LOTS 14, 15, 16 AND 17, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
FEMA FLOOD ZONE:	X
FEMA FLOOD ZONE ELEVATION	N/A
LAND USE	PS-3 (PARKSIDE HIGH INTENSITY MIXED-USE DISTRICT DEVELOPMENT)

REGULATORY GUIDELINES

AS PER HOLLYWOOD CODE OF ORDINANCE

LAND USE - PS-3 (PARKSIDE HIGH INTENSITY MIXED-USE DISTRICT DEVELOPMENT)

BUILDING PLACEMENT & STREET TYPE DEVELOPMENT PARAMETERS

	ALLOWED/REQUIRED	PROPOSED
DENSITY	-	49 Units
BUILDING HEIGHT / STORIES	10 STORIES, NOT TO EXCEED 140 FT	7 STORIES / 77'-0" HIGH
FAR	3.0 MAX (62,142 SF)	2.18 (45,218 SF)
OPEN SPACE	MIN 10% (2,071sf / 0.048ac)	24% (4,968sf / 0.11ac)
WALK-UP PERVIOUS AREA	MIN 40% (1,599sf / 0.037ac)	65% (2,592sf / 0.060ac)
OVERALL PERVIOUS/IMPERVIOUS AREA	MIN 20% (4,214sf / 0.097ac)	20% (4,214sf / 0.097ac)

BUILDING PLACEMENT	ALLOWED/REQUIRED	PROPOSED
FRONT SETBACK (SOUTH)	15 FT (RESIDENTIAL USE)	15'-0"
SIDE INTERIOR SETBACK (WEST)	0 FT	0'-0"
ALLEY SETBACK (NORTH)	5 FT	5'-0"

DEVELOPMENT SUMMARY

GROSS BUILDING SQUARE FOOTAGE	73,078 SF
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PARKING ANALYSIS

UNIT TYPES	UNIT COUNT	PARKING REQUIRED	PARKING PROVIDED
STUDIO	10	10	
1-BR (ONE BEDROOM UNIT)	22	22	25
1-BR A (ONE BEDROOM UNIT)	5	5	3
2-BR (TWO BEDROOM UNIT)	12	18	28
TOTALS	49	55	33

+ 6 GUEST
STANDARD SPACE 8'-6" x 18'
LEVEL 2
1
TOTAL REQUIRED PARKING: 61 SPACES
TOTAL PROVIDED: 62

BIKE RACKS (1 PER 20 PARKING SPACES): 4 RACKS

UNIT MIX - RESIDENTIAL

UNIT TYPE	TOTAL # OF UNITS	PERCENTAGE	AREAS	REMARKS
1-BR	22	45%	15,352 SF	
1-BR A	5	10%	2,611 SF	
2-BR	12	24%	12,421 SF	
STUDIO	10	20%	4,759 SF	
GRAND TOTAL	49	100%	35,142 SF	

	REQUIRED	PROVIDED
MINIMUM UNIT SIZE:	300 SF	440 SF
CUMULATIVE AVERAGE:	500 SF	718 SF

GROSS AREA CALCULATION

AREA DESCRIPTION	AREA	# OF TYP FLOORS	TOTAL
GROUND FLOOR	15,710 SF	1	15,710 SF
2ND LEVEL	15,643 SF	1	15,643 SF
3RD LEVEL AMENITIES	8,242 SF	1	8,242 SF
TYPICAL LEVEL	8,371 SF	4	33,484 SF
TOTAL			73,078 SF

- * ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- * MAXIMUM FOOTCANDLE LEVEL AT ALL PROPERTY LINES NOT TO EXCEED 0.5.
- * ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- * GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY IN COMPLIANCE WITH CITY OF HOLLYWOOD'S GREEN BUILDING ORDINANCE IN CHAPTER 151, IS PROVIDED WITH A THIRD PARTY GREEN BUILDING CERTIFICATION. SINCE THIS PROJECT HAS MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA, THE SELECTED CERTIFICATION COUNCIL IS THE FLORIDA GREEN BUILDING COALITION CERTIFICATION. REFER TO ATTACHED DOCUMENTATION TO THIS SUBMITTAL WITH THE LIST OF THE 10 PROPOSED GREEN BUILDING PRACTICES.



