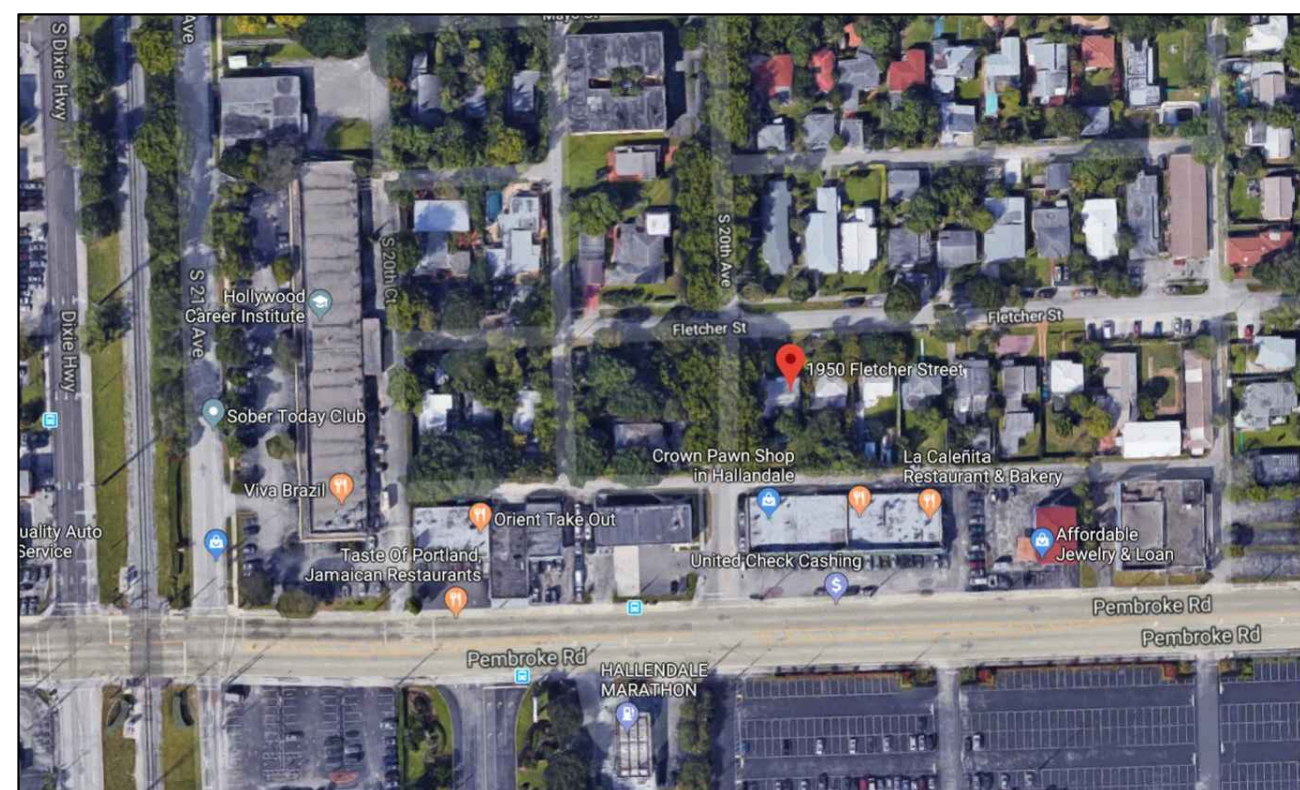


**ATTACHMENT A**  
Application Package Part II

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC.-FLETCHER ONE APTS.  
 1950 FLETCHER STREET  
 HOLLYWOOD, FLORIDA. 33020



LOCATION MAP



SHEET INDEX

COVER SHEET  
 SURVEY

- C-1.1 PAVING & DRAINAGE PLAN
- WATER & SEWER PLAN
- C-1.2 GENERAL NOTES & DETAILS

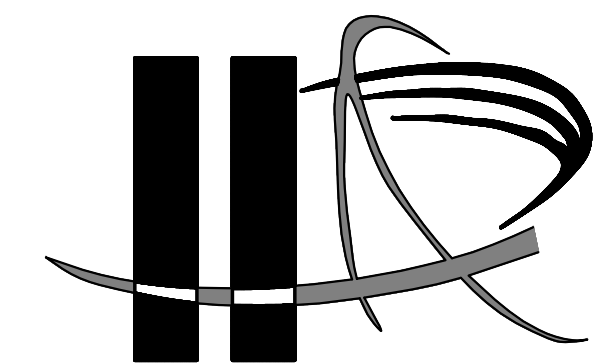
- SP-1.1 SITE PLAN
- BUILDING CALCULATION
- F.A.R. CALCULATION
- PARKING CALCULATION
- SETBACK CALCULATION
- GENERAL NOTES

SP-1.2 SITE CONTEXT ELEVATION

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION DETAILS
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND & THIRD FLOOR PLAN
- A-1.3 FOURTH FLOOR PLAN
- A-1.4 ROOF PLAN
- TYP. VENT THRU ROOF DETAIL
- ROOF DRAIN DETAIL
- ROOF STEEL LADDER DETAIL

- A-2.1 WEST ELEVATION
- A-2.2 NORTH ELEVATION
- A-2.3 EAST ELEVATION
- A-2.4 SOUTH ELEVATION

PRELIMINARY TAC MEETING DATE: 04/16/2018
FINAL TAC MEETING DATE: 07/02/2018



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

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

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

AYLWARD ENGINEERING  
 CIVIL ENGINEERING

3222 RIDGE TRACE  
 DAVIE, FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

MLA GROUP  
 SCOTT MC CLURE  
 LANDSCAPE ARCHITECTURE

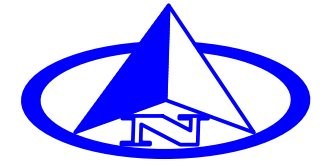
1016 NE 45TH STREET  
 OAKLAND, FLORIDA 33334

(O)- 954-763-7041

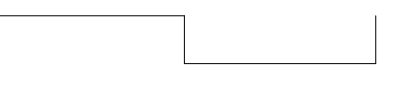
E-MAIL: MLAGROUPINC@YAHOO.COM

# A.L.T.A. / N.S.P.S LAND TITLE SURVEY

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



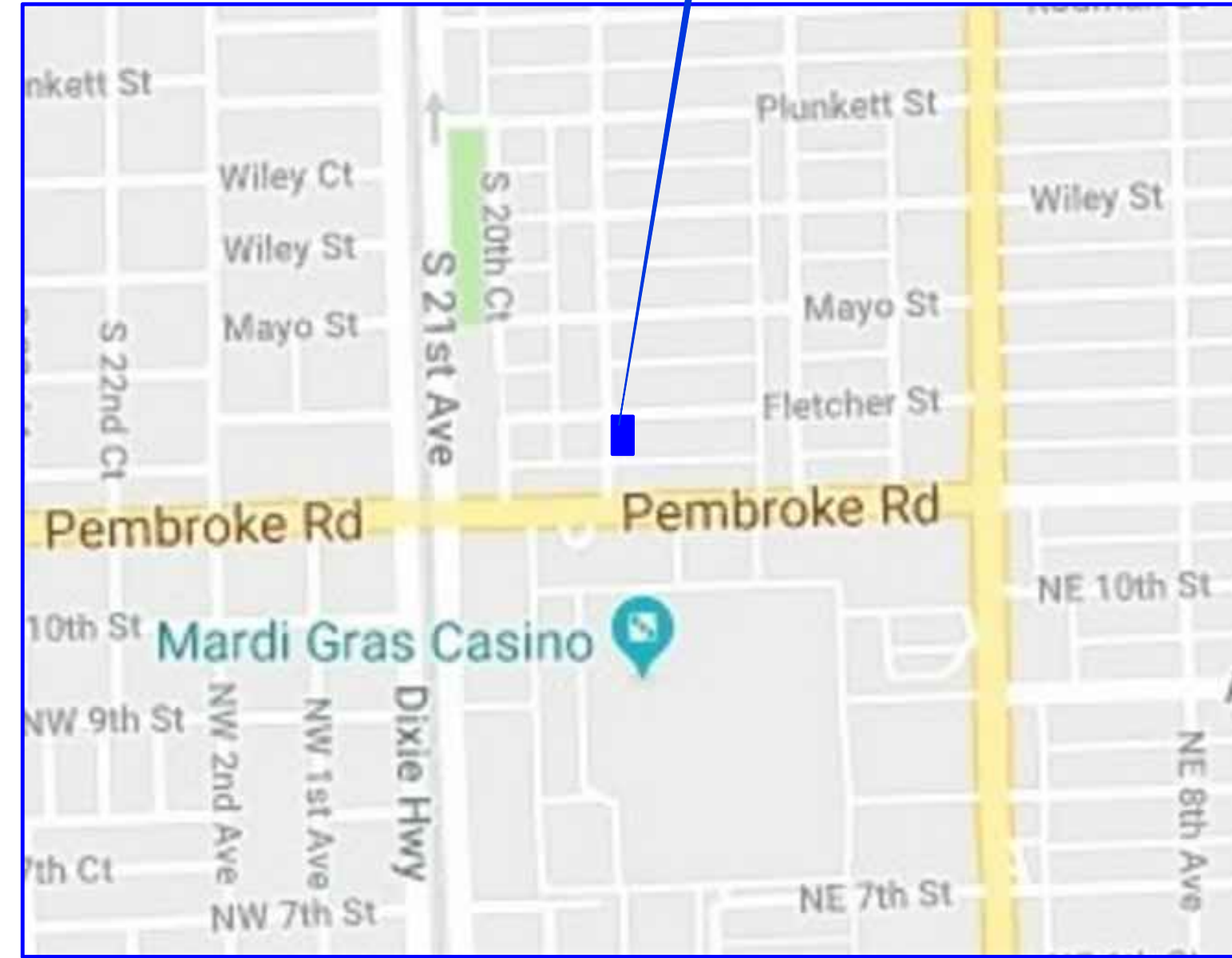
0 10 20



SCALE: 1" = 20'

## LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON METAL BARS FENCE (IF)
- OVERHEAD WIRES
- WATER VALVE (WV)
- POWER POLE (PP)
- GUY ANCHOR
- WATER METER (WM)
- CONC. LIGHT POLE (LP)
- WELL
- STREET SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FIRE HYDRANT
- CABLE BOX (CATV)
- FPL TRANSFORMER
- CATCH BASIN OR INLET
- EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP)
- POINT OF TANGENCY
- POINT OF CURVATURE
- POINT OF COMPOUND CURVE
- POINT OF REVERSE CURVE
- BENCH MARK
- BEARING REFERENCE
- TEMPORARY BENCH MARK
- PROPERTY LINE
- CENTER LINE
- MONUMENT LINE
- CALC.
- FIELD MEASURED
- PER PLAT
- PROFESSIONAL SURVEYOR AND MAPPER
- AIR CONDITIONER PAD
- ENCROACHMENT
- FINISHED FLOOR ELEVATION
- PLAT BOOK
- OFFICIAL RECORD BOOK
- CONCRETE BLOCK STRUCTURE
- RIGHT OF WAY
- ELEVATION
- SECTION
- TOWNSHIP
- RANGE



LOCATION MAP  
-NOT TO SCALE-

### SURVEYOR'S REPORT:

This map of a Boundary Survey has been prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2016.

1. The on-site field work component of this survey has been made on the ground on March 16th, 2018 under my direct supervision and direction employing appropriate survey techniques and measurement technology. The boundary lines and corners of the property being surveyed herein had been established and/or retraced in accordance with the applicable boundary law principles governed by the set of facts and evidence found in the course of performing the research and fieldwork. The result of field findings and its relationship to instruments of record investigated as part of this survey are represented on this map. This Boundary Survey correctly depicts the lands contained within the subject legal description attached herein.
2. No identification caps were found on the monuments and survey points recovered, unless otherwise noted.
3. This survey accurately depicts all the relevant survey-related matters that affect this Subject Property and accurately shows the shape, size and nature of existing aboveground improvements, all aboveground utilities and the evidence that may indicate utilities located on, over or beneath the surveyed property.
4. Except as shown herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements located within the perimeter of the lands herein described upon the existing easements, adjoining parcels and right of ways.
5. This property has access to and from duly dedicated and accepted public Right of Way: 5th Street on the North, Euclid Avenue on the East and a platted 20 feet wide public alley on the West. There are no gaps, gores or overlaps between this parcel and said road right of ways. The authority having jurisdiction over these right of ways was not determined at the time of this survey. The undersigned has no knowledge of proposed name changes for these roads.
6. The Legal Description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered during the field work are in consistency with distances and directions from records.
7. No evidence of recent earth moving work, building construction or additions has been observed at the time of the onsite field work.
8. No evidence of the presence of wetlands and no evidence of wetland field designations were observed at the time of the onsite field work.
9. There is no observable evidence of site usage as solid waste dump, swamp and/or sanitary landfill on this lot and/or on the immediately adjoining parcels.
10. This survey meets and exceeds the Minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
11. Dimensional data is expressed in U.S. Survey foot and decimals thereof. The intended plotting scale for this survey map is 1" = 20'.
12. **HORIZONTAL CONTROL AND ACCURACY:** This survey has achieved accuracy results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/NSPS Land Title". The accuracy obtained by field measurements and office calculations meets and exceeds the minimum horizontal feature accuracy (linear) for a Suburban area being equal to 1 foot in 7, 500 feet.
13. **VERTICAL CONTROL and VERTICAL ACCURACY:** Elevations shown are referred to the North American Vertical Datum (NAVD) of 1988. Elevations of well identified features as depicted on this map were measured to an estimated vertical positional accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces. Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks: No. 1: Broward County Engineering Department (BCED) Bench Mark (BM) # 2279 - Elevation: 9.980 Feet (NGVD 1929 Description: P.K. NAIL SET IN NORTHWEST CORNER OF INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTHWEST 89 DRIVE AND ROYAL PALM BOULEVARD. No. 2: Broward County Engineering Department (BCED) Bench Mark (BM) # 3261. Elevation: 12.807 Feet (NGVD 1929). Description: BCED N&T IN NE CORNER UNIVERSITY DR, NW 19 ST 3' E OF N BOUND EOP & 27' N OF EOP, NW 19 ST.
14. **FLOOD PLAIN INFORMATION:** According to current FEMA (Federal Emergency Management Agency) records and as scaled per the Federal Insurance Rate Map (FIRM) of Community number 125113 (City of Hollywood), Panel 0732, Suffix H, Map index date and map revised date of August 18th, 2014 the building located on this subject parcel falls in an area designated as Zone "X", a Non - Special Flood Hazard Area (SFHA).

### TITLE NOTES:

This survey has been made with reference to Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company thru Attorney's Title Fund Services, LLC, Commitment Number: 520914, File Number: E17-0475, Date: November 21st, 2017, at 11:00 PM. There might be additional restrictions that might be found in the Public Records that affect this parcel that were not provided to the surveyor and/or not cited on the Title Commitment provided. Upon examination of Schedule B - II of the Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey) matter listed therein that affects this property have been depicted on this survey. The following applies:

Item # 7 - This parcel is subject to the restrictions of Plat of Hollywood View, as recorded in Plat Book 12, Page 47, Public Records of Broward County, Florida. Refer to Survey map for geometry and lot designation.

As part of the preparation of this Survey the undersigned examined an Owners and Encumbrance Report prepared by Zagury Scott, P.A. dated June 3rd, 2018. We determined that these lands are subject to the provisions of said Notice of Commencement recorded in Instrument Number 114513155 of the Public Records of Broward County, Florida.  
There are no encumbrances, easements of record, servitudes and any other relevant matter, except as noted above that need to be plotted on this survey.

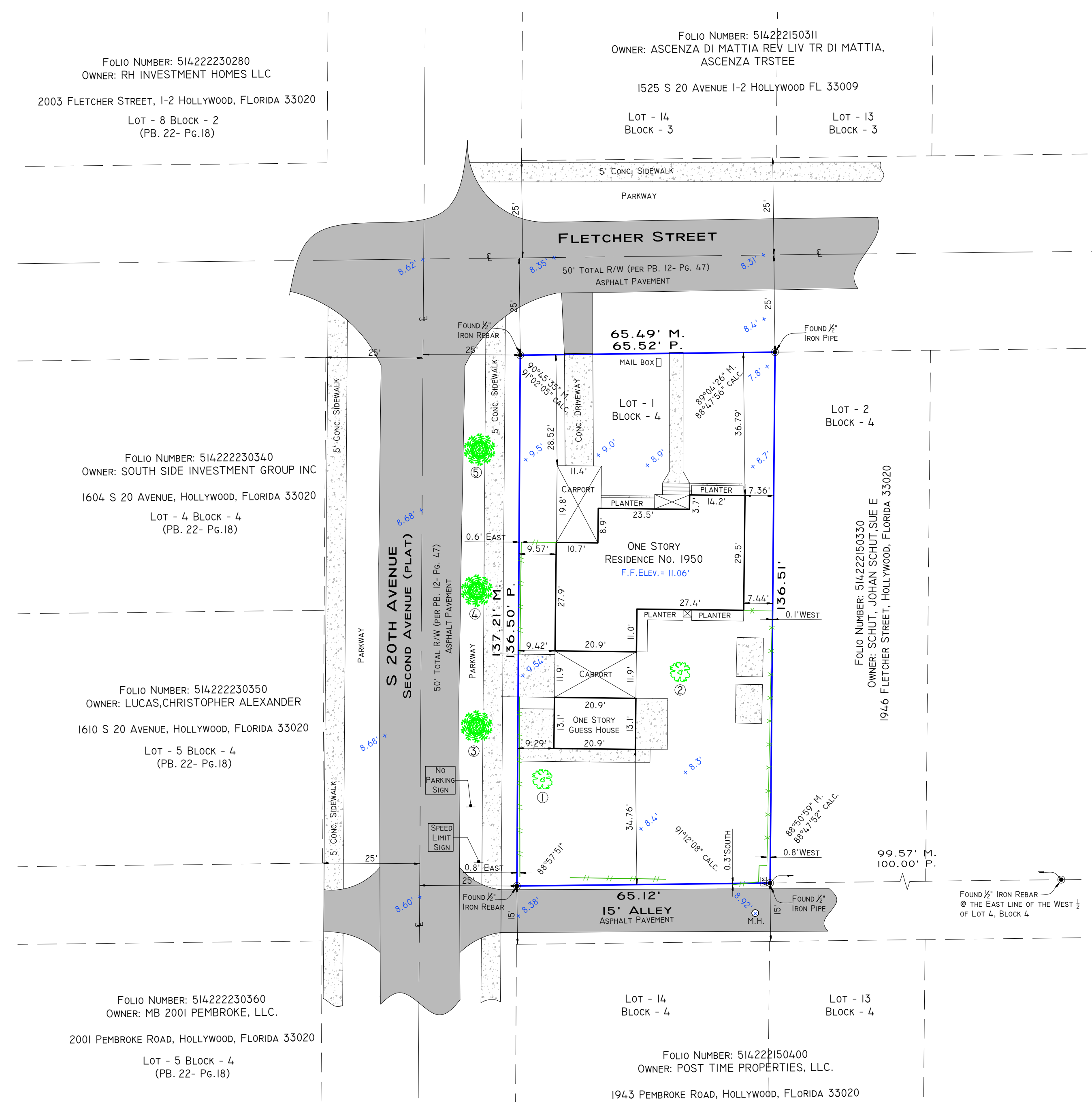
NO.	TREE	TRUNK DIAMETER (IN)	HEIGHT (FEET)	COORD. (ELEVATION)
1	MANGO TREE/MANGIFERA INDICA	54"	25'	50'
2	MANGO TREE/MANGIFERA INDICA	28"	30'	25'
3	BLACK OLIVE/BUCCIDA BUCERAS	36"	30'	30'
4	BLACK OLIVE/BUCCIDA BUCERAS	32"	30'	30'
5	BLACK OLIVE/BUCCIDA BUCERAS	30"	30'	35'

### LEGAL DESCRIPTION OF SUBJECT PARCEL:

LOT 1, BLOCK 4, HOLLYWOOD VIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**AREA TABULATION:**  
GROSS LOT AREA OF SUBJECT PARCEL: +/- 15, 266.95 Sq Ft (+/- 0.350 ACRES)  
NET LOT AREA OF SUBJECT PARCEL: +/- 8, 914.94 Sq Ft (+/- 0.205 ACRES)

**ZONING DESCRIPTION:**  
PR PEMBROKE ROAD MIXED-USE DISTRICT



### CERTIFICATION

This is to certify to:  
Old Republic National Title Insurance Company;  
Yarok Development, Inc., a Florida Corporation;  
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 Optional Items 1, 2, 3, 4, 5 (Spot elevations Shown on Survey), 6 (as per current City of Hollywood Zoning Map), 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 18 and 19 of Table A thereof.

