

ATTACHMENT A
Application Package

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: _____

Location Address: 1840 - 1850 Monroe St, Hollywood FL 33020
 Lot(s): 25 / 26 / 27 & 28 Block(s): 36 Subdivision: _____
 Folio Number(s): 514215017170 / 514215017180
 Zoning Classification: PS-2 Land Use Classification: RAC

Existing Property Use: Multi-family / Single Family Sq Ft/Number of Units: 8 Units / Single Family

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No.

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

Explanation of Request: Proposed 5 Story Multi-Family Residential Building.
 Parking & Amenities at Ground Level; 40 Residential Units, Lanai Level & Private Roof Terraces.

Number of units/rooms: 40 Units Sq Ft: 913.2 sq. ft. Average

Value of Improvement: \$3,255,000.00 Estimated Date of Completion: April 2019

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

Name of Current Property Owner: Gusmell, LLC / Ricardo Grinberg

Address of Property Owner: 126 S Federal Hwy, Suite 200. Dania FL 33004

Telephone: 786.326.7424 Fax: _____ Email Address: grinbergusa@gmail.com

Name of Consultant/Representative/Tenant (circle one): REP: ArchitectureWorks LLC / James Mackenzie

Address: 300 71st St, Suite 528, Miami Beach FL 33141 Telephone: 305.525.4826

Fax: _____ Email Address: james@architectureworksllc.com

Date of Purchase: 12/21/2007 & 3/29/2017 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: Eduardo Jakubowicz

Address: _____ Email Address: edjak6@gmail.com

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: [Signature] Date: _____

PRINT NAME: Ricardo Grinberg Date: February 15, 2018

Signature of Consultant/Representative: [Signature] Date: _____

PRINT NAME: James Mackenzie, ArchitectureWorks LLC Date: February 15, 2018

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

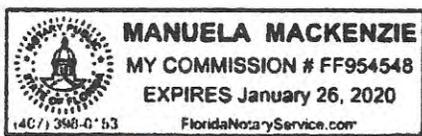
Current Owner Power of Attorney

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 31 day of Jan. 2018

[Signature]
Signature of Current Owner

[Signature]
Notary Public
State of Florida



Ricardo Grinberg
Print Name

My Commission Expires: 1-26-20 (Check One) Personally known to me; OR Produced Identification _____



AA26000881

To: City of Hollywood
Attn. Planning and Development Board
From: Architect – ArchitectureWorks LLC.
Re: Project “The Residences on Monroe Condominium”
File Number: 17-DP-52
Subject: Site Plan Review for a 40-unit residential development.
Legal Description and Project Information.

SITE DATA

Owner/Applicant: Gusmel, LLC / Ricardo Grinberg
Address/Location: 1840-1850 Monroe Street
Net Area of Property: 21,846 Sq. Ft. / 0.5 acres (as per ALTA survey)
Land Use: Regional Activity Center (RAC)
Zoning: Parkside Medium Intensity Multi-Family District (PS-2)
Existing Use of Land: Residential

ADJACENT LAND USE

North: Regional Activity Center (RAC)
South: Regional Activity Center (RAC)
East: Regional Activity Center (RAC)
West: Regional Activity Center (RAC)

ADJACENT ZONING

North: Government Use District (GU)
South: Parkside High-Intensity Mixed-Use District (PS-3)/ Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
East: Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West: Parkside Medium Intensity Multi-Family District (PS-2)

A. LEGAL DESCRIPTION:

All of lots 25 and 26 and the east 30 feet of lot 27 in block 36. The west 10 feet of lot 27 and all of lot 28, block 36, According to the plat thereof, as recorder in plat book 1, page 21 of the public records of broward county, florida.

B. SCOPE OF WORK:

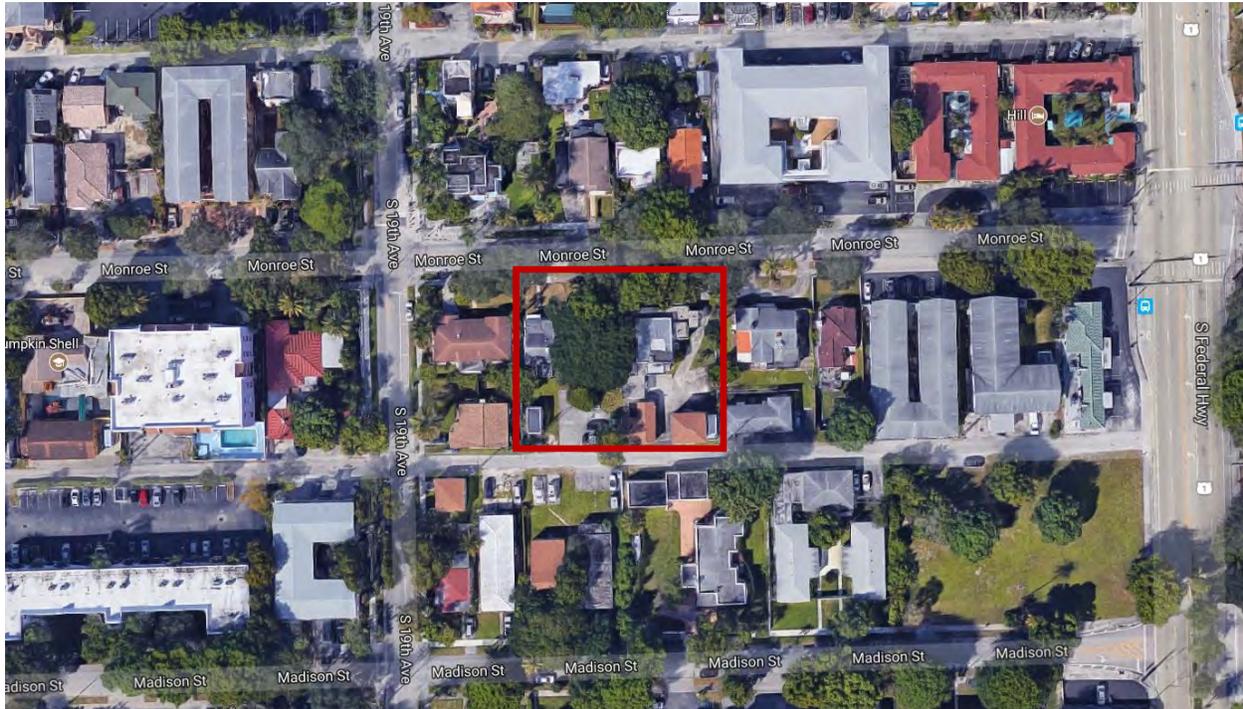
1. New construction of 5 story multifamily residential building with associated off street parking (40 units / 44 pkg spaces)
2. Associated mechanical, electrical, plumbing, fire sprinkler and fire safety features
3. Building amenities: Multipurpose Room, Recreational Pool, Barbeque Area

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C. PROJECT INFORMATION:

Location

The Residences on Monroe Condominium is located at 1840 – 1850 Monroe St, Hollywood FL 33020.



LOT INFORMATION:

JURISDICTION:	CITY OF HOLLYWOOD / PS-2
FEMA INFORMATION	FLOOD ZONE: X
F.F.E. PROPOSED	+8.83 NAVD (Per Section 154.50 of the City Code of Ordinances)
PROPOSED NUMBER OF UNITS:	40 UNITS
BUILDING AREA:	13,845 SQ.FT.

FLOOR AREA RATIO:

FAR ALLOWED:	2 X 21,846 = 43,692 SQ.FT.
APARTMENTS:	36,364 SQ.FT.
LOBBY:	1,418 SQ.FT.
MULTIPURPOSE ROOM:	752 SQ.FT.
STAIRS, ELEVATORS, AND COMMON HALLWAYS:	4,361 SQ.FT.
TOTAL FAR BUILDING PROPOSED:	43,165 SQ.FT.

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LAND USE & ZONING INFORMATION:

LAND USE DESIGNATION:	RAC (Regional Activity Center)	
ZONING DESIGNATION :	PS-2 (Parkside Medium Intensity Multi-Family District)	
	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	55'-0"	51'-4"
SETBACKS INFORMATION	REQUIRED	PROPOSED
BUILDING FRONT	15'-0"	15'-0"
REAR	10'-0"	10'-0"
SIDE	10'-0"	10'-0"

OFFSTREET PARKING:

PARKING	REQUIRED	PROPOSED
REGULAR (1 PER UNIT)	40	40
ACCESSIBLE (2% of total required) Minimum 2	2 included in the total req.	2 (FHA Compliant)
GUESTS (1 per 10 units)	4	4
TOTAL PARKING ON SITE	44	44

PARKING AREA 12,387 SQ.FT.

OPEN SPACE & LOT COVERAGE CALCULATIONS:

	PROVIDED	REQUIRED
LOT COVERAGE:	13,474 Sq.Ft. (62% of lot area)	
PERMEABLE PAVEMENT:	2,164.2 Sq.Ft.	
PROPOSED PERVIOUS AREA: (landscaped area + roof)	3,980 Sq.Ft. + 994 Sq.Ft. (4,974 Sq.Ft. 22.8% of lot area)	4,369.2 Sq.Ft.(20% of lot area)
PROPOSED IMPERVIOUS AREA:	2,637.7 Sq.Ft.	
OPEN SPACE AREA PROPOSED: (including pool area)	9,683.9 Sq.Ft. + 392 Sq.Ft. (10,075.9 Sq.Ft. 46% of lot area)	

UNIT TYPE DESCRIPTION:

Minimum unit size allowed ps-2 = 400 sq.ft. / proposed = 712 sq.ft. Min

UNIT TYPE	Description	Interior sq. Ft.	Balcony sq. Ft.	Total # units
LANAI TYPE "A"	1 BEDROOM 1 BATH	714 SQ. FT.	250 SQ. FT.	2
LANAI TYPE "D"	2 BEDROOM 2 BATH	1,055 SQ. FT.	720 SQ. FT.	2
TYPE "A"	1 BEDROOM 1 BATH	714 SQ. FT.	123 SQ. FT.	6
TYPE "A1"	1 BEDROOM 1 BATH	722 SQ. FT.	105 SQ. FT.	8
TYPE "B"	1 BEDROOM 1 BATH	755 SQ. FT.	119.3 SQ. FT.	4
TYPE "C"	2 BEDROOM 2 BATH	1,059 SQ. FT.	266 SQ. FT.	8
TYPE "D"	2 BEDROOM 2 BATH	1,055 SQ. FT.	162 SQ. FT.	6
TYPE "E"	3 BEDROOM 2 BATH	1,236 SQ. FT.	119.3 SQ. FT.	4
TOTAL		36,364 SQ. FT.	7,572 SQ. FT.	40

AVERAGE UNIT SIZE: (36,364 / 40) = 909.1 SQ. FT. **DENSITY:** 80 UNITS PER ACRE

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To: City of Hollywood
Attn: Planning and Development Board
From: Architect – ArchitectureWorks LLC.
Re: Project “The Residences on Monroe Condominium”
File Number: 17-DP-52
Subject: Site Plan Review for a 40-unit residential development.

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architectureworks

AA26000881

Color photo of Subject Sites: 1840-1850 Monroe St.



1840 Monroe St.

1850 Monroe St.

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300 71st Street, Suite 528A; Miami Beach, Florida 33141 – Tel. 305/866-1623 Fax 305/866-1681

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Color photo of Subject Site: 1840 Monroe St. & Adjacent Property



Color photo of Subject Site: 1850 Monroe St. & Adjacent Property



1850 Monroe St.

Adjacent Property 1858 Monroe St.



To: City of Hollywood
Attn. Planning and Development Board
From: Architect – ArchitectureWorks LLC.
Re: Project “The Residences on Monroe Condominium”
File Number: 17-DP-52
Subject: Site Plan Review for a 40-unit residential development.
Design Criteria

SITE DATA

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1. DESIGN CRITERIA STATEMENT:

The aim of the Design Criteria is to set out the objectives and the controls to manage physical development at The Residences on Monroe Condominium to achieve the desired overall functionality and estate character over time. Architectural standards are intended to set high-quality design. Building architecture, landscaping, common areas, and standards result in an attractive and comfortable community environment.

Compliance with the Design Criteria is a condition of the subdivision. The City of Hollywood requires that building plans must first be approved by the Planning and Development Board prior to the submission for the necessary building permits.

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Location

The Residences on Monroe Condominium is located at 1840 – 1850 Monroe St, Hollywood FL 33020. The site, within the Parkside neighborhood, is bound by Hollywood’s downtown district to the North, the Mardi Gras Casino to the South, US1 to the East and N Dixie Hwy to the West.

Accessibility to the site is from Monroe St. just west of US1 and within walking distance of downtown Hollywood, schools and a short car ride to the beach. This area is very walkable as most errands can be accomplished on foot. Transit is available, with a few nearby public transportation options. The Hollywood International Airport is within 7.0 mi to the North on US1.

Nearby schools include Hollywood Central Elementary School, Hollywood Academy of Arts & Science and Hollywood Academy of Arts and Science Middle School. The closest grocery store is Publix Super Market in the Hollywood Circle. Nearby coffee shops include Habano BarCafe and Habano Cigar Club. Nearby restaurants include Subway, Little Brazil Hollywood, Sushi Room and Alley Cat Bar and Grill. The Residences on Monroe are near Holland Park, Sheridan Street Addition Park, and Stan Goldman Memorial Park.

2. ARCHITECTURAL AND DESIGN COMPONENTS:

The architectural character is intended to reflect a sense of high-quality timeless design. A language of contemporary architecture that intends to portray simplicity thru clean lines and volumes that create an elegant massing for this Multi-Family Residential Building within the context of the surrounding community’s regentrification. High-quality materials together with thoughtfully designed forms will establish the Residences on Monroe Condominium as an exceptional multifamily development.

Materials and forms are selected to achieve the following goals:

- Green Building Certification under a recognized certification program approved by the City of Hollywood.
- Create a timeless design with enduring forms and qualities.
- Create an attractive street frontage by providing connecting activities that begin at the porte-cochere accommodating private vehicular movement.
- Develop a sense of place that fits within the context of The City of Hollywood.
- Provide a high-level design quality.
- Design with a view toward the future. Maintain a long-term commitment to the future of the community.
- Design a building with maintenance and sustainability in mind.

Design

The building design contributes to the uniqueness of The Residences on Monroe Condominium by using predominantly materials, elements, features and color ranges that will become the signature to this project, specific to the site and its context.

The contemporary design of the building responds to the climate using sustainable design principles to reduce energy consumption in construction and throughout the life cycle of the building.

The following elements will be employed to achieve this:

- Habitable spaces to be constructed in masonry. Plastered finishes will be used.
- Roof separation to habitable spaces below are to be insulated. All roofs will be finished with “cool” roofing material to reflect heat.
- Windows and exterior doors will be impact resistant windows finished in clear anodized aluminum and will use low heat transmission laminated glass.
- All roof drainage will be internal with internal overflow drains or through parapet openings acting as overflow roof scuppers.
- Parapets will conceal flat roofs and rooftop equipment such as HVAC units from public view.

Entrance

- The primary building entrance is clearly defined by an inviting porte-cochere design as a canopy that provides shelter from the summer sun and raining season weather.
- Premium building materials such as stone, wood cladding and glazing systems were selected to provide greater visual and textural interest at the main entry.
- The primary entrance is designed to be easily identifiable to both the vehicular as well as the pedestrian and incorporates at least 50% of its area as an active liner.
- Architectural articulation is evident at the primary entrance. Texture and massing changes are intended for visual interest as well as reinforcing “human scale.”

Signage

- Signage is fully integrated with the architectural feature (porte-cochere) on the façade and doesn't comprise more than 10% of the main façade.
- The signage is facing the Front Facade and reinforces the approach to the entrance.

Parking

Parking is provided in accordance with the Section 4.6.A.11.c of the Zoning and Land Development Regulations.

The minimum parking requirements for Multifamily Residential uses are 1 space per Unit and 1 additional space per 10 Units for guest parking.

- One level of parking is provided under the building at ground level to accommodate all required parking spaces.
- Units and visitor parking to be located in the parking garage separated into (2) parking areas; one on the East and the other on the West side.
- Additional parking may be provided by adding optional lifts to be optioned by the unit owners.
- Ground parking facing Monroe St is screened with paneled metal doors, textured façade walls in-keeping with the character of the Front Facade.
- A single two-way entrance driveway to the parking garage is located on both sides of the main entrance of the building.
- Garage gates are rolling doors connected to an automation system that operates with a remote control.

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✚ **Building Exterior Materials** (Refer to Submitted Material and Specs Binder)

- Exterior materials are chosen based on suitability, durability, and visual continuity.
- Building materials are selected to provide an appropriate variety of textures per building facade, to provide visual balance, and to avoid an excessive variety of materials.
- Building materials provide greater visual and textural interest at the entrance and areas highly visible to the right of way.
- Color palette creates a unified theme throughout the building. The accent color is compatible with base colors. Sherwin Williams Low VOC paint.
- Natural stone cladding has been introduced.
- Wood cladding has been introduced.
- Architectural steel louvers have been introduced.
- Storefront glazing system is finished in clear anodized aluminum.

✚ **Lighting**

- All lighting is in character with the established architectural style of the Building.
- A maximum 0.5-foot candle illumination at all property lines adjacent to residential will be provided.

✚ **Trash Enclosures**

- A trash enclosure is proposed to be constructed out of a masonry material. A gate fully screens the interior of the trash enclosure. The trash enclosure is fully screened with materials to match the building. Trash enclosure walls are a minimum height of 5'-0" above grade.
- The trash enclosure is located next to the alley in order to provide adequate access for the garbage truck.

3. COMPATIBILITY:

The Residences on Monroe Condominium a multifamily development is intended to set a high quality of design, that will enhance the surrounding residential neighborhood and establish a clearly defined innovative urban housing solution. Architecture, landscaping, amenities, and boundaries collectively establish a sense of the human scale. These standards result in an attractive, comfortable environment where people can live in a community atmosphere.

4. SCALE / MASSING:

✚ **Building Lines**

The building line setbacks comply with the Zoning Code of Ordinances of The City of Hollywood. The minimum setbacks requirements are 15 ft. on all frontages (Monroe St), 10 ft. on Interior Sides and 10 ft. from the rear (Alley).

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Section 4.6.A.9 of the Zoning and Land Development Regulations allows horizontal and vertical projections or encroachments to the setbacks which have been reviewed in previous meetings.

Building Elevations

It is intended to break down the building massing to a human scale by eliminating uninterrupted flat facades, hence articulating a wall plane with the following architectural elements:

- Change in a plane at the change of material have been introduced and large portions of walls are articulated by adding score lines.
- Change in color, texture or material is utilized.
- Window punctures in various sizes introduce another layer of articulation to create hierarchy.
- Balconies varied by railing design and depths of different sizes also add to hierarchy.
- Canopy and porte-cochere establish a sense of place and presence to the main entrance into the residential complex.
- Framed wall elements generate distinction in various massing elements.

Use of the above architectural elements limit uninterrupted wall planes.

- Long runs of parapets vary in height.
- Side and rear building elevations of the building include materials and design characteristics consistent with those on the front elevation. Use of inferior or lesser quality materials for side or rear-building elevations are not present.
- Plane changes occur as often as well as parapet variations.

Primary boundary - Monroe St.

In defining the streetscape and the frontage approach from Monroe St to the property. The design intended to ensure a consistent public environment lined by the building facade, main entrance (porte-cochere) and parking garage, suitably landscaped and maintained.

Main facade treatment:

- The main or front facade of the building is facing Monroe St.
- The parking garage access and egress are directly from this boundary.
- A planting strip or landscaped area is to be provided along the front setback area (interrupted for access, porte-cochere, and driveways).
- The main entrance and primary signage are facing this boundary.
- Boundary enclosure and entrance along this boundary is readily visible. Common side boundary enclosure of property matches the front enclosure design and is visually open to a distance back from these boundaries so as to line up with the main façade.
- The minimum setback is 15 ft.
- An active use of active liner on the ground floor as per Section 4.6.A.10 of the Zoning and Land Development Regulations is proposed.

✚ **Secondary boundary – Alley.**

This boundary also defines the streetscape from the Alley but is not designated as the main approach frontage to the property. This boundary front common space and is finished to the same standard as the Primary Boundary.

- Facade facing this boundary is finished and maintained to the same standard as the Main Façade.
- The minimum setback for the building is 10 ft.
- Boundary enclosure along the alley is visually closed.

✚ **Internal boundaries – Sides.**

The property is to be fully enclosed with a suitable perimeter wall.

- Common boundaries behind the Primary boundary setback line and the Secondary Boundary is enclosed with a solid wall for security to a height of 5'-0".
- Buildings are to be set back a distance of 10 ft. from all internal boundaries, with the exception of the exit stair cores to the East and West boundaries.

5. LANDSCAPE:

✚ **Landscape**

- The landscape includes up-lighting.
- Utilizes native ground covers and avoided sod.
- The landscape design has followed the City of Hollywood Landscape Manual.

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Green Building Notes

SITE DATA

Owner/Applicant: Gusmel, LLC / Ricardo Grinberg
Address/Location: 1840-1850 Monroe Street
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Land Use: Regional Activity Center (RAC)
Zoning: Parkside Medium Intensity Multi-Family District (PS-2)
Existing Use of Land: Residential

GREEN BUILDING NOTES

The City of Hollywood has adopted an energy efficiency and conservation strategy, including the green building program ordinance which will assist in the promotion of green building practices throughout the City. The proposed 40-unit residential development “The Residences on Monroe Condominium” wants to do its part to comply with new ordinance and with the goal of green living practices by obtaining a third party Green Building Certification under a recognized certification program approved by the city.

Below is an initial summary of some of the initiatives that will be considered to meet the requirements, which will be reviewed and finalized once the collaborative work is spearheaded by the third party Accredited Professional in conjunction with the City of Hollywood, the Project Owners and ArchitectureWorks LLC.

LOCATION AND TRANSPORTATION

- Surrounding density and diverse uses
- Access to quality transit
- Bicycle facilities – a minimum of 4 long-term bike indoor storage spaces with locks to protect the bikes from the elements and theft will be provided in Gym area.
- Reduced parking footprint – The building proposes new off-street surface parking (ground-level garages), leaving building frontages facing the circulation network free of surface parking lots.
- Green Vehicles: Electric Building Charging – the building will install 2 electrical vehicle supply equipment which represent 4.5% of all parking spaces used for the project. These spaces will be for the sole use by plug-in electric vehicles.

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SUSTAINABLE SITES

- Construction activity pollution prevention as requirement.
- Water should be applied at least three times a day or more, depending on the atmospheric conditions.
- Barriers such as a wind fence or sediment fence will be used to prevent erosion by obstructing the wind near the ground and preventing the soil from blowing off-site.
- Demolition plan to include prevention of air polluting with dust and particular matter.