1 GROUND FLOOR PLAN
1" = 10'-0"



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



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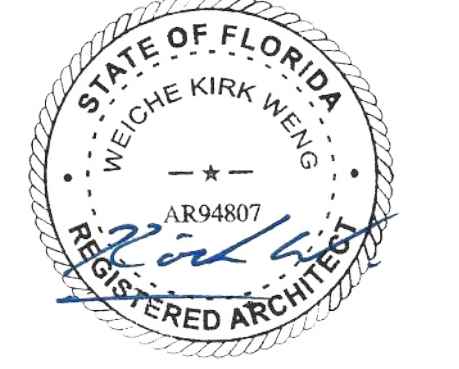
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REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

**TAC SET
2ND LEVEL FLOOR
PLAN**

Project number
Date
Drawn by
Checked by

Project Number
08/01/2022
Author
Checker

A1-100

Scale 1/8" = 1'-0"



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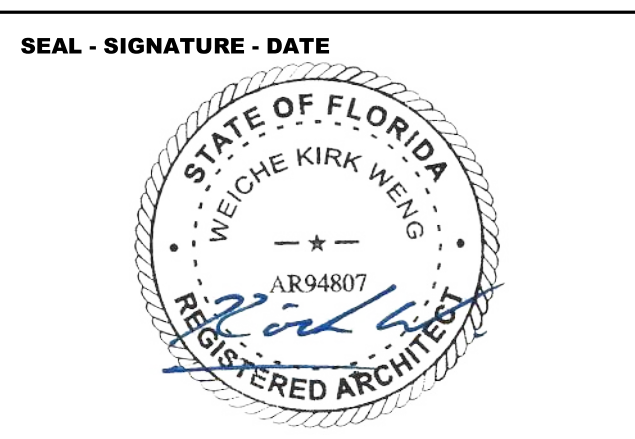
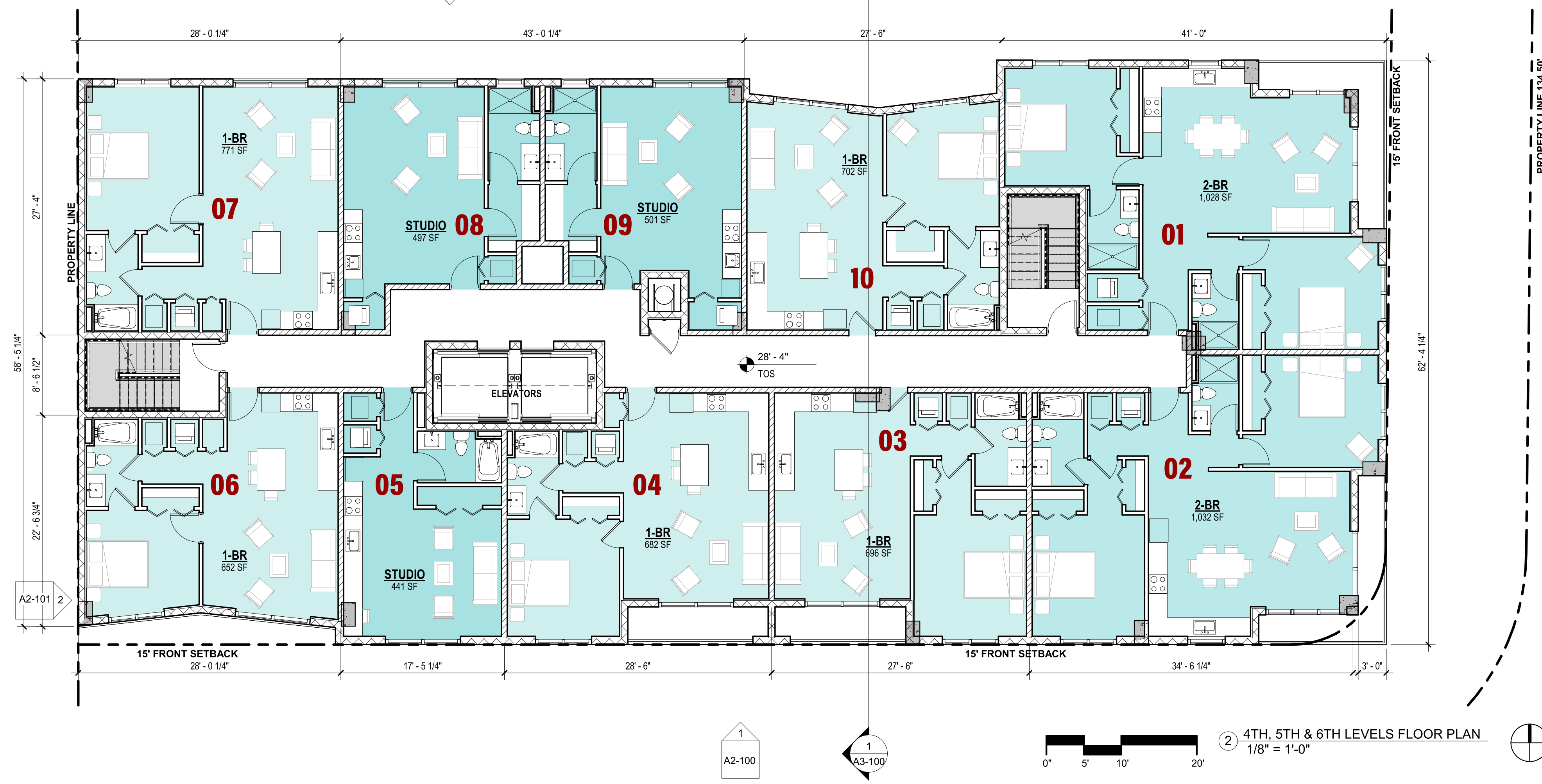
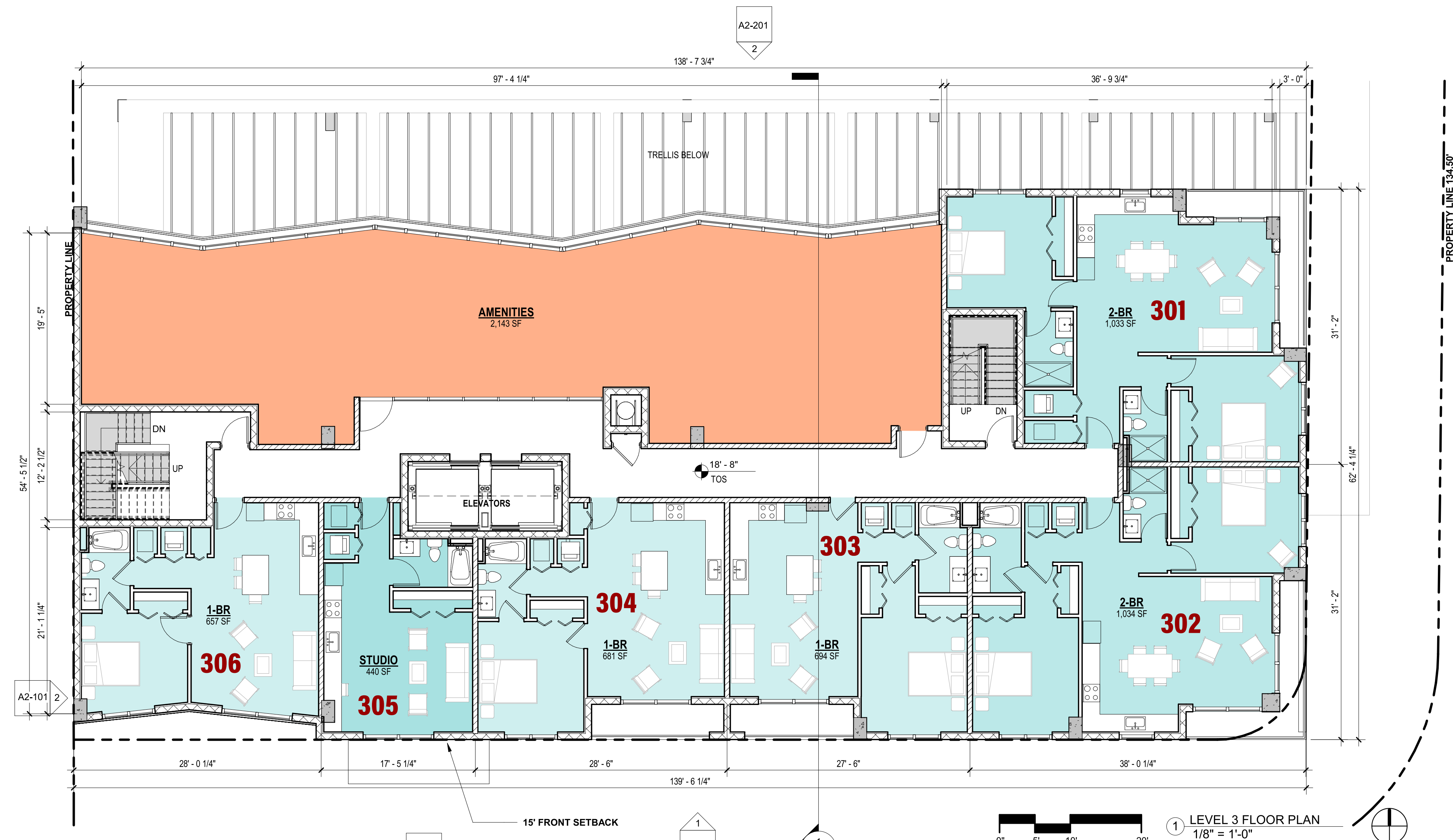
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REVISION LOG

