

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 10/17/2022

Location Address: 1911 Rodman Street

Lot(s): 12 & 13 Block(s): 7 Subdivision: HOLLYWOOD Southside

Folio Number(s): 5142 22 10 1240

Zoning Classification: PS-1 Land Use Classification: R.A.C

Existing Property Use: SINGLE-FAMILY Sq Ft/Number of Units: 1

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 12-unit Multi-Family Apartments

Number of units/rooms: 12 Sq Ft: 11,809 S.F.

Value of Improvement: 1,600,000 Estimated Date of Completion: DEC. 2022

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

Name of Current Property Owner: RH INVESTMENT HOLDINGS LLC

Address of Property Owner: 3241 SW 44 ST FORT LAUDERDALE FL 33312

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: 12/26/2018 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



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 10/15/22

PRINT NAME: GIL BETZAUER Date: _____

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

PRINT NAME: Luis La Rosa Date: 10/15/22

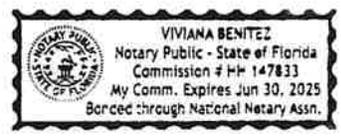
Signature of Tenant: _____ Date: _____

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 Luis La Rosa to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 15 day of October
[Signature]



[Signature]
Signature of Current Owner

GIL BETZAUER
Print Name

Notary Public
State of Florida

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



LLR Architects Inc.

Legal description- 1911 Rodman Street

Lot 12, less the West 10 feet thereof and all of Lot 13, Block 7, **HOLLYWOOD SOUTHSIDE ADDITION NO. 2**, according to the plat thereof recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.

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

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



LLR Architects Inc

October 17, 2022

RH Investment Holdings LLC
3241 SW 44 Street
Fort Lauderdale, FL 33312

FILE NUMBER: 22-DP-32

SUBJECT: Preliminary Site Plan review for an 12-unit residential development. (1911 Rodman).

SITE DATA

Owner/Applicant: RH Investments LLC
Address/Location: 1911 Rodman Street
Net Size of Property: 9,480 sq. ft. (0.22 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Pembroke Road Mixed-Use District (PS-1)
Present Use of Land: Single-family residence
Year Built: 1952 (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

North: Parkside Low Intensity Multi-Family District (PS-1)
South: Pembroke Road Mixed-Use District (PS-1)
East: Pembroke Road Mixed-Use District (PS-1)
West: Pembroke Road Mixed-Use District (PS-1)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

LLR Architects Inc.
12980 SW 52 Street
Miramar, FL 33027

(work) 305-403-7926
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc

Dear Board Members,

It's with great pleasure we are presenting a 12-unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 4-story, +/-11,800 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 4-story scale works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

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

4. Site Massing: The 4-story project is located 1 lot west of the corner of Rodman Street and 19th. ave. The setback is 15 feet on street side thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. The Lobby with exterior materials of raised band and irregular scoring and paint as well as the glass create a hierarchy and boldness along Rodman Street. The balance of the front façade has cantilevered balconies and recessed balconies. A cantilevered entry canopy defines the entry elegantly. This varied element prevents the front façade from being flat. The side façade also has similar features like wood and asymmetrical balconies of varying sized with 2 highlighted features clad with wood.

5.

This new 12- unit development will help the improvement of the surrounding neighborhood on Rodman St. We hope to have your support and acceptance of this new project.

Thank you for your time and consideration,

Sincerely,

Luis La Rosa
Registered Architect-AR#0017852

LLR Architects Inc.
12980 SW 52 Street
Miramar, FL 33027

(work) 305-403-7926
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.



1911 Rodman – Subject property (view to North)



View from Rodman Street Neighbor to West of Subject property

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

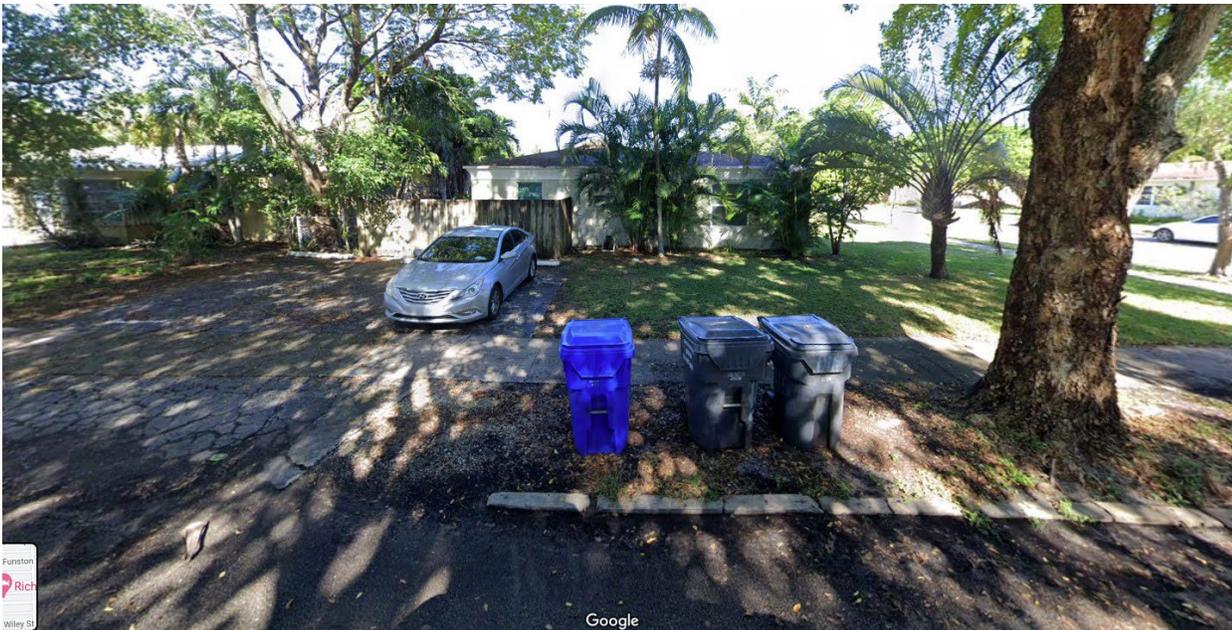
(office) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.



View from Rodman Street Neighbor to East of Subject property



View from Rodman Street Neighbor to South of Subject property

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

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



PROPOSED 12-UNITS MULTI FAMILY APARTMENT FOR:
 RH INVESTMENT HOLDINGS LLC
 1911 RODMAN STREET
 HOLLYWOOD, FLORIDA 33021



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



LOCATION MAP

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
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 A-2.4 EAST ELEVATION

TAC-1 meeting date: 09.19.2022
 TAC-2 meeting date: 11.01.2022

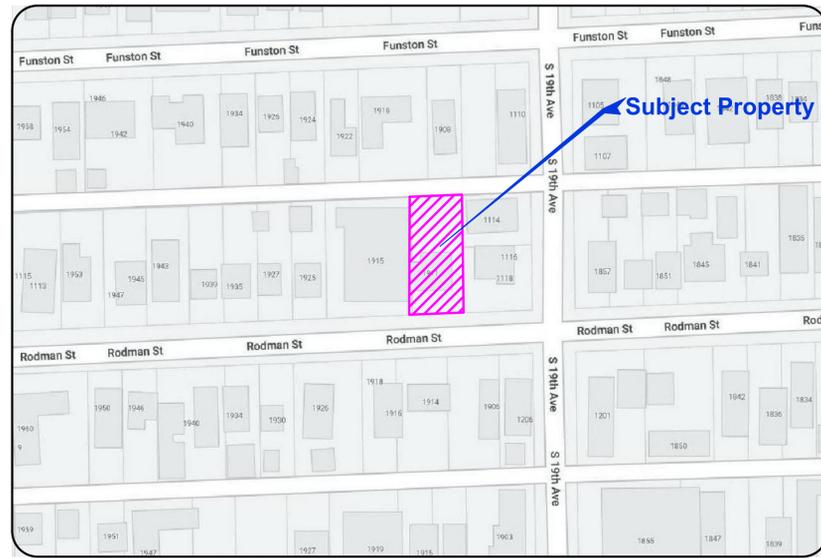
ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF THE NW 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



0 10 20

SCALE: 1" = 20'



1 VICINITY MAP

Not to Scale



5 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on February 10th, 2021 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA 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.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- 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.
- This property has access to and from a duly dedicated and accepted public Right of Way: Rodman Street - along the South property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: City of Hollywood Bench Mark CITY BM Elevation = 4.59 feet NGVD 29° X cut in NW corner of catch basin at the NW corner of South 14th Avenue and Rodman Street
Bench Mark # 2: Broward County Engineering Department Bench Mark BM 1135, Elevation = 10.770 feet NGVD 29° "Square" cut in South edge of concrete sidewalk and the center of sidewalk leading to Stevens Funeral Homes Residence #315 Pembroke Road, Hollywood, 100 feet East of NW 4th Avenue, 38 feet South of centerline of asphalt of Pembroke Road, 60 feet East of Power Pole.
*National Geodetic Vertical Datum of 1929 (NGVD 29)
- This ALTA 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. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1" = 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the North Right-of-Way of Rodman Street, being S87°23'01"W.
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Westcor Land Title Insurance Company, File No. 18-59806, Dated November 6th, 2018 @ 8:00 AM. Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:
Item # 1 thru Item # 7: Not survey related matters.