WATER EFFICIENCY

Working in conjunction with the Project's MEP Engineer, the following points will be considered under this section:

- Outdoor water use reduction as requirement
- Indoor water use reduction as requirement
- Building-level water metering reduction as requirement
- Indoor water use reduction for extra credits
- Cooling tower water use
- Water metering for extra credits

ENERGY AND ATMOSPHERE

Working in conjunction with the Project's MEP Engineer, the following points will be considered under this section:

- Fundamental commissioning and verification as requirement
- Minimum energy performance
- Building-level energy metering as requirement
- Fundamental refrigerant management
- Enhanced commissioning
- Optimize energy performance
- Advanced energy metering
- Demand response
- Renewable energy production
- Enhanced refrigerant management
- Green power and carbon offset

MATERIALS AND RESOURCES

- Storage and collection of recyclables as requirement
- Construction and demolition waste management planning as requirement
- Kitchen design will incorporate space for recycling bins. Recycling bins will be located on each floor next to trash chute. Dumpster enclosures also include space for recyclable storage.
- Low VOC paint from Sherwin-Williams to be used.
- Permeable pavement will be used on exterior areas. Parking area will have a structural slab as support for the option of Lifts.
- Roofing and pavement materials should meet the green building ordinance / green building certification and specs will be provided prior to submission for Building Permit. (GAF products).

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- Use sustainable building materials and specifications and details will be provided on general notes prior to submission to the building department.

INDOOR ENVIRONMENTAL QUALITY

Working in conjunction with the Project's MEP Engineer, the following points will be considered under this section:

- Minimum Indoor Air Quality Performance
- Environmental Tobacco Smoke Control
- Enhanced Indoor Air Quality Strategies
- Construction Indoor Air Quality Management Plan
- Indoor Air Quality Assessment
- Thermal Comfort
- Interior Lighting - LED lighting fixtures will be used as well as energy-star appliances and programmable thermostats.
- Daylight
- Quality Views
- Acoustic Performance

LANDSCAPE

Refer to The Nine Florida-Friendly Landscaping™ Principles and their application to The Residence on Monroe document prepared by the Landscape Architect.

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**The Nine Florida-Friendly Landscaping™ Principles
and their application to The Residence on Monroe**

1. Right plant, right place

The Residences on Monroe condominium is located within the boundaries of Hollywood Boulevard and US1. The plant palette includes mostly natives and drought tolerant material has been chosen for this site. They include:

<u>Plant</u>	<u>Drought tolerance</u>
Coccoloba diversifolia	High
Chrysophyllum oliviforme	High
Conocarpus Erectus 'Sericeus'	High
Myrcianthes fragrans	High
Sabal palmetto	Medium
Veitchia montgomeryana	Medium
Quercus Virginiana	High
Arachis glabrata	High
Andrelopis skinneri	Medium
Chamaedorea cataractarum	High
Conocarpus erectus	High
Carissa macrocarpa	High
Iris virginica	Medium
Liriope muscari	High
Nephrolepis exaltata	Medium
Philodendron Burle Marx	Medium
Psychotria nervosa	Medium
Rhapis excelsa	Medium
Schefflera trinette	High
Trachelospemum asiaticum	Medium
Tripsacum dactyloides	Medium

- In the site plan, Live Oaks have been planted along the street to continue with the existing street tree species scheme and to provide shade along sidewalks.
- All chosen trees have a medium or high wind tolerance.
- Plants that rely on regular watering i.e. the coleus or annuals are not being used.
- The code requirement for native trees on the site is 16 trees, we have provided 18 with existing and proposed counts. Over 50% of proposed shrubs are of Florida native species.
- No Category I or category II invasive exotics have been used on the site.

2. Water efficiently

The species density was considered in the layout of the shrub material. Plants are spaced tight, so that the evapotranspiration of the irrigation water will be minimal. A rain sensor to be installed to prevent the irrigation system from operating during rainy days.

3. Fertilize appropriately

The site will be fertilized by the maintenance contractor according to UF/IFAS recommended rates to prevent leaching into the soil rather than being absorbed by the roots.

4. Mulch

On the landscape details sheet L-3 under General Planting Requirements it states

- All plants are to be top dressed with a minimum 3" total cover when settled.

5. Attract wildlife

A selection of native trees and shrubs has been selected to provide an aesthetically attractive and a botanically diverse range of shelter for birds and butterflies.

6. Manage yard pests responsibly

The pests will be managed according to the "Integrated Pest Management (IPM)" strategy. The plant material chosen are considered pest-resistant.

7. Recycle

The property maintenance team will use decomposed organic matter to release nutrient back into the soil when necessary.

8. Manage storm water runoff

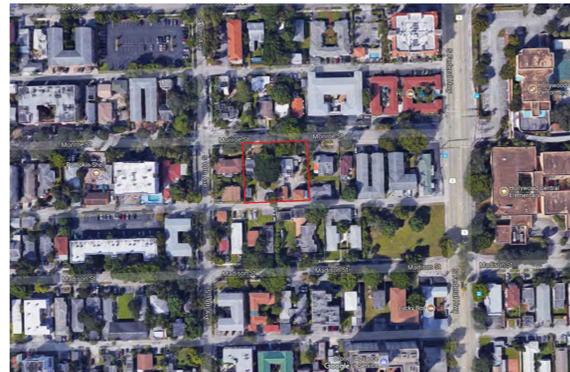
This would be covered under the civil engineering plans for the site.

9. Protect the waterfront

This particular parcel does not have any direct access to any water front areas.

THE RESIDENCES ON MONROE CONDOMINIUM

Property Address: 1840 - 1850 Monroe ST, Hollywood FL 33020



LOCATION MAP
CITY OF HOLLYWOOD SCALE: N.T.S.



DATE	REVISION
09-05-2017	PACO MEETING
10-16-2017	PRELIMINARY TAC MEETING
10-23-2017	MEETING W/ PARKSIDE ASSOCIATION
12-04-2017	FINAL TAC MEETING
04-12-2018	PLANNING AND DEVELOPMENT BOARD MEETING



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ARCHITECT:
ARCHITECTUREWORKS, LLC.
ARCHITECTURE & DESIGN
300 71 Street, Suite 528 Miami Beach, FL 33141

CIVIL ENGINEERS:
SZAUER ENGINEERING, INC.
7050 W. Palmetto Park Road, #15399, Boca Raton, FL 33433
Phone (561) 716 0159

LANDSCAPE ARCHITECT:
LANDSTONE DESIGN
5924 Auver Blvd., Unit # 206, Orlando, FL 32807
LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305-778-7136

M. E. P. & FS. ENGINEER:
P.J.V. ENGINEERING, INC.
8300 N.W. 53rd STREET #350 DORAL FL 33166
Phone (305) 742-2112

STRUCTURAL ENGINEER:
GANEM CONSULTING ENGINEERING
18200 NE 19th AVE, NORTH MIAMI BEACH FL 33162
Phone (786) 487-4401

I N D E X O F D R A W I N G S

SHEET No.	ARCHITECTURAL	SHEET No.	STRUCTURAL	SHEET No.	CIVIL	SHEET No.	MECHANICAL	SHEET No.	ELECTRICAL	SHEET No.	FIRE ALARM
	Cover Sheet, Index of Drawings			1	Boundary and Topographic Survey						
A000.1	Color Renderings			2	Boundary and Topographic Survey						
A000.2	Color Site Plan with Landscape			C-101	Grading and Drainage Plan						
A001	Design Intent			C-102	Grading and Utilities						
A002	Street Profile & Context View			C-103	Utilities Plan						
A003	Site Plan, Location Map and Zoning Information			C-104	Utilities Details						
A101	Ground Level Floor Plan			C-105	Paving Plan						
A102	Lanai Level Floor Plan										
A103	Typical Level Floor Plan										
A104	Not Used										
A105	Roof Level Floor Plan			SHEET No.	LANDSCAPE						
A106	Not Used			L1	Existing Tree Disposition			SHEET No.	PLUMBING	SHEET No.	FIRE PROTECTION
A107	Finish Plan - Ground Floor			L2	Landscape Plan						
A108	Lighting Plan - Ground Floor			L2a	Roof Landscape Plan						
A201	North and South Elevation			L3	Planting Details						
A202	East and West Elevation										
A301	Building Section 1 & 2										
A302	Building Section 3										
A501	Details										

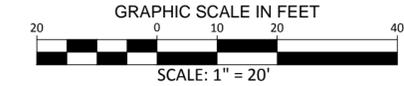
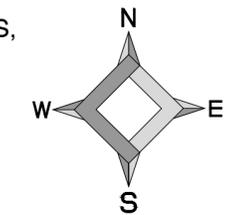
LEGEND AND ABBREVIATIONS

- = PALM TREE
- = TREE
- = ORNAMENTAL TREE
- = TEMPORARY SITE BENCHMARK
- = OFFICIAL RECORDS BOOK
- = PAGE
- = AMERICAN DISABILITY ACT
- = INVERT
- = ELEVATION
- = TYPICAL
- = IRRIGATION
- = EXISTING
- = STORM
- = SANITARY
- = GAS
- = WATER
- = EXISTING UNDERGROUND COMMUNICATION LINE
- = EXISTING UNDERGROUND ELECTRIC LINE
- = FIBER OPTIC
- = CABLE TELEVISION
- = ELECTRIC
- = SPOT ELEVATION
- = CONCRETE
- = CONCRETE BLOCK STUCCO
- = CHAIN LINK FENCE
- = WOOD FENCE
- = METAL FENCE
- = BARBED WIRE FENCE
- = FINISH FLOOR
- = FIRE DEPARTMENT CONNECTION
- = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
- = HEIGHT OF TREE
- = SPREAD (CANOPY OF TREE)
- = POLYVINYL CHLORIDE PIPE
- = HIGH-DENSITY POLYETHYLENE
- = RECORD
- = MEASURED
- = METAL LIGHT POLE
- = WOODEN LIGHT POLE
- = LICENSE BUSINESS
- = LENGTH
- = CENTRAL ANGLE
- = RADIUS
- = TANGENT
- = POINT OF COMPOUND CURVATURE
- = POINT OF REVERSE CURVATURE
- = POINT OF TANGENCY
- = POINT OF CURVATURE
- = STATION
- = ORNAMENTAL LIGHT POLE
- = CONCRETE LIGHT POLE
- = RIGHT-OF-WAY
- = FLAT BOOK
- = SECTION LINE
- = CENTERLINE
- = BASELINE
- = MONUMENT LINE
- = TRAFFIC SIGNAL BOX
- = TRAFFIC SIGNAL CABINET
- = BOLLARD
- = PEDESTRIAN SIGNAL
- = TRAFFIC MANHOLE
- = TRAFFIC CAMERA
- = TRAFFIC MARKER SIGN
- = TRAFFIC SIGNAL MAST ARM
- = SIGN
- = TRAFFIC SENSOR
- = CABLE TELEVISION MANHOLE
- = CABLE TELEVISION HANDHOLE
- = CABLE TELEVISION VAULT
- = CABLE TELEVISION BOX
- = CABLE TELEVISION MARKER SIGN
- = CABLE TELEVISION MARKER FLAG
- = CONCRETE LIGHT POLE
- = FLOODLIGHT
- = ELECTRIC BOX
- = ELECTRIC SWITCH
- = WOODEN UTILITY POLE
- = CONCRETE UTILITY POLE
- = METAL UTILITY POLE
- = ELECTRIC TRANSFORMER
- = GUY ANCHOR
- = ELECTRIC MANHOLE
- = ELECTRIC METER
- = ELECTRIC HANDHOLE
- = ELECTRIC MARKING FLAG
- = ELECTRIC MARKING SIGN
- = GAS VALVE
- = GAS UTILITY BOX
- = GAS MANHOLE
- = GAS TANK
- = GAS HANDHOLE
- = GAS METER
- = GAS WELL
- = GAS MARKER FLAG
- = GAS MARKER SIGN
- = COMMUNICATION BOX
- = COMMUNICATION MANHOLE
- = GARBAGE RECEPTACLE
- = HANDICAP PARKING SPACE
- = WATER METER
- = IRRIGATION VALVE
- = WATER VALVE
- = FIRE HYDRANT
- = AIR RELEASE VALVE
- = WATER BOX
- = WATER CONNECTION
- = WATER MANHOLE
- = WATER WELL
- = WATER MARKING FLAG
- = WATER MARKING SIGN
- = STORM MANHOLE
- = STORM METER
- = STORM HANDHOLE
- = CATCH BASIN
- = TELEPHONE MANHOLE
- = TELEPHONE BOX
- = TELEPHONE HANDHOLE
- = TELEPHONE MARKER SIGN
- = NEWSPAPER DISPENSER
- = MAILBOX
- = BORING HOLE
- = SANITARY MANHOLE
- = SANITARY VALVE
- = SANITARY METER
- = SANITARY MARKER FLAG
- = SANITARY MARKER SIGN
- = GREASE TRAP MANHOLE
- = CLEANOUT
- = PARKING METER
- = FIBER OPTIC MANHOLE
- = FIBER OPTIC BOX
- = MONITORING WELL
- = FUEL TANK
- = UNKNOWN UTILITY BOX
- = UNKNOWN UTILITY HANDHOLE
- = UNKNOWN UTILITY MANHOLE
- = UNKNOWN UTILITY POLE
- = UNKNOWN UTILITY TANK
- = UNKNOWN UTILITY VALVE
- = RAILROAD SIGNAL
- = RAILROAD SIGN
- = FLAGPOLE

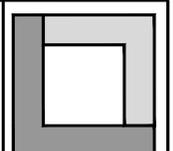
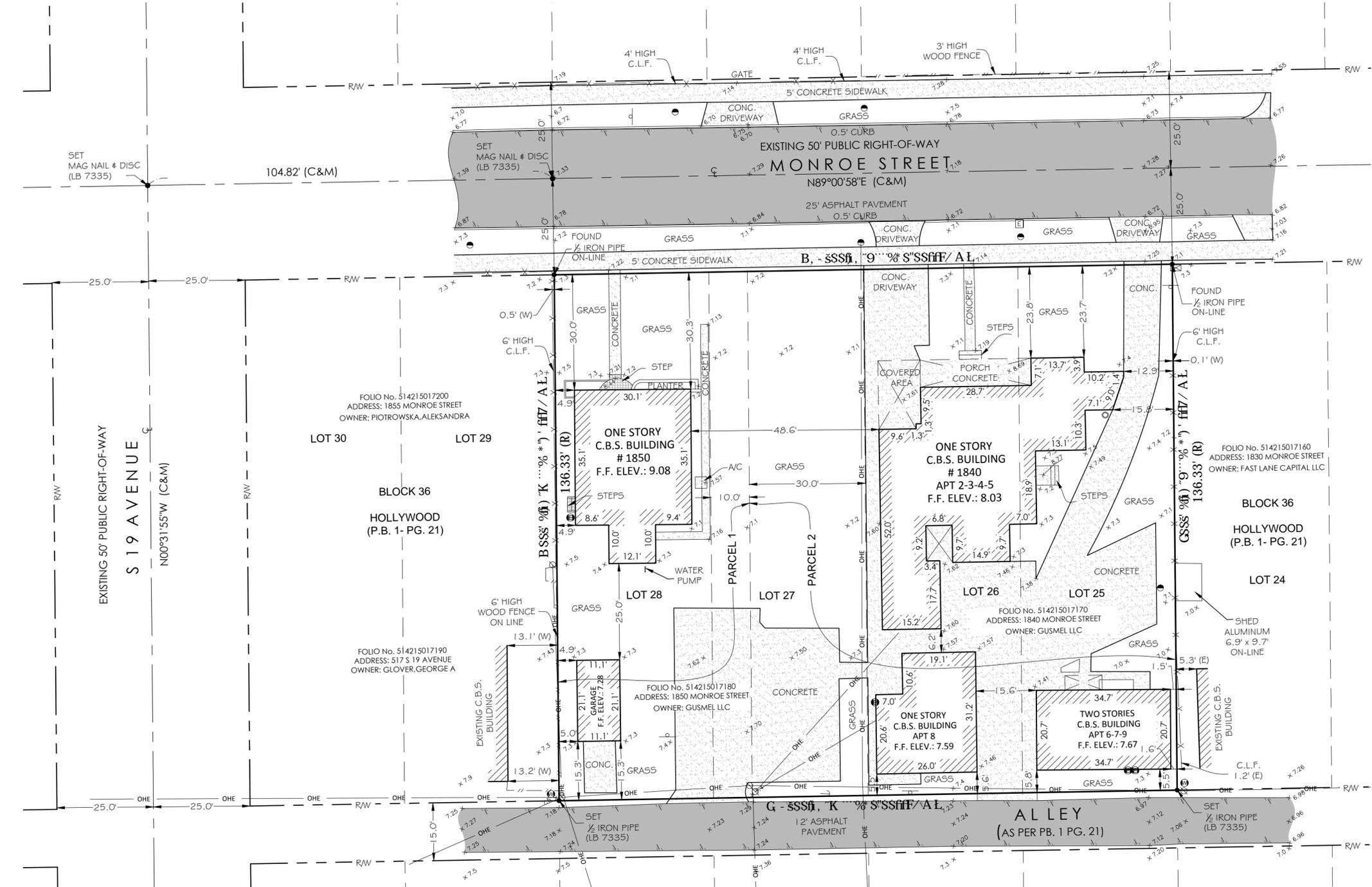
	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

ALTA / NSPS LAND TITLE SURVEY

LOTS 25 AND 26 THE EAST 30 FEET OF LOT 27, BLOCK 36, "HOLLYWOOD", RECORDED IN PLAT BOOK 1, A PAGE 21, BROWARD COUNTY RECORDS, LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



TOTAL EXISTING RESIDENTIAL UNITS: 9
 1850 MONROE STREET (CONTAINS ONE RESIDENTIAL BUILDING & DETACHED GARAGE, ONE UNIT IN TOTAL)
 1840 MONROE STREET (CONTAINS 3 RESIDENTIAL BUILDINGS, 8 UNITS IN TOTAL)



LONGITUDE SURVEYORS

7715 NW 48th STREET
 SUITE 310
 DORAL, FLORIDA 33166
 PH: (305) 463-0912
 FAX: (305) 513-5680
 FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335

WWW.LONGITUDESURVEYORS.COM

No.	Date	Description

ARCHITECTUREWORKS LLC
 1840 & 1850 MONROE STREET HOLLYWOOD, FL 33020
ALTA / NSPS SURVEY

Project Name:	AS SHOWN
Scale:	AS SHOWN
Drawn By:	ACS
Checked By:	EMS
Managed By:	DR
Date:	Oct. 2 2017
Project No.:	17336.0.00
Sheet 2 of 2	

NOTE: Not to be considered full and complete without all two (2) sheets.

THE RESIDENCES ON MONROE CONDOMINIUM

Property Address: 1840 - 1850 Monroe ST, Hollywood FL 33020



A000.1


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THE RESIDENCES ON MONROE CONDOMINIUM

Property Address: 1840 - 1850 Monroe ST, Hollywood FL 33020



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NORTH ELEVATION
FRONT (MONROE ST) SCALE: 1/8"=1'-0"



INSPIRATION

ENTRANCE CANOPY

STONE CLADDING



LOUVERS

DESIGN INTENT

DATE	07/12/17
PROJECT	17-016-00
DRAWN BY	
REVISION	DATE
08-28-2017	FINAL SUBMITTAL
09-25-2017	REVISION 1 AS PER FINO COMMENTS
09-29-2017	REVISION 2 AS PER FINO COMMENTS
10-13-2017	REVISION 3 AS PER FINO COMMENTS
10-16-2017	PRELIMINARY TDC MEETING
10-23-2017	MEETING W/ PARKSIDE ASSOCIATION
11-17-2017	REVISION 4 AS PER TDC COMMENTS
12-01-2017	REVISION 5 AS PER FINO COMMENTS
12-04-2017	FINAL TDC MEETING
01-08-2018	REVISION 6 AS PER FINO COMMENTS
01-11-2018	REVISION 7 AS PER FINO COMMENTS
01-25-2018	REVISION 8 AS PER FINO COMMENTS
02-07-2018	REVISION 9 AS PER FINO COMMENTS
02-26-2018	PLANNING & DEVELOPMENT BOARD SUBMITTAL

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MONROE STREET
STREET PROFILE SCALE: 3/32"=1'-0"



MONROE STREET
CONTEXT VIEW NOT TO SCALE

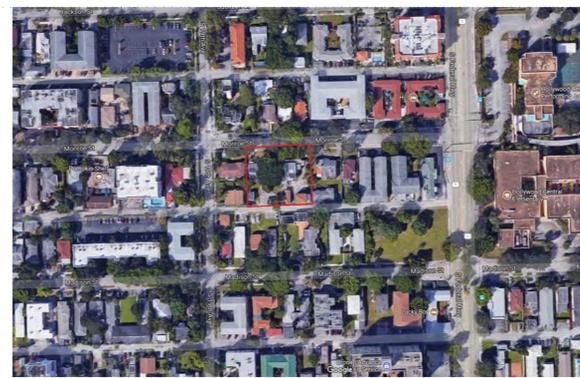
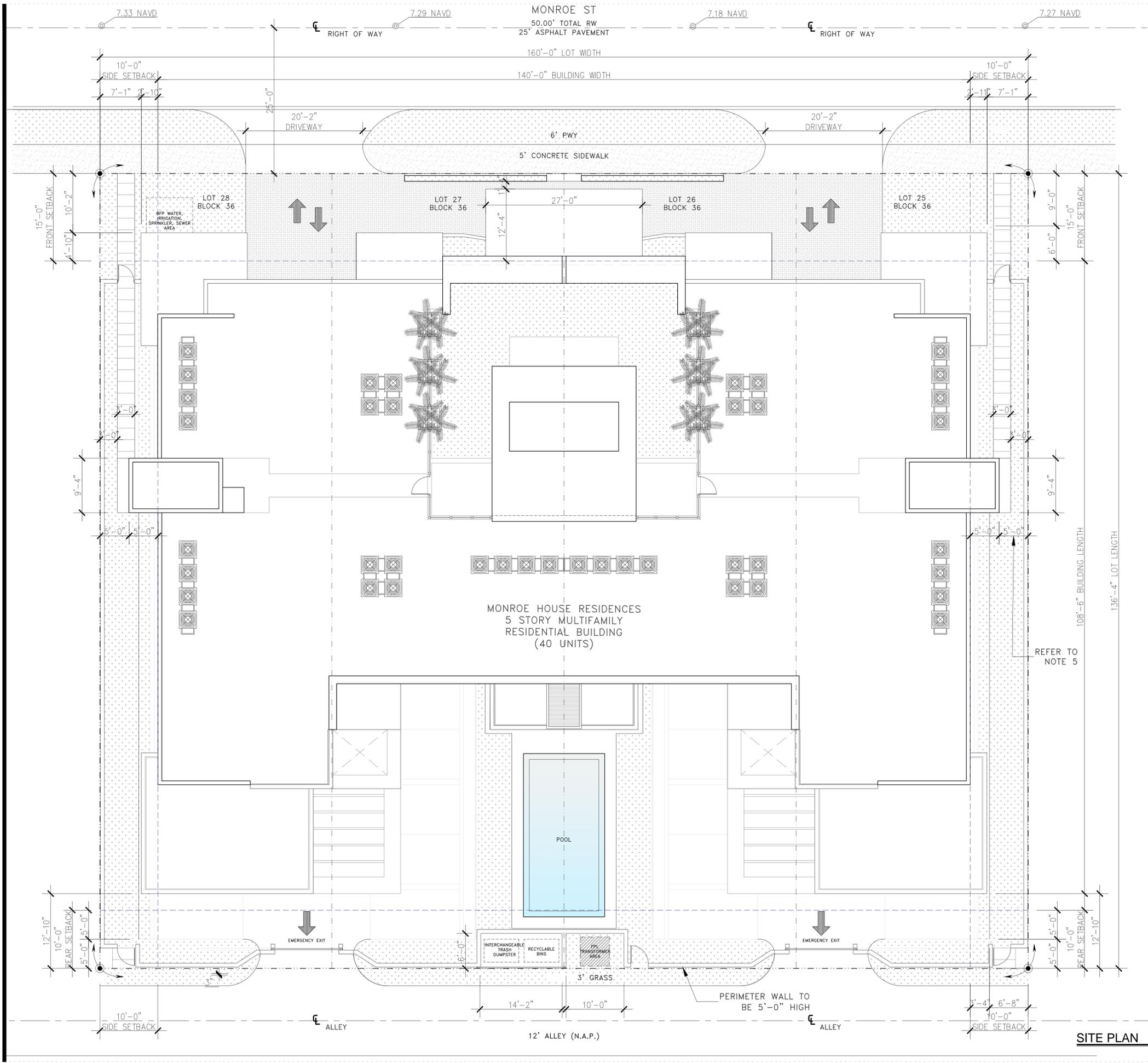
THE RESIDENCES ON MONROE
CONDOMINIUM
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020
ARCHITECTUREWORKS, LLC
300 71 Street, Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
James R. Mckenzie
FLORIDA AR-0015491

SHEET

A002





LOCATION MAP
CITY OF HOLLYWOOD
SCALE: N.T.S.