No.	Description	Date

**TAC SET
3RD LEVEL /
TYPICAL FLOOR
PLAN**

Project number	Project Number
Date	08/01/2022
Drawn by	Author
Checked by	Checker

A1-101



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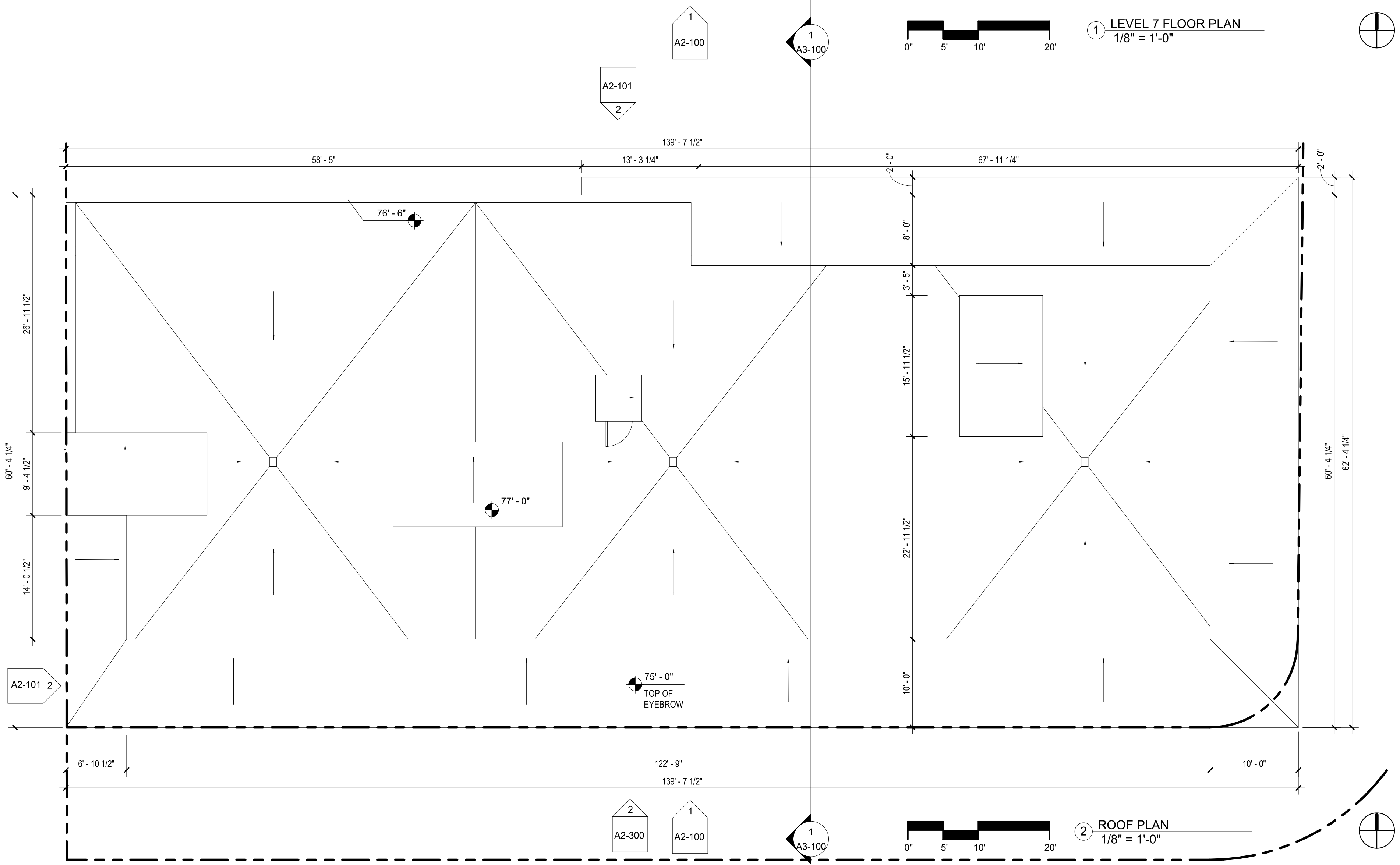