Date of Plat or Map: **March 16th, 2018**  
Completion Date: **March 18th, 2018** Survey Revised: **May 31st, 2018**

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

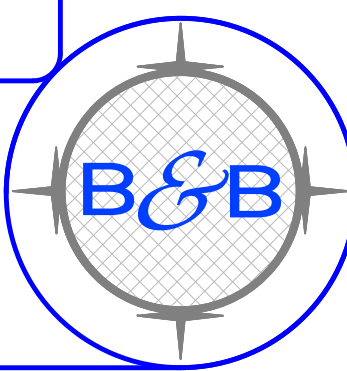
ADDITIONS AND DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE UNDERSIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.

PROPERTY ADDRESS:  
1950 FLETCHER STREET, HOLLYWOOD, FLORIDA 33020

PROJECT NO. 18251

PAGE 1 OF 1

**BELLO & BELLO LAND SURVEYING**  
 12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
 LB# 7262 • PHONE: 305.251.9606 • FAX: 305.251.6057  
 E-MAIL: INFO@BELLAND.COM • WWW.BELLANDSURVEYING.COM



EXFILTRATION TRENCH CALCULATION:  
 INPUTS:  
 PERCOLATION RATE (K) 1.70E-5  
 WIDTH (W) 4.0 FEET  
 DEPTH TO WT (H2) 4.5 FEET  
 UNSATURATED TRENCH (DU) 2.0 FEET  
 SATURATED TRENCH (D8) 3.0 FEET  
 WATER TABLE ELEVATION (WT) 2.4' NAVD

RUNOFF INPUTS:  
 VOLUME TO BE TREATED: 20 ACRES

$$L = \frac{V}{\{K(H2W + 2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10E-4) WDu\}}$$

$$\{.00077(4.5(4.0) + 2 \times 4(2.0) - 4.0 + 2 \times 4.5(3.0))\} + \{(1.39 \times .001) 4.0(2)\}$$

$$\{.00077(18 + 8 + 27) + \{.011\}$$

$$L = \frac{.20}{.052}$$

L = 3.84' REQUIRED  
 20' PROVIDED

WATER & SEWER DEMAND  
 18 UNITS X 250 GPD/UNIT = 4,500 GPD

FIRE NOTES:  
 1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS 1, II OR V LICENSE AS PER FS 633.102  
 2). NO FIRE PUMP IS REQUIRED  
 3). PER NFPA 1, 12.3.2. A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

FIRE FLOW CALCULATION:  
 CODE: F.F.P.C. 2011 EDITION & NFPA 220

BUILDING TYPE: - I  
 TOTAL AREA: 18,066 SF.  
 TYPE OF OCCUPANCY: APARTMENT BUILDING AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

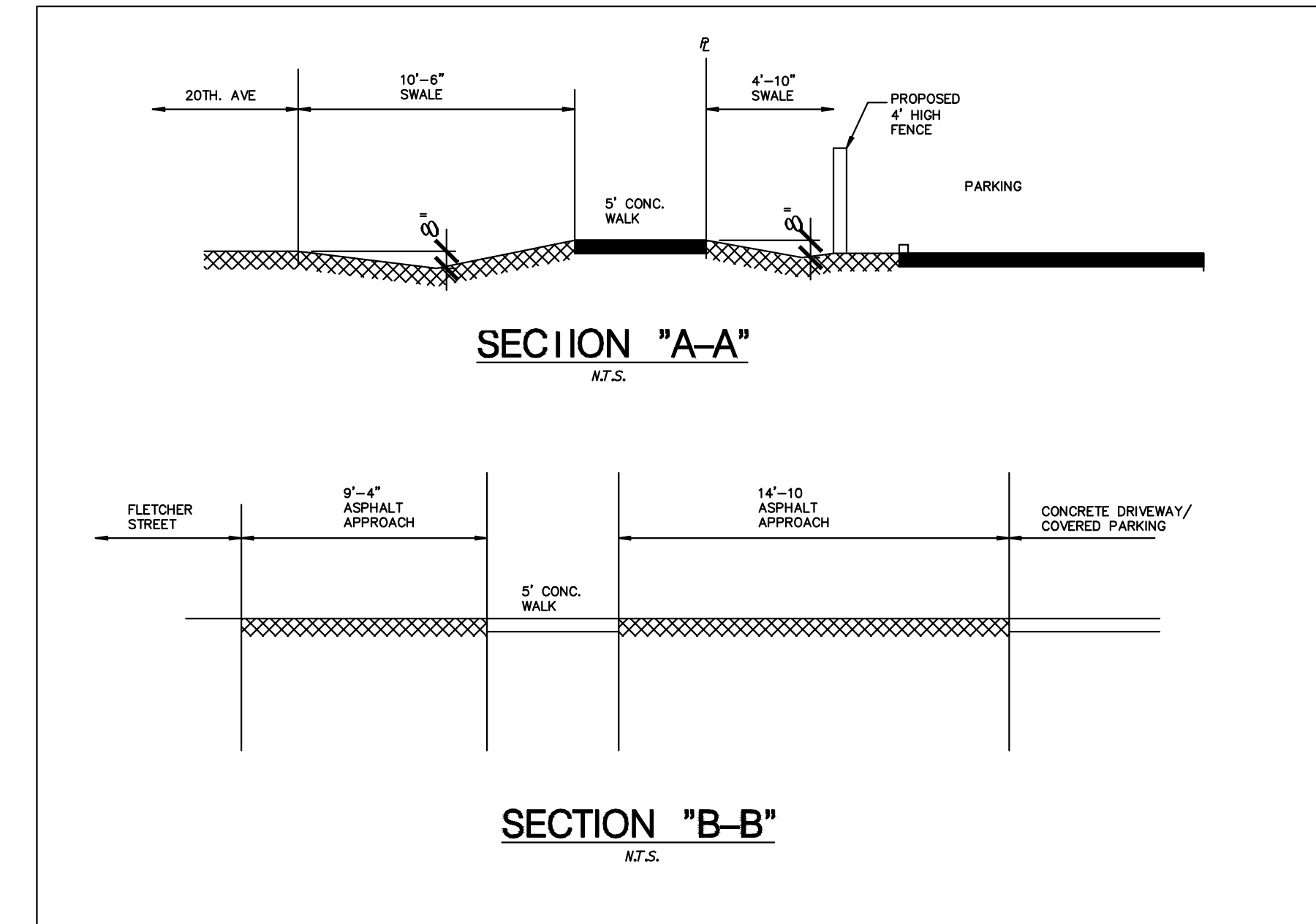
TABLE 18.4.5.12 - 0-22,000 SF. = 1,500 GPM FOR A DURATION OF 2 HOURS  
 A REDUCTION OF 75% SHALL BE PERMITTED TO BE APPLIED  
 MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

1,500 GPM X .25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE - 600 GPM @20PSI)

FLOW TEST RESULTS:  
 STATIC = 56 PSI  
 RESIDUAL = 46 PSI

TOTAL FLOW = 1,060 + 320 GPM = 1,380 GPM

(AT 46 PSI FIRE FLOW IS SUFFICIENT TO COVER THE NEED OF 600 GPM @20 PSI).



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 ARCHITECTURE & PLANNING  
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 (OFF.) - 305-403-7926  
 (CELL) - 786-543-0851  
 E-MAIL: LLR@LLRARCHITECTS.COM  
 Luis LaRosa-Registered Architect  
 AR#-0017852  
 AAW#-26003693

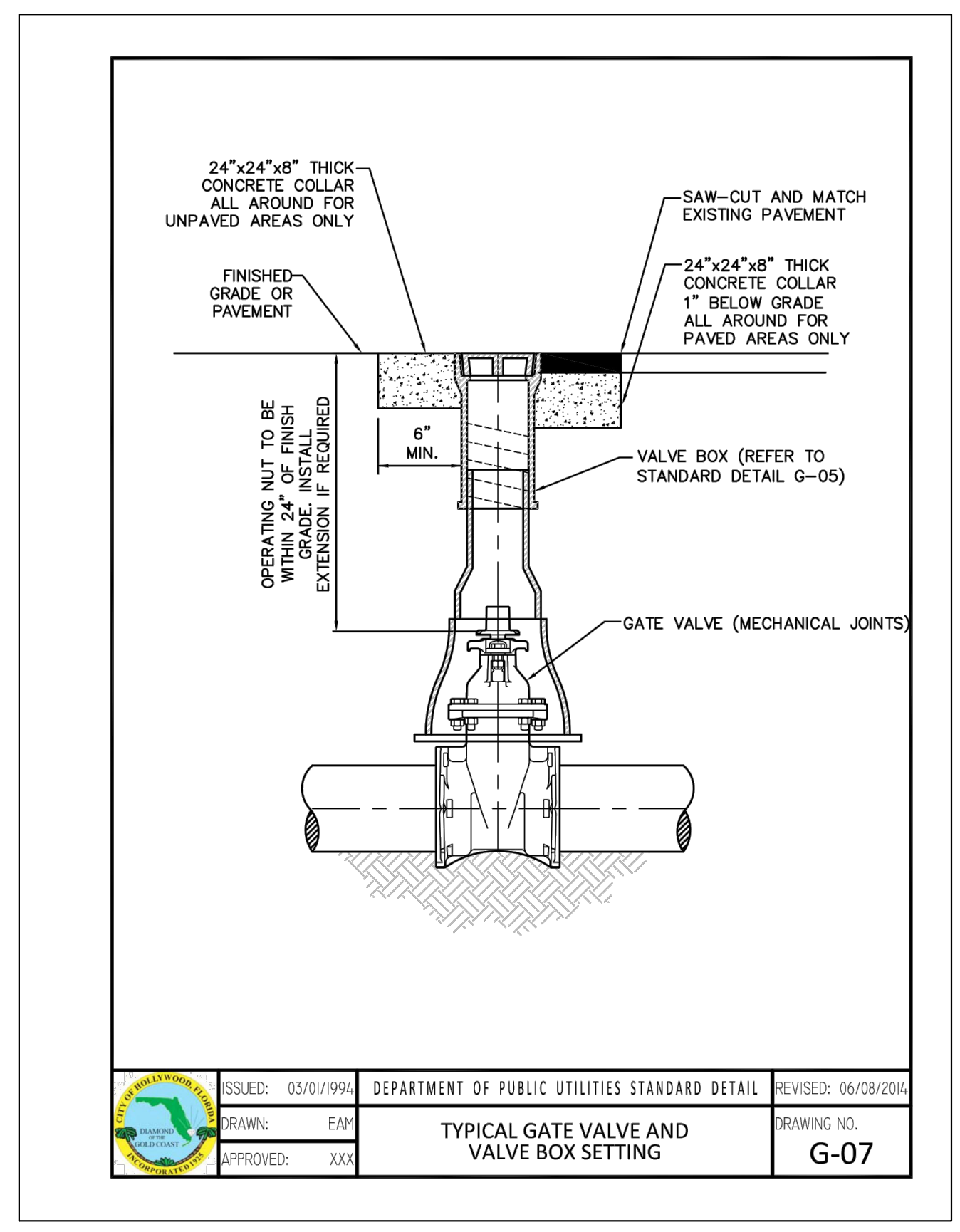
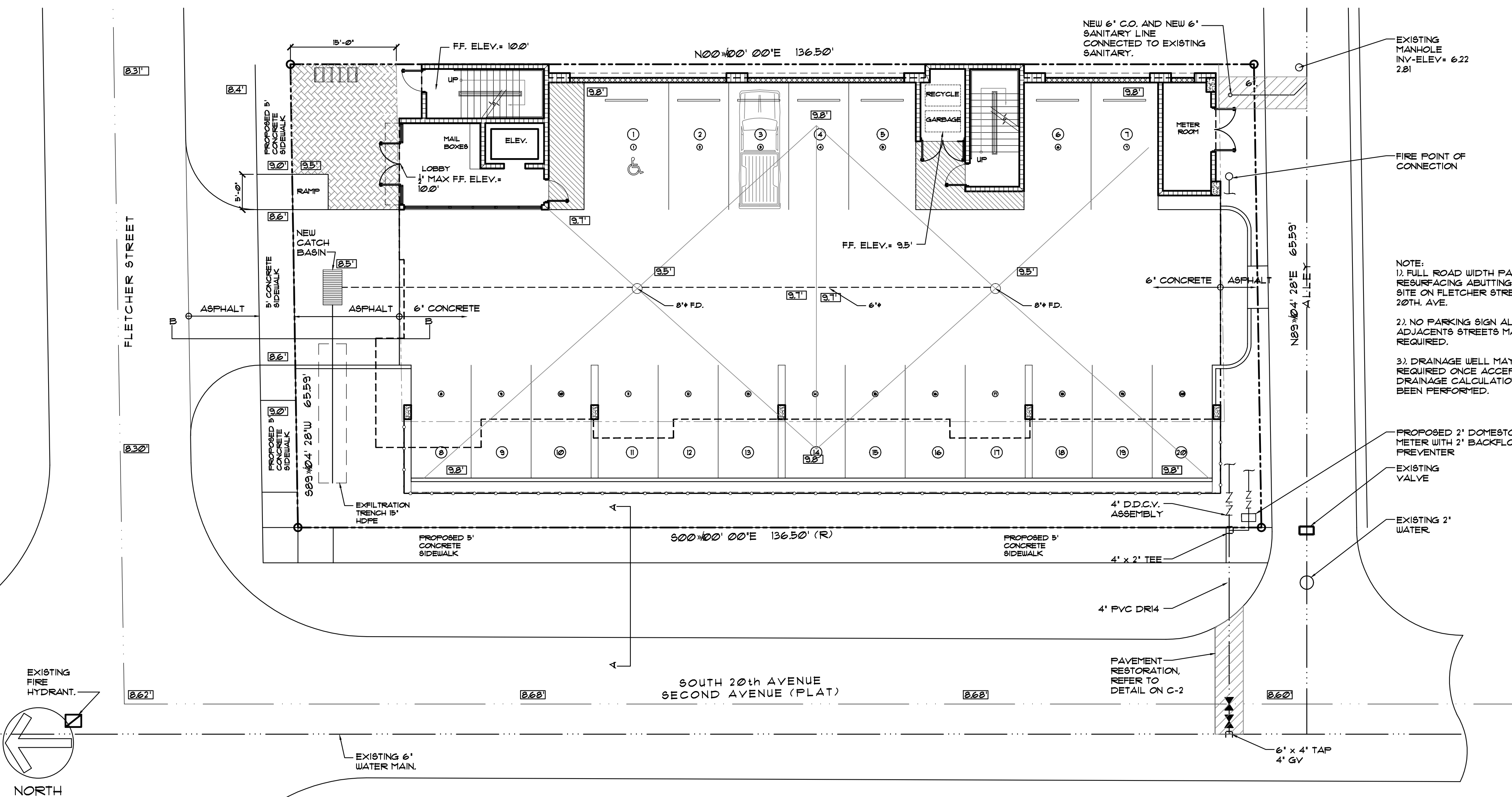
REVISION:	BY:
1 04/03/18 T.A.C.	CC
2 6/18/2018 T.A.C.	CC

PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.  
 1950 FLETCHER STREET  
 HOLLYWOOD, FL 33020

