ATTACHMENT C

Application Package
approved PDB 04.12.2018

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/DocumentCenter/Home/View/21



APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board
Date of Application: _____

Location Address: 1840 - 1850 Monroe St, Hollywood FL 33020
Lot(s): 25 / 26 / 27 & 28 Block(s): 36 Subdivision: _____
Folio Number(s): 514215017170 / 514215017180
Zoning Classification: PS-2 Land Use Classification: RAC
Existing Property Use: Multi-family / Single Family Sq Ft/Number of Units: 8 Units / Single Family
Is the request the result of a violation notice? ( ) Yes (x) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): No.

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

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

Number of units/rooms: 40 Units Sq Ft: 913.2 sq. ft. Average
Value of Improvement: $3,255,000.00 Estimated Date of Completion: April 2019
Will Project be Phased? ( ) Yes (x) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Gusmell, LLC / Ricardo Grinberg
Address of Property Owner: 126 S Federal Hwy, Suite 200. Dania FL 33004
Telephone: 786.326.7424 Fax: _____ Email Address: grinbergusa@gmail.com
Name of Consultant/Representative/Tenant (circle one): REP: ArchitectureWorks LLC / James Mackenzie
Address: 300 71st St, Suite 528, Miami Beach FL 33141 Telephone: 305.525.4826
Fax: _____ Email Address: james@architectureworksllc.com
Date of Purchase: 12/21/2007&3/29/2017 Is there an option to purchase the Property? Yes ( ) No ( )
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: Eduardo Jakubowicz
_____ Address: _____
_____ Email Address: edjak6@gmail.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: Ricardo Grinberg Date: February 15, 2018

Signature of Consultant/Representative: _____ Date: _____

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

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 31 day of Jan. 2018

_____
Notary Public
State of Florida

MANUELA MACKENZIE
MY COMMISSION # FF954548
EXPIRES January 26, 2020
(407) 398-0153 FloridaNotaryService.com

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

_____
Signature of Current Owner

Ricardo Grinberg
Print Name

architectureworks

AA26000881

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

SITE DATA

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

ADJACENT LAND USE

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

ADJACENT ZONING

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

A. LEGAL DESCRIPTION:

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

B. SCOPE OF WORK:

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

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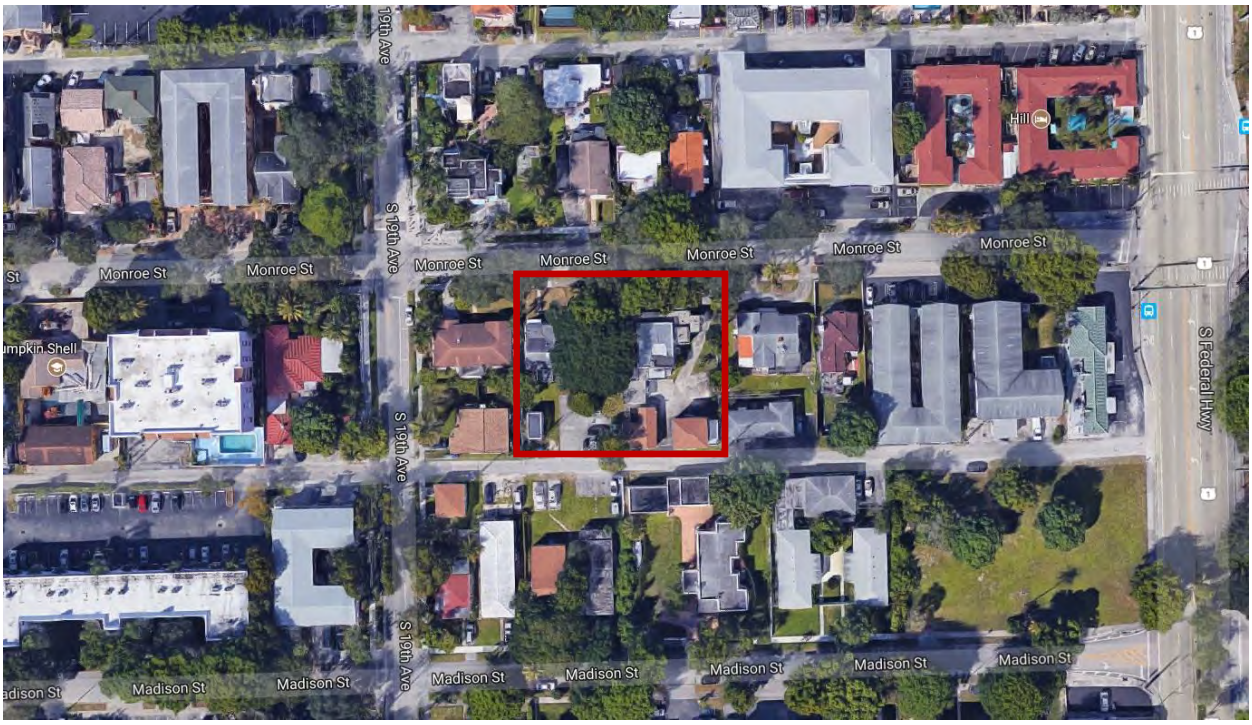
300 71st Street, Suite 528A; Miami Beach, Florida 33141 – Tel. 305/866-1623 Fax 305/866-1681

C. PROJECT INFORMATION:

Location

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



LOT INFORMATION:

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

FLOOR AREA RATIO:

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

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LAND USE & ZONING INFORMATION:

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

OFFSTREET PARKING:

PARKING	**REQUIRED**	**PROPOSED**
REGULAR (1 PER UNIT)	40	40
ACCESSIBLE (2% of total required) Minimum 2	2 included in the total req.	2 (FHA Compliant)
GUESTS (1 per 10 units)	4	4
TOTAL PARKING ON SITE	44	44
PARKING AREA 12,387 SQ.FT.		

OPEN SPACE & LOT COVERAGE CALCULATIONS:

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

UNIT TYPE DESCRIPTION:

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

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

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

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architectureworks
AA26000881

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

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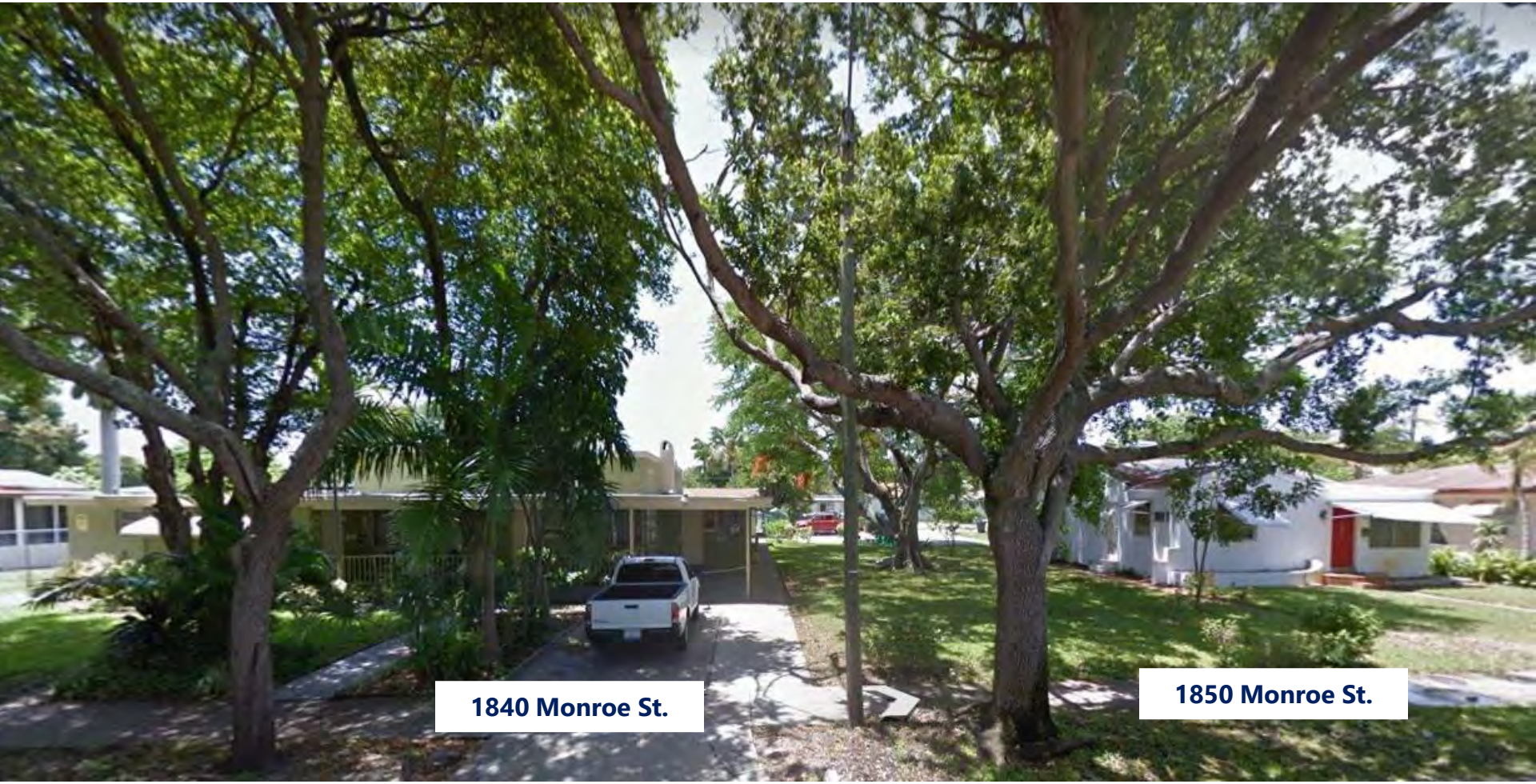
Color photo of Subject Sites: 1840-1850 Monroe St.



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



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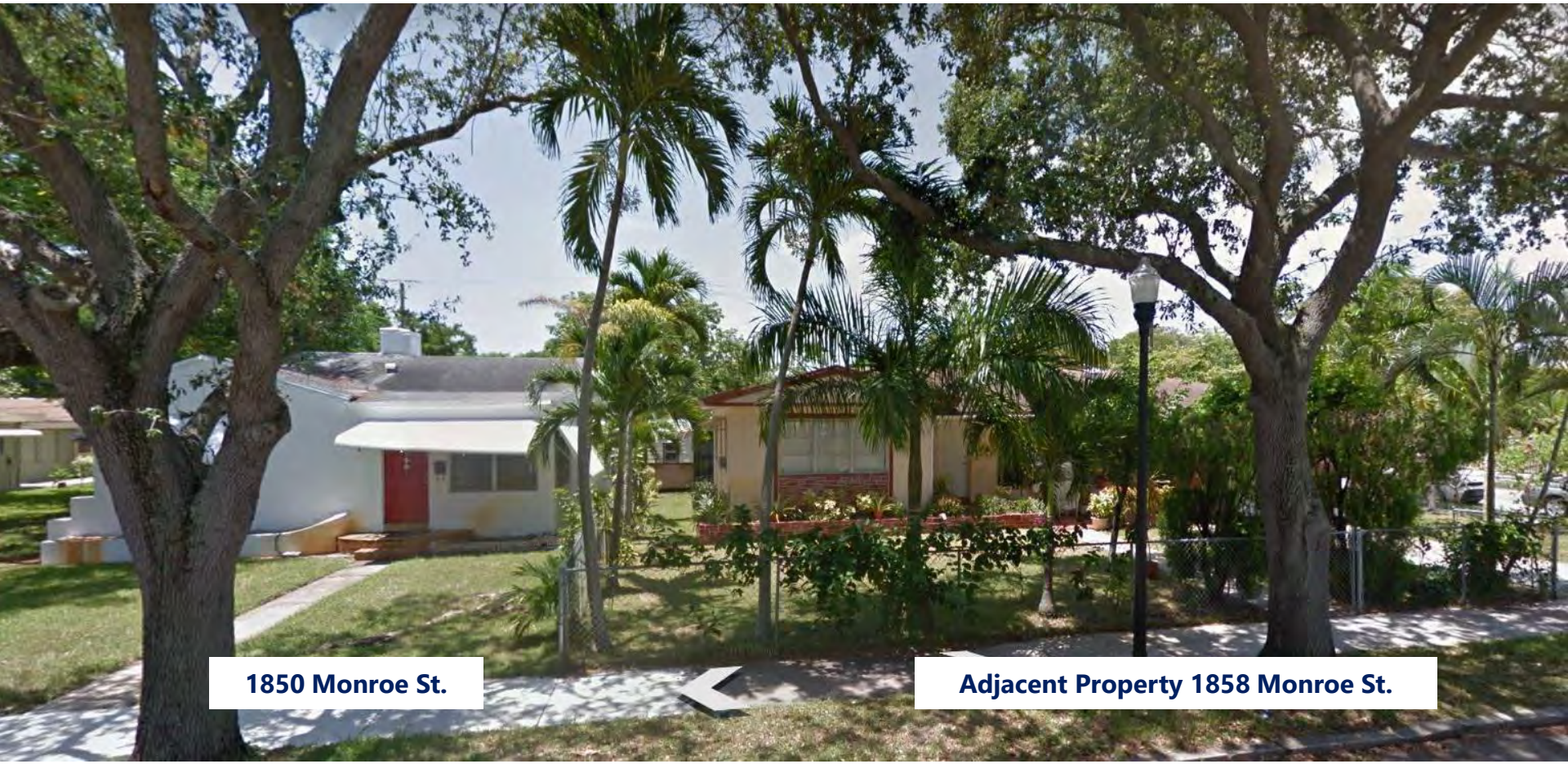
Color photo of Subject Site: 1850 Monroe St. & Adjacent Property



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

SITE DATA

Owner/Applicant: Gusmel, LLC / Ricardo Grinberg
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1. DESIGN CRITERIA STATEMENT:

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

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

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Location

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

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

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

2. ARCHITECTURAL AND DESIGN COMPONENTS:

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

Materials and forms are selected to achieve the following goals:

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

Design

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

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

The following elements will be employed to achieve this:

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

Entrance

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

Signage

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

Parking

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

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

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

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

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

- **Lighting**

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

- **Trash Enclosures**

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

3. COMPATIBILITY:

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

4. SCALE / MASSING:

- **Building Lines**

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

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

- **Building Elevations**

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

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

Use of the above architectural elements limit uninterrupted wall planes.

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

- **Primary boundary - Monroe St.**

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

Main facade treatment:

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

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- **Secondary boundary – Alley.**

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

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

- **Internal boundaries – Sides.**

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

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

5. LANDSCAPE:

- **Landscape**

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

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architectureworks

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Attn. Planning and Development Board
From: Architect – ArchitectureWorks LLC.
Re: Project "The Residences on Monroe Condominium"
File Number: 17-DP-52
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Green Building Notes

SITE DATA

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

GREEN BUILDING NOTES

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

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

LOCATION AND TRANSPORTATION

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

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SUSTAINABLE SITES

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

WATER EFFICIENCY

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

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

ENERY AND ATMOSPHERE

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

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

MATERIALS AND RESOURCES

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

The above content will stand as written, unless written corrections are received at the architect's office within a period of five (5) working days from the date of this document. If you have any questions please call our office. Thank you.

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

INDOOR ENVIRONMENTAL QUALITY

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

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

LANDSCAPE

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



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

1. Right plant, right place

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

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

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

2. Water efficiently

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

3. Fertilize appropriately

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

4. Mulch

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

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

5. Attract wildlife

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

6. Manage yard pests responsibly

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

7. Recycle

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

8. Manage storm water runoff

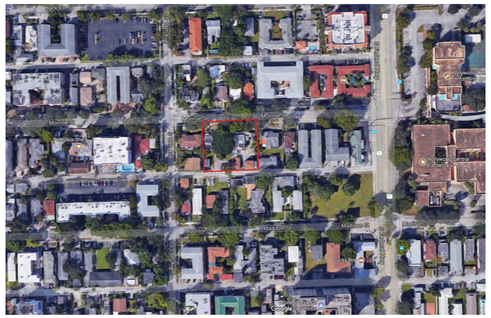
This would be covered under the civil engineering plans for the site.

9. Protect the waterfront

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

THE RESIDENCES ON MONROE
CONDOMINIUM

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



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



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

architectureworks

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

LANDSCAPE ARCHITECT:
LANDSTONE DESIGN
5924 Auver Blvd, , Unit # 208, Orlando , FL 32807
LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305-778-7136

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

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

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

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

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

2/23/2018 11:11:47 AM

ALTA / NSPS LAND TITLE SURVEY

THE WEST 10 FEET OF LOT 27 AND ALL OF LOT 28, BLOCK 36 (PARCEL 1) AND LOTS 25 AND 26 THE EAST 30 FEET OF LOT 27, BLOCK 36(PARCEL 2) "HOLLYWOOD",
RECORDED IN PLAT BOOK 1, A PAGE 21, BROWARD COUNTY RECORDS,
LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

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= FIBER OPTIC MANHOLE
= FIBER OPTIC BOX
= MONITORING WELL
= FUEL TANK
= UNKNOWN UTILITY BOX
= UNKNOWN UTILITY HANDHOLE
= UNKNOWN UTILITY METER
= UNKNOWN UTILITY MANHOLE
= UNKNOWN UTILITY POLE
= UNKNOWN UTILITY TANK
= UNKNOWN UTILITY VALVE
= RAILROAD SIGNAL
= RAILROAD SIGN
= FLAGPOLE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of original field work was on September 30, 2017.

LEGAL DESCRIPTION:

Parcel 1:

The West 10 feet of Lot 27 and all of Lot 28, Block 36, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

Parcel 2:

Lots 25, 26 and the East 30 feet of Lot 27, Block 36, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

Containing the following area's:
Net area = 21,846 Square Feet or 0.50 Acres, more or less by calculations.
Gross Area = 27,046 Square Feet or 0.62 Acres, more or less by calculations.

Property Addresses and Tax Folio Numbers:
1840 &1850 Monroe Street
Hollywood, Florida 33020
Parcel Identification No. : 5142-15-01-7170 & 5142-15-01-7180

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban area: (Linear 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals Twenty feet or smaller.

LIMITATIONS:

Since no other information were furnished other than that is cited in Pertinent Information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Zoning Information provided by client.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities.
a. Electricity: Florida Power & Light Company
b. Telephone: AT&T, ATT-Uverse, Comcast
c. Water & Sewer: City of Hollywood, Department of Public Utilities.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of Monroe Street with an assumed bearing of N89°00'58"E , said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X" , as per Federal Emergency Management Agency (FEMA) Community-Panel Number 125113 (City of Hollywood), Map No. 12011C0569, Suffix H, Map Revised Date: August 18, 2014.