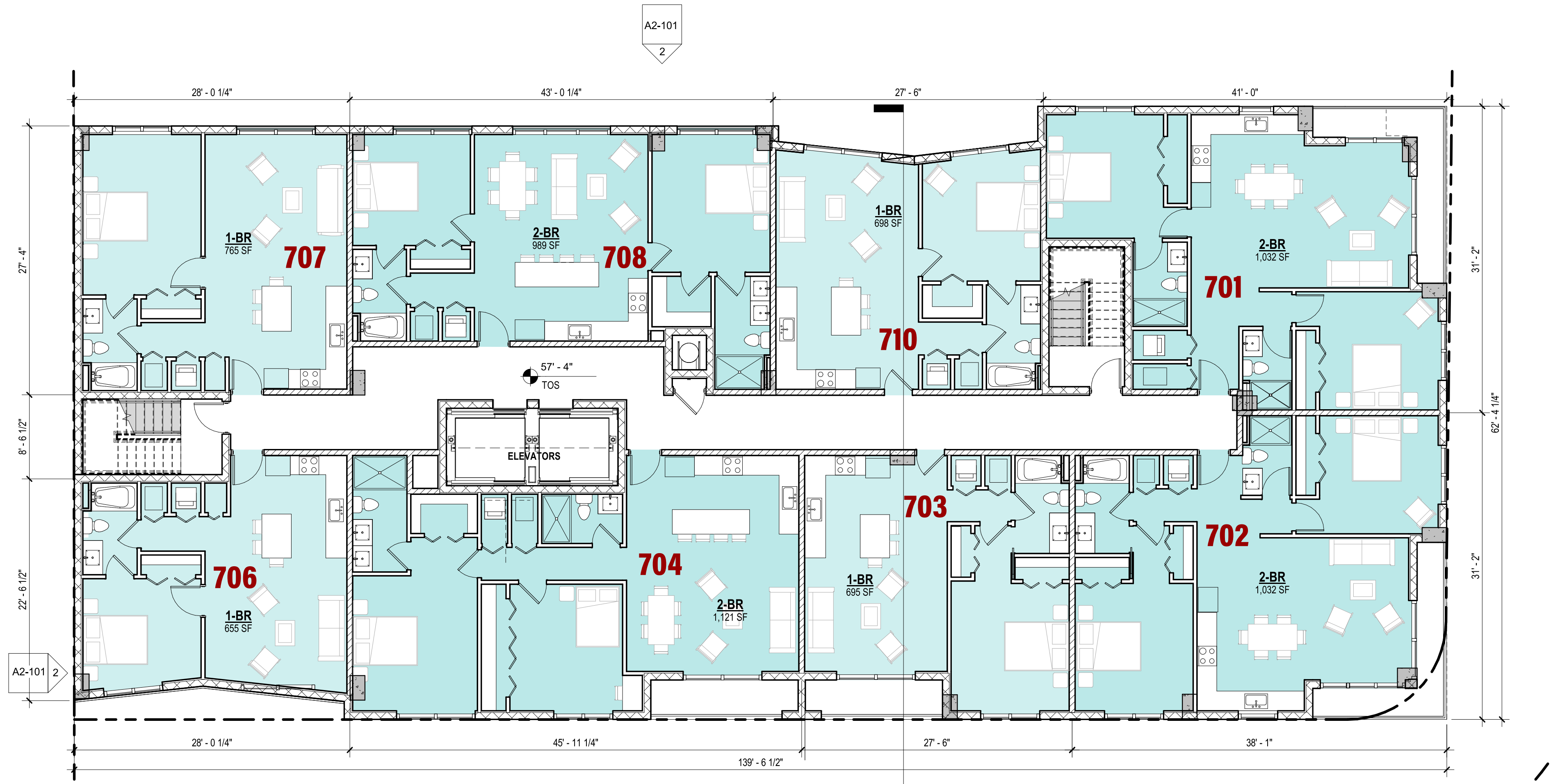
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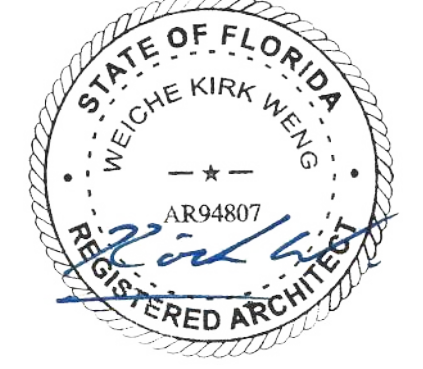
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1 A2-300
 2 A2-100