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

C-1.1  
 OF SHEETS



100% CONSTRUCTION DOCUMENTS

**GENERAL NOTES:**

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

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

**GENERAL NOTES (CONTINUED):**

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

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

**GENERAL NOTES (CONTINUED):**

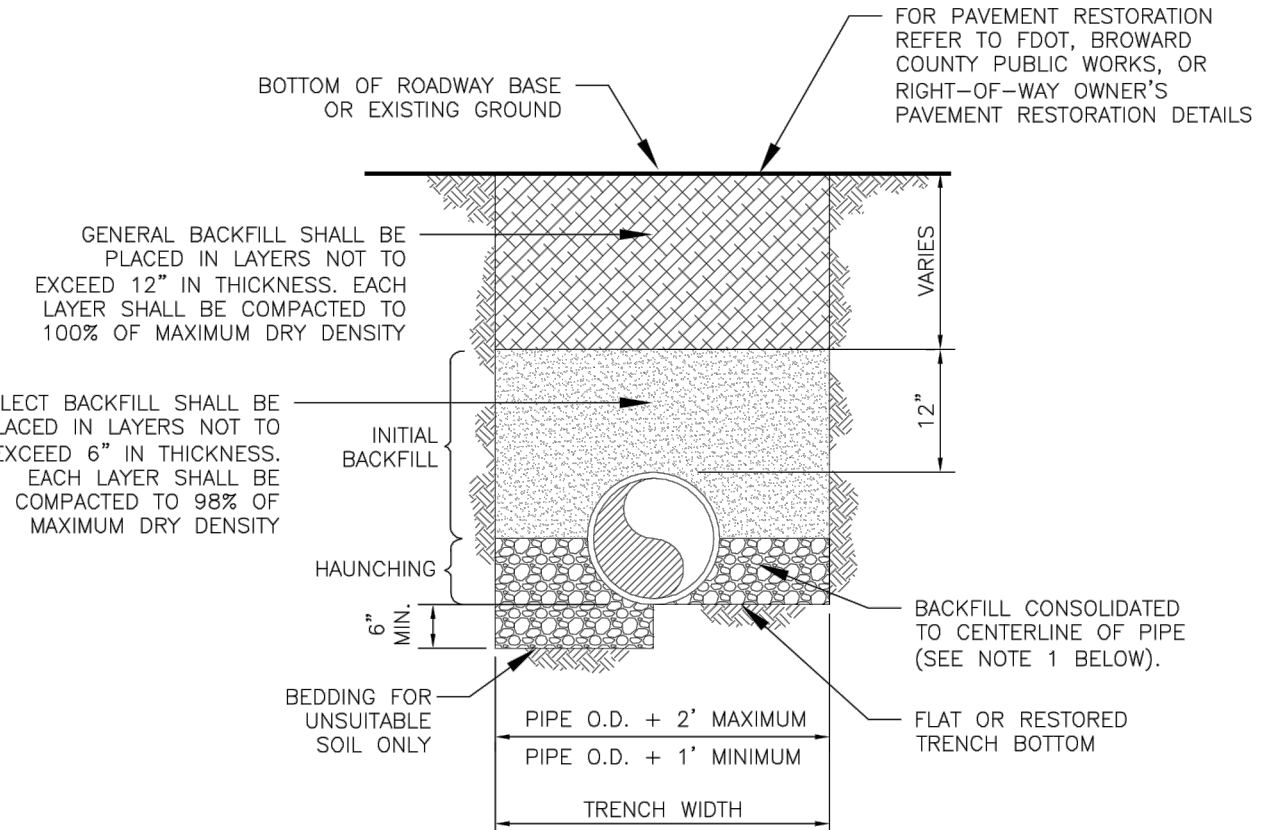
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE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

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

**GENERAL NOTES (CONTINUED):**

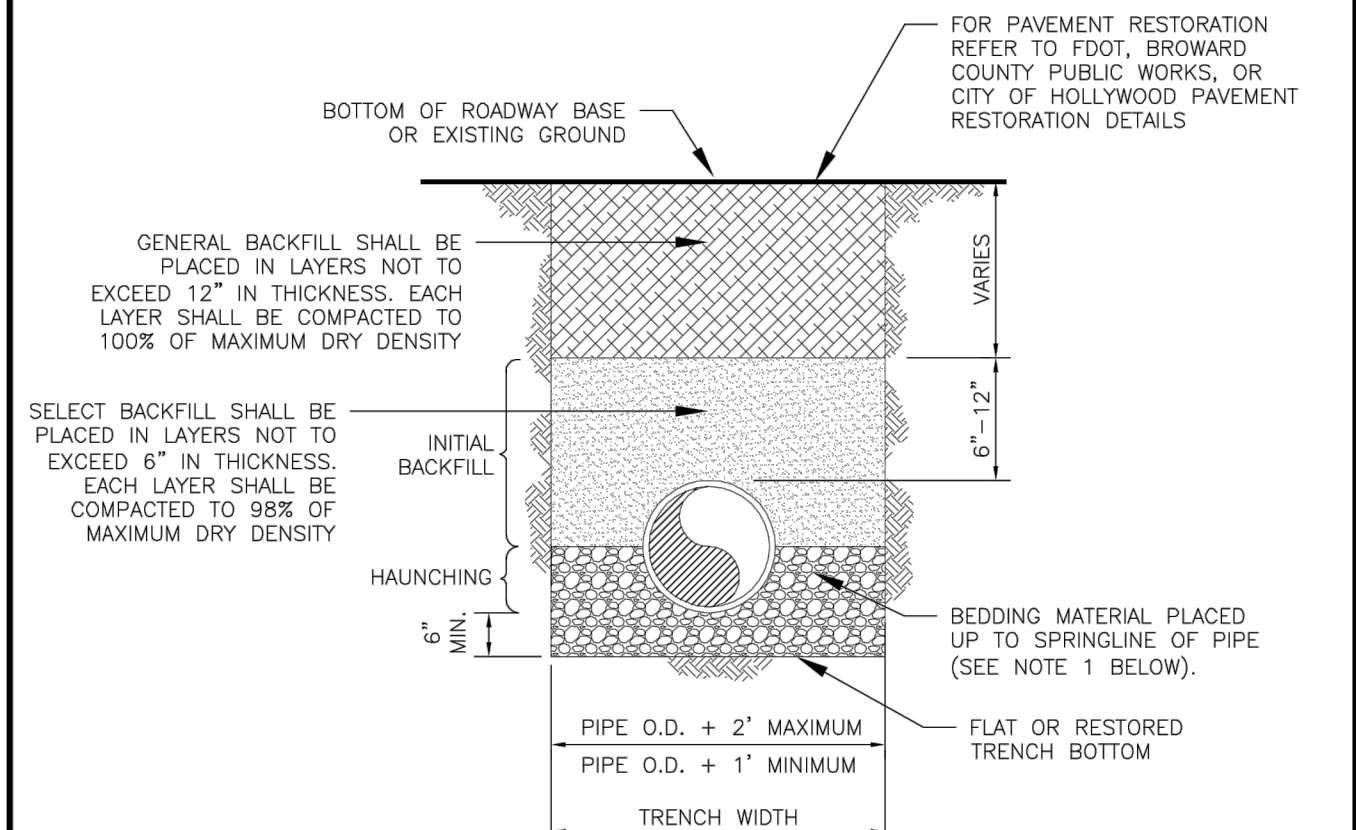
- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- 
- WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
  - ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
  - A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECS SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    - PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
	APPROVED: XXX		



- NOTES:**
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
  - ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
  - DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
  - BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

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



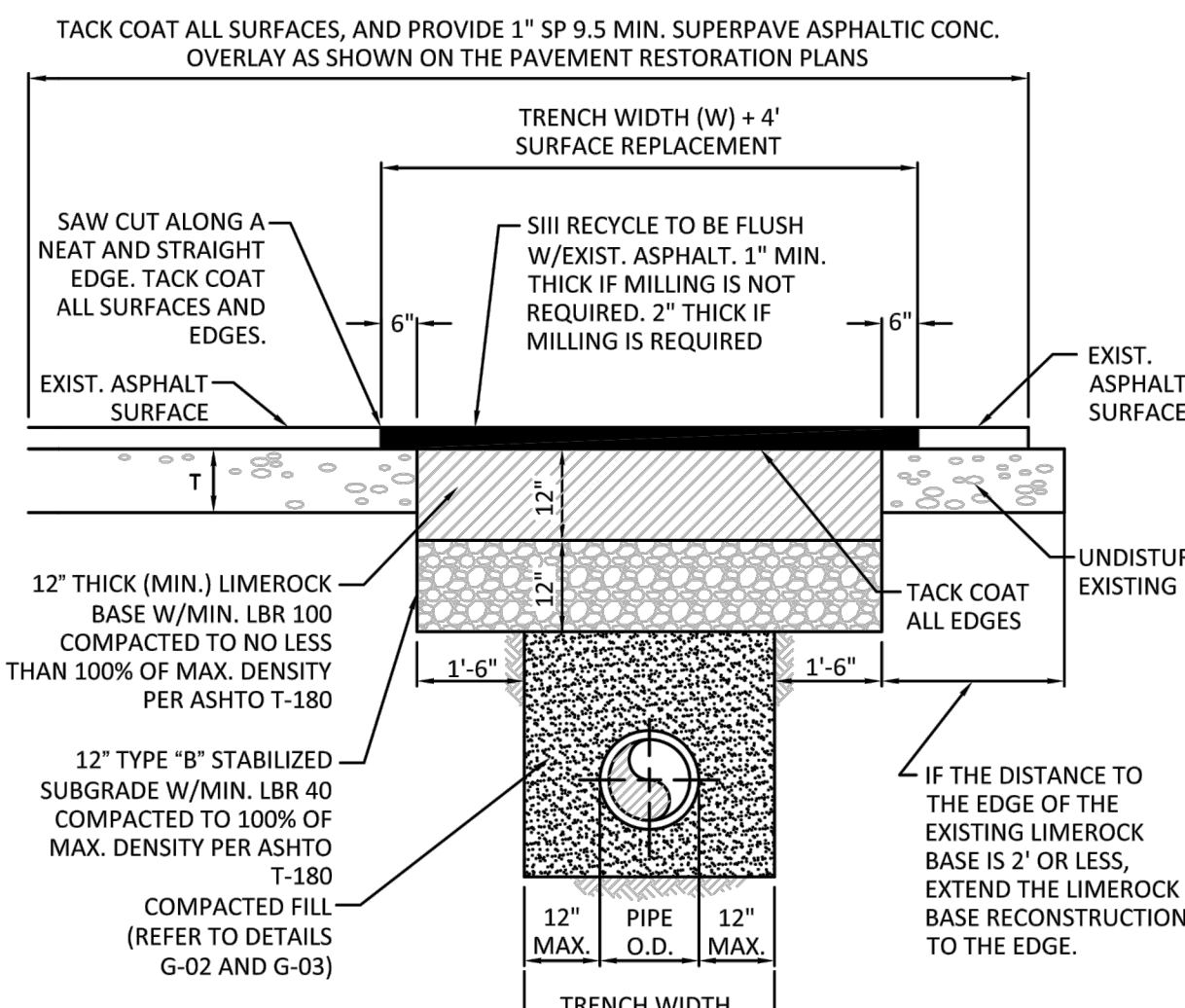
- NOTES:**
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
  - ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
  - DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
  - BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
	APPROVED: XXX		

**FLEXIBLE PAVEMENT RESTORATION NOTES:**

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

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
	APPROVED: XXX		



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
	APPROVED: XXX		

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Luis La Rosa - Registered Architect  
AR# 0017852  
AA# 26003693

REVISION:	BY:
1. 04/03/18 T.A.C.	CC
2. 6/18/2018 T.A.C.	CC

PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC. - FLETCHER ONE APTS.  
 1950 FLETCHER STREET  
 HOLLYWOOD, FL 33020

SEAL:	AR 0017852 LUIS LA ROSA
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DRAWN:	CC
CHECKED:	LLR
DATE:	02/05/18
SCALE:	AS NOTED
JOB NO.:	018-001
SHEET:	

C-12

OF SHEETS

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1. 04/03/18 T.A.C.	CC
2. 6/18/2018 T.A.C.	CC

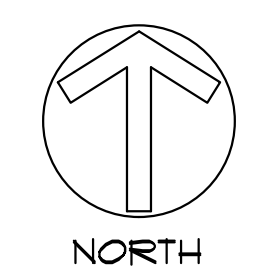
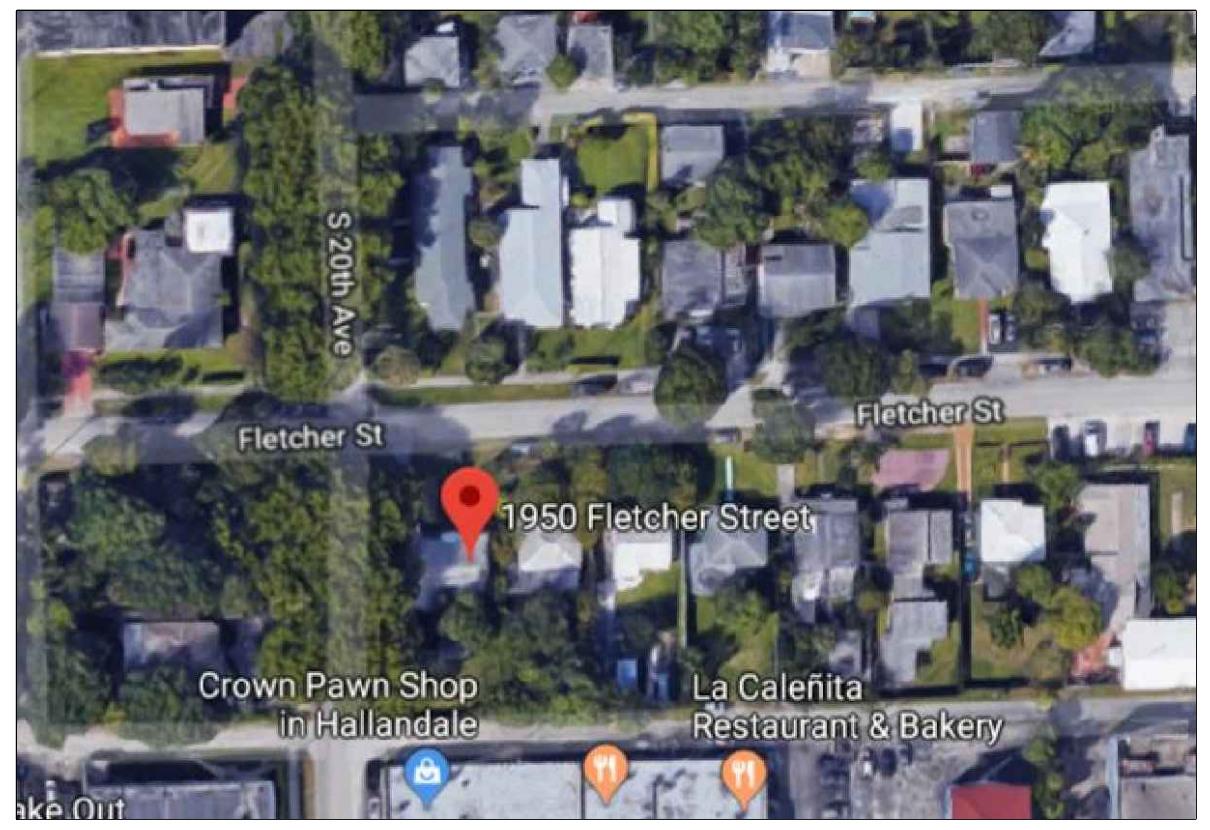
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SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

SP-1.1

OF SHEETS



**1 LOCATION PLAN**  
SCALE: N.T.S.

- WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017-EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, NATIONAL
- THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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.
- 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).
- ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.
- 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.
- SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

**2 GENERAL NOTES**

LOT ONE, BLOCK FOUR, OF HOLLYWOOD VIEW, A SUBDIVISION, ACCORDING TO THE FLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**3 LEGAL DESCRIPTION**

**SITE CALCULATIONS:**

TOTAL SITE AREA:	GROSS LOT = 15,266 SF. OR 35 ACRES
	NET LOT = 8,914 SF. OR 20 ACRES
BUILDING COMMON AREA	113 SF.
DRIVEWAY	6,246 SF.
CONC. SLAB	338 SF.
TOTAL PERVIOUS AREA*	7,351 SF. (82.5%)
TOTAL IMPERVIOUS AREA*	1,551 SF. (17.5%)
TOTAL IMPERVIOUS AREA*	7,351 SF. (82.5%)
BUILDING FOOTPRINT AREA	5,801 SF.
TOTAL PERVIOUS AREA*	1,551 SF. (17.5%)

**F.A.R. CALCULATIONS:**

TOTAL SITE AREA:	8,914 SF. X 3.0 =	26,742 SF.
GROUND FLOOR (NOT TRASH ROOM + METER ROOM)	562 SF.	
2ND. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM + BALCONY)	5,453 SF.	
3RD. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM + BALCONY)	5,453 SF.	
4TH. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM, BALCONY + STAIRS)	5,153 SF.	
F.A.R. PROVIDED	16,621 SF.	
F.A.R. ALLOWED	26,742 SF.	

