

ATTACHMENT A

Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

NOTE:

- 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.

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE:

- ☐ Technical Advisory Committee
☐ City Commission

☒ Variance/Special Exception Requested

- ☐ Administrative Approvals
☐ Historic Preservation Board
☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2022 Fletcher Street Hollywood, FL 33020

Lot(s): 2 Block(s): 4 Subdivision: South Side Park

Folio Number(s): 514222230320

Zoning Classification: _____ Land Use Classification: R.A.C.

Existing Property Use: Single Family Sq Ft/Number of Units: 1,158 / 1

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

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Proposed 42-unit Multi-Family Development

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	42 Units (Area: 34,854 S.F.)
Proposed Non-Residential Uses	S.F.
Open Space (% and SQ.FT.)	13.8% (Area: 1,792 S.F.)
Parking (# of spaces)	58 (Area: S.F.)
Height (# of stories)	6-stories (68'-4" FT.)
Gross Floor Area (SQ. FT)	37,786 s.f.

Name of Current Property Owner: BROMELIAD ESTATES LLC

Address of Property Owner: PO BOX 565366 MIAMI, FL 33256

Telephone: 3057330706 Email Address: Greenearthbldrs@gmail.com

Applicant Luis La Rosa ☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 9000 Sheridan Street Suite 158 Telephone: 7865430851

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 12/22/20 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 1/4/2024

PRINT NAME: Teresa Rios

Date: _____

Signature of Consultant/Representative: _____

Date: 1/4/24

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

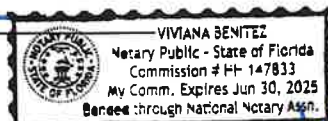
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 4 day of January 2024

Signature of Current Owner

Notary Public
State of Florida



Print Name

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

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

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Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
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- ☐ Technical Advisory Committee
☐ City Commission

☒ Variance/Special Exception Requested

☐ Administrative Approvals

☐ Historic Preservation Board

☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2026 Fletcher Street Hollywood, FL 33020

Lot(s): 1 Block(s): 4 Subdivision: South Side Park

Folio Number(s): 514222230310

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Name of Current Property Owner: 2026 FLETCH LLC

Address of Property Owner: 5200 S UNIVERSITY DR #A-103 DAVIE, FL 33328

Telephone: 3057330706 Email Address: Greeneearthbldrs@gmail.com

Applicant Luis La Rosa

☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 9000 Sheridan Street Suite 158 Telephone: 7865430851

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 06/25/19 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

PLANNING DIVISION



File No. (internal use only): _____

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Date: 1/4/2024

PRINT NAME: Teresa Rios

Date: _____

Signature of Consultant/Representative: _____

Date: 1/4/24

PRINT NAME: Luis La Rosa

Date: _____

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

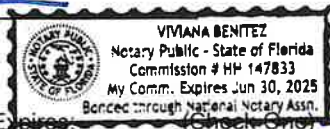
this 4 day of January 2024

Signature of Current Owner

Notary Public

State of Florida

My Commission Expires: _____



Print Name

Personally known to me; OR _____ Produced Identification _____



LLR Architects Inc.

Legal description- 2022-2026 Fletcher Street

Lots **1** and **2** Block 4, **SOUTH SIDE PARK**, according to the plat thereof, as recorded in **Plat Book 22**, Page **18**, of the Public Records of Broward County, Florida.

LLR Architects Inc.
9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

March 6, 2023

2026 Fletcher LLC 5200
University Dr. #A-103
Davie, FL 33328

FILE NUMBER: 23-DP-02

SUBJECT: Preliminary Site Plan review for a 42- Unit residential development.

SITE DATA

Owner/Applicant:	2026 Fletcher LLC
Address/Location:	2022-2026 Fletcher Street
Net Size of Property:	12,998 s.f. (0.30 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District P(R)
Present Use of Land:	Residential
Year Built:	1949/1951 (Broward County Property Appraiser)

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:	Park Side (PS-1)
South:	Pembroke Road (PR)
East:	Pembroke Road (PR)
West:	Pembroke Road (PR)

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e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

Dear Board Members,

It's with great pleasure we are presenting a 42-unit, 6-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 42-unit 7-story, +/-35,500 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 7-story scale is designed for the West Side of the lot. The center feature is reduced to a 6-story height and the Eastern most part has a roof top terrace on 5th floor. This creates a step-down affect which balances the view. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street.

4. Site Massing: The 7-story project is located on the west dead-end of Fletcher Street. The front setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. The Lobby has a pronounced cantilevered marquis over the entry and the upper floor step back with large windows and wood siding. The balance of the front façade has cantilevered balconies and recessed balconies. Material changes on the wall softens the balconies bold look. This varied element prevents the front façade from being flat. The side façade along are setback from neighbors 5' even though) feet is allowed. The 7-story scale is designed for the West Side of the lot. The center feature is reduced to a 6-story height and the Eastern most part has a roof top terrace on 5th floor. This creates a step-down affect which balances the view. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas. The side facades carry out similar features as emphasized on front facades. All of the parapets on all elevations vary in height.

This new 42- unit development will help the improvement of the surrounding neighborhood on Fletcher St. We hope to have your support and acceptance of this new project.

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Pembroke Pines, FL 33024

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e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

January 4, 2024

I am the Architect of record for the above reference project. The following is a written application for a variance along with response or explanation to variance criteria provided.

- (1) When literal or strict enforcement of the conditions set forth in this section would cause an unusual, exceptional, unnecessary or undue hardship or injustice, either the Planning and Development Board or Historic Preservation Board may vary or modify the conditions set forth herein.

(2) Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands.

Response: The subject property has an alley to the South. As per Engineering requirements we aren't allowed to access or exit into said alleys, thus requiring entrance or exit only off of Monroe Street.

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties.

Response: The variance request is to allow greater than 30% of curb-cut. The subject property is in the PR zoning which allows 10 stories and 140' high max. height with an F.A.R. of 3.0. Our request to exceed curb-cut requirement is to accommodate parking via a ramp to 2nd. Floor parking and independent parking entrance on ground floor. Further our lot is the last lot on a dead-end street on Fletcher.

(c) That the special conditions and circumstances do not result from actions of the applicant; and

(d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

Response: The variance request is to allow greater than 30% of curb-cut. The subject property is in the PR zoning which allows 10 stories and 140' high max. height with an F.A.R. of 3.0. Our request to exceed curb-cut requirement is to accommodate parking via a ramp to 2nd. Floor parking and independent parking entrance on ground floor. Further, our lot is the last lot on a dead-end street on Fletcher.

(3) Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall

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be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

- (a) That the requirements of this subdivision have been met.
- (b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land.
- (c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

Response: We believe that we have taken the appropriate measures to ensure the safety of the dual driveways/curb-cuts. We have worked with engineering in creating the appropriate site visibility triangles and provided traffic control measures in the form of right-turn only lanes exiting the ramp. Further, our lot is the last lot on a dead-end street on Fletcher which helps alleviate any other traffic beyond our users.



LLR Architects Inc.



2022 Fletcher – Subject property (view to North)



2026 Fletcher – Subject property (view to North)

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LLR Architects Inc.



View from Fletcher Street Neighbor to West of Subjects properties



View from Johnson Street Neighbor to East of Subjects properties

LLR Architects Inc.

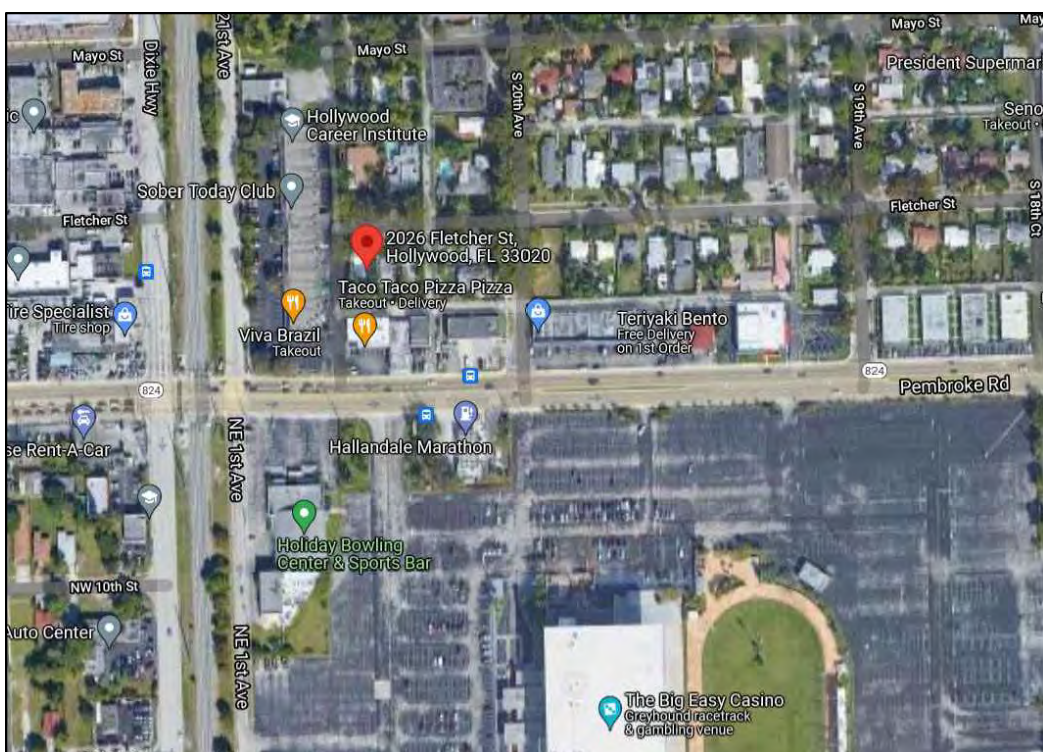
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PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:
FLETCHER TWENTY LLC
2022-2026 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP

SHEET INDEX

COVER SHEET

- SURVEY
- SP-1.1 LOCATION PLAN
 - GENERAL NOTES
 - LEGAL DESCRIPTION
 - SITE DATA
 - SITE PLAN
 - BUILDING CALCULATION
 - DETAIL SCREEN
- SP-1.2
- DUMPSTER DETAIL
 - TYP. HANDICAP DETAIL
 - TYP. PARKING DETAIL
 - DIAGRAM F.A.R. CALCULATION
 - DIAGRAM PERVIOUS & IMPERVIOUS.
- C-1.1 FIRST FLOOR CIVIL PLANS
- C-1.2 SECOND FLOOR CIVIL PLANS
- C-1.3 GENERAL DETAILS
- C-1.4 PAVEMENT MARKINGS PLAN
- C-1.5 EROSION CONTROL PLAN
- L-1 GROUND FLOOR LANDSCAPE PLAN
- L-2 ROOF TOP GARDEN PLAN
- L-3 LANDSCAPE DETAILS
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 TYPICAL 3RD, 4TH & 5TH FLOOR PLAN
- A-1.4 6TH FLOOR PLAN
- A-1.5 7TH FLOOR PLAN
- A-1.6 ENLARGED UNITS
- A-1.7 ENLARGED UNITS
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS
- A-2.3 ELEVATIONS
- A-2.4 ELEVATIONS

FACO MEETING DATE: NOVEMBER 2021
TAC-1 MEETING DATE: FEB. 06 2023
TAC-2 MEETING DATE: MARCH 202023



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(O)- 305-403-7926
(F)- 305-403-7928
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

AYLWARD ENGINEERING
CIVIL ENGINEERING

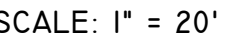
3222 RIDGE TRACE
DAVIE,FLORIDA 33328

(O)- 954-424-5852
E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

1708 sw JOY HAVEN ST
PORT ST. LUCIE, FL 34983
(O)-772-834-1357

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



Not to Scale

Lots 1 and 2 Block 4, **SOUTH SIDE PARK**, according to the plat thereof, as recorded in Plat Book 22, Page 18, of the Public Records of Broward County, Florida.

Zoning District: PR - PEMBROKE ROAD DISTRICT
(as per Hollywood Zoning Map)

Net Area of subject parcel: 12,998.19 SqFt (+/-0.30 Acres)
Gross Area of subject parcel: 15,498.19 SqFt (+/-0.35 Acres)

3. This ALTA/NSPS Survey has been made on the ground on June 25th, 2021, and updated on January 19th, 2023 and Trees added on August 21st, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
2. This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
3. This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
4. Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
5. There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
6. This property has access to and from a duly dedicated and accepted public Right of Way: Fletcher Street - along the North property line, and an 20' Alley - along the East and South property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
7. No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
8. No evidence of wetland field designations were present at the time of the survey.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0732, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X"

12. VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

Bench Mark # 1: Broward County Engineering Division Bench Mark 1135, Elevation = 10.77 feet (NGVD29)
Description: "Square" cut in South edge of concrete sidewalk and at center of sidewalk leading to Stevens funeral home, residence #315 Pembroke road, Hollywood, 100' East of N.W. 4th Ave, 38' South of centerline of asphalt Pembroke Road, 60' East of a power pole.

Bench Mark # 2: Broward County Engineering Division Bench Mark 1080, Elevation = 9.13 feet (NGVD29)

Description: "Square" cut in Northeast corner of concrete stoop in front of residence #405 Northwest Dixie Highway, Hallandale, 23' West of centerline of Dixie Highway, 23' North of a power pole 3' East of building.

13. This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.

14. The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.

15. References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.

16. North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the South Right of Way Line of Fletcher Street being N87°22'44"E.

17. This survey has been updated based on and upon an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by CARUSI LAW, with a search between January 1, 1949 @ 11:00 PM, to January 6, 2023 @ 11:00 PM. Upon review and examination of said report, the following applies:

Address: **2026 Fletcher Street, Hollywood, FL 33020**
Date of Request: January 16, 2023
Owner of Record as per Warranty Deed recorded under Instrument No. 115907940 is 2026 Fletch, LLC, a Florida limited liability.

AND
A OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by CARUSI LAW, with a search between January 1, 1949 @ 11:00 PM, to January 5, 2023 @ 11:00 PM. Upon review and examination of said report, the following applies:

Address: **2022 Fletcher Street , Hollywood, FL 33020**
Date of Request: January 16, 2023

Owner of Record as per Warranty Deed recorded under Instrument No. 116949409 is Bromeliad Estates, LLC, a Florida limited liability company.

I hereby certify to: BROMELIAD ESTATES LLC, a Florida limited liability; 2026 Fletch, LLC, a Florida limited liability. That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 5, 6 (as per City Website, no zoning report letter provided), 7 (a) (1), 8, 9, 11 (utilities by observed aboveground visible evidence), 13, 14, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: June 25th, 2021
Date of Plat or Map: January 19th, 2023
Date of Tree Survey Added: March 22nd, 2023
Date of Tree Survey Added: August 21st, 2023

Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Palm	Arecaceae	8	30	12
2	Palm (3 Trunks)	Arecaceae	6	15	8
3	Palm (2 Trunks)	Arecaceae	6	15	8
4	Red Frangipani	Plumeria rubra	16	20	25
5	Ficus Tree	Ficus benjamina	60	55	30
6	Palm	Arecaceae	5	15	8
7	Avocado Tree	Persea americana	20	30	20
8	Cam Plant	Dracaena fragans	8	25	6
9	Orchid Hong Kong	Bauhinia blakelana	6	15	7
10	Flamboyan	Delonix regia	24	60	60
11	Umbrella	Schefflera	8	22	15
12	Orange Jasmin	Murraya paniculata	12	15	12
13	African Sausage	Kigelia africana	14	30	15
14	Orchid Tree	Orchidaceae	5	20	12
15	Ficus Tree	Ficus benjamina	70	50	40
16	Palm	Arecaceae	4	35	6
17	Palm	Arecaceae	4	12	7
18	Palm (3 Trunks)	Arecaceae	16	20	6
19	Orchid Tree	Orchidaceae	4	10	10
20	Areca Closter	Areca catechu	30	15	12
21	Areca Closter	Areca catechu	30	15	12
22	Areca Closter	Areca catechu	24	12	8
23	Areca Closter	Areca catechu	24	5	4
24	Fishthail Palm	Caryota mitis	4	10	8
25	Orange Jasmin	Murraya Paniculata	6	15	10
26	Orange Jasmin	Murraya Paniculata	4	12	8
27	Orange Jasmin	Murraya Paniculata	8	15	12
28	Orange Jasmin	Murraya Paniculata	6	12	8
29	Areca Closter	Areca catechu	36	8	10
30	Palm	Arecaceae	5	8	7

LEGEND, SYMBOLS & ABBREVIATIONS

	CONCRETE (CONC.)		WATER VALVE		C/FI TRANSFORMER		ENCH - ENGLISH		B/W or RIGHT OF WAY
	WOOD DECK		FLOOR JOIST		EXISTING ELEVATION		ENCH - FIELD MEASURED		SEC - SECTION
	WOOD DECK		FLOOR JOIST		EXISTING ELEVATION		ENCH - FIELD MEASURED		T/B - TEMPORARY BENCH MARK
	PAVERS SLAB / DRIVEWAY		EXISTING ELEVATION		EXISTING ELEVATION		ENCH - FIELD MEASURED		BCR - BROWNWOOD COUNTY RECORDS
	T/S LAB - DRIVEWAY		EXISTING ELEVATION		EXISTING ELEVATION		ENCH - FIELD MEASURED		
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2022 - 2026 Fletcher Street, Hollywood, Florida 33020

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QA/QC BY: OCBI

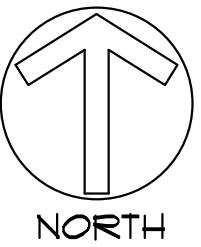
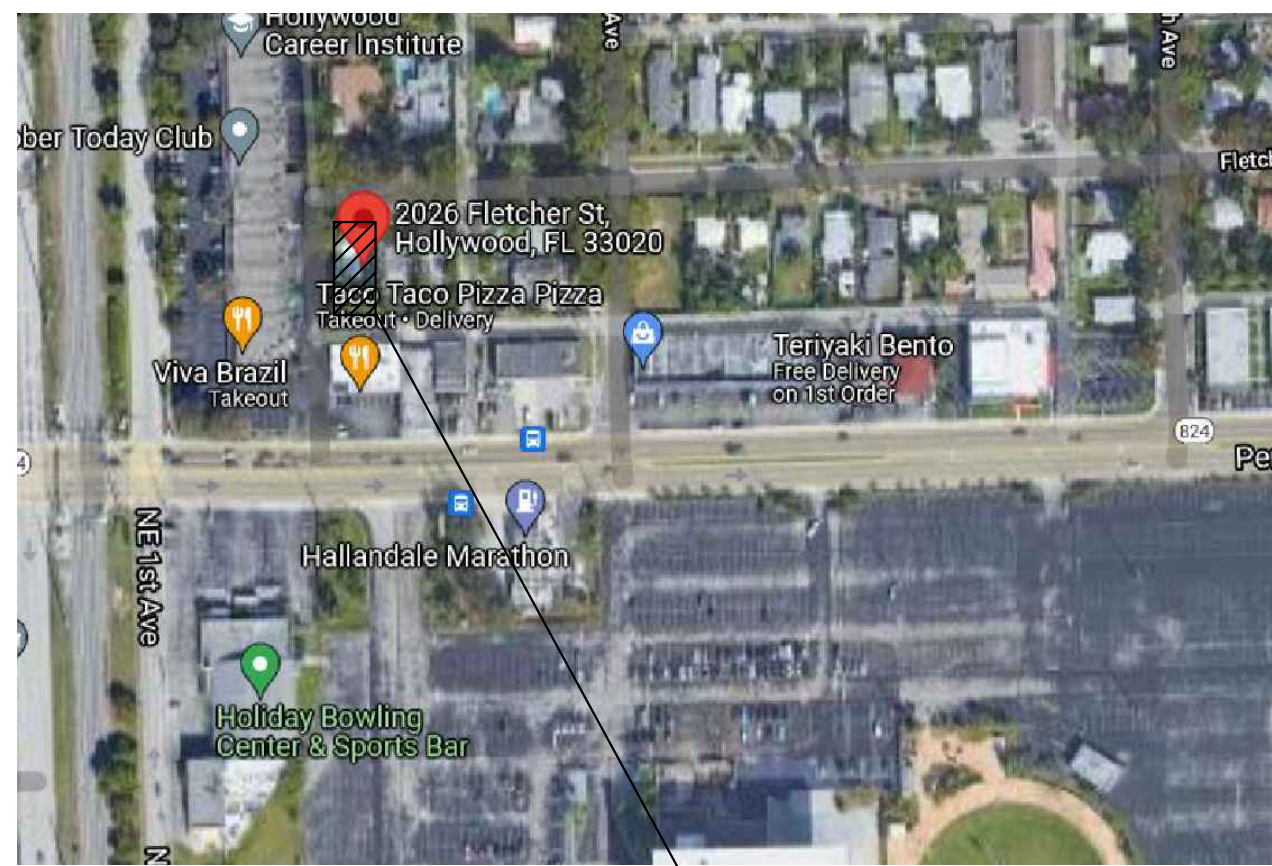
DRAWN BY: I.C.

FIELD DATE: 06/25/2021

UPDATED: 08/21/2023

8 PROJECT NUMBER: 22906

Page 1 of 1



2026 FLETCHER STREET
HOLLYWOOD, FLORIDA
33020

1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020-1th EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS, NFPA-1 & 101, 2018 EDITION, NFPA 1343R APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS, CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE, THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES, ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL DESCRIPTION

LOT 1 AND 2 BLOCK 4, SOUTH SIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3 LEGAL DESCRIPTION

SITE CALCULATIONS:

TOTAL NET AREA:	12,938.19 SF. (+/- .30 ACRES)
TOTAL GROSS AREA:	15,498.19 SF. (+/- .35 ACRES)
BUILDING FOOTPRINT AREA	10,220 SF.
DRIVEWAY	605 SF.
CONC. SLAB	381 SF.
TOTAL IMPERVIOUS AREA*	11,206 SF. (86.2%)
TOTAL PERVIOUS AREA*	1,792 SF. (13.8%)

F.A.R. CALCULATIONS:

12,938 SF. X 3.0 =	38,934 SF.
1ST. FLOOR (NOT ELECTRICAL ROOM + DUMPSTER ROOM)	531 SF.
2ND. FLOOR (NOT STORAGE ROOM + TRASH CHUTE)	566 SF.
3RD. FLOOR (NOT TRASH CHUTE + BALCONY)	9,692 SF.
4TH. FLOOR (NOT TRASH CHUTE + BALCONY)	9,692 SF.
5TH. FLOOR (NOT TRASH CHUTE + BALCONY)	9,692 SF.
6TH. FLOOR (NOT TRASH CHUTE, SUN DECK + BALCONY)	5,888 SF.
F.A.R. PROVIDED (2.13)	36,041 SF.
F.A.R. ALLOWED x (3.0)	38,934 SF.

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING FER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
31-(1) BEDROOM = 32X1 = 32 PARKING SPACE	31	
11-(2) BEDROOMS = 11X1.5 = 15 PARKING SPACE	16.5	
1 GUEST FOR EVERY 10 UNITS = 42 UNITS	5	
ADA SPACES	3	
TOTAL PARKING SPACES	55.5	58

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	15'	15'-0"
ALLEY	5'	5'-1"
SIDE	0'	5'-0"

HEIGHT CALCULATIONS:

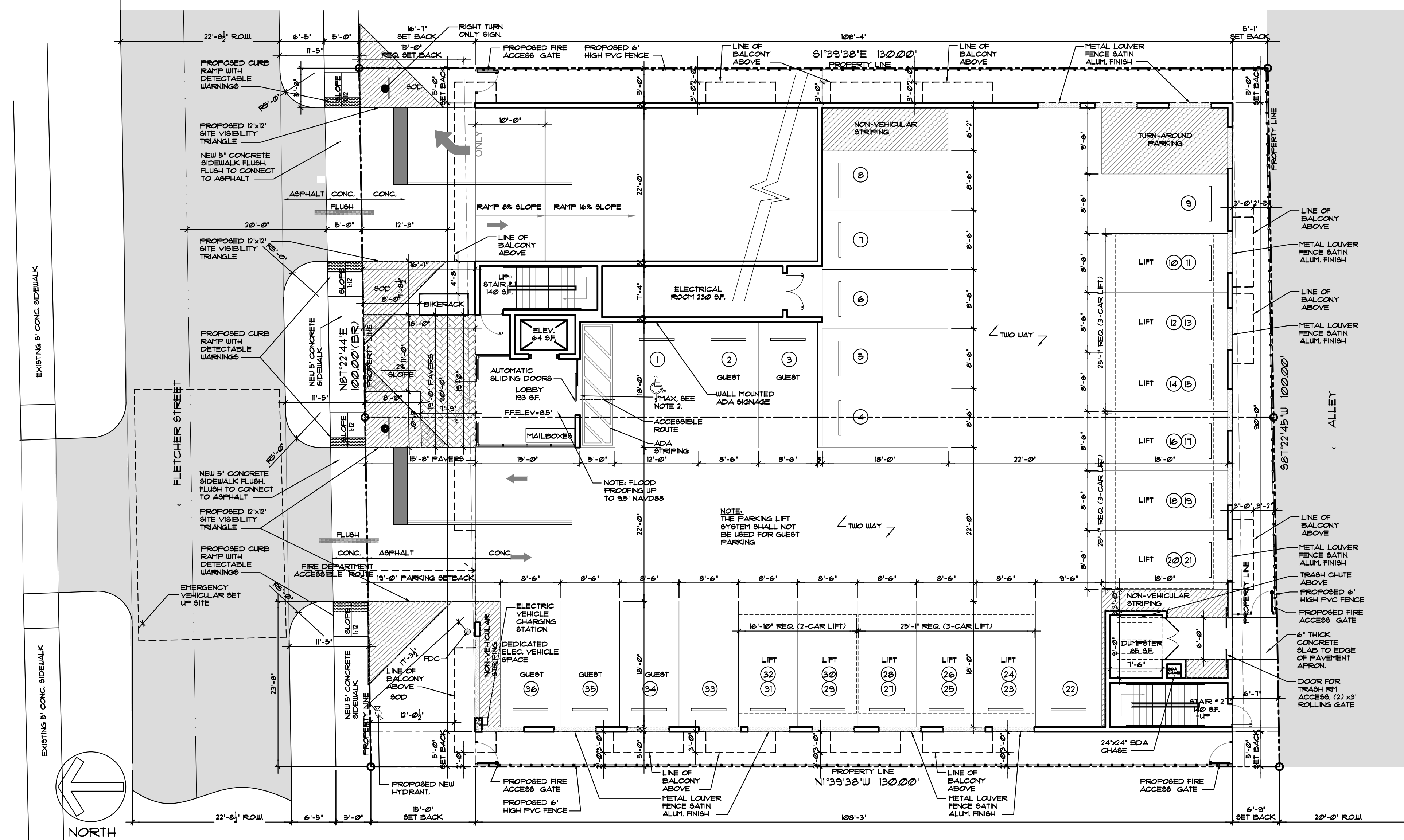
	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	68'-4" TOP OF ROOF
LAND. USE DESIGNATION:	FS-1	

ZONING DESIGNATION: FR * PORTION OF LOT IS GREATER THAN 100 FROM FS-1 IS ALLOWED TO BE 10 STORIES ALL OTHER PORTIONS OF LOT IS 55' MAX.