1 A2-300
 2 A2-100

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WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

**TAC SET
 7TH LEVEL / ROOF
 FLOOR PLAN**

Project number **Project Number**
 Date **08/01/2022**
 Drawn by **Author**
 Checked by **Checker**

A1-102



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 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

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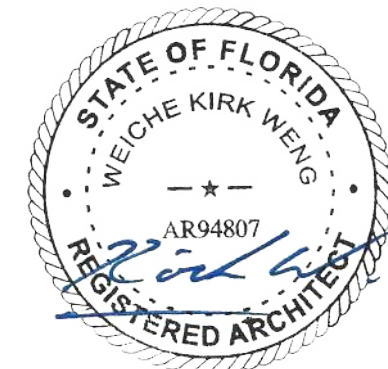
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WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

**TAC SET
 STREET
 ELEVATIONS**

Project number _____ Project Number **08/01/2022**
 Date _____
 Drawn by _____ Author
 Checked by _____ Checker

A2-201



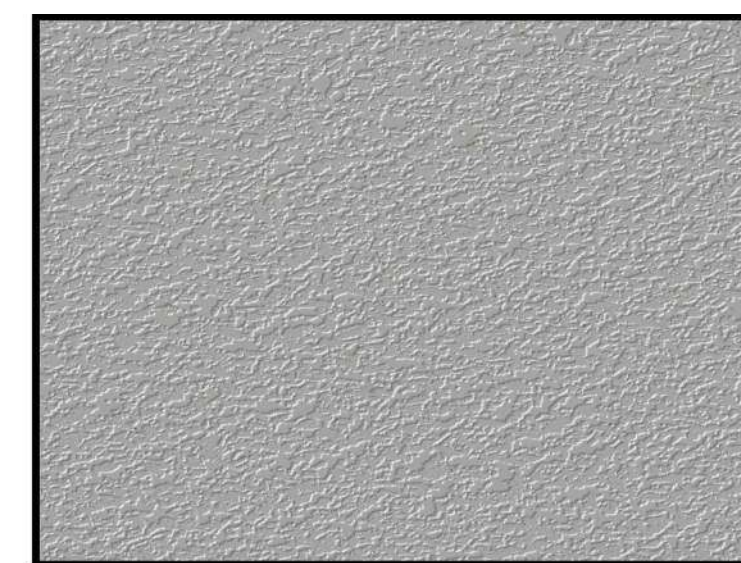
1 STREET ELEVATION 1
 1" = 20'-0"