**PARKING CALCULATIONS:**

	REQUIRED	PROVIDED
1 PARKING SPACE PER UNIT	18	
1 GUEST PARKING SPACES PER 10 UNITS	2	
TOTAL PARKING SPACES	20	20

**SETBACK CALCULATIONS:**

	REQUIRED	PROVIDED
FRONT	15'	15'
REAR	5'	5'-0"
STREET	15'	15'-4"
INT-SIDE	0'	0'

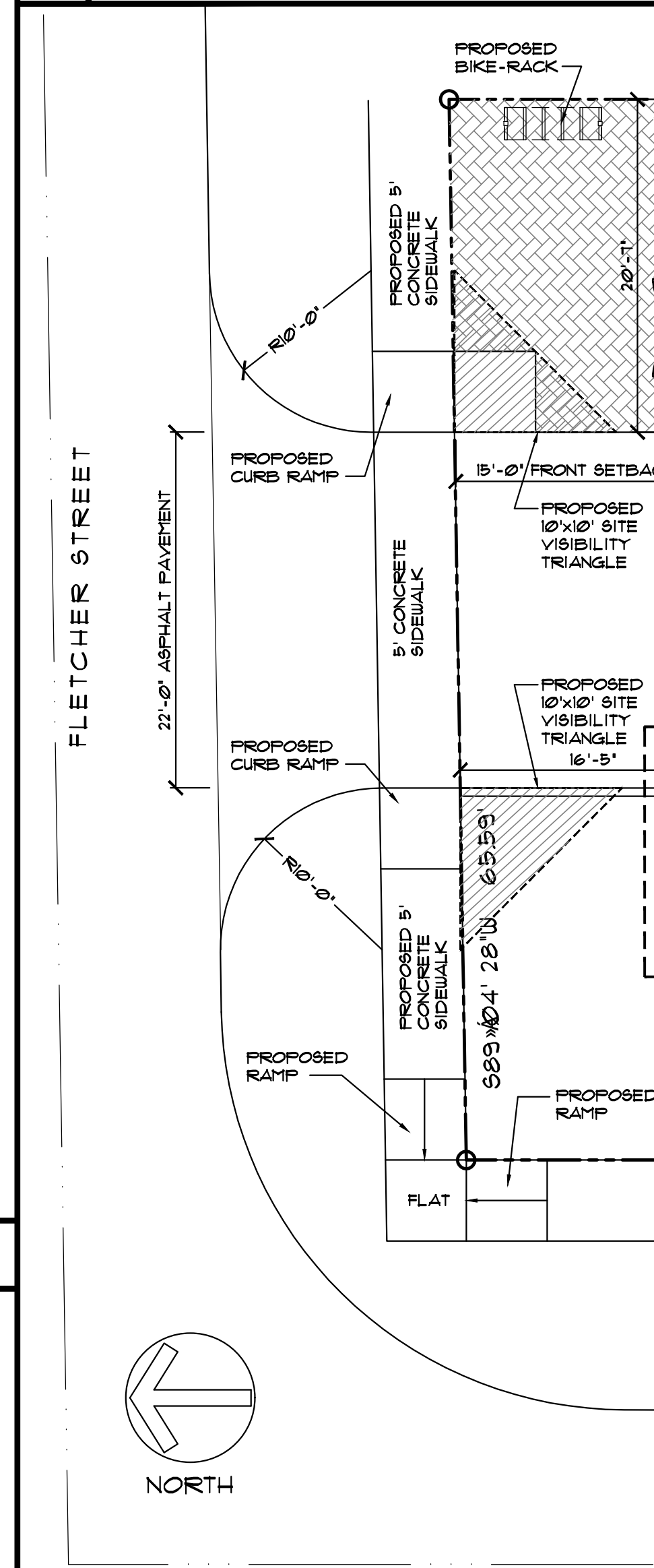
**HEIGHT CALCULATIONS:**

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	51'-0"

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER  
ZONING DESIGNATION: FR

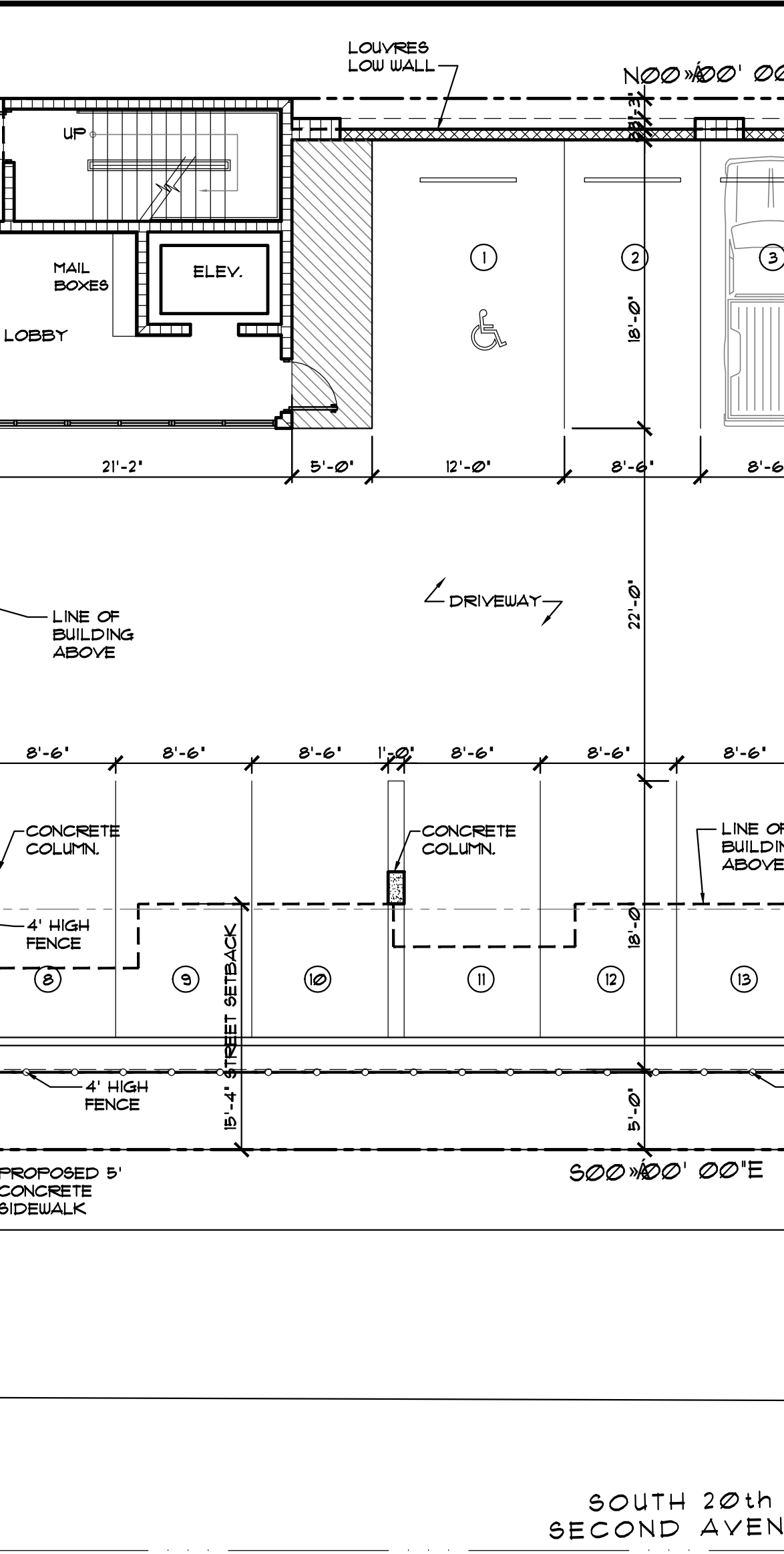
- GREEN BUILDING PRACTICE**
- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
  - (H) PROGRAMMABLE THERMOSTATS.
  - (N) DUAL FLUSH TOILETS.
  - (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (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.
- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE. PLEASE SEE ORDINANCE 02016-02.
  - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION.
  - OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
  - MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
  - A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 110 AND BROWARD AMENDMENT 118.2
  - GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
  - BIKE RACK TO BE INSTALLED AS SHOWN
  - WHITE ROOF TO REFLECT LIGHT.
  - ALL DESIGN CHANGES WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

**4 SITE DATA**



**6 PROPOSED SITE PLAN**  
SCALE: 1/8"=1'-0"

**5 BUILDING CALCULATION**

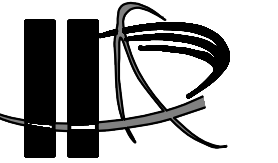


**BUILDING CALCULATION**

	LOBBY	UNIT # 1 (ONE BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (ONE BED.)	UNIT # 4 (TWO BED.)	UNIT # 5 (TWO BED.)	UNIT # 6 (TWO BED.)	
1ST. FLOOR COMMON AREA*	113 SF.	-	-	-	-	-	-	113 SF.
2ND. FLOOR LIVING AREA*	542 SF.	542 SF.	688 SF.	860 SF.	865 SF.	878 SF.	4,375 SF.	
COVERED BALCONY AREA*	-	-	-	44 SF.	-	150 SF.	194 SF.	
COMMON AREA*	-	-	-	-	-	-	1,238 SF.	
TOTAL AREA*								5,801 SF.
3RD. FLOOR LIVING AREA*	542 SF.	542 SF.	688 SF.	860 SF.	865 SF.	878 SF.	4,375 SF.	
COVERED BALCONY AREA*	-	-	-	44 SF.	-	150 SF.	194 SF.	
COMMON AREA*	-	-	-	-	-	-	1,238 SF.	
TOTAL AREA*								5,801 SF.
4TH. FLOOR LIVING AREA*	542 SF.	542 SF.	688 SF.	860 SF.	865 SF.	878 SF.	4,375 SF.	
COVERED BALCONY AREA*	-	-	-	44 SF.	-	150 SF.	194 SF.	
COMMON AREA*	-	-	-	-	-	-	1,238 SF.	
TOTAL AREA*								5,801 SF.
TOTAL GROSS AREA*								18,934 SF.

2ND. FLOOR	3RD. FLOOR	4TH. FLOOR	TOTAL UNITS
3 UNITS (1 BED.)	3 UNITS (1 BED.)	3 UNITS (1 BED.)	9 UNITS (1 BED.)
3 UNITS (2 BED.)	3 UNITS (2 BED.)	3 UNITS (2 BED.)	9 UNITS (2 BED.)
6 UNITS	6 UNITS	6 UNITS	18 UNITS

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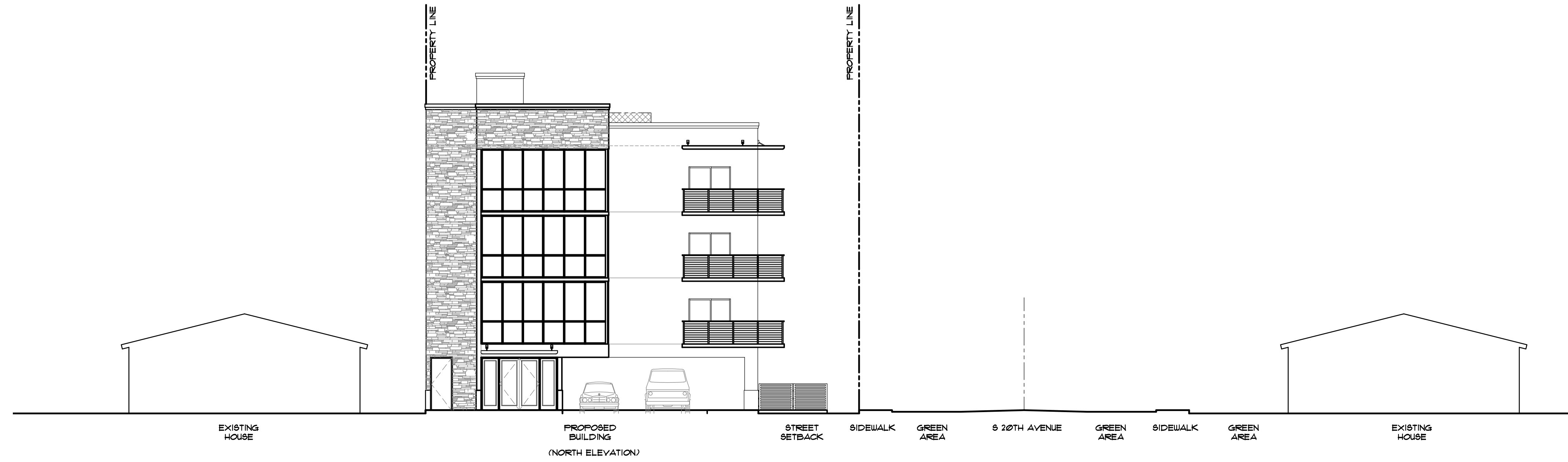


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 AA# - 26003693

REVISION:	BY:
1 04/09/18 T.A.C.	C.C.
2 6/18/2018 T.A.C.	C.C.



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



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

PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC. - FLETCHER ONE APTS.

1950 FLETCHER STREET  
 HOLLYWOOD, FL 33020

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

SP-12  
 OF SHEETS

100% CONSTRUCTION DOCUMENTS







NOTE: ALL IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PROPERTY LINES IS FOR GRAPHIC CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE PROPERTY LINES AND WITHIN LANDSCAPED AREAS WHEREVER POSSIBLE. THE IRRIGATION DESIGN IS DRAWN FROM THE INFORMATION SUPPLIED FROM THE SITE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL LANDSCAPED AREAS WILL RECEIVE 100% IRRIGATION COVERAGE WITH 50% OVERLAP. HEADS AND PIPE SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES, STRUCTURES AND LANDSCAPE MATERIALS.

CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR LOCATIONS OF TREES AND SHRUBS. IRRIGATION HEADS AND PIPE SHALL BE ADJUSTED TO AVOID CONFLICTS WITH LANDSCAPE MATERIALS

ALL PROPOSED EQUIPMENT SHALL BE INSTALLED PER THE SPECIFICATIONS NOTED ON THE PLANS SHEETS IR-1 AND IR-2.

CONTRACTOR SHALL VERIFY ZONES DO NOT EXCEED MAXIMUM GPM OR PRESSURES OF PROPOSED/EXISTING EQUIPMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE DONE TO THE LANDSCAPING AS A RESULT OF IRRIGATION INSTALLATION TO EQUAL OR BETTER CONDITION.

ALL EQUIPMENT SHALL BE INSTALLED PER THE LATEST REVISED SOUTH FLORIDA BUILDING CODE 2002 APPENDIX F.

IRRIGATION HEADS SHALL BE OFFSET 12" FROM BUILDING WALLS. HEADS SHALL BE ADJUSTED TO AVOID OVERSPRAY CONTACT WITH HARDSCAPE SURFACES, STRUCTURES OR UTILITY EQUIPMENT.

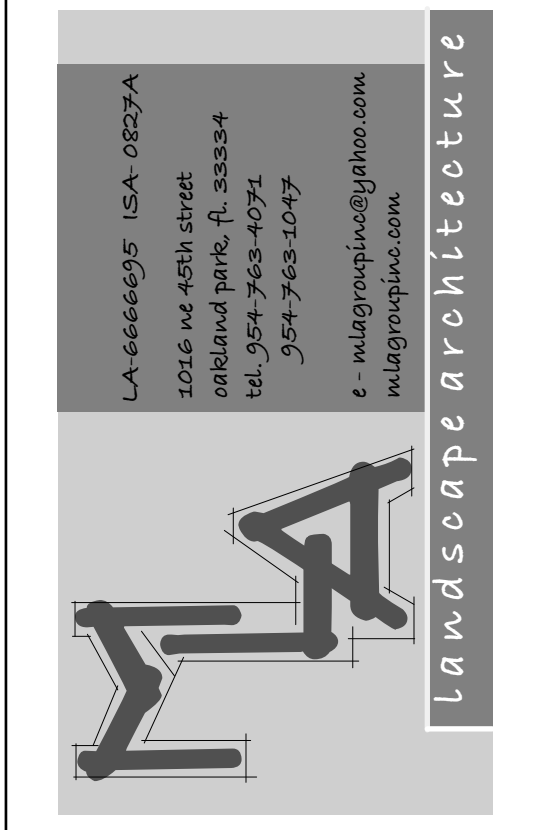
THERE SHALL BE NO MACHINE TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES. ALL TRENCHES SHALL BE HAND DUG WITHIN THESE AREAS. CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR PROPOSED AND EXISTING MATERIALS.

**IRRIGATION SYSTEM TIME SCHEDULES**

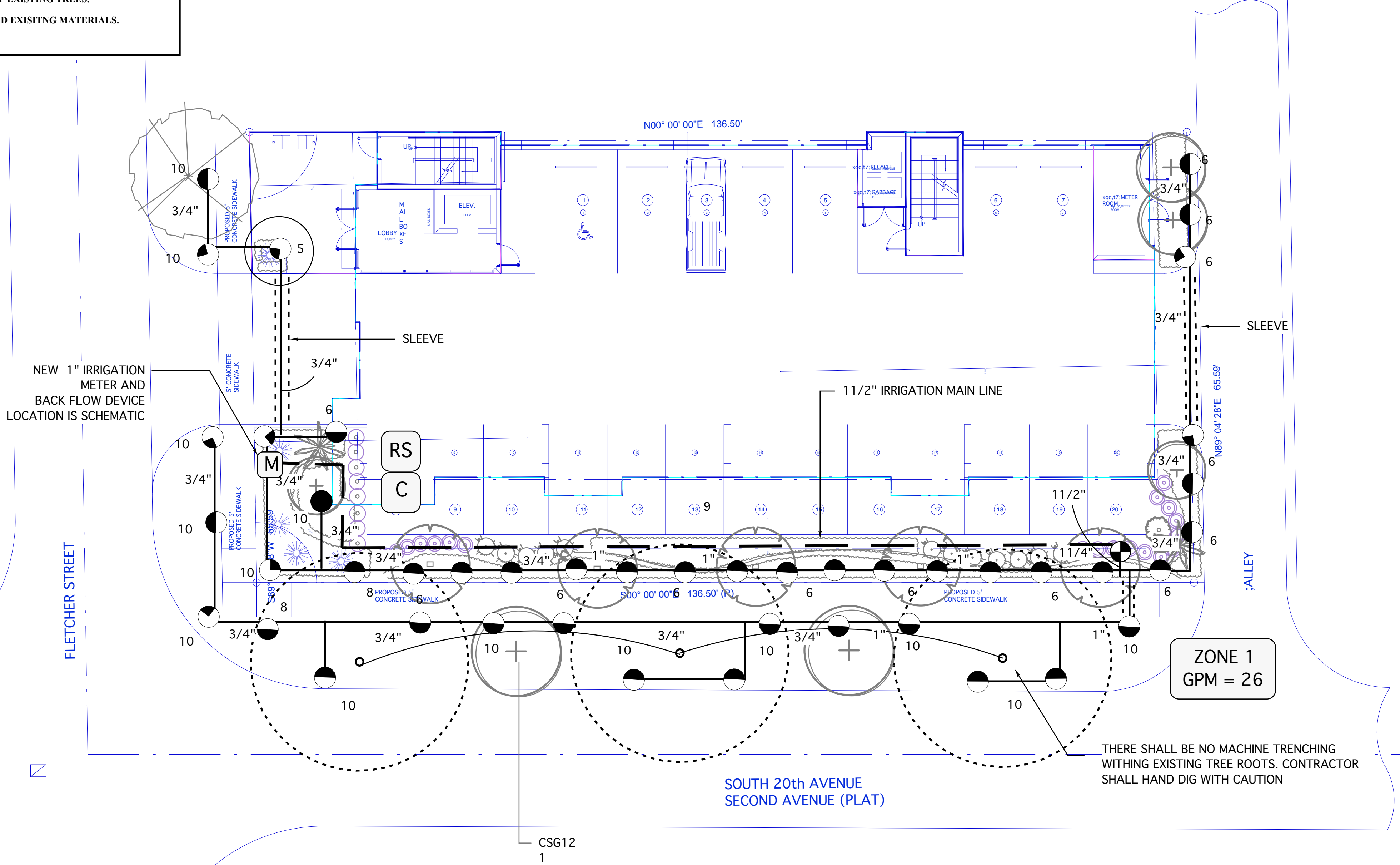
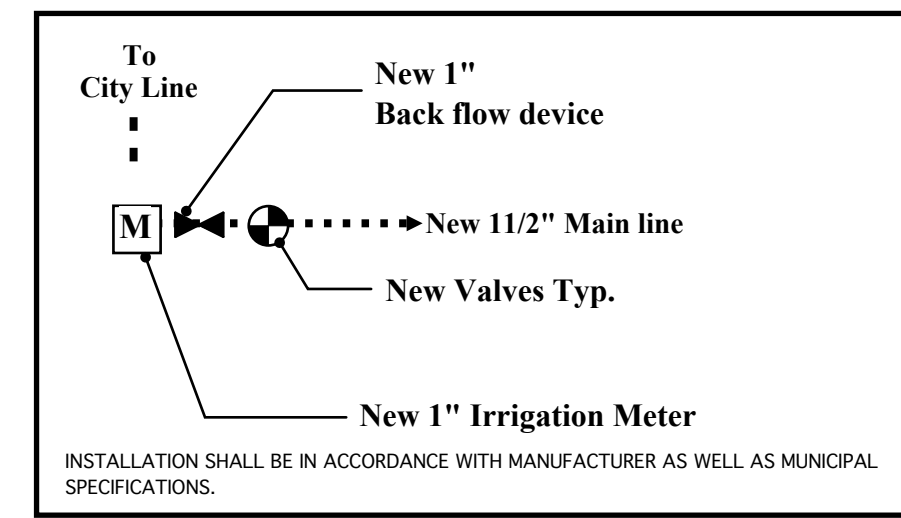
SYSTEM 1  
TOTAL ZONES = 1

RUN TIMES = 20 MIN. PER ZONE ON  
MON. WED. FRI.  
TOTAL RUN TIME PER DAY = 60 MIN.