- GREEN BUILDING PRACTICE
- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (H) PROGRAMMABLE THERMOSTATS.
- (N) DUAL FLUSH TOILETS.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).
- (Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
- (R) ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION)
- (U) ALL HOT WATER PIPES INSULATED.
- (W) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.
- (V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
- (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

NOTE: VARIANCE REQUIRED TO ALLOW CURB CUTS TO BE GREATER THEN 30% (30' MAX ALLOWED-44' PROVIDED)

4 SITE DATA



NOTE:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET ADA REQUIREMENT.

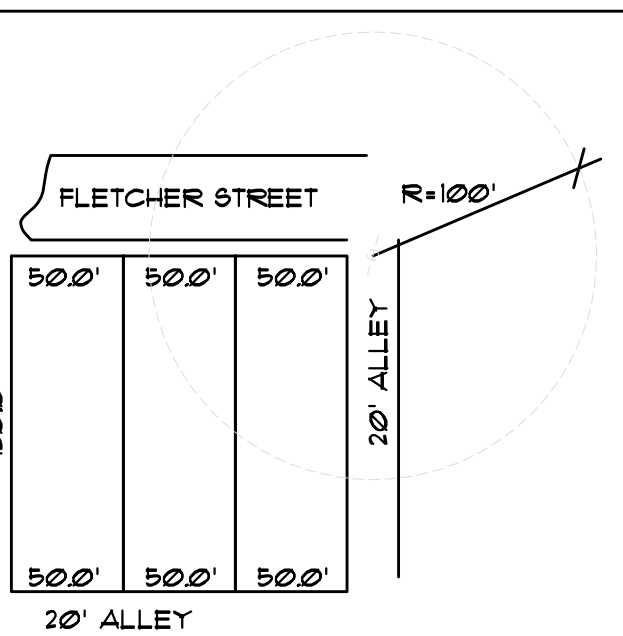
3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AN SUV-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. MAX. FOOT CANDLE LEVEL @ ALL PROPERTY LINES (MAX. 5' ALLOWED).

5. LIFT SHALL NOT BE USED FOR GUEST PARKING.

6. LIFT SHALL BE ASSIGNED TO ONE UNIT ONLY.

7. NO SECURITY GATE TO BE PROVIDED EITHER ENTRY/EXIT.



FS-1 DESIGNATION DIAGRAM

7 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

BUILDING CALCULATION

	LOBBY	UNIT #1 (ONE BED.)	UNIT #2 (ONE BED.)	UNIT #3 (ONE BED.)	UNIT #4 (ONE BED.)	UNIT #5 (TWO BED.)	UNIT #6 (ONE BED.)	UNIT #6A (TWO BED.)	UNIT #7 (ONE BED.)	UNIT #8 (TWO BED.)	UNIT #9 (ONE BED.)	UNIT #10 (ONE BED.)	UNIT #11 (ONE BED.)	UNIT #12 (TWO BED.)	
1ST. FLOOR COMMON AREA*	852 SF.	-	-	-	-	-	-	-	-	-	-	-	-	-	852 SF.
2ND. FLOOR COMMON AREA*	654 SF.	-	-	-	-	-	-	-	-	-	-	-	-	-	654 SF.
3RD. FLOOR LIVING AREA*	-	626 SF.	610 SF.	610 SF.	610 SF.	792 SF.	558 SF.	-	558 SF.	826 SF.	712 SF.	708 SF.	708 SF.	1,062 SF.	8,380 SF.
BALCONY AREA*	-	84 SF.	30 SF.	30 SF.	30 SF.	30 SF.	30 SF.	-	30 SF.	30 SF.	30 SF.	30 SF.	30 SF.	86 SF.	470 SF.
TOTAL UNIT AREA*	-	710 SF.	640 SF.	640 SF.	640 SF.	822 SF.	588 SF.	-	588 SF.	856 SF.	742 SF.	738 SF.	738 SF.	1,148 SF.	8,850 SF.
COMMON AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,370 SF.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,220 SF.
4TH. FLOOR LIVING AREA*	-	626 SF.	610 SF.	610 SF.	610 SF.	792 SF.	558 SF.	-	558 SF.	826 SF.	712 SF.	708 SF.	708 SF.	1,062 SF.	8,380 SF.
BALCONY AREA*	-	84 SF.	30 SF.	30 SF.	30 SF.	30 SF.	30 SF.	-	30 SF.	30 SF.	30 SF.	30 SF.	30 SF.	86 SF.	470 SF.
TOTAL UNIT AREA*	-	710 SF.	640 SF.	640 SF.	640 SF.	822 SF.	588 SF.	-	588 SF.	856 SF.	742 SF.	738 SF.	738 SF.	1,148 SF.	8,850 SF.
COMMON AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,370 SF.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,220 SF.
5TH. FLOOR LIVING AREA*	-	626 SF.	610 SF.	610 SF.	610 SF.	792 SF.	558 SF.	-	558 SF.	826 SF.	712 SF.	708 SF.	708 SF.	1,062 SF.	8,380 SF.
BALCONY AREA*	-	84 SF.	30 SF.	30 SF.	30 SF.	30 SF.	30 SF.	-	30 SF.	30 SF.	30 SF.	30 SF.	30 SF.	86 SF.	470 SF.
TOTAL UNIT AREA*	-	710 SF.	640 SF.	640 SF.	640 SF.	822 SF.	588 SF.	-	588 SF.	856 SF.	742 SF.	738 SF.	738 SF.	1,148 SF.	8,850 SF.
COMMON AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,370 SF.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,220 SF.
6TH. FLOOR LIVING AREA*	-	626 SF.	610 SF.	610 SF.	610 SF.	792 SF.	-	885 SF.	-	-	-	-	-	-	4,133 SF.
BALCONY AREA*	-	84 SF.	30 SF.	30 SF.	30 SF.	30 SF.	-	30 SF.	-	-	-	-	-	-	234 SF.
TOTAL UNIT AREA*	-	710 SF.	640 SF.	640 SF.	640 SF.	822 SF.	-	915 SF.	-	-	-	-	-	-	4,367 SF.
COMMON AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,343 SF.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,710 SF.
TOTAL GROSS AREA*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,816 SF.

5 BUILDING CALCULATION

	UNITS CALCULATION	
1 BED.	32 UNITS	32 UNITS
2 BED.	10 UNITS	10 UNITS
TOTAL UNITS	42 UNITS	42 UNITS
3RD. FLOOR	9 UNITS	3 UNITS
4TH. FLOOR	9 UNITS	3 UNITS
5TH. FLOOR	9 UNITS	3 UNITS
6TH. FLOOR	9 UNITS	1 UNITS
TOTAL	32 UNITS	10 UNITS

NOTE:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

MINIMUM 4 AVERAGE DWELLING UNIT SIZE TABLE		
	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	558 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	696.91 SF.

6 UNITS CALCULATION



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AA# 26003693

REVISION: BY:

1 04/07/23 PDB SIGN OFF F.C.
2 08/22/23 COMMENTS A.G.

PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:
FLETCHER TWENTY LLC

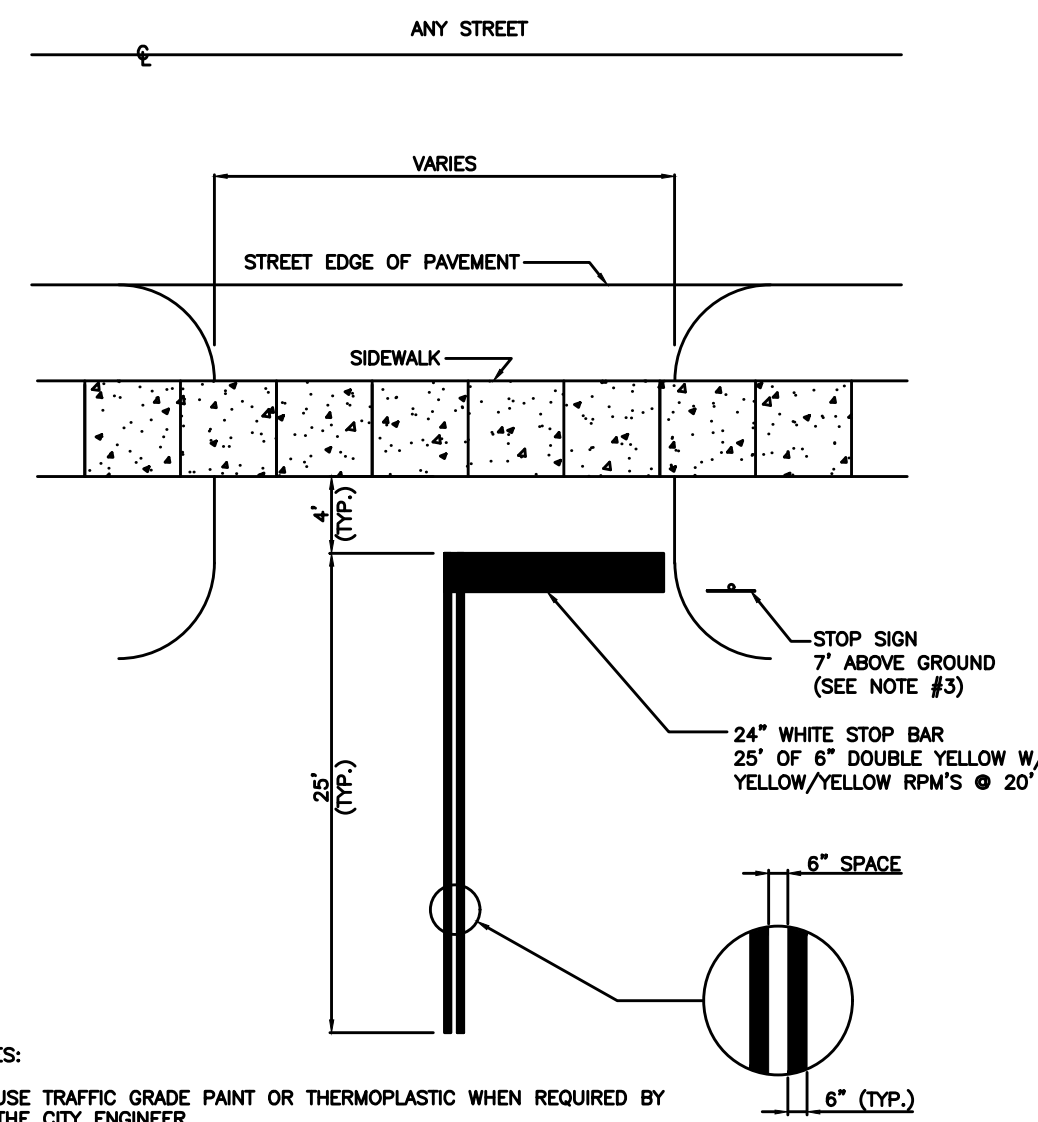
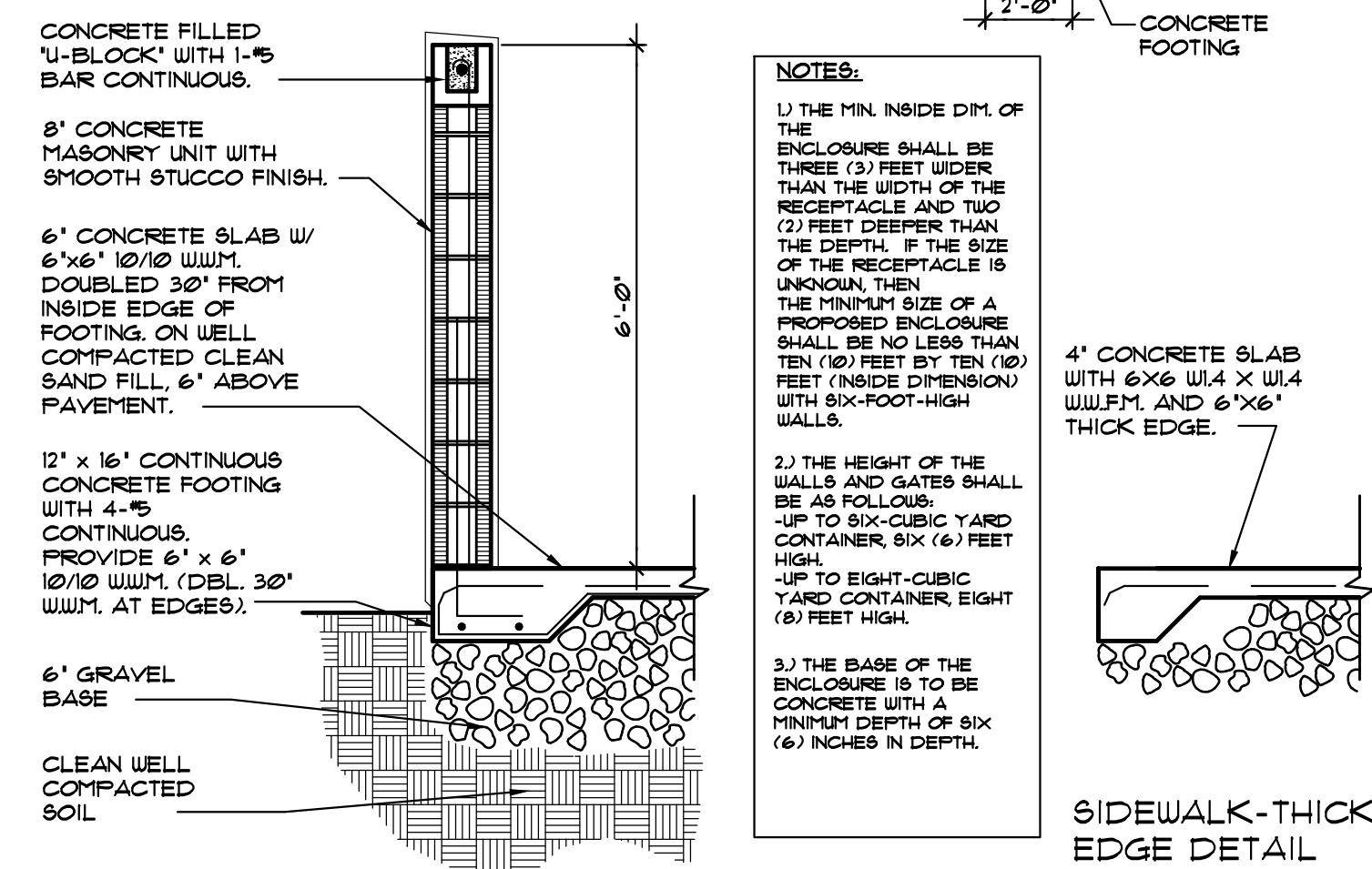
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SEAL: AR 0017852
LUIS LA ROSA

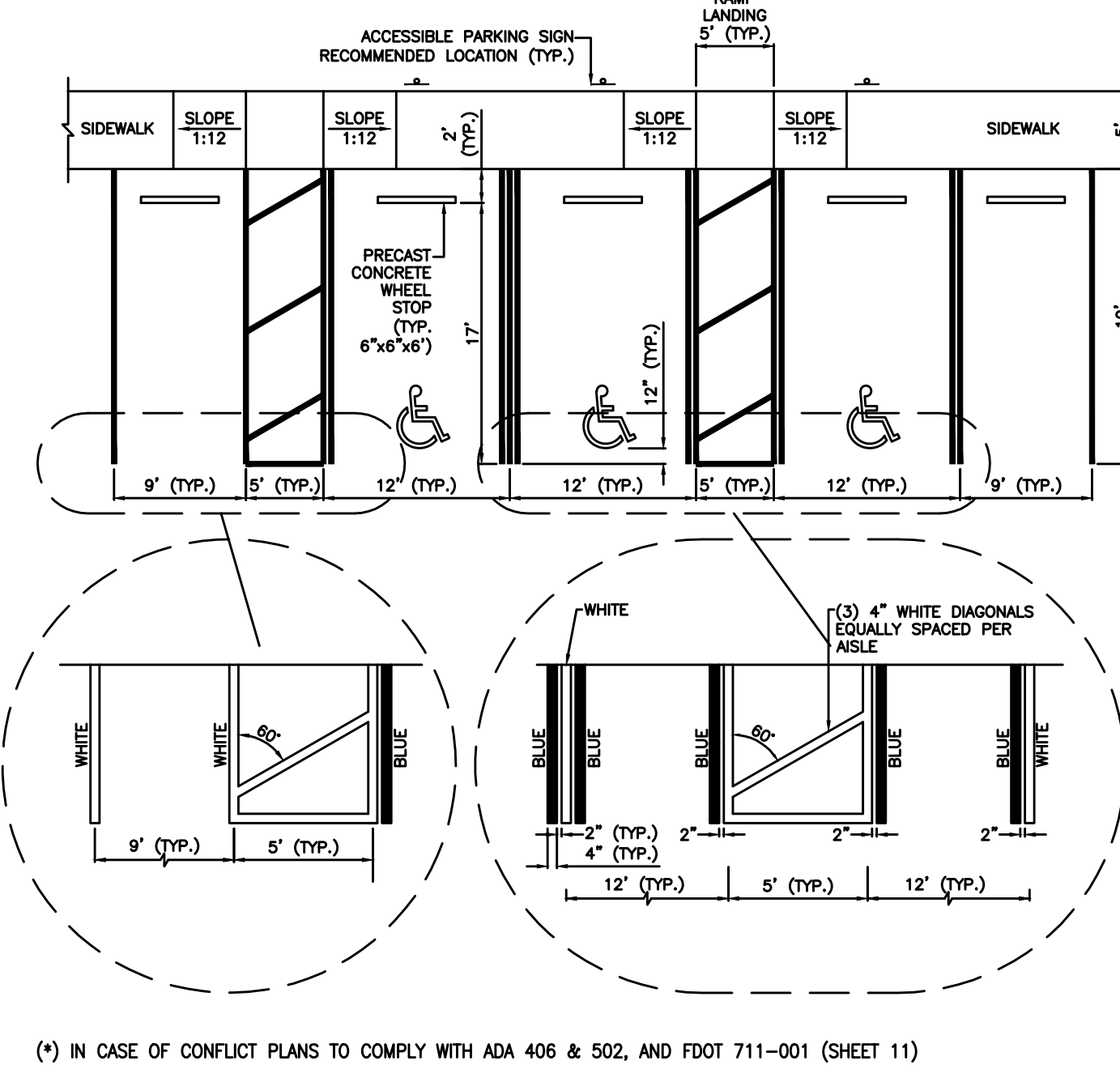
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CHECKED LLR
DATE 11/08/21
SCALE AS NOTED
JOB. NO. 021-020
SHEET

SP-1.1

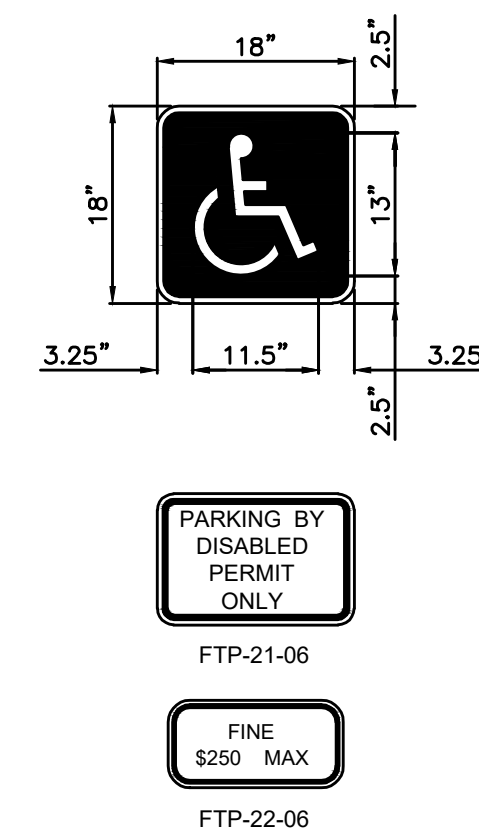
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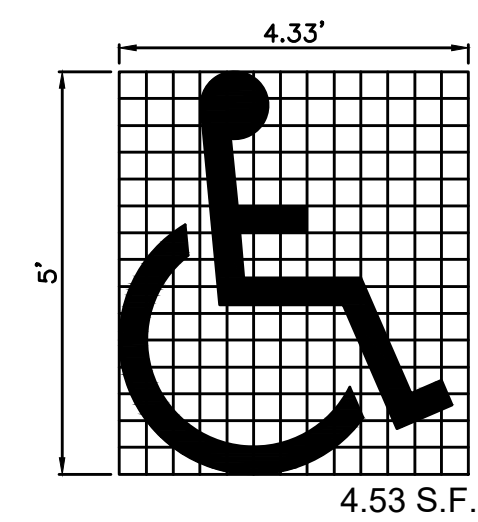
- NOTES:
1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
 2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
 3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).



NOTE:
ALL LETTERS ARE 1" SERIES
AT 1" SPACING



NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT
AND WHITE IN COLOR.

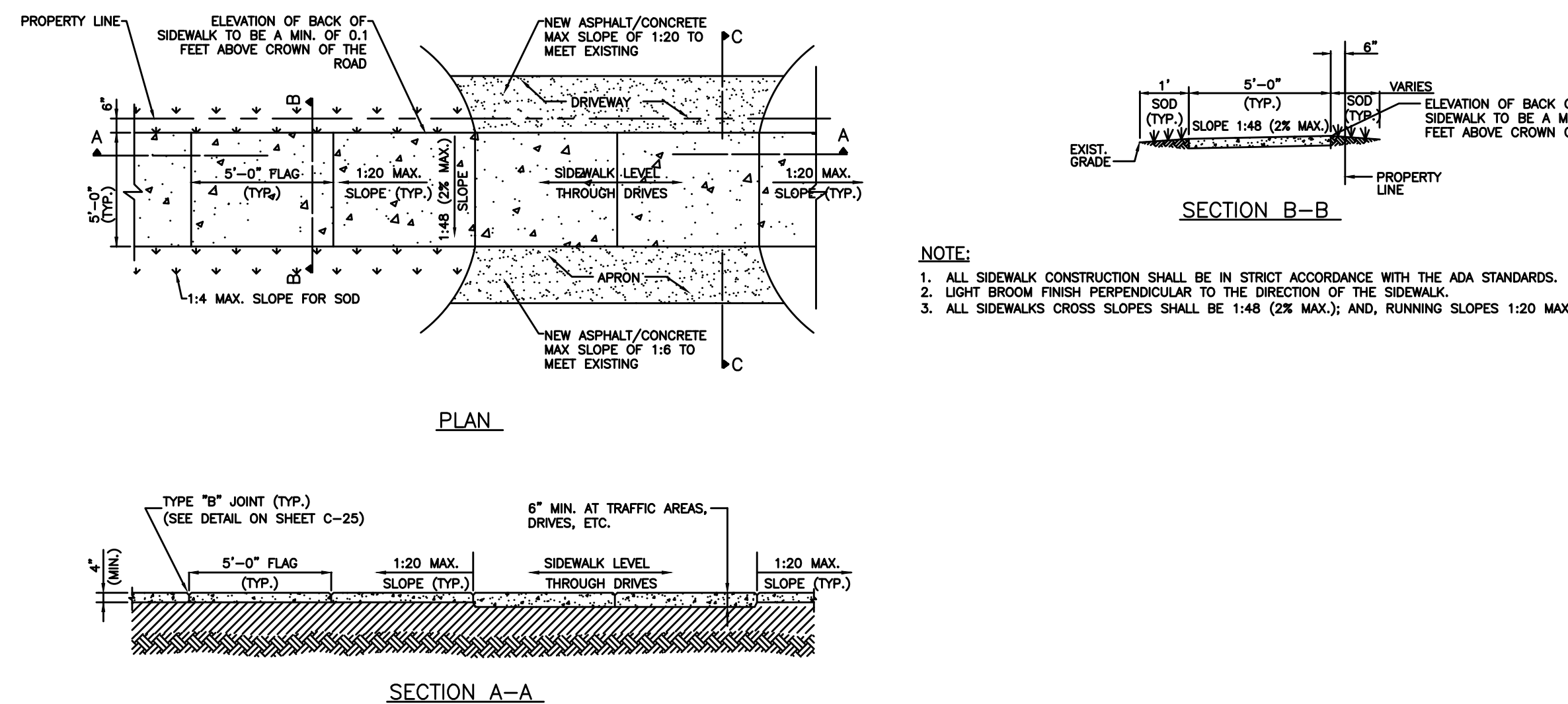


ACCESSIBLE PAVEMENT SYMBOL

2 TYP. PARKING EXIT-ENTRANCE DETAIL
SCALE: N.T.S.

3	TYP HANDICAP PARKING DETAILS
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4	TYP HANDICAP SIGN DETAILS
---	---------------------------

