

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: 08/24/2020

Location Address: 2027 Fletcher Street

Lot(s): 11 Block(s): 3 Subdivision: SOUTH SIDE PARK

Folio Number(s): 5142 22 23 0300

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

Existing Property Use: Single Family Sq Ft/Number of Units: _____

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

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

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

Explanation of Request: Developing 24 unit Multi-Family Apartments

Number of units/rooms: 24 Sq Ft: 24,034 s.f.

Value of Improvement: \$1,500,000 Estimated Date of Completion: January 2022

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

Name of Current Property Owner: 2027 Fletcher LLC

Address of Property Owner: 16001 Collins Ave.

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa-Architect

Address: _____ Telephone: 786-543-0851

Fax: _____ Email Address: llarosa@larosaarchitects.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: 08-22-2020

PRINT NAME: JACOBO COTTON Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Luis La Rosa Date: 8/22/2020

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

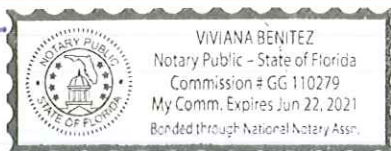
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters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

Sworn to and subscribed before me
this 22 day of August

Notary Public

State of Florida

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



Signature of Current Owner

Print Name

ALTA/NSPS LAND TITLE SURVEY

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.

3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

4. UNDERGROUND IMPROVEMENTS NOT SHOWN.

5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

6. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1135
ELEVATION= 9.26' (NAVD88)

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, FILE NO: WITH A COMMITMENT DATE: 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

11. THE PROPERTY HAS DIRECT ACCESS TO FLETCHER STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 22, PAGE 18, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

12. THERE ARE 6 STRIPED PARKING SPACES ON THE PROPERTY.

13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

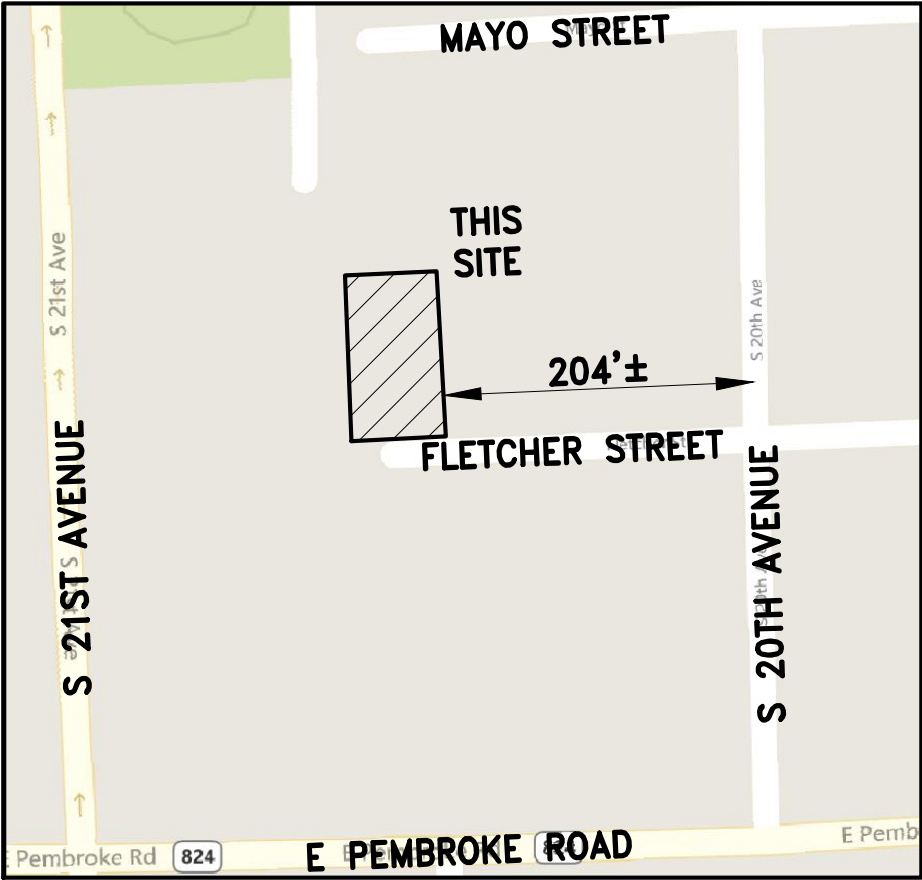
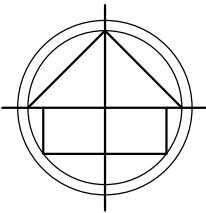
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.

15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

18. THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A CEMETERY OR BURIAL GROUNDS.



LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
PM	PARKING METER
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

SURVEYOR'S CERTIFICATION

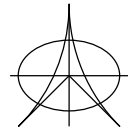
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS;" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON AUGUST 06, 2020.

FOR THE FIRM BY:_____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9314-20

CLIENT :

EDUARDO COHEN

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	08/06/20	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0732 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

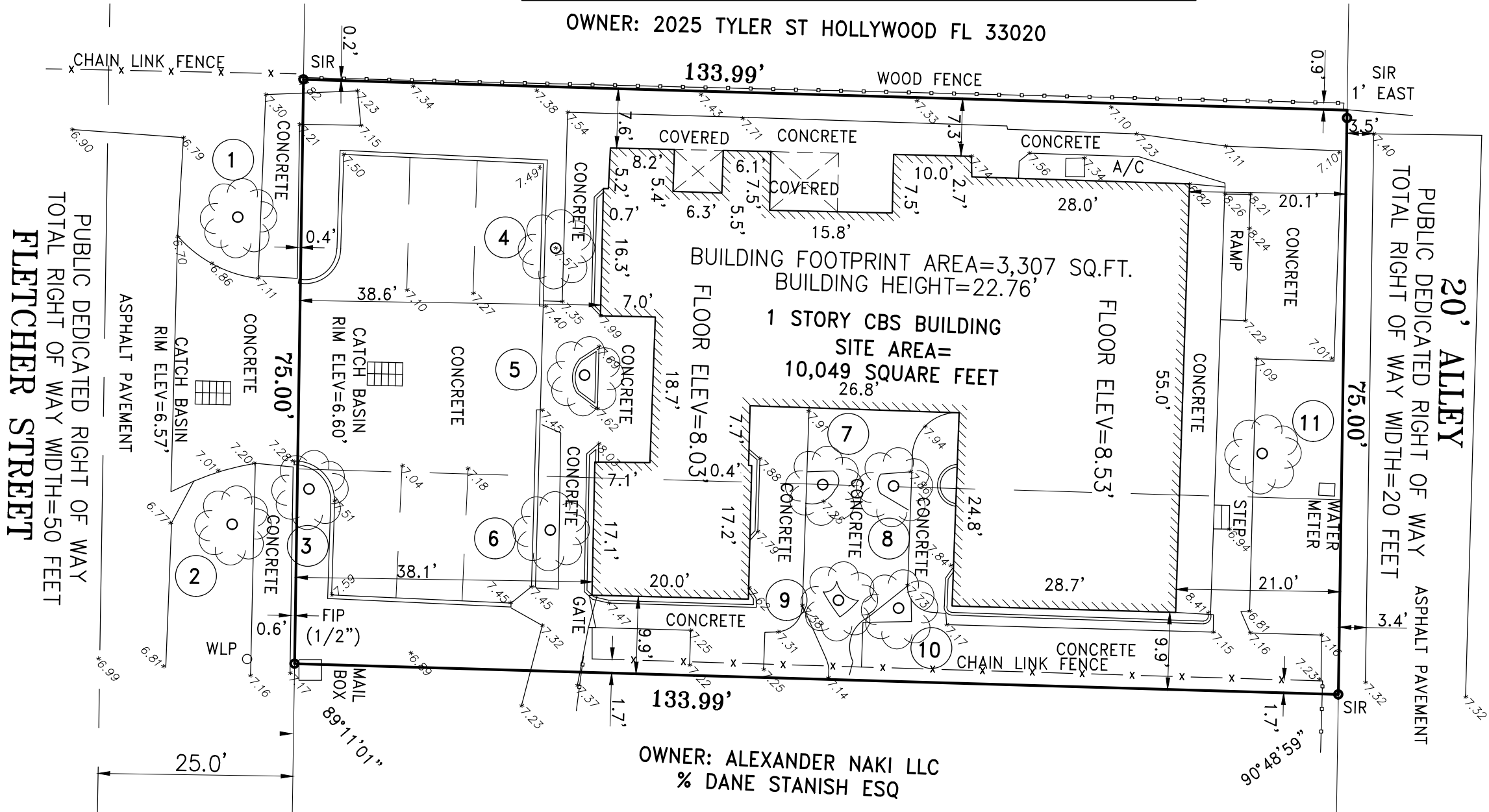
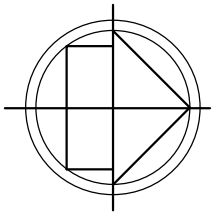
PROPERTY ADDRESS :
2027 FLETCHER STREET

SCALE: N/A

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

OWNER: 2025 TYLER ST HOLLYWOOD FL 33020



OWNER: ALEXANDER NAKI LLC
% DANE STANISH ESQ

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FT2	
1	MAHOGANY		16				
2	MAHOGANY		22				
3	MAHOGANY		16				
4	DOUBLE PALM		4				
5	PALM CLUSTER		4				
6	DOUBLE PALM		4				
7	PALM		9				
8	PALM		10				
9	DOUBLE PALM		12				
10	PALM		9				
11	MAHOGANY		14				

LAND DESCRIPTION:

WEST ONE HALF OF LOT 11 AND ALL OF LOT 11, BLOCK 3, "SOUTH SIDE PARK",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 AT PAGE 18
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9314-20