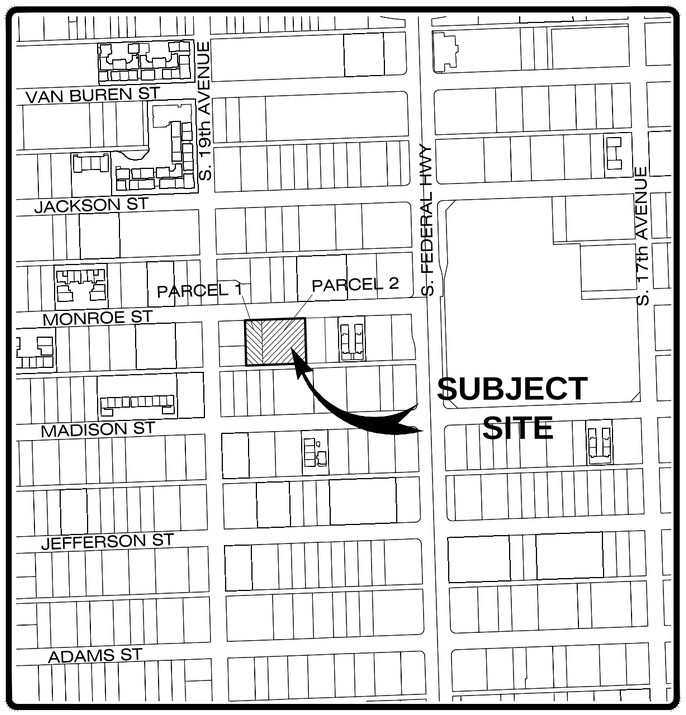
Elevations shown hereon are based on the North American Vertical Datum of 1988, and a Benchmark supplied by the Public Works Department of Broward County, Florida.

Benchmark: P-239
Elevation: + 10.93 feet (N.G.V.D. 29 Datum) + 9.33 feet (NAVD 88 Datum)
Description: A C&GS DISC, ABOUT 0.1 MILE SOUTH ALONG THE FLA. EAST COAST RAILWAY FROM THE STATION AT FT. LAUD- DALE, 0.35 MILE NORTH OF MILEPOST 349, 223' SOUTH-WEST OF THE SOUTHWEST CORNER OF THE STATION, 24' SOUTHEAST CORNER OF AN OUTSIDE WAITING ROOM, 25.5 FEET EAST OF THE EAST RAIL OF THE NORTHBOUND TRACK5' SOUTH OF THE EXTENDED CENTERLINE OF POLK STREET6 1/2' WEST OF THE WEST CURB OF NORTH 21 AVENUE, 1' BELOW THE LEVEL OF THE TRACK AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

Legal Description and Survey is based off of the Ownsership and Encumbrance report provided by the client.

Plat of "HOLLYWOOD", recorded in Plat Book 1 at Page 21 Public Records of Broward County Florida.

SECTION 15 - TOWNSHIP 51 SOUTH - RANGE 42 EAST



VICINITY MAP
NOT TO SCALE

N



LOCATION MAP
NOT TO SCALE

STATEMENT OF ENCROACHMENTS:

This Map of Survey shows the location of all buildings, structures and other improvements situated on the attached premises. There are no visible encroachments on the subject property, or upon adjacent land abutting the property.

SCHEDULE B-II TITLE EXCEPTIONS DOCUMENT'S REVIEW COMMENTS:

Subject to the following:

The exceptions of Schedule B-II of the Title Commitment prepared by Commonwealth Land Title Insurance Company, Order No.: 6258673, with an effective date up to March 23, 2017 at 4:05 PM, and furnished to the Undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

UCC recorded at Instrument Number 114279935 of the Public Records of Broward County and filed with the State of Florida. (Affects, not plottable)

Hazardous Substance Certificate and Indemnification Agreement at Instrument Number 114279934 of the Public Records Broward County. (Affects, not plottable)

Conditional Assignment of Rents, Profits, Income and Leases recorded on March 23, 2017 at Instrument Number 114279933. (Affects, not plottable)

SURVEYOR'S CERTIFICATE:

To:
EXECUTIVE NATIONAL BANK, ISAOA/ATIMA
GUSMEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
COMMONWEALTH TITLE INSURANCE COMPANY
RICHARD G. COKER, Jr., P.A.

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items from Items 1, 2, 3, 4, 6 (No Zoning Report or Zoning letter was provided to the Surveyor), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

(ii) The certification shown hereon to the extent relating to the existence of easements and/or Rights-of-Way of record is based upon title search report issues by Commonwealth Land Title Insurance Company. Effective Date: March 23, 2017 at 4:05 PM, Order No.: 6258673

(iii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property except as shown hereon. This Survey was made in accordance with laws and/or Stanrdards of Practice of the State of Florida.

(iv) The subject property has direct access to Monroe Street , all dedicated public roads.

(v) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vi) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction otherwise shown in Map of Survey.

(vii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(ix) There is no observed evidence of markers delineating Wetlands in the Subject Site.

(x) No divisions or party walls with respect to adjoining properties were physically located neither asked for the Client to be located during the performance of the field survey.

(xi) There is no observed evidence of a cemetery on the Subject Site.

LONGITUDE SURVEYORS, LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M Suarez, PSM October 2, 2017
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

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

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

RECORD OF REVISION

No.:	Date:	By:	Description

Project Name: ARCHITECTUREWORKS LLC
1840 & 1850 MONROE STREET HOLLYWOOD, FL 33020

Type of Project: ALTA / NSPS SURVEY

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

Sheet 1 of 2

ALTA / NSPS LAND TITLE SURVEY

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

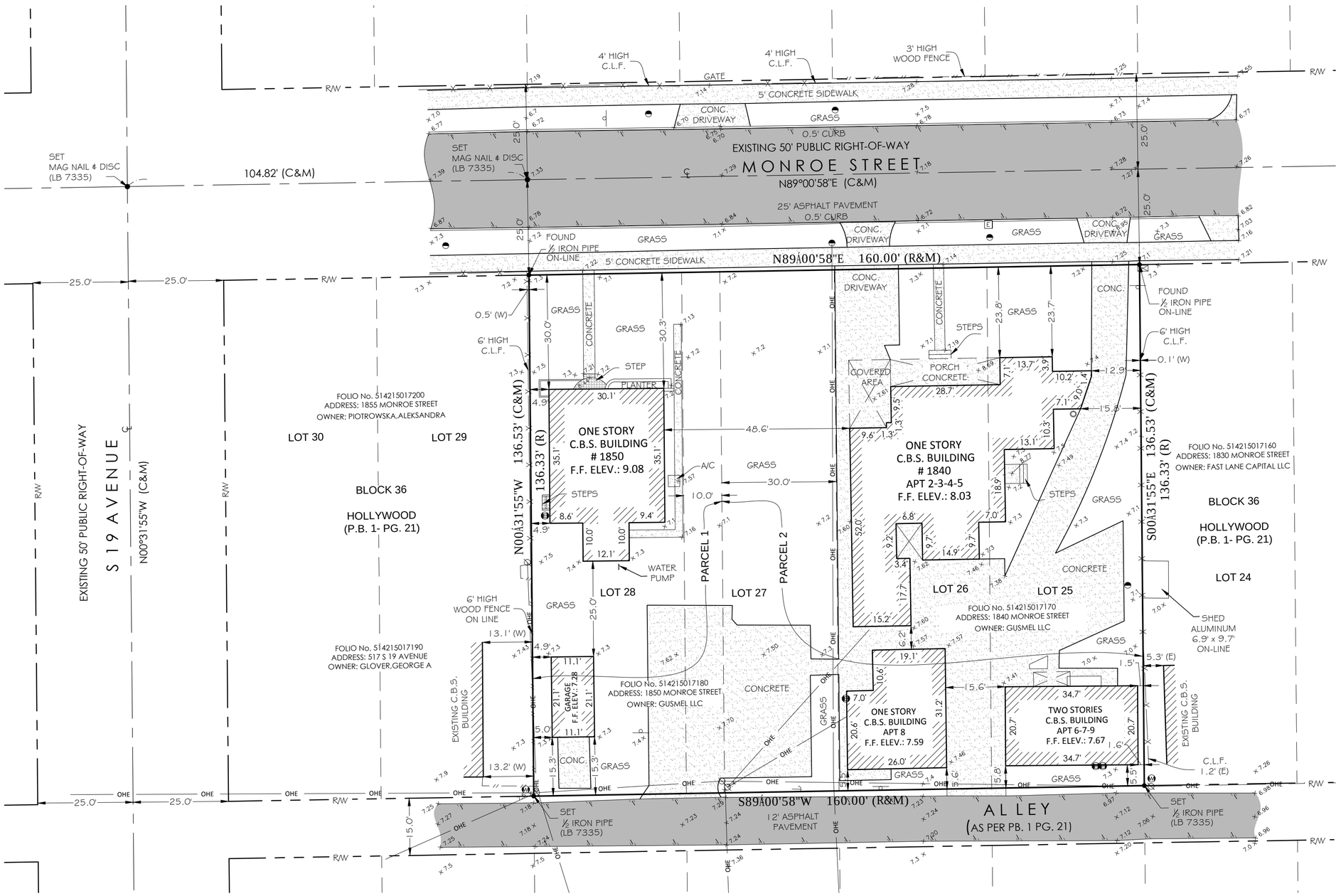
TOTAL EXISTING RESIDENTIAL UNITS: 9 — UNIT#

1850 MONROE STREET (CONTAINS ONE RESIDENTIAL BUILDING & DETACHED GARAGE, ONE UNIT IN TOTAL)

1840 MONROE STREET (CONTAINS 3 RESIDENTIAL BUILDINGS, 8 UNITS IN TOTAL) — APT 2-5, APT 8 & APT 6-7-9

N
W E
S

GRAPHIC SCALE IN FEET
20 0 10 20 40
SCALE: 1" = 20'



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- = SANITARY MARKER SIGN
- = GREASE TRAP MANHOLE
- = CLEANOUT
- = PARKING METER
- = FIBER OPTIC MANHOLE
- = FIBER OPTIC BOX
- = MONITORING WELL
- = FUEL TANK
- = UNKNOWN UTILITY BOX
- = UNKNOWN UTILITY HANDHOLE
- = UNKNOWN UTILITY METER
- = UNKNOWN UTILITY MANHOLE
- = UNKNOWN UTILITY POLE
- = UNKNOWN UTILITY TANK
- = UNKNOWN UTILITY VALVE
- = RAILROAD SIGNAL
- = RAILROAD SIGN
- = FLAGPOLE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

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

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

RECORD OF REVISION

No.:	Date:	By:	Description

Project Name: ARCHITECTUREWORKS LLC
1840 & 1850 MONROE STREET HOLLYWOOD, FL 33020

Type of Project: ALTA / NSPS SURVEY

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

THE RESIDENCES ON MONROE
CONDOMINIUM

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











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



INSPIRATION

ENTRANCE CANOPY

STONE CLADDING



LOUVERS

DESIGN INTENT

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FLORIDA — AR-0015491

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



MONROE STREET
CONTEXT VIEW NOT TO SCALE

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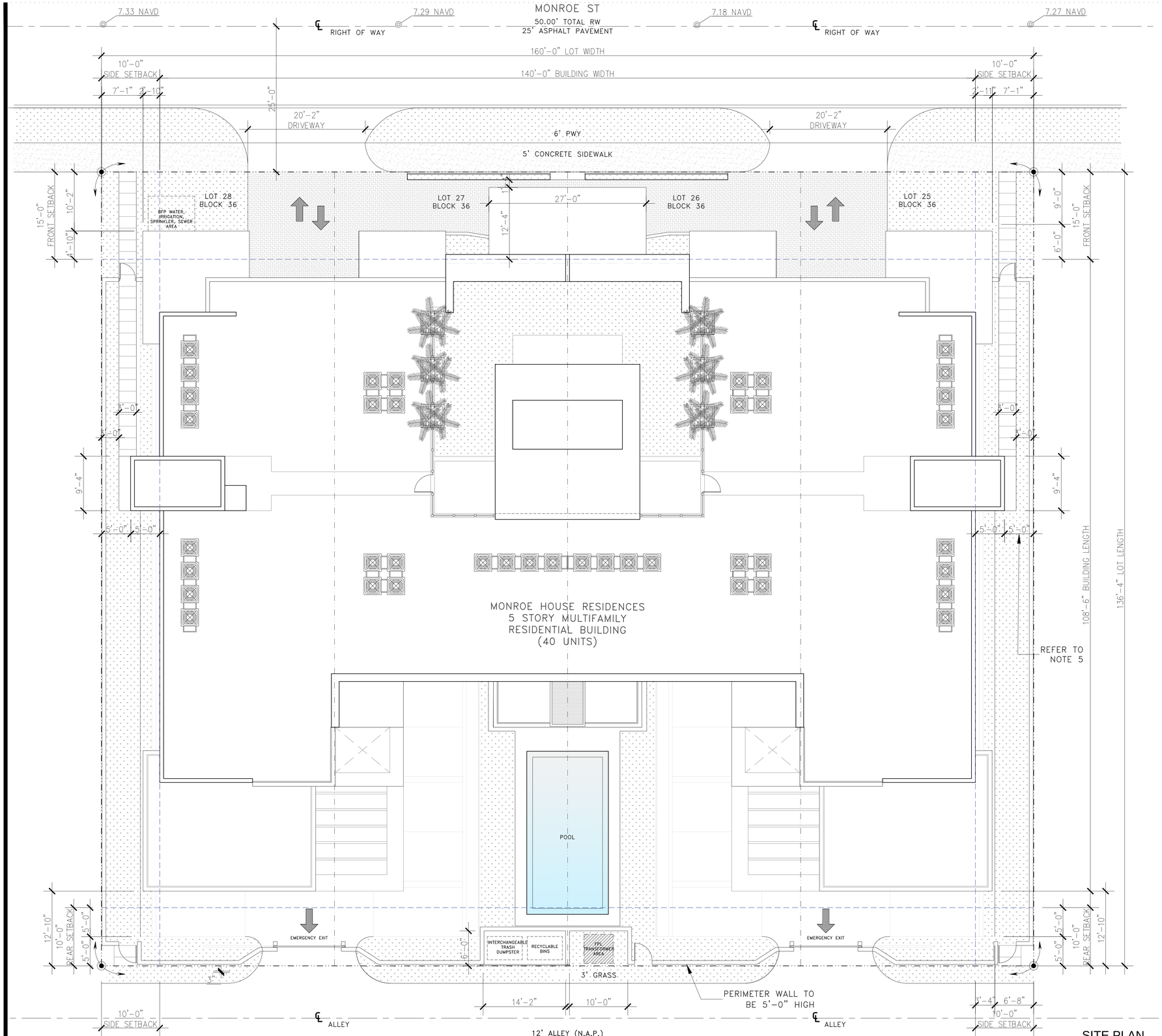
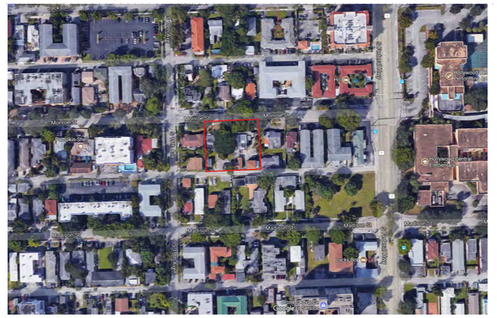


SITE PLAN

SCALE 1/8" = 1'-0"



LOCATION MAP

CITY OF HOLLYWOOD SCALE: N.T.S.

LEGAL DESCRIPTION:

ALL OF LOTS 25 AND 26 AND THE EAST 30 FEET OF LOT 27 IN BLOCK 36,
THE WEST 10 FEET OF LOT 27 AND ALL OF LOT 28, BLOCK 36,
ACCORDING TO THE PLAT THEREOF, AS RECORDER IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LOT INFORMATION:

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

LAND USE & ZONING INFORMATION:

LAND USE DESIGNATION: RAC (Regional Activity Center)
ZONING DESIGNATION : PS-2 (Parkside Medium Intensity Multi-Family District)

	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	55'-0"	51'-4"

SETBACKS INFORMATION

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

OFFSTREET PARKING

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

FLOOR AREA RATIO

APARTMENTS:	36,364 SQ.FT.		
LOBBY:	1,418 SQ.FT.		
MULTIPURPOSE ROOM:	752 SQ.FT.		
STAIRS, ELEVATORS, AND COMMON HALLWAYS:	4,361 SQ.FT.		
TOTAL FAR:	43,165 SQ.FT.	BUILDING AREA:	13,845 SQ.FT.

UNIT TYPE DESCRIPTION:

MINIMUM UNIT SIZE ALLOWED PS-2 = 400 SQ.FT. / PROPOSED = 712 SQ.FT. MIN

UNIT TYPE	DESCRIPTION	INTERIOR SQ. FT.	BALCONY SQ. FT.	TOT. # UNITS
LANAI TYPE 'A'	1 BEDROOM 1 BATH	714 SQ. FT.	250 SQ. FT.	2
LANAI TYPE 'D'	2 BEDROOM 2 BATH	1,055 SQ. FT.	720 SQ. FT.	2
TYPE 'A'	1 BEDROOM 1 BATH	714 SQ. FT.	123 SQ. FT.	6
TYPE 'A1'	1 BEDROOM 1 BATH	722 SQ. FT.	105 SQ. FT.	8
TYPE 'B'	1 BEDROOM 1 BATH	755 SQ. FT.	119.3 SQ. FT.	4
TYPE 'C'	2 BEDROOM 2 BATH	1,059 SQ. FT.	266 SQ. FT.	8
TYPE 'D'	2 BEDROOM 2 BATH	1,055 SQ. FT.	162 SQ. FT.	6
TYPE 'E'	3 BEDROOM 2 BATH	1,236 SQ. FT.	119.3 SQ. FT.	4
TOTAL		36,364 SQ. FT.	7,572 SQ. FT.	40
AVERAGE UNIT SIZE		(36,364 / 40) = 909.1 SQ. FT.	DENSITY	80 UNITS PER ACRE

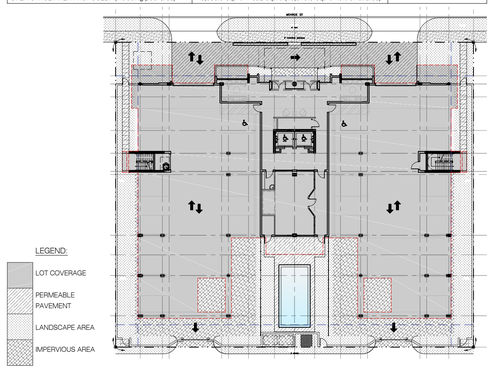
SCOPE OF WORK

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

NOTE:
1. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5 ADJACENT TO RESIDENTIAL.
2. SIGNAGE PROPOSED SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
3. BUILDING WOULD BE IN COMPLIANCE WITH NFPA 1, 11.10* Two-Way Radio Communication Systems.
4. THE FIRE SPRINKLER SYSTEM TO BE DESIGNED AS EXTRA HAZARD, GROUP II.
5. STAIR CORE 5'-0" ENCROACHMENT TO SETBACK AREA AS PER SECTION 4.6.A.3.(9) OF THE ZONING AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF HOLLYWOOD.