LEGAL DESCRIPTION:
ALL OF LOTS 25 AND 26 AND THE EAST 50 FEET OF LOT 27 IN BLOCK 36, THE WEST 10 FEET OF LOT 27 AND ALL OF LOT 28, BLOCK 36, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LOT INFORMATION:

SUBDIVISION: CITY OF HOLLYWOOD / PS-2	
LOT AREA	21,846 SQ. FT. (0.5 ACRES (as per ALTA Survey))
FEMA INFORMATION	FLOOD ZONE: X
F.F.E. PROPOSED	+8.83 NAVD (Per Section 154.50 of the City Code of Ordinances)
PROPOSED NUMBER OF UNITS	40 UNITS
FAR 2 X 21,846	43,692 SQ. FT.
TOTAL FAR BUILDING PROPOSED	43,165 SQ. FT.

LAND USE & ZONING INFORMATION:

LAND USE DESIGNATION: RAC (Regional Activity Center)	
ZONING DESIGNATION: PS-2 (Parkside Medium Intensity Multi-Family District)	
ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	55'-0" / 51'-4"

SETBACKS INFORMATION:

BUILDING	FRONT	REQUIRED: 15'-0"	PROVIDED: 15'-0"
	REAR	REQUIRED: 10'-0"	PROVIDED: 10'-0"
	SIDE	REQUIRED: 10'-0"	PROVIDED: 10'-0"

OFFSTREET PARKING:

PARKING	REGULAR (1 PER UNIT)	REQUIRED: 40	PROVIDED: 40	AREA: 2
	ACCESSIBLE (2% OF TOTAL) Minimum 2	2 included in the total req.	2 (FHA Compliant)	
	LIFTS	N/A	N/A	
	GUESTS (1 PER 10 UNITS)	4	4	
	TOTAL PARKING ON SITE	44	44	12,387 SQ. FT.

FLOOR AREA RATIO:

APARTMENTS	36,364 SQ. FT.	
LOBBY	1,418 SQ. FT.	
MULTIPURPOSE ROOM	782 SQ. FT.	
STAIRS, ELEVATORS, AND COMMON HALLWAYS	4,361 SQ. FT.	
TOTAL FAR	43,165 SQ. FT.	BUILDING AREA: 13,845 SQ. FT.

UNIT TYPE DESCRIPTION:

MINIMUM UNIT SIZE ALLOWED PS-2 = 400 SQ. FT. / PROPOSED = 712 SQ. FT. MIN				
UNIT TYPE	DESCRIPTION	INTERIOR SQ. FT.	BALCONY SQ. FT.	TOT. # UNITS
LANAI TYPE 'W'	1 BEDROOM 1 BATH	714 SQ. FT.	250 SQ. FT.	2
LANAI TYPE 'D'	2 BEDROOM 2 BATH	1,055 SQ. FT.	720 SQ. FT.	2
TYPE 'A'	1 BEDROOM 1 BATH	714 SQ. FT.	123 SQ. FT.	6
TYPE 'A1'	1 BEDROOM 1 BATH	722 SQ. FT.	105 SQ. FT.	8
TYPE 'B'	1 BEDROOM 1 BATH	755 SQ. FT.	119.3 SQ. FT.	8
TYPE 'C'	2 BEDROOM 2 BATH	1,039 SQ. FT.	268 SQ. FT.	8
TYPE 'D'	2 BEDROOM 2 BATH	1,055 SQ. FT.	162 SQ. FT.	6
TYPE 'E'	3 BEDROOM 2 BATH	1,236 SQ. FT.	119.3 SQ. FT.	4
TOTAL		36,364 SQ. FT.	7,572 SQ. FT.	40
AVERAGE UNIT SIZE		(36,364 / 40) = 909.1 SQ. FT.	DENSITY	80 UNITS PER ACRE

SCOPE OF WORK:

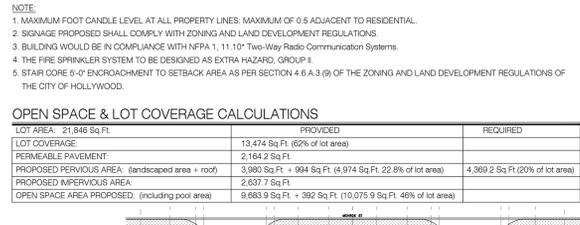
- NEW CONSTRUCTION OF 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFF STREET PARKING (40 UNITS / 44 PKG SPACES)
- ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND FIRE SAFETY FEATURES
- BUILDING AMENITIES: MULTIPURPOSE ROOM, RECREATIONAL POOL

NOTE:

- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5 ADJACENT TO RESIDENTIAL.
- SIGNAGE PROPOSED SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
- BUILDING WOULD BE IN COMPLIANCE WITH NFPA-1, 11 10" Two-Way Radio Communication Systems.
- THE FIRE SPRINKLER SYSTEM TO BE DESIGNED AS EXTRA HAZARD, GROUP 4.
- STAIR CORE 5'-0" ENCROACHMENT TO SETBACK AREA AS PER SECTION 4.6 A.3.(9) OF THE ZONING AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF HOLLYWOOD.

OPEN SPACE & LOT COVERAGE CALCULATIONS:

LOT COVERAGE	PROVIDED	REQUIRED
LOT COVERAGE	13,474 Sq Ft. (62% of lot area)	
PERMEABLE PAVEMENT:	2,164.2 Sq Ft.	
PROPOSED PERVIOUS AREA: (landscaped area + roof)	3,980 Sq Ft. + 994 Sq Ft. (4,974 Sq Ft. 22.8% of lot area)	4,369.2 Sq Ft. (20% of lot area)
PROPOSED IMPERVIOUS AREA:	2,637.7 Sq Ft.	
OPEN SPACE AREA PROPOSED (including pool area)	9,683.9 Sq Ft. + 392 Sq Ft. (10,075.9 Sq Ft. 46% of lot area)	



SITE PLAN
SCALE 1/8" = 1'-0"

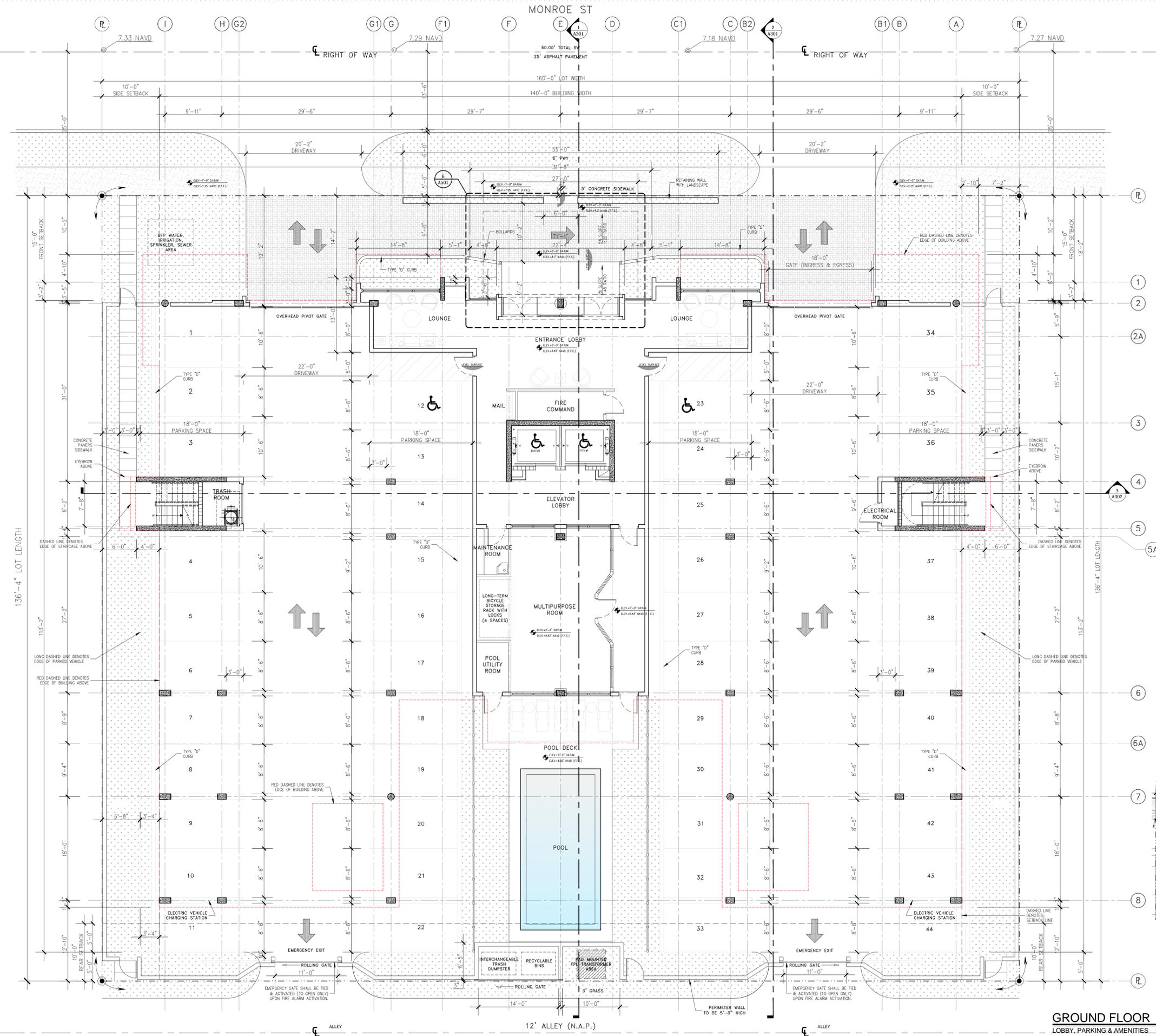
THE RESIDENCES ON MONROE
CONDOMINIUM

Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner: ARCHITECTUREWORKS, LLC
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1823 Facsimile (305) 866 1881

ARCHITECT
James R. Mckenzie
FLORIDA ARCH-5015491

SHEET
A003

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NOTES

- FOR ALL FLOOR FINISHES REFER TO SHEET A107.
- FOR LIGHTING PLAN REFER TO SHEET A108.
- FINAL POOL CONSTRUCTION DOCUMENTS BY OTHERS.

ACTIVE LINER CALCULATIONS

FAÇADE: 140' - 0"	PROVIDED	
ACTIVE LINER:	71' - 1"	50.77 % of façade
PORTE-COCHERE:	108' - 5"	77.4 % of façade
	27'-0"	19.3 % of façade
	31'-8"	22.14 % of façade

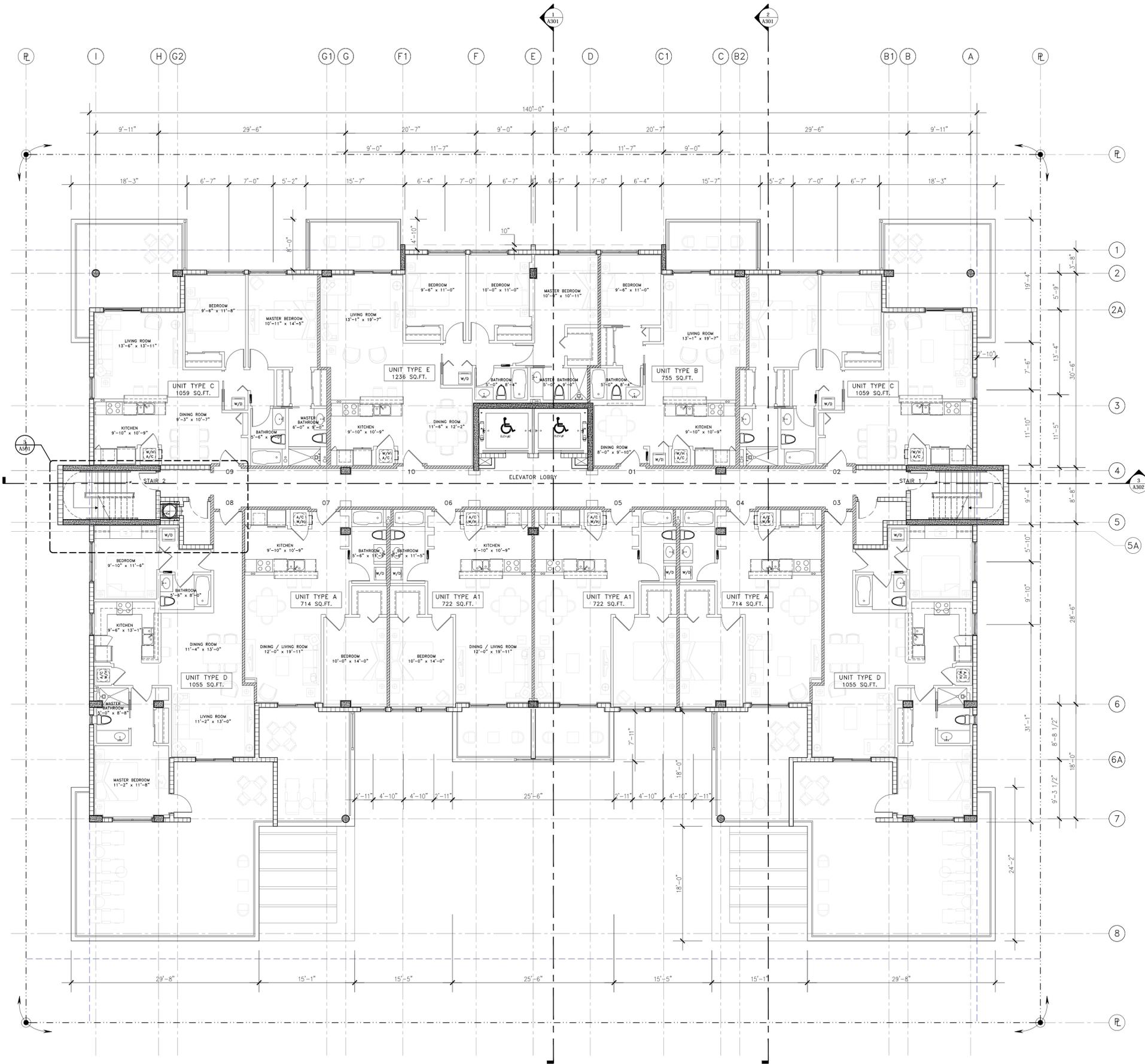
LEGEND

- LOT WIDTH
- FAÇADE WIDTH
- ACTIVE LINER WIDTH
- ACTIVE LINER AREA

GROUND FLOOR
LOBBY, PARKING & AMENITIES
SCALE 1/8" = 1'-0"

REVISION	DATE	BY
07/12/17	07/12/17	17-016.00
08-28-2017	PROJ. SUBMITTAL	
09-05-2017	PROJ. MEETING	
09-20-2017	REVISION 1 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
10-13-2017	REVISION 2 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
10-16-2017	REVISION 3 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
10-23-2017	REVISION 4 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
11-17-2017	REVISION 5 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-01-2017	REVISION 6 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-04-2017	REVISION 7 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-08-2017	REVISION 8 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-11-2017	REVISION 9 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-14-2017	REVISION 10 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-18-2017	REVISION 11 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-21-2017	REVISION 12 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
12-28-2017	REVISION 13 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
02-28-2018	FINAL TAC COMMENTS SUBMITTED	

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THE RESIDENCES ON MONROE CONDOMINIUM
 Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:
 ARCHITECTUREWORKS, LLC
 300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
 James R. Mckenzie
 FLORIDA AR-5015491

SHEET

A102

2ND LEVEL
 LANA1 SCALE 1/8" = 1'-0"

DATE	07/12/17
PROJECT	17-016-00
DRAWN BY	D.L.
REVISION	DATE
06-28-2017	PROJ. SUBMITTAL
08-02-2017	PROJ. MEETING
09-20-2017	REVISION AS PER FIN. ITC COMMENTS
09-28-2017	PRELIMINARY ITC SUBMITTAL
10-13-2017	REVISION 1 AS PER DRAFT OF PRELIMINARY ITC COMMENTS
10-16-2017	PRELIMINARY ITC MEETING
10-23-2017	MEETING W/ PARADE ASSOCIATION
11-17-2017	REVISION 2 AS PER ITC COMMENTS
12-01-2017	REVISION 3 AS PER DRAFT OF FIN. ITC COMMENTS
12-04-2017	FIN. ITC MEETING
01-09-2018	REV. AS PER FIN. ITC COMMENTS
01-11-2018	REV. AS PER FIN. ITC COMMENTS
01-19-2018	REV. AS PER FIN. ITC COMMENTS
02-07-2018	REV.7 AS PER FIN. ITC COMMENTS
02-28-2018	FINAL ITC & DEVELOPMENT BOARD SUBMITTAL

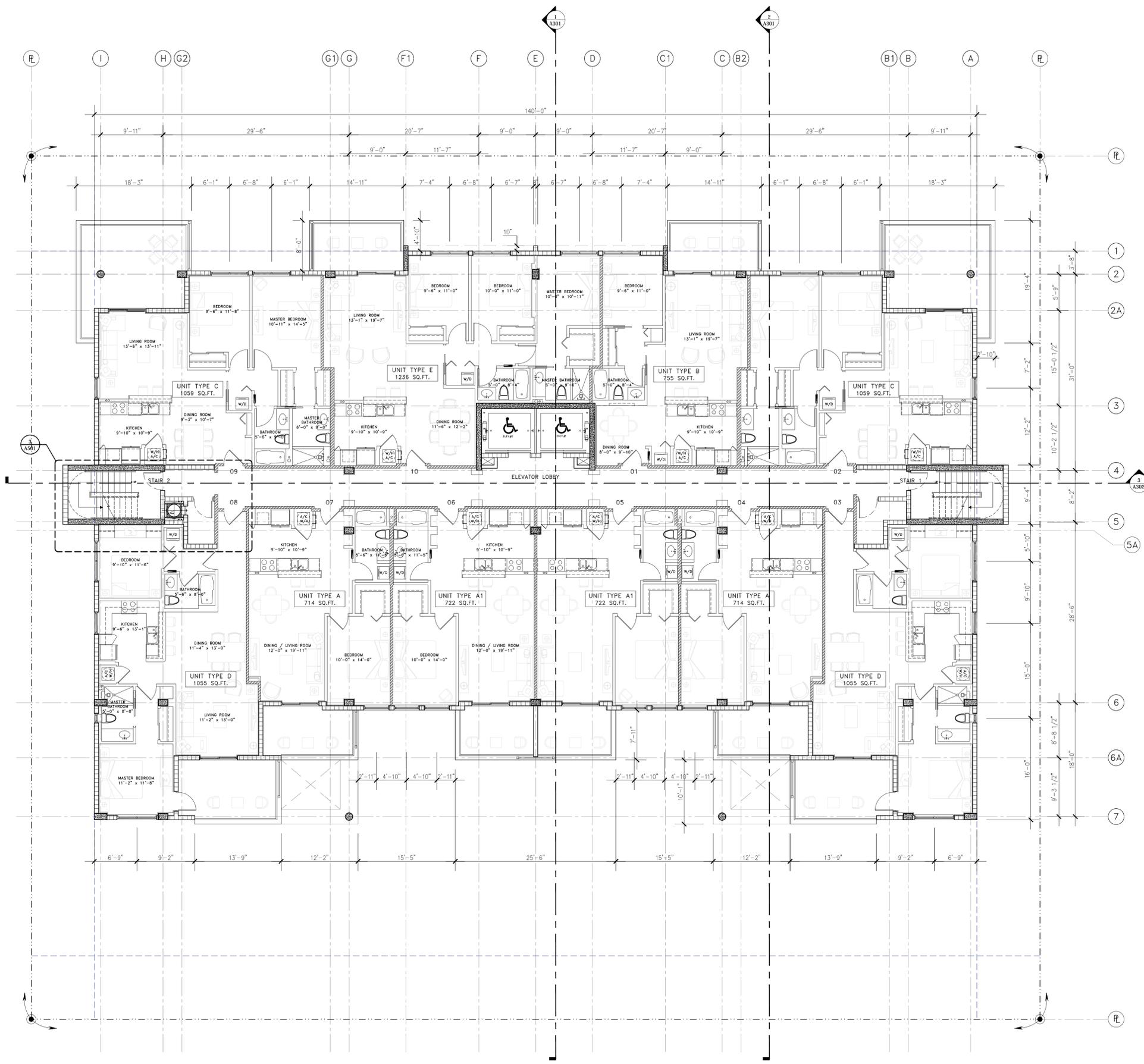
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THE RESIDENCES ON MONROE
 CONDOMINIUM
 Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:
ARCHITECTUREWORKS, LLC
 300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
 James R. Mckenzie
 FLORIDA AR-5015491

SHEET

A103



3RD TO 5TH LEVEL
 TYPICAL UNITS SCALE 1/8" = 1'-0"

2/23/2016 11:00:32 AM

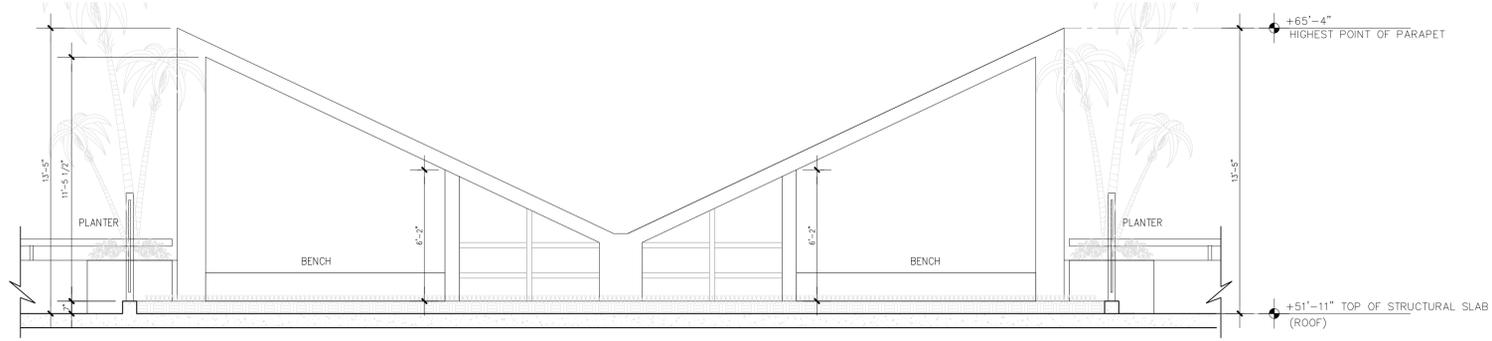
REVISION	DATE	BY
07/12/17	07/12/17	BY
17-016-00		
06-28-2017	PROJ. SUBMITTAL	
09-05-2017	PROJ. MEETING	
09-20-2017	REVISION AS PER FINAL COMMENTS	
09-28-2017	PRELIMINARY TAC SUBMITTAL	
10-13-2017	REVISION 1 AS PER DRAFT OF PRELIMINARY TAC COMMENTS	
10-16-2017	PRELIMINARY TAC MEETING	
10-23-2017	MEETING W/ PARADE ASSOCIATION	
11-17-2017	REVISION 2 AS PER TAC COMMENTS	
12-01-2017	REVISION 3 AS PER DRAFT OF FINAL TAC COMMENTS	
12-04-2017	FINAL TAC MEETING	
01-09-2018	REV AS PER FINAL TAC COMMENTS	
01-17-2018	REV AS PER FINAL TAC COMMENTS	
01-29-2018	REV AS PER FINAL TAC COMMENTS	
02-07-2018	REV 7 AS PER FINAL TAC COMMENTS	
02-26-2018	FINAL TAC & DEVELOPMENT BOARD SUBMITTAL	