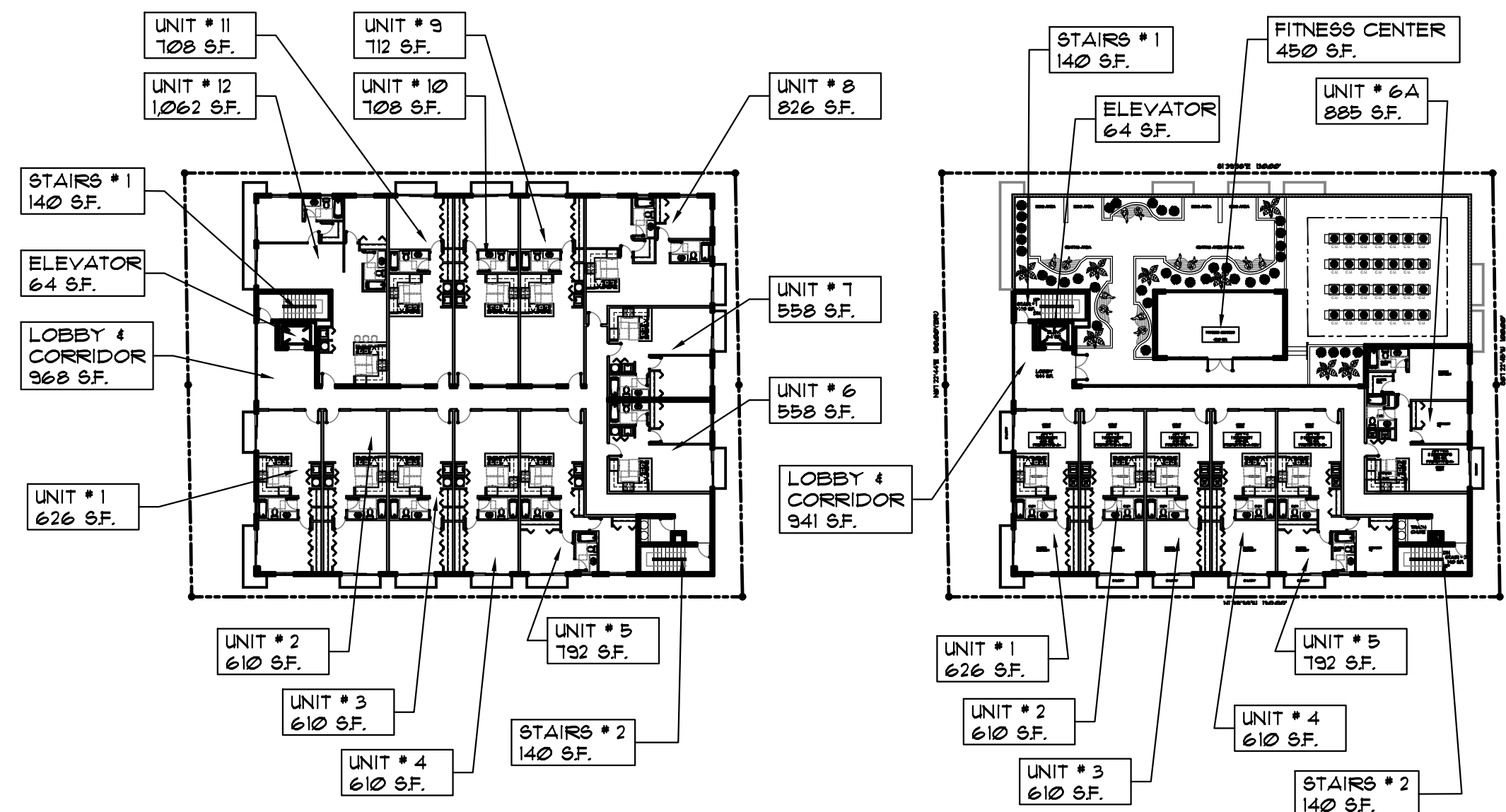
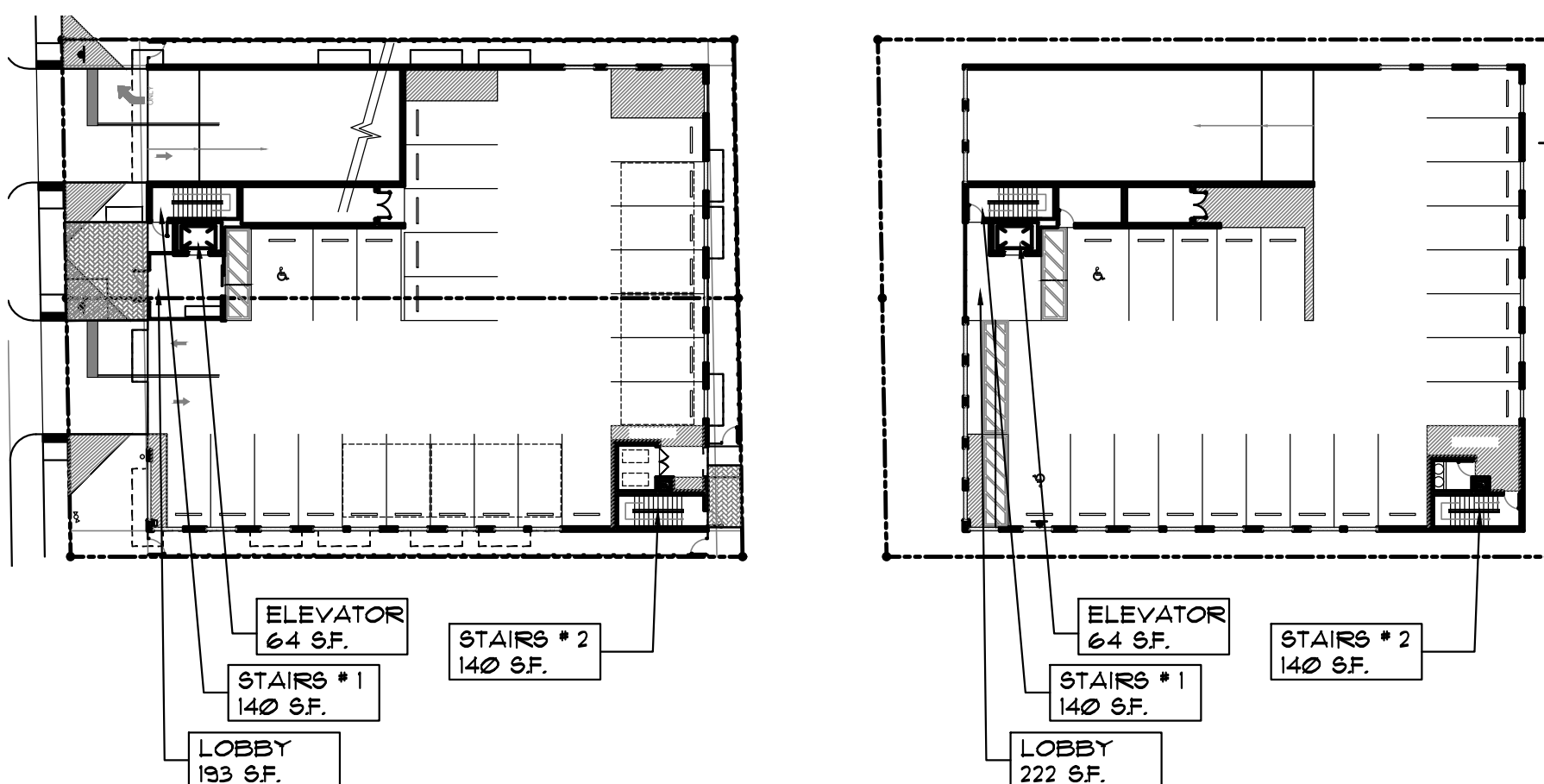


- NOTE:**
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
 2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
 3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"

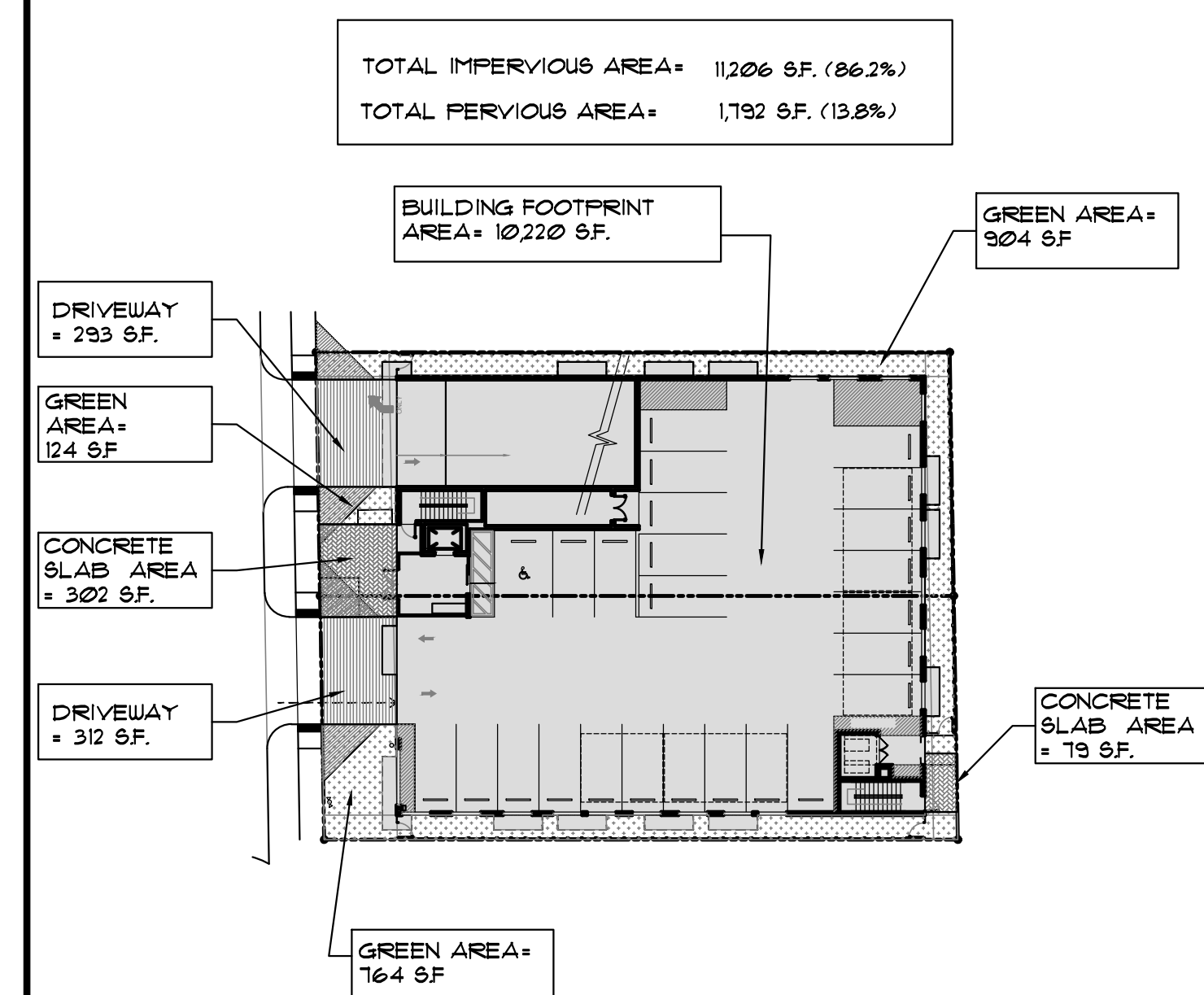
5 | SIDEWALK CONSTRUCTION DETAILS

FIRST FLOOR		SECOND FLOOR		3RD - 4TH & 5TH FLOOR		6TH FLOOR	
(NOT DUMPSTER)	537 S.F.	(NOT STORAGE & TRASH ROOM)	566 S.F.	(NOT TRASH ROOM & BALCONY)	9692 S.F. (EACH FLOOR)	(NOT TRASH ROOM, SUN DECK, BALCONY)	5268 S.F.



F.A.R.

GROUND FLOOR=	531 SF.
2ND. FLOOR=	566 SF.
3RD. FLOOR=	9692 SF.
4TH. FLOOR=	9692 SF.
5TH. FLOOR=	9692 SF.
6TH FLOOR=	<u>5868 SF.</u>
TOTAL F.A.R=	36,047 SF.

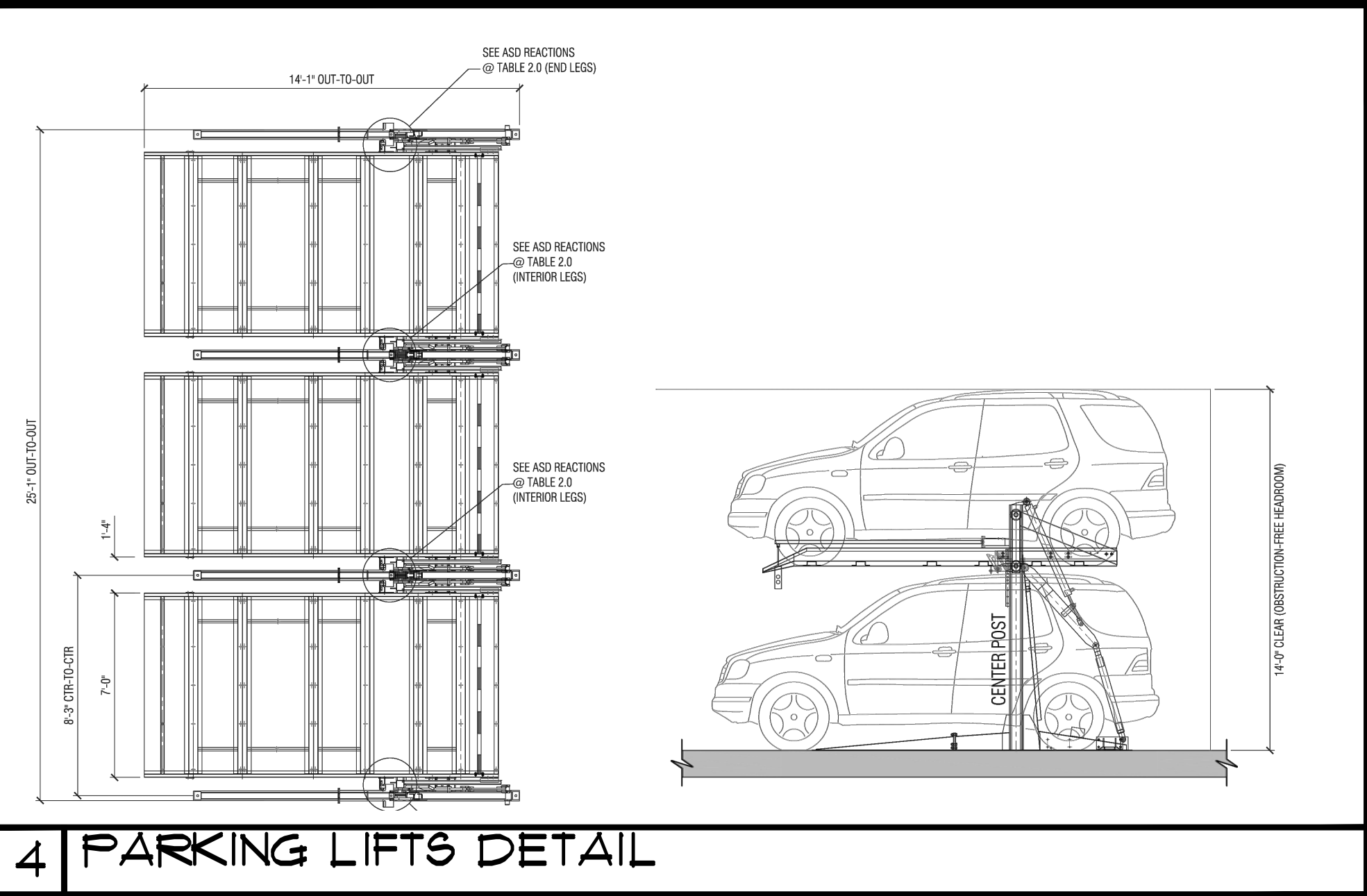


8 DIAGRAM (F.A.R. CALCULATIONS)

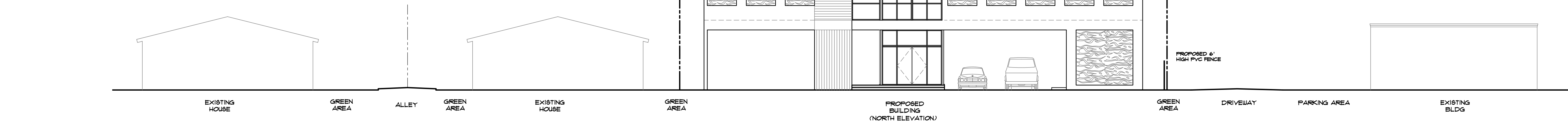
9	DIAGRAM (PERVIOUS & IMPERVIOUS) SCALE: N.T.S.
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2 08/22/23 COMMENTS	A.G.

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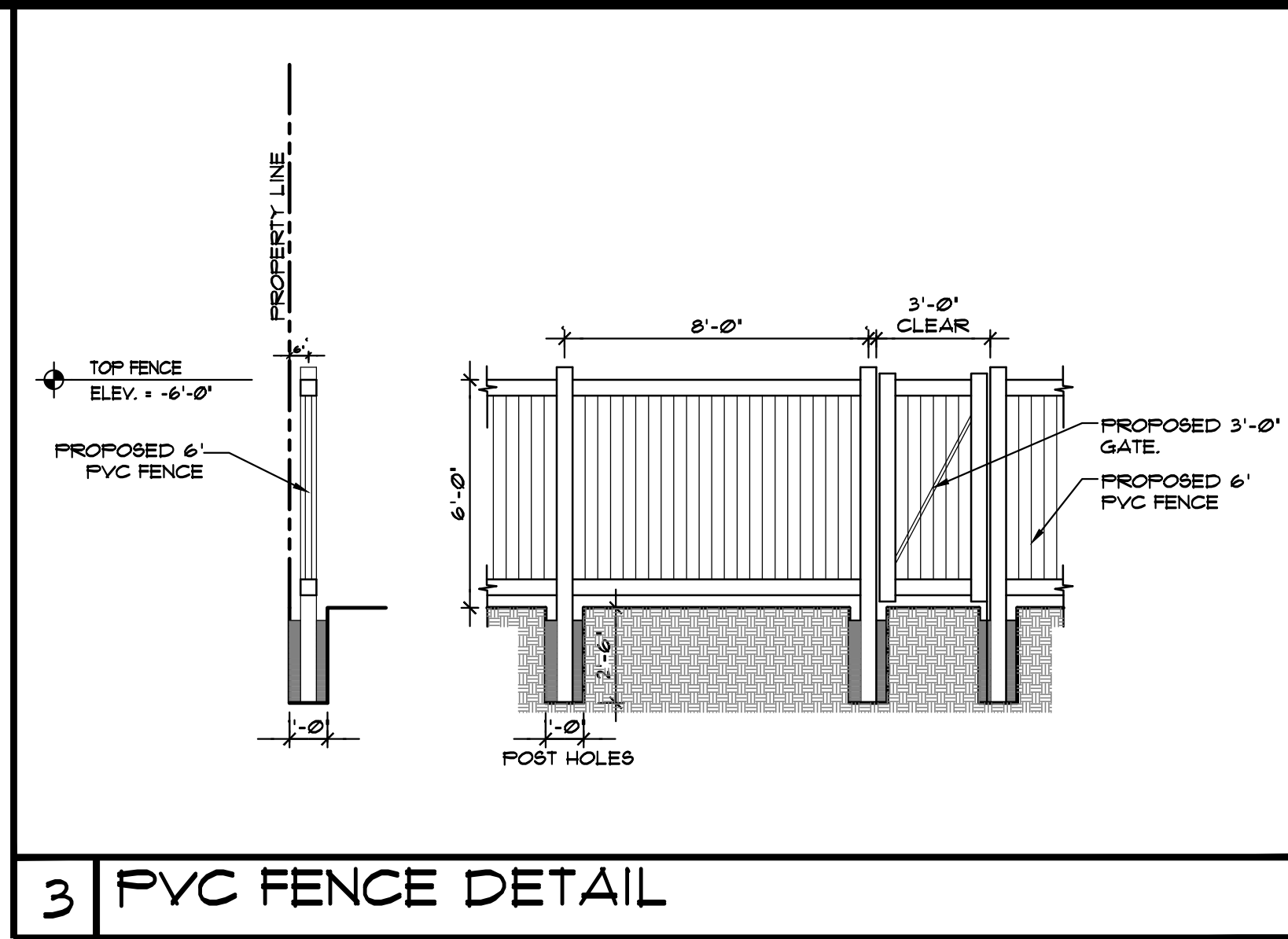
4 PARKING LIFTS DETAIL



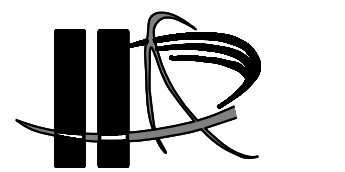
1 PROPOSED NORTH ELEVATION/SITE ELEVATION
SCALE: 3/32"=1'-0"



2 PROPOSED WEST ELEVATION/SITE ELEVATION
SCALE: 3/32"=1'-0"



3 PVC FENCE DETAIL



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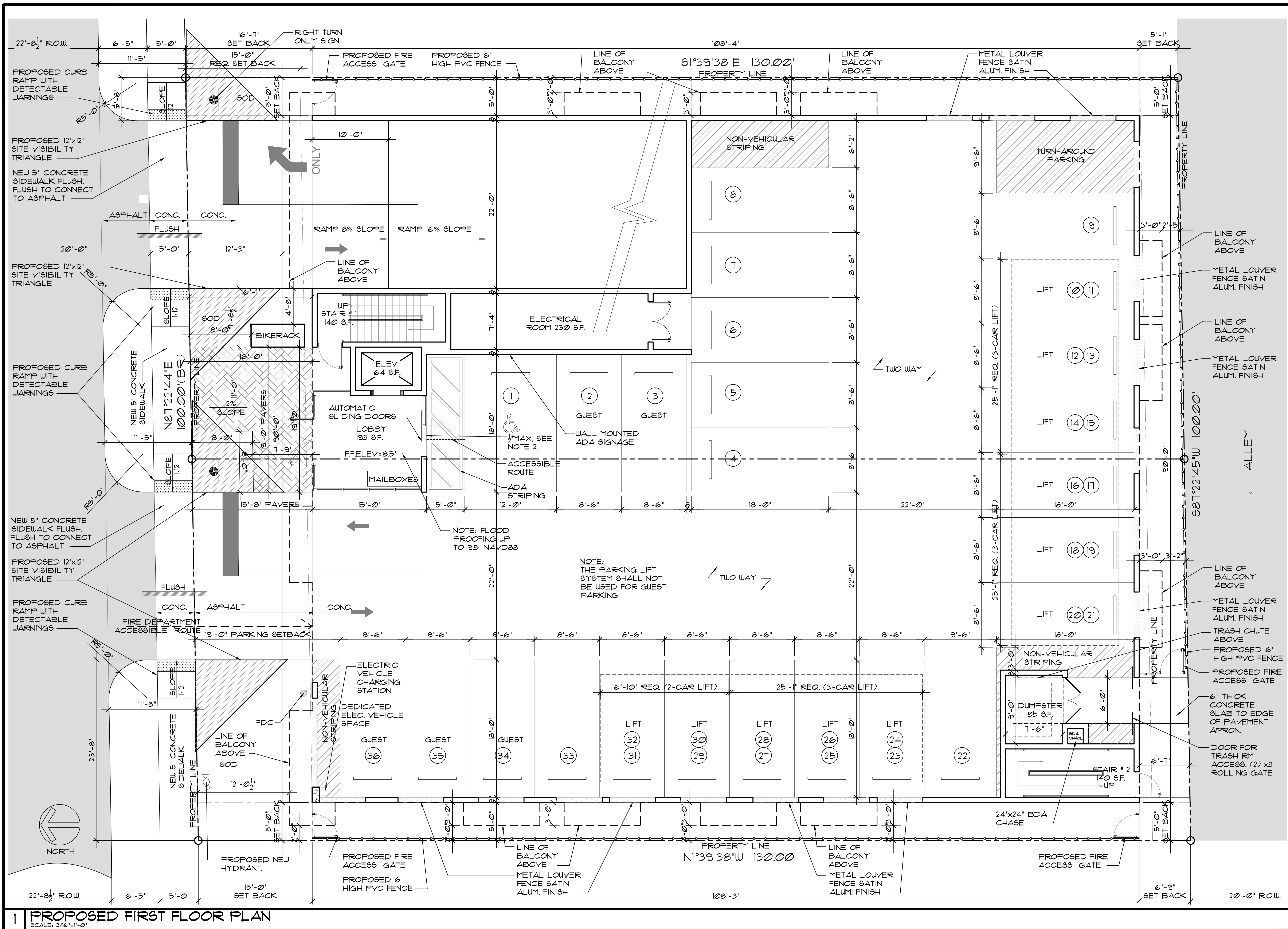
PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:
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2022-2026 FLETCHER STREET
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SP-1.3

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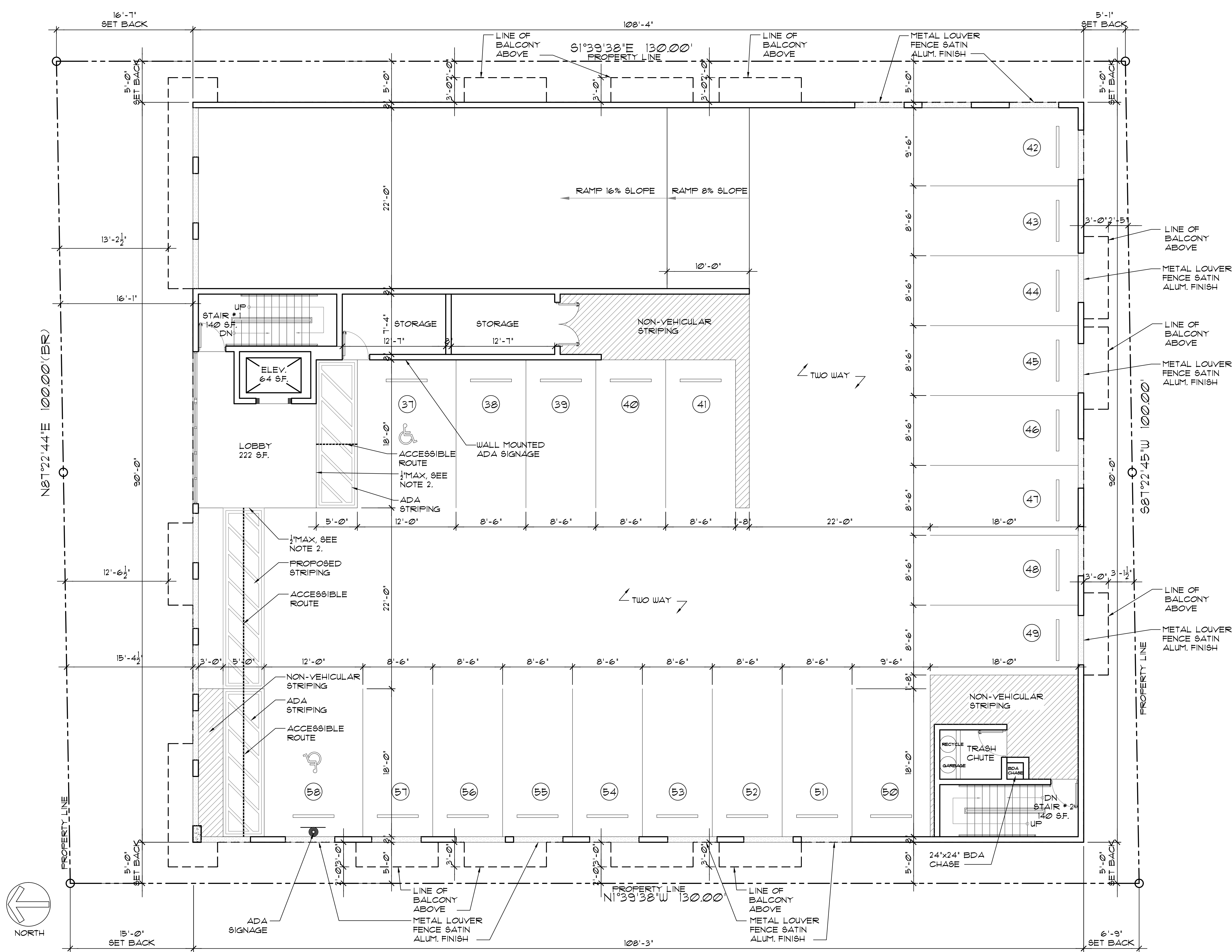
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A-1.1