CLIENT :
EDUARDO COHEN

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	08/06/20	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0732 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2027 FLETCHER STREET

SCALE: 1"= 16'

SHEET 2 OF 2



LA#-0017852
LA#-26003693

REVISION:	BY:

PROPOSED 24-UNITS MULTI-FAMILY DEVELOPMENT FOR:

2027 FLETCHER LLC

HOLLYWOOD, FLORIDA 33020

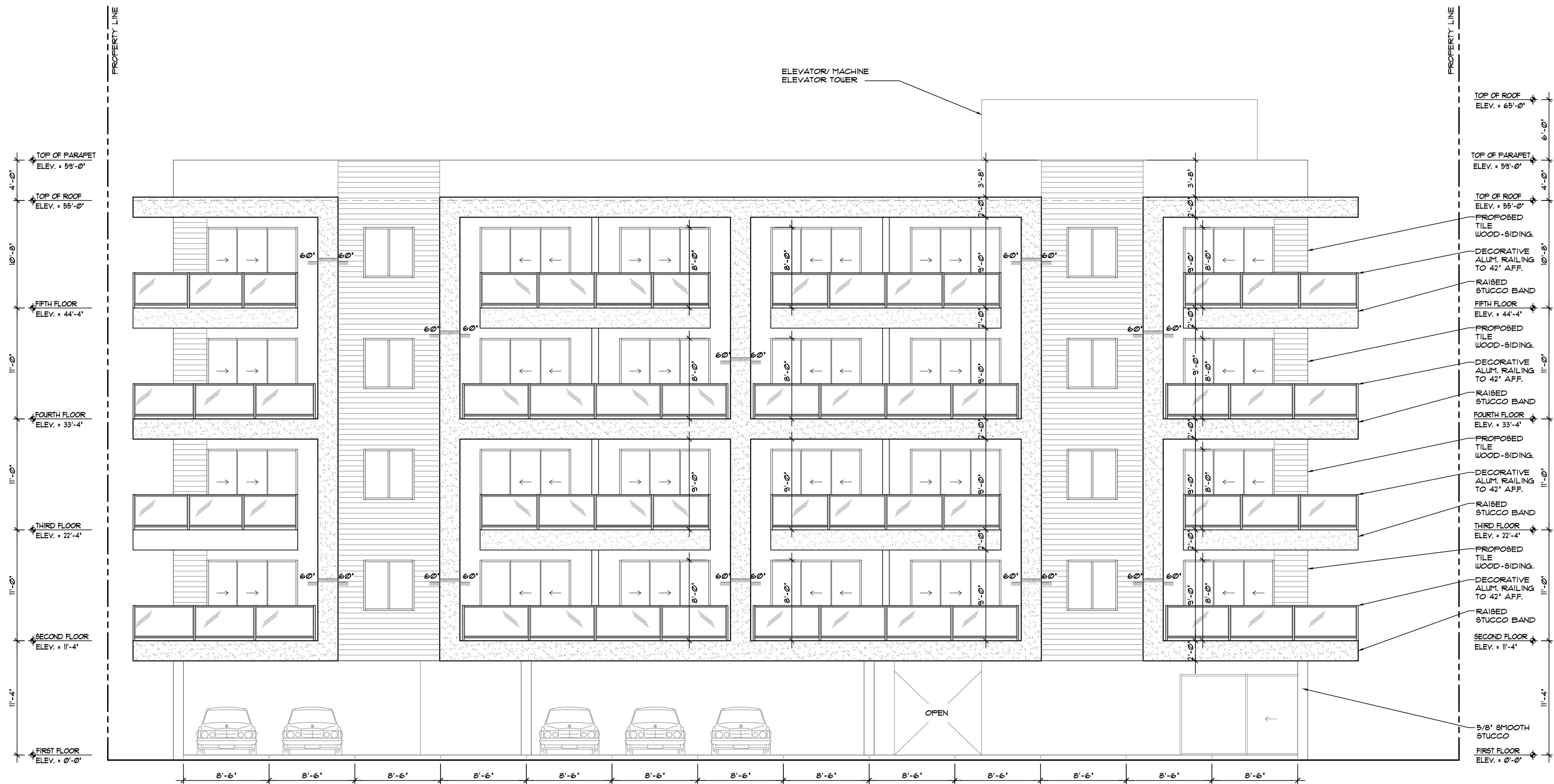


AL: AR 0017852
S LA ROSA

DRAWN	C.C.
CHECKED	L.L.R.
DATE	08/24/20
SCALE	AS NOTED
JOB. NO.	020-016
SHEET	

$$\Delta = 2.1$$

SHEETS



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

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

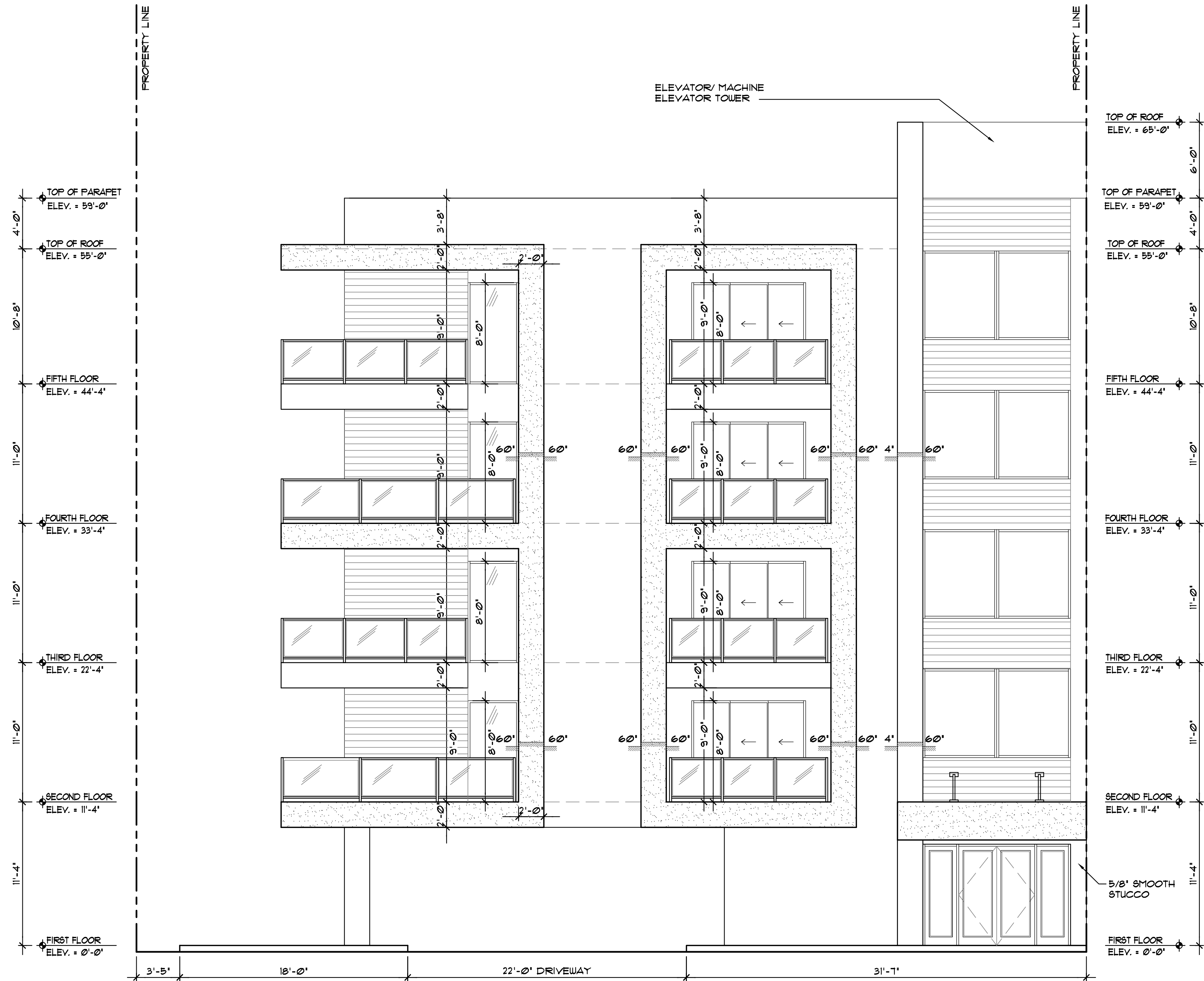
REVISION:	BY:

PROPOSED 24-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 FLETCHER LLC
2021 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020



SEAL: AR 0017852 LUIS LA ROSA
DRAWN C.C.
CHECKED LLR
DATE 08/24/20
SCALE AS NOTED
JOB. NO. 020-016
SHEET

A-2.2
OF SHEETS





LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSA@LLRARCHITECTS.COM

Luis LaRosa - Registered Architect
AR# - 0017852
AA# - 26003693

REVISION:	BY:

PROPOSED 24-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 FLETCHER LLC
2021 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020