Item # 8: This parcel is subject to restrictions, reservation, setbacks and easements, covenants, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 3, Page(s) 17 of the Public Records of Broward County, Florida. Refer to Survey Map for platted lot configuration, geometry and right of way width.

2 PROPERTY ADDRESS

1911 Rodman Street, Hollywood, Florida 33020

3 LEGAL DESCRIPTION

Parcel 1 of Title Commitment
Lot 12, less the West 10 feet thereof and all of Lot 13, Block 7, **HOLLYWOOD SOUTHSIDE ADDITION NO. 2**, according to the plat thereof recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.

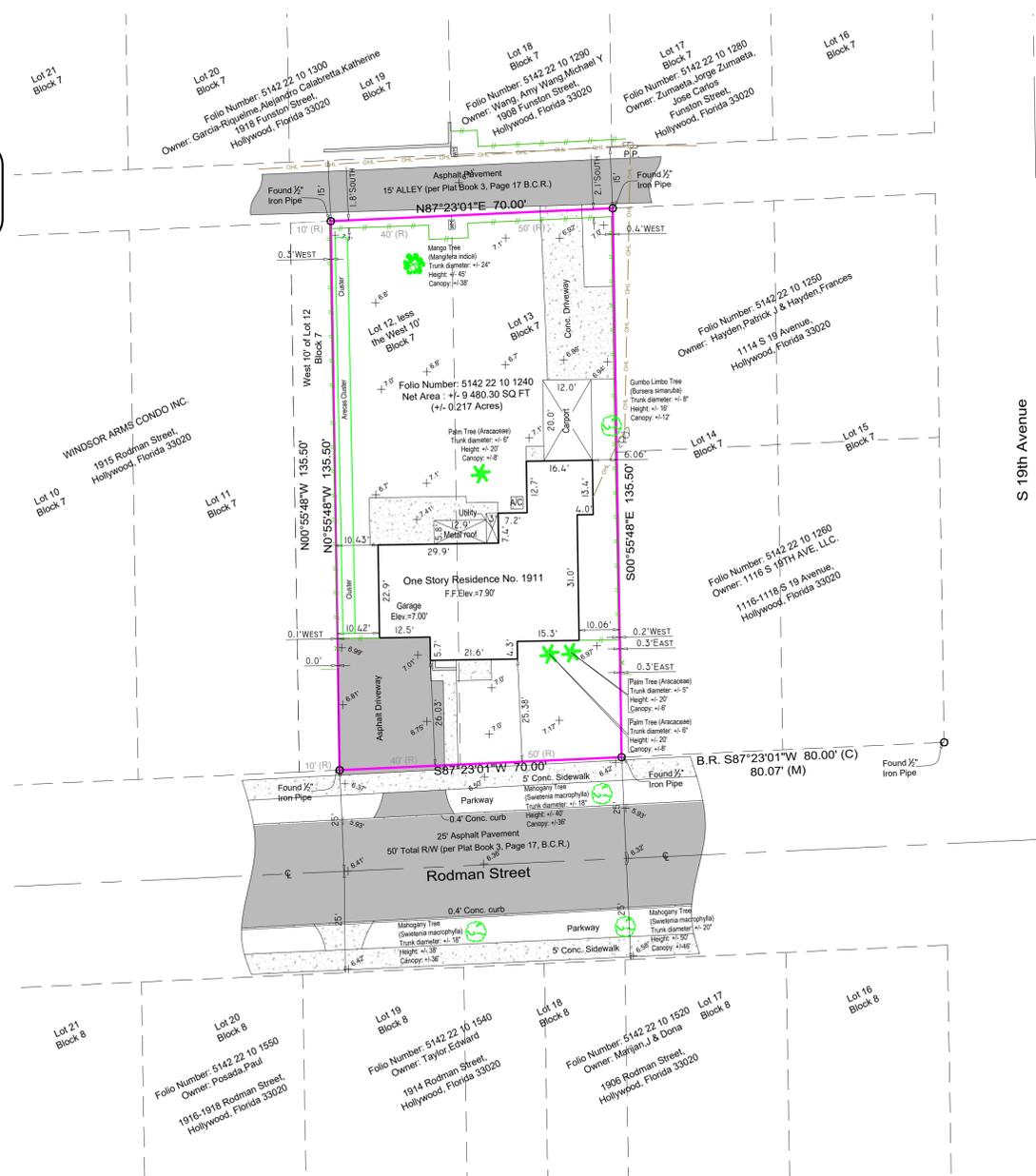
4 AREA TABULATION

Net Area of subject parcel: 9 480.30 SQ FT (+/- 0.22 Acres)
Gross Area of subject parcel: 11 755.16 SqFt (+/-0.27 Acres)

6 ZONING INFORMATION

Zoning District: PS-1 (as per City of Hollywood Zoning Map)

9 IMPROVEMENTS SKETCH



7 CERTIFICATIONS

I hereby certify to: RH Investment Holdings LLC; Westcor Land Title Insurance Company; Melissa Green Ramsden; RH Investment Holdings, LLC its successors and/or assigns, as their interests may appear.
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, 6 a) (as per County website, zoning report not provided), 7 (a) (1), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 18, and 19 of Table A thereof.
Date of Plat or Map: February 16th, 2021

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

8 PROJECT NUMBER

21309

SHEET 1 OF 1

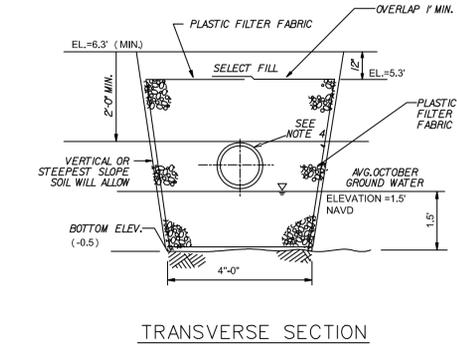
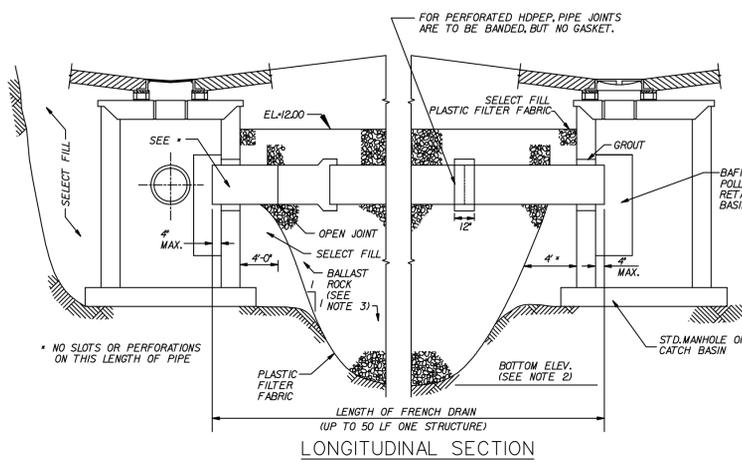
LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- ASPHALT
- 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
- CALCULATED
- FIELD MEASURED
- PER PLAT
- PROFESSIONAL SURVEYOR AND MAPPER
- AIR CONDITIONER PAD
- ENCROACHMENT
- FINISHED FLOOR ELEVATION
- NOTES PLAT BOOK XX - PAGE XX
- OFFICIAL RECORD BOOK
- CONCRETE BLOCK STRUCTURE
- RIGHT OF WAY
- ELEVATION
- SECTION
- TOWNSHIP
- RANGE
- RECORD
- BROWARD COUNTY RECORDS

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@belloland.com • www.bellolandsurveying.com



This survey is being revised on May 12th, 2022 to incorporate survey-related matters listed on that Title Report (TR) dated May 3rd, 2022, prepared by Demo Westcor Shared Operations. According to said Title Report, the owner of record for this parcel is: RH Investment Holdings LLC, a Florida limited liability company, by virtue of Warranty Deed recorded in Instrument Number 115630301, Public Records of Broward County, Florida.
According to said Report, there are no active encumbrances affecting this subject property.
FIELD WORK has not been updated.