NOTE:  
NEW LANDSCAPE MATERIALS WILL NEED DAILY WATERING FOR A PERIOD OF 4 WEEKS OR UNTIL ESTABLISHED. ONCE MATERIAL IS ESTABLISHED WATERING SHALL BE REDUCED TO 2-3 DAYS A WEEK DURING STABLE WEATHER CONDITIONS.  
IRRIGATION ZONE RUN TIMES ARE FLEXIBLE DEPENDING ON THE SEASON OF YEAR AND PRECIPITATION RATES. ZONE TIMES SHALL BE ADJUSTED PERIODICALLY TO COMPENSATE FOR NATURAL EVENTS SUCH AS HEAVY RAIN, HIGH WIND AND DROUGHT. IRRIGATION SHOULD NOT BE RUN DURING PERIODS OF HEAVY RAIN, HIGH WINDS OR IN CASES OF EXTREME DROUGHT. IRRIGATION ZONES SHOULD BE RUN BETWEEN THE HOURS OF 5:00 AM AND 7:00 AM. IRRIGATION ZONES SHOULD NOT BE RUN DURING MID DAY OR EVENING HOURS.



LEGEND		PIPE SLEEVING SCHEDULE	
●	VALVE	PIPE SIZE	SLEEVE SIZE
○	SPRAY, 360°	1"	2"
◐	SPRAY, 180°	1 1/4"	2"
◑	SPRAY, 90°	1 1/2"	3"
▬	SIDE STRIP	2"	4"
10	10' NOZZLE	2 1/2"+	6"
8	8' NOZZLE		
6'	6' NOZZLE		



- C** PROPOSED IRRIGATION CONTROLLER MOUNT TO EXT. WALL 36" ABOVE GRADE
- RS** PROPOSED IRRIGATION RAIN SENSOR MOUNT TO WALL CLEAR OF OVERHEAD OBSTRUCTIONS NEAR CONTROLLER

REVISIONS:


SHEET TITLE:  
**IRRIGATION PLAN**

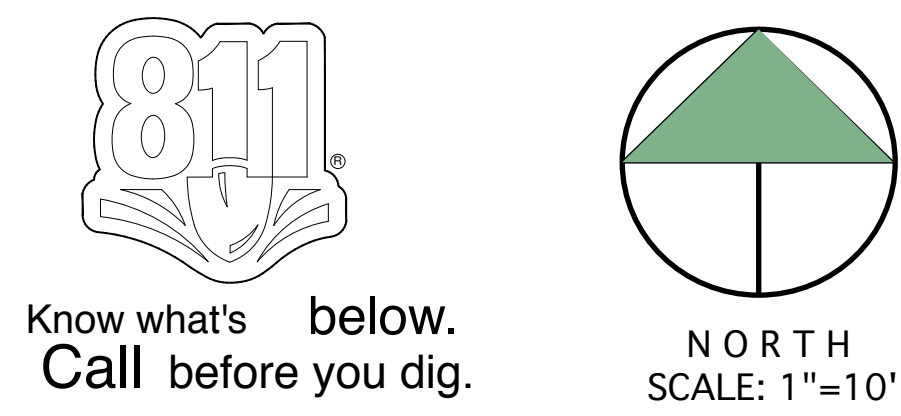
PROJECT:  
**MULTIFAMILY DEVELOPMENT**  
YARCK BUILDERS  
1950 FLETCHER ST. HOLLYWOOD, FL.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF:  
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SCALE: 1"=10'

DATE DRAWN: 6-5-18  
SHEET NO.

**IR-1**



IRRIGATION MASTER KEY

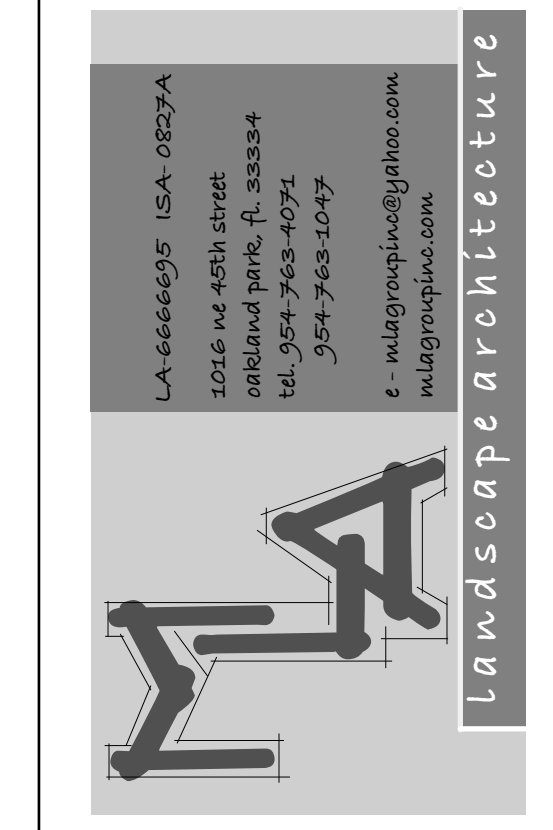
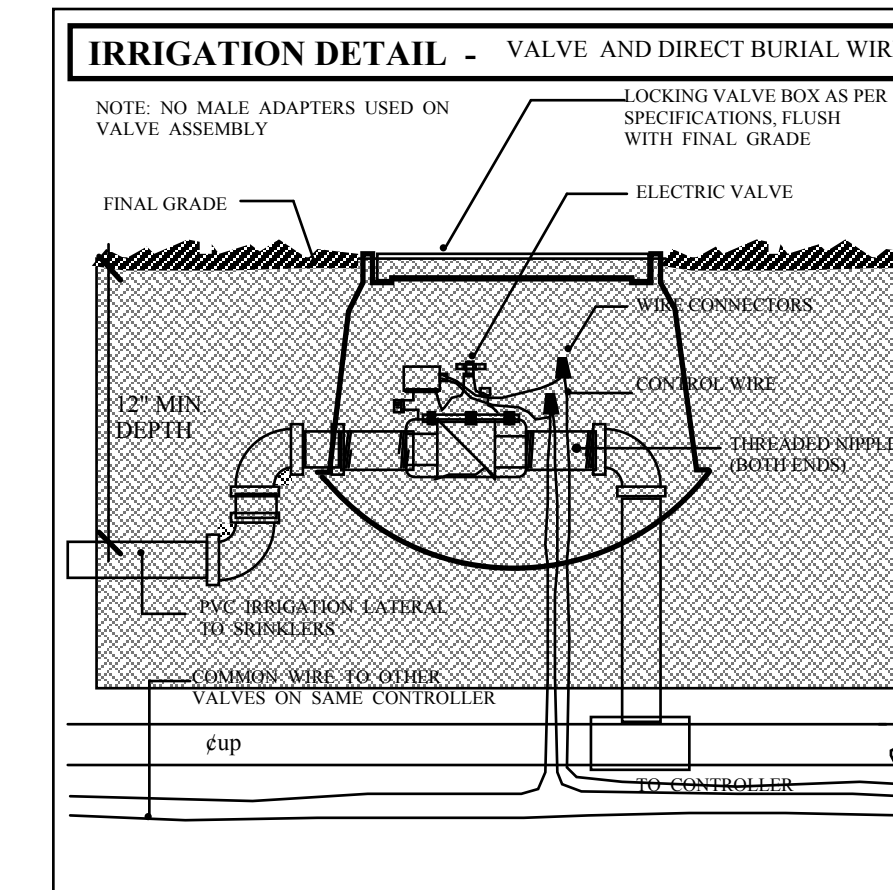
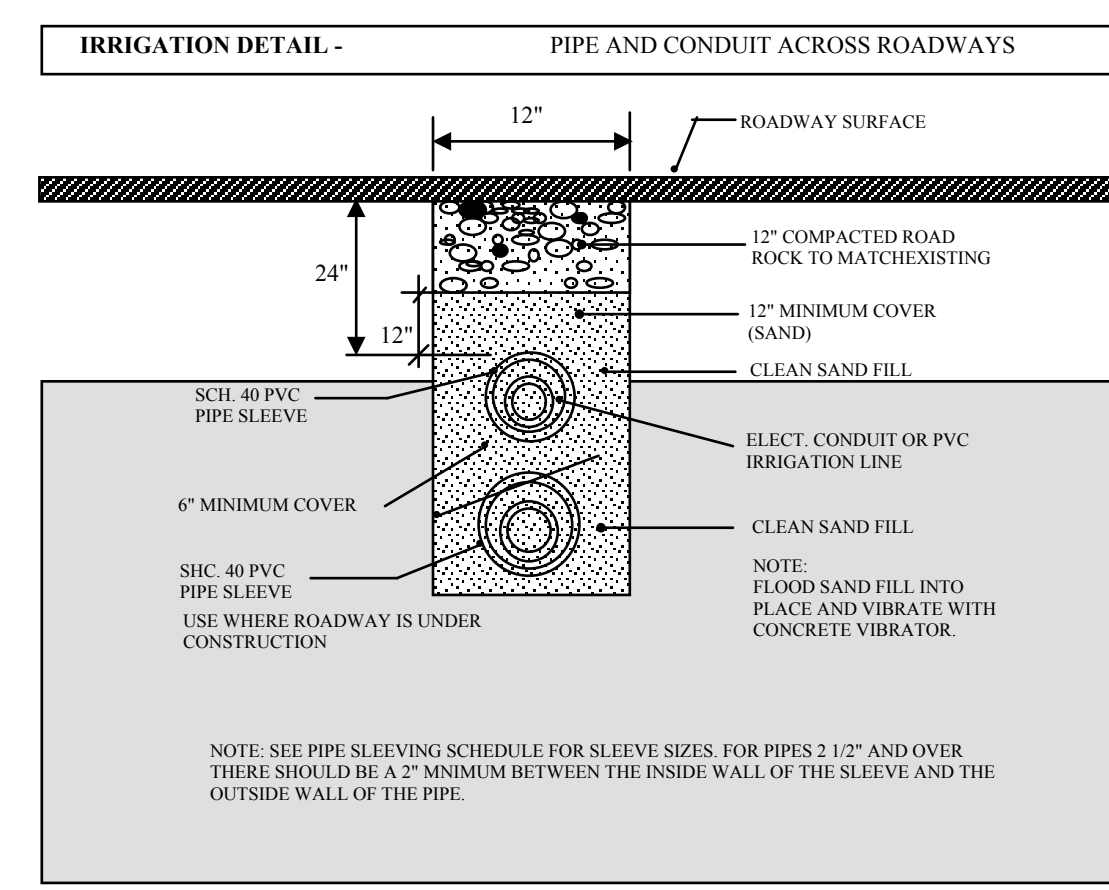
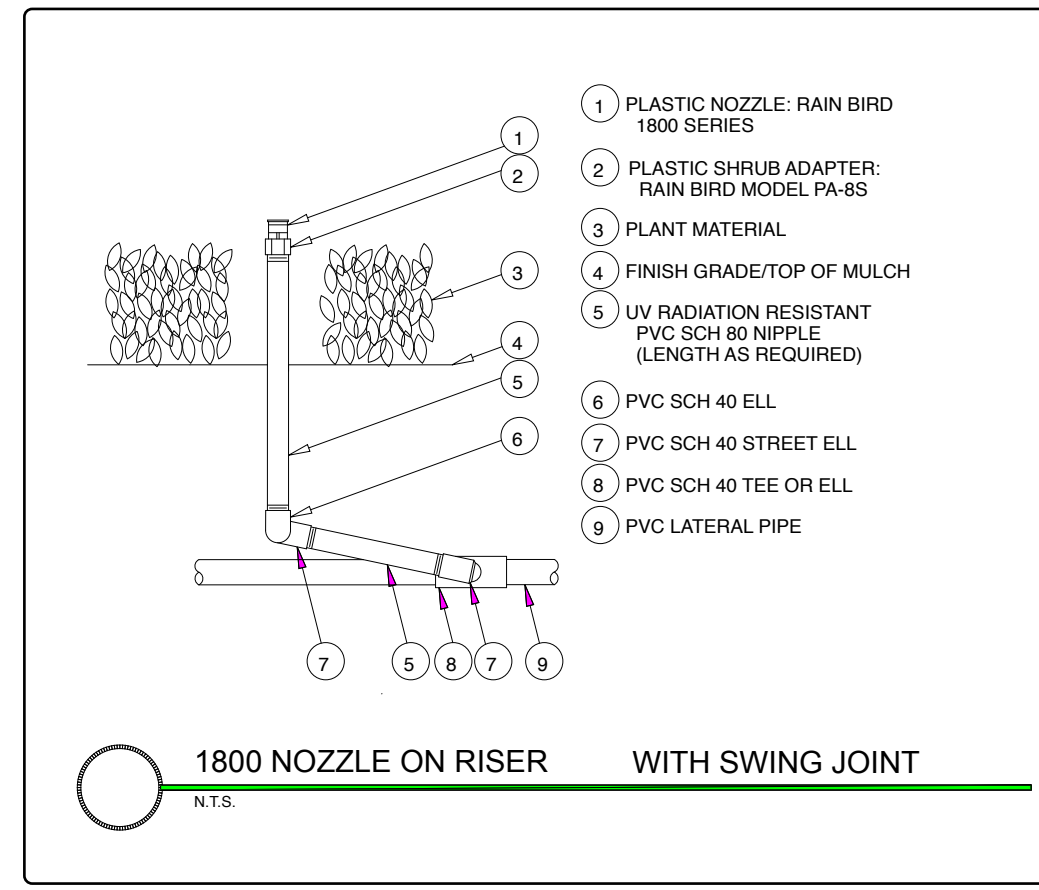
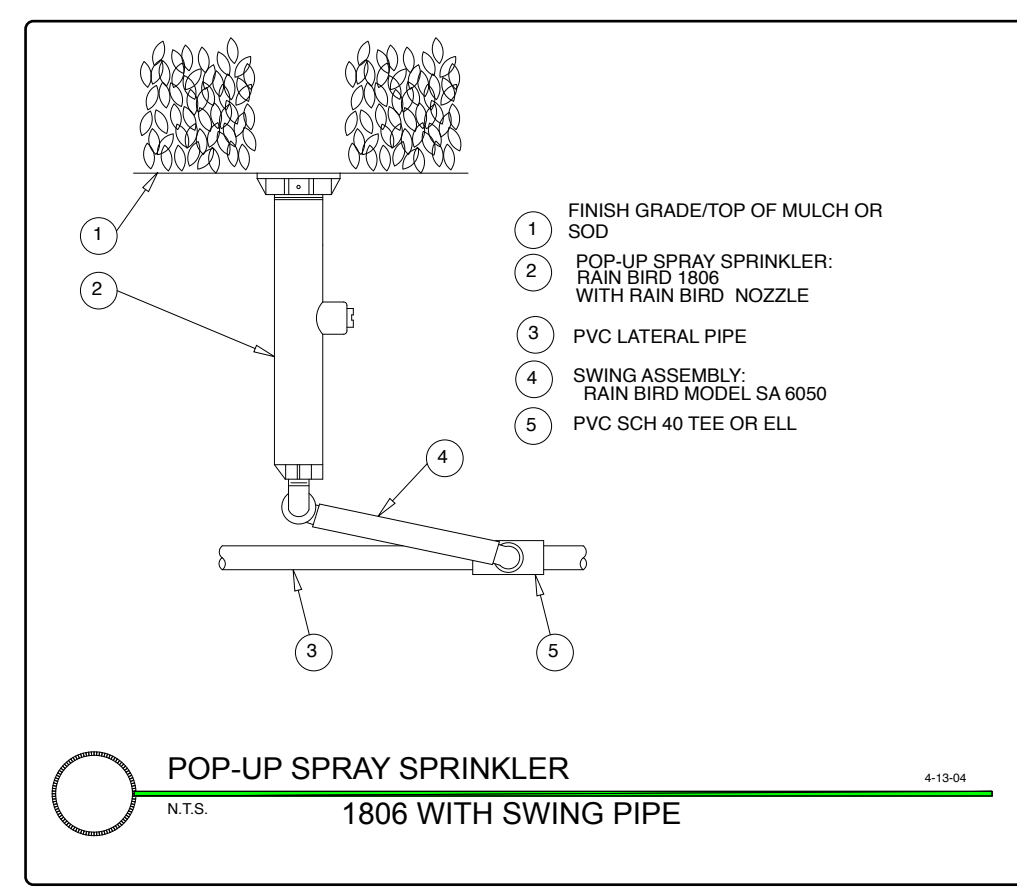
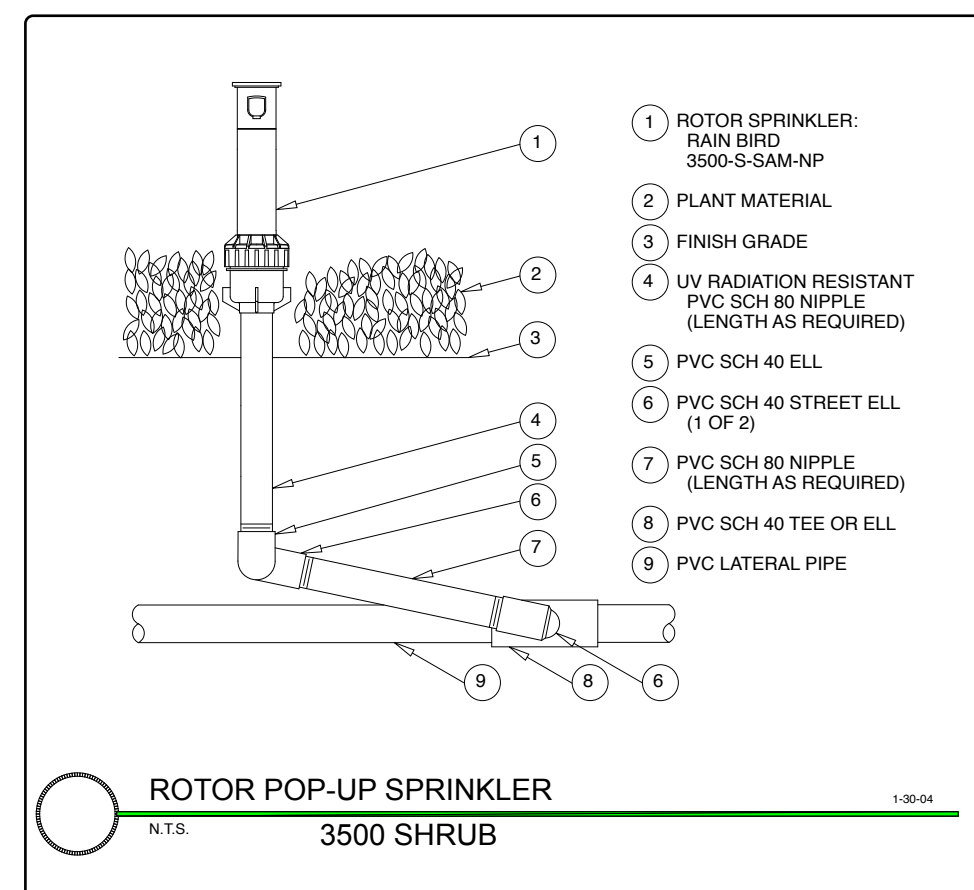
KEY	NO.	CODE	ITEM DESCRIPTION	INSTALLATION SPEC.
		SLV LINE NOTE	<b>SLEEVES IN THIS CONTRACT</b> Sleeves under roadways and driveways shall be SCH-40 Sleeves under sidewalks can be CLASS 160 PVC Install as per details and specifications.	Each sleeve shall be a minimum of two sizes larger than lateral pipe enclosed and each crossing shall include separate electrical conduit sleeves. All sleeves under pavement or roads shall be a minimum of 24" below the top of paving to the top of the sleeve and under walks at 12" below grade. Irrigation contractor shall supply and place sleeves, and be responsible for their locations. Sleeving shall be installed at the most logical locations to avoid underground utilities and structures. Sleeving locations shall be considered schematic on irrigation plans. The VC shall backfill and pave as required. No rock shall be in contact with PVC sleeves. All Asphalt base compaction and paving shall be made by the Paving Contractor on the job.
	00C17	CON	<b>NEW IRRIGATION CONTROLLERS (4) RAINBIRD ESP 4 OR EQUAL MOUNT TO EXTERIOR WALL AS NOTED ON PLAN SHEET IR-1</b>  Electromechanical controller. Add zone modules as needed.  Electrical hook-up provided by GC's electrician on site. Irrigation Contractor to coordinate with GC / Electrician.	Contractor shall mark stations on the controller panel to correspond with the zone numbers on this plan and set operating sequence to correspond with the numbering.
		CONTR NOTE	<b>IRRIGATION CONTRACTOR UTILITIES ABOVE AND BELOW GROUND.</b>	Contractors shall be responsible for the location and verification of all overhead and underground utilities. Contractor shall coordinate with all of the appropriate agencies to verify utilities in the field. Contractor shall be responsible for the protection and maintenance and any damage to existing utilities and structures that may occur in the implementation of the scope of work within this project. CONTRACTORS MUST USE THE NEW STANDARD SCHEDULE OF COLORS DESIGNATED FOR MARKINGS ON THE GROUND 1994 edition
	00V11	VALVE BOX	<b>RAINBIRD PURPLE VALVE COVER BOX VBOX - VB-7RND PURPLE LID</b>	All valve assemblies to be installed below grade shall include valve boxes with a 2" layer of drainage gravel as clean dry ballast for a bottom. Install top of box flush with surrounding grade, grass or mulch depending on location. Group valve assemblies so they are accessible with the correct size box. Any substitutions must be approved by landscape architect by providing sample or product information for review and written approval.
	70A	Head	<b>RAINBIRD 1800 SERIES, XP AND VAN SERIES 1806-RS 6" POP-UP 3/4 HDS FULL Low Gallon Nozzles 1/4 HDS 1/2 HDS HEADS 2.5', 4', 5', 6', 8', 10', 12', 15' Raduis</b>  <b>RAINBIRD SPECIAL PATTERN SERIES EST AND SST</b>	All heads in tall shrub beds shall be mounted on sch. 160 12" risers painted flat black  Contractor shall adjust head spray to eliminate over spray of water onto structure walls, driveways, and utilities and walkways.
		HEAD NOTE	<b>GENERAL HEAD NOTE</b> <b>ALL HEAD LOCATIONS SHOWN ON PLANS ARE SCHEMATIC</b>	Contractor to maintain 100% coverage with minimum 50% overlap when minor head location changes are necessary due to field conditions. Install adjustable angle nozzles where needed. All heads in open grass areas to be mounted on polytype swing joints. Heads in shrub areas shall be installed on SCH 160 risers raised to 6" above plant height, and with PVC SCH 160 swing joint assemblies below grade. Risers taller than 24" above grade shall be staked for support. All risers shall be fitted with shrub adapters and appropriate nozzles. All risers shall be painted with Krylon Jungle Green or equal.
		RAIN sensor	<b>"MINI CLIK"</b> RAIN SENSOR MODEL 502 INSTALL IN LOCATION UNOBSTRUCTED BY OVERHEAD CANOPY AS NOTE ON PLAN  TO BE INSTALLED BY IRRIGATION CONTRACTOR IN AN EASILY ACCESSIBLE POSITION	"MINI CLIK" Mount the Mini Cltik PER MANUFACTURER'S SPECIFICATIONS. Each system shall have it's own individual rain sensor. Contractor is responsible for a fully operational system from timeclock to location of the sensor.