SEAL:	AR 0017852 LUIS LA ROSA
DRAWN	C.C.
CHECKED	LLR
DATE	08/24/20
SCALE	AS NOTED
JOB. NO.	020-016
SHEET	

A-2.3
OF SHEETS





LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSA@LLRARCHITECTS.COM

Luis LaRosa-Registered Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

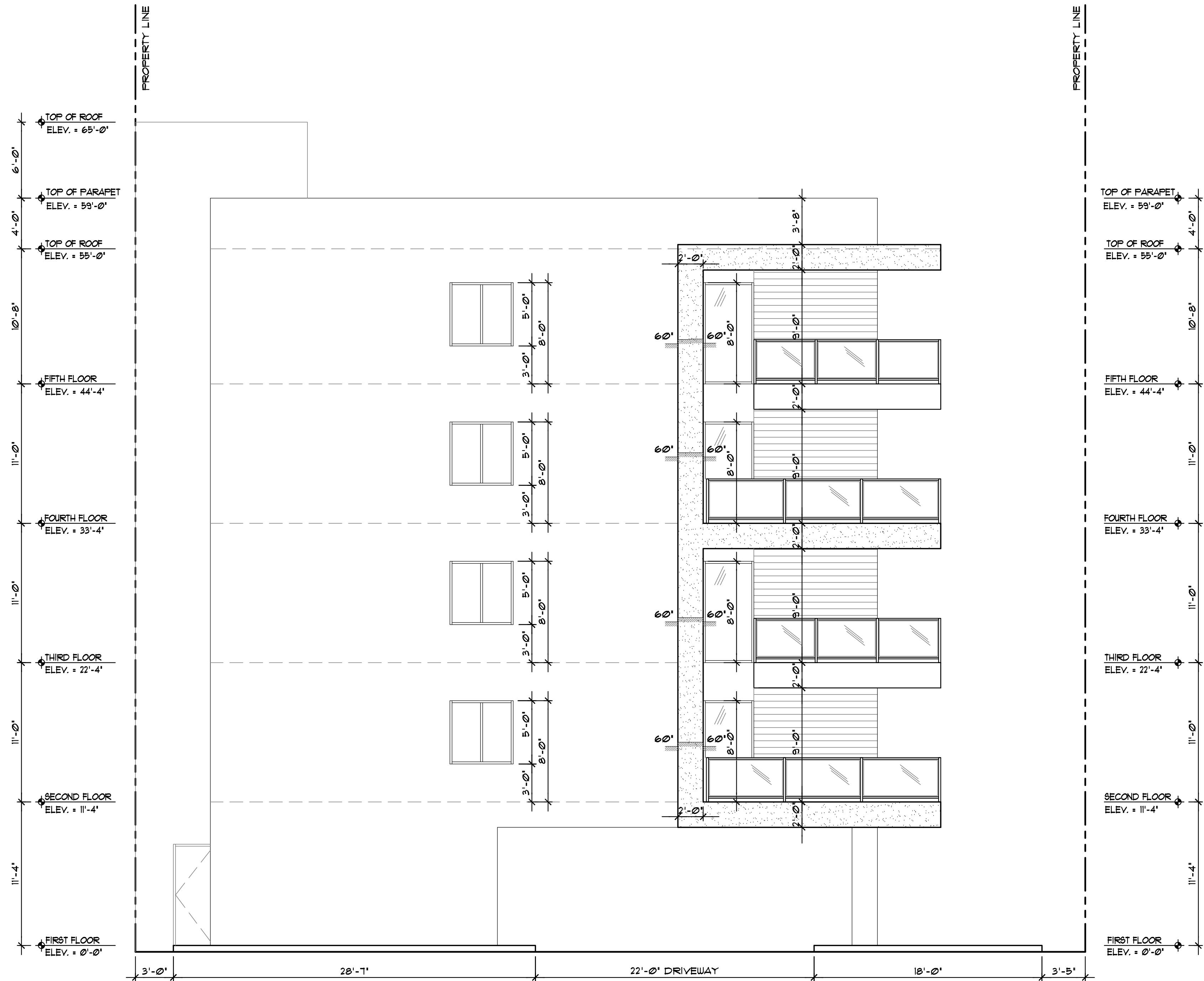
PROPOSED 24-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 FLETCHER LLC
2021 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020



SEAL: AR 0017852 LUIS LA ROSA
DRAWN C.C.
CHECKED LLR
DATE 08/24/20
SCALE AS NOTED
JOB. NO. 020-016
SHEET

A-2.4

OF SHEETS



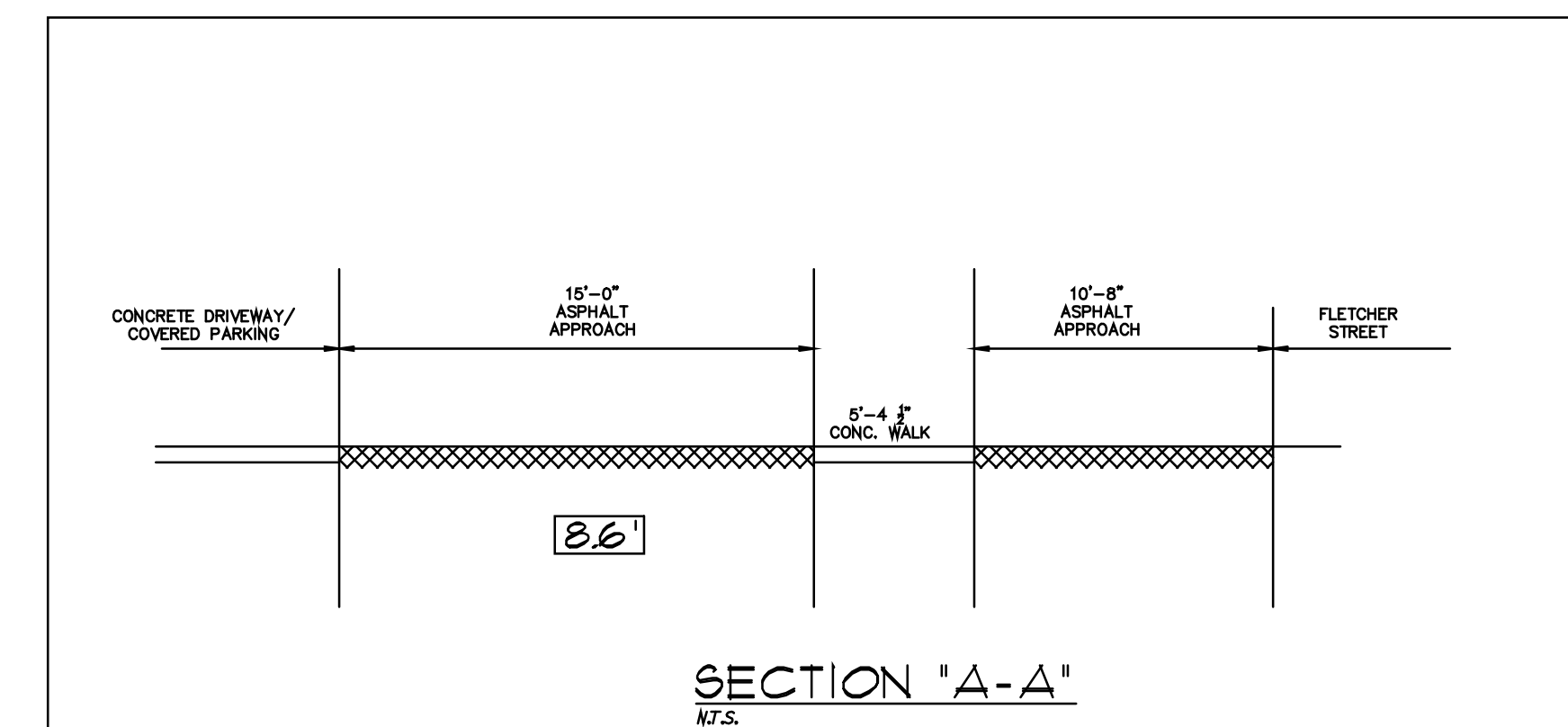


NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.