- NOTES:
1. PLASTIC FILTER FABRIC (AT EA SIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 2.00' NAVD. REFERENCE: BROWARD COUNTY WM 13.1-FUTURE CONDITIONS AVERAGE WEL SEASON GROUNDWATER ELEVATION MAP.
 5. PLUG STUB PIPES WITH 1/2" X 1/2" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE)
- 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 THROUGH OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN AS PER WM-13.1.

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

XX	DENOTES EXISTING GRADE
XX	DENOTES PROPOSED GRADE

WATER & SEWER DEMAND
 12 UNITS X 250 GPD/UNIT = 3,000 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.

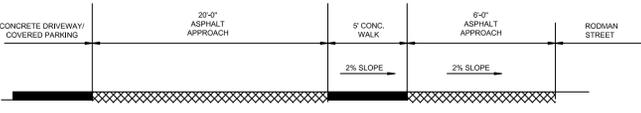
FIRE FLOW CALCULATION:
 CODE: F.F.C. 2011 EDITION & NFPA 220

BUILDING TYPE: - I
 TOTAL AREA: 13,999 SF.
 TYPE OF OCCUPANCY: APARTMENT BUILDING
 AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

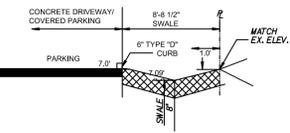
TABLE 18.4.5.12- 0-22,000 SF. = 1,500 GPM FOR A DURATION OF 2 HOURS
 A REDUCTION OF 15% SHALL BE PERMITTED TO BE APPLIED
 MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

1,500 GPM X .25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE- 600 GPM @2PSI)

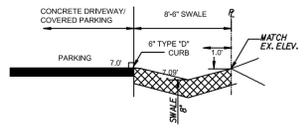
FLOW TEST RESULTS:
 STATIC = 55 PSI
 RESIDUAL = 52 PSI
 TOTAL FLOW = 1,060 + 320 GPM = 1,380 GPM



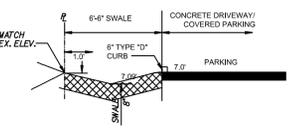
SECTION "A-A"
 N.T.S.



SECTION "B-B"
 N.T.S.

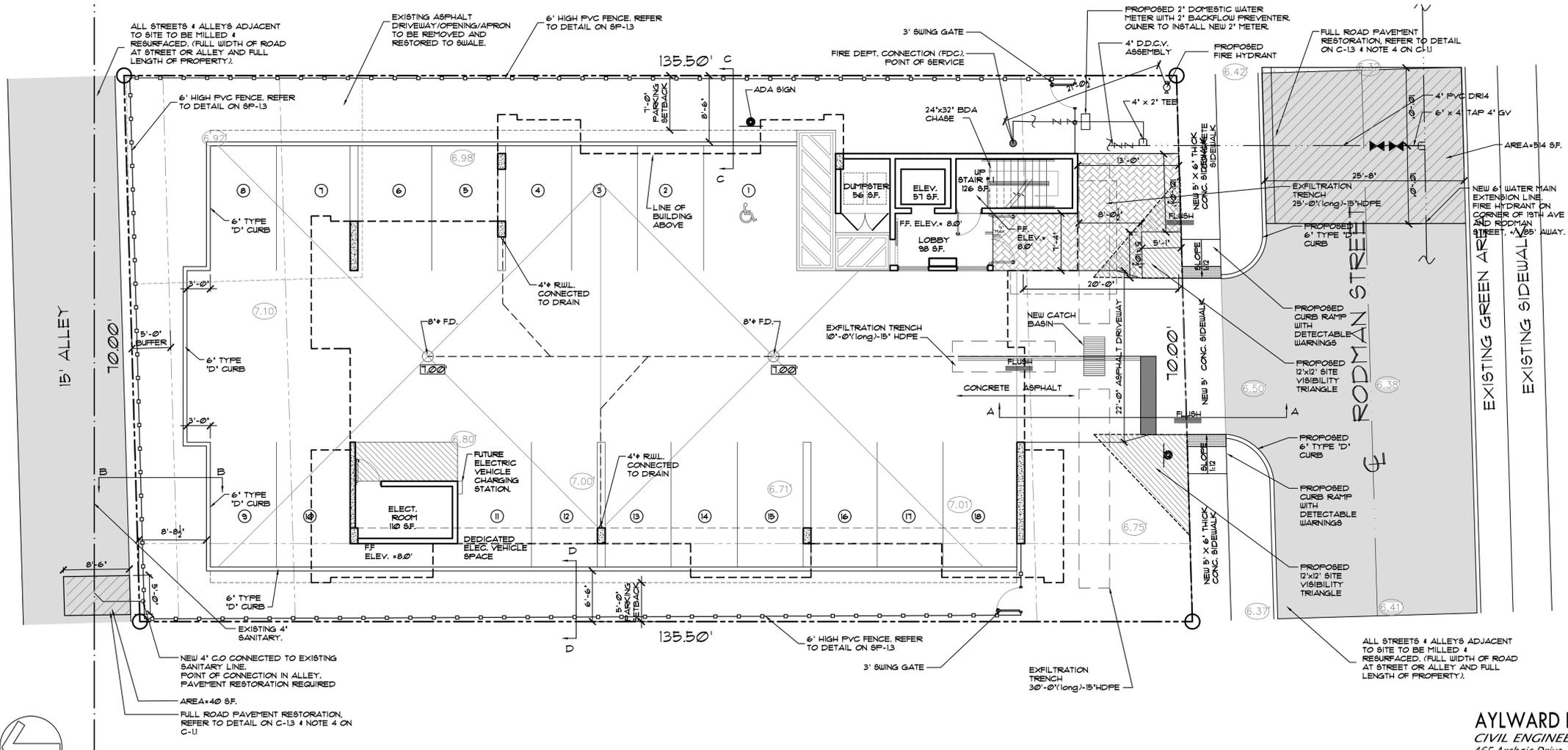


SECTION "C-C"
 N.T.S.



SECTION "D-D"
 N.T.S.

- NOTE:
- 1). ROOF DRAINING WILL BE CONNECTED TO GROUND FLOOR DRAINS & GROUND FLOOR.
 - 2). LOBBY TO BE FLOOD PROOFED TO 9.5'
 - 3) THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
 - 4) ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY). (IDENTIFIED IN GRAY HATCH)



1 PROPOSED PAVING, GRADING, WATER & SEWER PLAN

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

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

LLR Architects, Inc.
 ARCHITECTURE & PLANNING
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Luis La Rosa Registered Architect
 AR#-0017852
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REVISION:	BY:
1) 10/17/22 TACM RESPONSE	CC
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3) 02/15/23 PDB SIGN-OFF	FC

PROPOSED 12-UNITS MULTI FAMILY APARTMENT FOR:
 RH INVESTMENT HOLDINGS LLC
 1911 RODMAN STREET
 HOLLYWOOD, FLORIDA 33021

SEAL: AR 0017852
 LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	07/12/21
SCALE	AS NOTED
JOB. NO.	021-003
SHEET	

C-1.1
 OF SHEETS

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 CONTRACTOR IS DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO DETERMINE 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 APPROVED OTHERWISE 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 DOCUMENTS' 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
 APPROVED: XXX
GENERAL NOTES
 DRAWING NO. **G-00**

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
 APPROVED: XXX
GENERAL NOTES (CONTINUED)
 DRAWING NO. **G-00.1**

GENERAL NOTES (CONTINUED):

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CUBES, 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 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-SODED.
- 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 RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO AND 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
 APPROVED: XXX
GENERAL NOTES (CONTINUED)
 DRAWING NO. **G-00.2**

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.
- Always call 811 two full business days before you dig

- 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 METTERED, 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
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 APPROVED: XXX
GENERAL NOTES (CONTINUED)
 DRAWING NO. **G-00.3**

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1. 10/17/22 TACM RESPONSE	CC
2. 12/20/22 TACM RESPONSE	FC
3. 02/15/23 PDB SIGN-OFF	FC

PROPOSED 12-UNITS MULTI FAMILY APARTMENT FOR:
RH INVESTMENT HOLDINGS LLC
 1911 RODMAN STREET
 HOLLYWOOD, FLORIDA 33021

SEAL: AR 0017852
 LUIS LA ROSA

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CHECKED	LLR
DATE	07/12/21
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JOB NO.	021-003
SHEET	C-1.2