2 STREET ELEVATION 2
 1" = 20'-0"



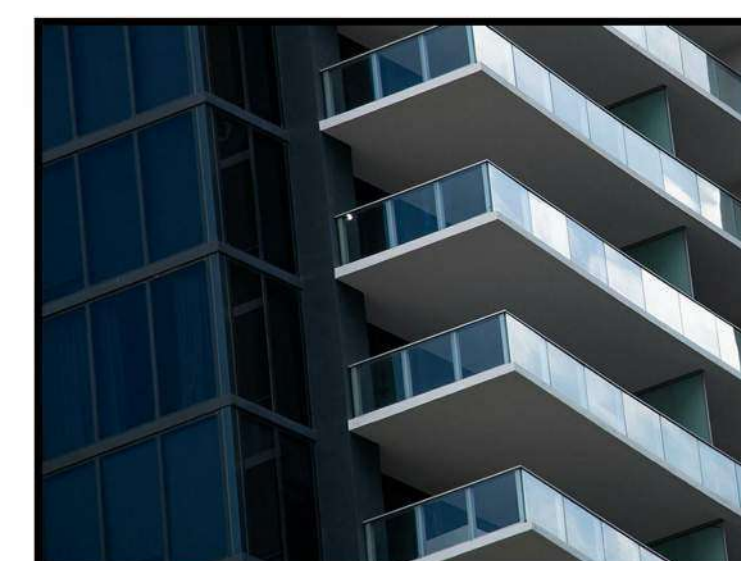
1 METAL PIPED GUARDRAIL



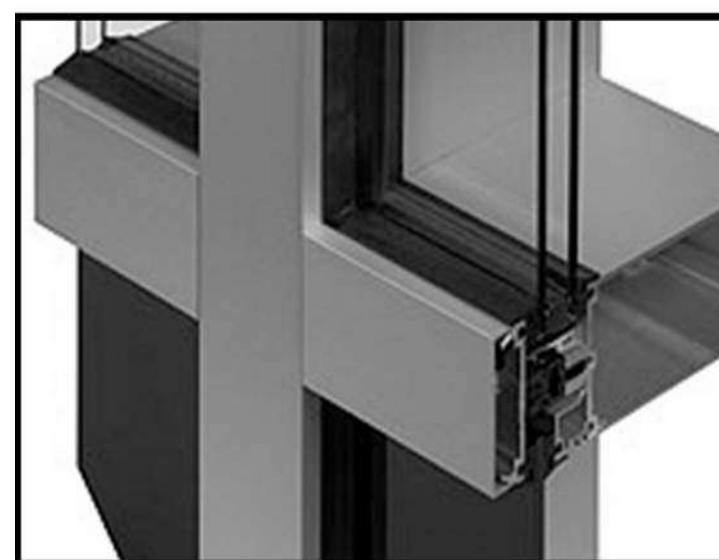
2 WALL STUCCO



3 CONCRETE COLUMNS



4 GREY COLOR IMPACT GLASS WINDOWS

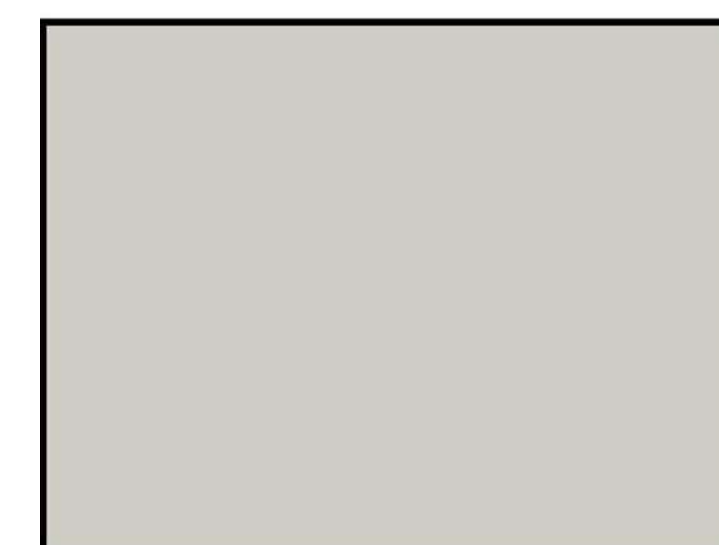


5 DARK GREY ALUMINUM MULLIONS



5 HORIZONTAL METAL SCREEN

PAINT COLORS



1 WALL STUCCO
 MERCURIAL SW 9550



2 WALL STUCCO
 CLOAK GRE SW 6278

SITE IMAGES





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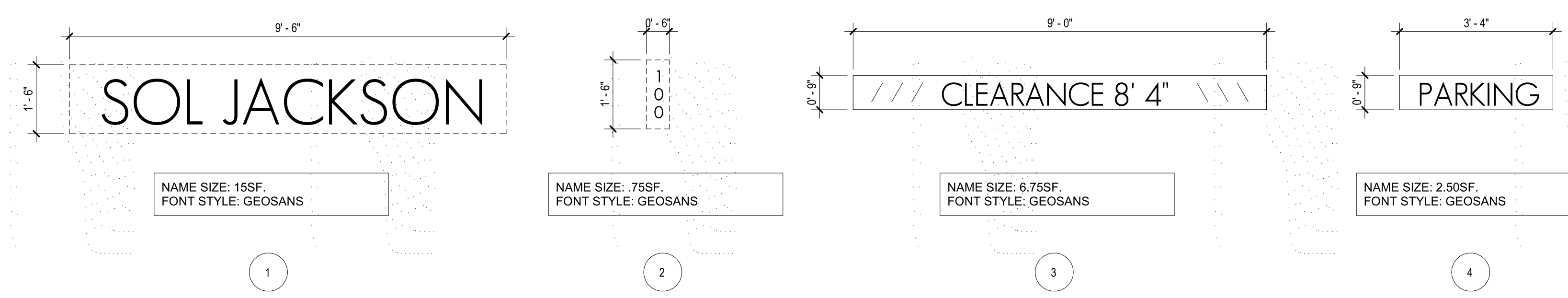
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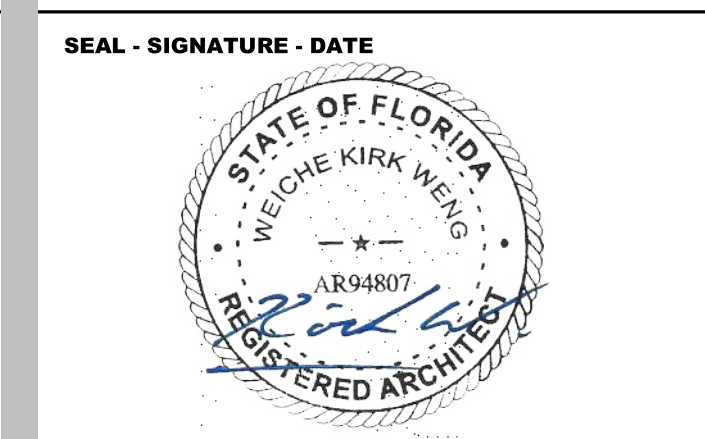
② SOUTH ELEVATION SIGNAGE
 3/32" = 1'-0"

① EAST ELEVATION SIGNAGE
 3/32" = 1'-0"



③ SIGNAGE DETAILS
 1/2" = 1'-0"

*ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS TO BE SUBMITTED UNDER A SEPARATE ELECTRICAL PERMIT.



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REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

TAC SET SIGNAGE LOCATION AND DETAILS

Project number: _____ Project Number: _____
 Date: _____ 11/02/2022
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

A2-300
 Scale: As indicated

PROJECT NAME:
2005/2007/2011
JACKSON STREET



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architecture
 DESIGN GROUP

SEAL - SIGNATURE - DATE



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REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

**TAC SET
 RENDERINGS**

Project number **Project Number**
 Date **08/01/2022**
 Drawn by **Author**
 Checked by **Checker**

A4-100

Scale