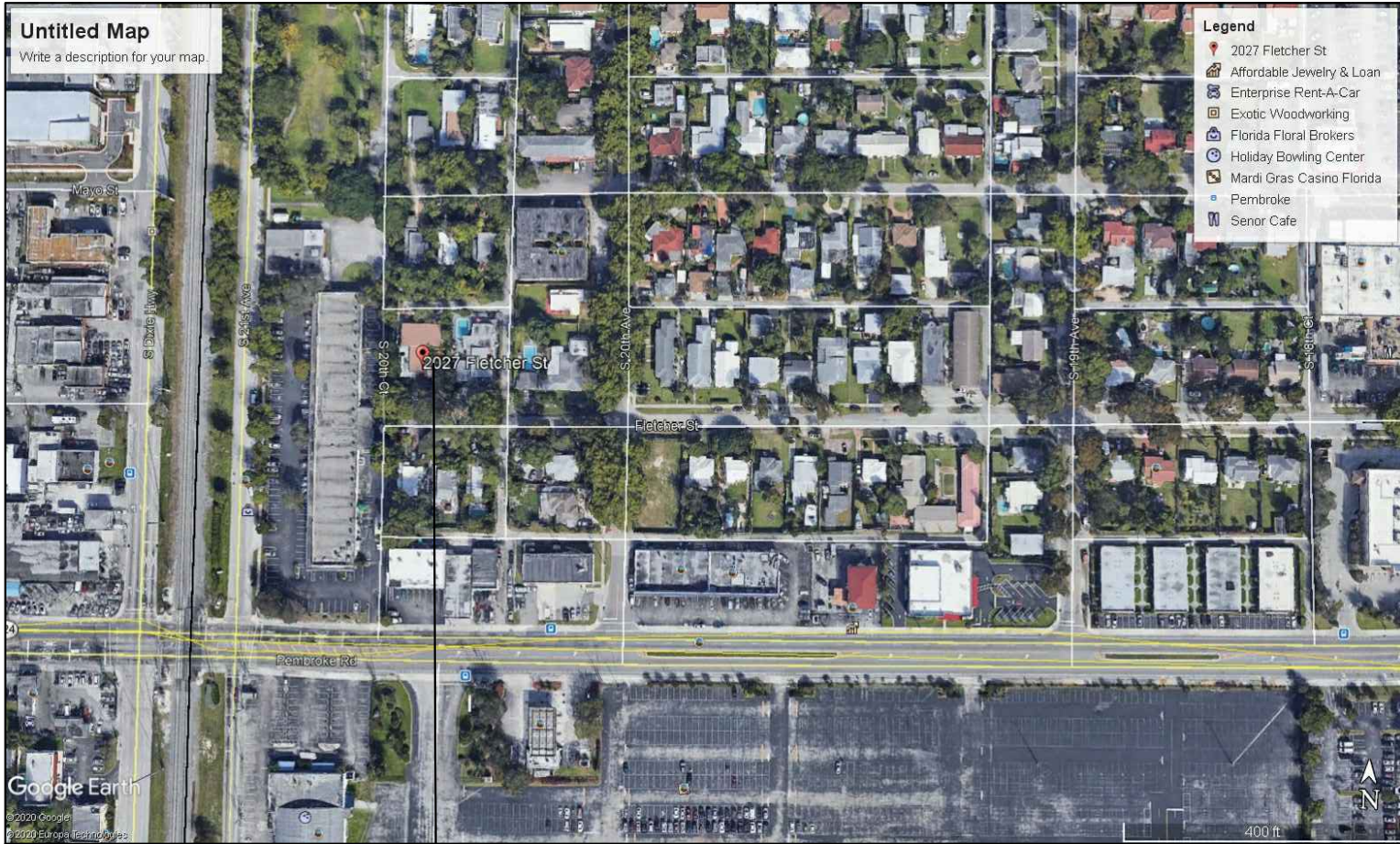
☒ DENOTES PROPOSED GRADE

NOTE:
1). 6" HYDRANT & 6" WATER
MAIN @ CORNER OF 19TH
AVE & FLETCHER STREET.



$C = \begin{matrix} 1 & 1 \\ 1 & 1 \end{matrix}$

PROPOSED 24-UNIT MULTI FAMILY DEVELOPMENT FOR:
2027 FLETCHER LLC
2027 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP

PROPOSED AREA OF WORK



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

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

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE, FLORIDA 33328

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

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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

SHEET INDEX

COVER SHEET
sheet 1 of 2 ALTA SURVEY
sheet 2 of 2 ALTA SURVEY
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SITE DATA
BUILDING CALCULATION
GENERAL NOTES
SP-1.2 SITE DETAILS
C-1.1 PAVING & GRADING PLAN
WATER & SEWER PLAN
C-1.2 DETAILS
1 OF 2 LANDSCAPE PLAN
2 OF 2 LANDSCAPE DETAILS
A-1.1 FIRST FLOOR PLAN
A-1.2 2ND-5TH FLOOR PLAN
A-2.1 WEST ELEVATION
A-2.2 SOUTH ELEVATION
A-2.3 EAST ELEVATION
A-2.4 NORTH ELEVATION

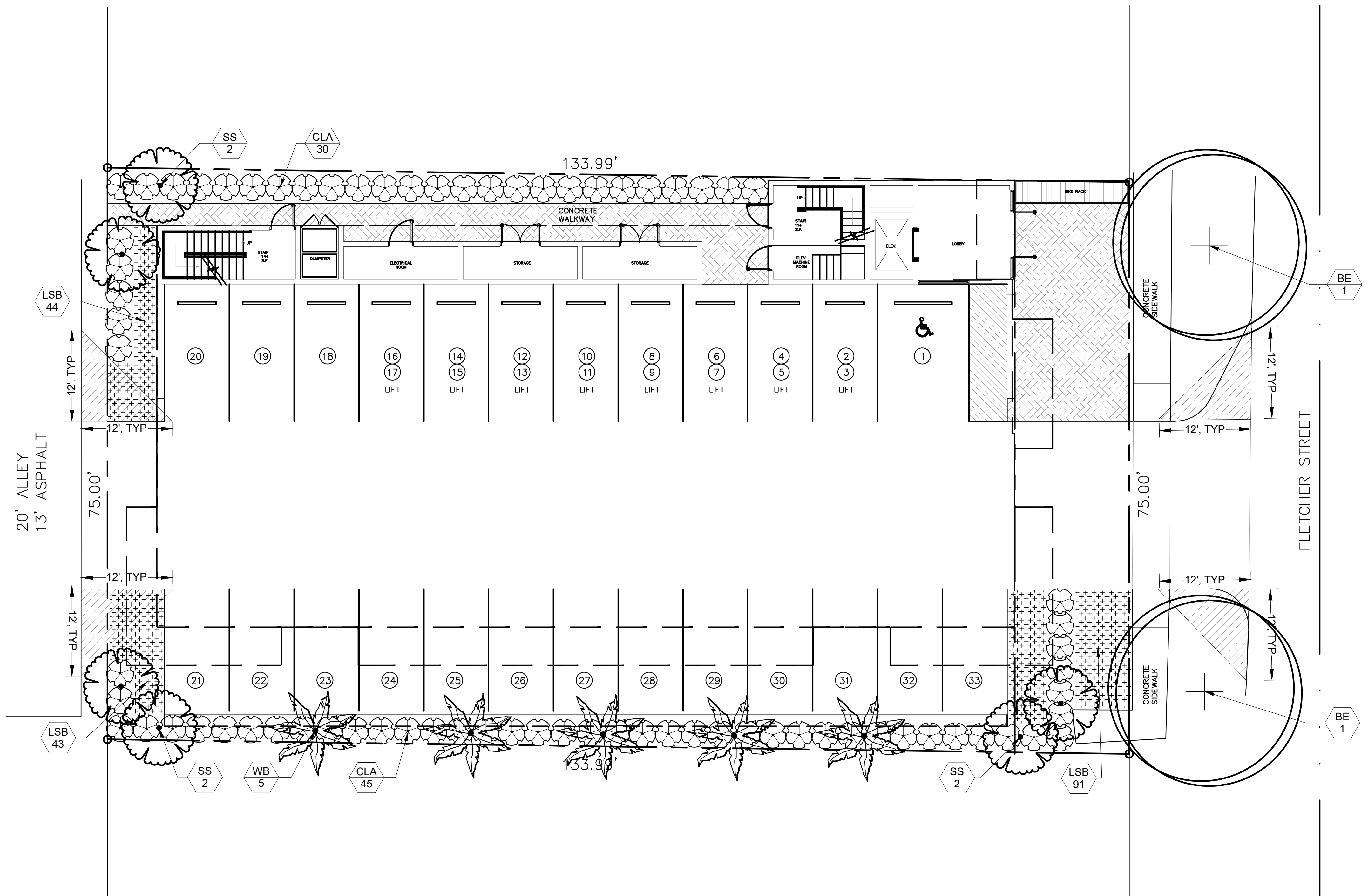
TAC-1 submittal 08/24/2020
TAC-2 meeting date : 09/08/2020



- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.

- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.



RAC Zoning - PR (Pembroke Road Mixed-Use District)	Required	Provided
<p><u>Perimeter Landscape</u> One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.</p>	2 Trees (75/50)	2 Trees
<p><u>Minimum Open Space</u> All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area.</p>	2 Trees Min. Site Req. (1,490 SF/1,000)	2 Trees
<p><u>Minimum Tree Sizes</u> Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.</p>		
<p><u>Native Requirements</u> A minimum of 60% of required trees and 50% of required shrubs must be native species.</p>	2 Trees	2 Trees

PLANT SCHEDULE 2027 FLETCHER STREET

EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	BE	2	Bucida buceras	Black Olive Tree	Existing to Remain					
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SS	6	Sabal palmetto	Sabal Palm	FG	18'-24' CT		SLK, CU, SP	Native	
	WB	5	Wodyetia bifurcata	Foxtail Palm	FG	8' GW, 12' CT		SGL, SP	FL Friendly	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CLA	75	Clusia guttifer	Small-Leaf Clusia	7G	4' HT	3'W	F	Florida Friendly	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	LSB	178	Liriope muscari 'Super Blue'	Super Blue Liriope	1G	12"HT	12"W	F	Florida Friendly	18" o.c.



Project Team

Landscape Architect:

 LANDSCAPE
ARCHITECTURAL
SERVICES, LLC

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


Architect:

 **LAR Architects, Inc.**
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926
(CELL.) 786-543-0851
E-MAIL: LLAROS@LAROSAAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:
JACOBO COHEN
2027 Fletcher Street, Hollywood, FL 33020
Landscape Plan

[illegible]

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	
 <p style="margin: 10px 0;">SCALE: 1/8" = 1'-0"</p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 20px; background: black; position: relative; margin: 0 10px;"> <div style="position: absolute; left: 0; top: 0; bottom: 0; width: 100%;"></div> </div> <div style="display: flex; flex-direction: column; align-items: center; gap: 10px;"> 0 4' 8' 16' </div> </div>	
<div style="font-size: 48px; font-weight: bold; margin: 0;">1 of 2</div>	

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

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

- 2.02 INSPECTION
- A The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B Plants with broken, damaged or insufficient rootballs will be rejected.
- C All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
- A Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
- A Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic feed source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
- | | |
|--------------------|-----------|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon | 5 tablets |
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 12" inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

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

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

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

- 3.07 SOD:
- A The Landscape Contractor shall sod all areas indicated on the drawings.
- B It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E 6-8-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08 SEEDING:
- A The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:
- A The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "room clean" when completed with his work.
- 3.10 MAINTENANCE:
- A Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