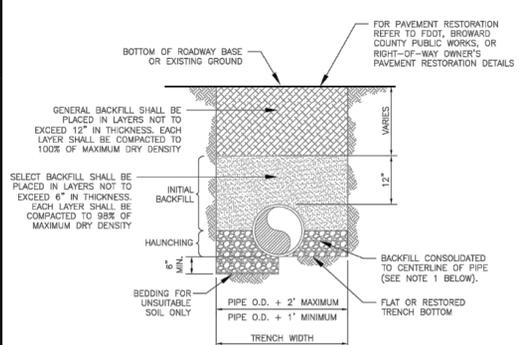
OF SHEETS

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	18" minimum	Alternate 3 ft minimum
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	18 ft preferred 6 ft minimum	12" minimum	Alternate 6 ft minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

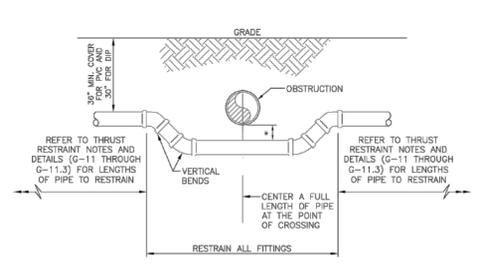
- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP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

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

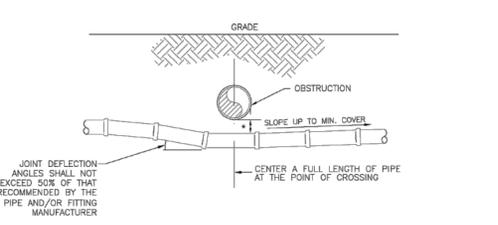


- NOTES:**
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK), 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 90% 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 ASTM T-180 AND ASTM D-3017.
 - BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

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 DRAWN: EAM
 APPROVED: XXX
PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)
 DRAWING NO. **G-02**

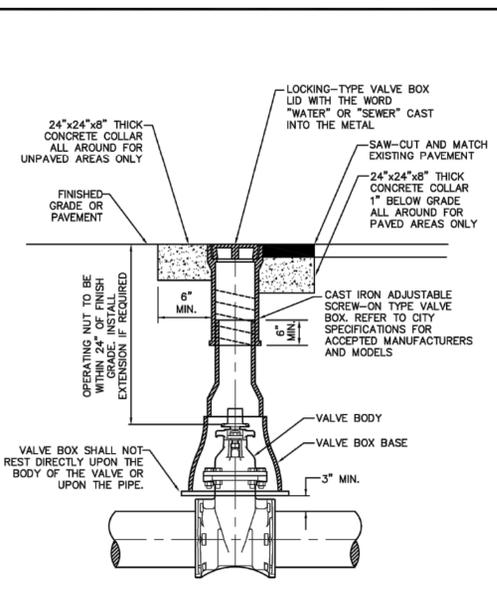


UTILITY CROSSING USING FITTINGS



UTILITY CROSSING USING JOINT DEFLECTIONS

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UTILITY CROSSING DETAIL
 DRAWING NO. **G-04**



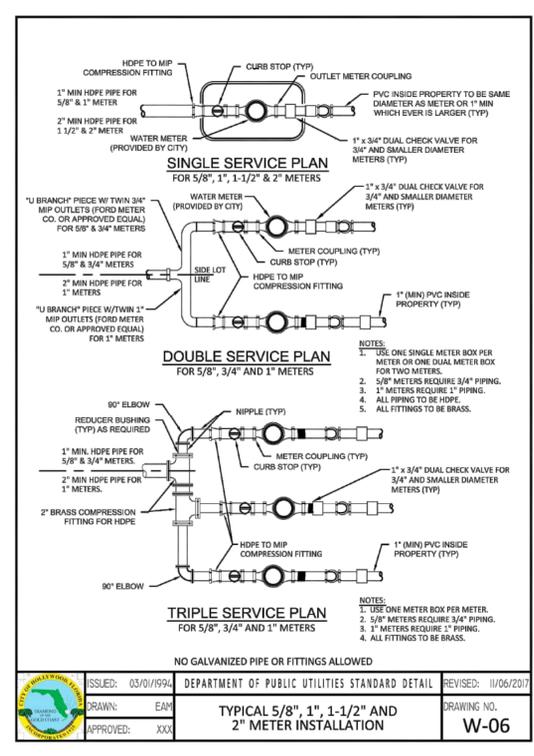
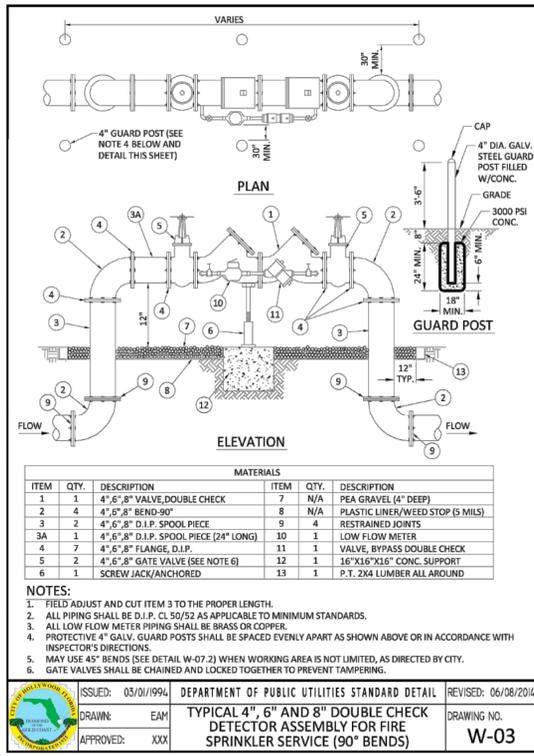
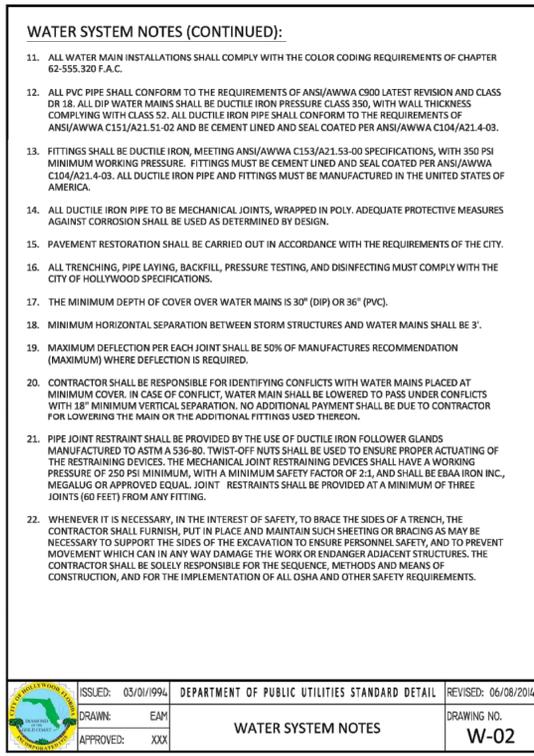
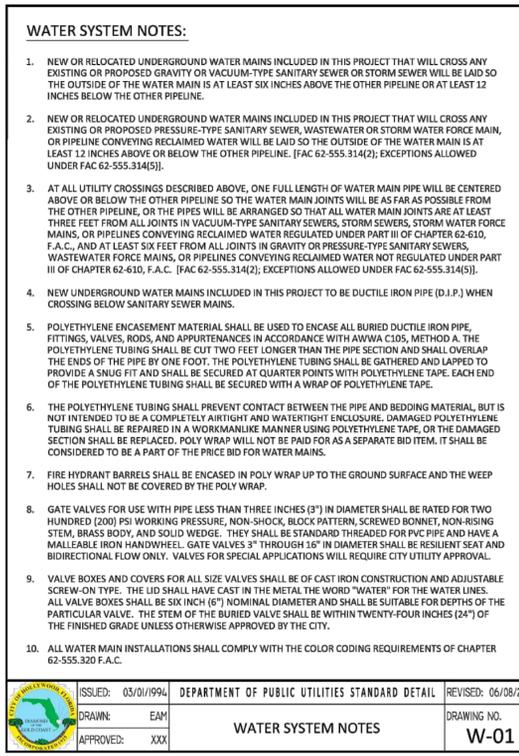
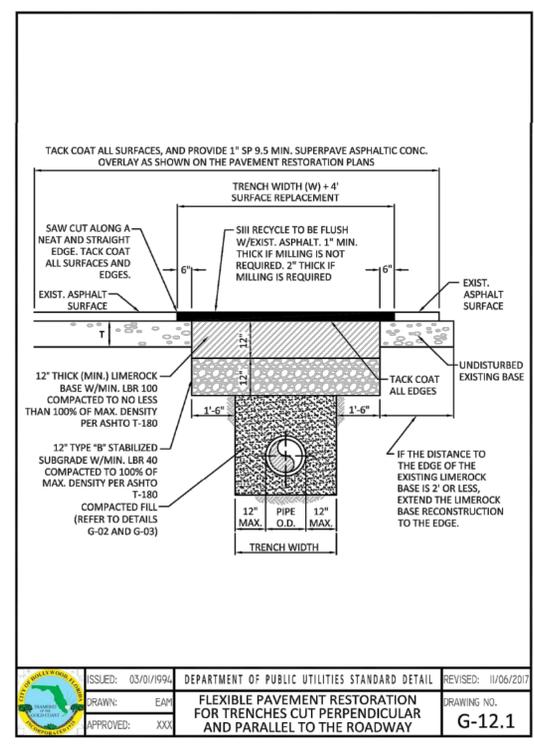
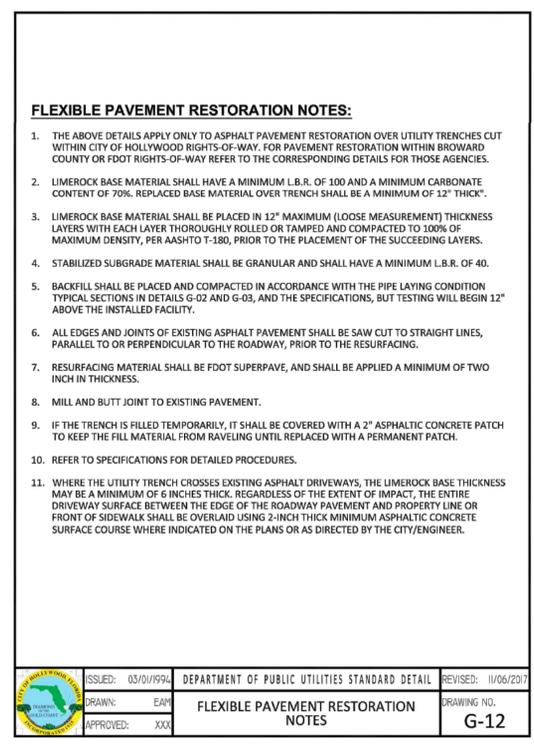
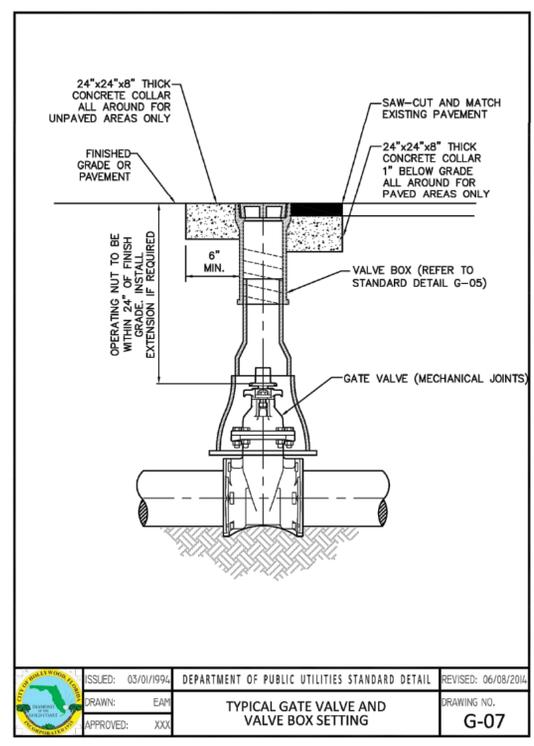
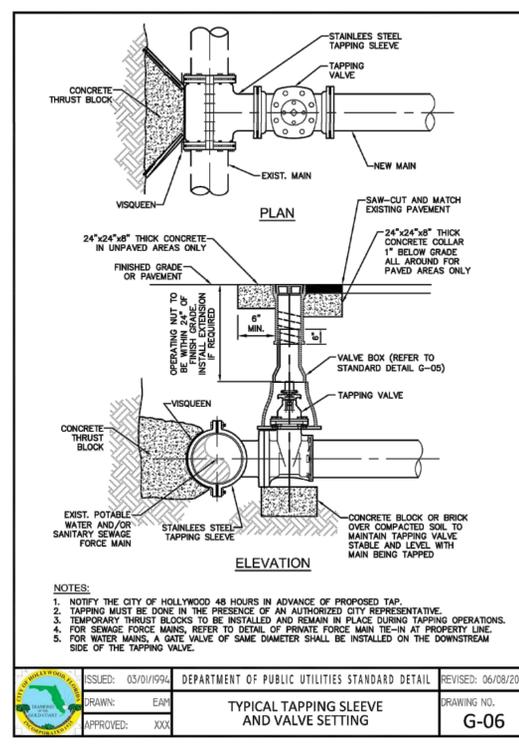
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 APPROVED: XXX
TYPICAL VALVE BOX SETTING
 DRAWING NO. **G-05**