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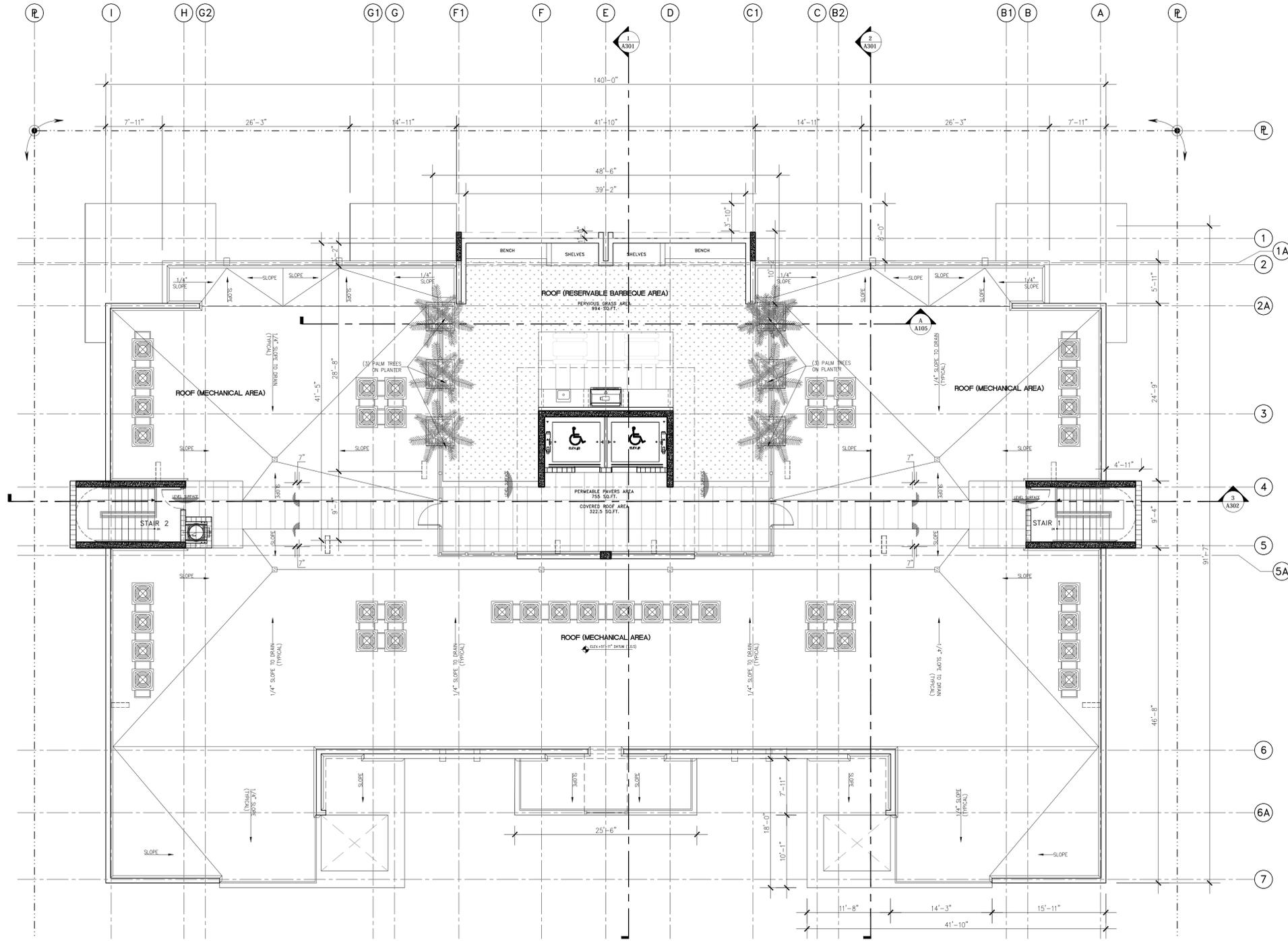
THE RESIDENCES ON MONROE
 CONDOMINIUM
 Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:
ARCHITECTUREWORKS, LLC
 300 71 Street Suite 528 Miami Beach, FL, 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
 James R. Mckenzie
 FLORIDA AR-5015491

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A105

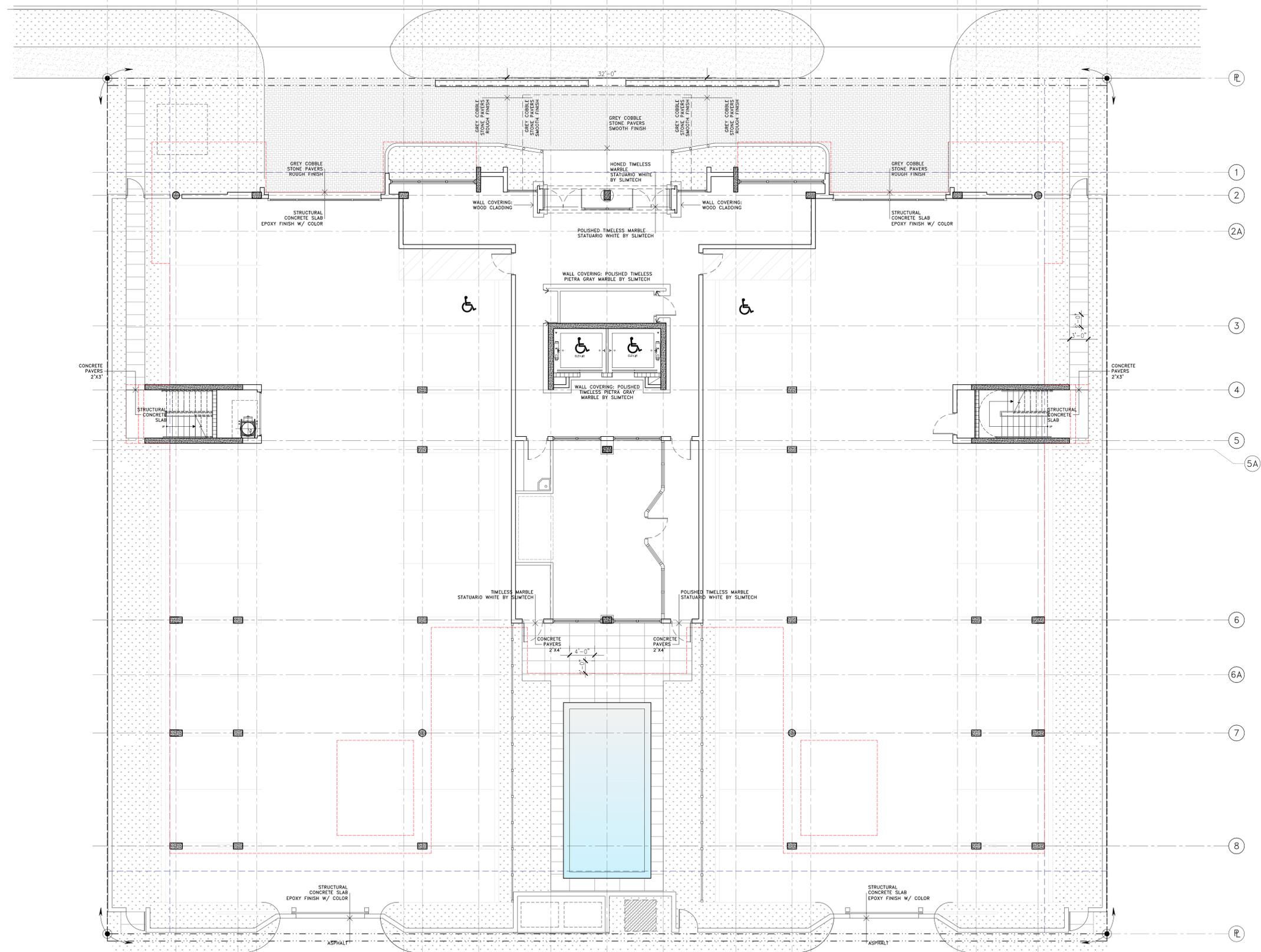


SECTION "A"
 RESERVABLE BBQ AREA DETAIL SCALE: 1/4"=1'-0"



ROOF PLAN
 TERRACES & MECHANICAL SCALE 1/8"=1'-0"

P I H G2 G1 G F1 F E D C1 C B2 B1 B A P



DATE	07/12/17
PROJECT	17-016-00
DRAWN BY	
REVISION	DATE
06-28-2017	PROJ SUBMITTAL
08-02-2017	PROJ MEETING
09-20-2017	REVISION AS PER FINIC COMMENTS
09-28-2017	PRELIMINARY TAC COMMENTS
10-13-2017	REVISION 1 AS PER DRAFT OF PRELIMINARY TAC COMMENTS
10-16-2017	PRELIMINARY TAC MEETING
10-23-2017	MEETING W/ PARADE ASSOCIATION
11-17-2017	REVISION 2 AS PER FINIC COMMENTS
12-01-2017	REVISION 3 AS PER DRAFT OF FINIC COMMENTS
12-04-2017	FINIC TAC MEETING
01-09-2018	REV AS PER FINIC COMMENTS
01-17-2018	REV AS PER FINIC COMMENTS
01-26-2018	REV AS PER FINIC COMMENTS
02-07-2018	REV 7 AS PER FINIC COMMENTS
02-28-2018	FINIC TAC MEETING & DEVELOPMENT BOND SUBMITTAL

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 FLORIDA AR-0015491

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A107

GROUND FLOOR
 FINISHES SCALE 1/8" = 1'-0"

2/23/2016 11:00:54 AM

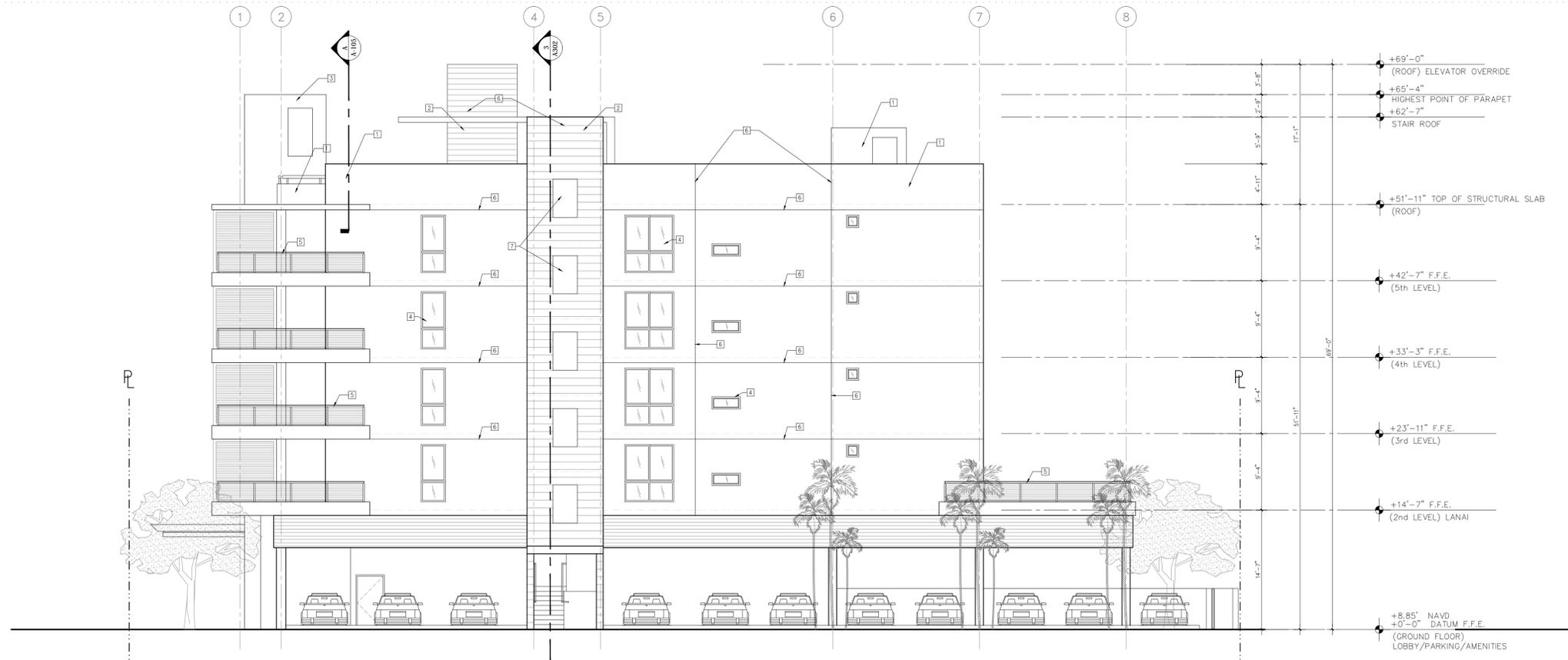


NORTH ELEVATION
 FRONT (MONROE ST) SCALE:1/8"=1'-0"

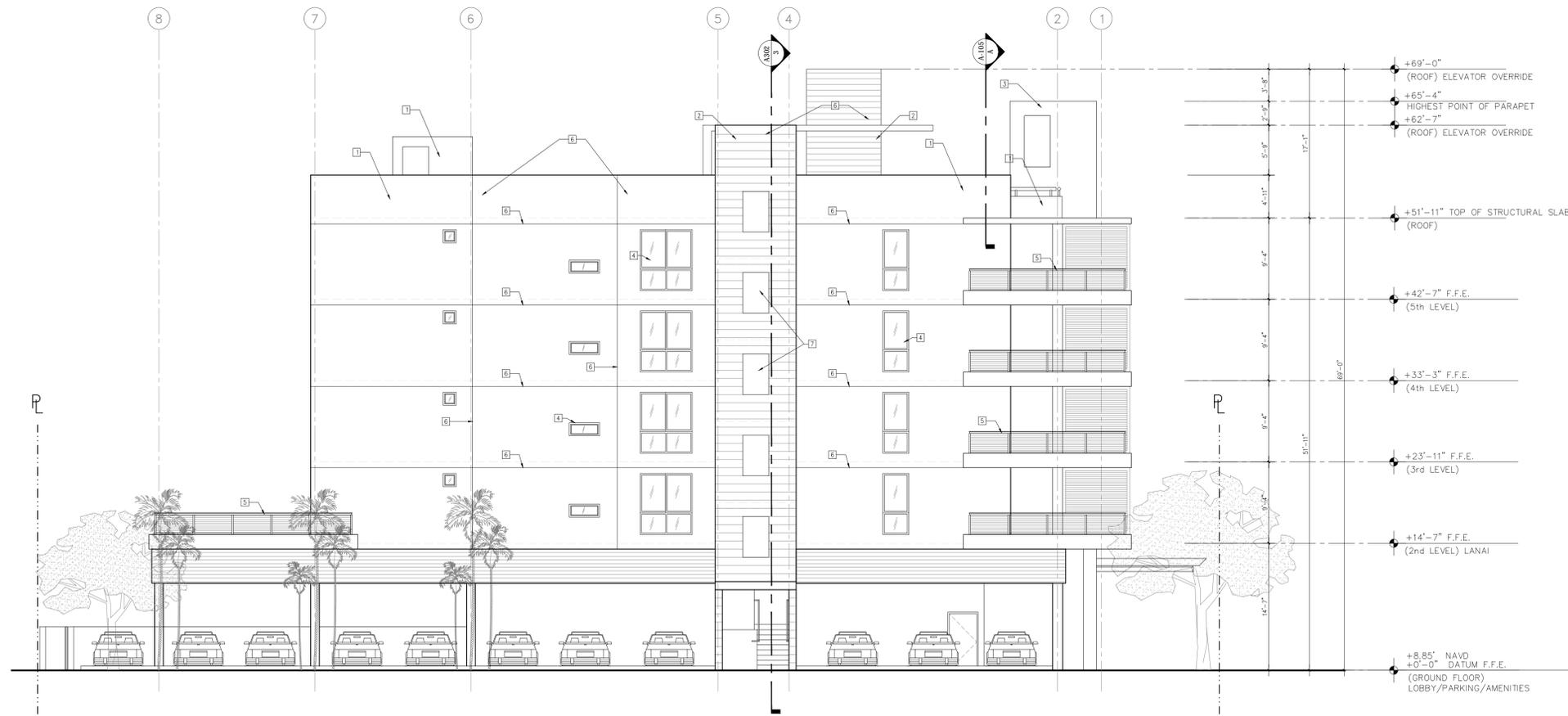


SOUTH ELEVATION
 BACK (ALLEY) SCALE:1/8"=1'-0"

- FINISHES:
1. SIMPLE WHITE SW 7021 BY SHERWIN WILLIAMS.
 2. ANEW GRAY SW 7030 BY SHERWIN WILLIAMS.
 3. FUNCTIONAL GRAY SW 7024 BY SHERWIN WILLIAMS.
 4. WINDOWS & DOORS TO BE CLEAR ANODIZED ALUMINUM.
 5. RAILING FINISH TO BE CLEAR ANODIZED ALUMINUM.
 6. SCORE LINES (TYPICAL).



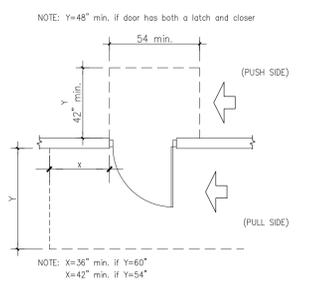
WEST ELEVATION
SIDE SCALE: 1/8"=1'-0"



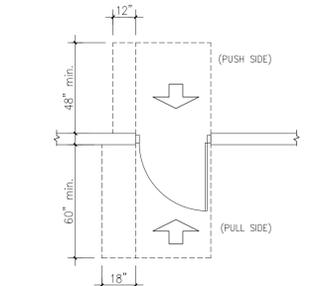
EAST ELEVATION
SIDE SCALE: 1/8"=1'-0"

FINISHES:

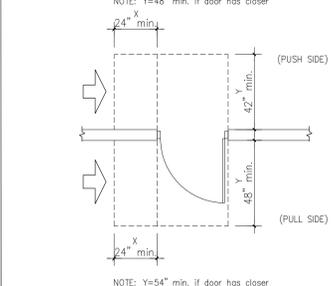
1. SIMPLE WHITE SW 7021 BY SHERWIN WILLIAMS.
2. ANEW GRAY SW 7030 BY SHERWIN WILLIAMS.
3. FUNCTIONAL GRAY SW 7024 BY SHERWIN WILLIAMS.
4. WINDOWS & DOORS FINISH TO BE CLEAR ANODIZED ALUMINUM.
5. RAILING FINISH TO BE CLEAR ANODIZED ALUMINUM.
6. SCORE LINES (TYPICAL).
7. WALL NICHES OR COUTOUTS (TYPICAL) - NOT OPENINGS



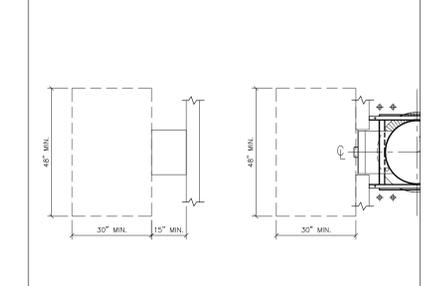
9 HINGE SIDE APPROACH
Swinging Doors SCALE: N.T.S.



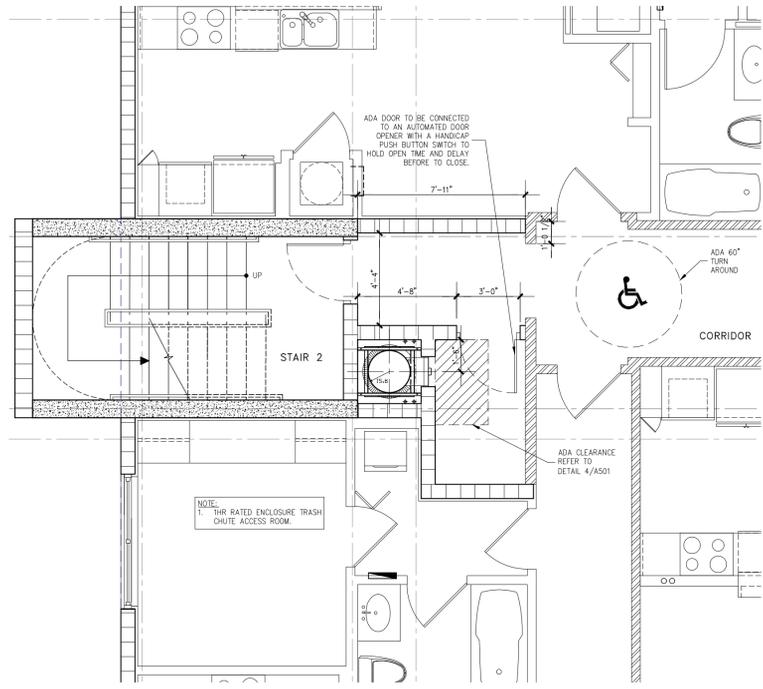
8 FRONT APPROACH
Swinging Doors SCALE: N.T.S.



5 LATCH SIDE APPROACH
Swinging Doors SCALE: N.T.S.



4 TRASH CHUTE
Floor Clearances / Door Location SCALE: N.T.S.



3 TRASH CHUTE 2ND TO 5TH
ENLARGED PLAN SCALE: 1/4"=1'-0"

EXTENSIVE

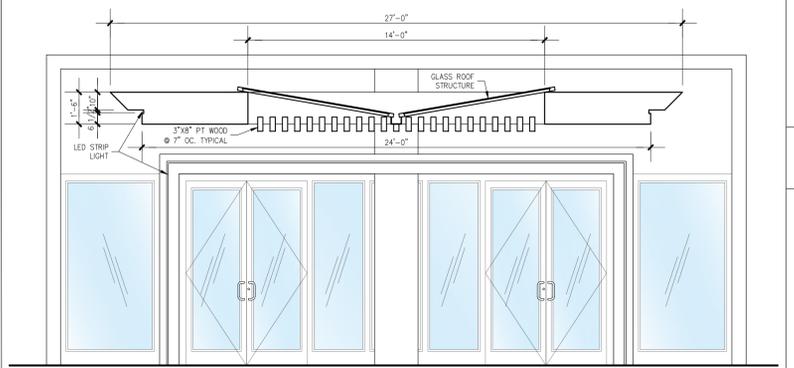
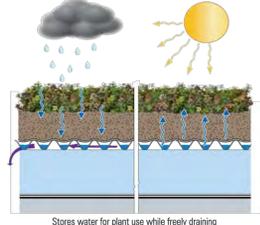


Features...