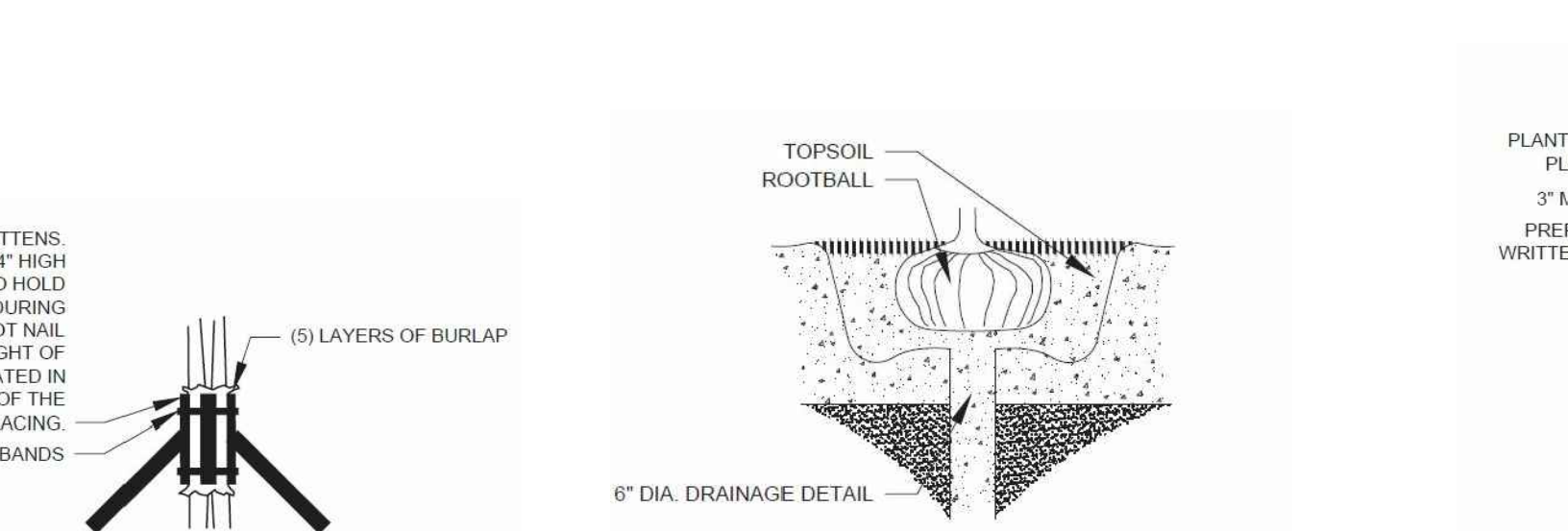
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

TREE PROTECTION DETAIL

NOT TO SCALE



BRACING DETAIL

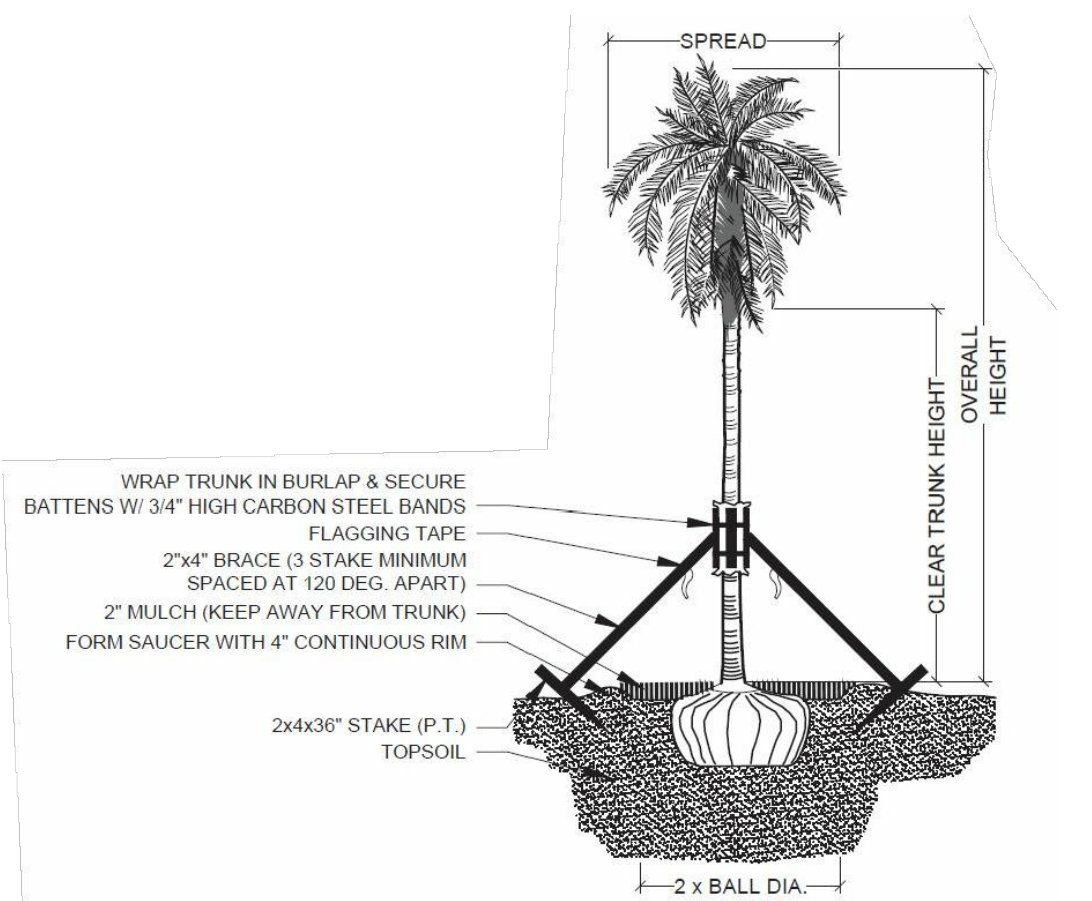
NOT TO SCALE

DRAINAGE TESTING DETAIL

NOT TO SCALE

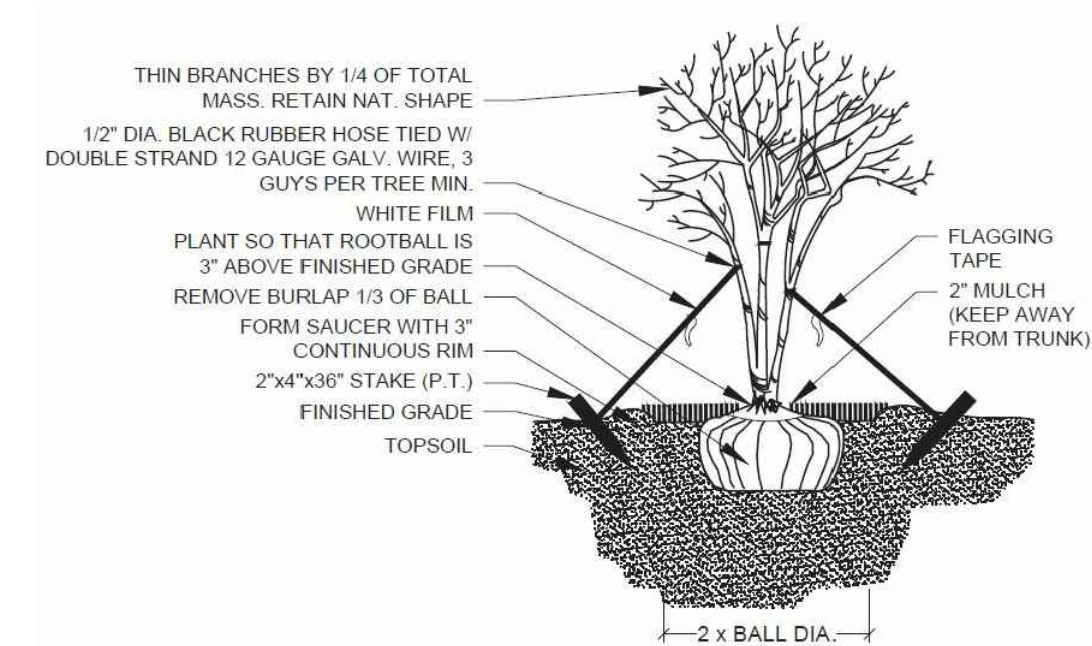
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



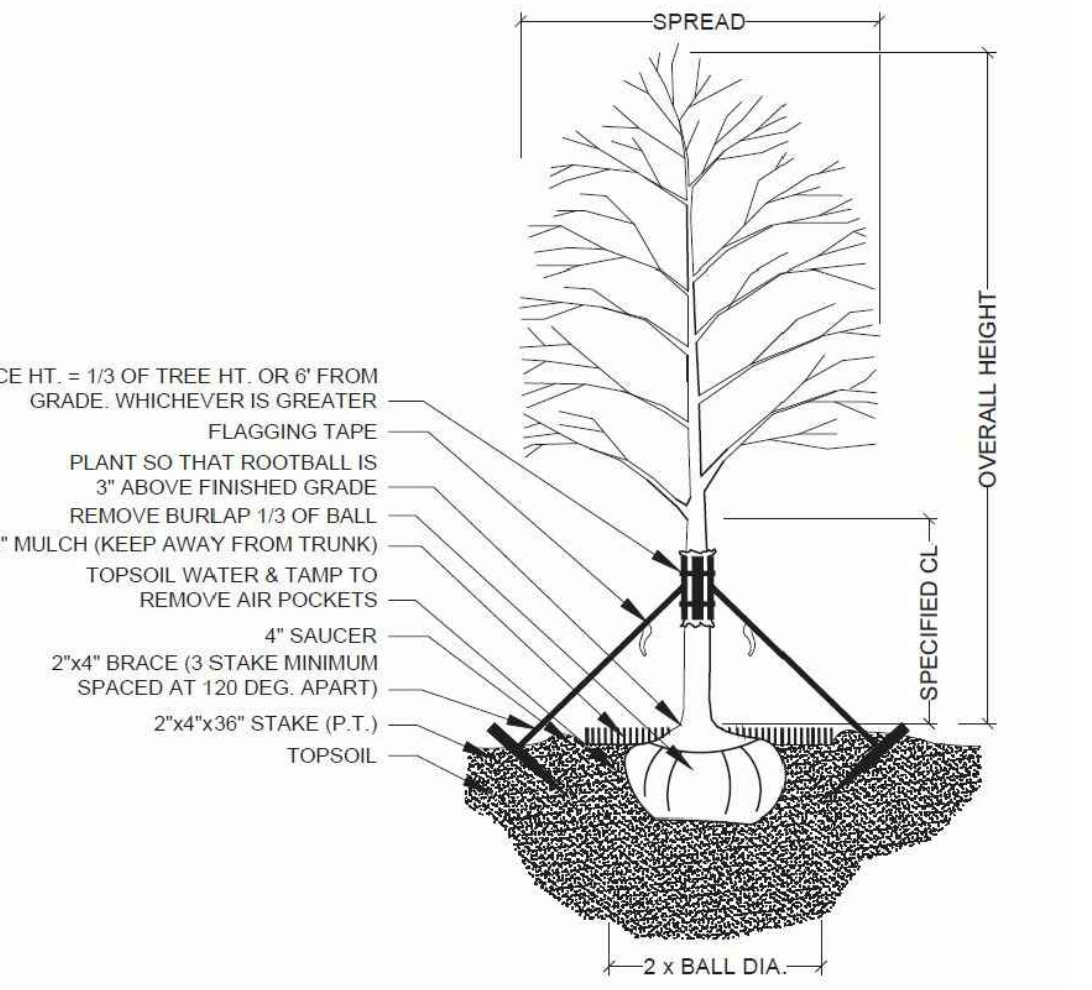
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