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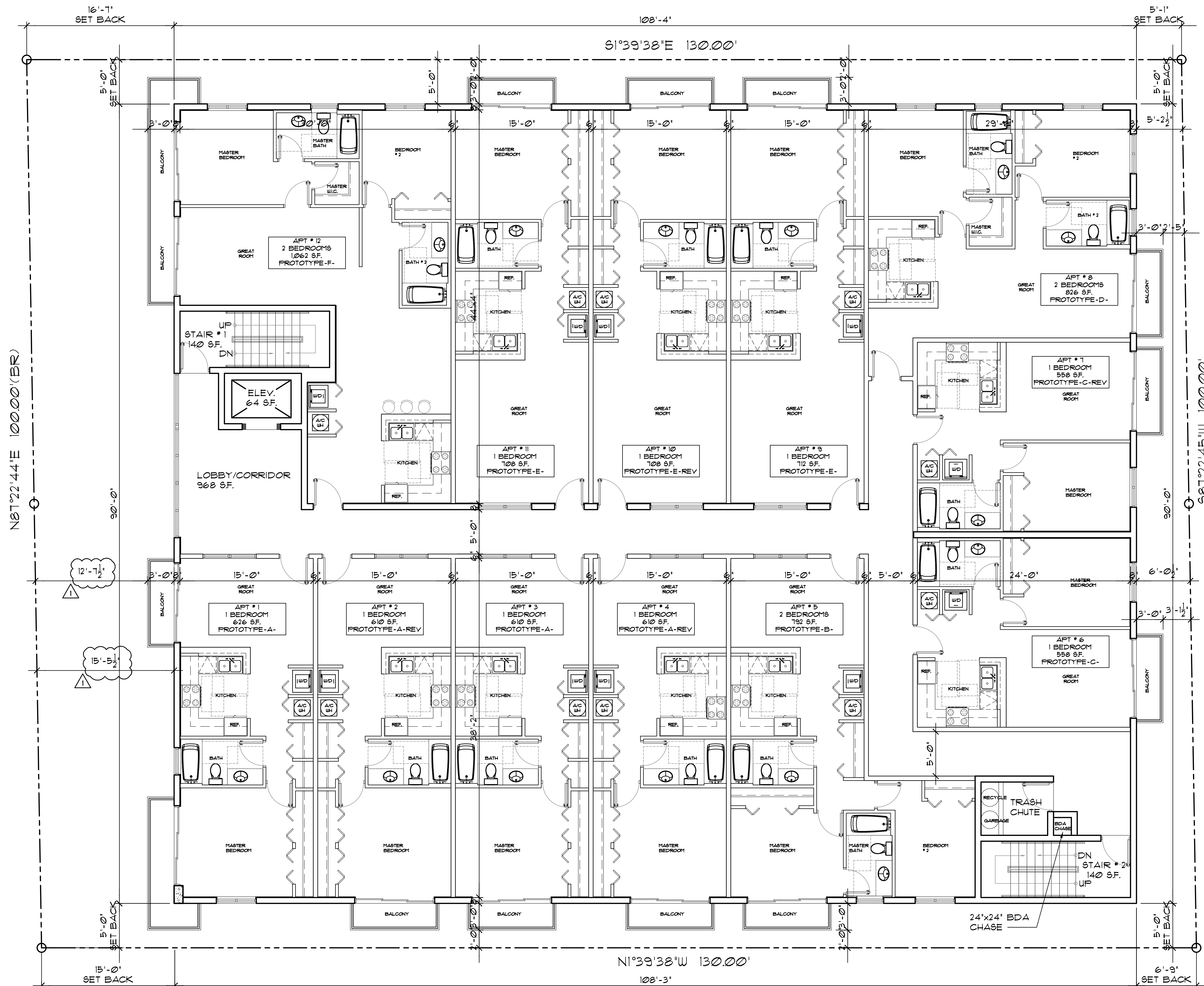
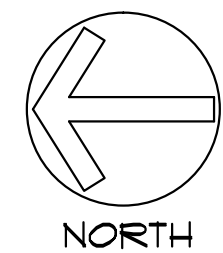
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A-1.2
OF SHEETS



NOTE:
REFER TO SHEET A-1.6 & A-1.7
FOR ENLARGED PROTOTYPES



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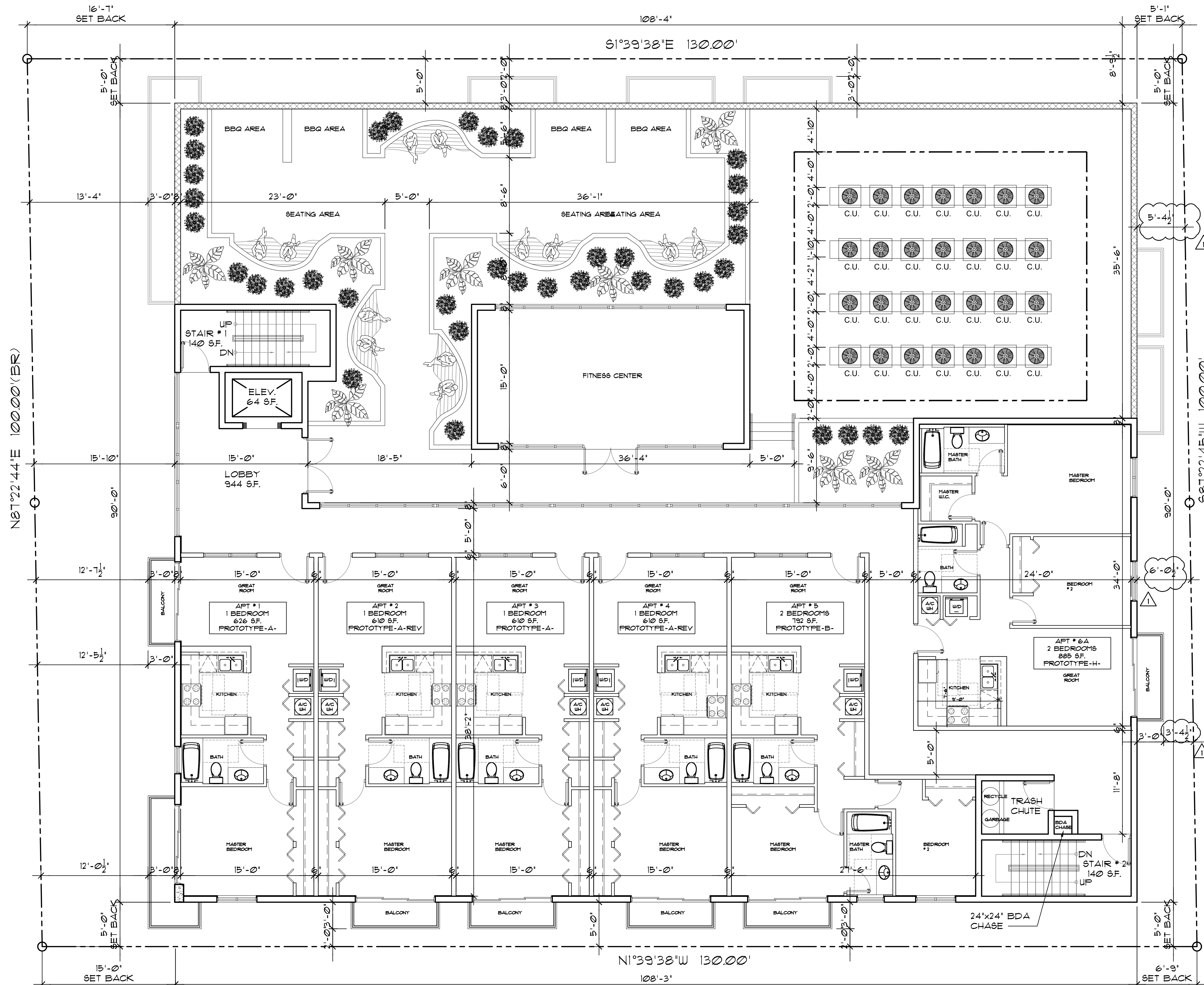
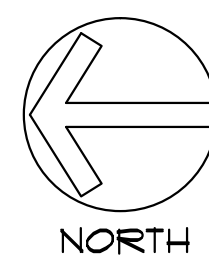
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2 08/22/23 COMMENTS	A.G.

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SHEET	

A-1.3
OF SHEETS



NOTE:
REFER TO SHEET A-1.6 & A-1.7
FOR ENLARGED PROTOTYPES

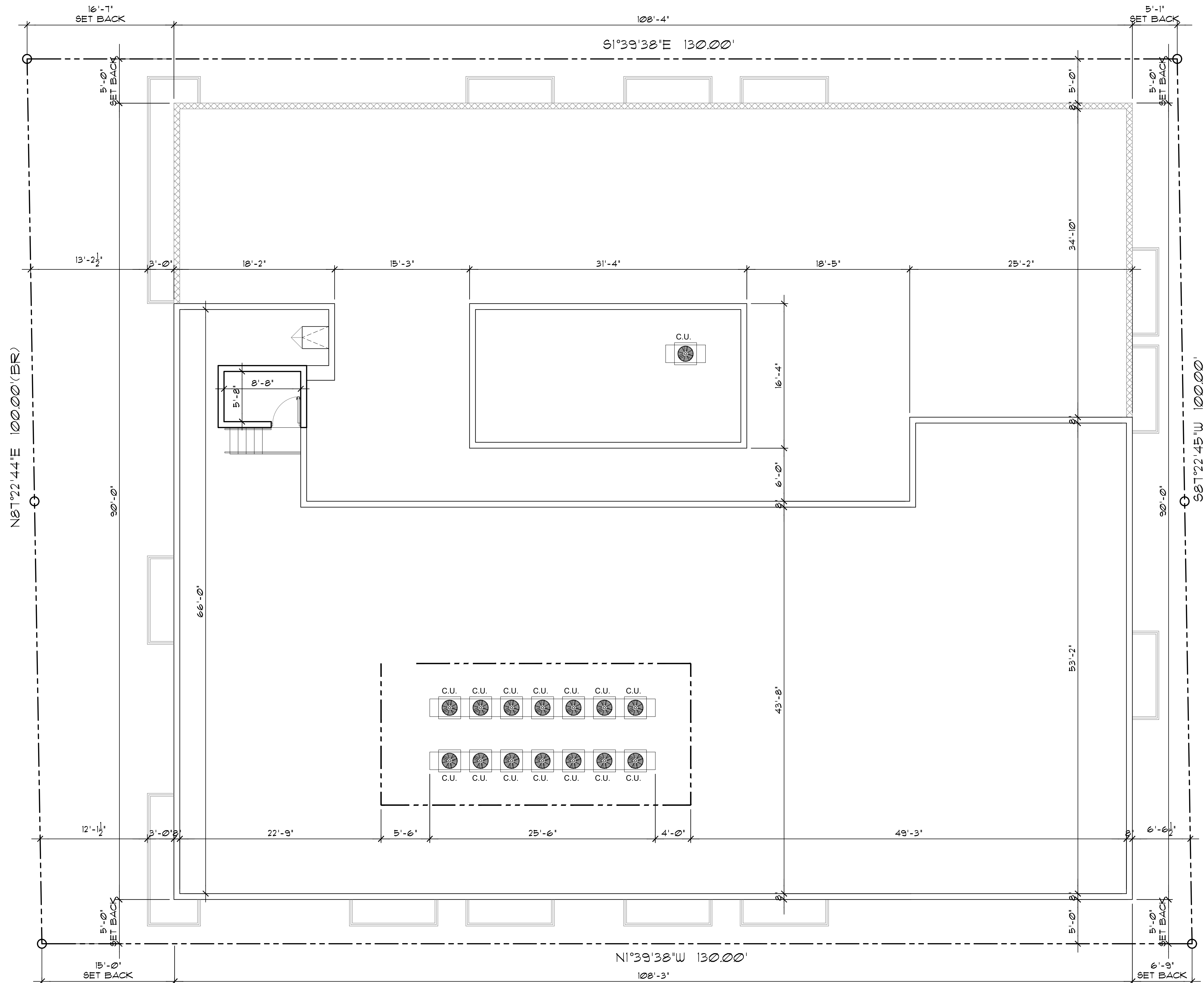
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SHEET	
A-1.4	
OF	SHEETS



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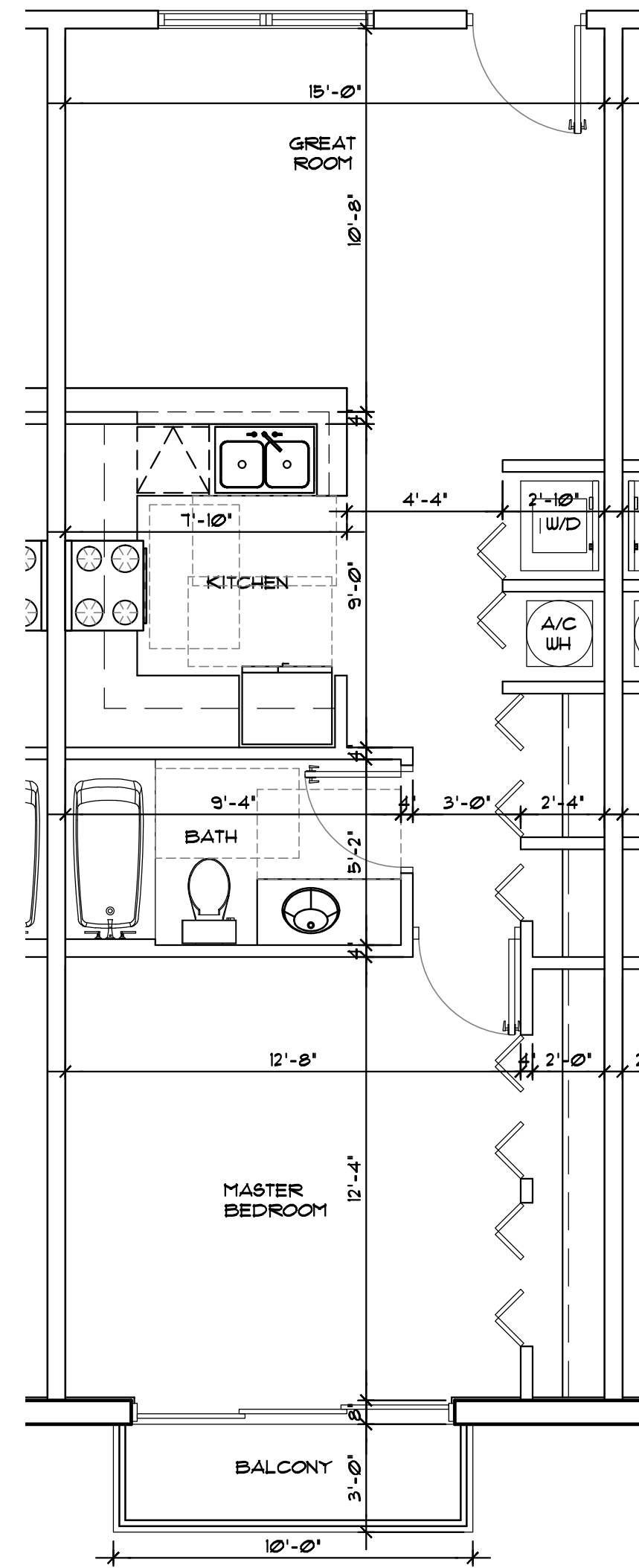
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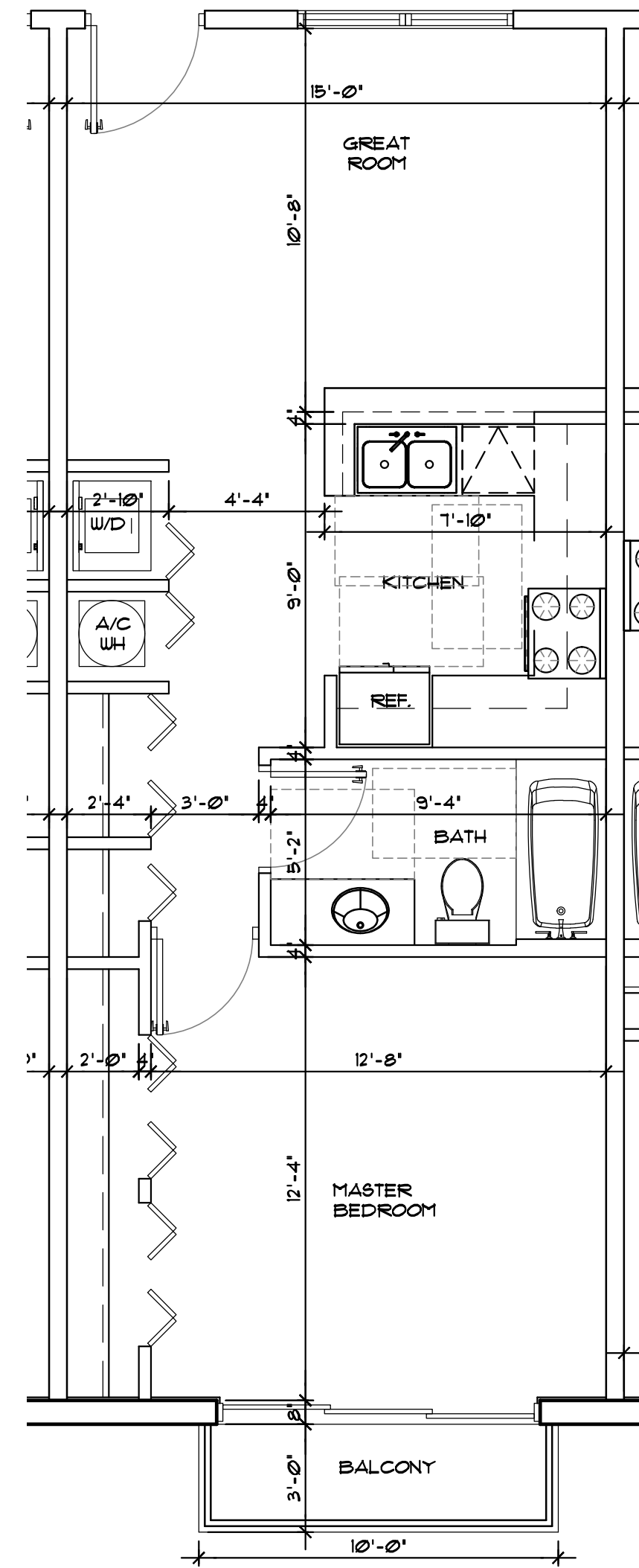
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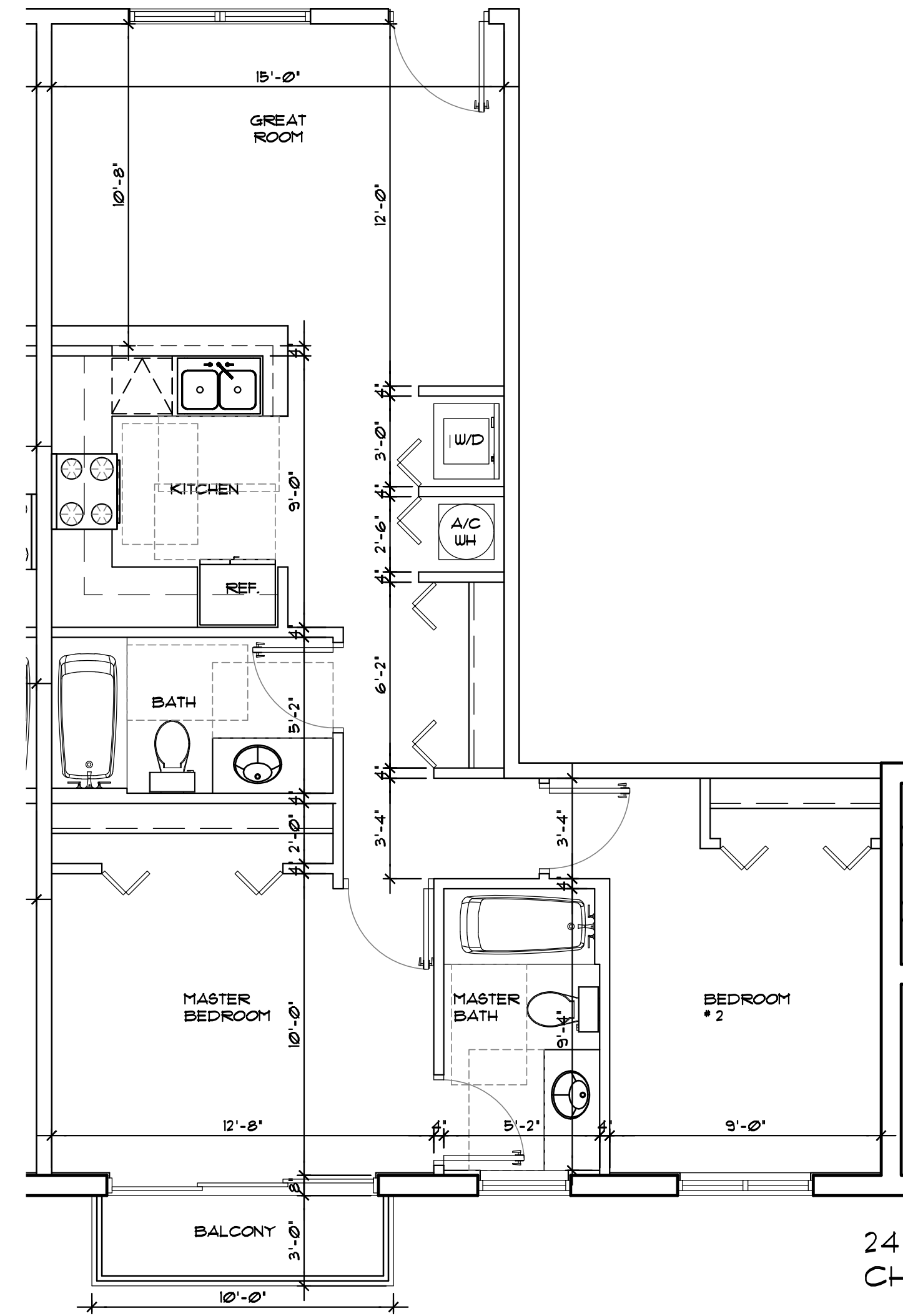
A-1.5
OF SHEETS



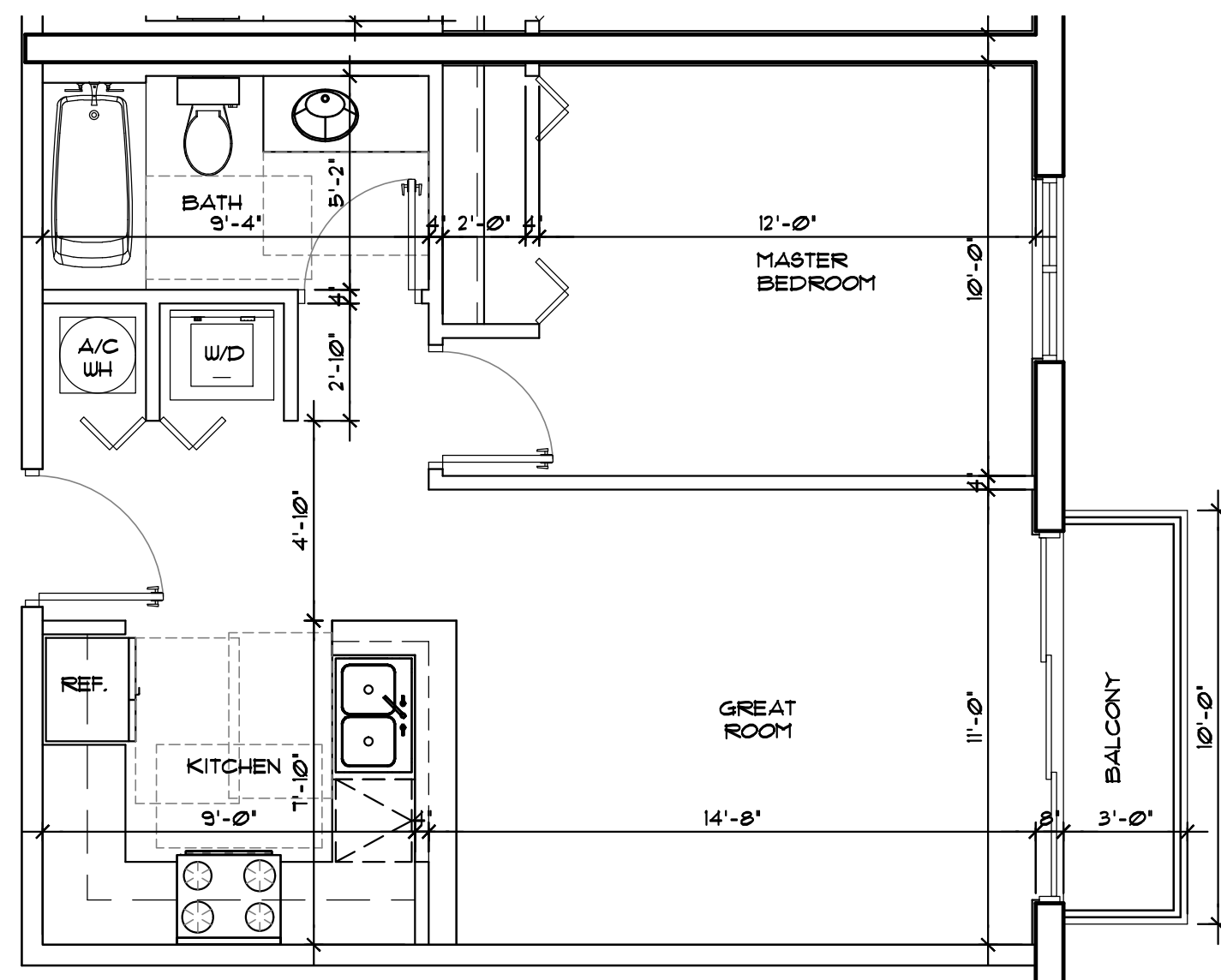
1 | **PROTOTYPE-A-**
SCALE: 1/4"=1'-0"