OPEN SPACE & LOT COVERAGE CALCULATIONS

LOT AREA: 21,846 Sq.Ft.	PROVIDED	REQUIRED
LOT COVERAGE:	13,474 Sq.Ft. (62% of lot area)	
PERMEABLE PAVEMENT:	2,164.2 Sq.Ft.	
PROPOSED PERVIOUS AREA: (landscaped area + roof)	3,980 Sq.Ft. + 994 Sq.Ft. (4,974 Sq.Ft. 22.8% of lot area)	4,369.2 Sq.Ft.(20% of lot area)
PROPOSED IMPERVIOUS AREA:	2,637.7 Sq.Ft.	
OPEN SPACE AREA PROPOSED: (including pool area)	9,683.9 Sq.Ft. + 392 Sq.Ft. (10,075.9 Sq.Ft. 46% of lot area)	



LEGEND:
- LOT COVERAGE
- PERMEABLE PAVEMENT
- LANDSCAPE AREA
- IMPERVIOUS AREA

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ARCHITECT
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FLORIDA - AR-0015491

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MONROE ST

7.33 NAVD | 7.29 NAVD | 7.18 NAVD | 7.27 NAVD

RIGHT OF WAY — 50.00' TOTAL R/W — 25' ASPHALT PAVEMENT — RIGHT OF WAY

160'-0" LOT WIDTH
140'-0" BUILDING WIDTH
10'-0" SIDE SETBACK
10'-0" SIDE SETBACK
136'-4" LOT LENGTH
15'-0" FRONT SETBACK
18'-2" FRONT SETBACK
13'-2" REAR SETBACK
10'-0" REAR SETBACK

9'-11" | 29'-6" | 29'-7" | 29'-7" | 29'-6" | 9'-11"

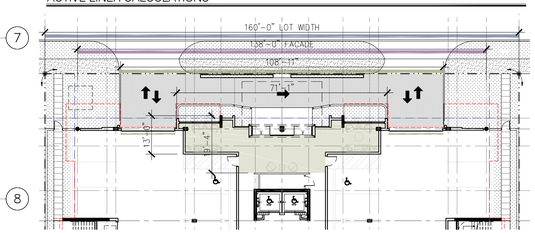
20'-2" DRIVEWAY
65'-0" 6" PWY
20'-2" DRIVEWAY
31'-8"
27'-0"
5' CONCRETE SIDEWALK
RETAINING WALL WITH LANDSCAPE
BFP WATER, IRRIGATION, SPRINKLER, SEWER AREA
BOLLARDS
TYPE "D" CURB
71'-1"
22'-1"
LEVEL SURFACE
SLOPE 1/4" PER FOOT
14'-8" | 5'-1" | 4'-8" | 4'-8" | 5'-1" | 14'-8"
18'-0" GATE (INGRESS & EGRESS)
RED DASHED LINE DENOTES EDGE OF BOLDING ABOVE
OVERHEAD PIVOT GATE
LOUNGE
LOUNGE
OVERHEAD PIVOT GATE
ENTRANCE LOBBY
22'-0" DRIVEWAY
22'-0" DRIVEWAY
MAIL
FIRE COMMAND
18'-0" PARKING SPACE
18'-0" PARKING SPACE
18'-0" PARKING SPACE
18'-0" PARKING SPACE
CONCRETE PAVERS SIDEWALK
EYEBROW ABOVE
TRASH ROOM
ELEVATOR LOBBY
ELECTRICAL ROOM
CONCRETE PAVERS SIDEWALK
EYEBROW ABOVE
DASHED LINE DENOTES EDGE OF STAIRCASE ABOVE
DASHED LINE DENOTES EDGE OF STAIRCASE ABOVE
MAINTENANCE ROOM
LONG-TERM BICYCLE STORAGE RACK WITH LOCKS (4 SPACES)
MULTIPURPOSE ROOM
POOL UTILITY ROOM
LONG DASHED LINE DENOTES EDGE OF PARKED VEHICLE
LONG DASHED LINE DENOTES EDGE OF PARKED VEHICLE
RED DASHED LINE DENOTES EDGE OF BUILDING ABOVE
POOL DECK
POOL
RED DASHED LINE DENOTES EDGE OF BUILDING ABOVE
ELECTRIC VEHICLE CHARGING STATION
ELECTRIC VEHICLE CHARGING STATION
DASHED LINE DENOTES SETBACK LINE
EMERGENCY EXIT
EMERGENCY EXIT
ROLLING GATE 11'-0"
ROLLING GATE 11'-0"
EMERGENCY GATE SHALL BE TIED & ACTIVATED (TO OPEN ONLY) UPON FIRE ALARM ACTIVATION.
EMERGENCY GATE SHALL BE TIED & ACTIVATED (TO OPEN ONLY) UPON FIRE ALARM ACTIVATION.
INTERCHANGEABLE TRASH DUMPSTER
RECYCLABLE BINS
PAD MOUNTED FPL TRANSFORMER AREA
3" GRASS
ROLLING GATE 14'-0"
10'-0"
PERIMETER WALL TO BE 5'-0" HIGH
12' ALLEY (N.A.P.)
ALLEY
ALLEY

1 2 2A 3 4 5 5A 6 6A 7 8

NOTES

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

ACTIVE LINER CALCULATIONS



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

LEGEND:
LOT WIDTH
FACADE WIDTH
ACTIVE LINER WIDTH
ACTIVE LINER AREA

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

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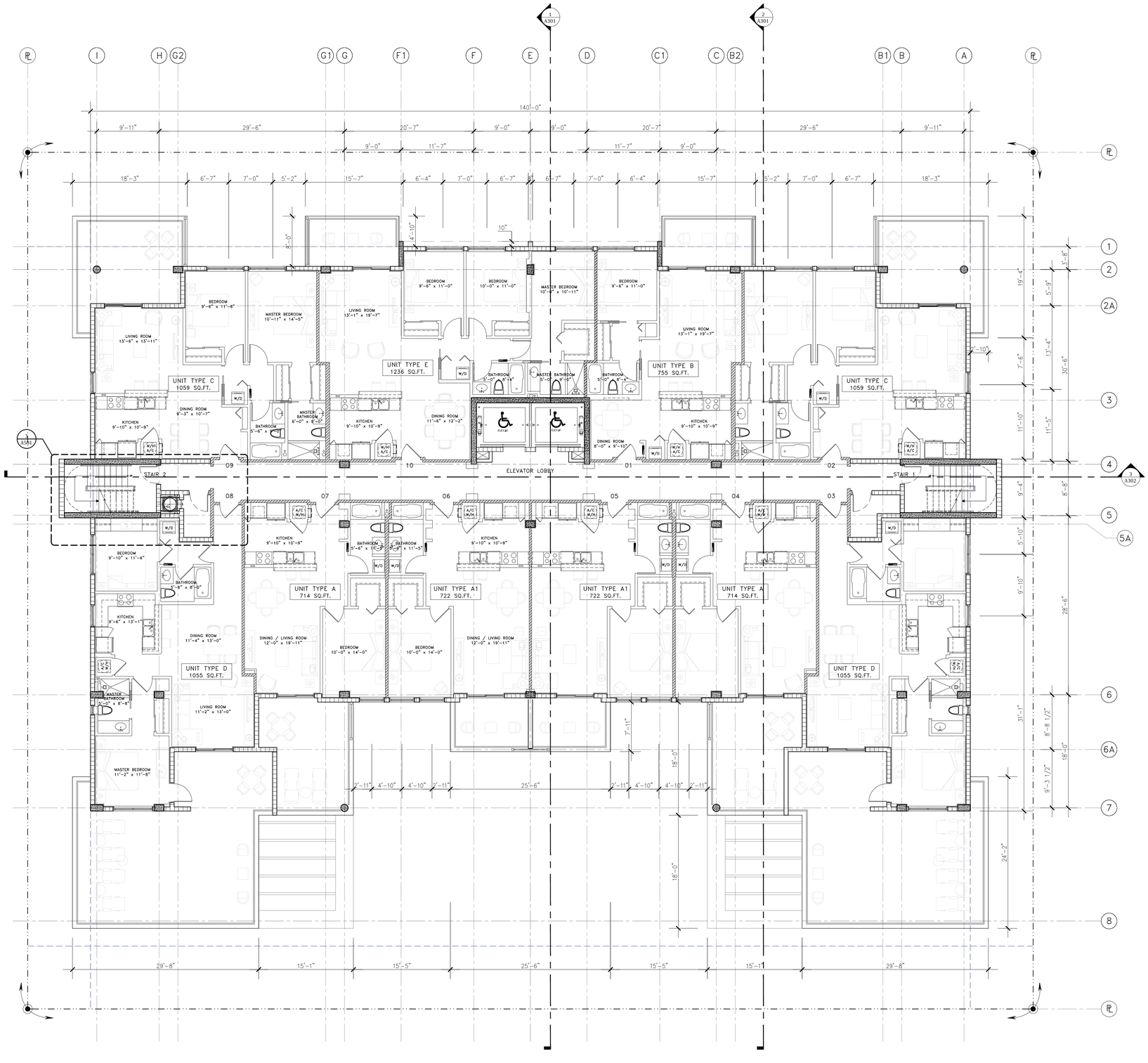

2ND LEVEL
LANAI

SCALE 1/8" = 1'-0"

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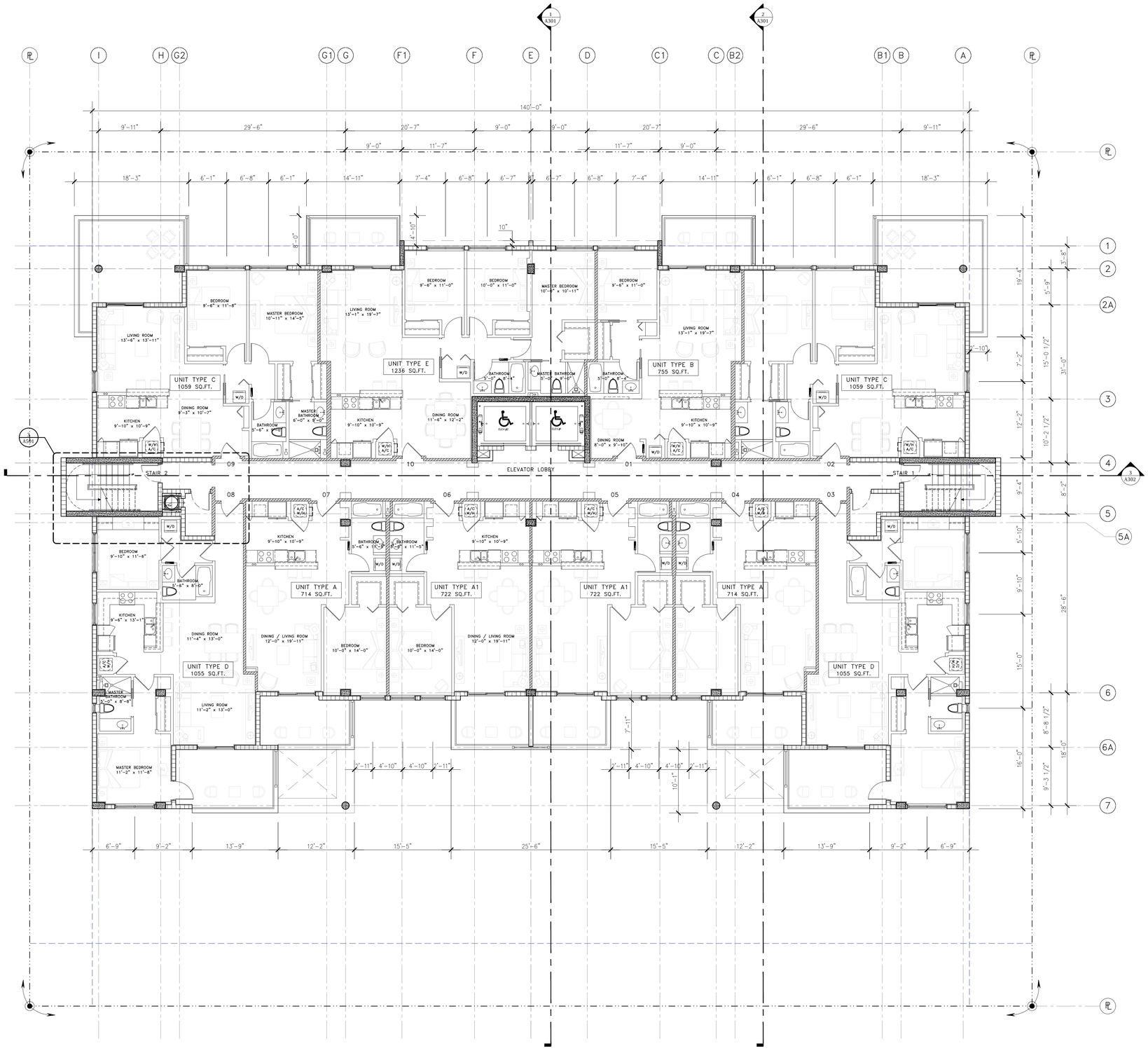

3RD TO 5TH LEVEL
TYPICAL UNITS

SCALE 1/8" = 1'-0"

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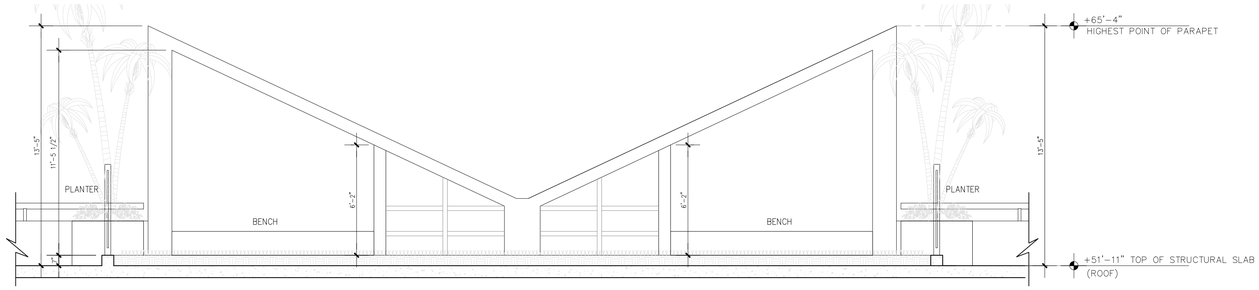
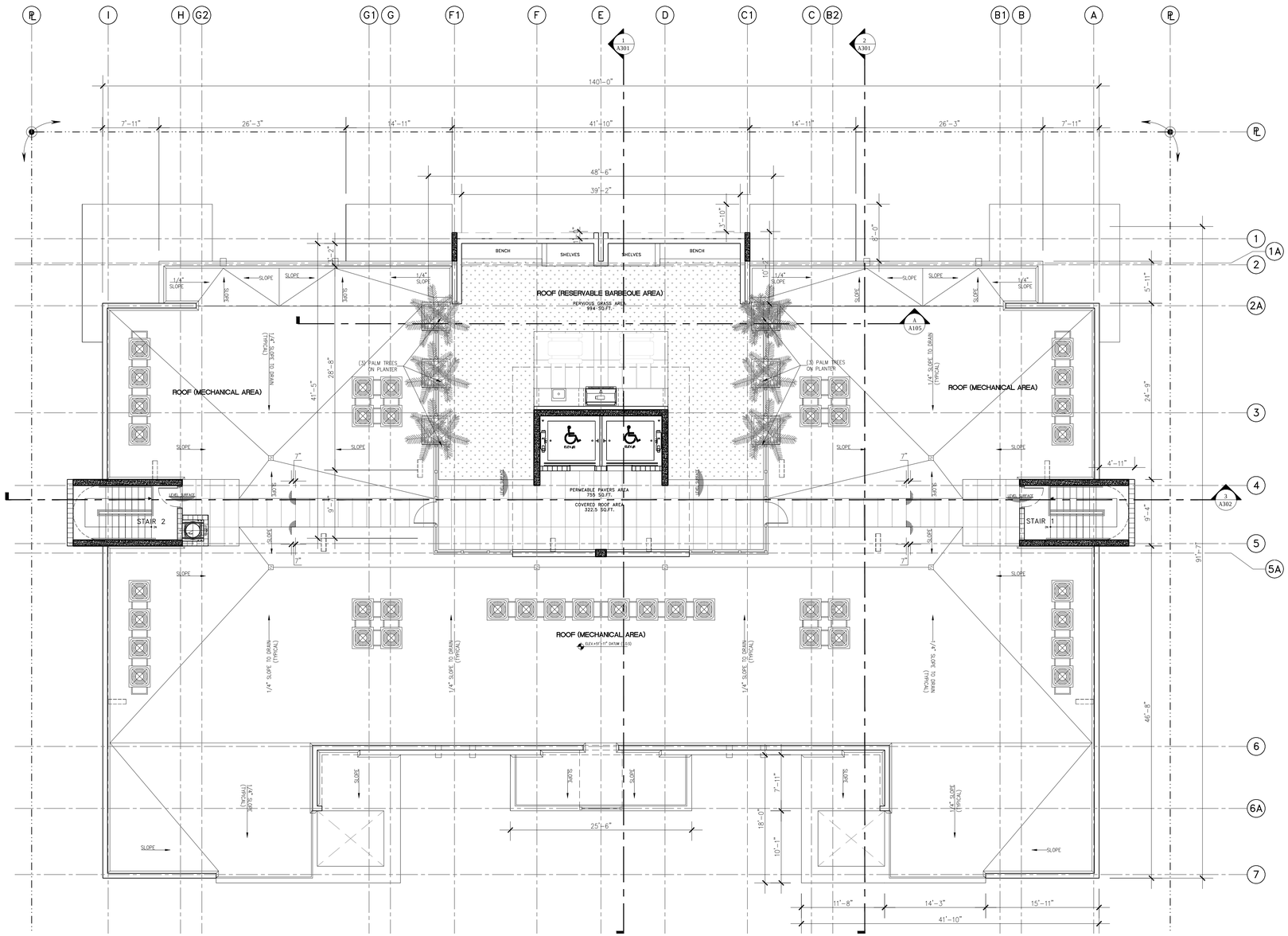


SECTION "A"

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



ROOF PLAN

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

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10-23-2017 MEETING W/ FAIRSIDE ASSOCIATION
2 11-17-2017 REVISION 2 AS PER TAC COMMENTS
3 12-01-2017 REVISION 3 AS PER DRAFT OF FINAL TAC COMMENTS
4 12-04-2017 FINAL TAC MEETING
5 01-09-2018 REV.4 AS PER FINAL TAC COMMENTS
6 01-17-2018 REV.5 AS PER FINAL TAC COMMENTS
7 01-29-2018 REV.6 AS PER FINAL TAC COMMENTS
8 02-07-2018 REV.7 AS PER FINAL TAC COMMENTS
02-26-2018 PLANNING & DEVELOPMENT BOARD SUBMITTAL