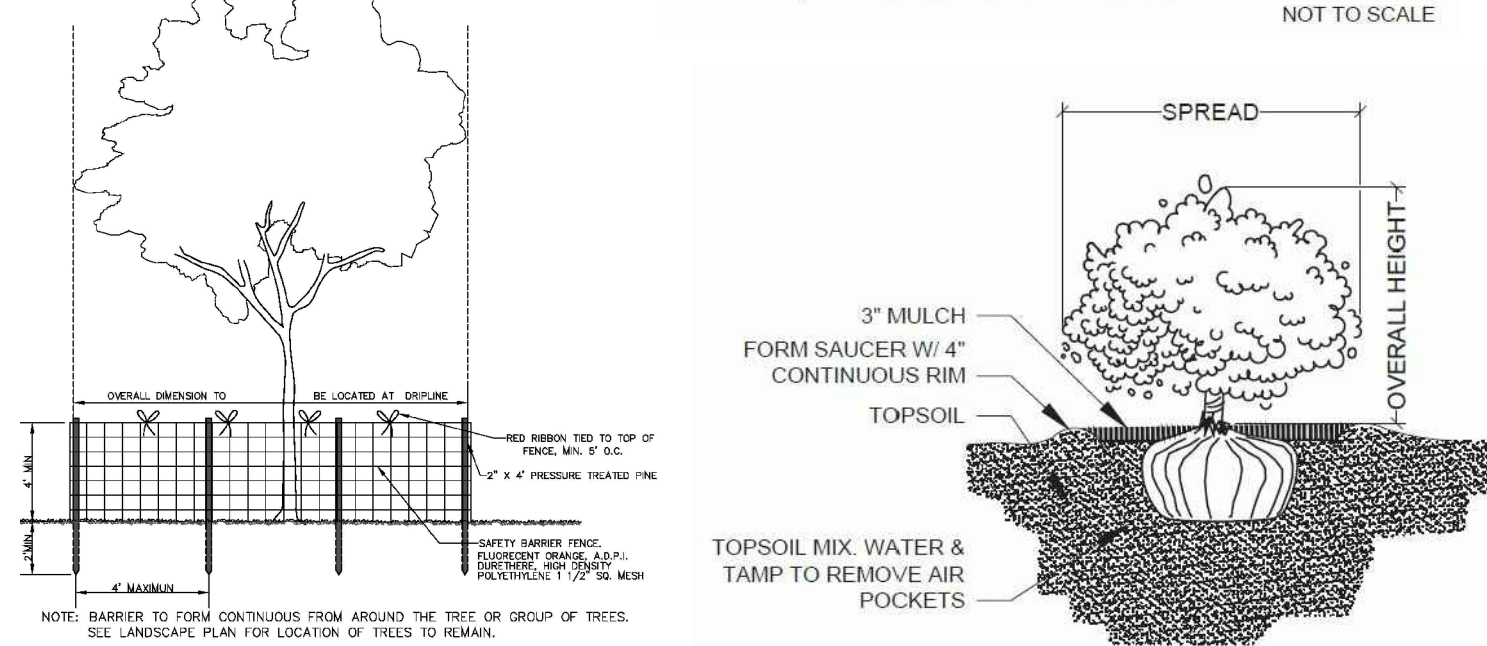
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



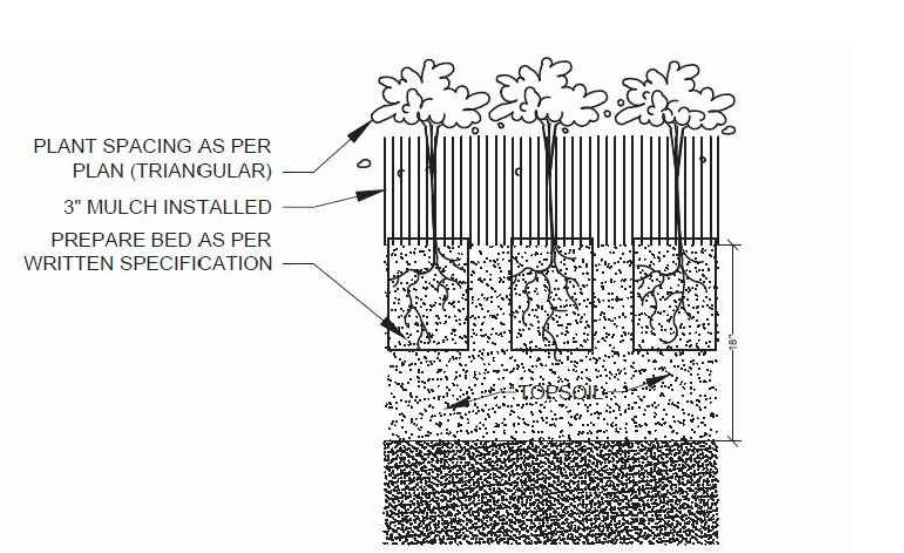
TREE PLANTING & STAKING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Architect:

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(OFF.) - 305-403-7926
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PROPOSED MULTI FAMILY DEVELOPMENT FOR:

JACOBO COHEN

2027 Fletcher Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
08.23.20	PG	Initial Submittal

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

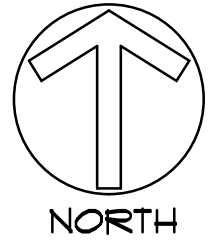
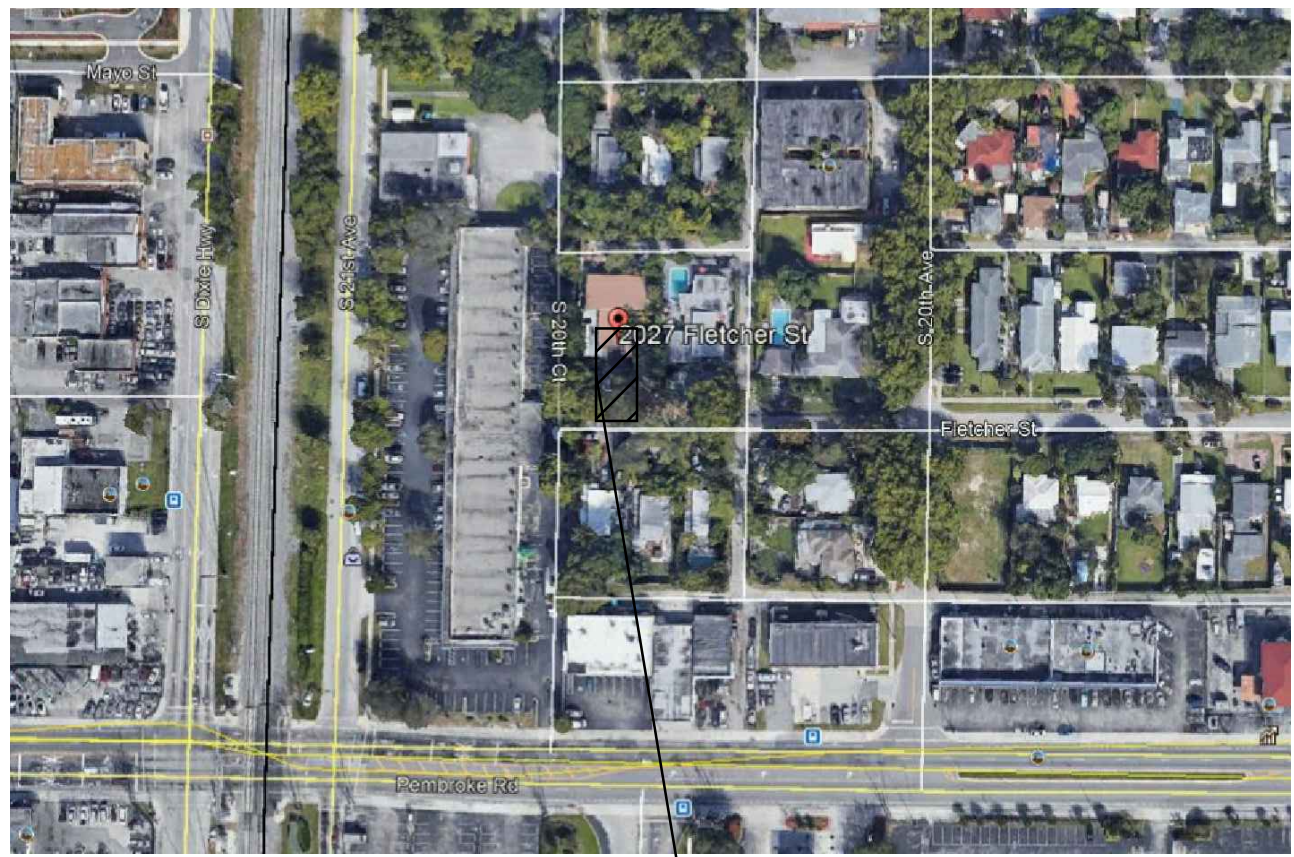
NORTH

SCALE: 1" = N.T.S.