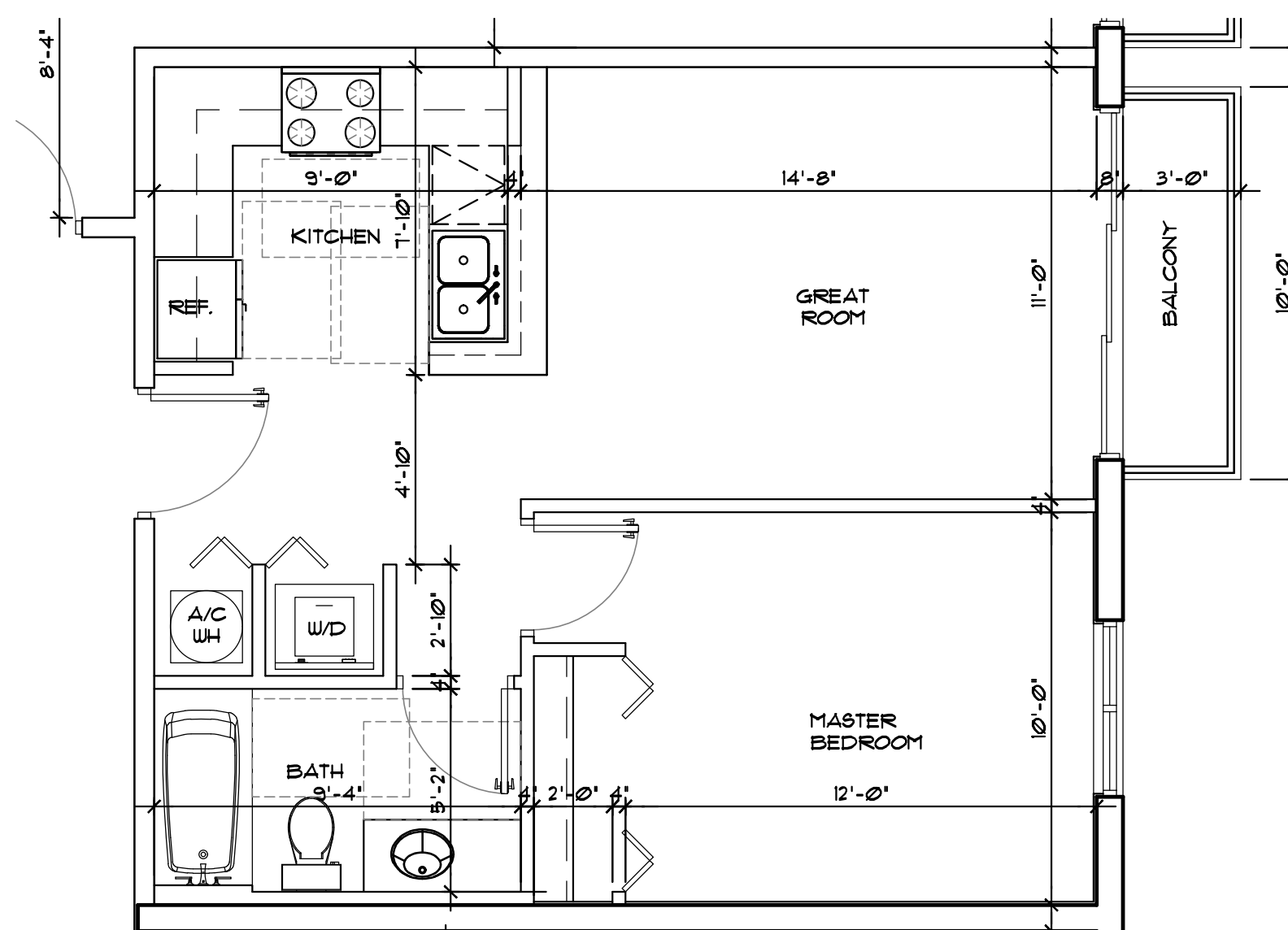
2 | **PROTOTYPE-A-REV**
SCALE: 1/4"=1'-0"



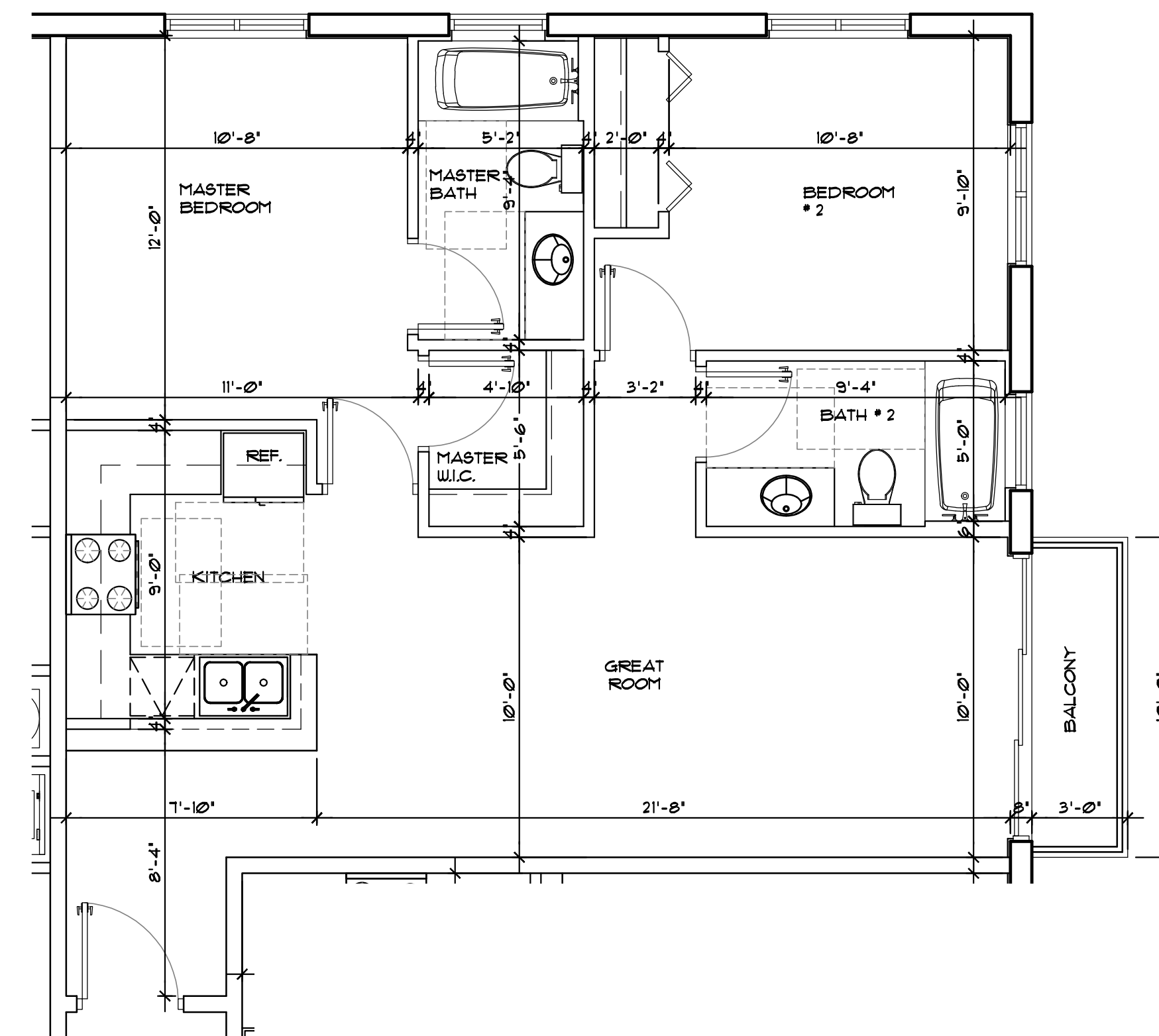
3 | **PROTOTYPE-B-**
SCALE: 1/4"=1'-0"



4 | **PROTOTYPE-C-**
SCALE: 1/4"=1'-0"



5 | **PROTOTYPE-C-REV**
SCALE: 1/4"=1'-0"



6 | **PROTOTYPE-D-**
SCALE: 1/4"=1'-0"



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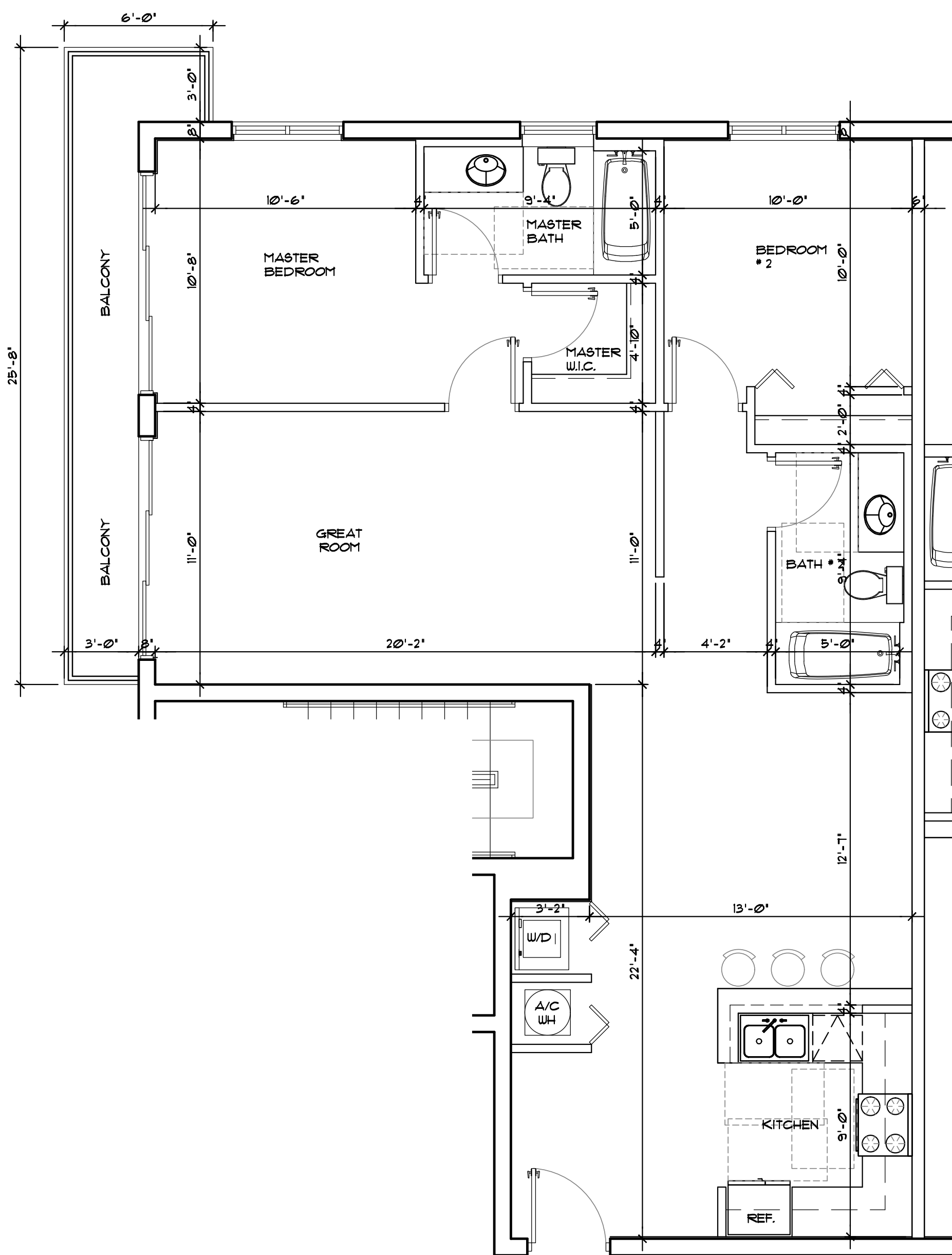
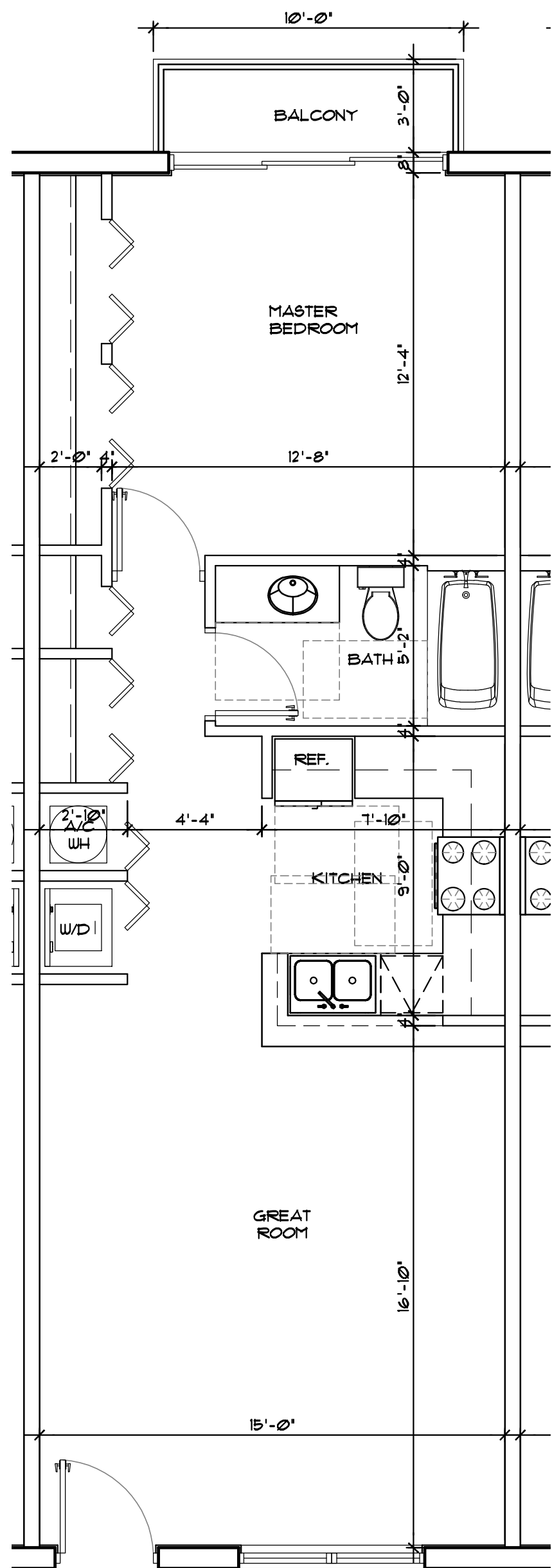
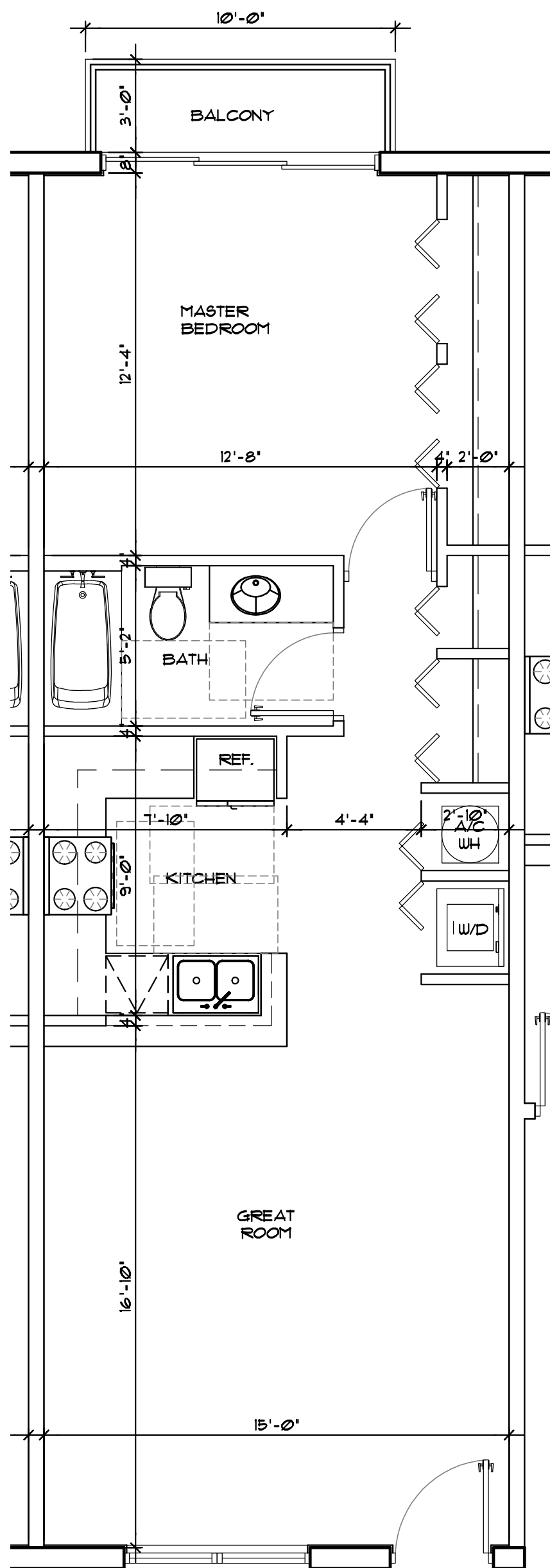
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OF SHEETS



1 **PROTOTYPE-E-**
SCALE: 1/4"=1'-0"

2 **PROTOTYPE-E-REV**
SCALE: 1/4"=1'-0"

3 **PROTOTYPE-F-**
SCALE: 1/4"=1'-0"



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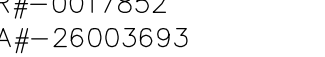
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A-2.2

OF SHEETS





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A-2.3

OF SHEETS



1 WEST ELEVATION- (SIDE)

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



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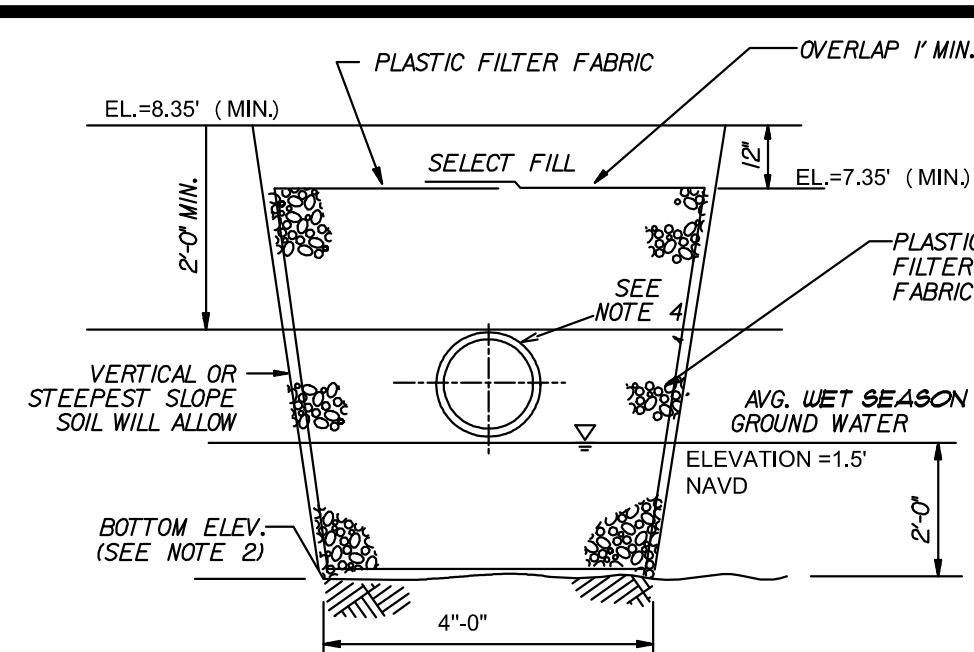
A-2.4

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1 EAST ELEVATION- (SIDE)

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



LEGEND: (note all values are N.A.V.D.88)

(XX)	DENOTES EXISTING GRADE
[XX]	DENOTES PROPOSED GRADE

5). LANDSCAPING ALONG PERIMETER WILL NOT INTERFERE WITH PROPOSED GRASS SWALES FUNCTION.

5. PLUG STUB PIPES WITH *10-1"x1" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE

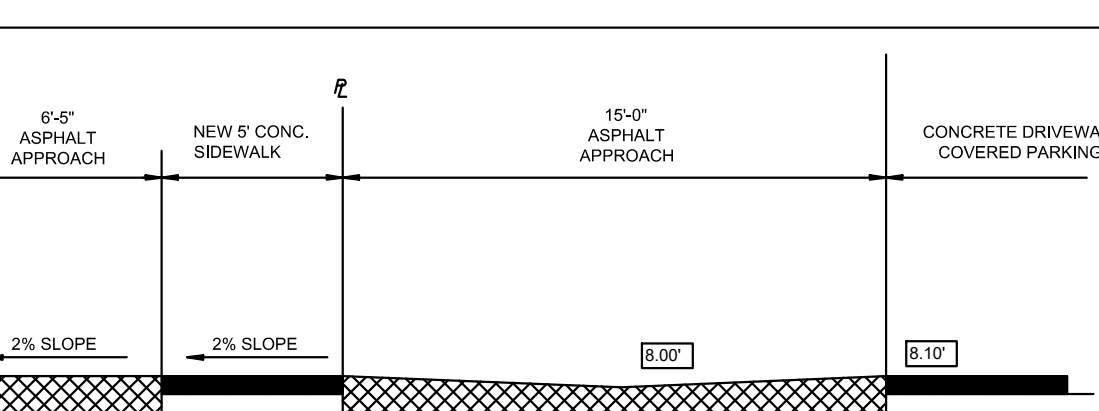


Diagram illustrating a cross-section of a proposed retaining wall and driveway structure. The diagram shows a concrete retaining wall on the left, a 5'-0" swale in the center, and a concrete driveway/covered parking area on the right. A 6' PVC fence is shown above the property line. The wall has a height of 10'-0" and a base width of 1'-0". The swale has a depth of 1'-0" and a slope of 3:1. The driveway has a width of 8'-0" and a height of 8'-0". A building footing is shown on the right. The diagram is labeled "MATCH EX. ELEV." and "N.T.S."

Diagram illustrating a cross-section of a driveway and property line. The diagram shows a concrete driveway on the left, a 15-foot swale in the middle, and a 6-inch PVC fence on the right. Dimensions include 14.0' for the driveway width, 6.10' for the parking area, 9.1' max for the swale depth, 1.0' for the fence height, and 6.00' for the fence offset. Labels include 'CONCRETE DRIVEWAY COVERED PARKING', 'CONC. WALL', 'PARKING', 'BUILDING FOOTING REFER STRUCTURAL DRAWING SET', '15'-0" SWALE', '6" PVC FENCE ABOVE PROPERTY LINE', 'MATCH EX. ELEV.', and 'PROPOSED RETAINING WALL'.

N.T.S.

CONCRETE DRIVEWAY/
COVERED PARKING

CONC. WALL

PARKING

8'10"

8'0"

5'4" SWALE

3:1

1'0"

6" PVC FENCE ABOVE
PROPERTY LINE

MATCH
EX. ELEV.

8'0"

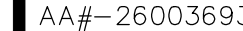
7'4"

PROPOSED
RETAINING WALL

BUILDING FOOTING
REFER STRUCTURAL
PLANS FOR SIZE

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 465 Archaic Drive, Winter Haven, Florida 33880 *EB/LB No. 5183*
 954-424-5852 or 305-827-2216



REVISION:	BY:
1 04/07/23 PDB SIGN OFF	F.C.
2 08/22/23 COMMENTS	A.G.

PROPOSED 42-UNITS MULTI-FAMILY DEVELOPMENT FOR:

FLETCHER TWENTY TWO

2022-2026 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	11/08/21
SCALE	AS NOTED
JOB. NO.	021-020
SHEET	

$$C = 1.1$$

OF SHEETS

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES	REVISED: 06/08/2014 DRAWING NO. G-00
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GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.1
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GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.2
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GENERAL NOTES (CONTINUED):

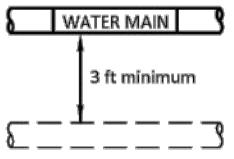
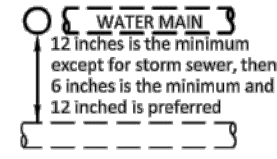
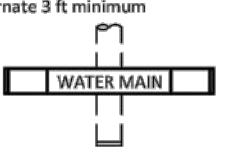
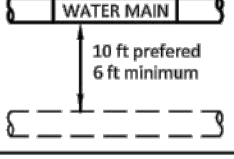
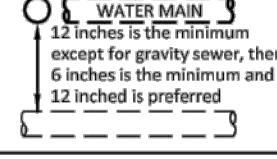
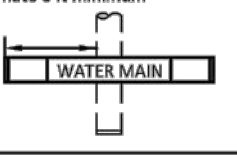
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).