IRRIGATION MASTER KEY

KEY	NO.	CODE	ITEM DESCRIPTION	INSTALLATION SPEC.
	00V1	WIRE LOW VOLT	<b>Control wires</b> for 24V Automatic Valves, shall be installed by Irrigation Contractor. Wire shall be sleeved in minimum 1" SCH 40 electrical conduit buried a minimum of 24". Contractor shall run (2) spare control wires and (1) one spare common wire to the furthest ends of system in each direction. Common wire shall be grey or green, while the control wires shall each be a different color.	All irrigation control wires shall be U. L. approved 24V solid copper wire. Wires shall operate 24V automatic sprinkler valves and enter the box from below. Hot and spare wires to be AWG size 14 gauge and common wires to be AWG white size 12 gauge. Number 14 wire to be color coded separately with dark colors. Multi strand cable shall only be used between the controller and the first splice pit and shall not exceed 20 feet. No splices between valves: All splicing shall be done in valve boxes only. All splices made with 3MBDY wire connectors. All valve box locations to be approved by the land. arch. all valve boxes set level w/grade.
	00V1A	MASTER VALVE	<b>RAINBIRD NON POTABLE VALVES V-PESB-R SERIES</b>  2" valves for zones to GPM volumes 71-170 1.5" valves for zones to GPM volumes 41-70 1" valves for zones to GPM volumes btwn 10-40	All Valves shall be installed in a separate AMETEK valve box. All valve boxes to be placed upon a 2" layer of gravel. All valves assembled with Sch. 80 PVC nipples shall be used in place of male adapters. Top stem of valve assembly to be 6" below cap of valve cover box. This valve shall be used as the job standard. Valve controlling each Zone as well as use as the Master Control Valve for applicable plans. All valve box locations to be approved by the Landscape Architect. All boxes to be set level with grade.
		PIPE GEN NOTE	<b>LATERAL PIPE</b> All New Pipe and Fittings. Size as noted in plans.  <b>ALL PIPE SHALL BE PURPLE PIPE FOR NON POTABLE USE</b>	3/4" Pipe to be Class 200. All other lateral pipe to be Class 160, except where ground is rocky, in rocky ground SCH 40 pipe will be used. Class 200/160 will be protected on all sides with at least 6" of clean, debris-free builders sand. All laterals to be placed 12" minimum below grade. All lateral pipe under pavement to be sleeved. <b>No lateral installed shall be less than 3/4"</b> .
		PIPE GEN NOTE	<b>MAIN &amp; LATERALS</b>  MAINLINE SHALL NOT BE UNDER PRESSURE WHILE THE SYSTEM IS NOT IN OPERATION.	<b>Unless specifically detailed all PIPING locations shown on plans are schematic.</b> Contractor to adjust trenching in field for existing conditions, plantings and structures. Install pipes clear of hedge rows and tree rootballs. Irrigation contractor is responsible to adjust lines at his own expense if not coordinated with all other work. All piping shall be bed in clean fill per Florida Building Code 2001 and back fill all trenches free of debris. Mechanical trenchers are acceptable except in drainage swales and utility areas which shall be hand dug and backfilled to original grade. <b>CONTRACTOR ADJUSTMENTS DOES NOT WARRANT ADDITIONAL COSTS BASED ON BASE BID.</b>
		PIPE GEN NOTE	<b>MAIN &amp; LATERALS BACKFILLING</b>	Ground Level Areas: The sub-contractor shall do all necessary excavating and backfilling required for the proper installation of the work. Minimum depth of cover over piping shall be 12 inches. Backfill material shall be clean fill. If existing material has an excess of rock, then clean sand must be used. In rocky areas, use Sch. 40 PVC, or the trenching depth shall be two inches below normal trench depth to allow for a 2 inch bed of sand below the pipe. There shall be NO rock in contact with PVC pipe. The sub-contractor shall use backfilling equipment that will tamp backfill to its original density. He shall barricade or light the excavation to prevent hazards to the public. Objectionable materials such as old concrete, asphalt, limestone and bricks that are encountered during working operations, shall be removed from the project by the sub-contractor. Sub contractor shall be responsible to locate any above or underground utilities prior to starting work. If utilities are found to be in conflict with the proposed work the Owner or owner's agent shall be notified immediately.
		MAIN LINE NOTE	<b>INSTALL NEW 11/2" MAIN LINE</b> ALL MAINLINE PIPE SHALL BE SDR-26 CLASS 160 SOLVENT WELD OR CLASS 200 O-RING PVC PIPE THRUST LINES SHALL BE SDR CLASS 200 FOR 3/4" AND 1" LINES AND SDR 26 CLASS 160 FOR ALL LINES 1 1/4" AND ABOVE. 1/2" PIPE SHALL NOT BE USED EXCEPT FOR SHRUBS RISERS AND SHALL THEN BE SCH 40 PVC. ALL PIPING SHALL BE SIZED SO AS NOT TO EXCEED A VELOCITY OF 5 FPS.	<b>MAIN LINE LOCATION IS SHOWN SCHEMATICALLY.</b> Where ever possible, lateral lines are to be buried in common trench with main line. All wires shall be run under mains for protection. All Mains shall be buried at minimum 18" depth. Mains should run deeper at road crossings. All pipe and fitting materials shall be new. All pipe to be cut square and burrs removed. All P.V.C. Mainsline 4" and larger to be assembled with use of HARCO Gasketed fittings and poured concrete thrust blocks as per man. specifications.
	00M6	WM BF	<b>NEW 1" WATER METER AND (4) NEW BACK FLOW DEVICES</b>  Meter supplied by County or City. Verify requirements for installation (if needed). <b>CONTRACTOR SHALL VERIFY CITY WATER PSI AT METER LOCATION</b>  <b>Contractor shall install a Backflow Prevention Device and supply appropriate equipment per city requirements if existing equipment does not meet code requirements.</b>	* See plans for location. Irrigation contractor shall begin at the point of the meter to step up to the size service main called for in plans. If an approved Backflow Prevention Device is not already in place or is not required, the Contractor shall supply and install equipment as required to meet local codes. Install a Brass Gate Valve, size to match meter size, as the beginning of the main to supply the sprinkler system. *

NOTE: IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CITY, COUNTY AND OR STATE REGULATIONS FOR INSTALLATION OF IRRIGATION EQUIPEMENT.

NOTE: ALL DETAILS AND SPECIFICATIONS ON THIS SHEET SHALL BE APPLIED TO ALL PROPOSED AND REPLACEMENT IRRIGATION EQUIPEMENT.



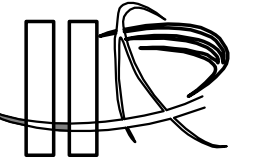
REVISIONS:

SHEET TITLE:  
**IRRIGATION DETAILS AND SPECIFICATIONS**

PROJECT:  
**MULTIFAMILY DEVELOPMENT**  
YARCK BUILDERS  
1950 FLETCHER ST. HOLLYWOOD, FL.

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DATE DRAWN: 6-5-18  
SHEET NO.  
**IR-2**



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Luis LaRosa-Registered Architect  
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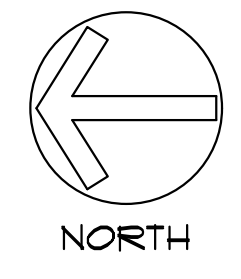
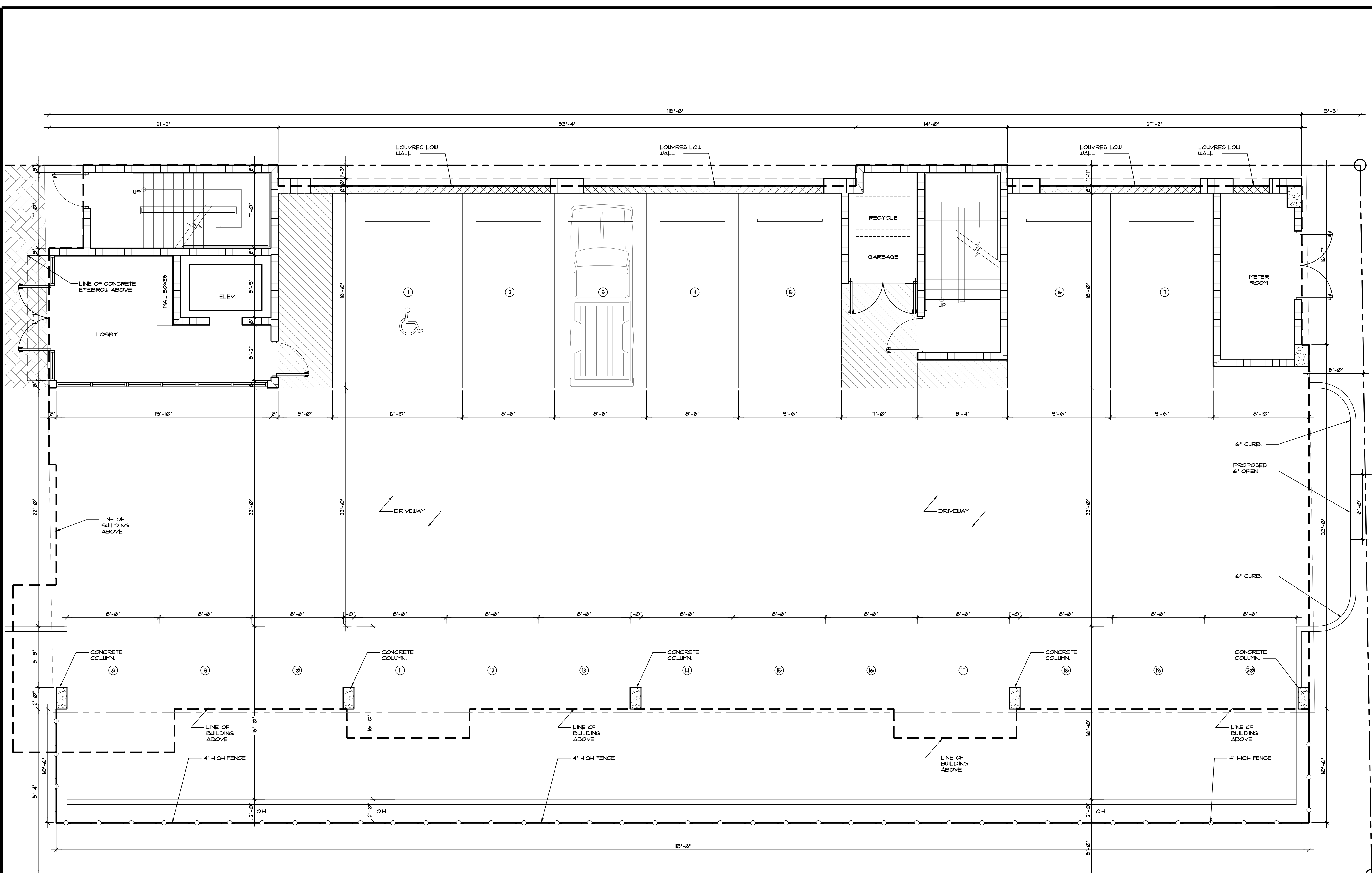
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1 04/03/18 T.A.C.	CC
2 6/18/2018 T.A.C.	CC

PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.  
 1950 FLETCHER STREET  
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SEAL: AR 0017852  
 LUIS LA ROSA

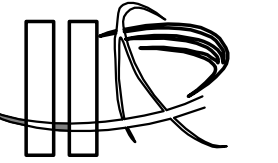
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DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