0 0 0 0

2 of 2

OF SHEETS



2021 FLETCHER STREET
HOLLYWOOD, FLORIDA
33020

1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2017-6TH, EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.
5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).
11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.
12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

SITE CALCULATIONS:

TOTAL SITE AREA:	10,049 SF. OR 23
BUILDING COMMON AREA	892 SF.
DRIVEWAY	6,160 SF.
CONC. SLAB	910 SF.
TOTAL IMPERVIOUS AREA=	8,562 SF. (85.2%)

TOTAL IMPERVIOUS AREA=	8,562 SF. (85.2%)
BUILDING FOOTPRINT AREA	6,110 SF.
TOTAL PERVIOUS AREA=	1,487 SF. (14.8%)

F.A.R. CALCULATIONS:

10,049 SF. X 3.0=	30,147 SF.
(NOT DUMSTER, STORAGE, ELEC. ROOM + ELEV. MACHINE ROOM) 498 SF.	
2ND-5TH FLOOR TYPICAL (NOT JANITOR, STORAGE ROOM, TRASH ROOM + BALCONY) 5,884 SF. X 4	
	23,536 SF.
F.A.R. PROVIDED	24,034 SF.
F.A.R. ALLOWED	30,147 SF.

1. OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING + LEND DEVELOPMENT REGULATION.
3. OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
4. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
5. A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1110 AND BROWARD AMENDMENT 1182
6. GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
7. BIKE RACK TO BE INSTALLED AS SHOWN
8. WHITE ROOF TO REFLECT LIGHT.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
16-(1) BEDROOM= 16X1= 16 PARKING SPACE	16	
8-(2) BEDROOMS= 8X1.5= 12 PARKING SPACE	12	
3 GUEST PARKING SPACES= 3 PARKING SPACE	3	
TOTAL PARKING SPACES	31	33

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
ALL-FRONTAGES	15'	15'
ALLEY	5'	5'
SIDE-INTERIOR	0'	0'
PARKING BUFFER	5'	5'

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES/ 140' OR NOT TO EXCEED 55'	55'-0"
LAND. USE DESIGNATION:	RAC	

ZONING DESIGNATION: PR

GREEN BUILDING PRACTICE

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

BUILDING CALCULATION

	LOBBY	UNIT #1 (TWO BED.)	UNIT #2 (ONE BED.)	UNIT #3 (ONE BED.)	UNIT #4 (TWO BED.)	UNIT #5 (ONE BED.)	UNIT #6 (ONE BED.)	
1ST. FLOOR COMMON AREA=	892 SF.	-	-	-	-	-	-	892 SF.
2ND. FLOOR LIVING AREA=	-	1,088 SF.	660 SF.	660 SF.	1,040 SF.	660 SF.	660 SF.	4,768 SF.
BALCONY AREA=	-	255 SF.	144 SF.	144 SF.	165 SF.	-	-	708 SF.
TOTAL UNIT AREA=	-	1,343 SF.	804 SF.	804 SF.	1,205 SF.	660 SF.	660 SF.	5,416 SF.
COMMON AREA=	-	-	-	-	-	-	-	1,308 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	6,784 SF.
3RD. FLOOR LIVING AREA=	-	1,088 SF.	660 SF.	660 SF.	1,040 SF.	660 SF.	660 SF.	4,768 SF.
BALCONY AREA=	-	255 SF.	144 SF.	144 SF.	165 SF.	-	-	708 SF.
TOTAL UNIT AREA=	-	1,343 SF.	804 SF.	804 SF.	1,205 SF.	660 SF.	660 SF.	5,416 SF.
COMMON AREA=	-	-	-	-	-	-	-	1,308 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	6,784 SF.
4TH. FLOOR LIVING AREA=	-	1,088 SF.	660 SF.	660 SF.	1,040 SF.	660 SF.	660 SF.	4,768 SF.
BALCONY AREA=	-	255 SF.	144 SF.	144 SF.	165 SF.	-	-	708 SF.
TOTAL UNIT AREA=	-	1,343 SF.	804 SF.	804 SF.	1,205 SF.	660 SF.	660 SF.	5,416 SF.
COMMON AREA=	-	-	-	-	-	-	-	1,308 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	6,784 SF.
5TH. FLOOR LIVING AREA=	-	1,088 SF.	660 SF.	660 SF.	1,040 SF.	660 SF.	660 SF.	4,768 SF.
BALCONY AREA=	-	255 SF.	144 SF.	144 SF.	165 SF.	-	-	708 SF.
TOTAL UNIT AREA=	-	1,343 SF.	804 SF.	804 SF.	1,205 SF.	660 SF.	660 SF.	5,416 SF.
COMMON AREA=	-	-	-	-	-	-	-	1,308 SF.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	6,784 SF.
TOTAL GROSS AREA=								28,028 SF.

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	660 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	794 SF.

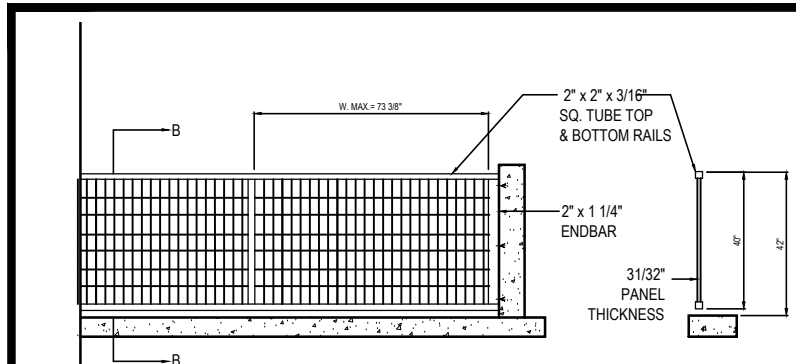
TOTAL UNITS

16 UNITS (1 BED.)
8 UNITS (2 BED.)

TOTAL = 24 UNITS

NOTE:

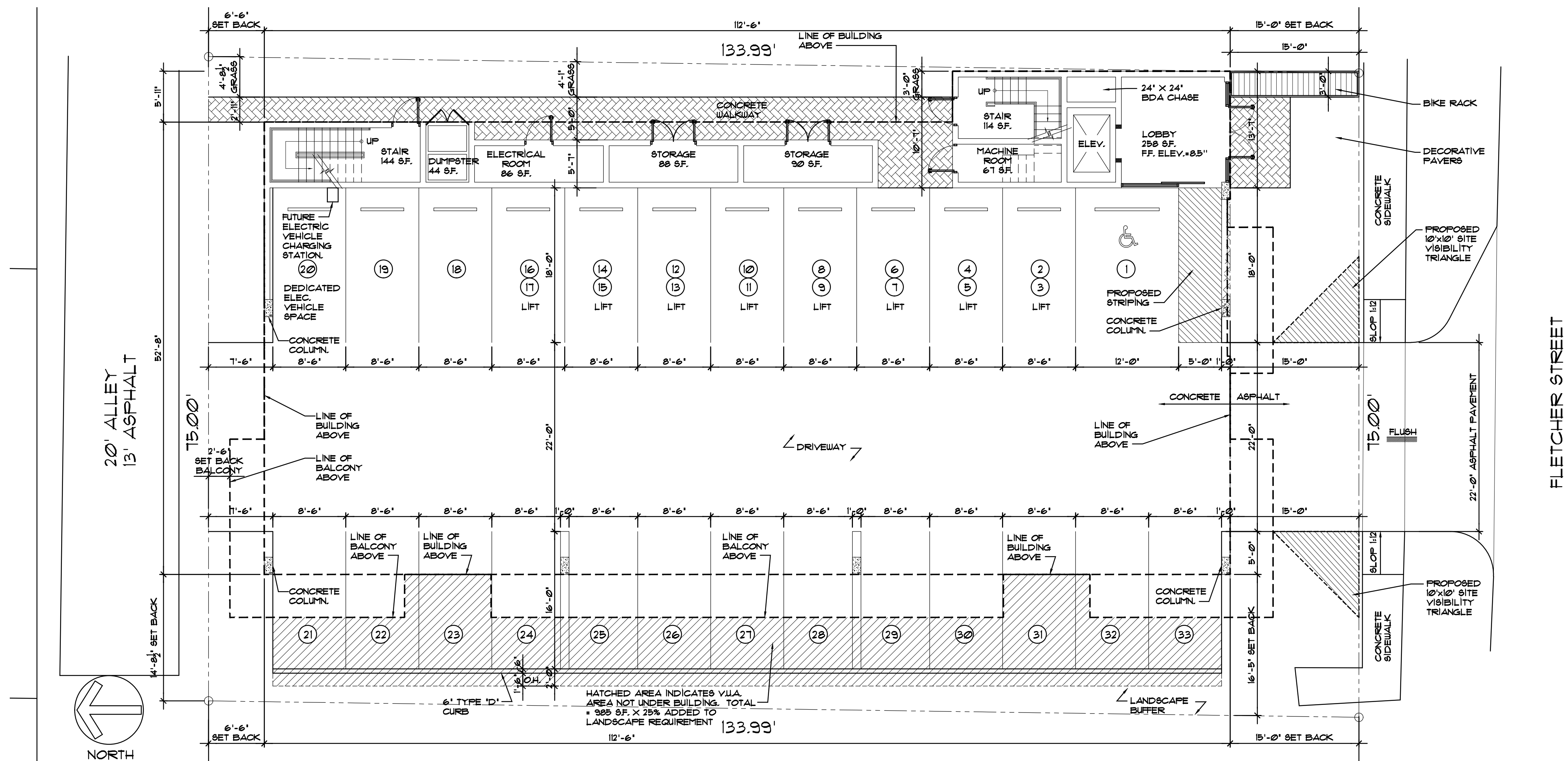
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.