41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
 - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

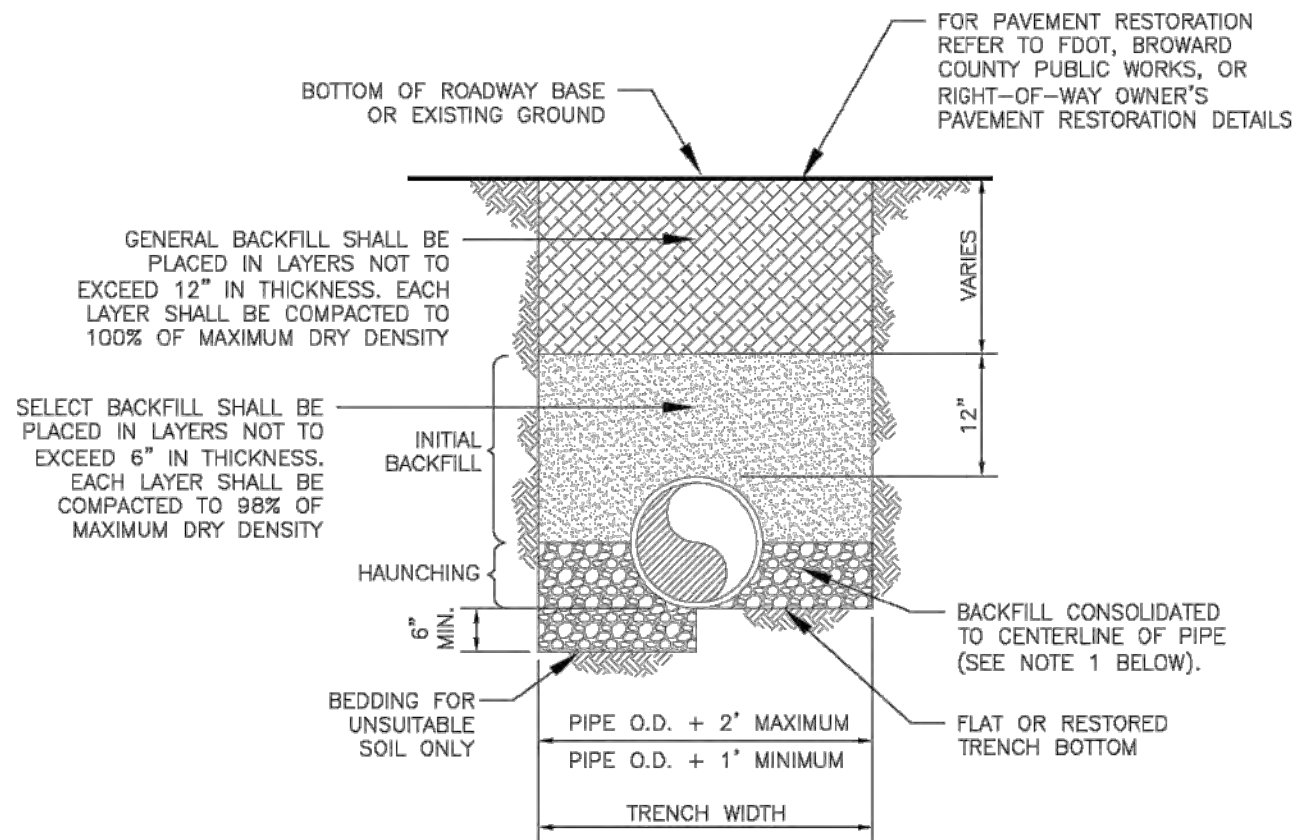
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.3
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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	 3 ft minimum	 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft minimum 
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	 6 ft minimum	 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft minimum 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	—	—

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

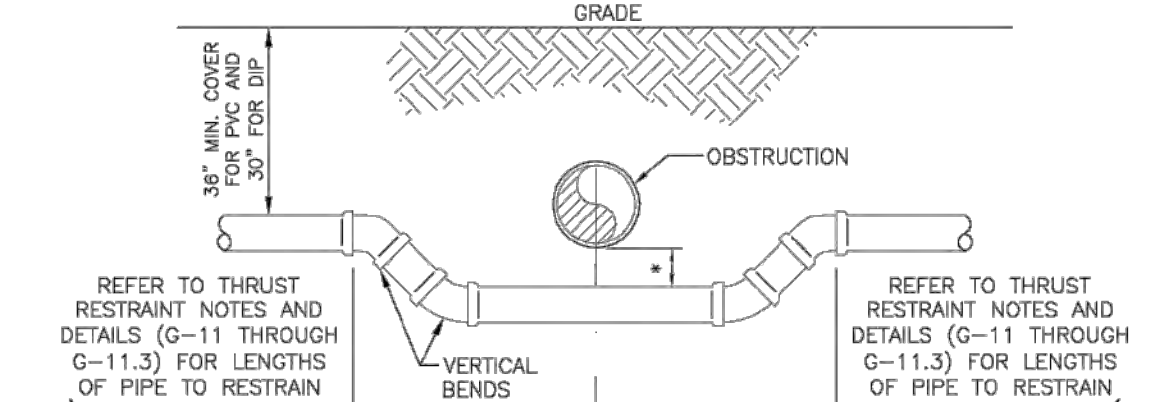
	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL SEPARATION REQUIREMENTS OF F.D.E.P.	REVISED: 11/06/2017 DRAWING NO. G-01.1
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NOTES:

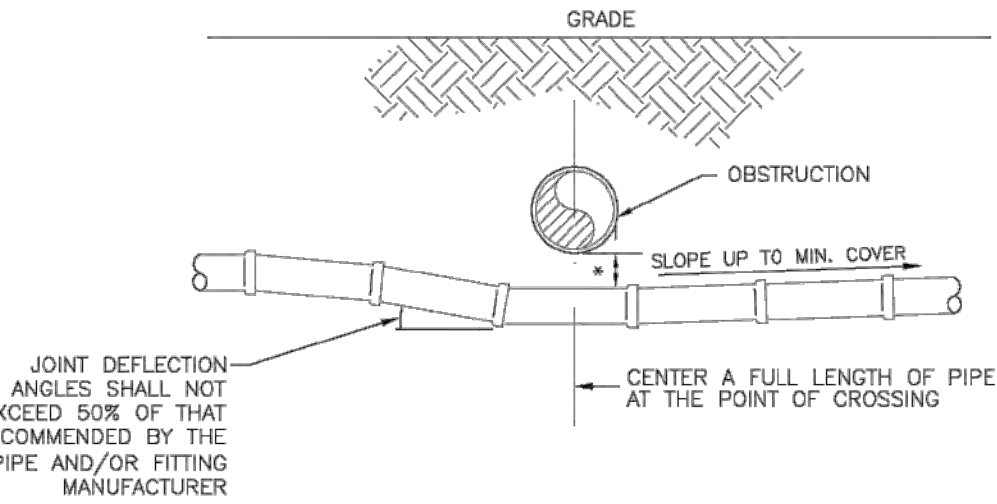
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE. WITHIN THE LIMITS OF CONSTRUCTION, IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-18.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	REVISED: 06/08/2014 DRAWING NO. G-02
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UTILITY CROSSING USING FITTINGS

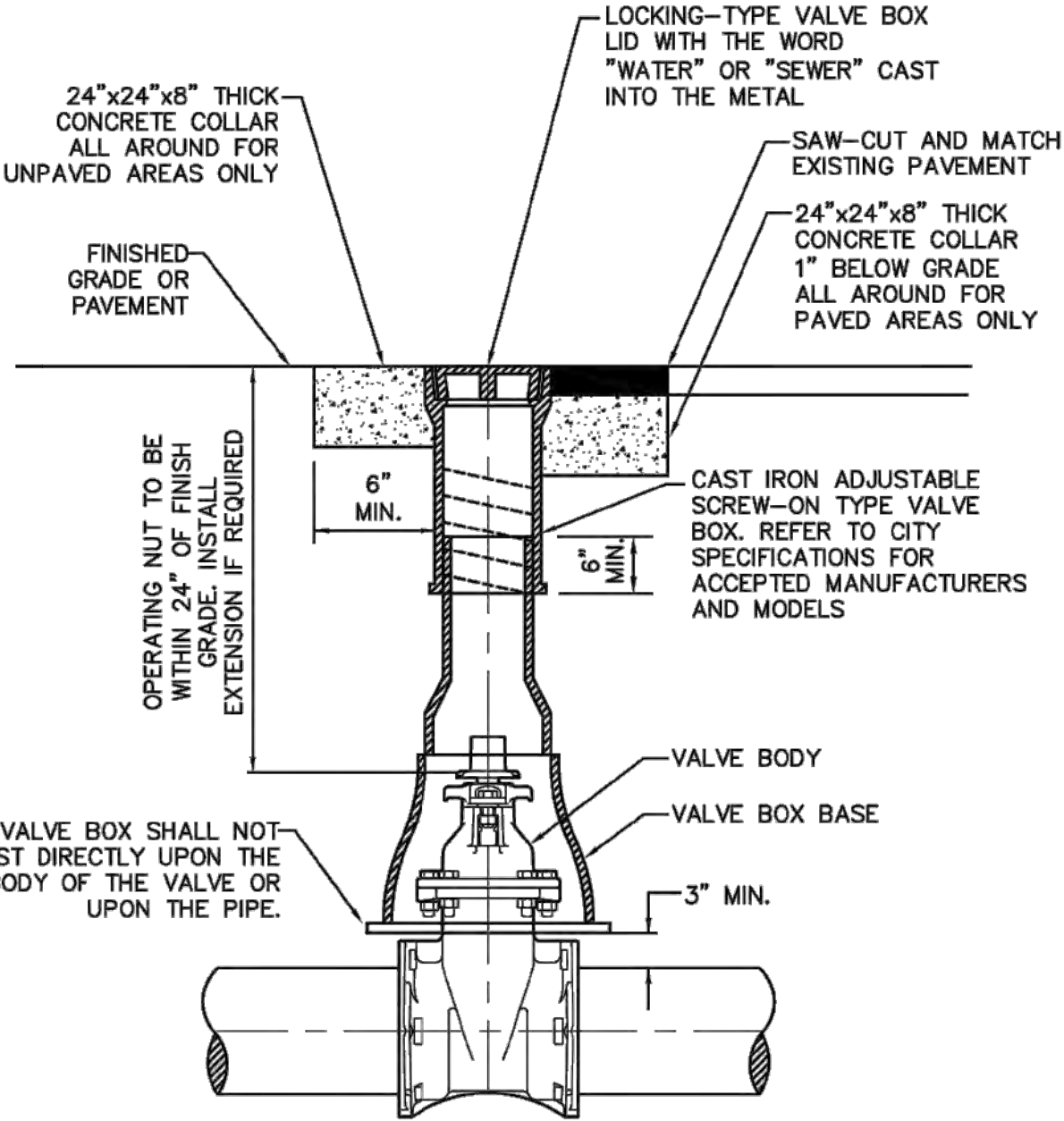
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL UTILITY CROSSING DETAIL	REVISED: 06/08/2014 DRAWING NO. G-04
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL VALVE BOX SETTING	REVISED: 06/08/2014 DRAWING NO. G-05
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Luis LaRosa-Registered

Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
1. 04/01/23 PDB SIGN OFF	F.C.
2. 08/22/23 COMMENTS	AG.

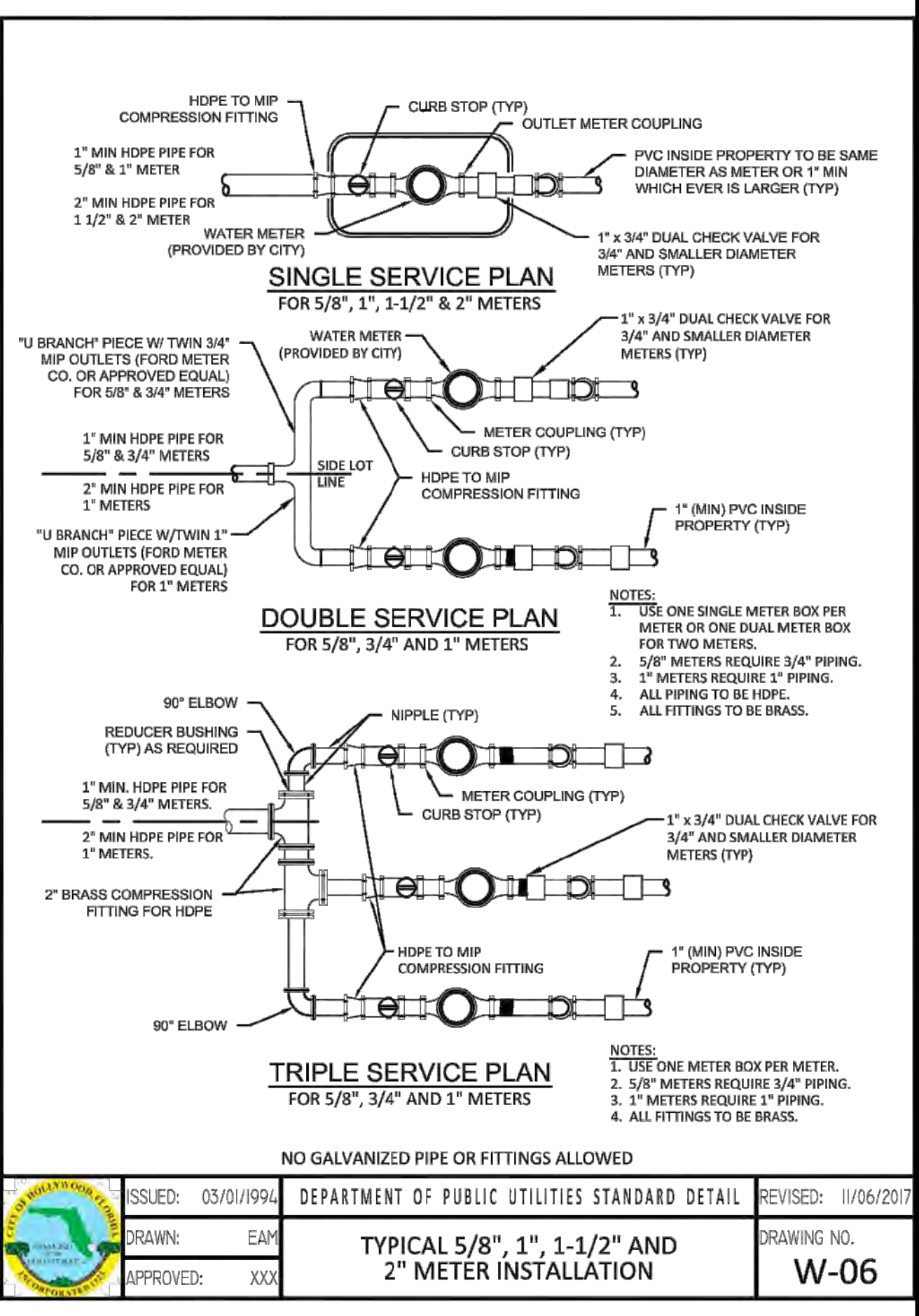
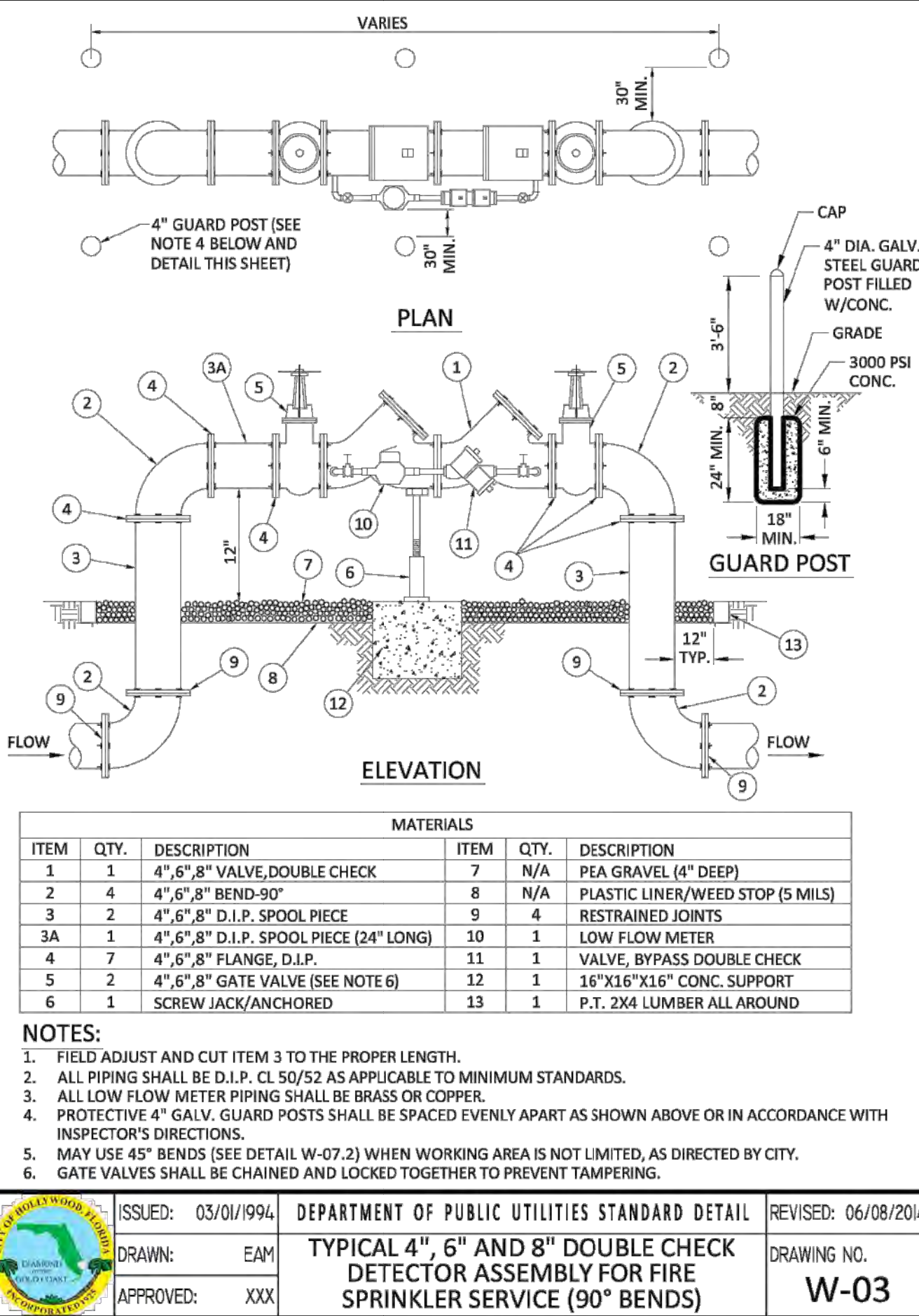
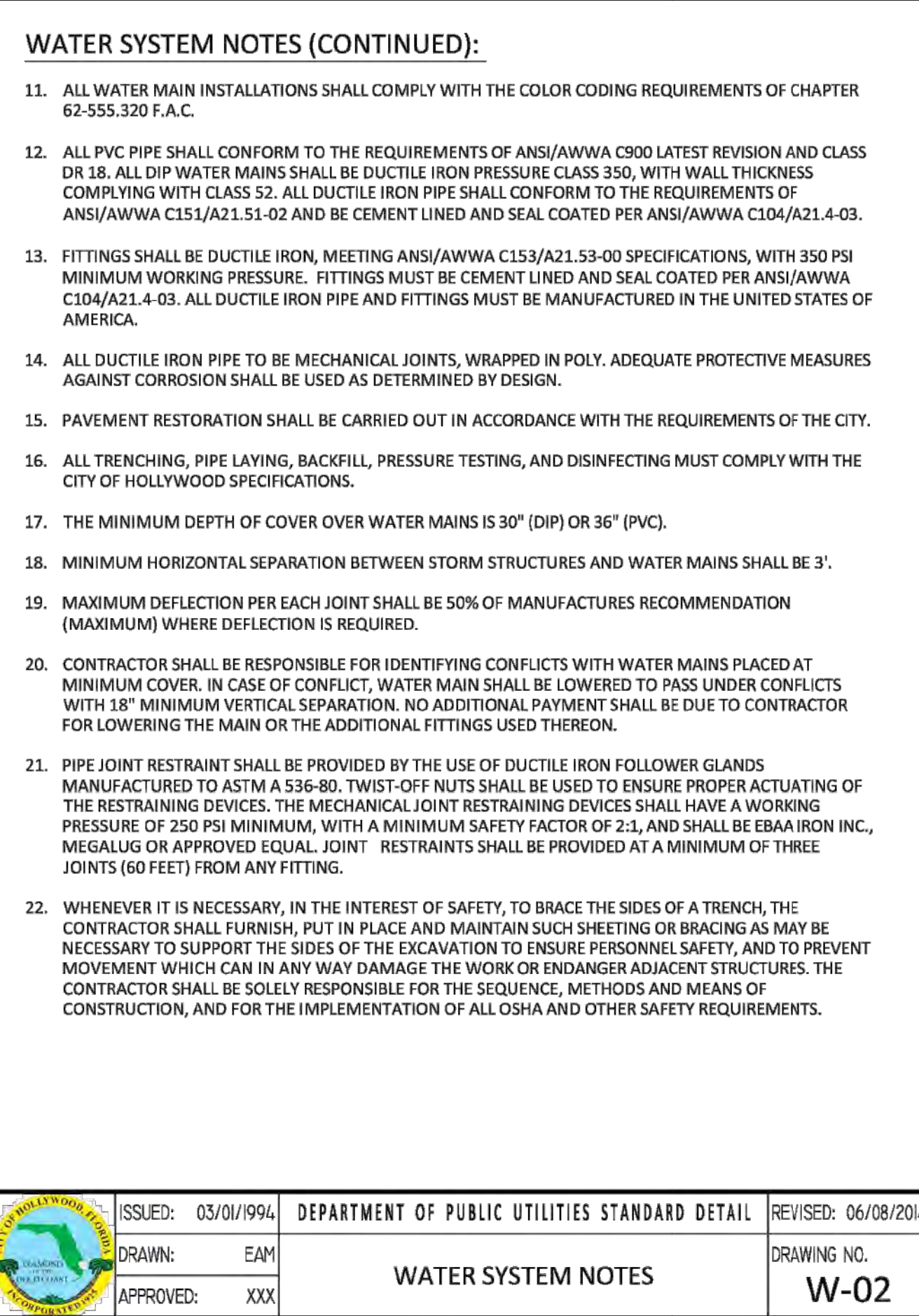
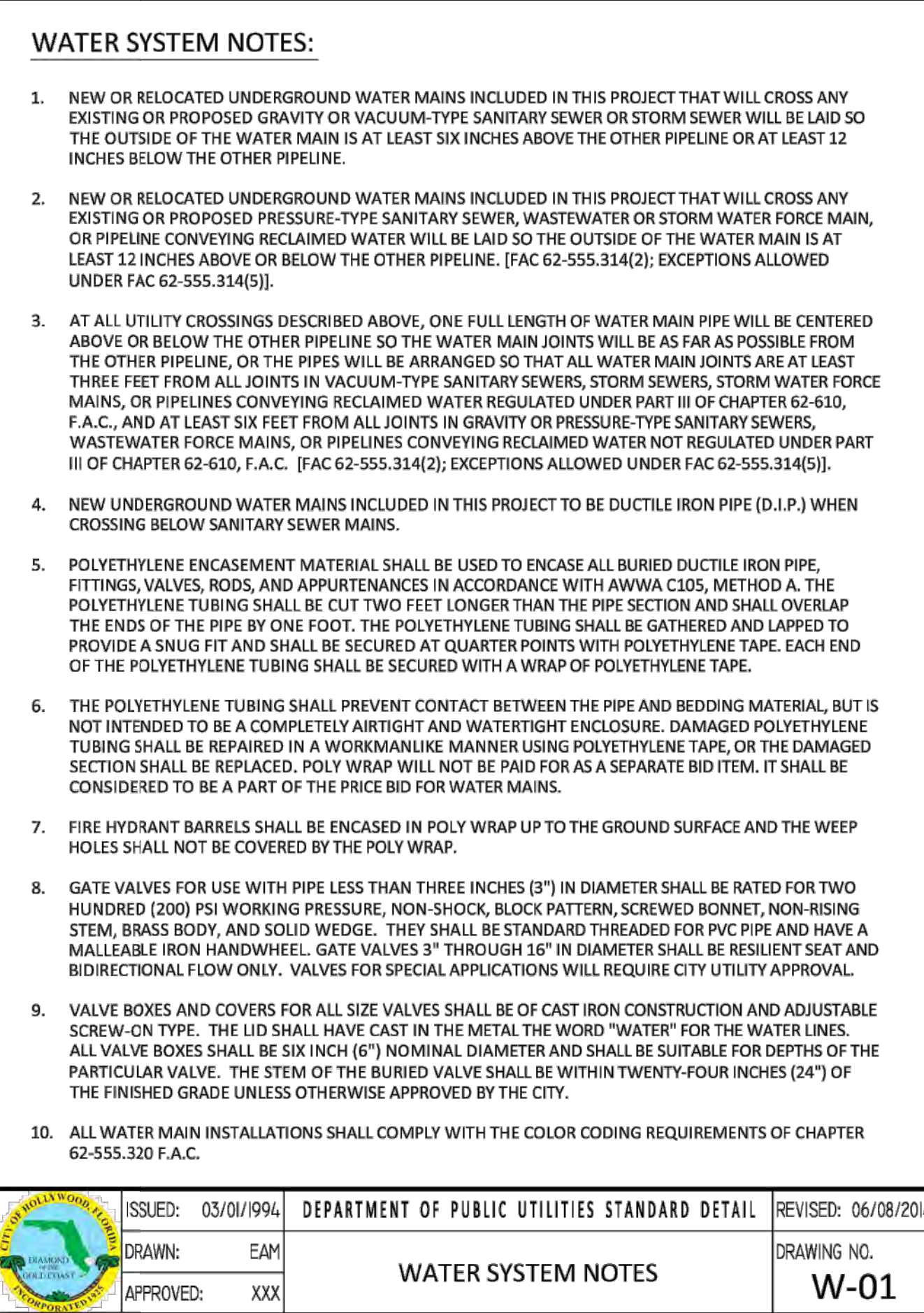
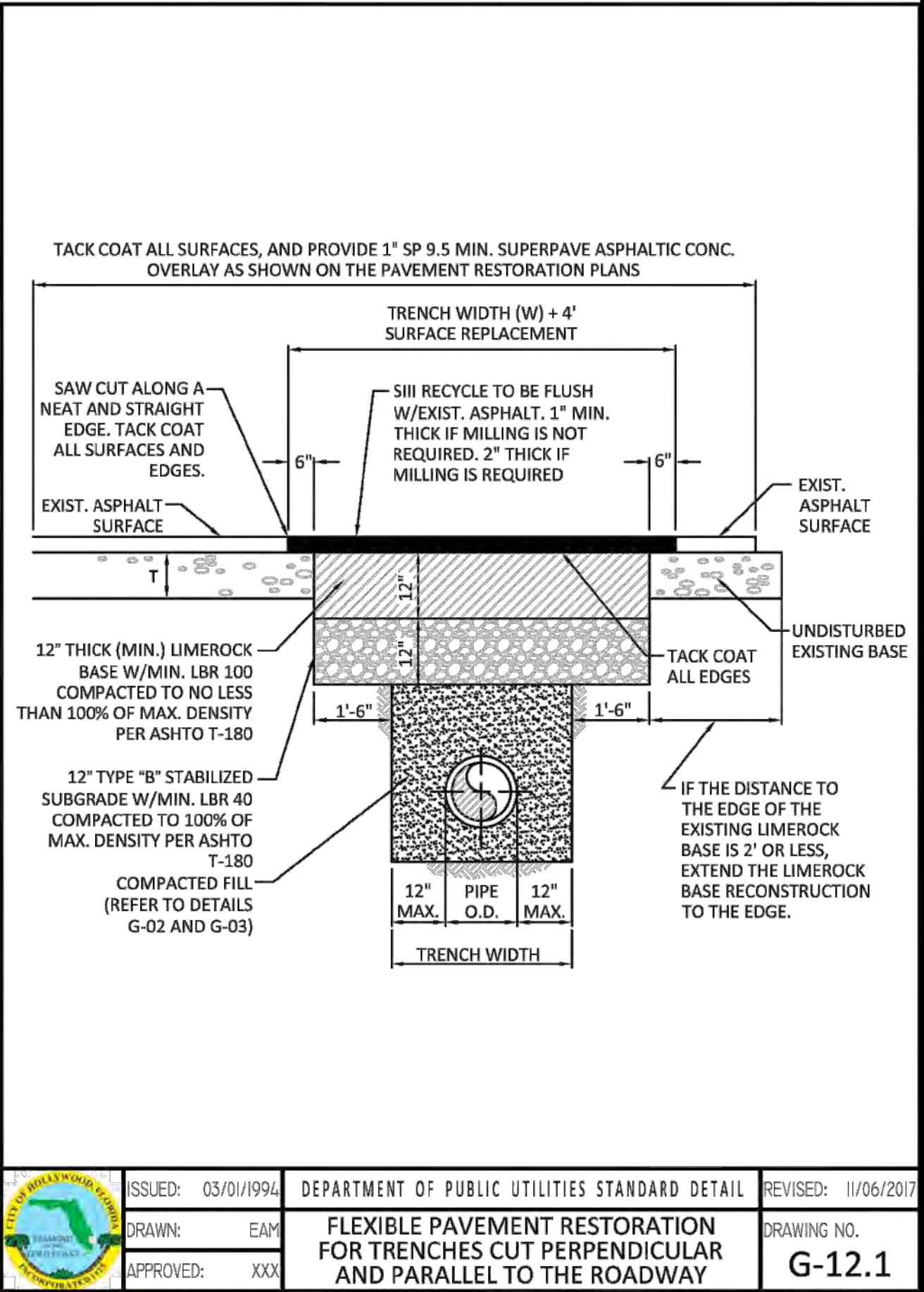
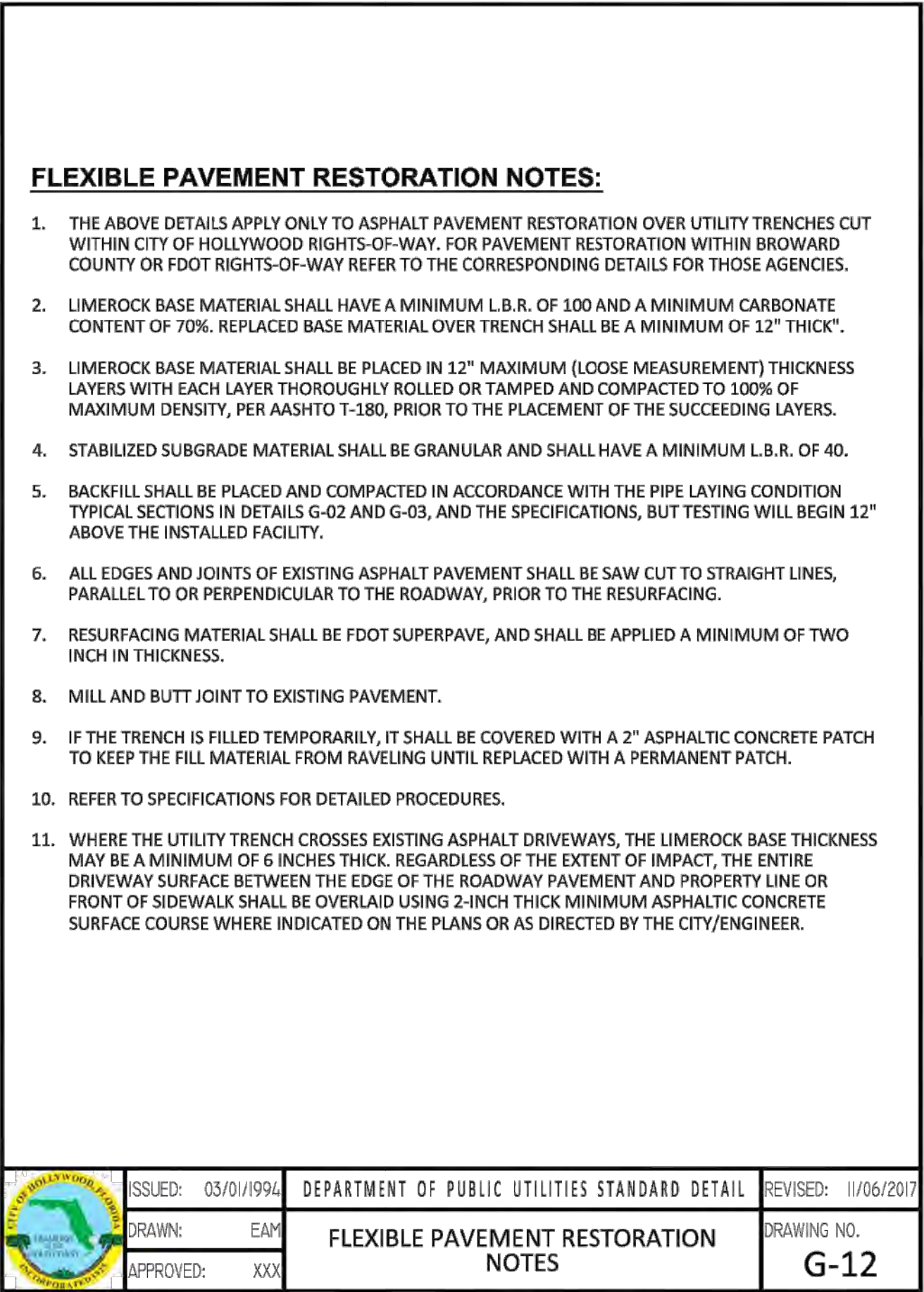
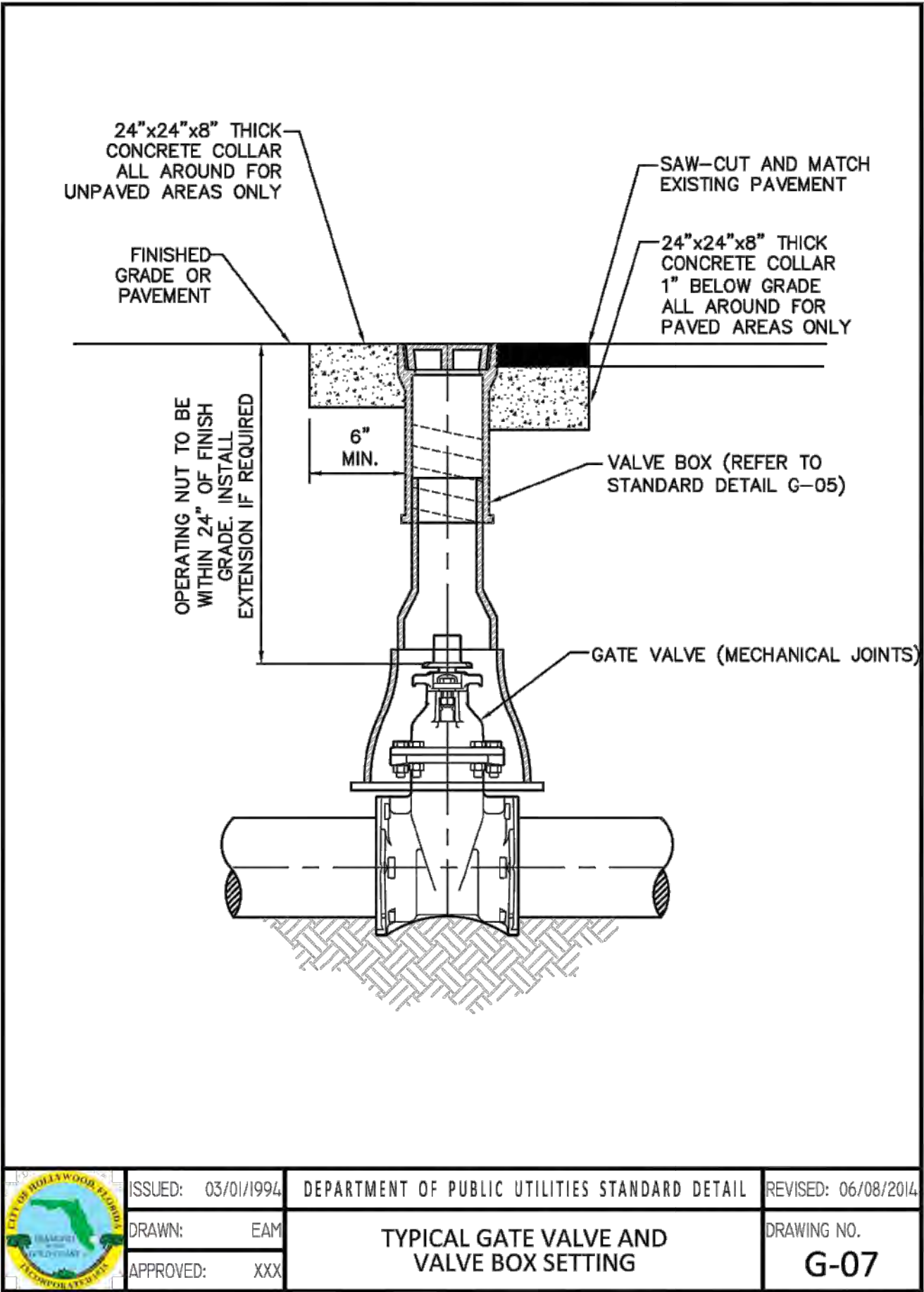
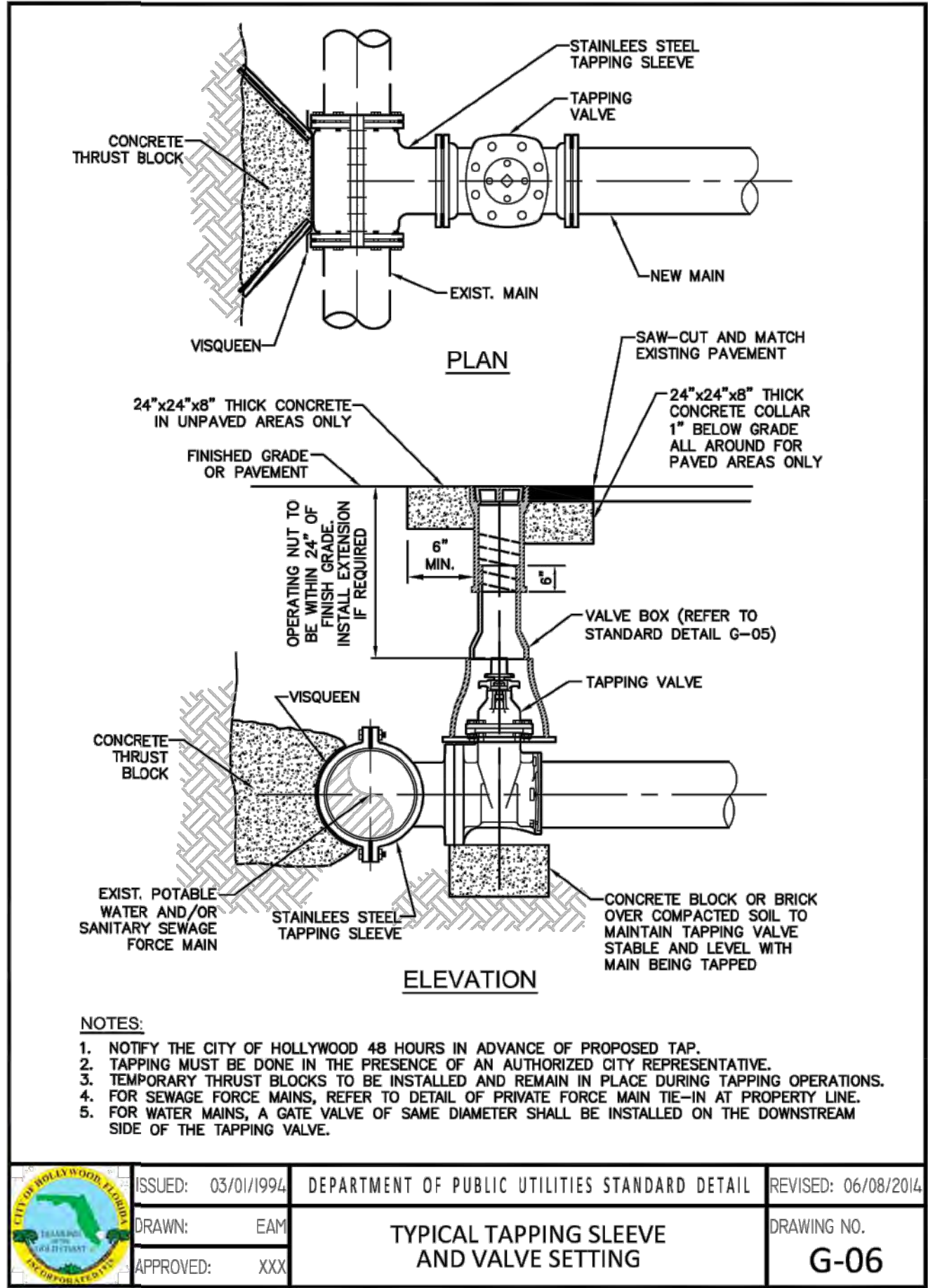
PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:
FLETCHER TWENTY LLC
2022-2026 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	11/08/21
SCALE	AS NOTED
JOB. NO.	021-0210
SHEET	