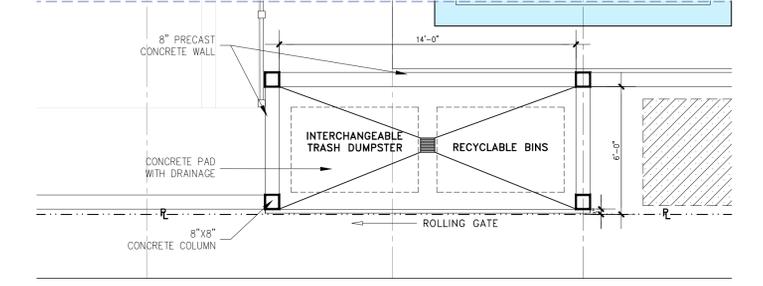
- Typical depth (3" - 6" of growing media)
- Depths and related weights are regionally dependent (In warmer climates, greater growing media depth is required)
- Reduce and delay stormwater runoff
- Help to mitigate the urban heat island effect
- Can be used on flat or roofs with max. 2:12 slope
- Garden Tray GT15™ available for modular applications
- Vegetation options - plugs, cuttings, InstaGreen™, sedum carpet or tile
- Requires minimal maintenance
- May need to be irrigated

Typical Application

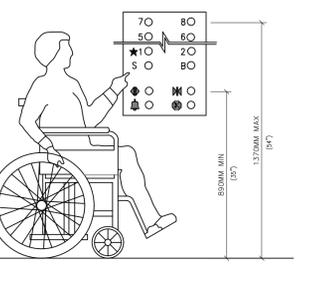
An extensive Garden Roof™ Assembly uses a select range of hardy plants, making it attractive to look at while requiring little maintenance after the establishment period. Extensive roofs are typically lightweight and can be installed over a variety of structures including metal roof decks. They are not intended for recreational use and are usually installed to minimize stormwater runoff and help reduce the "urban heat island" effect.



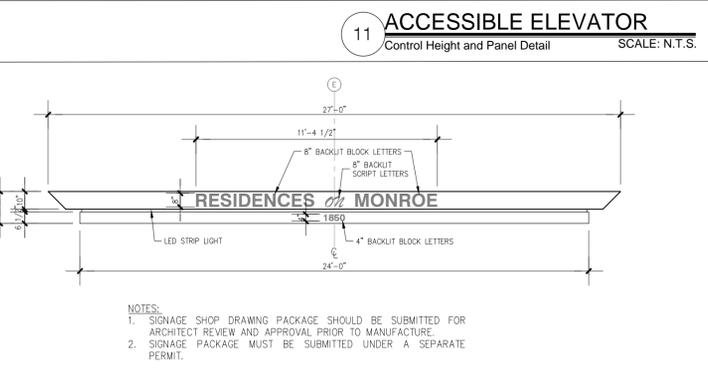
7 CANOPY DETAIL
SECTION SCALE: 1/4"=1'-0"



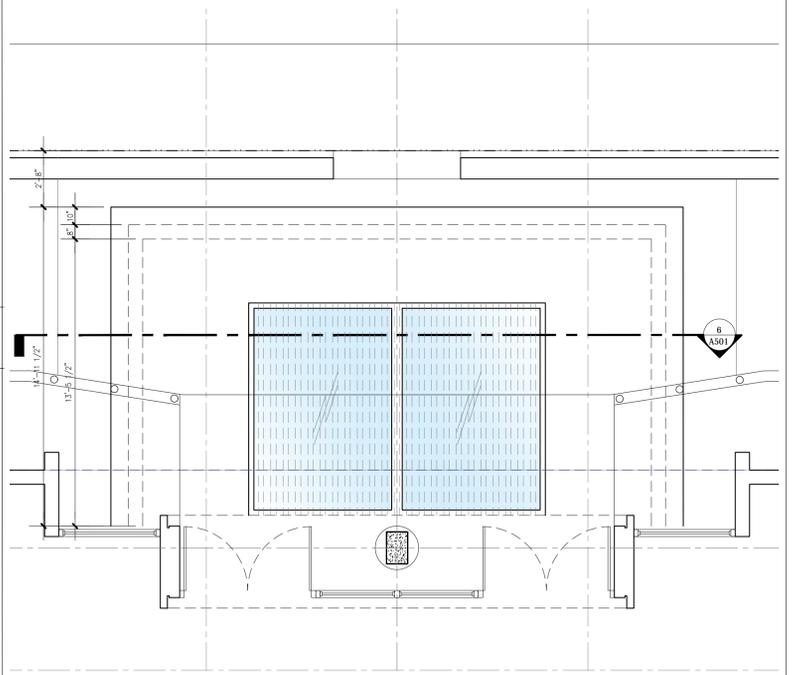
2 DUMPSTER ENCLOSURE
PLAN VIEW SCALE: 1/4"=1'-0"



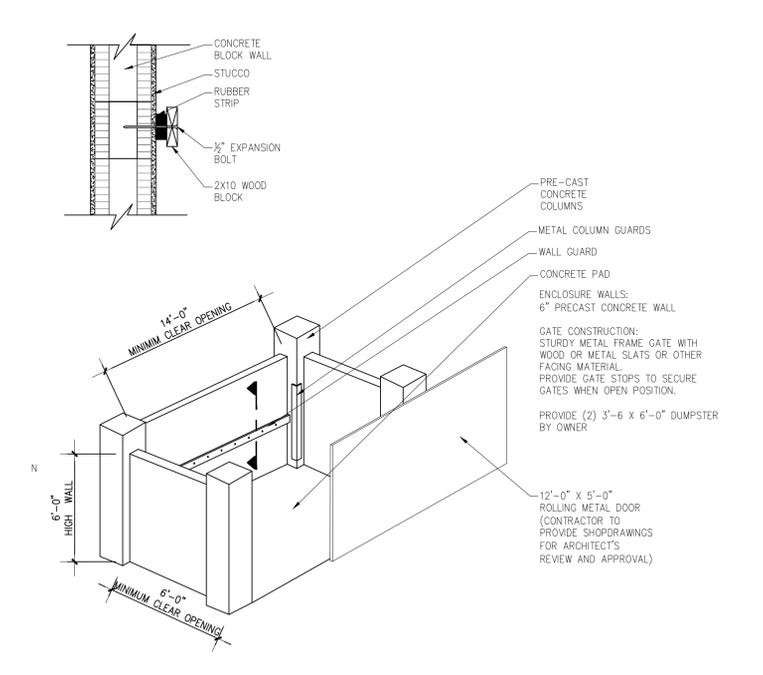
11 ACCESSIBLE ELEVATOR
Control Height and Panel Detail SCALE: N.T.S.



10 SIGNAGE DETAIL
SCALE: 1/4"=1'-0"



6 CANOPY DETAIL
PLAN VIEW SCALE: 1/4"=1'-0"



1 DUMPSTER ENCLOSURE
DETAIL & AXONOMETRIC VIEW N.T.S.

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DATE: 07/12/17
PROJECT: 17-016-00
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REVISION: [Number]

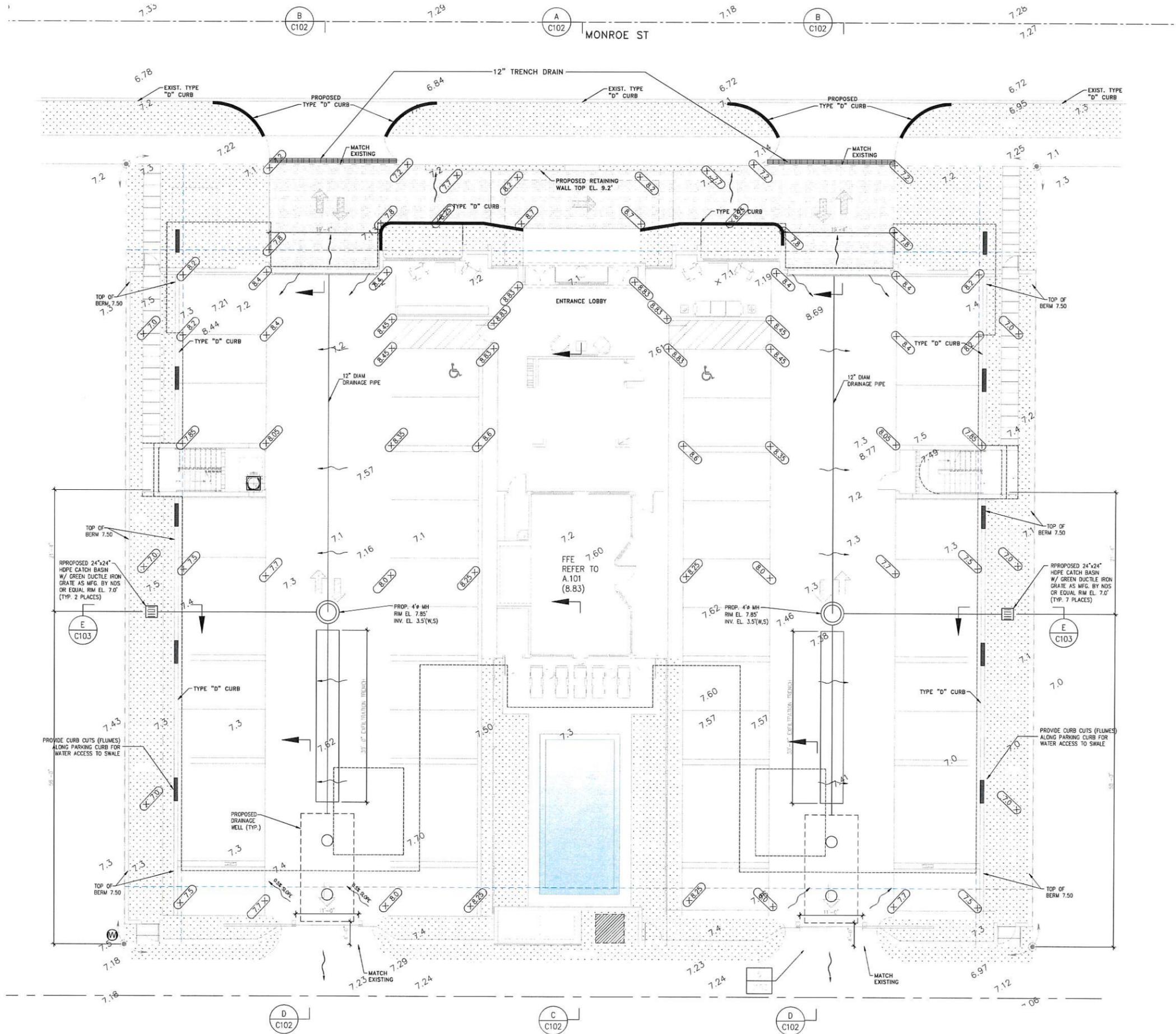
07-28-2017 PRELIMINARY TDC MEETING
08-02-2017 PRELIMINARY TDC MEETING
09-20-2017 REVISION 1 AS PER DRAFT OF PRELIMINARY TDC COMMENTS
10-13-2017 REVISION 2 AS PER DRAFT OF PRELIMINARY TDC COMMENTS
10-16-2017 PRELIMINARY TDC MEETING
10-23-2017 MEETING # PARADISE ASSOCIATION
11-17-2017 REVISION 3 AS PER FINAL TDC COMMENTS
12-01-2017 REVISION 4 AS PER FINAL TDC COMMENTS
12-04-2017 FINAL TDC MEETING
12-08-2017 REVISION 5 AS PER FINAL TDC COMMENTS
12-11-2017 REVISION 6 AS PER FINAL TDC COMMENTS
12-14-2017 REVISION 7 AS PER FINAL TDC COMMENTS
12-28-2017 FINISHING & DEVELOPMENT BOARD SUBMITTAL

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Owner: ARCHITECTUREWORKS, LLC
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
James R. Mckenzie
FLORIDA AR-0015491

SHEET
A501



LEGEND

- EXISTING GRADE ELEVATION
- PROPOSED GRADING ELEVATION
- PROP FLOW DIRECTION
- PROP STORM PIPE
- PROP EXFILTRATION TRENCH
- PROP CATCH BASIN
- PROP MANHOLE
- PROP DRAINAGE WALL

NOTE: THE PRESENCE OF GROUNDWATER AND LIMESTONE MAY BE ENCOUNTERED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

EROSION AND SEDIMENTATION CONTROL NOTES

MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO MONROE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVENTS AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITES DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS

PROPOSED STORM SYSTEMS NOTES

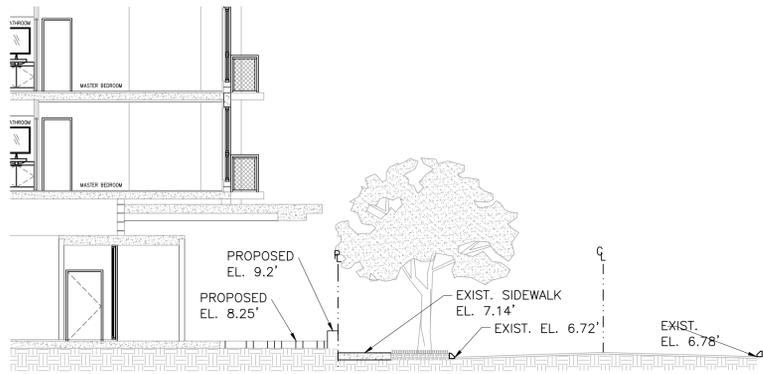
1. ALL STRUCTURE INVERTS SHALL BE CONSTRUCTED PER F.D.O.T. INDEX 201 UNLESS OTHERWISE NOTED.
2. ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARING GRATES, FRAMES, TOPS, RINGS AND COVERS, ETC, AS APPLICABLE.
3. ALL PROPOSED INLET GRATES SHALL BE RETICULINES STEEL.
4. SEE LANDSCAPE PLAN FOR SOD/SEED & MULCH LIMITS.
5. HDPE PIPE TO BE DOUBLE WALL-SMOOTH INTERIOR.

NOTE:

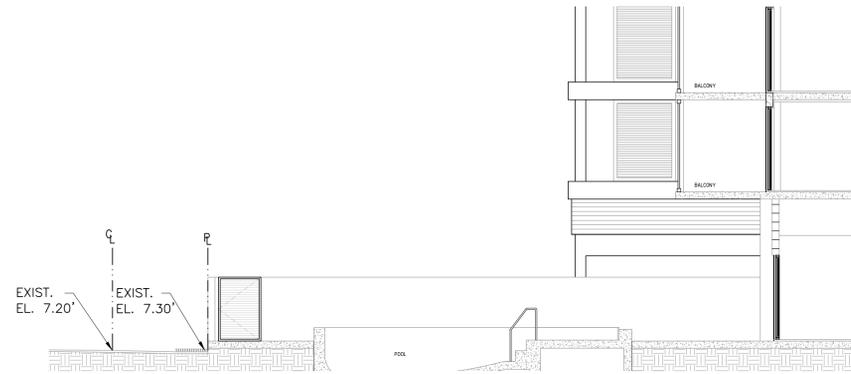
PROPOSED ELEVATIONS ARE RELATIVE TO NAVD.
NAVD = NGVD - 1.6'

DATE	07/12/17
PROJECT	17-010-00
DRAWN BY	
REVISION	
DATE	
BY	

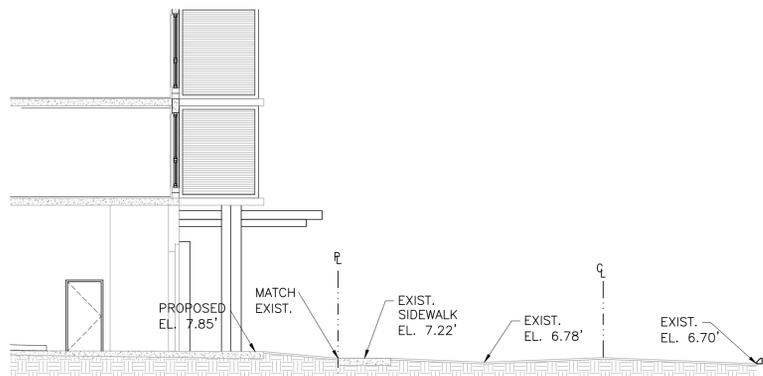
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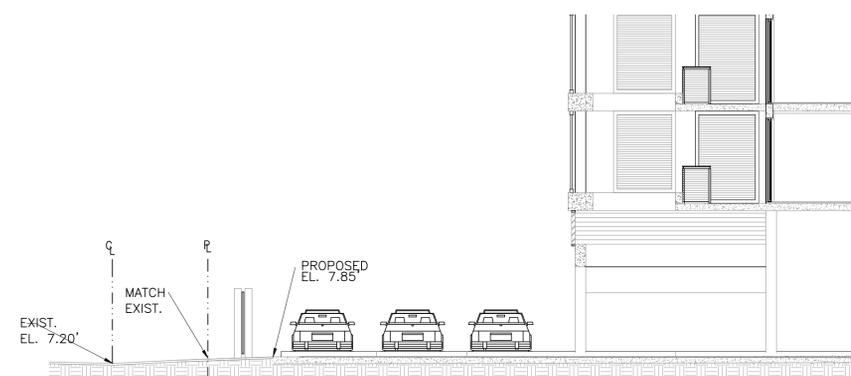
SECTION A
1/8" = 1'-0" C101



SECTION C
1/8" = 1'-0" C101



SECTION B
1/8" = 1'-0" C101

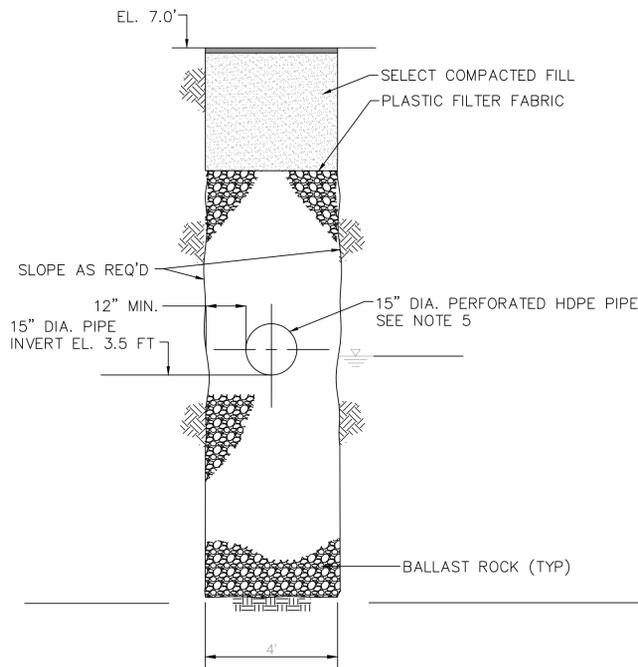


SECTION D
1/8" = 1'-0" C101

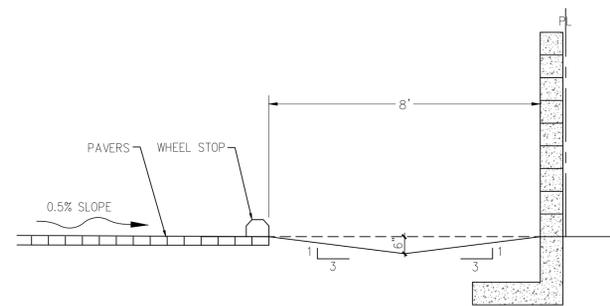
INITIAL PROJ. DATE	07/12/17
PROJECT	17-010-00
DRAWN BY	
REVISION	DATE BY

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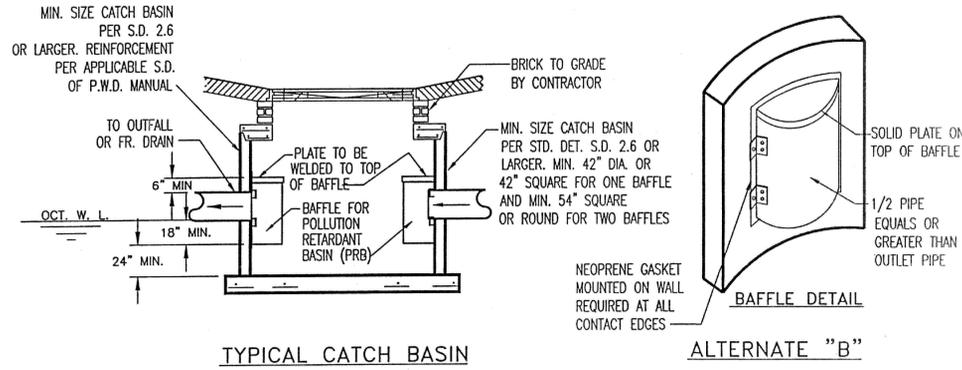




DETAIL	1
NTS	STD

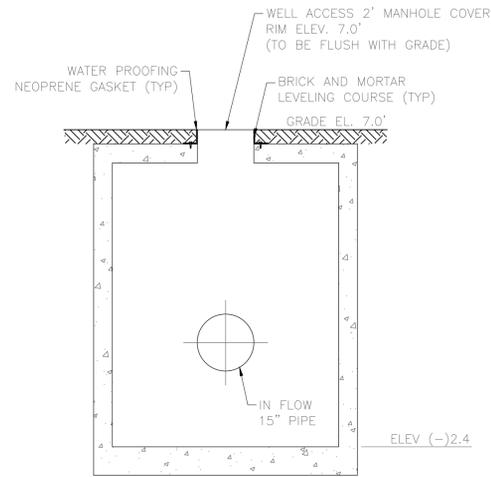


SECTION	E
NTS	C101



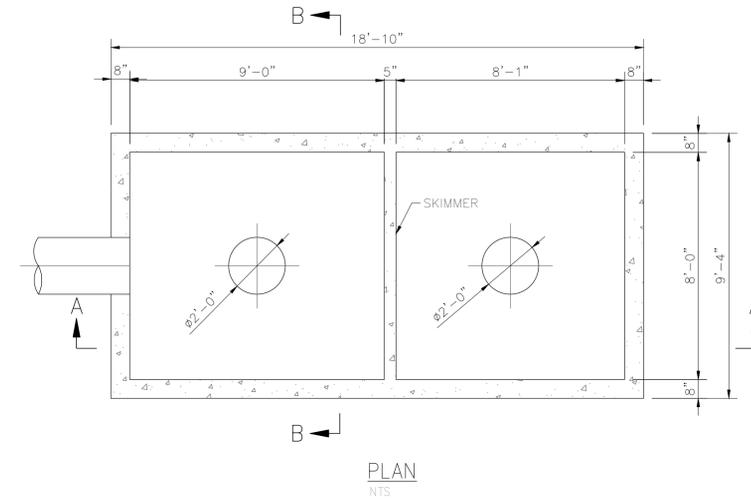
TYPICAL CATCH BASIN

BAFFLE DETAIL	3
DETAIL	3
NTS	STD

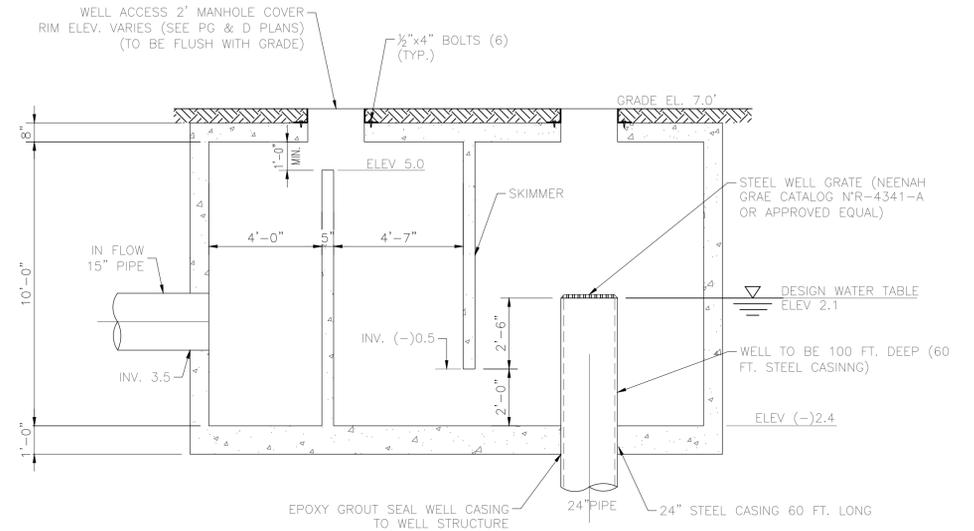


SECTION B-B

FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195-EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