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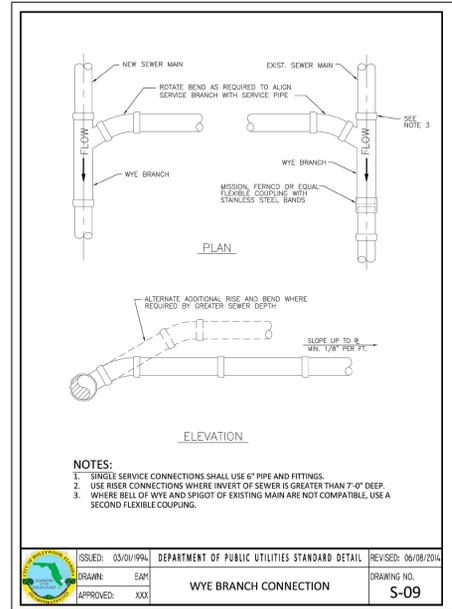
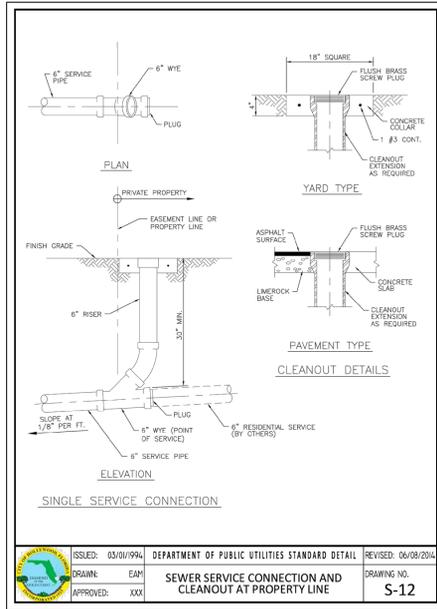
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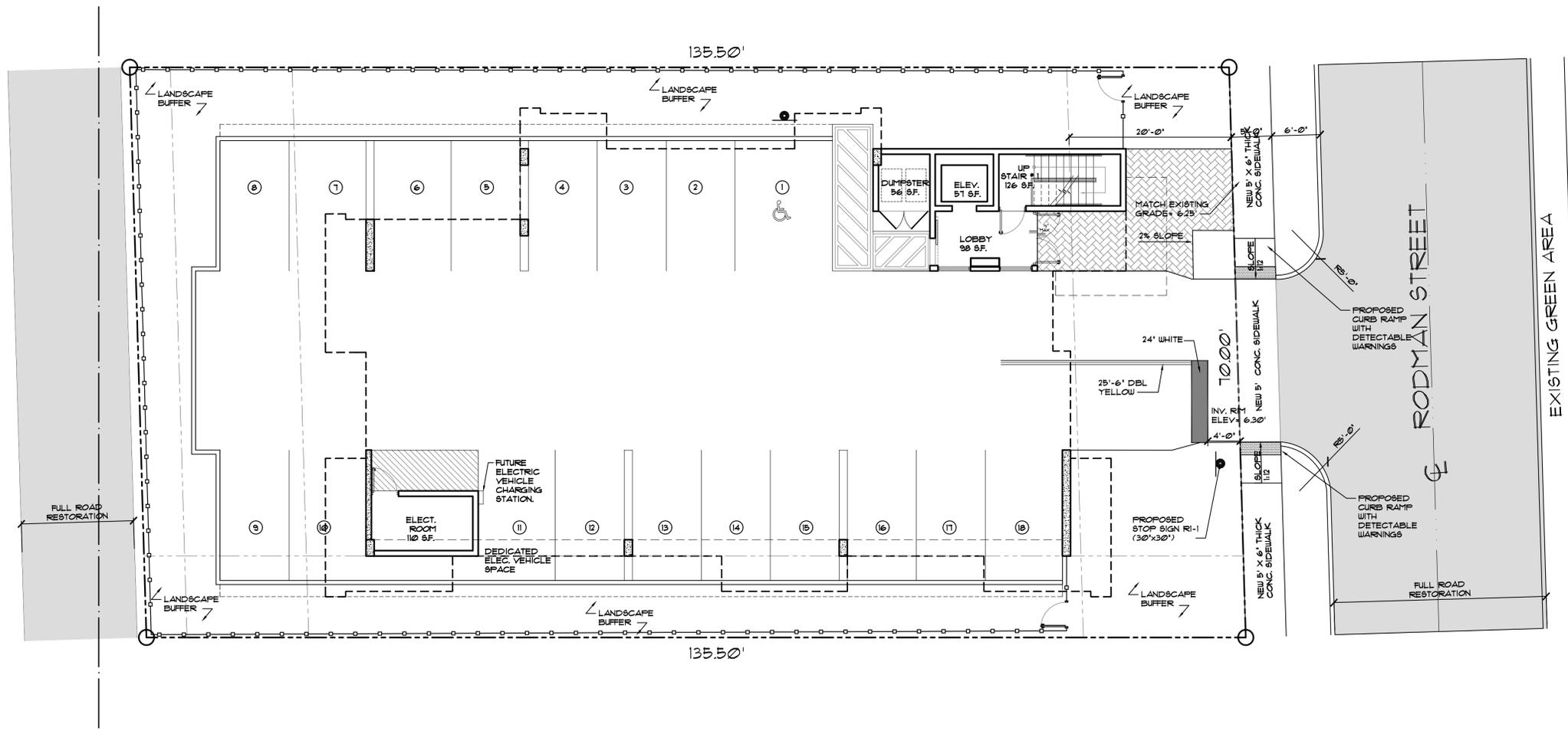