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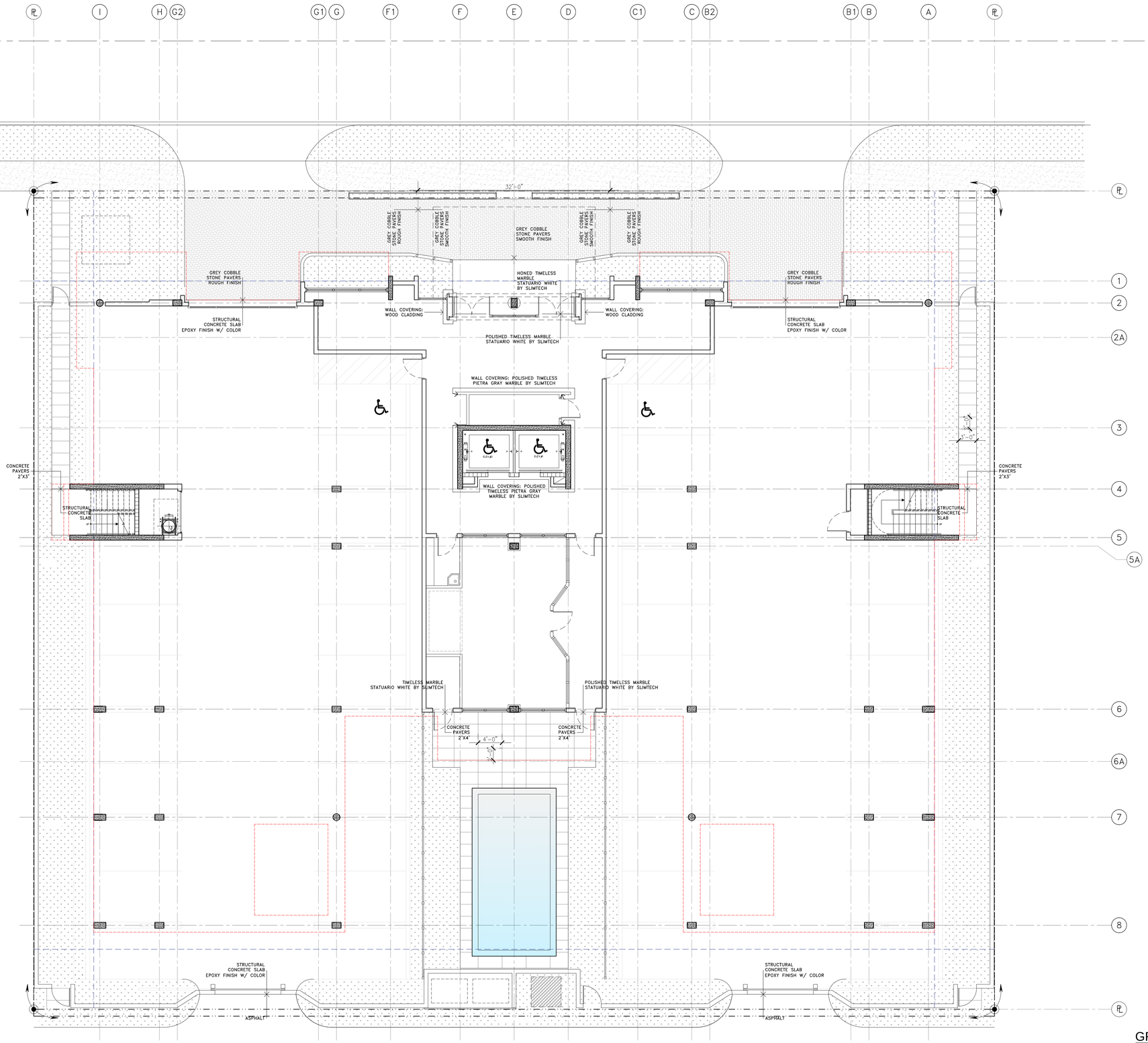
"THE RESIDENCES ON MONROE"
CONDOMINIUM
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner: ... L L C

ARCHITECTUREWORKS, LLC
301 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
James R. Mackenzie
FLORIDA - AR-0015491

SHEET
A105

2/23/2018 11:00:40 AM



GROUND FLOOR
FINISHES

SCALE 1/8" = 1'-0"

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

- 08-28-2017 PACD SUBMITTAL
- 09-05-2017 PACD MEETING
- 09-20-2017 REVISION AS PER PACD COMMENTS
- 09-28-2017 PRELIMINARY TAC SUBMITTAL
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ARCHITECT
James R. Mackenzie
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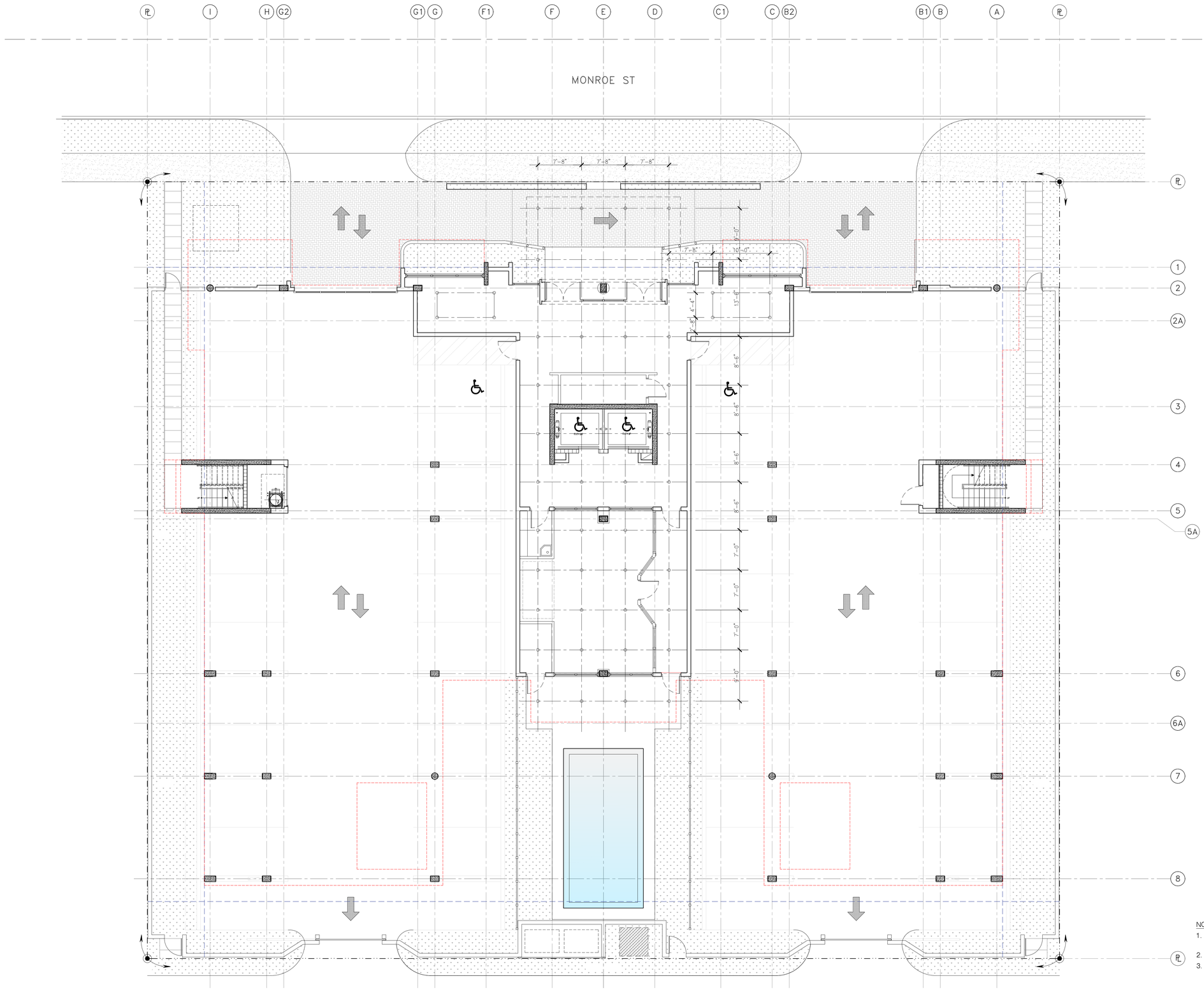
A107



NOTES:

1. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5 ADJACENT TO RESIDENTIAL.
2. LANDSCAPE PLAN WILL INCLUDE UP-LIGHTING.
3. ALL LIGHT FIXTURES TO BE LED ENERGY EFFICIENT.

GROUND FLOOR
LIGHTING PLAN

SCALE 1/8" = 1'-0"

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INITIAL PROJ. DATE	07/12/17
PROJECT	17-010.00
DRAWN BY	DJL
REVISION	DATE: BY

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12-04-2017 FINAL TAC MEETING
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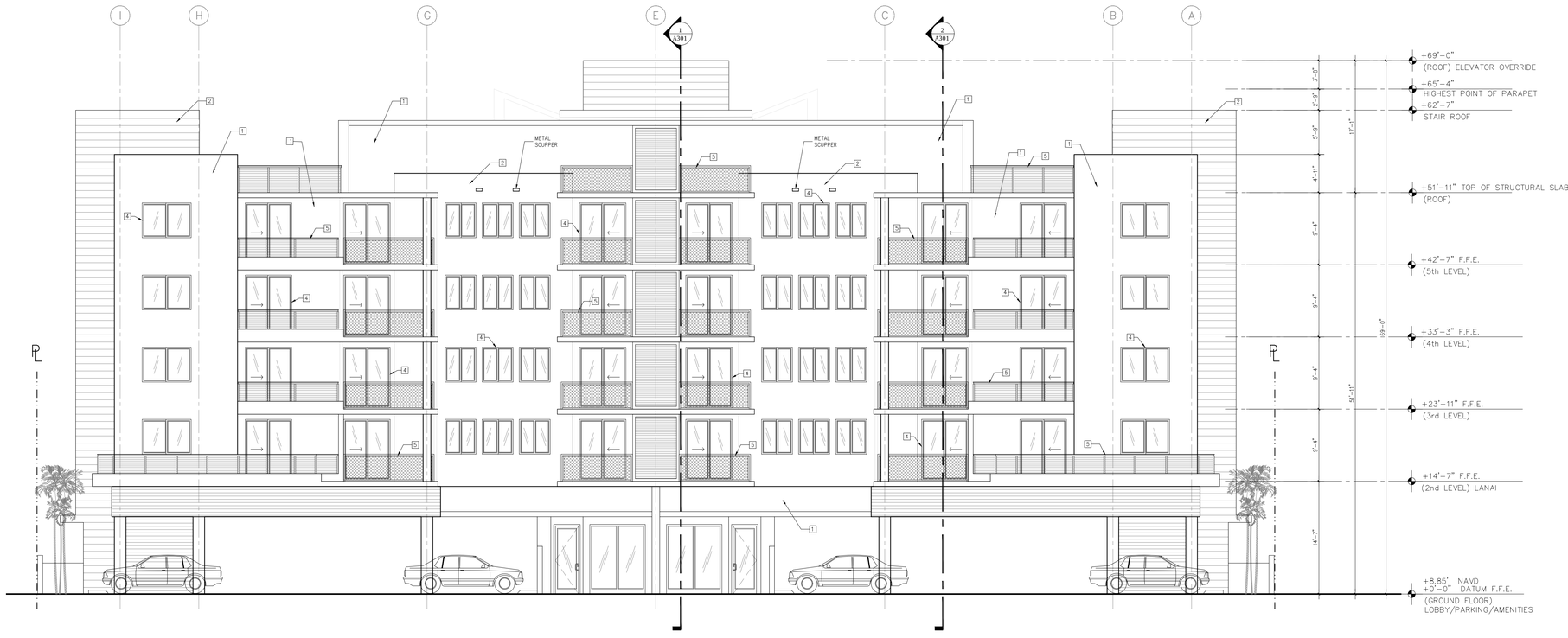
NORTH ELEVATION

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



SOUTH ELEVATION

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

FINISHES:

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

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09-28-2017 PRELIMINARY TAC SUBMITTAL
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10-23-2017 MEETING W/ PARKSIDE ASSOCIATION
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CONDOMINIUM

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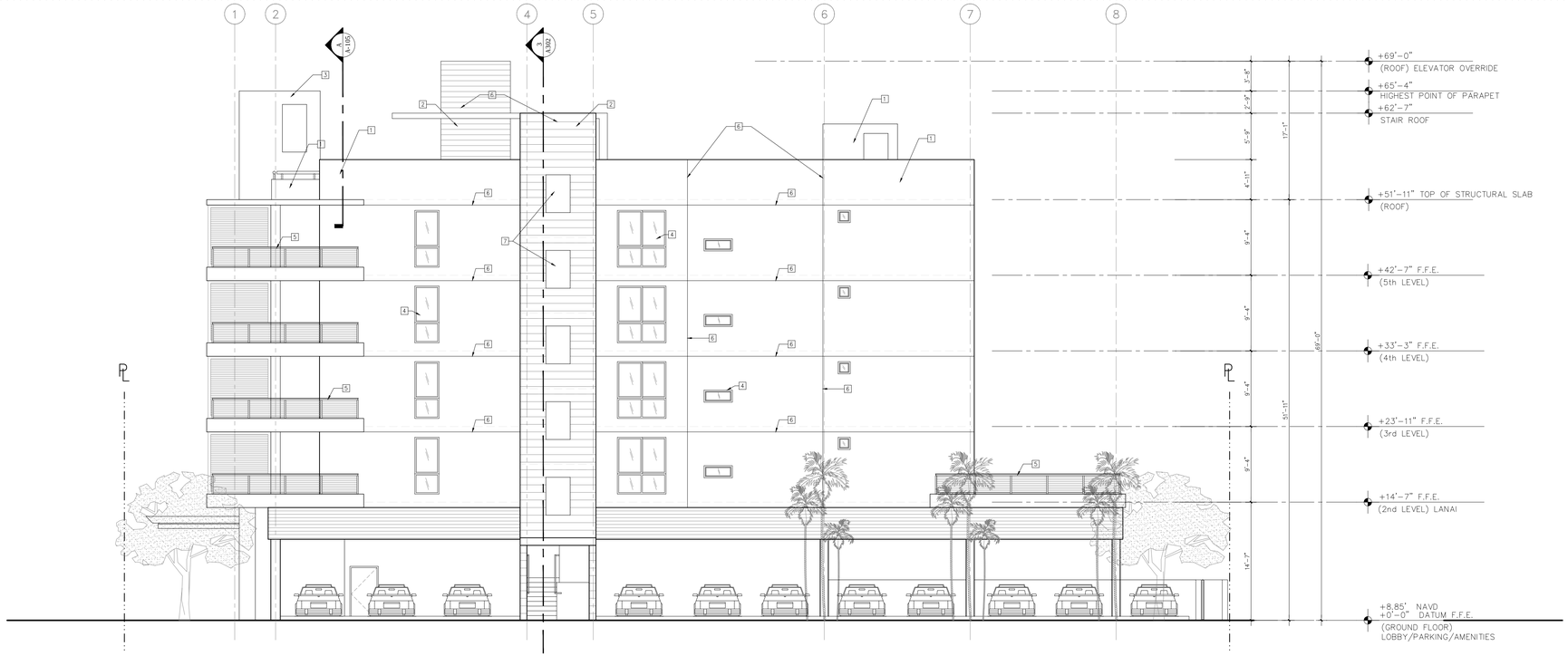
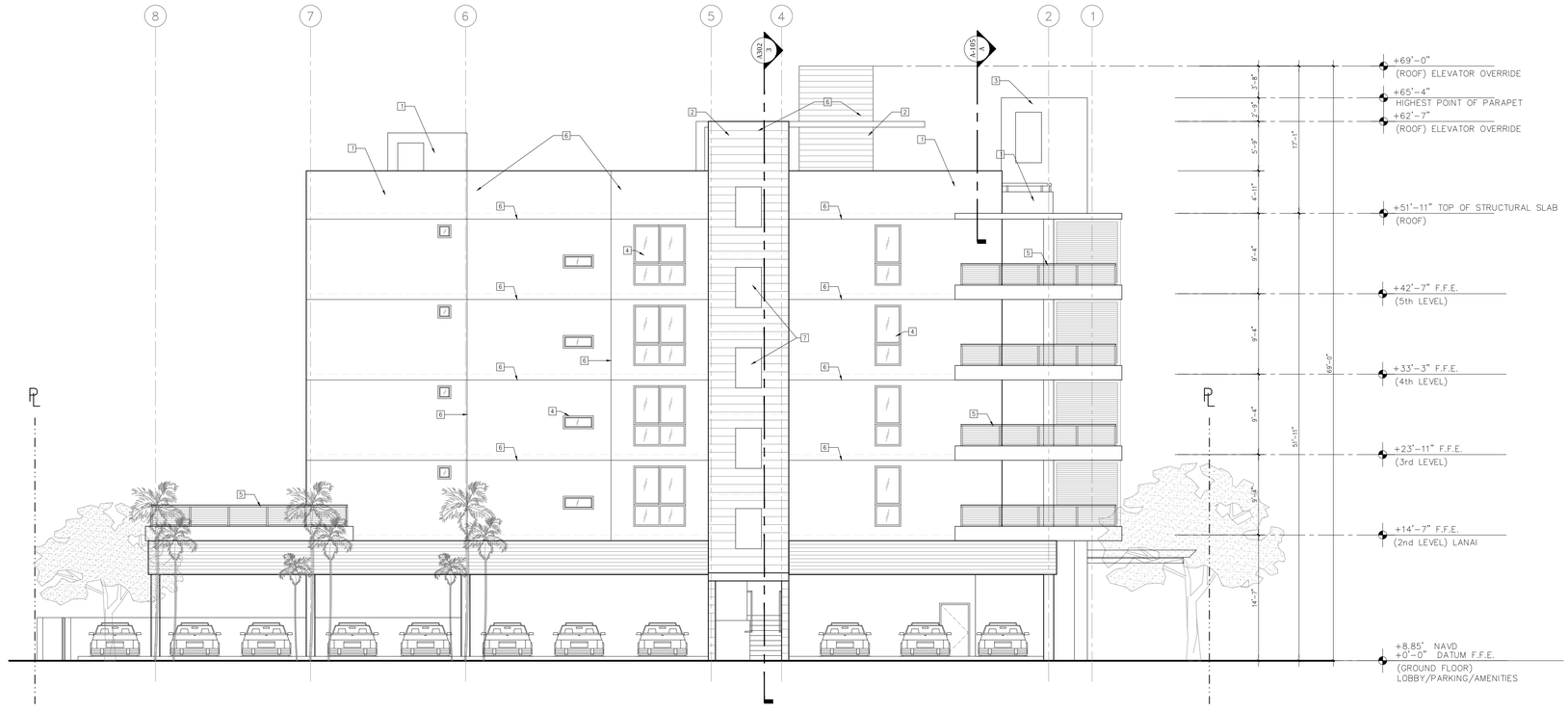


WEST ELEVATION

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



EAST ELEVATION

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

FINISHES:

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

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PROJECT 17-010.00
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ARCHITECT
James R. Mackenzie
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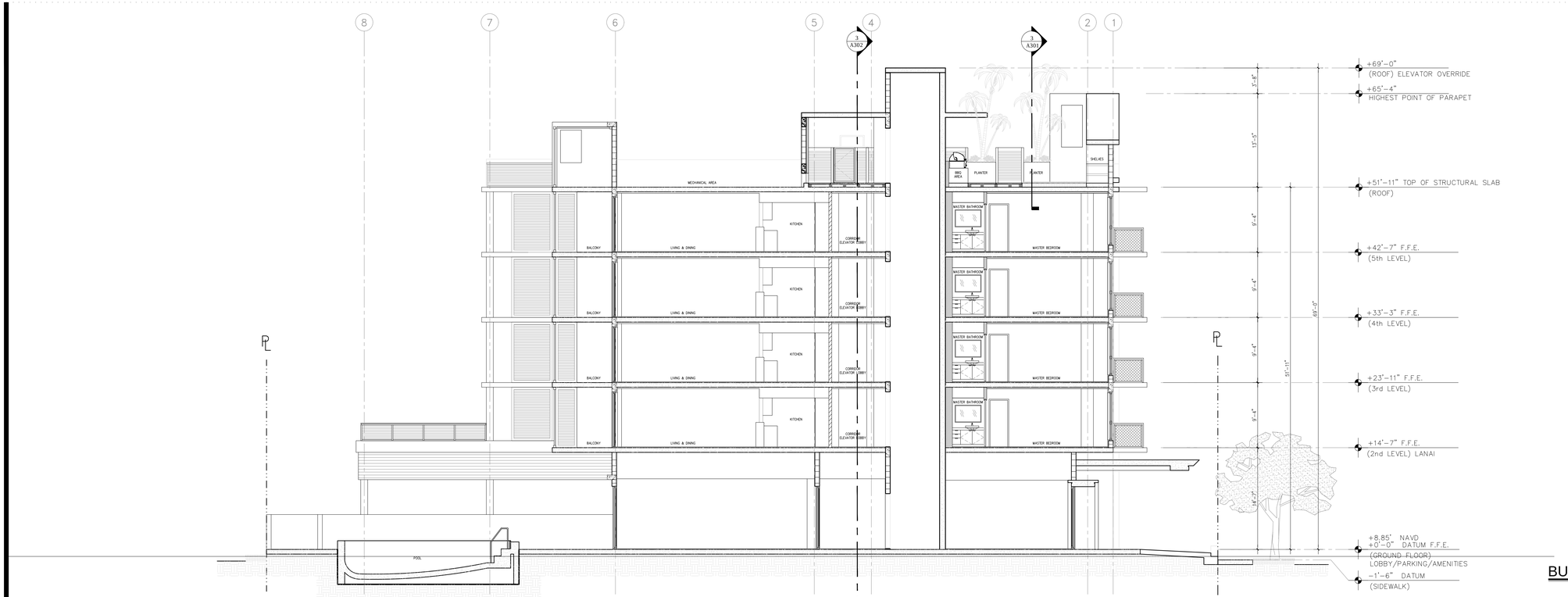
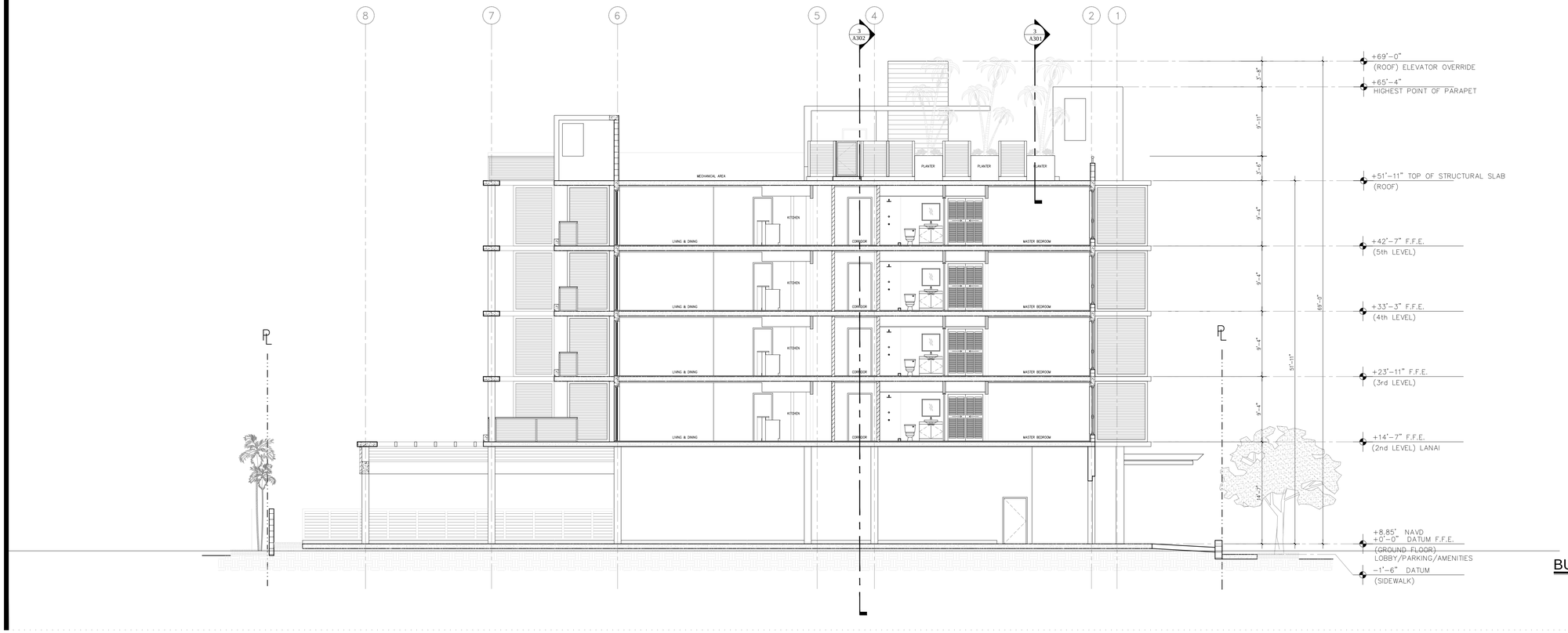


BUILDING SECTION 1

SCALE:1/8"=1'-0"



BUILDING SECTION 2

SCALE:1/8"=1'-0"

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	08-28-2017	FACO SUBMITTAL
	09-05-2017	FACO MEETING
	09-20-2017	REVISION AS PER FACO COMMENTS
	09-28-2017	PRELIMINARY TAC SUBMITTAL
1	10-13-2017	REVISION 1 AS PER DRAFT OF PRELIMINARY TAC COMMENTS
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	10-23-2017	MEETING W/ PARKSIDE ASSOCIATION
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James R. Mackenzie
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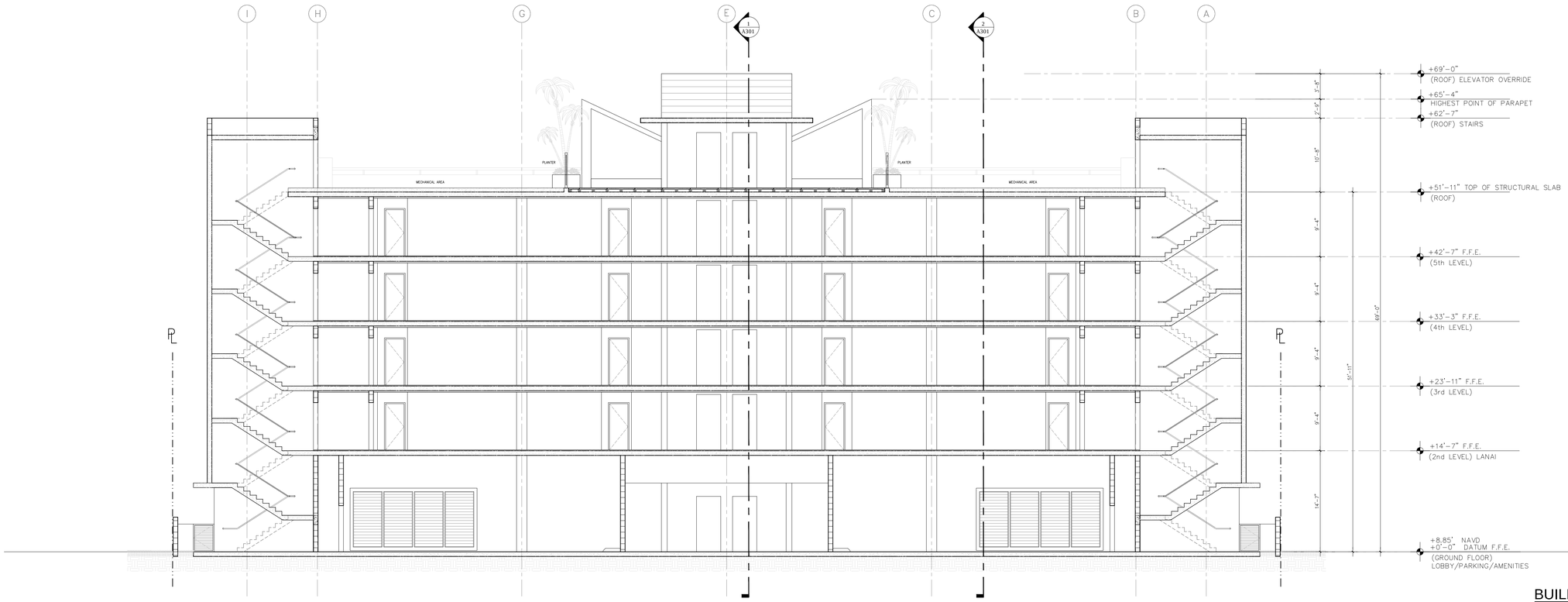

BUILDING SECTION 3

SCALE:1/8"=1'-0"

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INITIAL PROJ. DATE 07/12/17
PROJECT 17-1010.00
DRAWN BY D.L.

REVISION	DATE	BY
	08-28-2017	PACD SUBMITTAL
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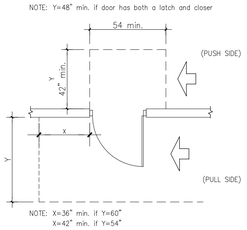
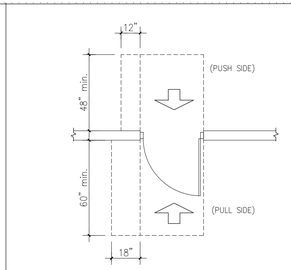
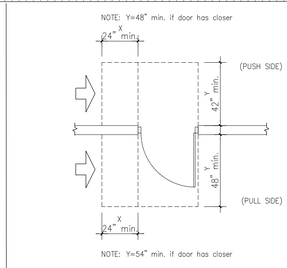
A302



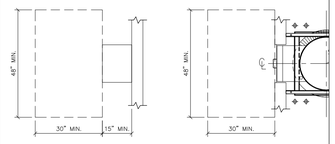
9 HINGE SIDE APPROACH
Swinging Doors SCALE: N.T.S.



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

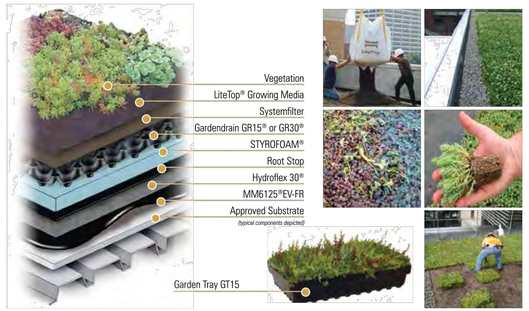


5 LATCH SIDE APPROACH
Swinging Doors SCALE: N.T.S.



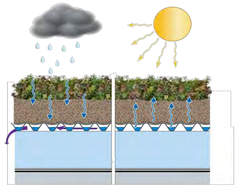
4 TRASH CHUTE
Floor Clearances / Door Location SCALE: N.T.S.

EXTENSIVE



Features...

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

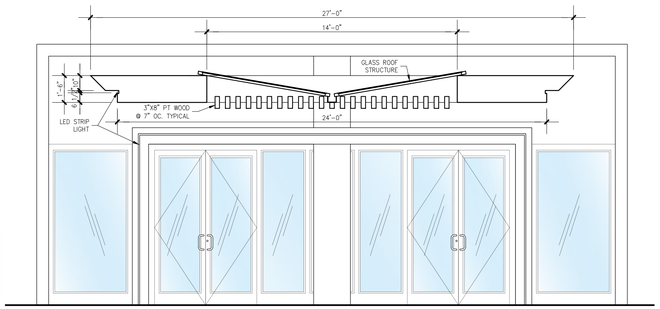


Stores water for plant use while freely draining

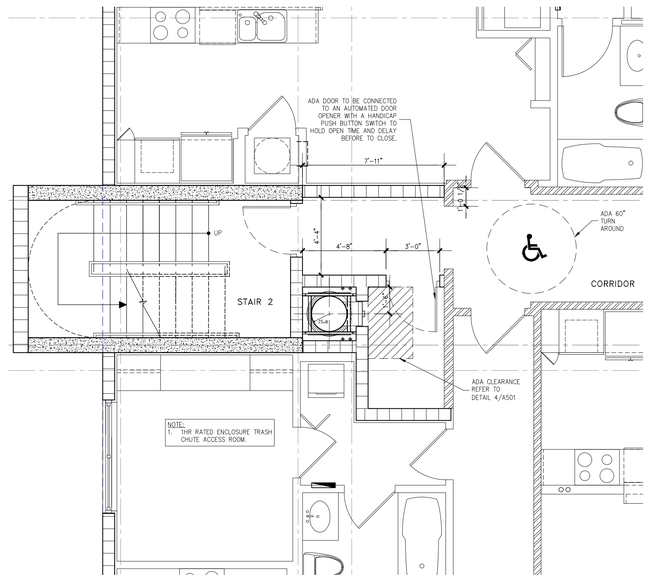
Typical Application

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

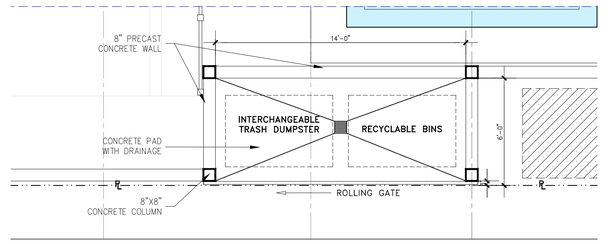
12 GARDEN ROOF ASSEMBLY
HYDROTECH N.T.S.



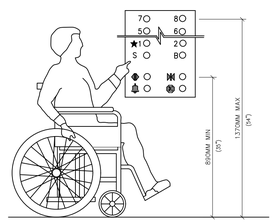
7 CANOPY DETAIL
SECTION SCALE:1/4"=1'-0"



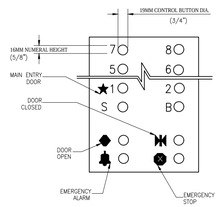
3 TRASH CHUTE 2ND TO 5TH
ENLARGED PLAN SCALE:1/4"=1'-0"



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

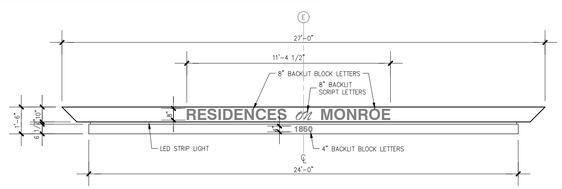


CONTROL HEIGHT



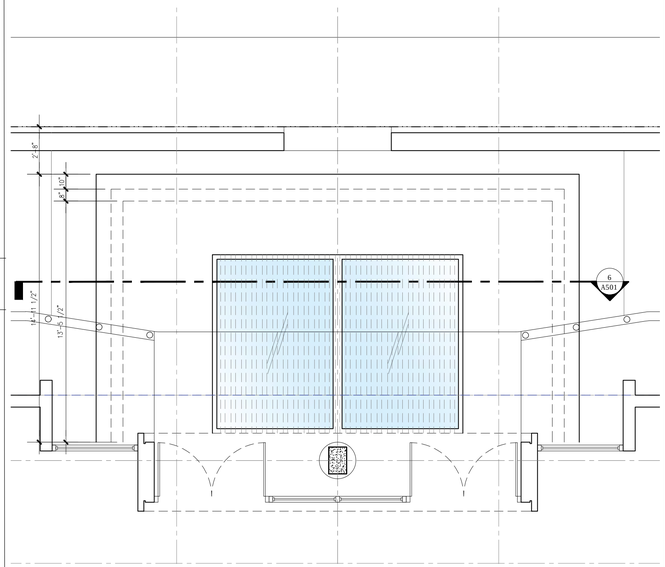
PANEL DETAIL

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

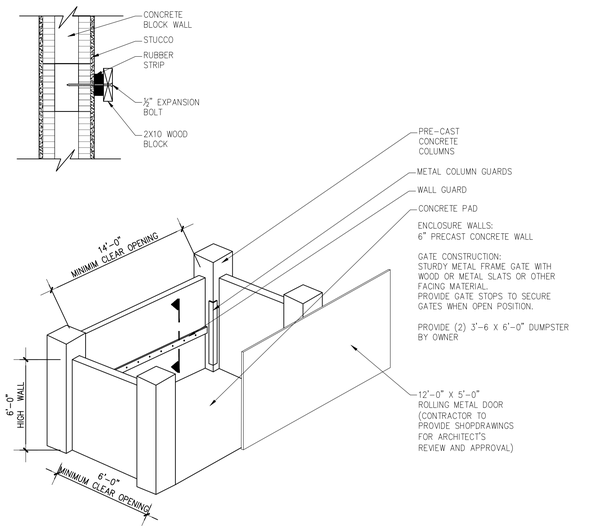


NOTES:
1. SIGNAGE SHOP DRAWING PACKAGE SHOULD BE SUBMITTED FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
2. SIGNAGE PACKAGE MUST BE SUBMITTED UNDER A SEPARATE PERMIT.