PLAN



SECTION A-A

DRAINAGE WELL INJECTION BOX

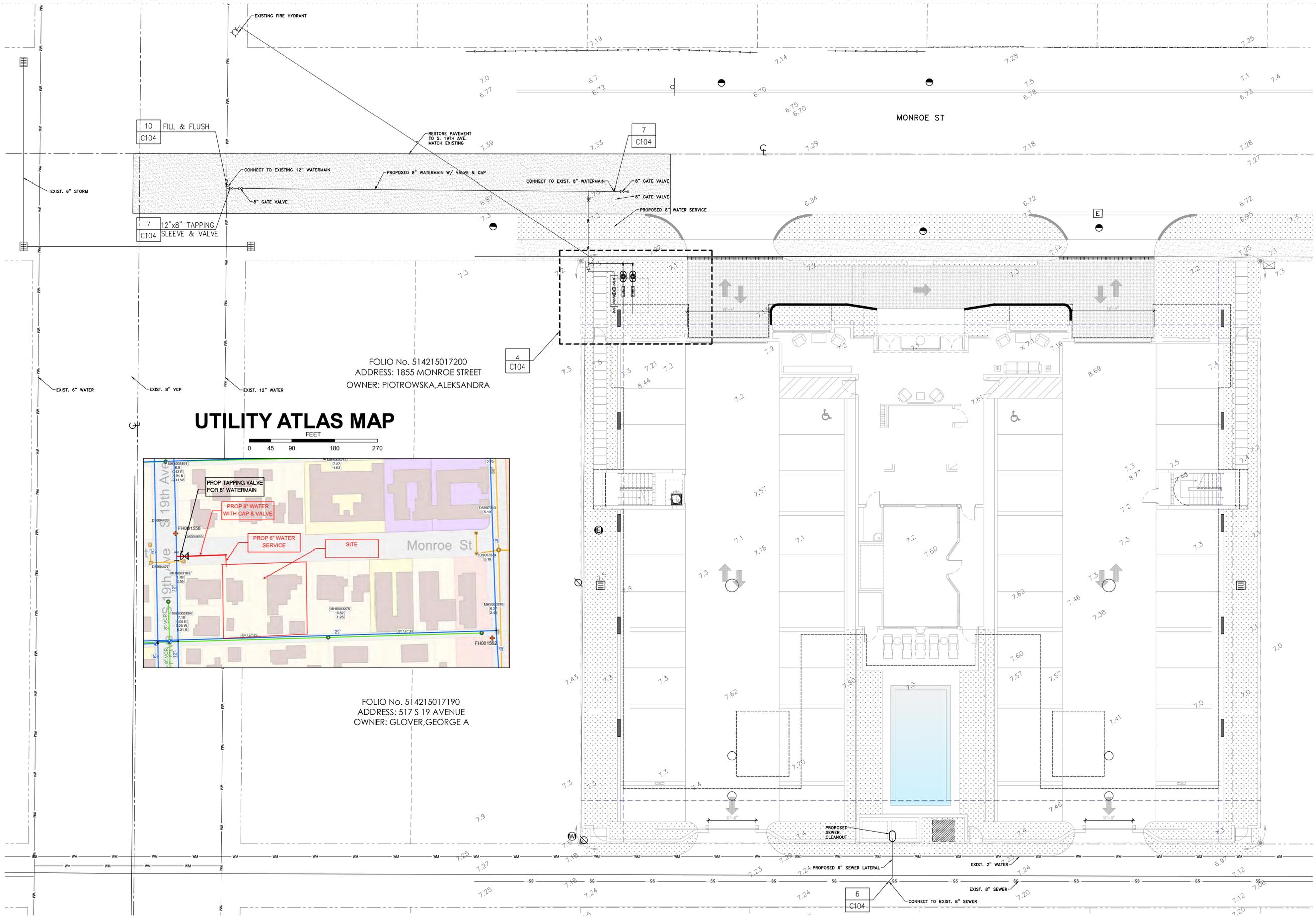
DETAIL	5
NTS	STD

NTAL PROJ. DATE	07/12/17
PROJECT	17-010.00
DRAWN BY	
REVISION	DATE BY

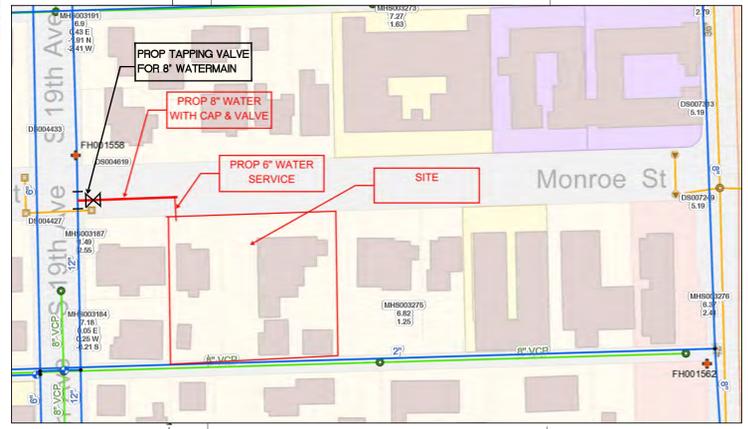
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REVISION	DATE BY

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UTILITY ATLAS MAP



FOLIO No. 514215017200
 ADDRESS: 1855 MONROE STREET
 OWNER: PIOTROWSKA, ALEKSANDRA

FOLIO No. 514215017190
 ADDRESS: 517 S 19 AVENUE
 OWNER: GLOVER, GEORGE A

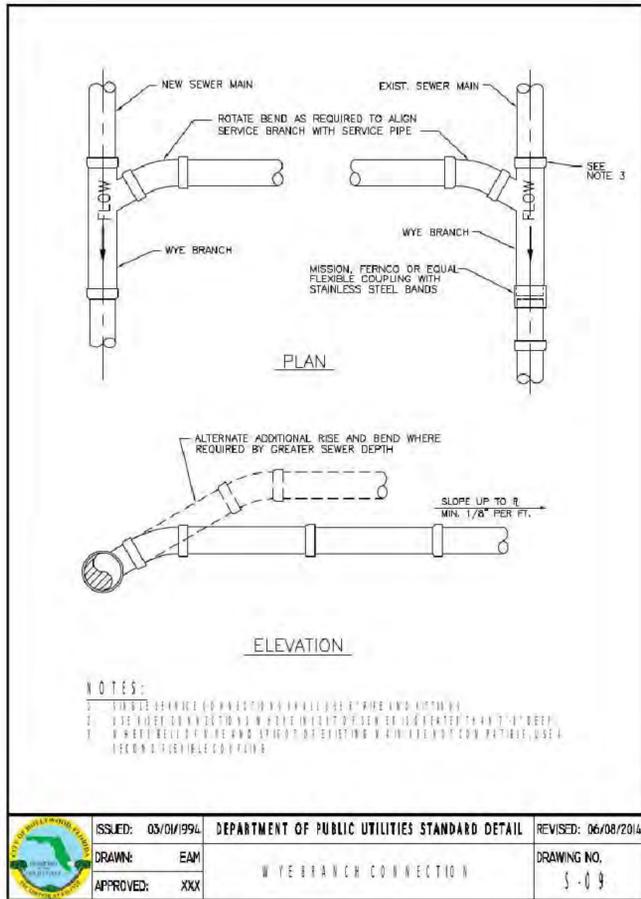
NOTE:

UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II -OR- V -LICENSE PER F.S. 633.102.

UTILITIES PLAN
 LOBBY, PARKING & AMENITIES

SCALE 1" = 10'-0"

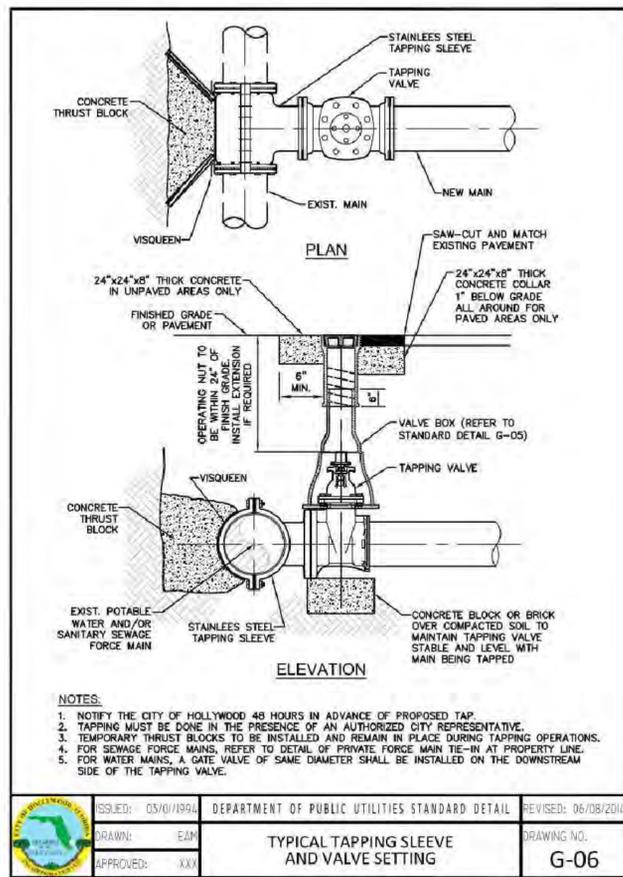




ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. 5-09
APPROVED: XXX		

WYE BRANCH CONNECTION

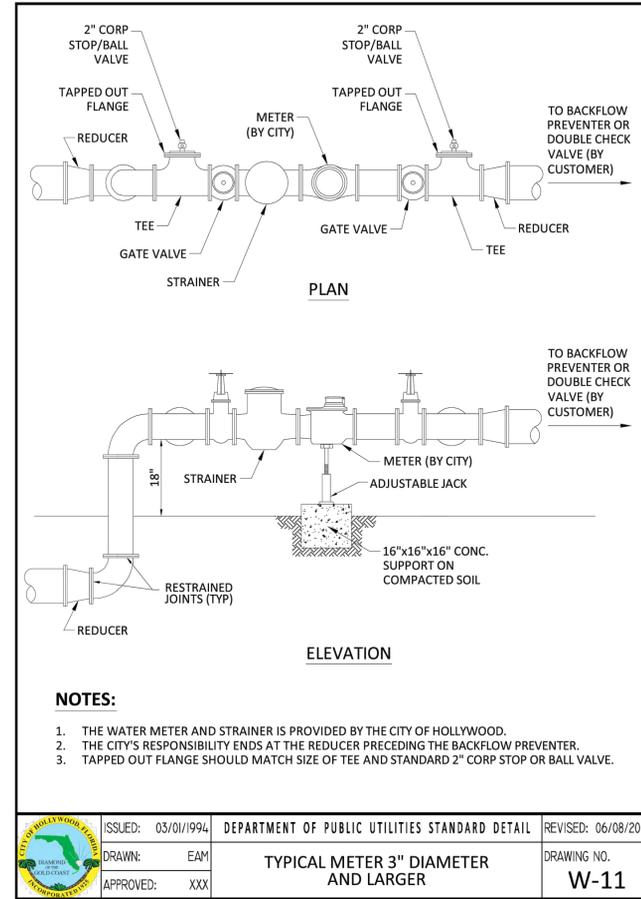
DETAIL	6
NTS	STD



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		

TAP SLEEVE AND VALVE

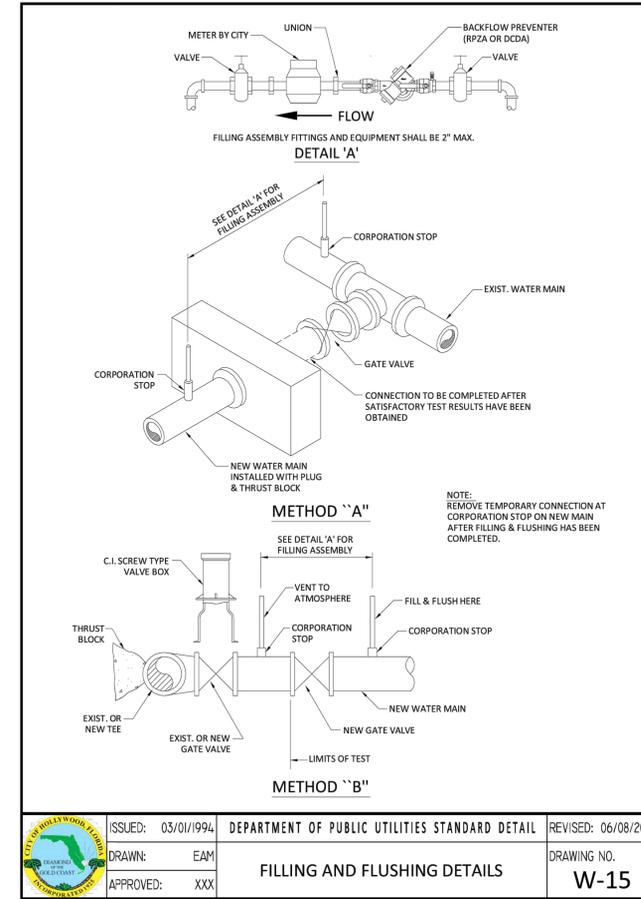
DETAIL	7
NTS	STD



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER	DRAWING NO. W-11
APPROVED: XXX		

WATER METER

DETAIL	8
NTS	STD



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FILLING AND FLUSHING DETAILS	DRAWING NO. W-15
APPROVED: XXX		

FILL & FLUSH

DETAIL	10
NTS	STD

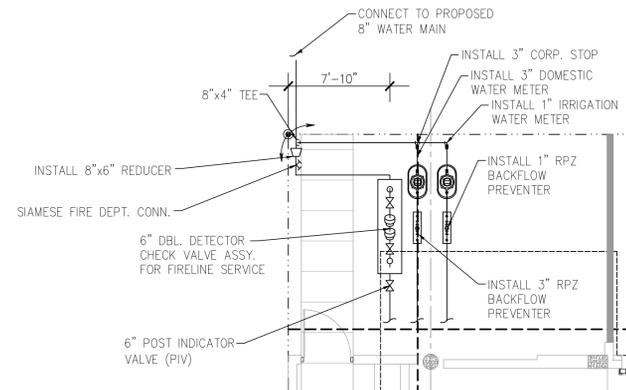
Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
One Bedroom	20	100 GPD	6.35	2,000 GPD
Two Bedroom	16	200 GPD	10.16	3,200 GPD
Three Bedroom	4	300 GPD	3.80	1,200 GPD
Pool	25 person capacity	2 gal/person	0.16	50 GPD
		Total Proposed	21 ERU @ 315 GPD	6,615 GPD

Potable Water Consumption				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
One Bedroom	20		6.35	2,225 GPD
Two Bedroom	16		10.16	3,555 GPD
Three Bedroom	4		3.80	1,330 GPD
Pool	25 person capacity		0.16	55 GPD
		340 ERU @ 350 GPD	21 ERU @ 350 GPD	7,350 GPD

* As per the Florida Administrative Code: Chapter 64E-6.008 Table 1 for System Design, ESTIMATED SEWAGE FLOW. ERU = Equivalent Residential Unit

FLOW DEMAND TABLE

DETAIL	9
NTS	STD



UTILITIES CONNECTION

DETAIL	4
NTS	STD

Szauer Engineering
Civil Engineers
5070 Palmetto Park Road, No. 15389
Boca Raton, FL 33433
Certificate of Authorization Number 90129

NTAL PROJ. DATE: 07/12/17
PROJECT: 17-01000
DRAWN BY:
REVISION DATE BY:

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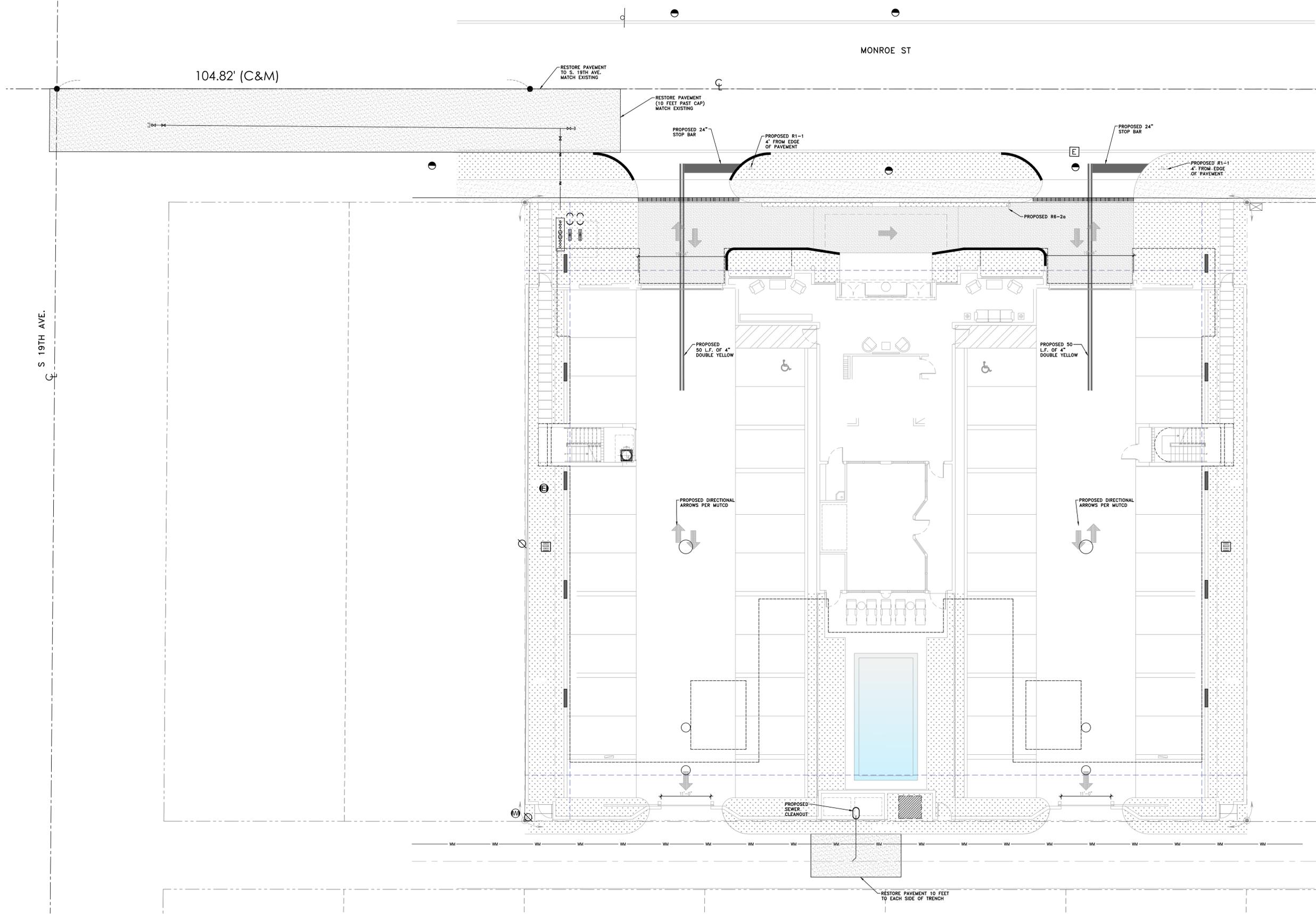
MONROE HOUSE RESIDENCES
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:
ARCHITECTURE WORKS, LLC
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

JORGE M. SZAUER
FLORIDA FL-62579

SHEET

C105

UTILITIES DETAILS
LOBBY, PARKING & AMENITIES SCALE: AS NOTED



S 19TH AVE.