Δ = 1.1  
 OF SHEETS



1 PROPOSED FIRST FLOOR  
 SCALE: 1/4"=1'-0"

100% CONSTRUCTION DOCUMENTS



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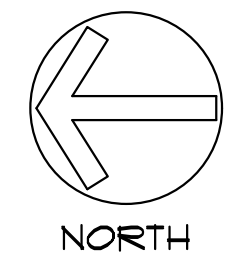
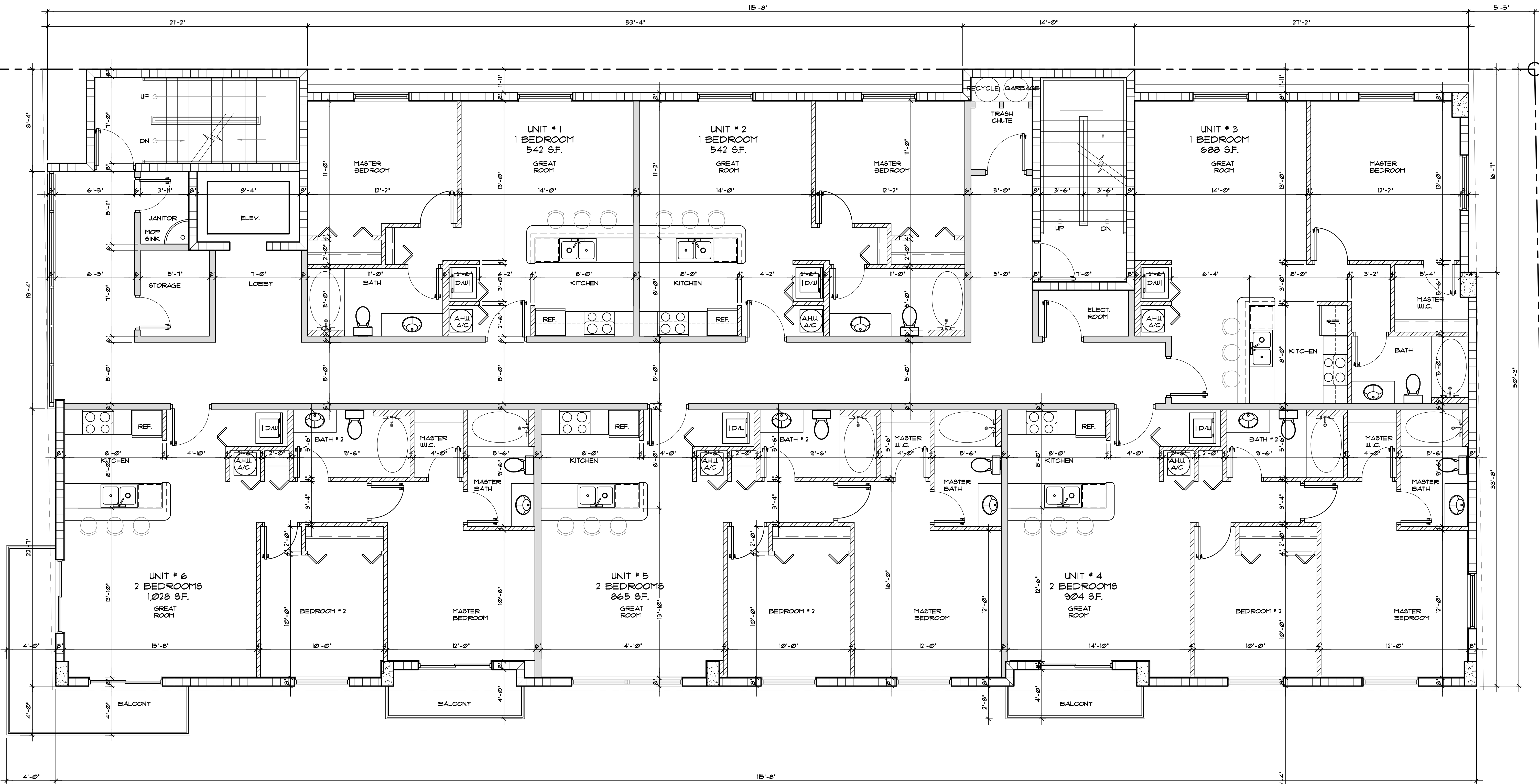
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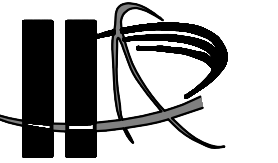
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DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

A-12  
 OF SHEETS



1 PROPOSED TYP. FLOOR PLAN (2ND & 3RD FLOOR)  
 SCALE: 1/4"=1'-0"

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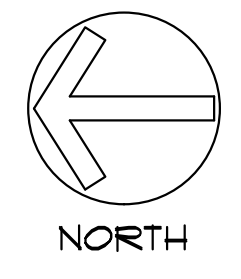
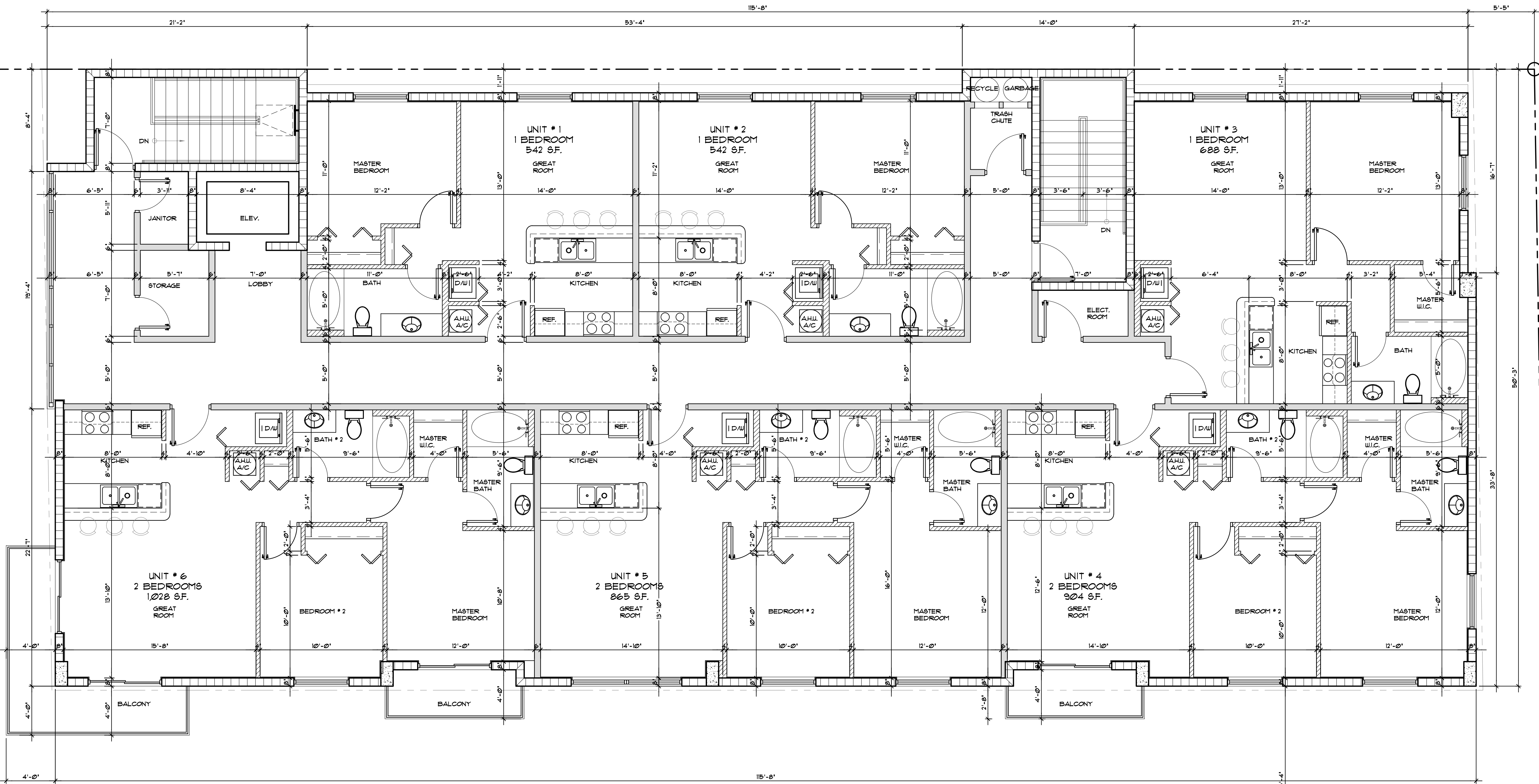
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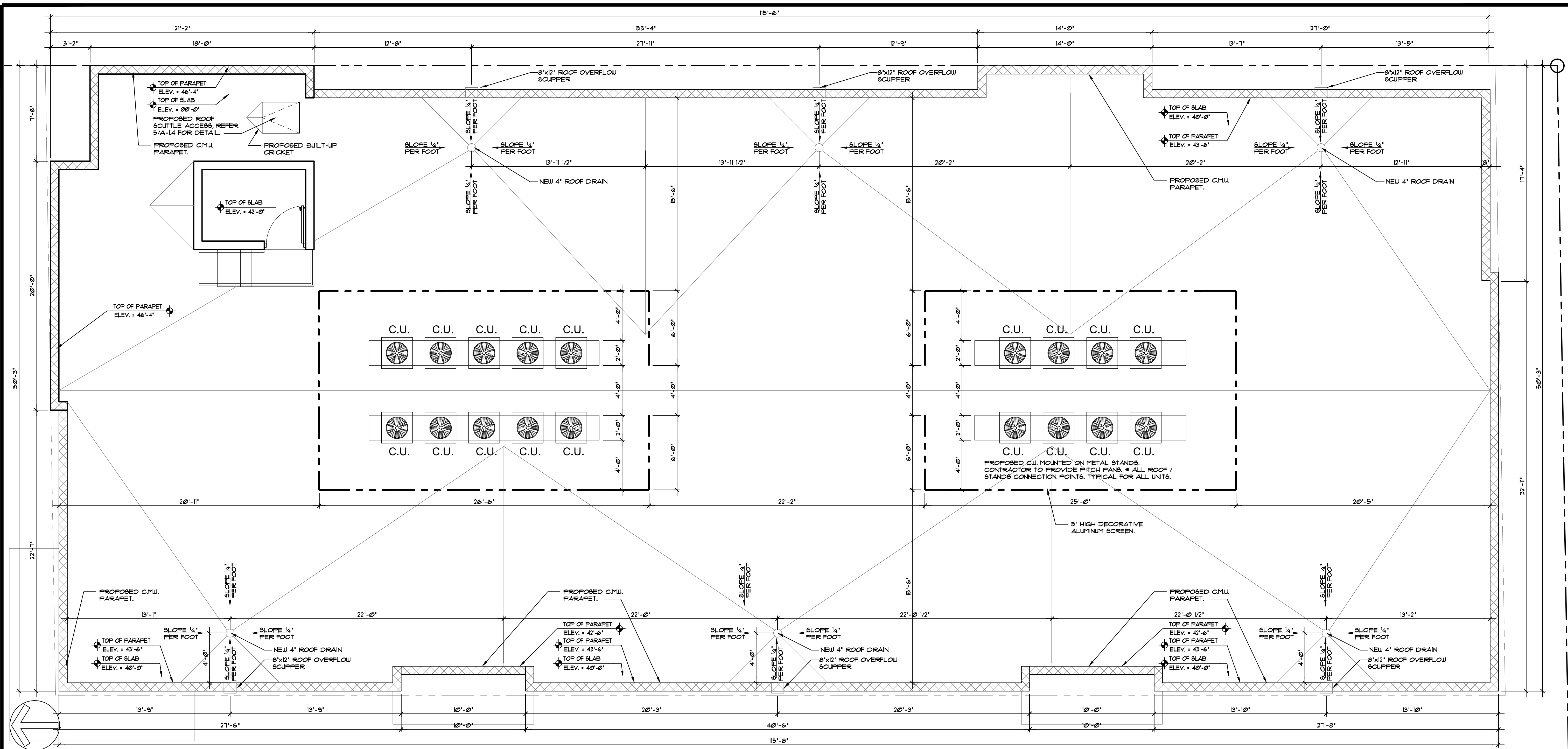
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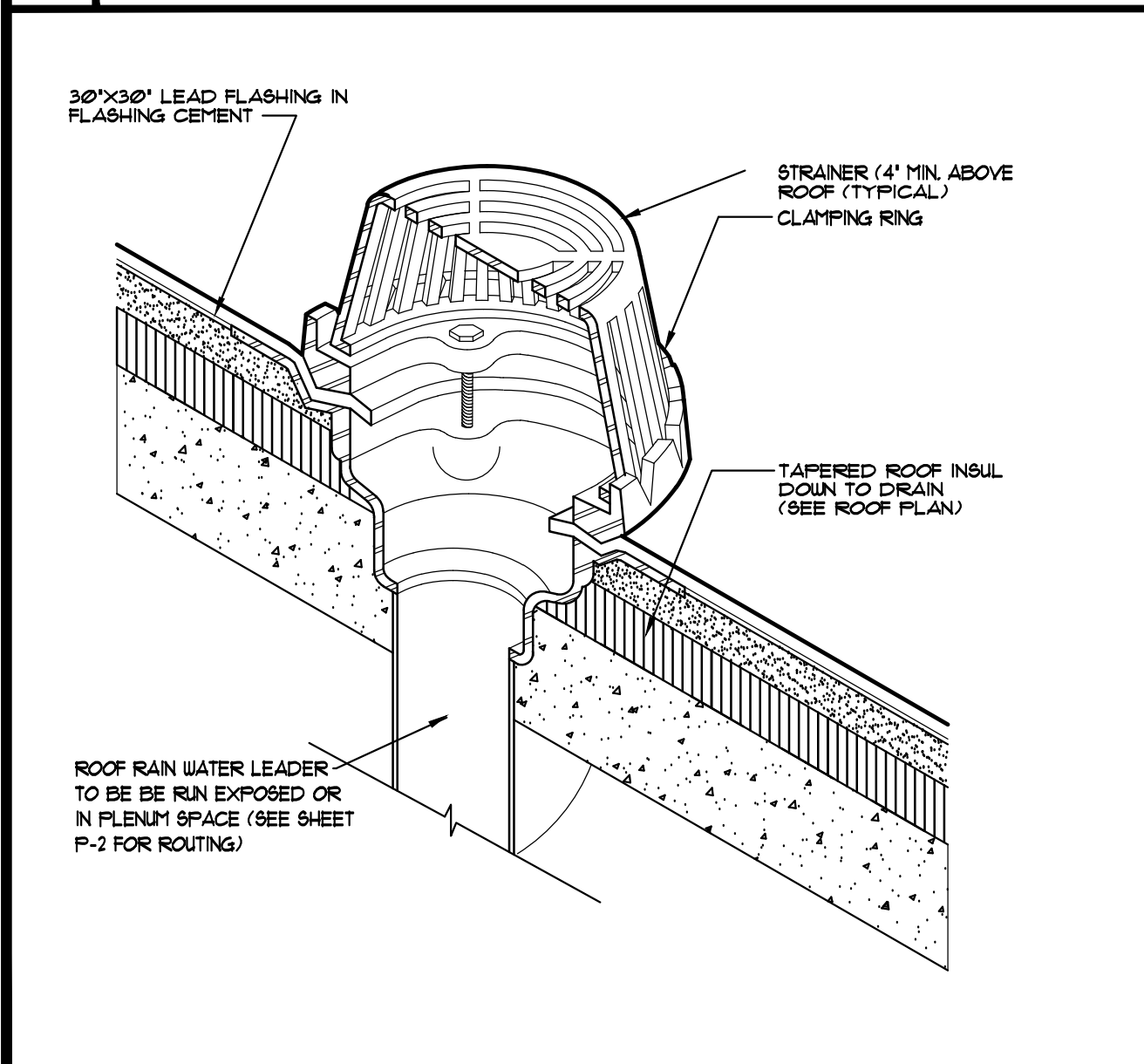