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 APPROVED: XXX DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE
 DRAWING NO. S-12

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAP DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 APPROVED: XXX DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
WYE BRANCH CONNECTION
 DRAWING NO. S-09



1 PAVEMENT MARKINGS PLAN
 SCALE: 1/8"=1'-0"

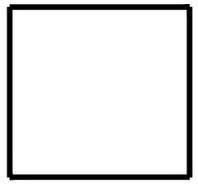
AYLWARD ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 465 Archaic Drive, Winter Haven, Florida 33880 EB/LB No. 5183
 954-424-5852 or 305-827-2216

08/22/23 AG COMMENTS

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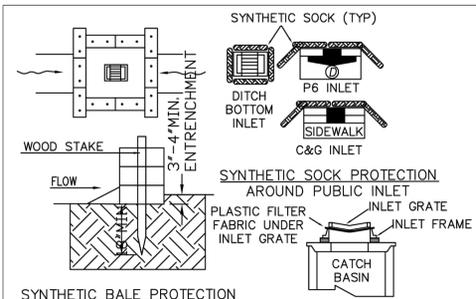
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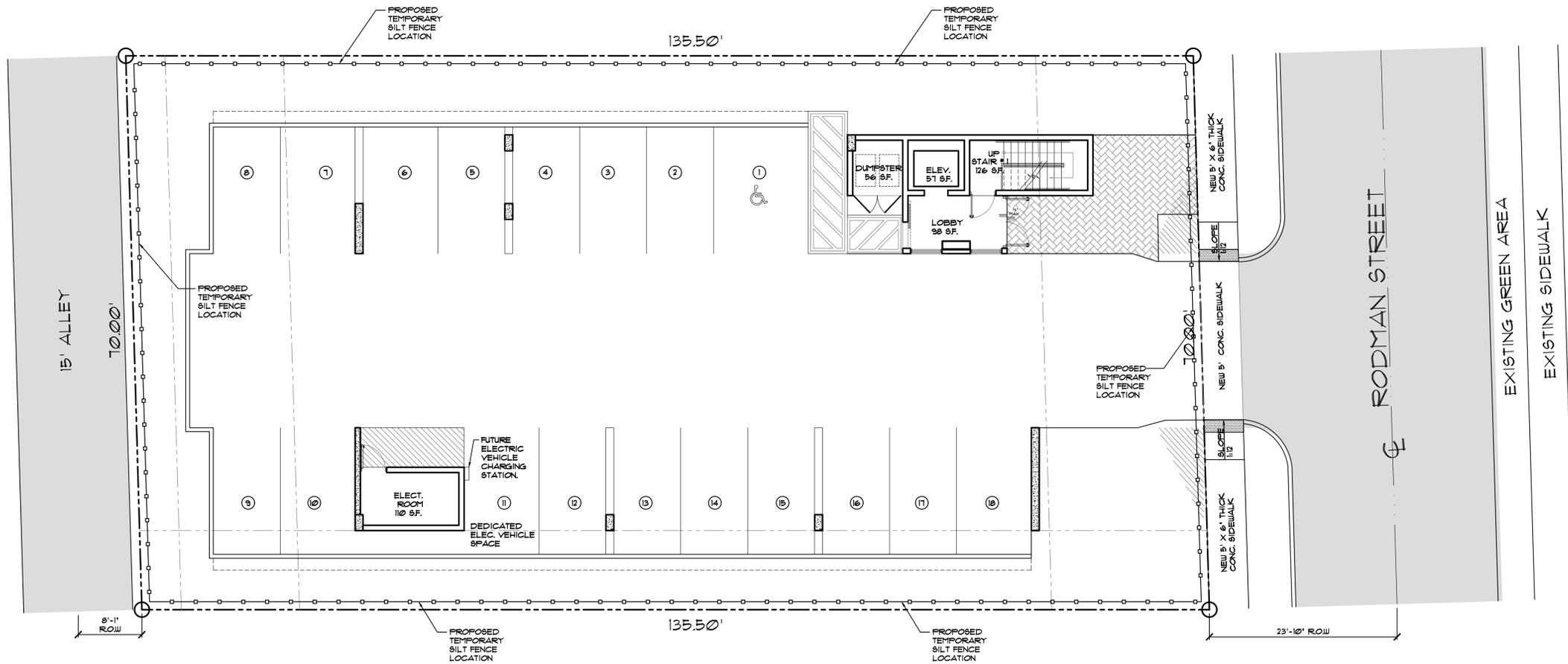
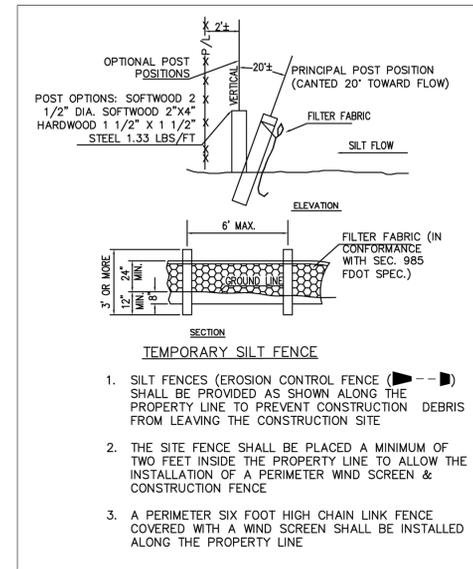
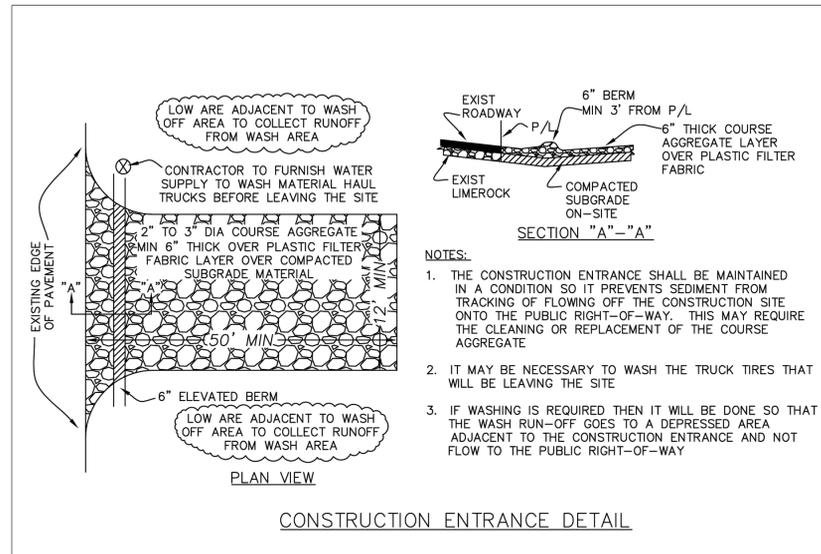
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DATE	07/12/21
SCALE	A6 NOTED
JOB. NO.	021-003
SHEET	