MONROE ST

104.82' (C&M)

PAVING PLAN
 LOBBY, PARKING & AMENITIES SCALE 1" = 10'-0"

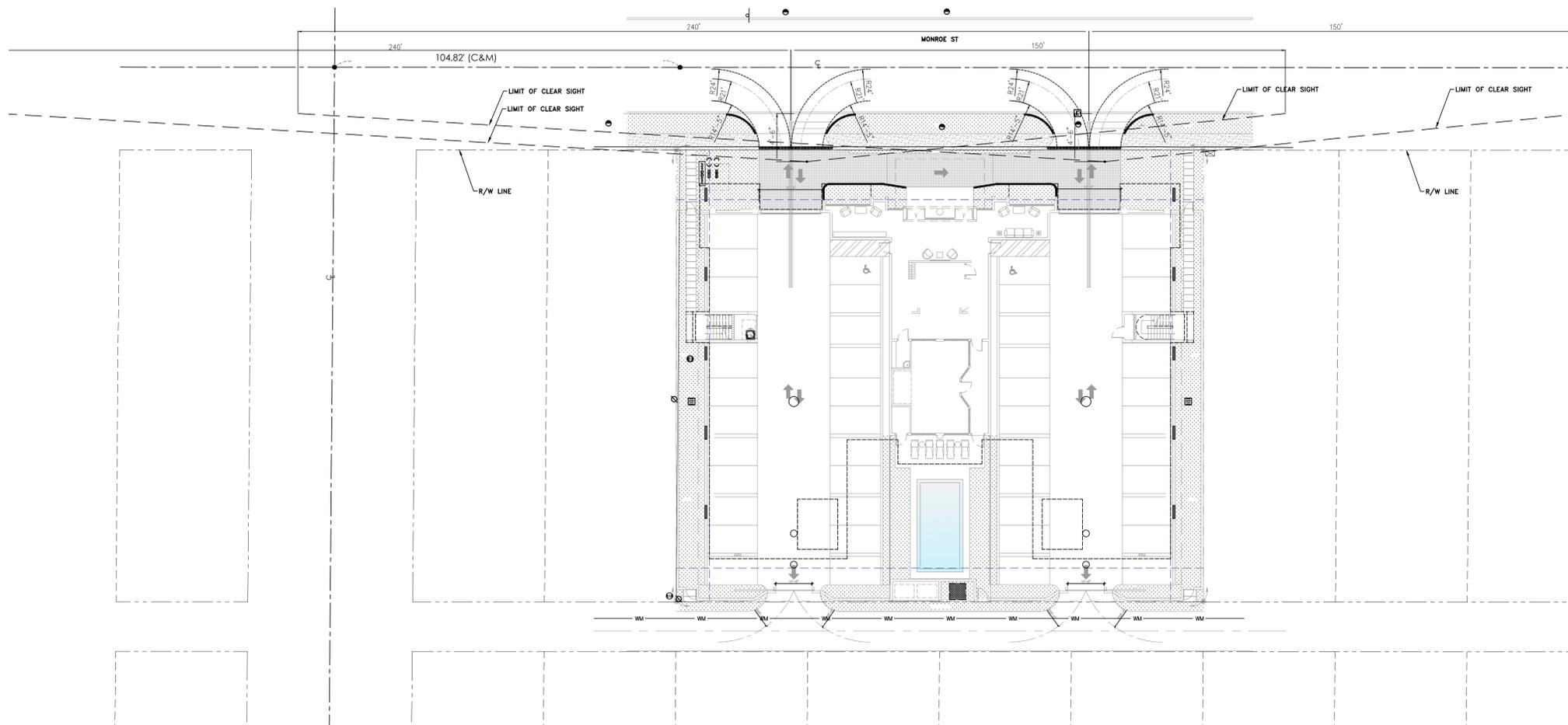
Szauer Engineering
 Civil Engineers
 5070 W Palmetto Park Road, No. 15399
 Boca Raton, FL 33433
 Certificate of Authorization Number 30129

INITIAL PROJ. DATE	07/12/17
PROJECT	17-0100
DRAWN BY	
REVISION	DATE BY

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"MONROE HOUSE"
 RESIDENCES
 Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:
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 300 71 Street, Suite 528 Miami Beach, FL 33141 (305) 866 1823 Facsimile (305) 866 1881

JORGE M. SZAUER
 FLORIDA FL-62579
 SHEET
C106



CLEAR SIGHT LINE
SCALE: 1" = 20'-0"

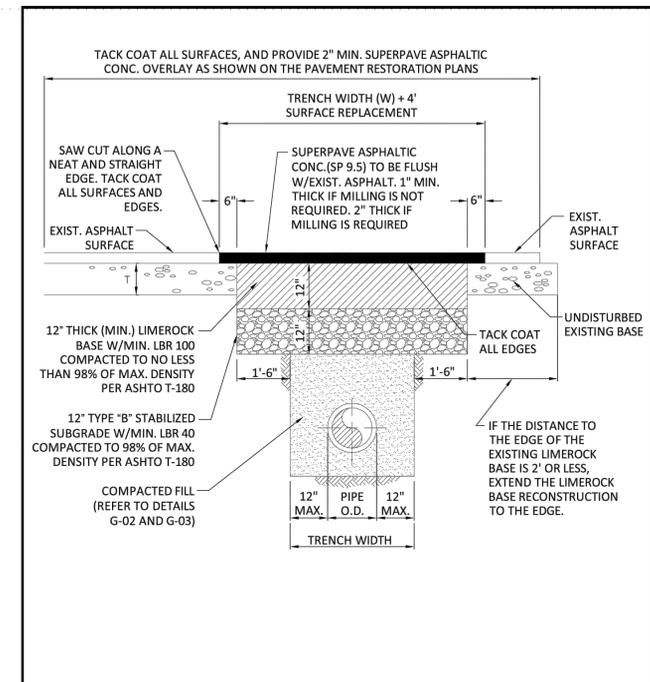
US Customary

Design Vehicle Type	Passenger Car	Single-Unit Truck	Intercity Bus (Motor Coach)	City Transit Bus	Conventional School Bus (65 pass.)	Large School Bus (84 pass.)	Articulated Bus	Intermediate Semi-trailer	Intermediate Semi-trailer	
Symbol	P	SU	BUS-40	BUS-45	CITY-BUS	S-BUS36	S-BUS40	A-BUS	VB-40	VB-50
Minimum Design Turning Radius (ft)	24	42	45	45	42.0	38.9	39.4	39.8	40	45
Center-line ³ Turning Radius (CTR) (ft)	21	38	40.8	40.8	37.8	34.9	35.4	35.5	36	41
Minimum Inside Radius (ft)	14.4	28.3	27.6	25.5	24.5	23.8	25.4	21.3	19.3	17.0
Design Vehicle Type	Interstate Semitrailer	"Double Bottom" Combination	Triple Semi-trailer/trailer	Turnpike Double Semi-trailer/trailer	Motor Home	Car and Camper Trailer	Car and Boat Trailer	Motor Home and Boat Trailer	Farm ³ Tractor w/One Wagon	
Symbol	WB-62*	WB-65** or WB-67	WB-67D	WB-100T	WB-109D*	MH	P/T	P/B	MH/B	TR/W
Minimum Design Turning Radius (ft)	45	45	45	45	60	40	33	24	50	18
Center-line ³ Turning Radius (CTR) (ft)	41	41	41	41	56	36	30	21	46	14
Minimum Inside Radius (ft)	7.9	4.4	19.3	9.9	14.9	25.9	17.4	8.0	35.1	10.5

* = Design vehicle with 48-ft trailer as adopted in 1982 Surface Transportation Assistance Act (STAA).
 ** = Design vehicle with 53-ft trailer as grandfathered in with 1982 Surface Transportation Assistance Act (STAA).
 1 = The turning radius assumed by a designer when investigating possible turning paths and is set at the centerline of the front axle of a vehicle. If the minimum turning path is assumed, the CTR approximately equals the minimum design turning radius minus one-half the front width of the vehicle.
 2 = School buses are manufactured from 42-passenger to 84-passenger sizes. This corresponds to wheelbase lengths of 11.0 ft to 20.0 ft, respectively. For these different sizes, the minimum design turning radii vary from 28.8 ft to 39.4 ft and the minimum inside radii vary from 14.0 ft to 25.4 ft.
 3 = Turning radius is for 150-200 hp tractor with one 18.5 ft long wagon attached to hitch point. Front wheel drive is disengaged and without brakes being applied.

MINIMUM TURNING RADII

DETAIL	13
NTS	STD



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM
 APPROVED: XXX
 FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY
 DRAWING NO. G-12.1

FLEXIBLE PAVEMENT RESTORATION NOTES:

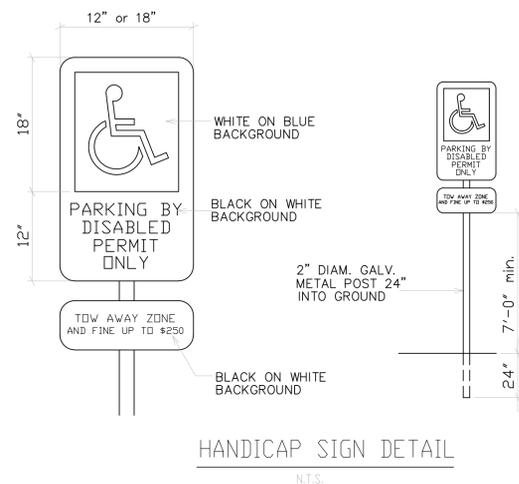
- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
- LIMEROCK BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED FOR A SMOOTH, FLUSH TRANSITION TO EXISTING PAVEMENT.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM
 APPROVED: XXX
 FLEXIBLE PAVEMENT RESTORATION NOTES
 DRAWING NO. G-12

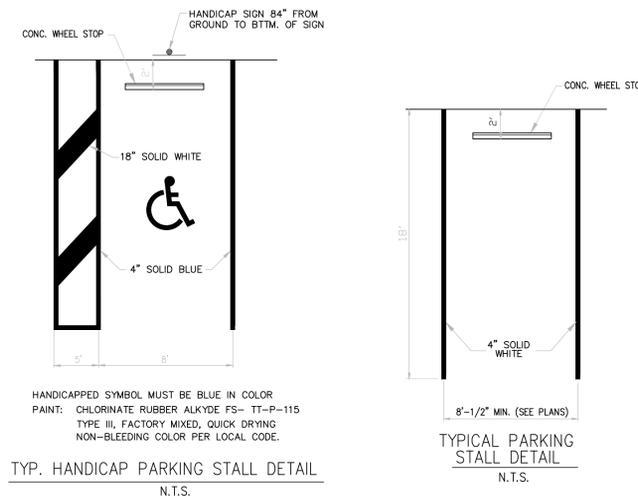
PAVEMENT RESTORATION

DETAIL	12
NTS	STD

CLEAR SIGHT & PAVING DETAILS
 LOBBY, PARKING & AMENITIES SCALE: AS NOTED



HANDICAP SIGN DETAIL
N.T.S.



TYP. HANDICAP PARKING STALL DETAIL
N.T.S.

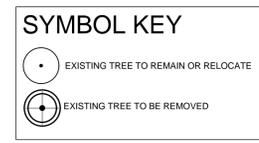
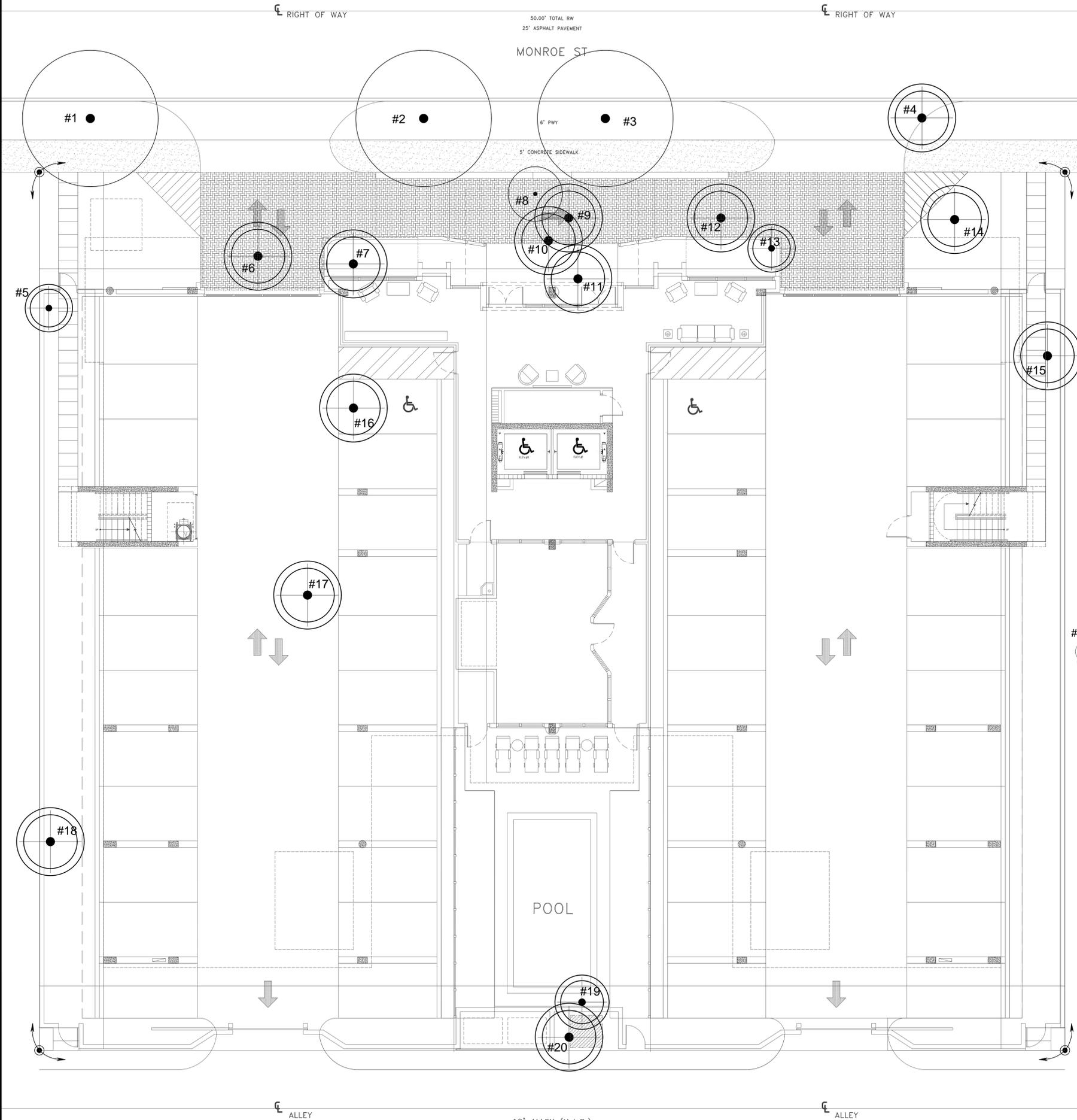
PARKING STALLS

DETAIL	11
NTS	STD

INITIAL PROJ. DATE	07/12/17
PROJECT	17-01000
DRAWN BY	
REVISION	DATE BY

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FLORIDA REGISTERED PROFESSIONAL ENGINEER
 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
 FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY
 DRAWING NO. G-12.1



CITY OF HOLLYWOOD

TREE DISPOSITION LIST:

TREE #	COMMON NAME/SCIENTIFIC NAME	DBH(in)	HT(ft)	CANOPY(ft)	DISPOSITION	CONDITION	COMMENTS
1 **	LIVE OAK/ Quercus virginiana	22	30	40	REMAIN	FAIR	SEE PROTECTION DETAILS
2 **	LIVE OAK/ Quercus virginiana	21	30	40	REMAIN	FAIR	SEE PROTECTION DETAILS
3 **	LIVE OAK/ Quercus virginiana	13	35	30	REMAIN	FAIR	SEE PROTECTION DETAILS
4 *	LIVE OAK/ Quercus virginiana	12.5	35	30	TO BE REMOVED	FAIR	IN NEW DRIVEWAY AREA
5 *	ADONDIS PALM/ Adonidia merrillii	4.5	12	5	TO BE REMOVED	POOR	POOR / DEFICIENT DUE TO SHADE OF TREES
6 *	BRAZILIAN BEAUTYLEAF/ Calophyllum brasiliense	5.5	12	10	TO BE REMOVED	FAIR	DEFICIENT DUE TO SHADE OF TREES
7 *	BLACK OLIVE/ Bucida buceras	18	40	30	TO BE REMOVED	FAIR	DEFICIENT DUE TO SHADE OF TREES
8 **	ROYAL PALM/ Roystonea elata	8	15	10	RELOCATE	FAIR	SEE RELOCATION DETAILS
9 *	BLACK OLIVE/ Bucida buceras	12	20	15	TO BE REMOVED	POOR	IN AREA OF NEW CONSTRUCTION
10	UMBRELLA TREE/ Schefflera actinophylla	8	20	10	TO BE REMOVED	FAIR	DAMAGE-PROHIBITED SPCS/ NO MITIGATION REQ
11 *	GUMBO LIMBO/ Bursera simaruba	9	15	10	TO BE REMOVED	POOR	POOR / DEFICIENT DUE TO SHADE OF TREES
12 *	BLACK OLIVE/ Bucida buceras	23	35	40	TO BE REMOVED	FAIR	IN AREA OF NEW CONSTRUCTION
13 *	ALEXANDER PALM/ Ptychosperma elegans	3.5	12	5	TO BE REMOVED	FAIR	SMALL PALM/ NO MITIGATION RQ.
14 *	ARECA PALM/ Dypsis lutescens	ML	12	10	TO BE REMOVED	FAIR	IN AREA OF NEW CONSTRUCTION
15	ROYAL PALM/ Roystonea elata	16	15	N/A	TO BE REMOVED	DEAD	DEAD/ NO PALM TOP
16 *	ROYAL POINCIANA/ Delonix regia	33	40	50	TO BE REMOVED	FAIR	OVERSIZED FOR AVAILABLE PLANTING AREAS
17 *	MAHOGANY TREE/ Swietenia mahogani	16	30	25	TO BE REMOVED	FAIR	IN AREA OF NEW CONSTRUCTION
18 *	GUMBO LIMBO/ Bursera simaruba	14.5	25	25	TO BE REMOVED	FAIR	ON FENCELINE/ POOR RELOCATION ROOTBALL
19 *	BRAZILIAN BEAUTYLEAF/ Calophyllum brasiliense	8.5	15	5	TO BE REMOVED	POOR	OVER TRIMMED BY FPL CREWS / POWERLINES
20 *	MAHOGANY TREE/ Swietenia mahogani	15	20	30	TO BE REMOVED	POOR	OVER TRIMMED BY FPL CREWS / POWERLINES

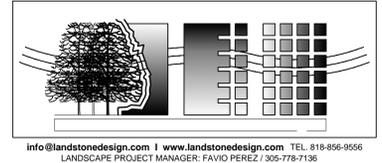
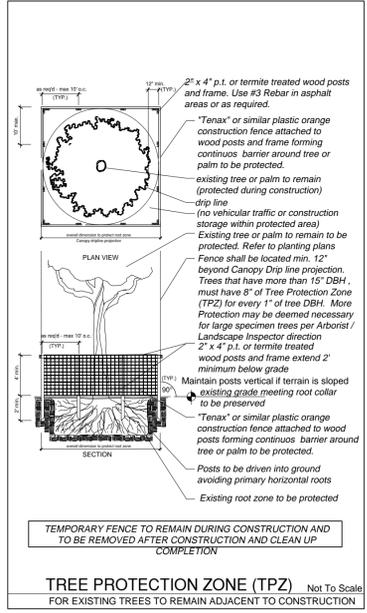
CONDITION: EXCELLENT=90-100%, GOOD=75-85%, FAIR=60-70%, POOR=40-50%, VERY POOR=10-35%

* DBH TO BE REMOVED/ MITIGATED
 ** EXISTING TO BE COUNTED TOWARDS REQUIREMENTS

TREE MITIGATION Do not relocate, remove or destroy a tree without first obtaining a permit from the City.

TOTAL AREA OF CANOPY PROPOSED FOR REMOVAL: 8,510 S.F.
 *8,510 S.F. OF CANOPY TO BE REPLACED AS PER REQS.

PROPOSED REPLACEMENT MITIGATION: 1,800 S.F.
 (4)12' HT/ 2" CAL. (CATEGORY 1 TREE @ 300sf ea.) = 1,200 sf. **PROPOSED: (4) SATIN LEAF TREE / 12' HT, 2" CAL.**
 ADDITIONAL MITIGATION TO BE COORDINATED WITH CITY DUE TO LACK OF SPACE ON SITE.



SYMBOL KEY

- EXISTING TREE TO REMAIN
- RELOCATED TREE
- SEE DETAILS ON SHEET L1

City of Hollywood Zoning Net Lot Area 21,760 s.f.

Perimeter Landscape
 1. One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.
 REQ.: 4 (160 l.f. on Monroe Street)
 PROV.: 4 Trees (3 from existing street trees to remain)

2. Alley buffer, 1 tree for every 20 linear feet. 160 l.f.
 REQ.: 8
 PROV.: 8 Trees

5. At grade parking lot buffer, 1 tree for every 20 linear feet. 160 l.f.
 REQ.: 8
 PROV.: 8 Trees

Open Space
 10. Minimum of one tree per 1,000 s.f. of pervious area of property.
 REQ.: 7 Trees
 PROV.: 7 Trees

A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.
 TOTAL TREES REQUIRED: 27
 TOTAL TREES PROVIDED: 27 (24 PROPOSED / 3 EXST. TREES / 1 EXST. PALM)
 (4 ADDITIONAL TREES FOR MITIGATION)

NATIVE TREES REQ.: 16 PROV.: 18 (15 PROPOSED / 3 EXISTING TREES)
 A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.
 A MAXIMUM OF 50% OF REQUIRED TREES MAY BE PALM SPECIES. PALMS SHALL BE COUNTED AS 3:1 FOR TREES.

The safe sight distance triangle area provide unobstructed cross visibility at a level between 2 feet and 6.5 feet. Plant material shall not be planted in the root balls of any tree.

Note: PROJECT SHALL COMPLY OR MEET WITH GREEN BUILDING CERTIFICATION REQUIREMENTS. NO INVASIVE PLANT SPECIES SHALL BE PLACED ON SITE.

AS PER CITY OF HOLLYWOOD, GREEN BUILDING PRACTICES, AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS.

PLANT LIST:

QTY.	KEY	BOTANICAL / COMMON NAME	DESCRIPTION	#2 DROUGHT TOLERANCE
2	(#) ** ^	Coccoloba diversifolia PIGEON PLUM	12' x 5' spr., 2" dbh f.g.	HIGH
10	(#) * ^	Chrysophyllum oliviforme SATIN LEAF	12' ht. x 5' spr., 2" DBH f.g.	HIGH
6	(#) * ^	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD STD	12' ht. x 5' spr., 2" DBH f.g.	HIGH
6	(#) ** ^	Myrcianthes fragrans SIMPSON STOPPER	7' ht., multi trk. 15 gal.	HIGH
22	(#) ** ^	Sabal palmetto CABBAGE PALM	16' o.a. ht. BTD f.g.	MEDIUM
6	(#) **	Veitchia montgomeryana MONTGOMERY PALM	18' ht. double trk. 25 gal. f.g.	MEDIUM
1	(#) * ^	Quercus virginiana LIVE OAK	12' ht. x 5' spr., 2" DBH f.g.	HIGH
270	AG **	Arachis glabrata PERENNIAL PEANUT	1 gal.	HIGH
6	AI **	Andropogon skinneri SAME	10 gal.	MEDIUM
6	CC (#) *	Chamaedorea cataractarum CAT PALM	5' ht. 15 gal.	HIGH
76	CE (#) * ^	Conocarpus erectus GREEN BUTTONWOOD	36" ht x 24" spr. 7 gal.	HIGH
60	CM (#) *	Carissa macrocarpa 'Emerald Blanket' CARISSA EMERALD BLANKET	16" ht x 20" spr. 3 gal.	HIGH
6	IV (#) ** ^	Iris virginica BLUE FLAG IRIS	20" ht x 20" spr. 3 gal.	MEDIUM
24	LE (#) *	Liriope muscari 'Evergreen giant' GREEN LIRIOPE	14" ht x 14" spr. 3 gal.	HIGH
70	NE * ^	Nephrolepis exaltata BOSTON FERN	18" ht x 18" spr. 3 gal.	MEDIUM
24	PB (#) *	Philodendron 'Burlie Marx' BURLE MARX PHILODENDRON	18" ht x 18" spr. 3 gal.	MEDIUM
56	PN (#) ** ^	Psychotria nervosa WILD COFFEE	24" ht x 24" spr. 3 gal.	MEDIUM
14	RE (#) *	Rhapis excelsa LADY PALM	4' ht., F 15 gal.	MEDIUM
70	SV (#) **	Schefflera arboricola 'Trinette' VAR. SCHEFFLERA	24" ht x 24" spr. 3 gal.	HIGH
720	TA *	Trachelospermum asiaticum ASIATIC JASMINE	12" o.c., F 1 gal.	MEDIUM
110	TD (#) * ^	Tripsacum dactyloides FAKAHATCHEE GRASS	24" ht x 24" spr. 3 gal.	MEDIUM
As Req.	LAWN (#)	St. Augustine 'Floratan'	solid even sod	LOW

#2 (4 Trees to count towards mitigation)

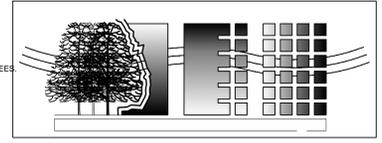
ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN

- * MODERATE DROUGHT TOLERANCE
- ** VERY DROUGHT TOLERANT
- ^ NATIVE SPECIES
- (#) SOUTH FLORIDA WATER MANAGEMENT PLANT LIST, 80% REQUIRED.