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



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



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

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02-07-2018 REV.7 AS PER FINAL TAC COMMENTS
03-26-2018 PLANNING & DEVELOPMENT BOARD SUBMITTAL

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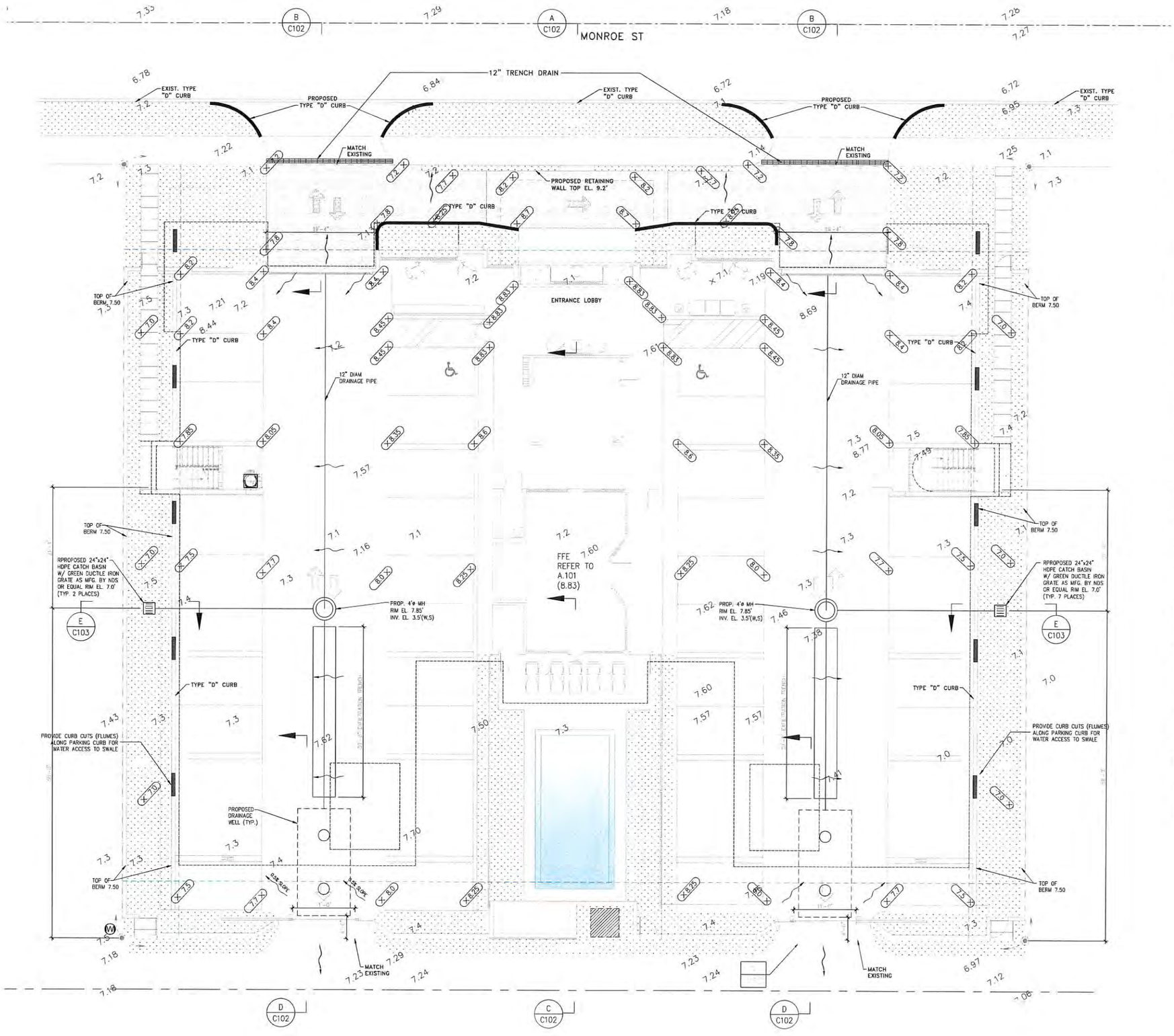
"THE RESIDENCES ON MONROE"
CONDOMINIUM
Project Location: 1840-1850 Monroe St. Hollywood, FL 33020 Owner:
ARCHITECTURE WORKS, LLC
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
James R. Mackenzie
FLORIDA — AR-0015491

SHEET
A501

2/23/2018 11:08:13 AM



LEGEND

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

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

EROSION AND SEDIMENTATION CONTROL NOTES

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

PROPOSED STORM SYSTEMS NOTES

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

NOTE:

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

GRADING & DRAINAGE PLAN

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

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

INITIAL PROJ. DATE 07/12/17
PROJECT 17-01006
DRAWN BY
REVISION DATE BY

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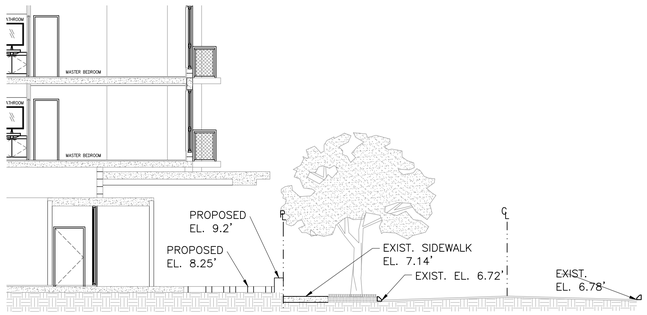
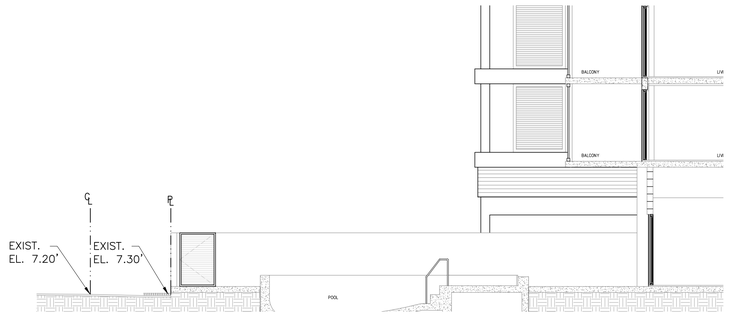
JORGE M. SZAUER
FLORIDA - FL-62579

SHEET
C101



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



SECTION C C101
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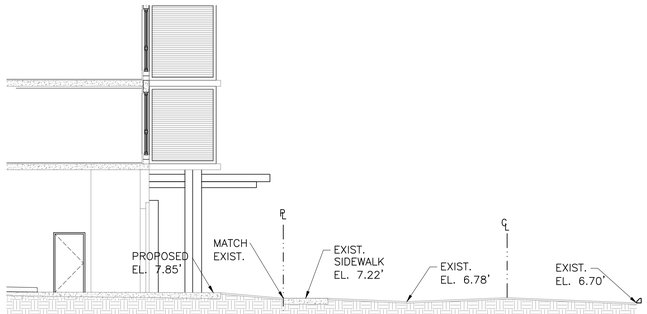
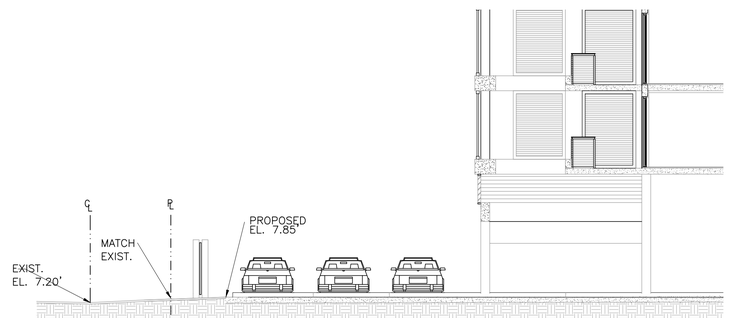


SECTION B C101
1/8" = 1'-0"



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

GRADING & DRAINAGE SECTIONS
LOBBY, PARKING & AMENITIES
SCALE 1/8" = 1'-0"

Szauer Engineering
Civil Engineers
5070 W Palmetto Park Road, No. 15399
Boca Raton, FL 33433
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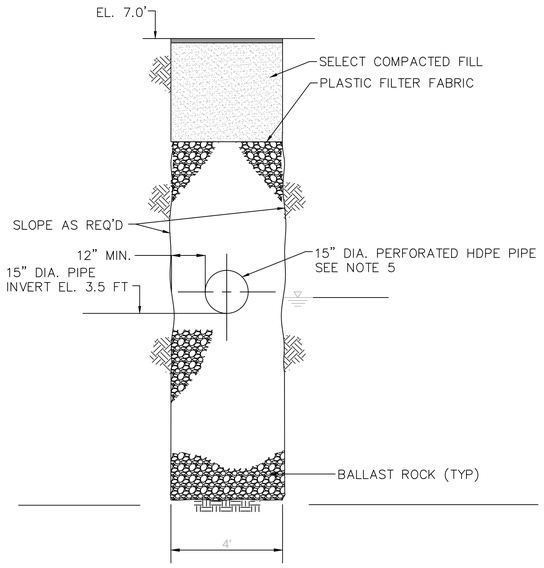
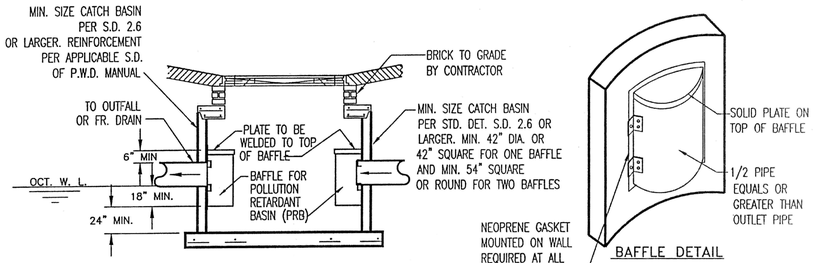
SHEET
C102



EXFILTRATION TRENCH

DETAIL 1 / NTS STD



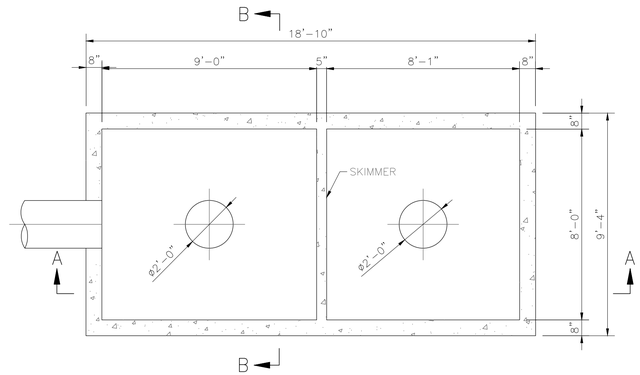
TYPICAL CATCH BASIN

BAFFLE DETAIL

ALTERNATE "B"

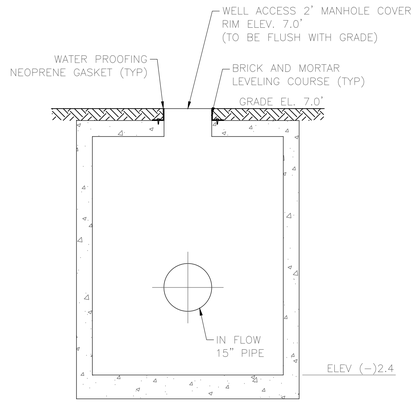
BAFFLE DETAIL

DETAIL 3 / NTS STD



PLAN

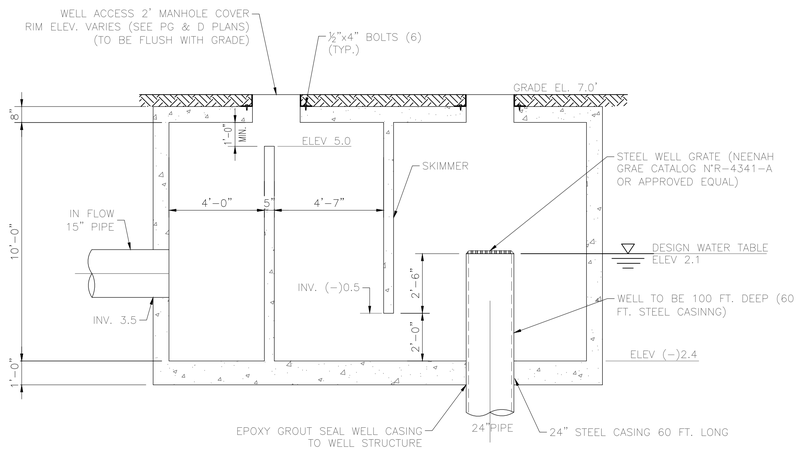
NTS



SECTION B-B

N.T.S.

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

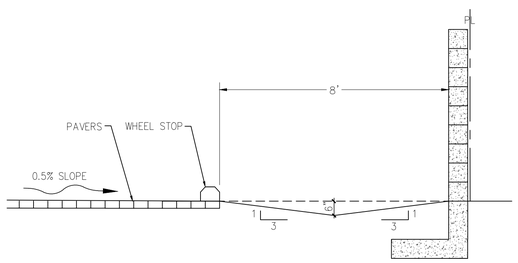


SECTION A-A

N.T.S.

DRAINAGE WELL INJECTION BOX

DETAIL 5 / NTS STD



SECTION E / C101

N.T.S.

GRADING & DRAINAGE DETAILS

LOBBY, PARKING & AMENITIES SCALE: AS NOTED

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Civil Engineers
5070 W Palmetto Park Road, No. 15399
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Certificate of Authorization Number 30129

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PROJECT	17-010.00
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REVISION	DATE	BY

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JORGE M. SZAUER
FLORIDA – FL-62579

SHEET

C103

EXISTING FIRE HYDRANT

10 / C104 FILL & FLUSH

RESTORE PAVEMENT TO S. 19TH AVE. MATCH EXISTING

7 / C104

CONNECT TO EXISTING 12" WATERMAIN

PROPOSED 8" WATERMAIN W/ VALVE & CAP

CONNECT TO EXIST. 8" WATERMAIN

8" GATE VALVE

8" GATE VALVE

8" GATE VALVE

PROPOSED 6" WATER SERVICE

EXIST. 6" STORM

7 / C104 12"x8" TAPPING SLEEVE & VALVE

MONROE ST

4 / C104

EXIST. 6" WATER

EXIST. 8" VCP

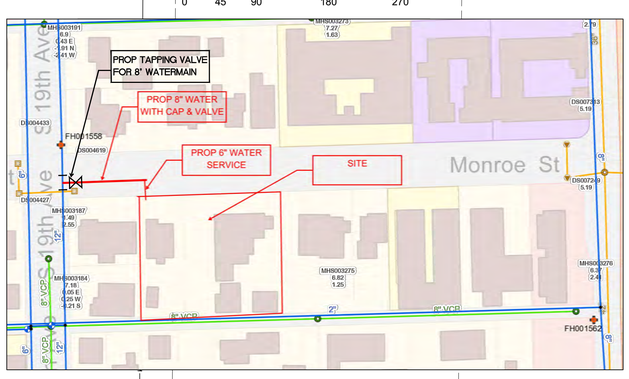
EXIST. 12" WATER

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

UTILITY ATLAS MAP

FEET

0 45 90 180 270



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

PROPOSED SEWER CLEANOUT

PROPOSED 6" SEWER LATERAL

EXIST. 2" WATER

EXIST. 8" SEWER

6 / C104 CONNECT TO EXIST. 8" SEWER

NOTE:

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

UTILITIES PLAN

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

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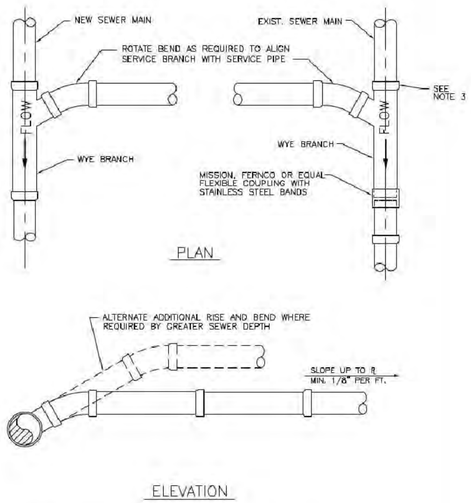
SHEET

C104



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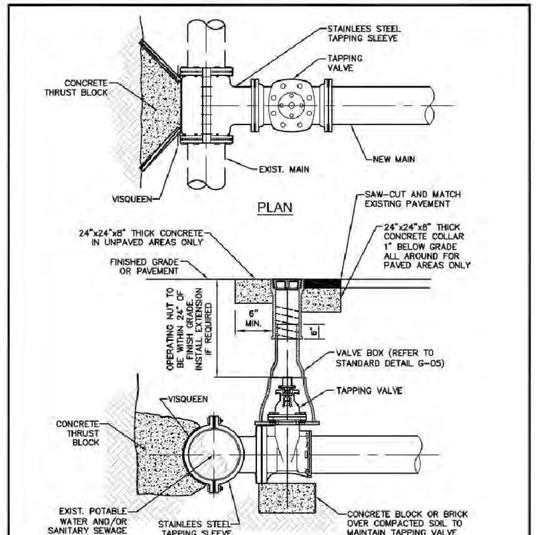
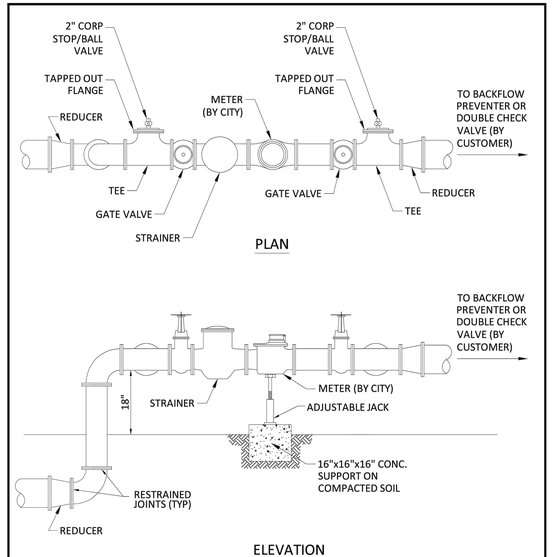
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



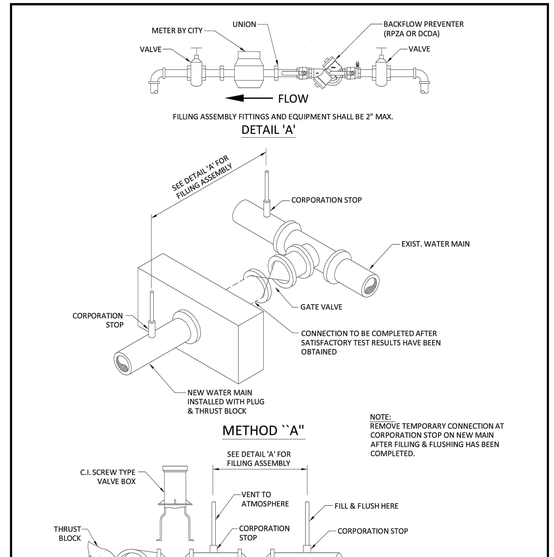
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



NOTES:

1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

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



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

WYE BRANCH CONNECTION

DETAIL 6 | NTS STD

TAP SLEEVE AND VALVE

DETAIL 7 | NTS STD

WATER METER

DETAIL 8 | NTS STD

FILL & FLUSH

DETAIL 10 | NTS STD

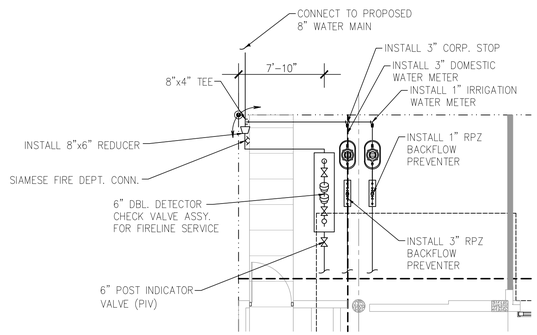
Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
One Bedroom	20	100 GPD	6.35	2,000 GPD
Two Bedroom	16	200 GPD	10.16	3,200 GPD
Three Bedroom	4	300 GPD	3.80	1,200 GPD
Pool	25 person capacity	2 gal/person	0.16	50 GPD
		Total Proposed	**21 ERU @ 315 GPD**	**6,615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