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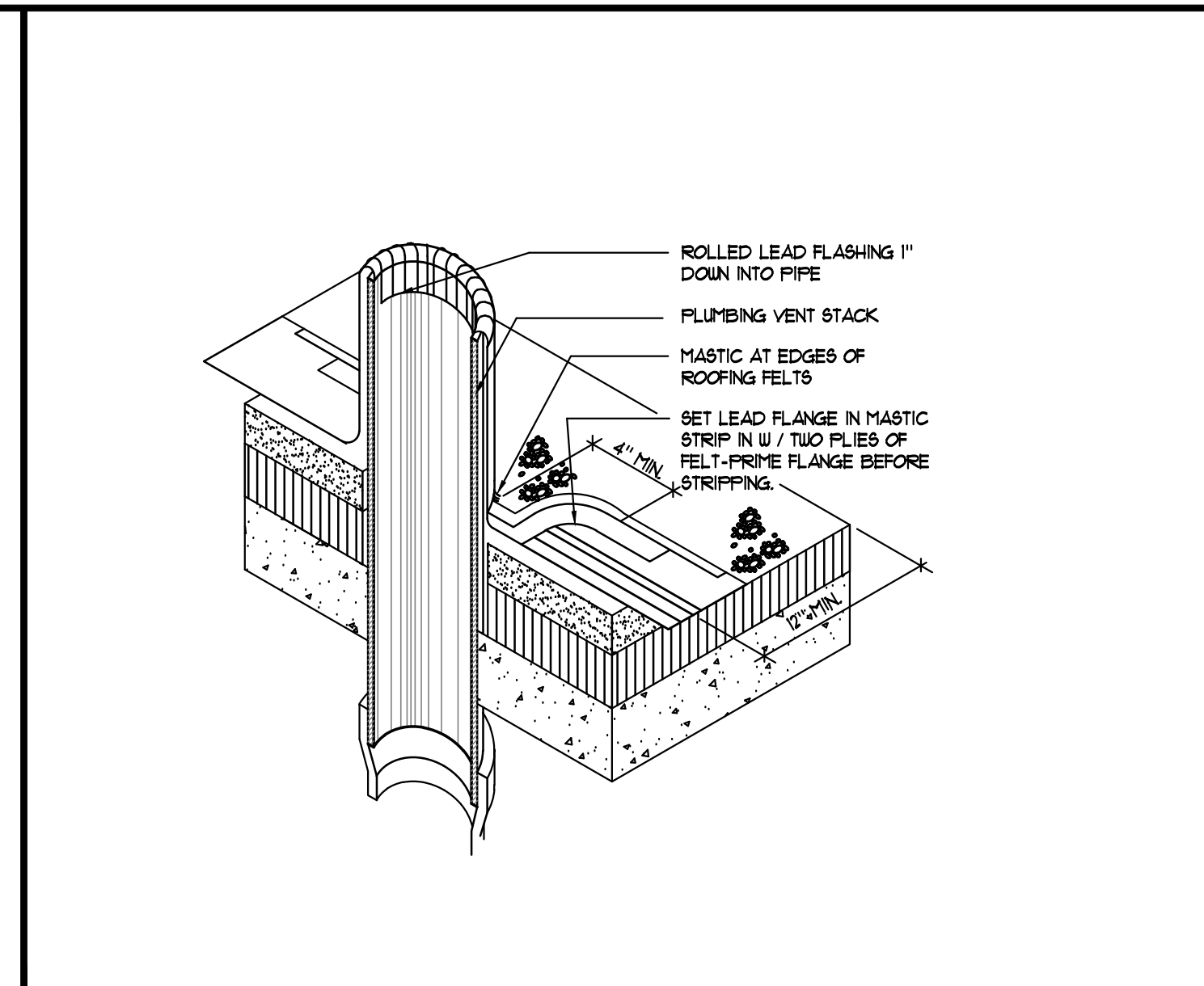
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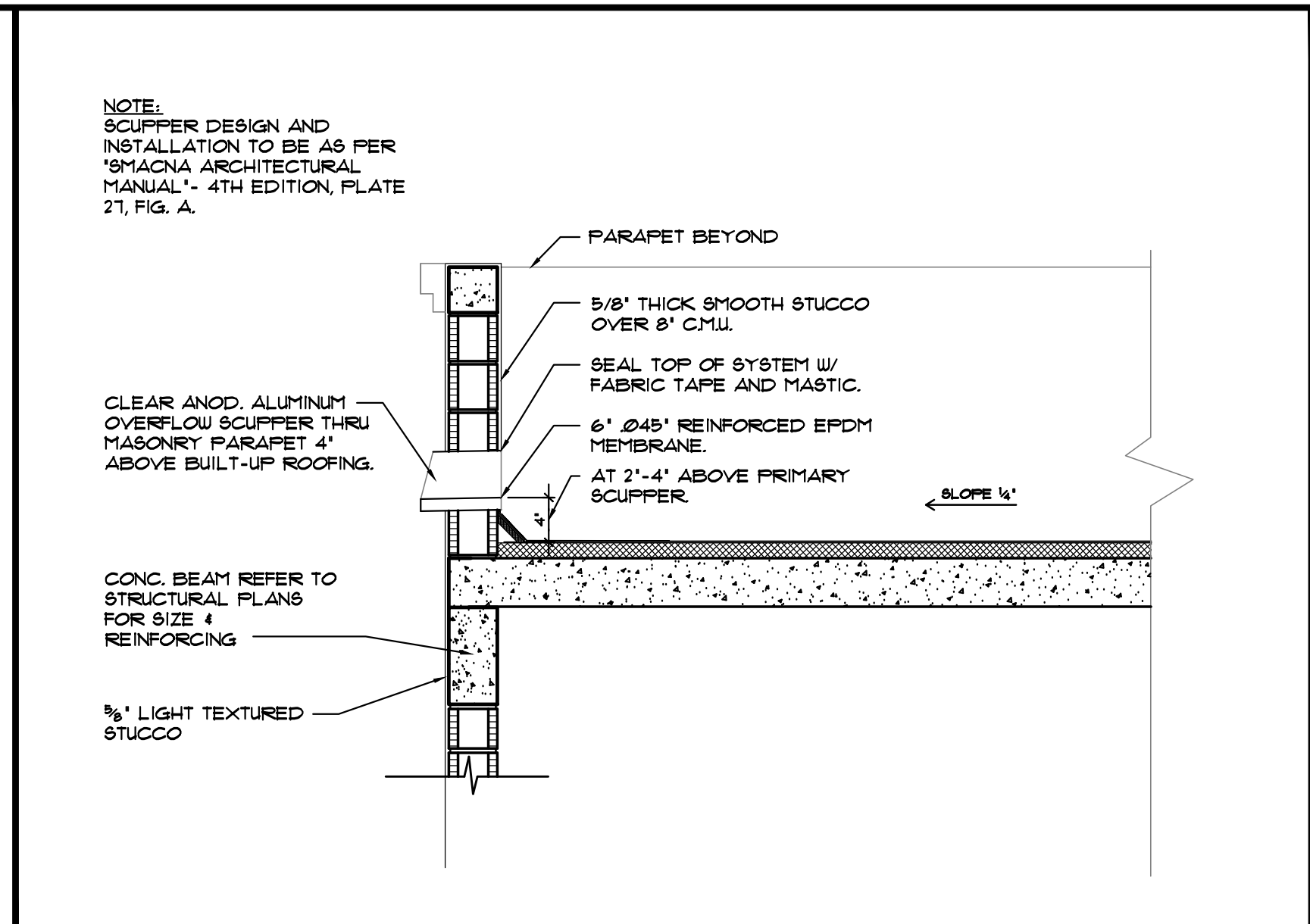
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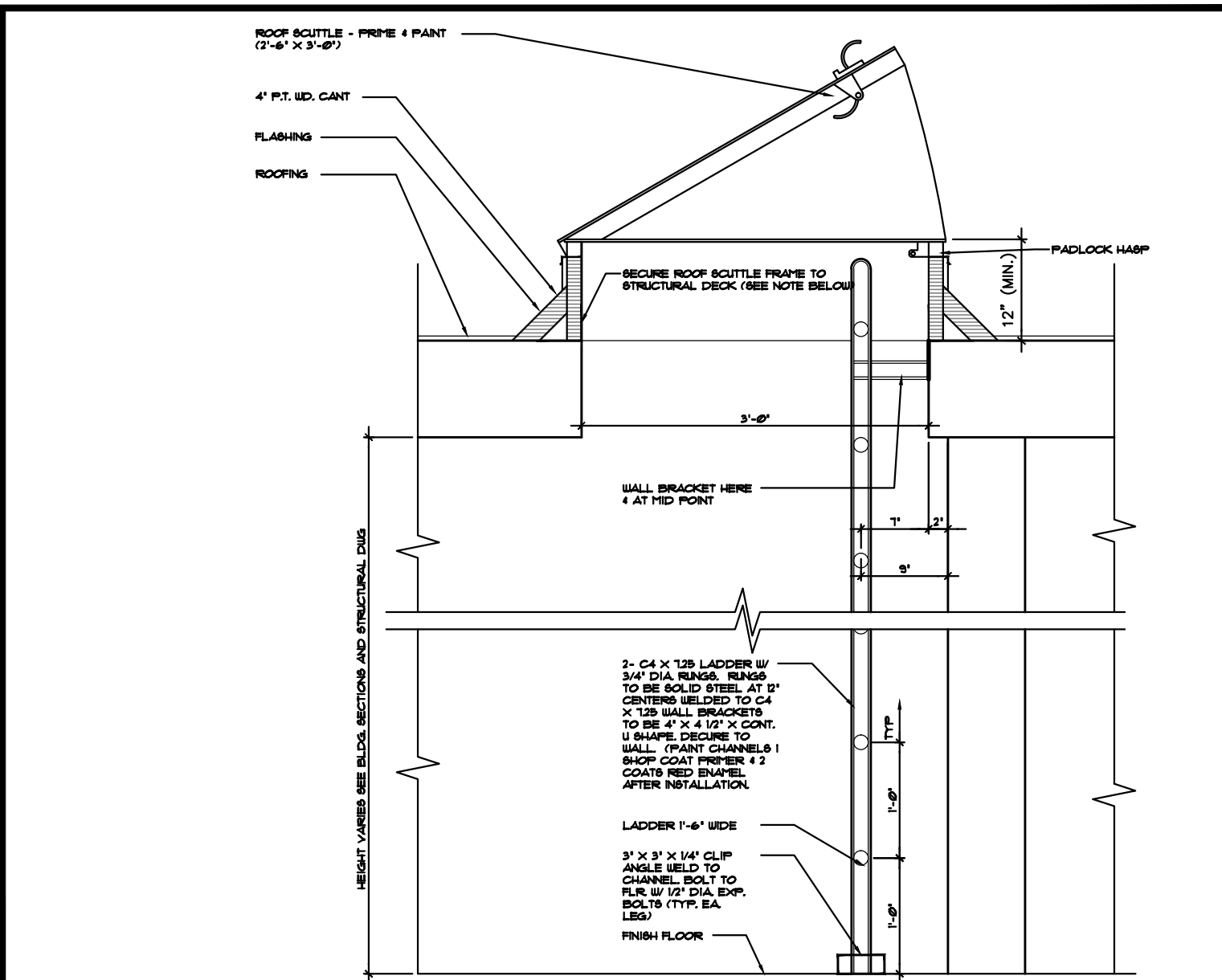
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SCALE: N.T.S.



**3 | DETAIL-TYP. VENT THRU ROOF**  
SCALE: N.T.S.



**4 | ROOF SCUPPER DETAIL**  
SCALE: 1/2"=1'-0"



**5 | ROOF SCUTTLE DETAIL**  
SCALE: 1 1/2"=1'-0"

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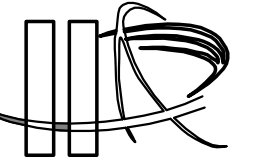
PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
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1950 FLETCHER STREET  
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SEAL: AR 0017852  
LUIS LA ROSA

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 LUIS LA ROSA

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DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

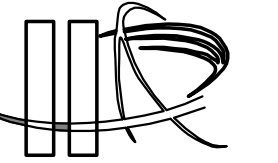
A-2.1  
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1 PROPOSED WEST ELEVATION  
 SCALE: 1/4"=1'-0"

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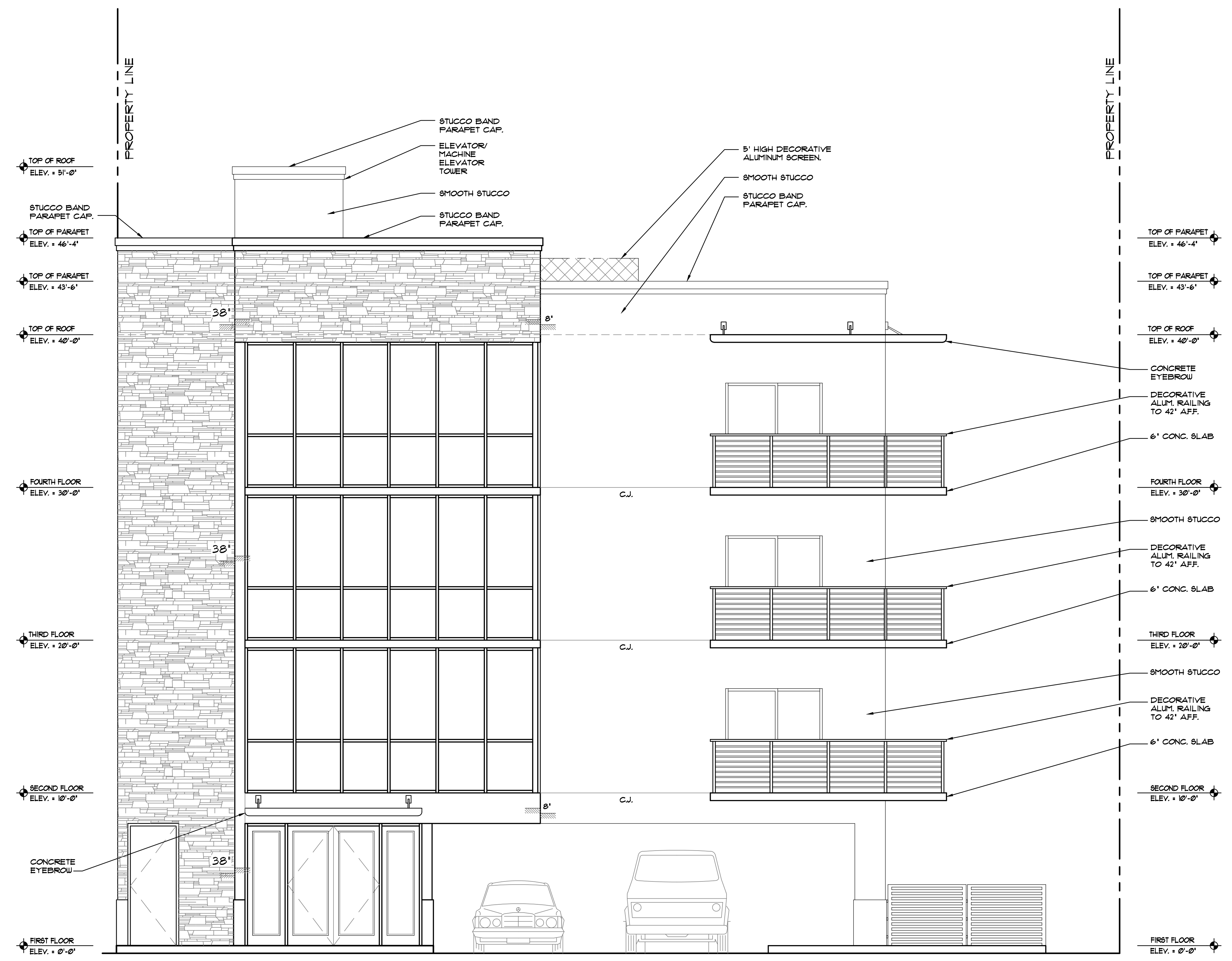
REVISION:	BY:
1 04/03/18 T.A.C.	C.C.
2 6/18/2018 T.A.C.	C.C.

PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.  
 1950 FLETCHER STREET  
 HOLLYWOOD, FL 33020

SEAL: AR 0017852  
 LUIS LA ROSA

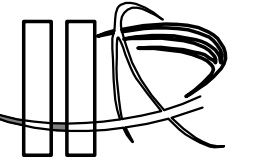
DRAWN	C.C.
CHECKED	LLR
DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

A-2.2  
 OF SHEETS



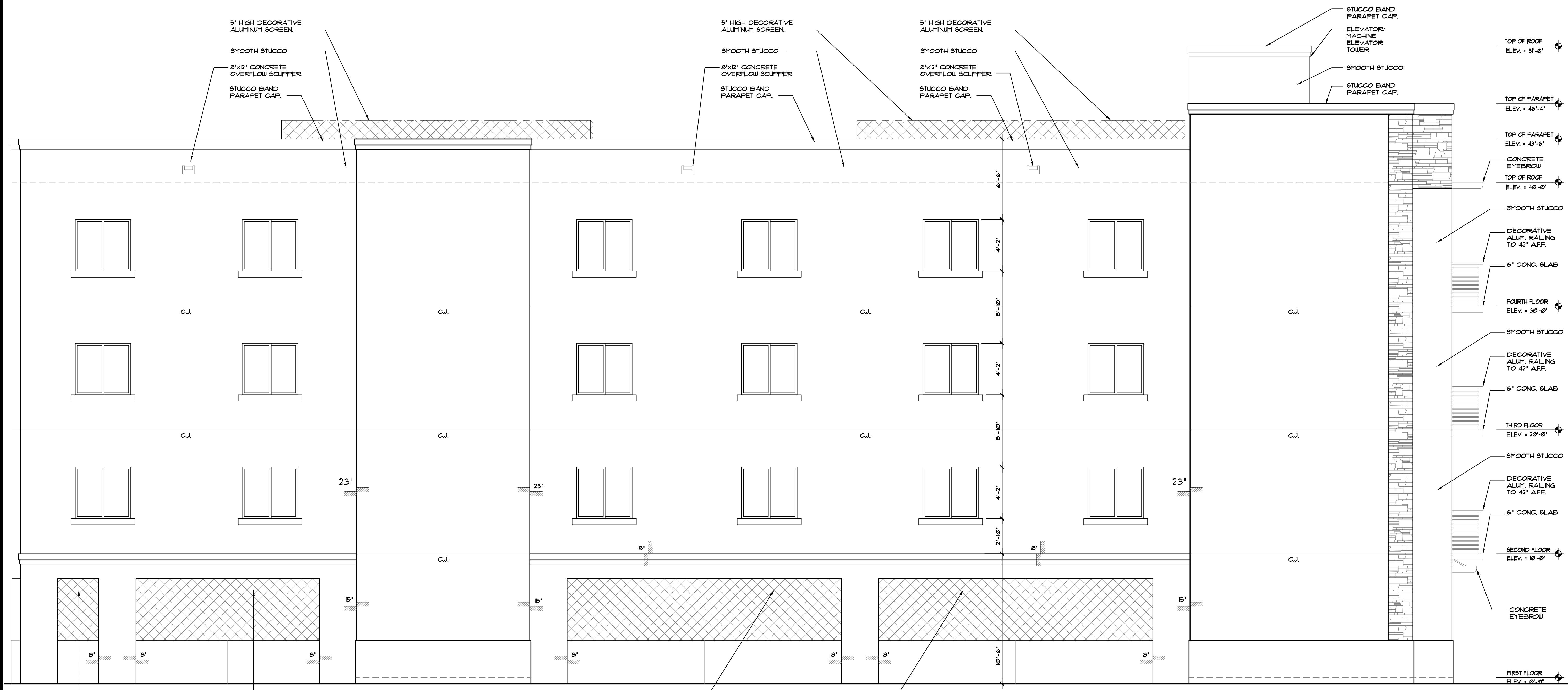
1 PROPOSED NORTH ELEVATION  
 SCALE: 1/4"=1'-0"

100% CONSTRUCTION DOCUMENTS



LLR Architects, Inc.  
 ARCHITECTURE & PLANNING  
 12980 S.W. 52 STREET  
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 Luis LaRosa - Registered Architect  
 AR#-0017852  
 AA#-26003893

REVISION:	BY:
1 24/03/18 T.A.C.	CC
2 6/18/2018 T.A.C.	CC



PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.  
 1950 FLETCHER STREET  
 HOLLYWOOD, FL 33020

SEAL: AR 0017852  
 LUIS LA ROSA

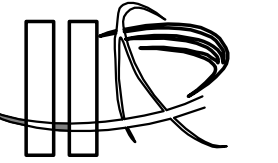
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DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

A-2.3

OF SHEETS

1 PROPOSED EAST ELEVATION  
 SCALE: 1/4"=1'-0"

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LLR Architects, Inc.  
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REVISION:	BY:
1 04/03/18 T.A.C.	C.C.
2 6/18/2018 T.A.C.	C.C.

PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
 YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.  
 1950 FLETCHER STREET  
 HOLLYWOOD, FL 33020

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	02/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

A-2.4  
 OF SHEETS



1 PROPOSED SOUTH ELEVATION  
 SCALE: 1/4"=1'-0"

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