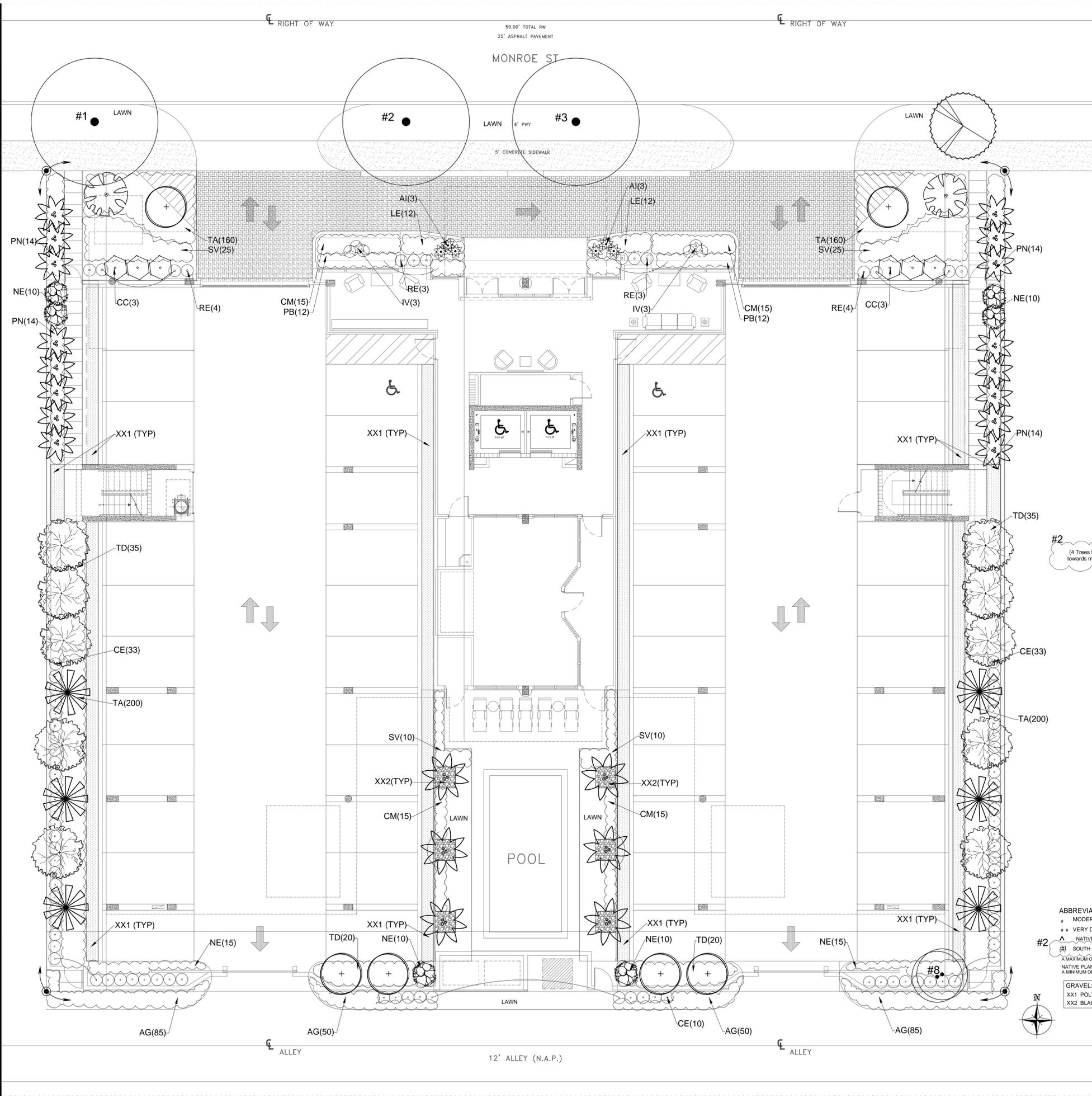
A MAXIMUM OF 50% OF REQUIRED TREES MAY BE PALM SPECIES. PALMS SHALL BE COUNTED AS 3:1 FOR TREES.
 A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

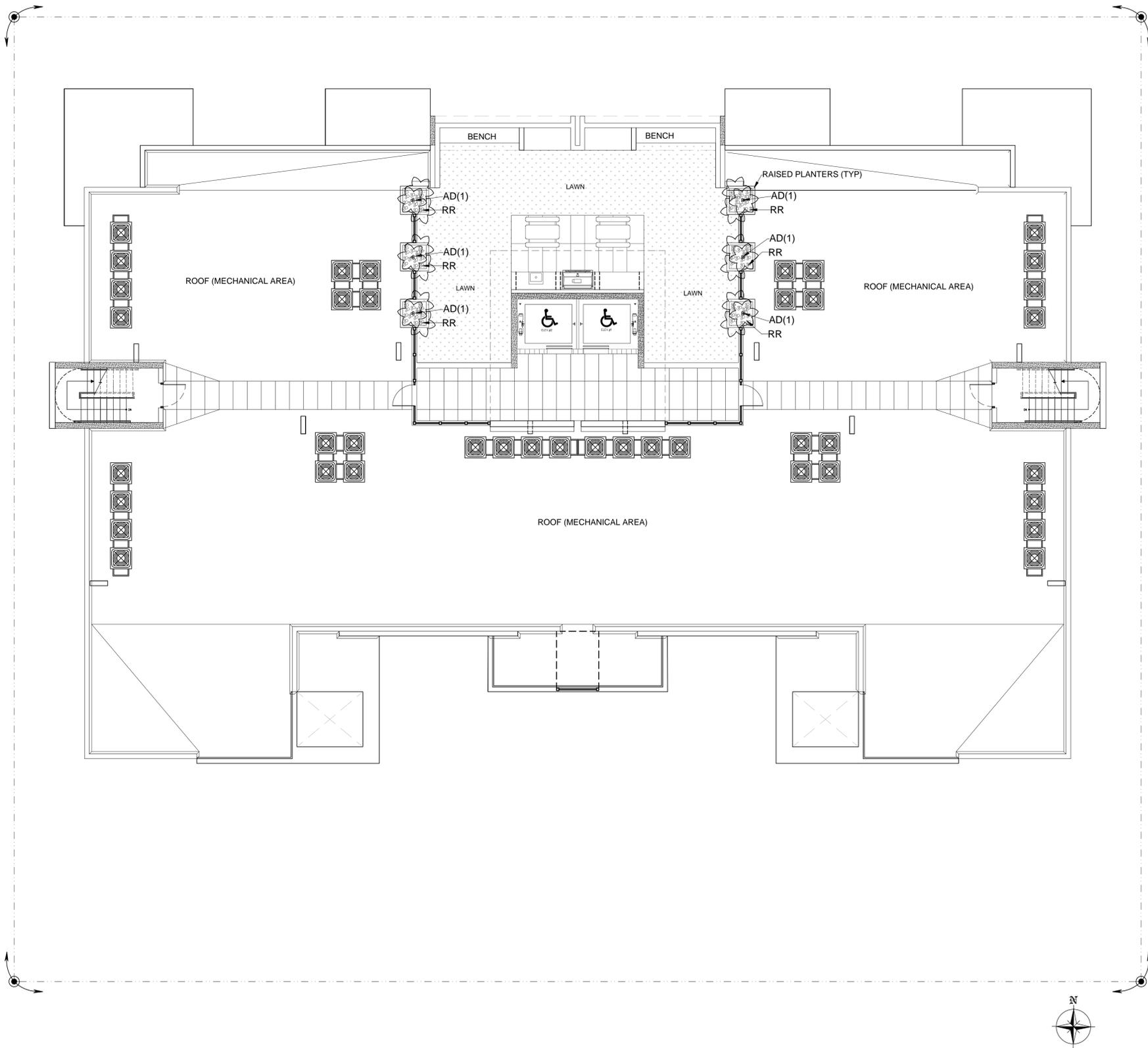
NATIVE PLANT REQUIREMENTS:
 A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

GRAVEL- INSTALL GRAVEL ON FILTRATION FABRIC
 XX1 POLYNESEAN MINI PEBBLE / BY OLIMAR SAND & GRAVEL/ OLIMARSTONE.COM
 XX2 BLACK PEBBLE 1-2" / BY OLIMAR SAND & GRAVEL/ OLIMARSTONE.COM



info@landstonedesign.com | www.landstonedesign.com TEL: 818-856-9556
 LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305-778-7136



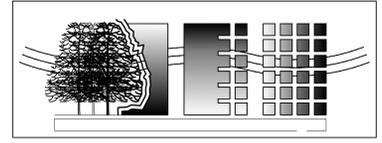


PLANT LIST:

QTY.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION	DROUGHT TOLERANCE
6		** Adonia merrillii CHRISTMAS PALM	4' o.a. ht, triple trk., F 7 gal.	HIGH
As Req.	LAWN	Empire Zoysia	solid even sod	LOW
RR		BLACK PEBBLES, 1-2" / SEE PLANTER FOR QTY. BY OLMARSTONE.COM OR EQUAL.		

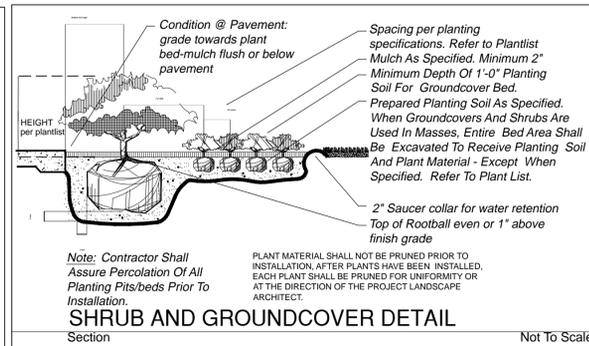
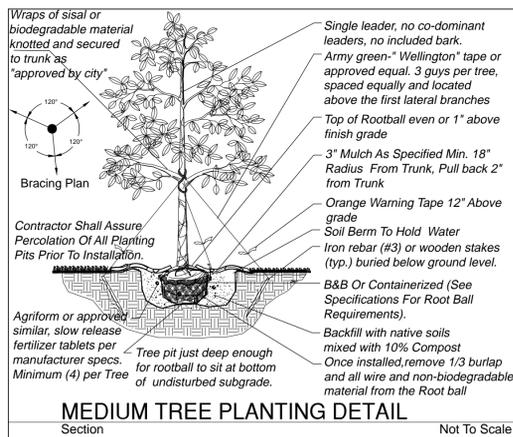
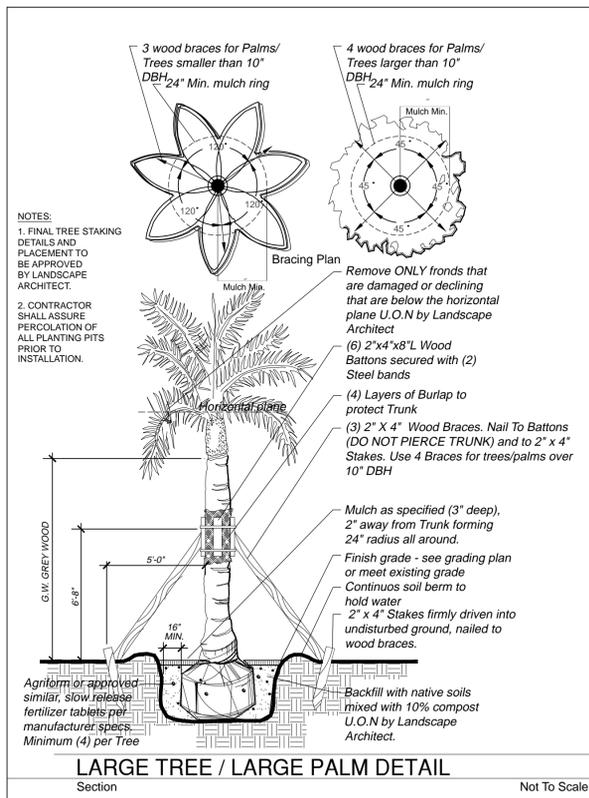
ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN
 * MODERATE DROUGHT TOLERANCE
 ** VERY DROUGHT TOLERANT
 ▲ NATIVE SPECIES

NOTE: PALMS TO BE BRACED AS NEEDED FOR WIND AND SUPPORT IN PLANTERS.



info@landstonedesign.com | www.landstonedesign.com TEL: 818-856-9556
 LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305-778-7136

DERICK LANGEL
 LANDSCAPE ARCHITECT
 FL LICENSE #LA6667045



GENERAL PLANTING REQUIREMENTS
 THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

2 FULL BUSINESS DAYS BEFORE DIGGING, CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. NOTIFICATION CENTER. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND ANY FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLANS WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY GRADES AND STANDARDS FOR FLORIDA NURSERY TREES AND PLANTS.

ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GROUNDING, CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS, STICKS, OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMESTONE SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50/50 SAND/TOPSOIL MIN SHALL BE DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS, THE TOP 2" OF ALL SODDED AREAS. THIS SOIL SHALL BE FILLED INTO THE EXISTING SOIL AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE. MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING.

ALL BURLAP, STRING, CORDS, WIRE BASKETS, PLASTIC OR METAL CONTAINERS SHALL BE REMOVED FROM THE ROOTBALLS BEFORE PLANTING. REMOVE ALL BAMBOO AND METAL NURSERY STAKES. REMOVE ALL TAGGING TAPE.

ALL TREES/PALMS SHALL BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLARE ARE SLIGHTLY ABOVE FINAL GRADE. SHRUB MATERIAL SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO ADJUST NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL TREES/PALMS SHALL BE STAKED USING BIODEGRADABLE MATERIAL. NO WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL SHALL BE USED. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED AND THE MATERIAL WILL BE REJECTED. PLEASE REFER TO THE PLANTING DETAILS.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM WITH A MINIMUM 100% COVERAGE WITH ALL HEADS ADJUSTED TO 50% OVERLAP. EACH SYSTEM SHALL BE INSTALLED WITH AN OPERATIONAL RAIN SENSOR AND RUST INHIBITOR. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

NO FERTILIZERS ARE REQUIRED.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 1" COMPACTED LAYER OF FINE STRAW, THEN TOPPED WITH A 2" LAYER OF FINE BARK/MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF TOTAL COVER WHEN SETTLED. SPREAD MULCH TO 1" THICKNESS 3" AWAY FROM THE TRUNKS/STEMS OF ALL PLANT MATERIAL. ALL TREES IN SODDED AREAS SHALL HAVE A CLEAN CUT 4" DIAMETER MULCH RING. THE 5'6" HEIGHT WATER RING SHALL BE MADE FROM MULCH, NOT SOIL. CERTAIN AREAS MAY RECEIVE A THICKER MULCH COVER WHERE NOTED ON PLANS. CYPRESS, RED, GOLD AND GREEN MULCH IS PROHIBITED.

ALL OPEN AREAS NOT COVERED BY TREES, PALMS, SHRUBS, VINES OR GROUND COVERS SHALL RECEIVE STENOGRAPHUM SECUNDATUM, ST. AUGUSTINE PALMETTO SOD, WHETHER LABELED ON THE PLANS OR NOT, UNLESS A DIFFERENT SPECIES IS INDICATED ON THE PLANTING PLAN. ALL NOTES #1 SHALL BE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO HIS OR HER TAKE OFF AND SOD ALL OPEN AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY EXISTING SOD WHICH MAY BE DAMAGED DURING CONSTRUCTION.

PLEASE REFER TO THE PLANTING DETAILS FOR A GRAPHIC REPRESENTATION OF THE ABOVE NOTES.

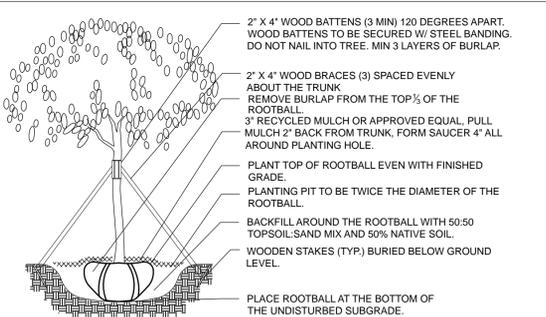
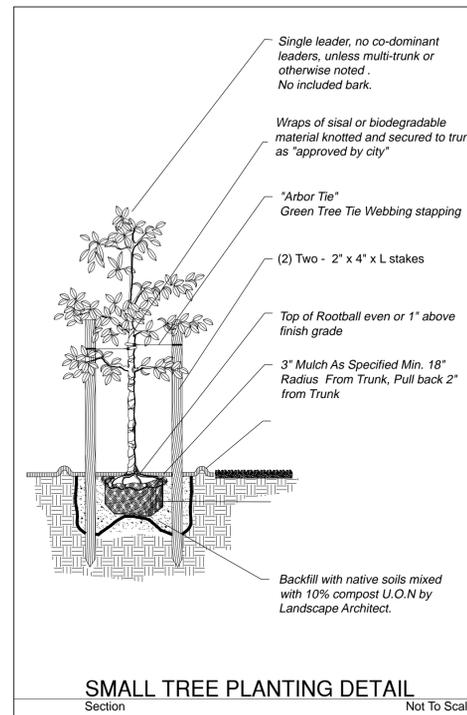
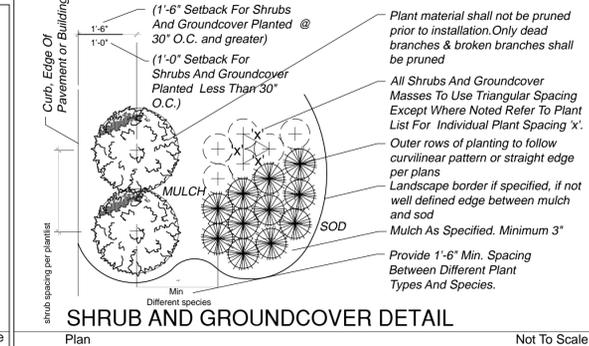
ALL PLANT MATERIALS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN LANDSCAPE REMOVAL.

EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK. ALL EXISTING TREES SHALL BE "LIFTED AND THINNED" TO PROVIDE AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.

ALL PLANT MATERIAL WAS CONFIRMED AVAILABLE AT THE TIME OF DESIGN. NO CHANGES ARE AUTHORIZED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

PRUNING SHALL BE PER ANSI-300 STANDARDS



TREE RELOCATION PROCESS / NOTES:

- 1) Root prune in place 6 to 8 weeks before relocation. Then allow roots to regenerate
- 2) Water the root zones to field capacity for 5 continuous days before root pruning.
- 3) Root prune with proper equipment to sever roots, ensure roots are not torn or pulled apart. With hand tools, dig a 2'-0" wide by 3'-0" deep trench at the outer edge of the rootball (Size determined below) or as determined by the Arborist on site. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier, backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.
- 4) Form a rootball of the following minimum sizes:
 - 24 inches by 12 inches deep for trees less than 5 inch caliper;
 - 36 inches by 18 inches deep for trees from 5 to 18 inch caliper; and
 - 48 inches by 24 inches deep for trees over 18 inch caliper.
- 6) Transplant operations to be supervised by an ISA certified arborist.
- 7) At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
- 8) Transplanting hole to be at least 2' larger than the rootball
- 9) Add Agriform Fertilization tablets or similar per manufacturer recommendation according to pruned tree size, but no less than 4 tablets.
- 10) Set the tree no deeper than its original condition.
- 11) Water to eliminate air pockets with water hose application of flood watering.
- 12) Post transplant watering to be daily for the first two weeks and later on sufficient to avoid root desiccation and support new growth.

TREE RELOCATION DETAIL / NOTES
 Section - Relocation Trees only - If applicable Not To Scale

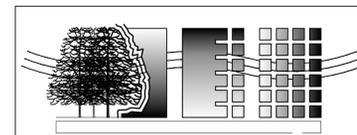
TRANSPLANT AND TREE CARE NOTES

1. FLAG ALL TREES AND PALMS TO BE TRANSPLANTED OR SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
 2. ALL TRANSPLANTING WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. PREPARE ALL TREES AND PALMS TO BE TRANSPLANTED BY PRUNING AWAY ALL DEAD OR DAMAGED LIMBS OR FRONDS. FOR TREES, PRUNE OUT 1/3 OF THE EXISTING CANOPY BY SELECTIVELY TRIMMING SMALL INTERNAL BRANCHES. FOR PALMS, GATHER FRONDS ABOVE THE BUD AND TIE THEM LOOSELY WITH JUTE TWINE TO AVOID DAMAGE.
 3. WATER THE ROOT ZONE OF ALL PLANTS TO BE TRANSPLANTED. SOAK THE SOIL TO A 4'-0" DEPTH WITHIN A 6' RADIUS.
 4. WITH HAND TOOLS, DIG A 2'-0" WIDE BY 3'-0" DEEP TRENCH AT A MINIMUM DISTANCE AS DETERMINED BY THE CONSULTING ARBORIST. CUT ALL ROOTS 1.5" AND LARGER IN DIAMETER WITH A CLEAN, SHARP PRUNING SAW. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
 5. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
 6. ALLOW THE PLANT TO REGENERATE ROOTS OVER A PERIOD OF SIX WEEKS.
 7. AT THE END OF SIX WEEKS, PREPARE THE PLANTING PIT AT THE NEW LOCATION. OVERDIG THE HOLE DIAMETER BY 2' BEYOND THE ROOT BALL.
 8. WITH THE CONSULTING ARBORIST PRESENT, UNDERCUT THE ENTIRE ROOT BALL OF THE PLANTS TO BE TRANSPLANTED AT A DEPTH SPECIFIED BY THE ARBORIST. THE UNDERCUTTING METHOD MAY BE A CHOKER CABLE DRAWN THROUGH THE ROOT BALL WITH HEAVY EQUIPMENT.
 9. AT THE DIRECTION OF A PROFESSIONAL RIGGER, ASSEMBLE SLINGS, PADDING, GUIDING ROPES AND CABLES FOR ATTACHMENT TO THE CRANE OR BACKHOE. THE PROFESSIONAL RIGGER SHALL DETERMINE THE SIZE OF MACHINERY NECESSARY TO EXECUTE THE LIFTING AND MOVING OPERATION.
 10. WHEN THE PLANT IS PLACED IN THE NEW LOCATION, BACKFILL THE PLANTING PIT WITH TOPSOIL AND WATER THOROUGHLY TO COMPACT THE SOIL. COVER THE ROOT BALL AREA WITH 3" DEPTH OF ORGANIC MULCH.
 11. PROVIDE FUNGICIDE AND FERTILITY APPLICATIONS AT THE DIRECTION OF THE CONSULTING ARBORIST.
- POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO ROOT DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.
- TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

TRANSPLANTING HOLE TO BE AT LEAST 1/3 LARGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.



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DERICK LANGEL
 LANDSCAPE ARCHITECT
 FL LICENSE #LA6667045



INITIAL PROJ. DATE	11/12/17
PROJECT	17-0100
DRAWN BY	
REVISION	DATE BY

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 JAMES R. MACDONALD
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SHEET
L3
 PLANTING DETAILS
 SCALE: NOT TO SCALE