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

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

FLOW DEMAND TABLE

DETAIL 9 | NTS STD



UNTILITIES CONNECTION

DETAIL 4 | NTS STD

UTILITIES DETAILS

LOBBY, PARKING & AMENITIES SCALE: AS NOTED

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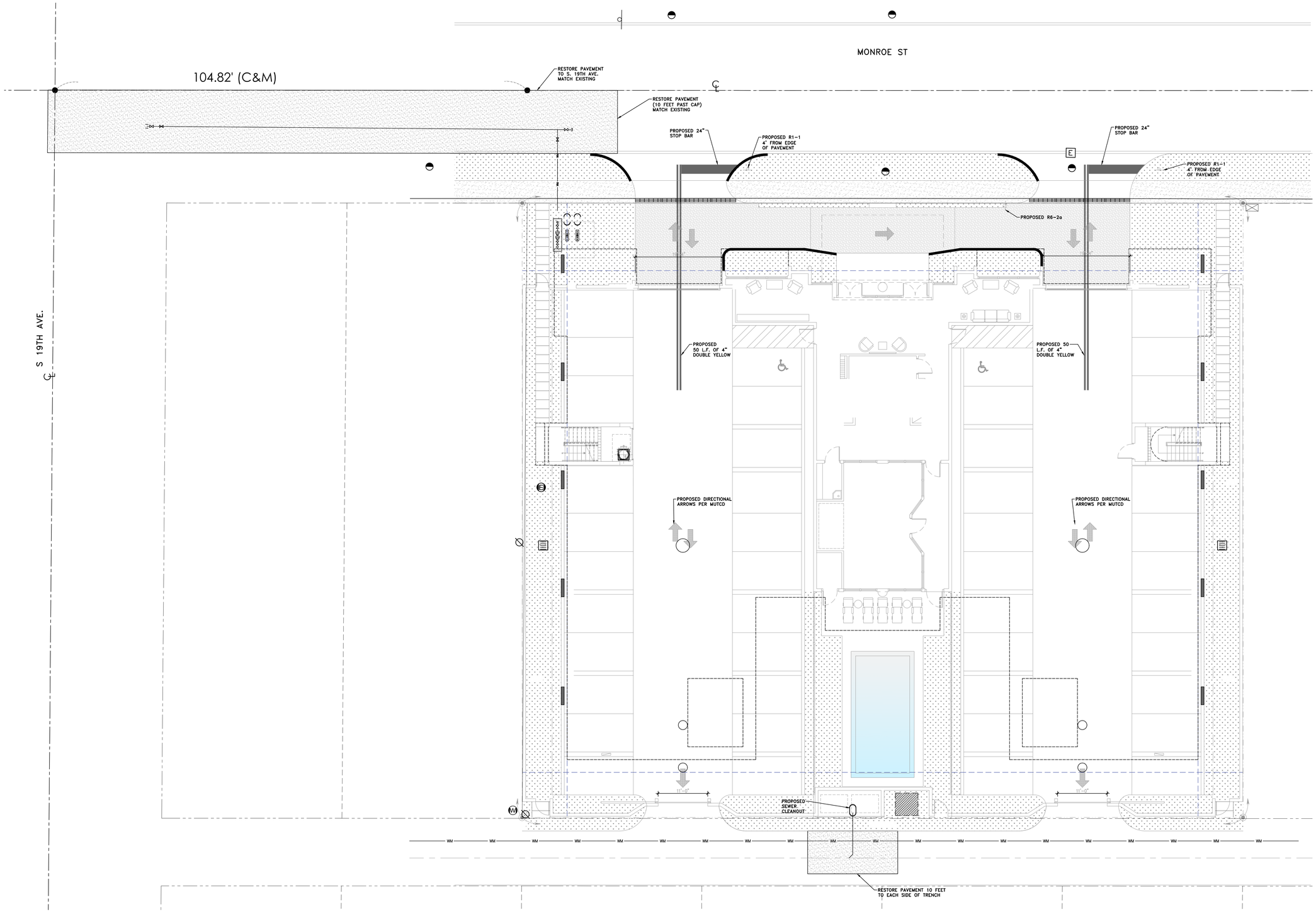

PAVING PLAN

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

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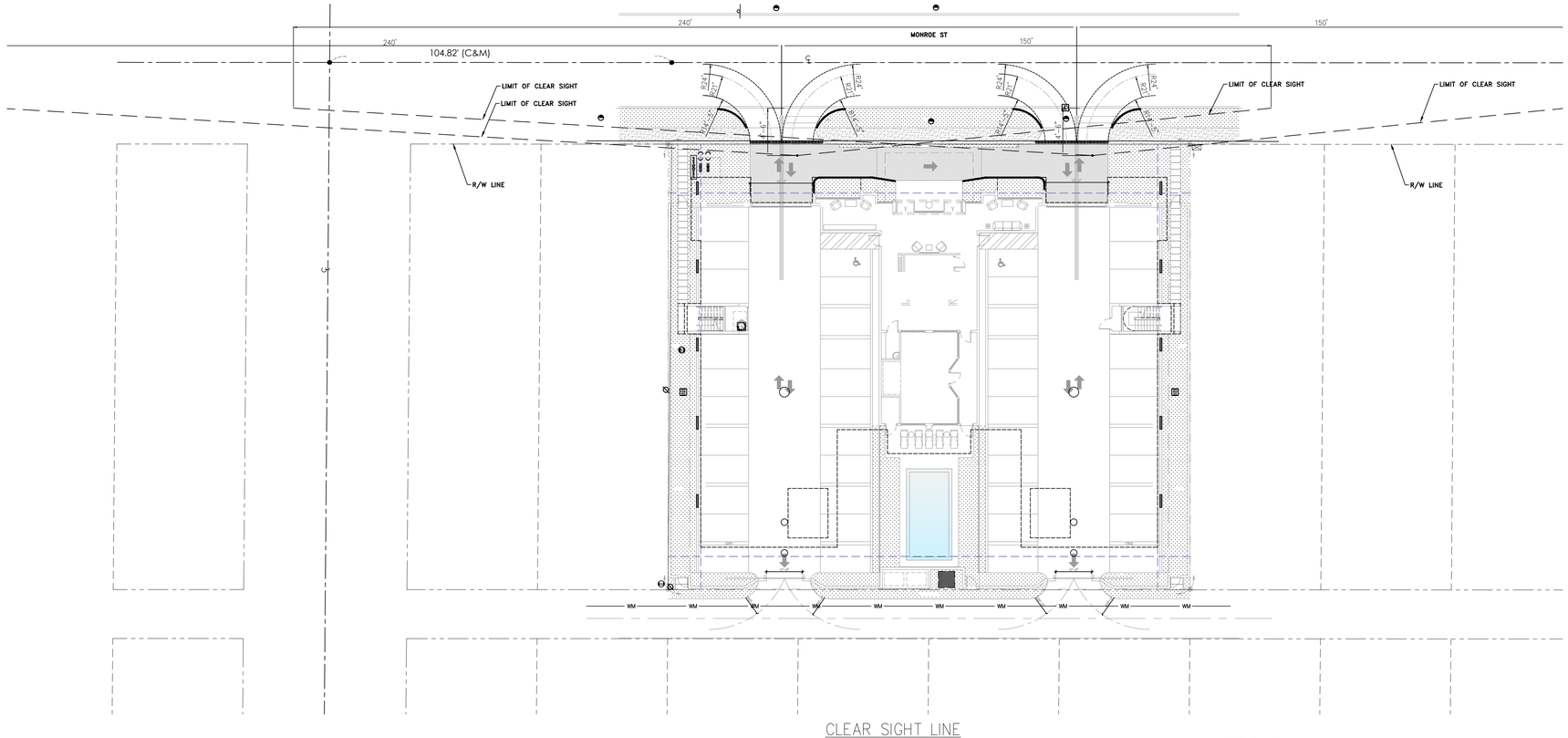
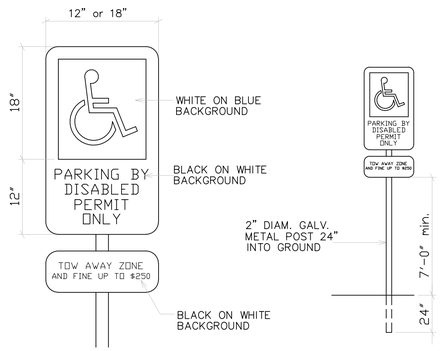


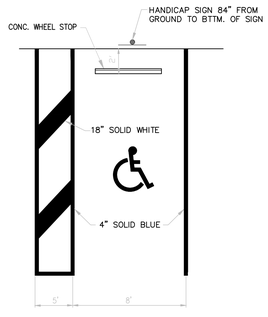
CLEAR SIGHT LINE

SCALE: 1" =20'-0"



HANDICAP SIGN DETAIL

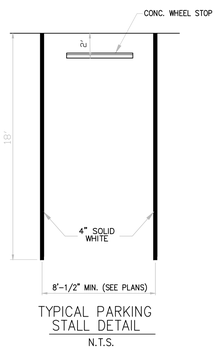
N.T.S.



HANDICAPPED SYMBOL MUST BE BLUE IN COLOR
PAINT: CHLORINATE RUBBER ALKYDE FS- TT-P-115
TYPE III, FACTORY MIXED, QUICK DRYING
NON-BLEEDING COLOR PER LOCAL CODE.

TYP. HANDICAP PARKING STALL DETAIL

N.T.S.



TYPICAL PARKING STALL DETAIL

N.T.S.

PARKING STALLS

DETAIL 11

NTS STD

US Customary

Design Vehicle Type	Passenger Car	Single-Unit Truck	Intercity Bus (Motor Coach)		City Transit Bus	Conventional School Bus (65 pass.)	Large[2] School Bus (84 pass.)	Articulated Bus	Intermediate Semi-trailer	Intermediate Semi-trailer
Symbol	P	SU	BUS-40	BUS-45	CITY-BUS	S-BUS36	S-BUS40	A-BUS	WB-40	WB-50
Minimum Design Turning Radius (ft)	24	42	45	45	42.0	38.9	39.4	39.8	40	45
Centerline[1] Turning Radius (CTR) (ft)	21	38	40.8	40.8	37.8	34.9	35.4	35.5	36	41
Minimum Inside Radius (ft)	14.4	28.3	27.6	25.5	24.5	23.8	25.4	21.3	19.3	17.0

Design Vehicle Type	Interstate Semitrailer		"Double Bottom" Combination	Triple Semi-trailer/ trailers	Turnpike Double Semi-trailer/ trailer	Motor Home	Car and Camper Trailer	Car and Boat Trailer	Motor Home and Boat Trailer	Farm[3] Tractor w/One Wagon
Symbol	WB-62*	WB-65** or WB-67	WB-67D	WB-100T	WB-109D*	MH	P/T	P/B	MH/B	TR/W
Minimum Design Turning Radius (ft)	45	45	45	45	60	40	33	24	50	18
Centerline[1] Turning Radius (CTR) (ft)	41	41	41	41	56	36	30	21	46	14
Minimum Inside Radius (ft)	7.9	4.4	19.3	9.9	14.9	25.9	17.4	8.0	35.1	10.5

* = Design vehicle with 48-ft trailer as adopted in 1982 Surface Transportation Assistance Act (STAA).

** = Design vehicle with 53-ft trailer as grandfathered in with 1982 Surface Transportation Assistance Act (STAA).

1 = The turning radius assumed by a designer when investigating possible turning paths and is set at the centerline of the front axle of a vehicle. If the minimum turning path is assumed, the CTR approximately equals the minimum design turning radius minus one-half the front width of the vehicle.

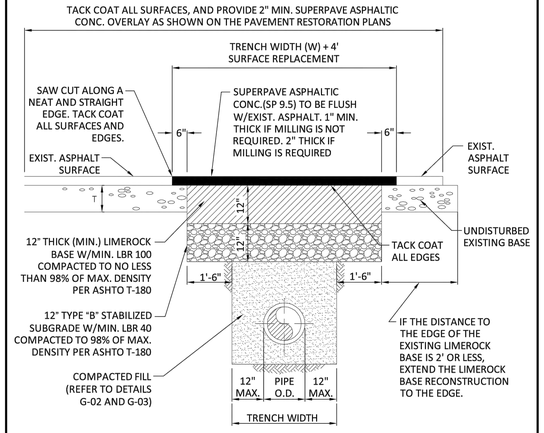
2 = School buses are manufactured from 42-passenger to 84-passenger sizes. This corresponds to wheelbase lengths of 11.0 ft to 20.0 ft, respectively. For these different sizes, the minimum design turning radii vary from 28.8 ft to 39.4 ft and the minimum inside radii vary from 14.0 ft to 25.4 ft.

3 = Turning radius is for 150–200 hp tractor with one 18.5 ft long wagon attached to hitch point. Front wheel drive is disengaged and without brakes being applied.

MINIMUM TURNING RADII

DETAIL 13

NTS STD



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

FLEXIBLE PAVEMENT RESTORATION NOTES:

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

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

PAVEMENT RESTORATION

DETAIL 12

NTS STD

CLEAR SIGHT & PAVING DETAILS

LOBBY, PARKING & AMENITIES SCALE: AS NOTED

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

INITIAL PROJ. DATE 07/12/17

PROJECT 17-010.00

DRAWN BY

REVISION	DATE	BY

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"MONROE HOUSE"
RESIDENCES

Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:

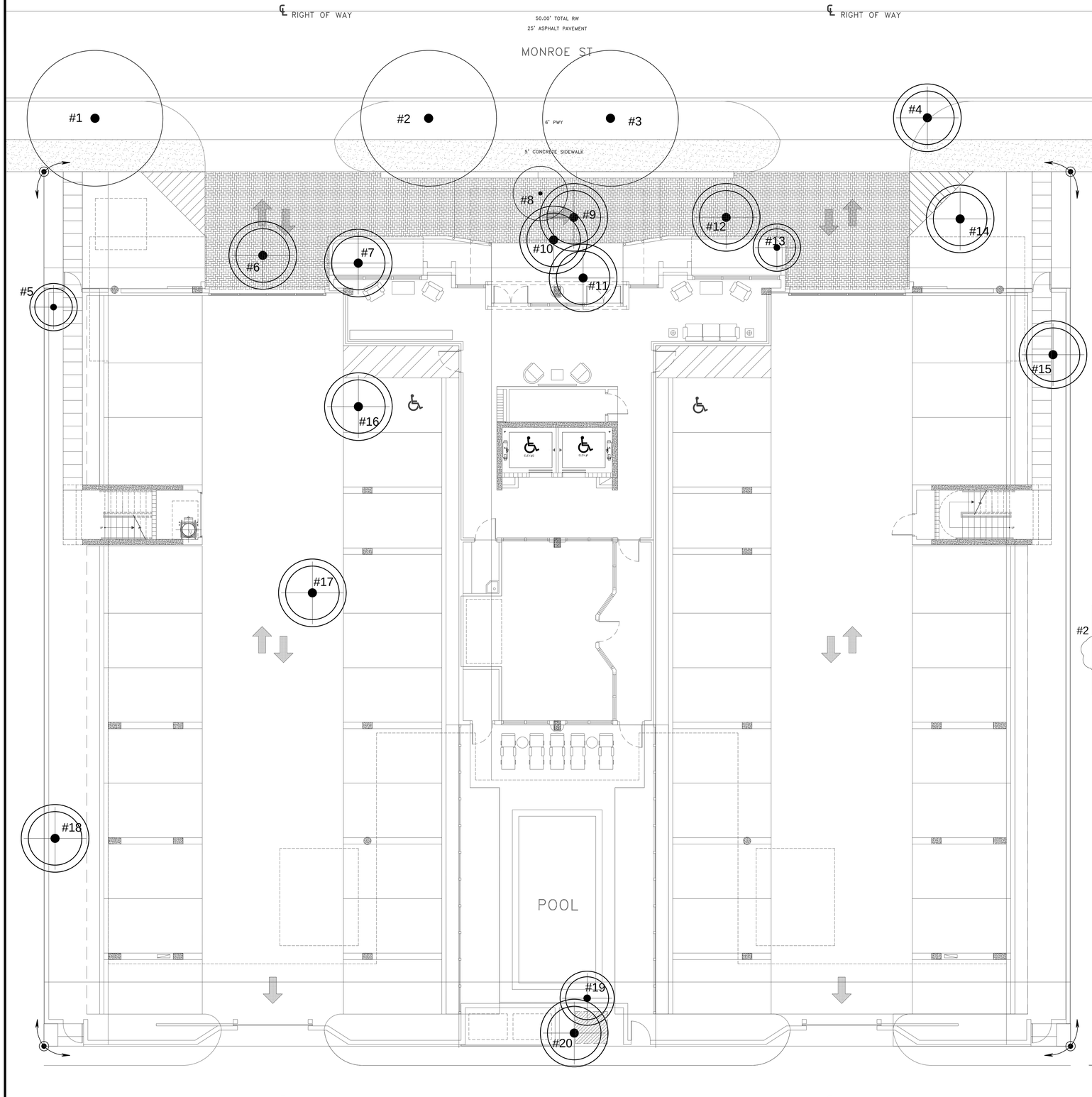
ARCHITECTUREWORKS, LLC

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

JORGE M. SZAUER
FLORIDA FL-62579

SHEET

C107



SYMBOL KEY

- EXISTING TREE TO REMAIN OR RELOCATE
- EXISTING TREE TO BE REMOVED

CITY OF HOLLYWOOD

TREE DISPOSITION LIST:

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

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

★ DBH TO BE REMOVED/ MITIGATED

★★ EXISTING TO BE COUNTED TOWARDS REQUIREMENTS

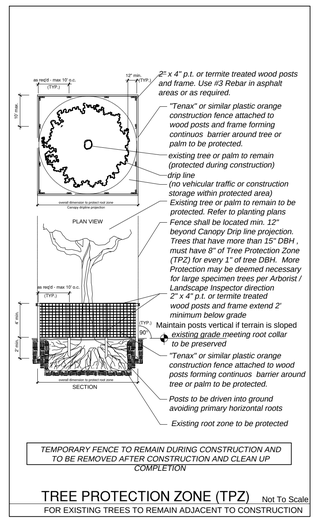
TREE MITIGATION — Do not relocate, remove or destroy a tree without first obtaining a permit from the City.

#2

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

PROPOSED REPLACEMENT MITIGATION: 1,800 S.F.
(4)12' HT/ 2" CAL. (CATEGORY 1 TREE @ 300sf ea.) = 1,200 sf. PROPOSED: (4) SATIN LEAF TREE / 12' HT, 2" CAL.

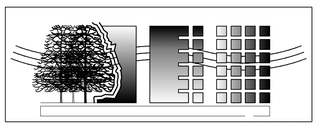
ADDITIONAL MITIGATION TO BE COORDINATED WITH CITY DUE TO LACK OF SPACE ON SITE.