C-1.4
 OF SHEETS



SYNTHETIC BAILE PROTECTION AROUND PRIVATE INLET

- NOTES:
1. SYNTHETIC BAILES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER
 2. ADJACENT SYNTHETIC BAILES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING
 3. SYNTHETIC BAILES SHALL BE INSTALLED AT ALL NEW INLETS ON PRIVATE PROPERTY AND SYNTHETIC "SOCKS" ON EXISTING INLETS IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION
 4. CONTRACTOR TO INSTALL PLASTIC FILTER FABRIC UNDER INLET GRATE ON ALL NEW INLETS AND IT SHALL REMAIN THERE FOR THE DURATION OF THE CONSTRUCTION



1 EROSION CONTROL PLAN
SCALE: 1/8"=1'-0"

This item has been digitally signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

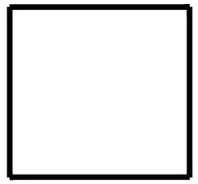
08/22/25 AG COMMENTS

LLR Architects, Inc.
ARCHITECTURE & PLANNING
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(CELL) - 786-543-0851
E-MAIL: LUI@LLRARCHITECTS.COM

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

REVISION:	BY:
1. 10/17/22 TACK RESPONSE	CC
2. 12/20/22 TACK RESPONSE	FC
3. 02/15/23 PDB SIGN-OFF	FC

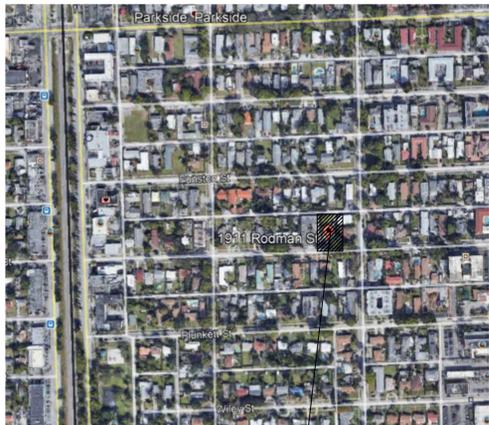
PROPOSED 12-UNITS MULTI FAMILY APARTMENT FOR:
RH INVESTMENT HOLDINGS LLC
1911 RODMAN STREET
HOLLYWOOD, FLORIDA 33021



SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
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DATE	07/12/21
SCALE	AS NOTED
JOB. NO.	021-003
SHEET	

C-1.5
OF SHEETS



1911 RODMAN STREET
HOLLYWOOD, FL 33021

1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020-1th. EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS. ALL NFPA, CHAPTER 18(2018 EDITION) 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 PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

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

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

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

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES 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.

2 GENERAL NOTES

PARCEL 1 OF TITLE COMMITMENT LOT 12, LESS THE WEST 10 FEET THEREOF AND ALL OF LOT 13, BLOCK 1, HOLLYWOOD SOUTHSIDE ADDITION NO2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOKS, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3 LEGAL DESCRIPTION

SITE CALCULATIONS:

TOTAL SITE AREA:	9,485 SF. OR 21
BUILDING FOOTPRINT AREA	4,764 SF.
DRIVEWAY	451 SF.
CONC. SLAB	253 SF.
ASPHALT PARKING AREA	1361 SF.
TOTAL PERVIOUS AREA=	6,841 SF. (72.1%)
TOTAL IMPERVIOUS AREA=	2,644 SF. (27.9%)

(REFER TO 8/9/PI2 FOR DIAGRAM)

F.A.R. CALCULATIONS:

9,485 SF. X 125=	11,856 SF.
FIRST FLOOR (NOT DUMPSTER & ELECT. ROOM)	281 SF.
2ND-3RD. & 4TH FLOOR TYPICAL (NOT BALCONY)	3,852 SF. X 3= 11,556 SF.
F.A.R. PROVIDED (REFER TO 8/9/PI2 FOR DIAGRAM)	11,837 SF.
F.A.R. ALLOWED 9,485 X 125=	11,856 SF.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
6-(1) BEDROOM= 6X1= 6 PARKING SPACE	6	
6-(2) BEDROOM= 6X1.5= 9 PARKING SPACE	9	
1 GUEST PARKING / 10 UNITS		1
12 UNITS = 2 GUEST SPACES	2	
TOTAL PARKING SPACES	17	18

1-ACCESSIBLE PARKING SPACE REQUIRED FOR EVERY 25 SPACES. 1 ACCESSIBLE PARKING SPACE PROVIDED. *ACCESSIBLE SPACE INCLUDED.

SETBACK CALCULATIONS:

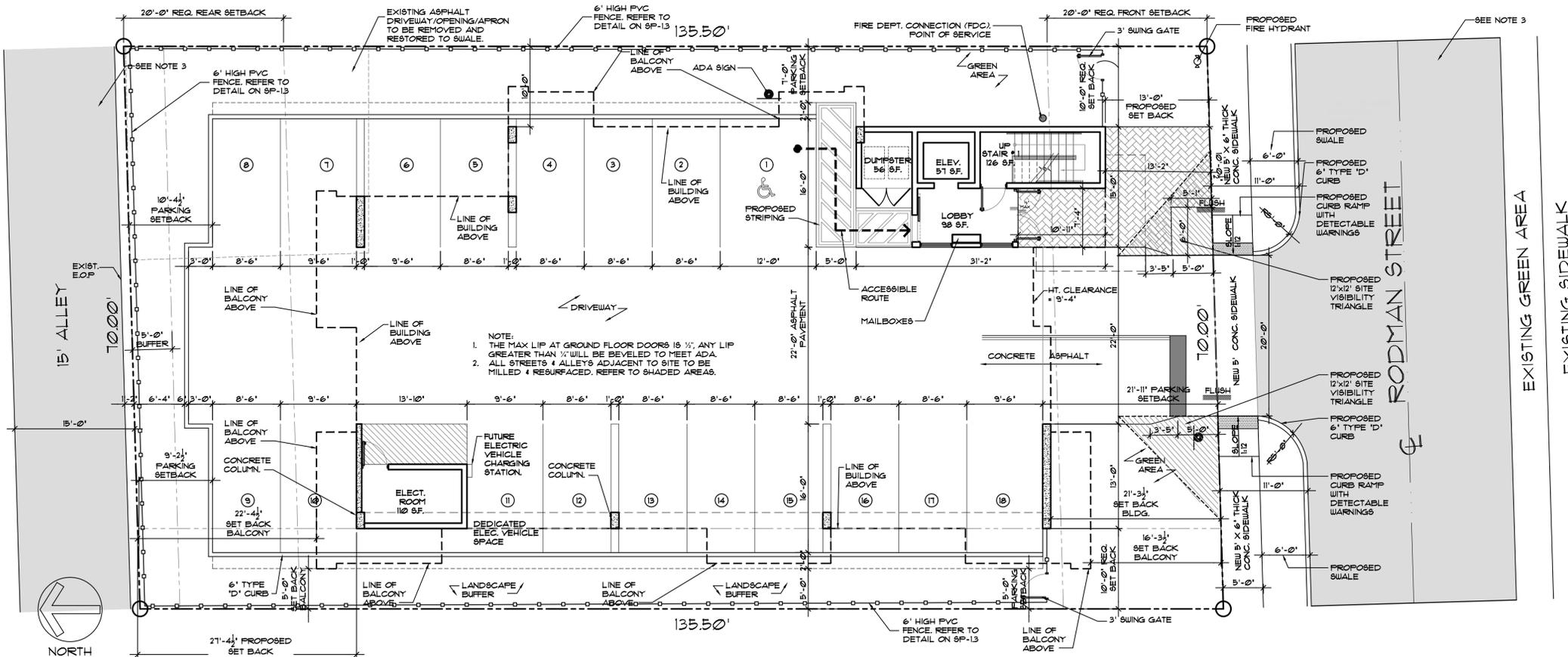
STREETS	REQUIRED	PROVIDED
STREETS	20'-0"	20'-0"
SIDE	10'-0"	10'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR	20'-0"	21'-4 1/2"
AT GRADE PARKING SETBACKS		N- 9'-2 1/2" S- 21'-11" E- 7'-0" W- 5'-0"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	4 STORIES OR 45'	44'-4"
LAND USE DESIGNATION: RAC		

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER
ZONING DESIGNATION: P8-1

4 SITE DATA



6 PROPOSED SITE PLAN

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

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND 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, 11.10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

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 THAN 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

	UNIT # 1 (ONE BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (TWO BED.)	UNIT # 4 (TWO BED.)	
1ST. FLOOR COMMON AREA=	281 SF.	-	-	-	281 SF.
2ND. -4TH FLOOR LIVING AREA=	676 SF.	662 SF.	1,142 SF.	862 SF.	
BALCONY=	138 SF.	60 SF.	306 SF.	108 SF.	
TOTAL UNITS AREA=	814 SF.	722 SF.	1,448 SF.	970 SF.	3,954 SF.
COMMON AREA=					327 SF.
TOTAL AREA=					4,281 SF.
TOTAL GROSS AREA=					13,124 SF.