4 SITE DATA

5 BUILDING CALCULATION

6 DETAIL-SCREEN



7 PROPOSED SITE PLAN

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



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Luis LaRosa-Registered Architect
AR#-0017852
AA#-26003693

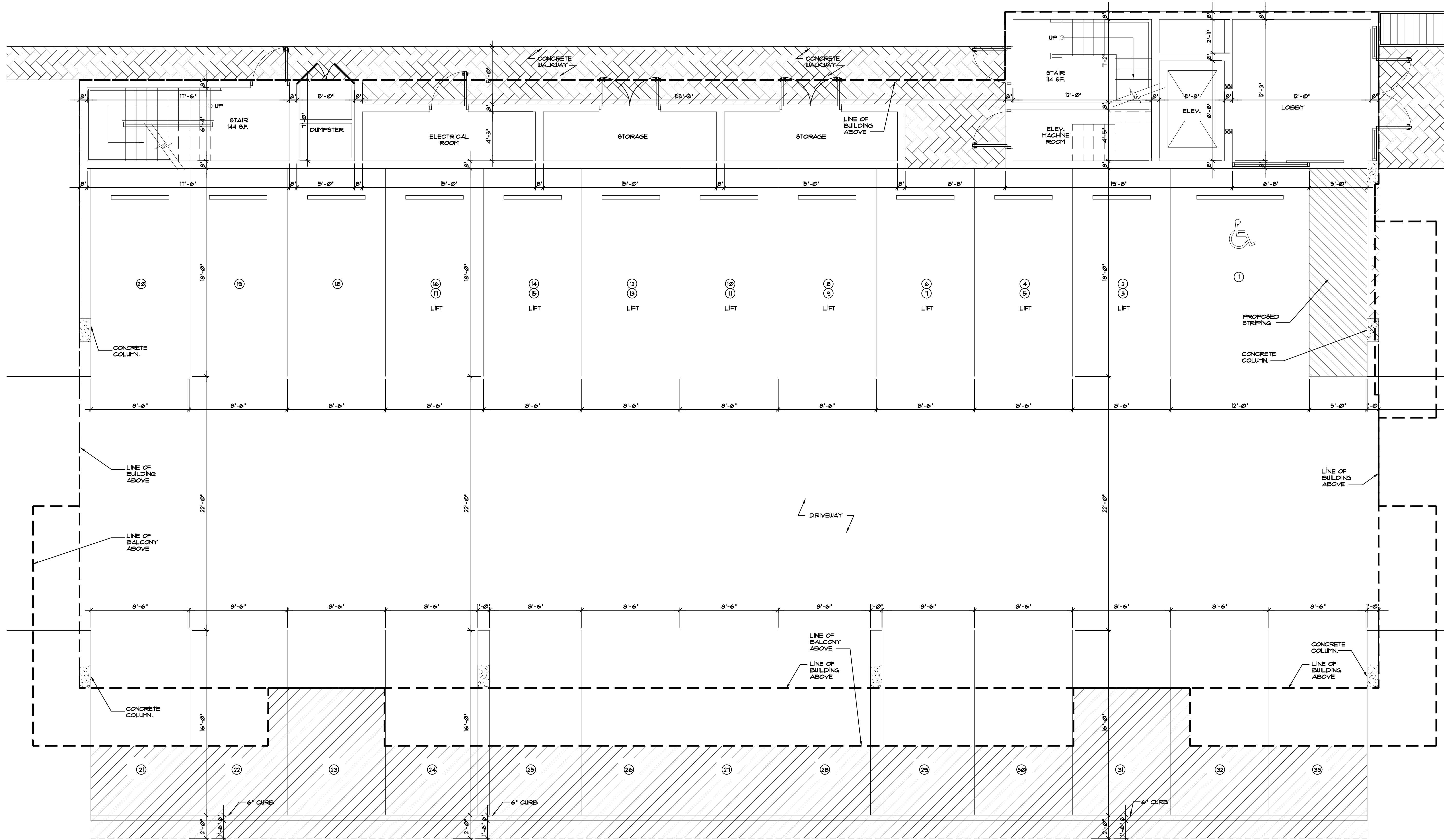
REVISION:	BY:

PROPOSED 24-UNITS MULTI FAMILY DEVELOPMENT FOR:
2021 FLETCHER LLC
2021 FLETCHER STREET
HOLLYWOOD, FLORIDA 33020



SEAL:	AR 0017852 LUIS LA ROSA
DRAWN	C.C.
CHECKED	LLR
DATE	08/24/20
SCALE	AS NOTED
JOB. NO.	020-016
SHEET	

SP = 1.1
OF SHEETS





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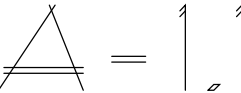
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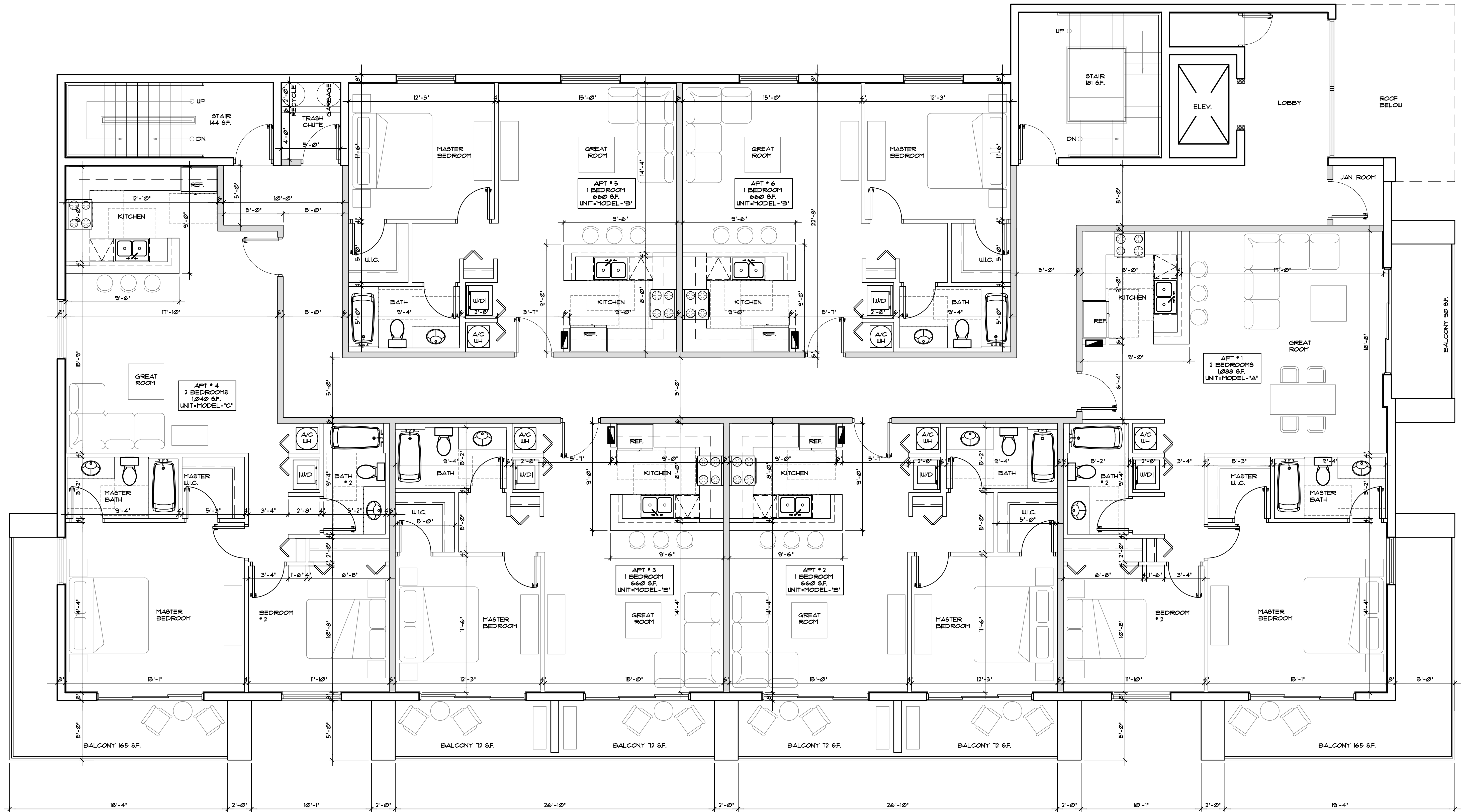
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	08/24/20
SCALE	AS NOTED
JOB. NO.	020-016
SHEET	



1" = 1'

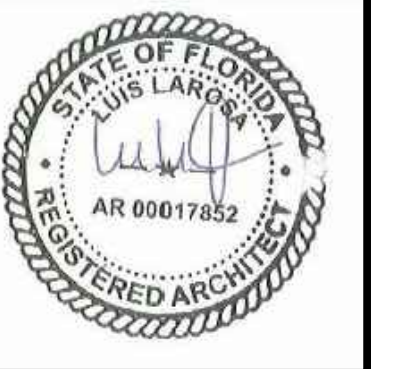
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SHEET

A-1.2
OF SHEETS