TEMPORARY FENCE TO REMAIN DURING CONSTRUCTION AND TO BE REMOVED AFTER CONSTRUCTION AND CLEAN UP COMPLETION

TREE PROTECTION ZONE (TPZ) Not To Scale

FOR EXISTING TREES TO REMAIN ADJACENT TO CONSTRUCTION



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LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305-778-7136

DERICK LANGEL
LANDSCAPE ARCHITECT
FL LICENSE #LA6667045

architectureworks

INITIAL PROJ. DATE	11/10/17
PROJECT	17-010.00
DRAWN BY	

REVISION	DATE	BY
#1 REV. PER SITE PLAN 1/12/18		
#2 REV. PER MITIGATION 2/16/18		

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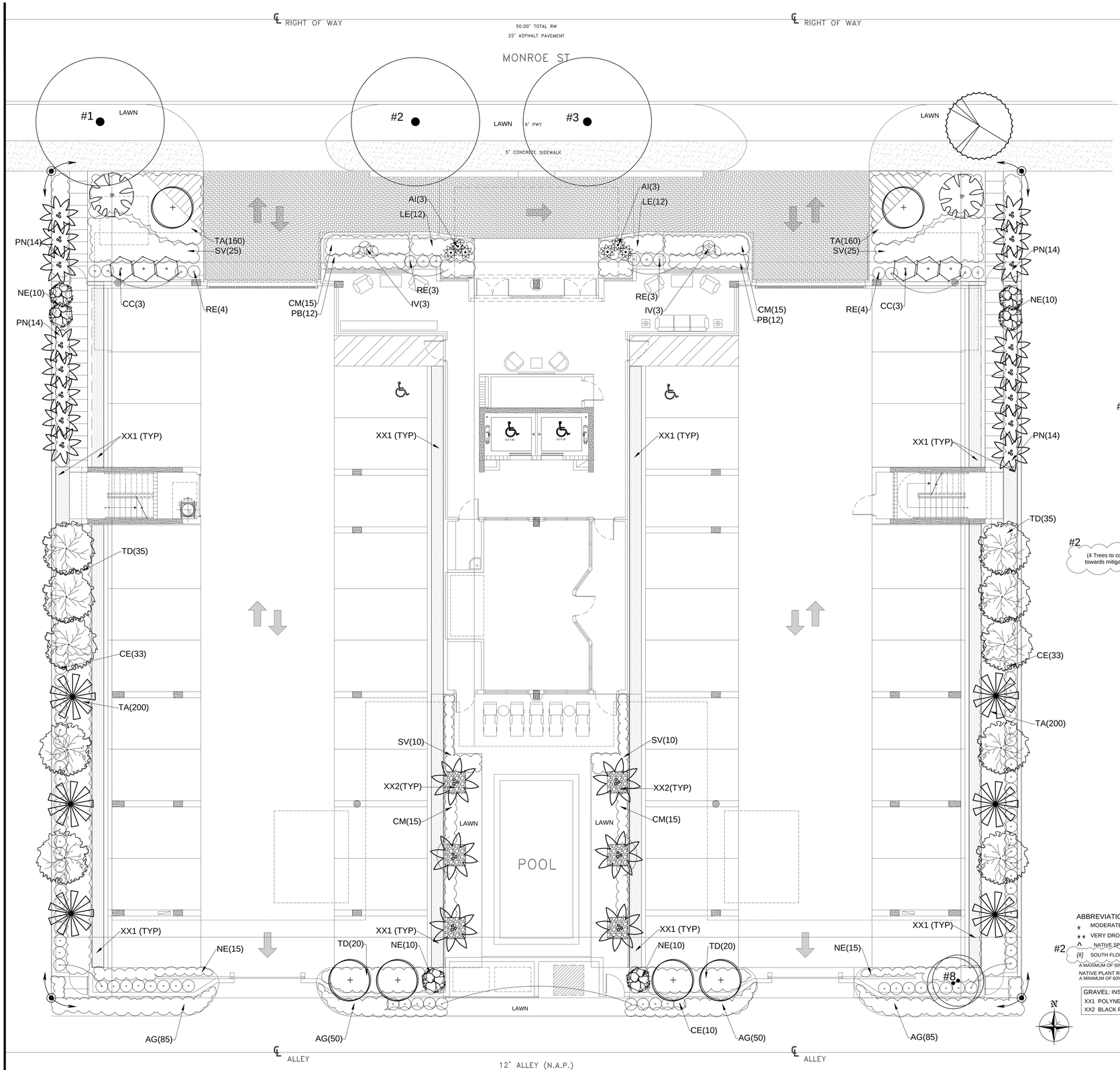
"THE RESIDENCES ON MONROE"
CONDOMINIUM
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:
A R C H I T E C T U R E W O R K S, L L C
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

A R C H I T E C T
James R. Mackenzie
FLORIDA — AR—0015491

SHEET

L1

TREE DISPOSITION
SCALE: 1/8 = 1'-0"



SYMBOL KEY

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

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

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

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

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

Open Space
10. Minimum of one tree per 1,000 s.f. of pervious area of property.
REQ.: 7 Trees
PROV.: 7 Trees
A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

TOTAL TREES REQUIRED: 27
TOTAL TREES PROVIDED: 27 (24 PROPOSED/ 3 EXST. TREES / 1 EXST. PALM)
(4 ADDITIONAL TREES FOR MITIGATION)

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

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

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

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

PLANT LIST:

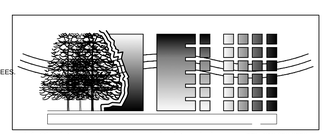
#2 (4 Trees to count towards mitigation)

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

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

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

GRAVEL: INSTALL GRAVEL ON FILTRATION FABRIC
XX1 POLYNESIAN MINI PEBBLE / BY OLIMAR SAND & GRAVEL/ OLIMARSTONE.COM
XX2 BLACK PEBBLE1-2" / BY OLIMAR SAND & GRAVEL/ OLIMARSTONE.COM



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LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305-778-7136

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INITIAL PROJ. DATE		11/10/17
PROJECT		17-010.00
DRAWN BY		
REVISION	DATE	BY
#1	REV. PER SITE PLAN 1/12/18	
#2	REV. PER LEED 2/16/18	

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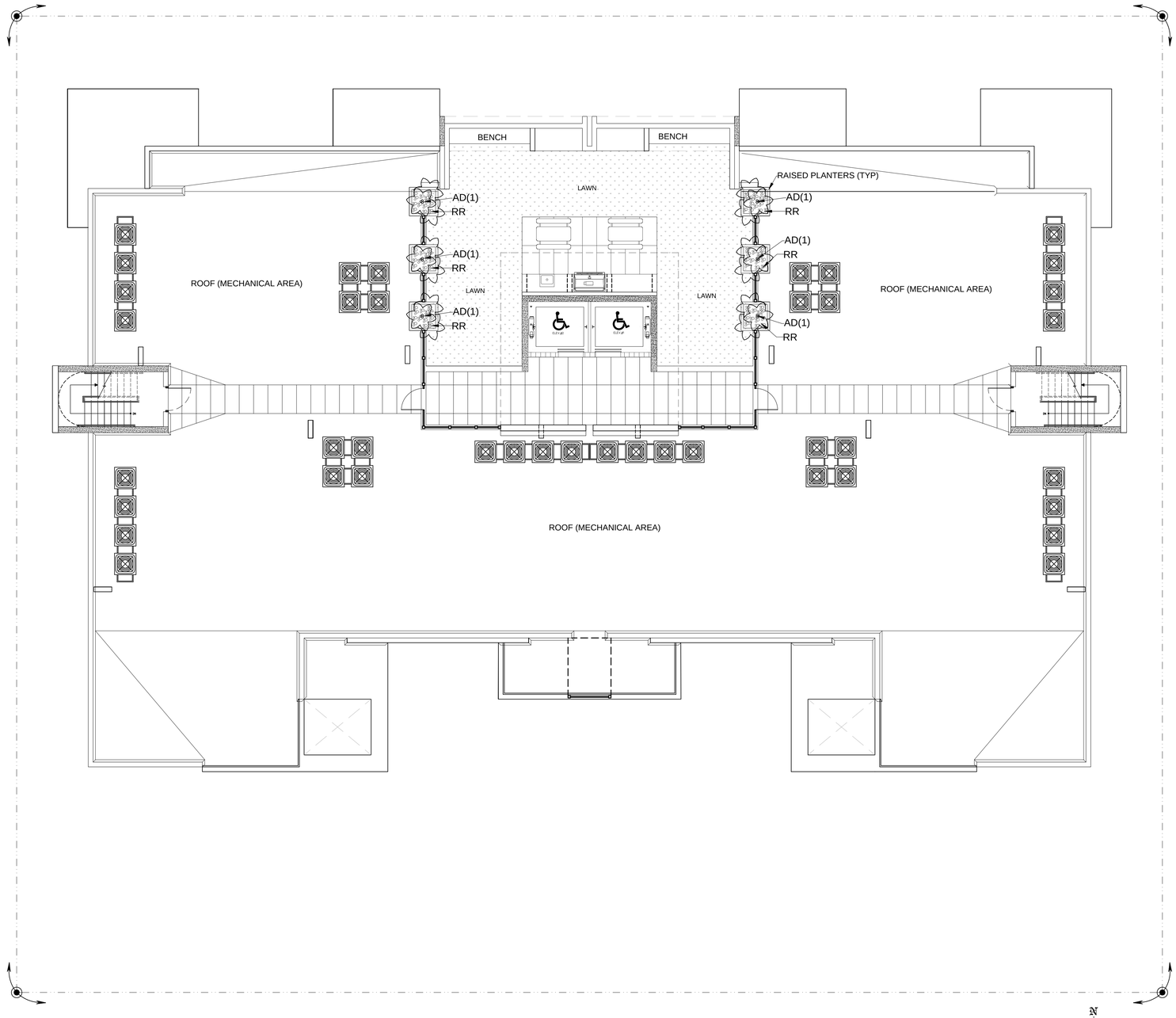
"THE RESIDENCES ON MONROE"
CONDOMINIUM
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:

ARCHITECT
James R. Mackenzie
FLORIDA – AR-0015491

SHEET
L2
LANDSCAPE PLAN
SCALE: 1/8 = 1'-0"



PLANT LIST:

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

ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN

* MODERATE DROUGHT TOLERANCE

** VERY DROUGHT TOLERANT

^ NATIVE SPECIES

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

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

DERICK LANGEL
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REVISION	DATE	BY

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300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866.1623 Facsimile (305) 866.1681

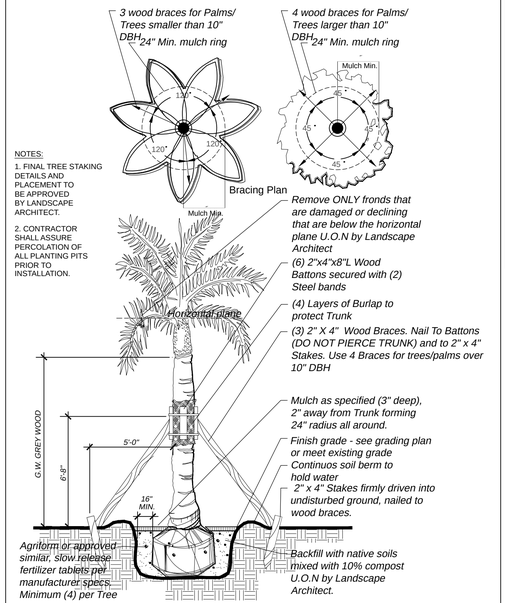
ARCHITECT
James R. Mackenzie
FLORIDA – AR-0015491

SHEET

L2-A

ROOF LEVEL
LANDSCAPE PLAN
SCALE: 1/8 = 1'-0"

DATE: 02/16/2018



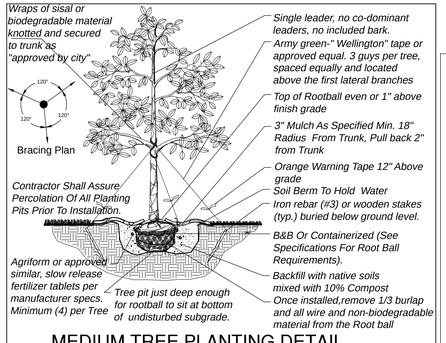
NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.

2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

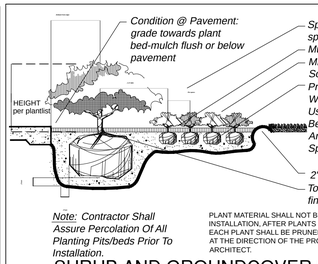
LARGE TREE / LARGE PALM DETAIL

Section — Not To Scale



MEDIUM TREE PLANTING DETAIL

Section — Not To Scale

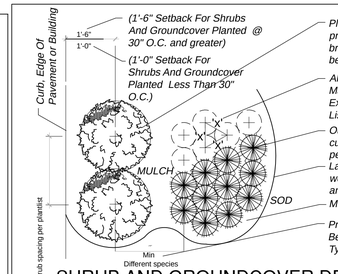


Note: Contractor Shall Assure Percolation Of All Planting Pits/beds Prior To Installation.

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

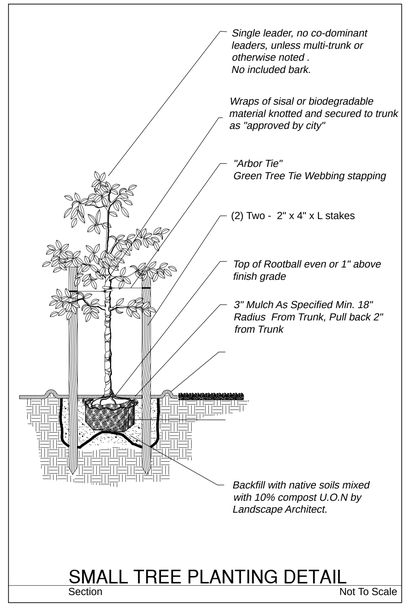
SHRUB AND GROUNDCOVER DETAIL

Section — Not To Scale



SHRUB AND GROUNDCOVER DETAIL

Plan — Not To Scale



SMALL TREE PLANTING DETAIL

Section — Not To Scale

GENERAL PLANTING REQUIREMENTS

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

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

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

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

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

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

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS3/4" OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMEROCK SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50/50 SAND/TOPSOIL MIX SHALL BE DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS, THE TOP 6" OF ALL SHRUBS AND GROUND COVER BEDS AND TOP 2" OF ALL SODDED AREAS. THIS SOIL SHALL BE TILLED INTO THE EXISTING SOIL AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE.A MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING

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

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

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

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

NO FERTILIZERS ARE REQUIRED.

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

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

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

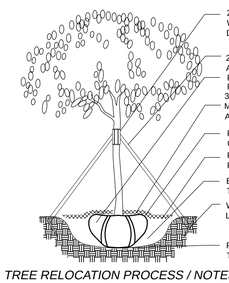
ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER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

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

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

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

PRUNNING SHALL BE PER ANSI-300 STANDARDS



TREE RELOCATION PROCESS / NOTES:

1) Root prune in place 6 to 8 weeks before relocation.Then allow roots to regenerate
2) Water the root zones to field capacity for 5 continuous days before root pruning.
3) Root prune with proper equipment to sever roots, ensure roots are not torn or pulled apart. With hand tools, dig a 2'–0" wide by 3'–0" deep trench at the outer edge of the rootball (Size determined below))or as determined by the Arborist on site. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier, backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.
4) Form a rootball of the following minimum sizes:
- *24 inches by 12 inches deep for trees less than 5 inch caliper;*
- *36 inches by 18 inches deep for trees from 5 to 18 inch caliper; and*
- *48 inches by 24 inches deep for trees over 18 inch caliper.*

6) Transplant operations to be supervised by an ISA certified arborist.
7)At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
8) Transplanting hole to be at least 2' larger than the rootball
9) Add Agriform Fertilization tablets or similar per manufacturer recommendation according to pruned tree size, but no less than 4 tablets.
10) Set the tree no deeper than its original condition.
11) Water to eliminate air pockets with water hose application of flood watering.
12) Post transplant watering to be daily for the first two weeks and later on sufficient to avoid root desiccation and support new growth.

TREE RELOCATION DETAIL / NOTES

Section - Relocation Trees only - If applicable — Not To Scale

TRANSPLANT AND TREE CARE NOTES

1. FLAG ALL TREES AND PALMS TO BE TRANSPLANTED OR SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.

2. ALL TRANSPLANTING WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. PREPARE ALL TREES AND PALMS TO BE TRANSPLANTED BY PRUNING AWAY ALL DEAD OR DAMAGED LIMBS OR FRONDS. FOR TREES, PRUNE OUT 1/3 OF THE EXISTING CANOPY BY SELECTIVELY TRIMMING SMALL INTERNAL BRANCHES. FOR PALMS, GATHER FRONDS ABOVE THE BUD AND TIE THEM LOOSELY WITH JUTE TWINE TO AVOID DAMAGE.

3. WATER THE ROOT ZONE OF ALL PLANTS TO BE TRANSPLANTED. SOAK THE SOIL TO A 4'-0" DEPTH WITHIN A 6' RADIUS.

4. WITH HAND TOOLS, DIG A 2'-0" WIDE BY 3'-0" DEEP TRENCH AT A MINIMUM DISTANCE AS DETERMINED BY THE CONSULTING ARBORIST. CUT ALL ROOTS 1.5" AND LARGER IN DIAMETER WITH A CLEAN, SHARP PRUNING SAW. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.

5. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.

6. ALLOW THE PLANT TO REGENERATE ROOTS OVER A PERIOD OF SIX WEEKS.

7. AT THE END OF SIX WEEKS, PREPARE THE PLANTING PIT AT THE NEW LOCATION. OVERDIG THE HOLE DIAMETER BY 2' BEYOND THE ROOT BALL.

8. WITH THE CONSULTING ARBORIST PRESENT, UNDERCUT THE ENTIRE ROOT BALL OF THE PLANTS TO BE TRANSPLANTED AT A DEPTH SPECIFIED BY THE ARBORIST. THE UNDERCUTTING METHOD MAY BE A CHOKER CABLE DRAWN THROUGH THE ROOT BALL WITH HEAVY EQUIPMENT.

9. AT THE DIRECTION OF A PROFESSIONAL RIGGER, ASSEMBLE SLINGS, PADDING, GUIDING ROPES AND CABLES FOR ATTACHMENT TO THE CRANE OR BACKHOE. THE PROFESSIONAL RIGGER SHALL DETERMINE THE SIZE OF MACHINERY NECESSARY TO EXECUTE THE LIFTING AND MOVING OPERATION.

10. WHEN THE PLANT IS PLACED IN THE NEW LOCATION, BACKFILL THE PLANTING PIT WITH TOPSOIL AND WATER THOROUGHLY TO COMPACT THE SOIL. COVER THE ROOT BALL AREA WITH 3" DEPTH OF ORGANIC MULCH.

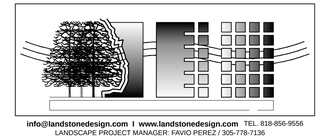
11. PROVIDE FUNGICIDE AND FERTILITY APPLICATIONS AT THE DIRECTION OF THE CONSULTING ARBORIST.

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO ROOT DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.
TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

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

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



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FL LICENSE #LA6667045

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INITIAL PROJ. DATE 11/10/17
PROJECT 17-010.00
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REVISION DATE BY

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"THE RESIDENCES ON MONROE"
CONDOMINIUM
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SHEET
L3
PLANTING DETAILS
SCALE: NOT TO SCALE