C-1.2

OF SHEETS



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL - LUIGROS@LLRARCHITECTS.COM
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
1 04/01/23 FDB SIGN OFF	F.C.
2 08/22/23 COMMENTS	A.G.

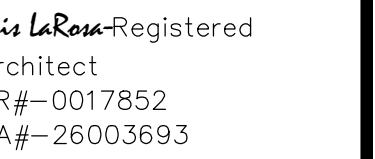
PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:
FLETCHER TWENTY LLC
2022-2026 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	11/08/21
SCALE	AS NOTED
JOB. NO.	021-0210
SHEET	

C-1.3

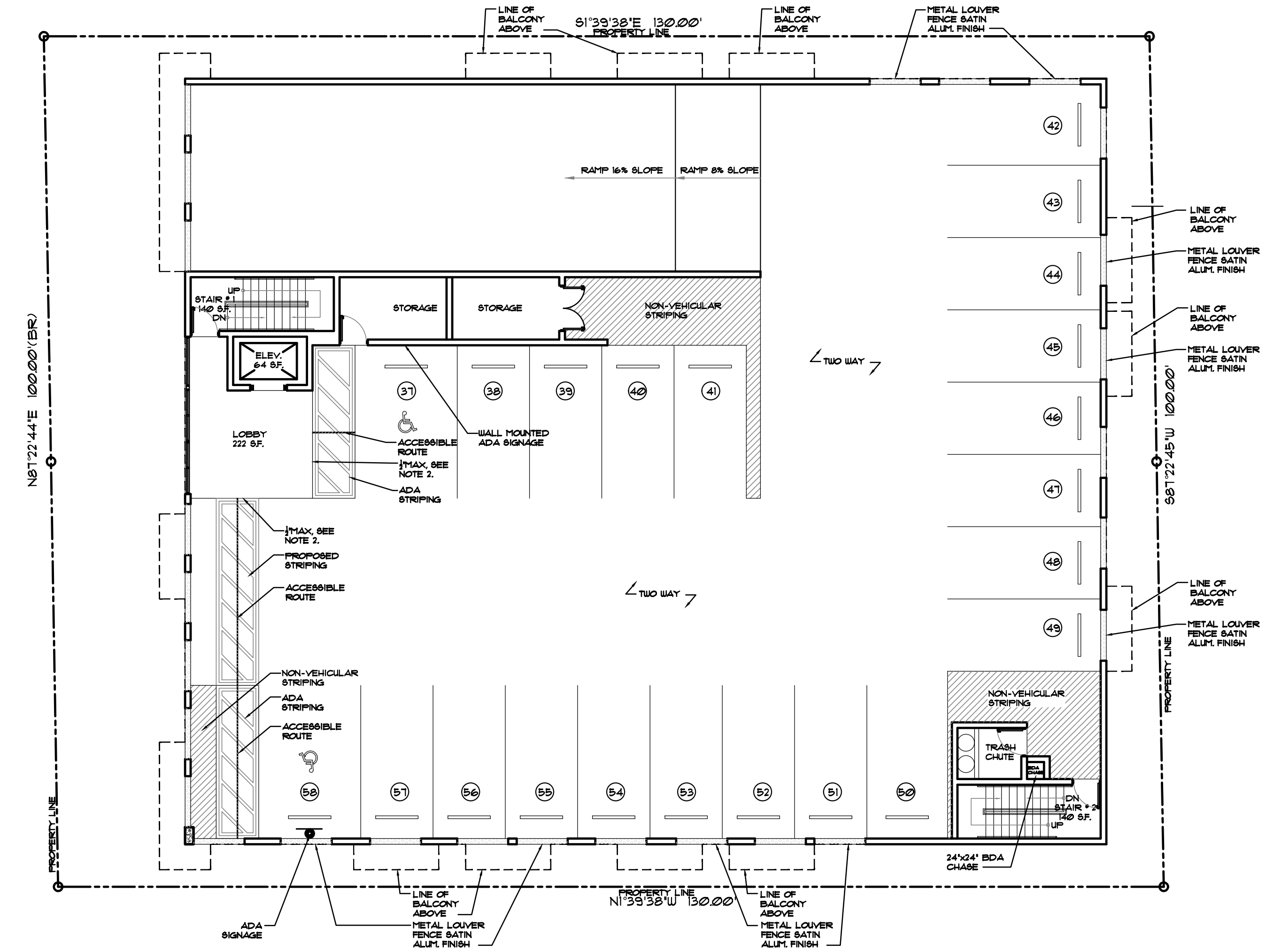
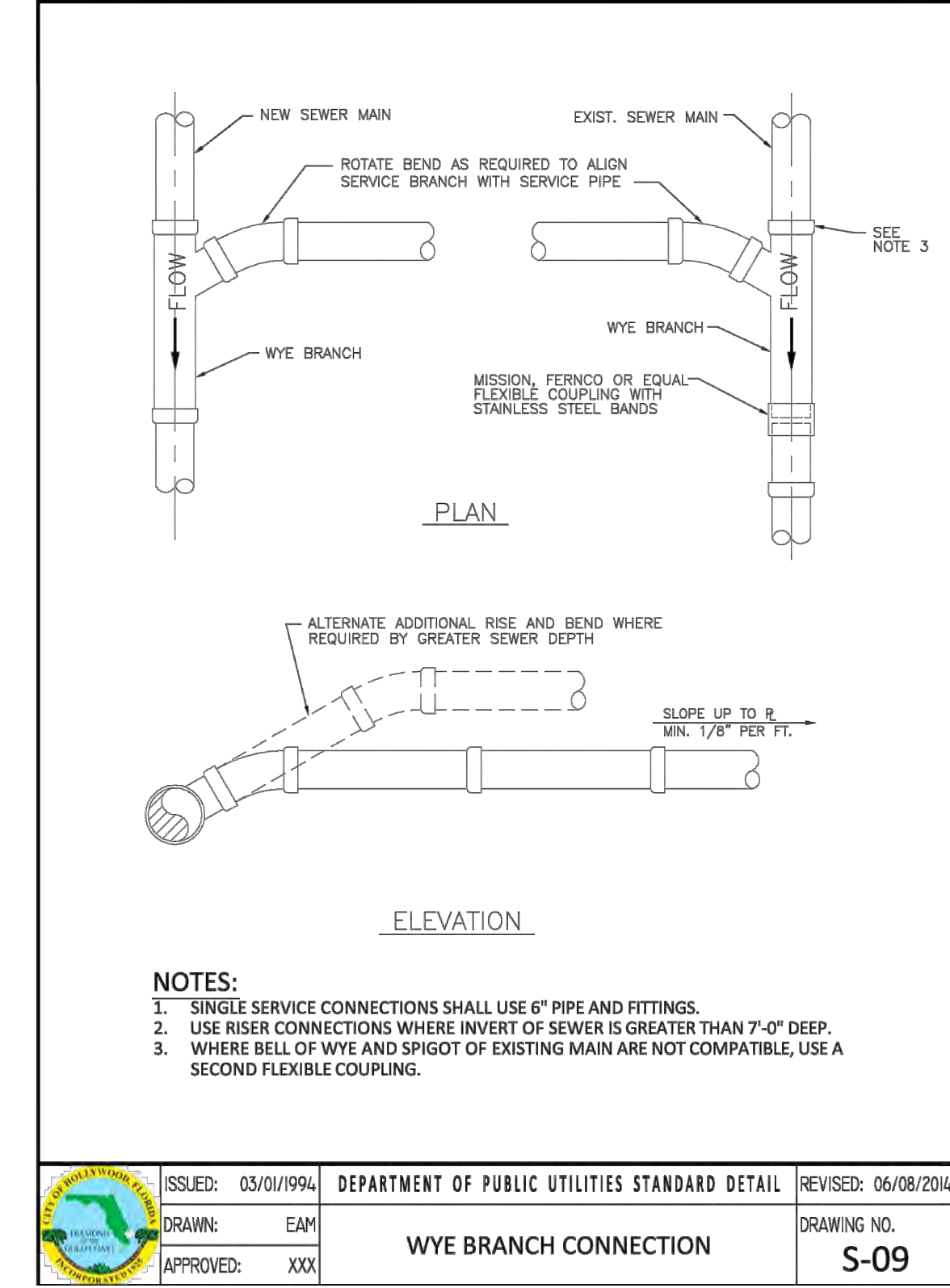
OF SHEETS



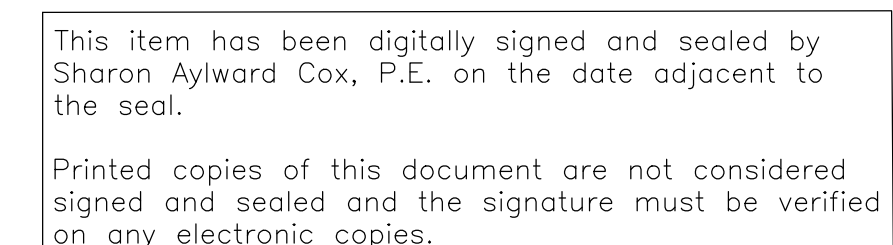
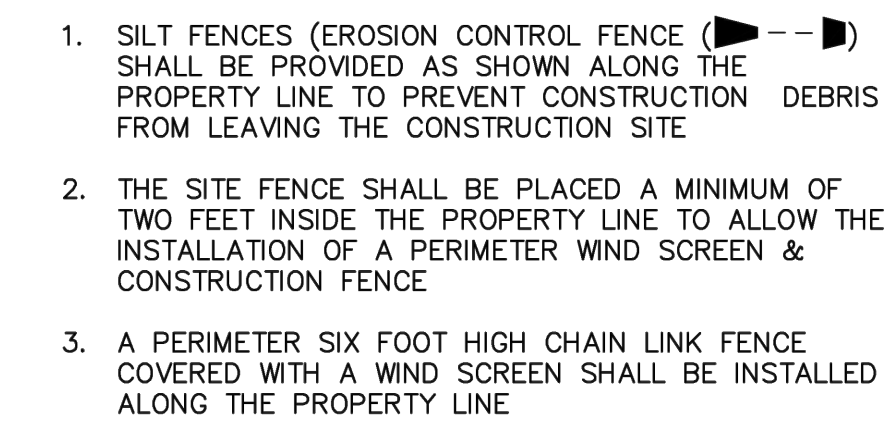
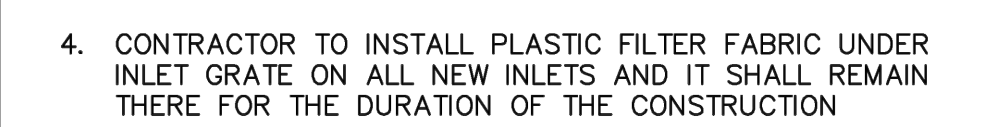
PROPOSED 42-UNITS MULTI-FAMILY DEVELOPMENT FOR:
FLETCHER TWENTY LLC
2022-2026 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

RAWN	C.C.
CHECKED	L.L.R
DATE	11/08/21
SCALE	AS NOTED
OBJ. NO.	021-020
SHEET	

C-1.4



PAVEMENT MARKINGS PLAN



REVISION:	BY:
1 04/07/23 PDB SIGN OFF	F.C.
2 08/22/23 COMMENTS	AG.

PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:
FLETCHER TWENTY LLC
2022-2026 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	11/08/21
SCALE	AS NOTED
JOB. NO.	021-020
SHEET	

C-1.5

Landscape Data:

RAC Zoning - PR (Pembroke Road Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (100/30)	3 Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	18 Trees (360/20)	18 Trees (See Schedule)
Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area. Ground Floor: 2,170 sf Sixth (6th) Floor: 587 sf	2 Trees	2 Trees (See Schedule)
Total Required:	1 Trees 3 Trees (2,757 SF)	1 Trees 3 Trees (See Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (One Palm = 1 Tree Credit)		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	14 Trees 60 Shrubs	23 Trees 119 Shrubs

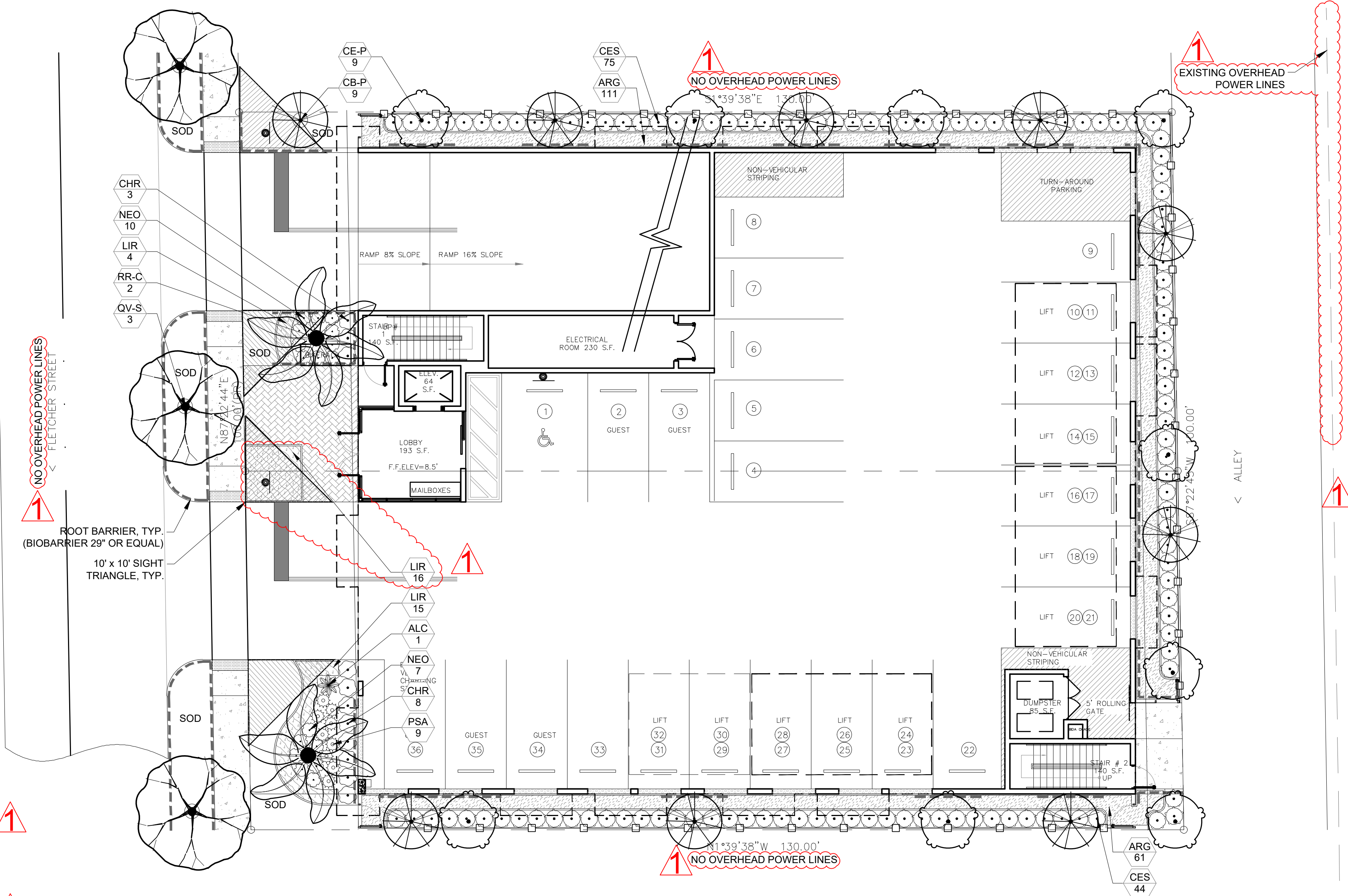
Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Plant Schedule:

PERIMETER TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CE-P	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	9	
CB-P	Cordia sebestena	Orange Geiger Tree	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	9	
CODE TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
RR-C	Roystonea regia	Royal Palm	FG, 8` CT, SGL, SP	Yes	2	
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
PE	Ptychosperma elegans	Alexander Palm	FG, 8` CT, SGL, SP	No	3	
STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
QV-S	Quercus virginiana	Southern Live Oak	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	1	
CHR	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" HT x 18" SPR, F, 30" OC	Yes	11	
CVP	Codiaeum variegatum `Petra`	Bravo Croton	3G, 24" OA, F,	No	15	
CES	Conocarpus erectus sericeus	Silver Buttonwood	3G, 30" HT x 24" SPR, FTB, 30" OC	Yes	119	
CAL	Cordyline fruticosa `Auntie Lou`	Ti Plant	7G, 4` HT x 3` SPR, 3PP, SP, AS	No	2	
NEO	Nerium Oleander `Ice Pink`	Ice Pink Oleander	3G, 24"x18", F, 24" OC	No	17	
PSA	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3G, 18" OA, F,	No	9	
PHX	Philodendron `Xanadu`	Xanadu Philodendron	3G, 24" OA, F, 30" OC	No	30	
STN	Strelitzia nicolai	White Bird of Paradise	15G, 5'-6` HT, 5PP, F, SP	No	1	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
ARG	Arachis glabrata `Ecoturf`	Perennial Peanut	FG, Sod	No	24" o.c.	172
LIR	Liriope muscari `Big Blue`	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.	122
SOD	Stenotaphrum secundatum	St. Augustine grass	Sod, Free of Weeds, Pests, & Debris	No		

*Note: Plant schedule includes roof gardens; see sheet two for roof garden details.



Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

Project Team

Landscape Architect:

LAS

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

LIR Architects, Inc.

ARCHITECTURE & PLANNING

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PROPOSED 47-UNIT MIXED USE DEVELOPMENT FOR:
2022-2026 FLETCHER STREET
2022-2026 Fletcher Street, Hollywood, FL 33020
Landscape Plan

Revisions		
Date	Init.	Description
01.20.23	DC	Initial Submittal
03.06.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

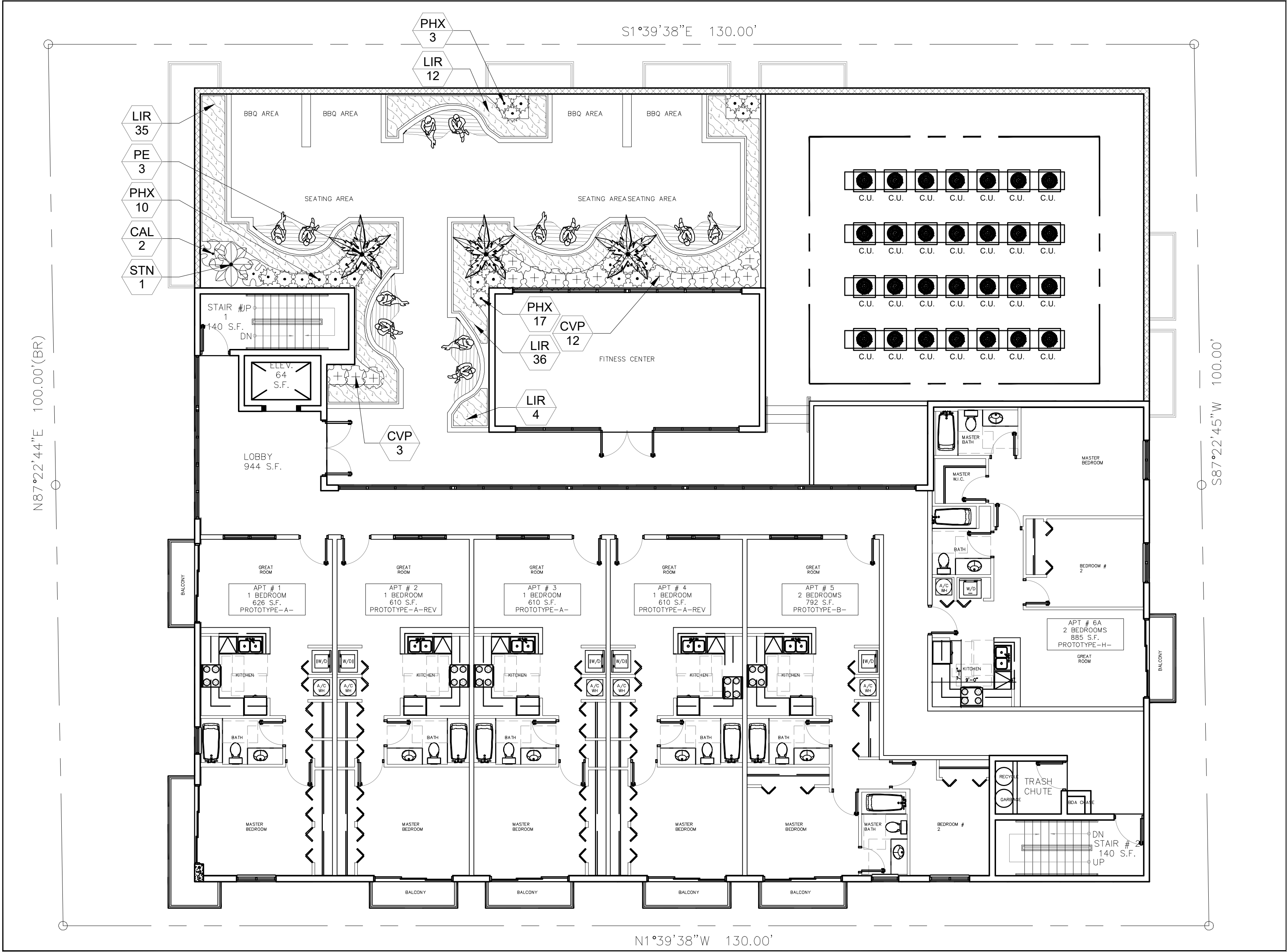
NORTH

SCALE: 1" = 8'

0 4' 8' 16'

LS-01





6th Floor Roof Garden

Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

6th Floor Roof Garden Plant Schedule:

PALM TREES		BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
PE		Ptychosperma elegans	Alexander Palm	FG, 8` CT, SGL, SP	No	3	
SHRUBS		BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CVP		Codiaeum variegatum `Petra`	Bravo Croton	3G, 24" OA, F,	No	15	
CAL		Cordyline fruticosa `Auntie Lou`	Ti Plant	7G, 4` HT x 3` SPR, 3PP, SP, AS	No	2	
PHX		Philodendron `Xanadu`	Xanadu Philodendron	3G, 24" OA, F, 30" OC	No	30	
STN		Strelitzia nicolai	White Bird of Paradise	15G, 5` -6` HT, 5PP, F, SP	No	1	
GROUND COVERS		BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
LIR		Liriope muscari `Big Blue`	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.	87

Roof Garden Notes:

- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.

Project Team

Landscape Architect:

LAS

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

L/R Architects, Inc.
ARCHITECTURE & PLANNING
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PROPOSED 47-UNIT MIXED USE DEVELOPMENT FOR:
2022-2026 FLETCHER STREET
2022-2026 Fletcher Street, Hollywood, FL 33020

Roof Garden Landscape Plan

Revisions		
Date	Init.	Description
01.20.23	DC	Initial Submittal
03.06.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 8'

0

4'

8'

16'

LS-02

Landscape Specifications:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

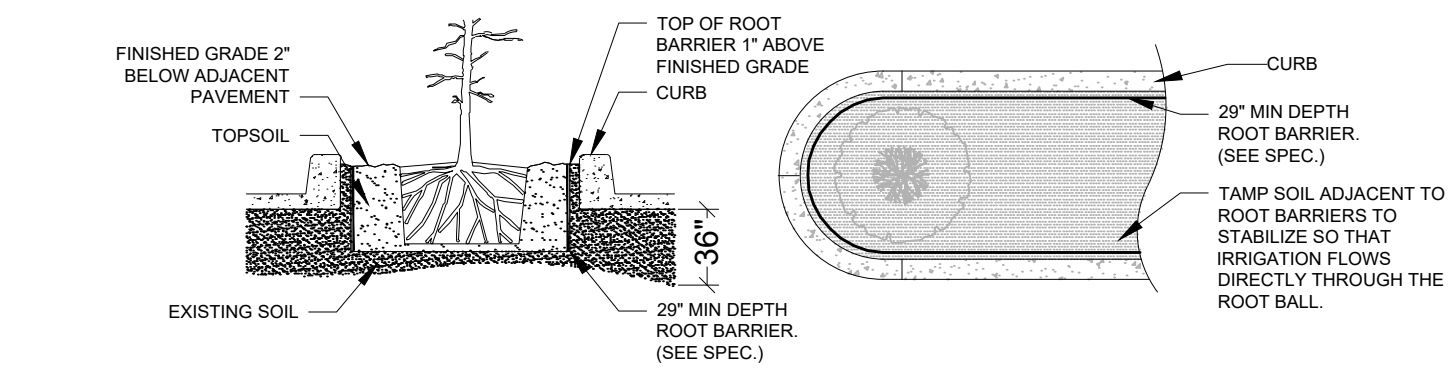
- 2.06 PLANTING SOIL:
- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
- | | |
|--------------------|-----------|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon | 5 tablets |
- Large tubs, wire baskets, grow bags, and balled and burlapped plant shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
- The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be responsible and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drainage, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Larso material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked and left in a neat, clean manner.

- 3.04 PRUNING:
- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE 29\"/>

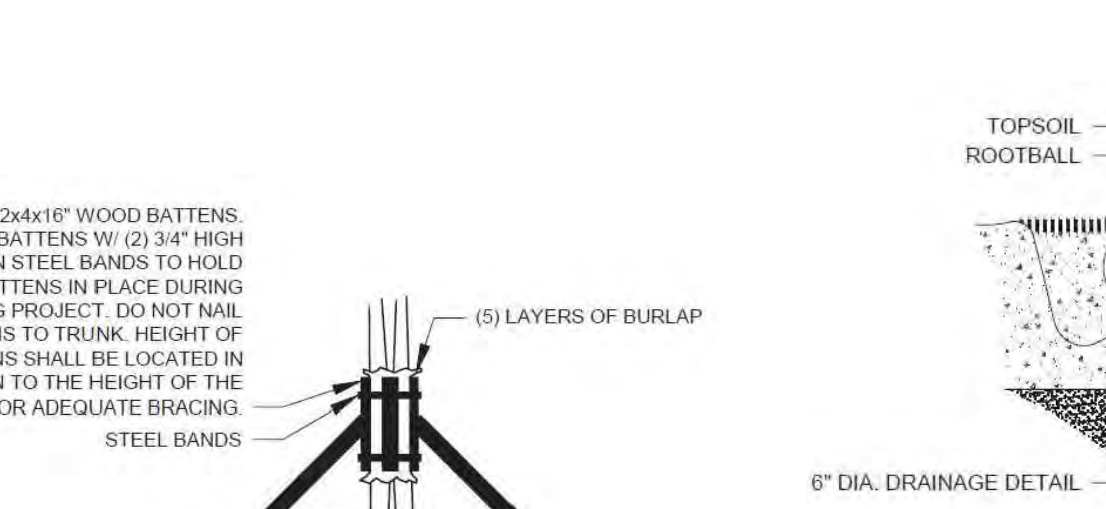
- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08 SEEDING:
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

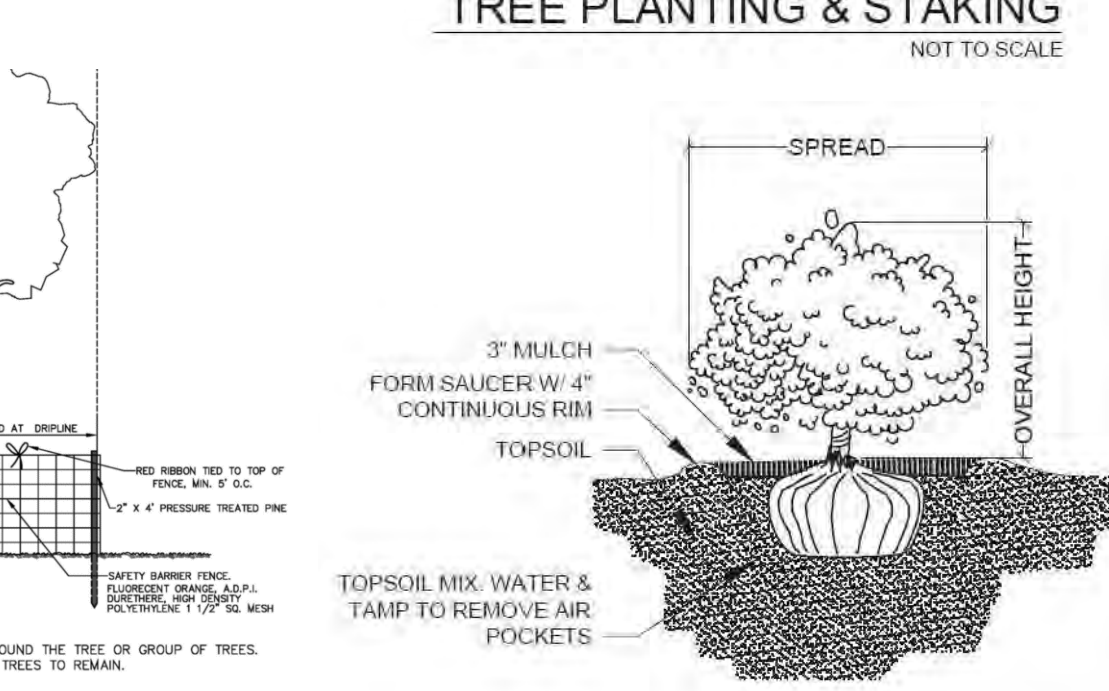
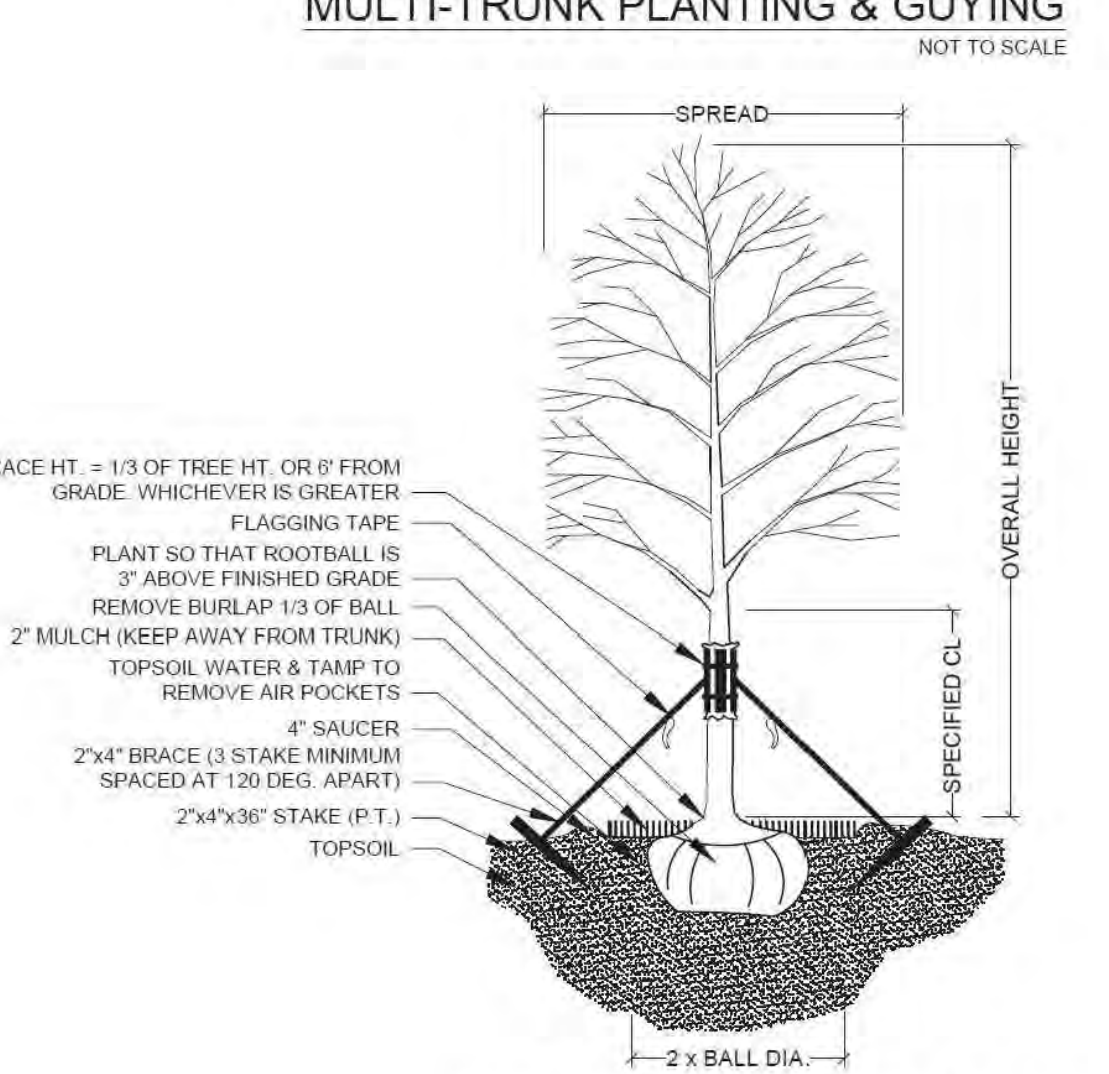
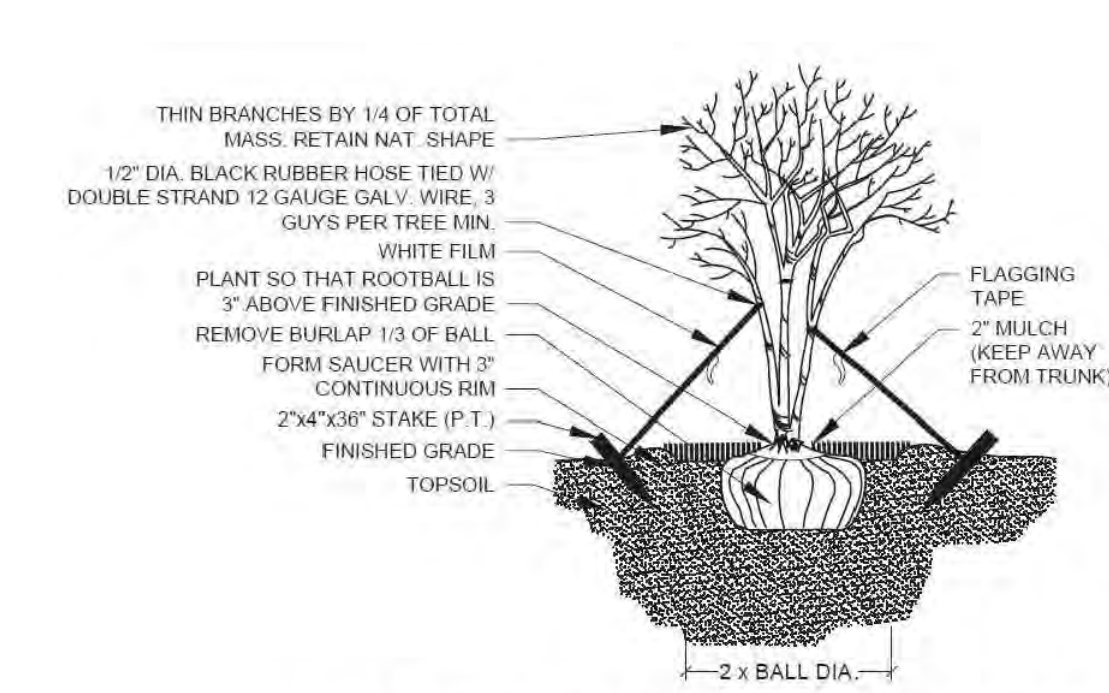
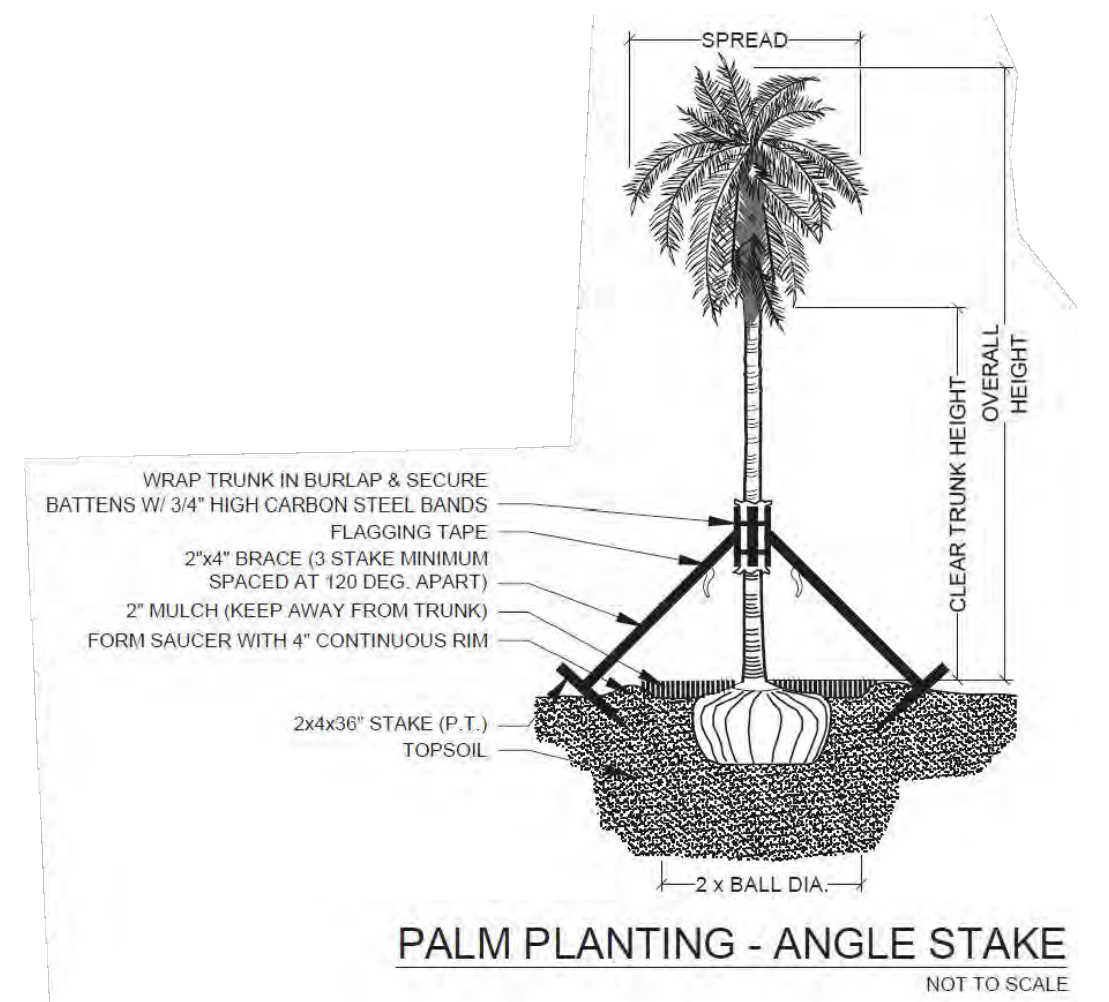
- DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS
- PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

TREE PROTECTION DETAIL
NOT TO SCALE

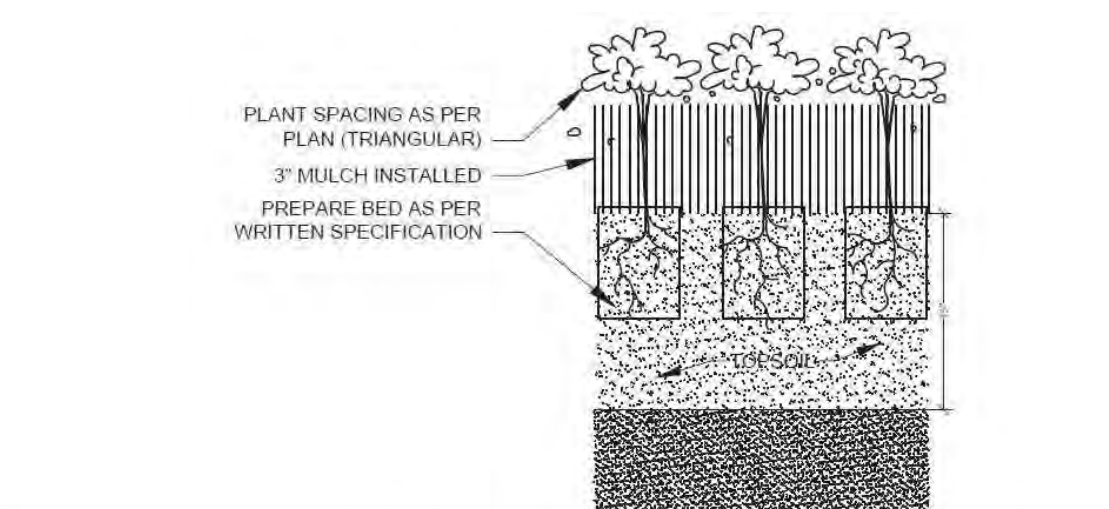


BRACING DETAIL
NOT TO SCALE

DRAINAGE TESTING DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

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PROPOSED 47-UNIT MIXED USE DEVELOPMENT FOR:
2022-2026 FLETCHER STREET
2022-2026 Fletcher Street, Hollywood, FL 33020
Landscape Details & Specifications

Revisions		
Date	Init.	Description
01.20.23	DC	Initial Submittal
03.06.23	DC	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

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