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

MIN. DWELLING UNIT SIZE	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	662 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	835 SF.

TOTAL UNITS
6 UNITS (1 BED.)
6 UNITS (2 BED.)
TOTAL = 12 UNITS

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

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

3. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY). (IDENTIFIED IN GRAY HATCH)

5 BUILDING CALCULATION

08/22/25 AG COMMENTS

LLR Architects, Inc.
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Luis LaRosa-Registered Architect
AR#-0017852
AA#-26003693

REVISION:	BY:
1. 10/17/22 TACM RESPONSE	CC
2. 12/20/22 TACM RESPONSE	FC
3. 02/15/23 PDB SIGN-OFF	FC

PROPOSED 12-UNITS MULTI FAMILY APARTMENT FOR:
RH INVESTMENT HOLDINGS LLC
1911 RODMAN STREET
HOLLYWOOD, FLORIDA 33021

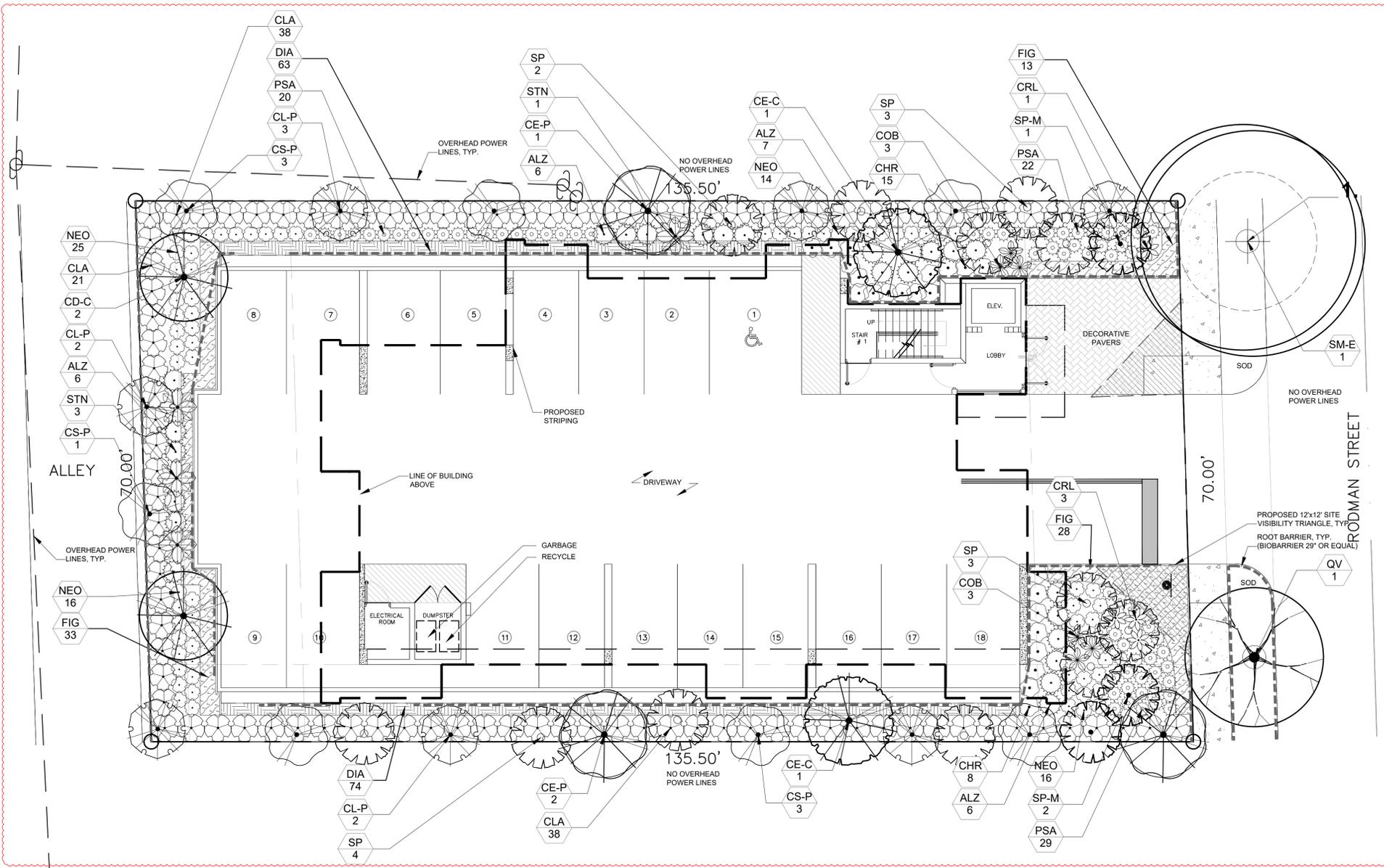
SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	07/12/21
SCALE	AS NOTED
JOB. NO.	021-003
SHEET	

SP-1.1
OF SHEETS

Landscape Notes:

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



Project Team

Landscape Architect:
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 Paul Goulas | Owner
 772-631-8400 | paul@las-fl.com
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Architect:
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**PROPOSED MULTI FAMILY APARTMENT FOR:
 RH INVESTMENT HOLDINGS LLC**
 1911 Rodman Street, Hollywood, FL 33021
Landscape Plan

Revisions

Date	Init.	Description
08.20.21	BW	Initial Submittal
01.06.23	DC	Revised per Comments

Landscape Data:

RAC Zoning - PS1 (Parkside Low Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (70.00'/30)	2 Trees (See Plant Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	17 Trees (341'/20)	17 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	1,498.31 sf Landscape (6,993.24 sf x .25)	2,672 sf Landscape (See Plant Schedule)
Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	3 Trees (2,672 SF)	3 Trees (See Plant Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	15 Trees (60%)	26 Trees (100%)

Plant Schedule:

EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	QTY	
SM-E	Swietenia macrophylla	Existing Mahogany	Existing to Remain	Yes	High	1	
PERIMETER TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	QTY	
CE-P	Conocarpus erectus	Green Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	3	
CL-P	Conocarpus erectus sericeus	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	7	
CS-P	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	7	
CODE TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	QTY	
CD-C	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	2	
CE-C	Conocarpus erectus	Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	2	
SP	Sabal palmetto	Sabal Palm	FG, 8'-18" CT HT, HV CAL, SP	Yes	High	12	
MITIGATION TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	QTY	
SP-M	Sabal palmetto	Sabal Palm	FG, 8'-12-CT, HVY C, SP	Yes	High	3	
STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	QTY	
QV	Quercus virginiana	Southern Live Oak	CG, 12' HT x 6" SPR, 2" DBH MIN, SP	Yes	High	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	QTY	
ALZ	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	3G, 24" HT, 3PP, F	No	Moderate	25	
CHR	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" HT x 18" SPR, F, 30" OC	Yes	High	23	
CLA	Clusia guttifera	Small-Leaf Clusia	7G, 42" HT, FTB, SP	No	High	97	
COB	Cordyline terminalis 'Black Magic'	Black Magic Ti Plant	7G, 4' HT x 3' SPR, 3PP, SP, AS	No	High	6	
CRL	Crinum	Green Crinum Lily	15G, 2'-3' OA, F, SP	No	Moderate	4	
NEO	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24"x18", F, 24" OC	No	Moderate	71	
PSA	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F,	No	High	71	
STN	Streitzia nicolai	White Bird of Paradise	15G, 5'-6" HT, 5PP, F, SP	No	High	4	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	QTY
DIA	Dianella tasmanica	Flax Lily	1G, 12" OA, F,	No	High	18" o.c.	137
FIG	Ficus microcarpa 'Green Island'	Green Island Ficus	3G, 12" HT x 15" SPR, F,	No	High	24" o.c.	74



Drawn By: BW
 Checked By: PG
 Municipal Project:
 Scale:
 NORTH
 SCALE: 1" = 8'
 0 4' 8' 16'
LS-1



Existing Trees to Remain:

1. *Swietenia macrophylla*, Mahogany, 18" DBH, 40' Height, 36' Canopy Spread

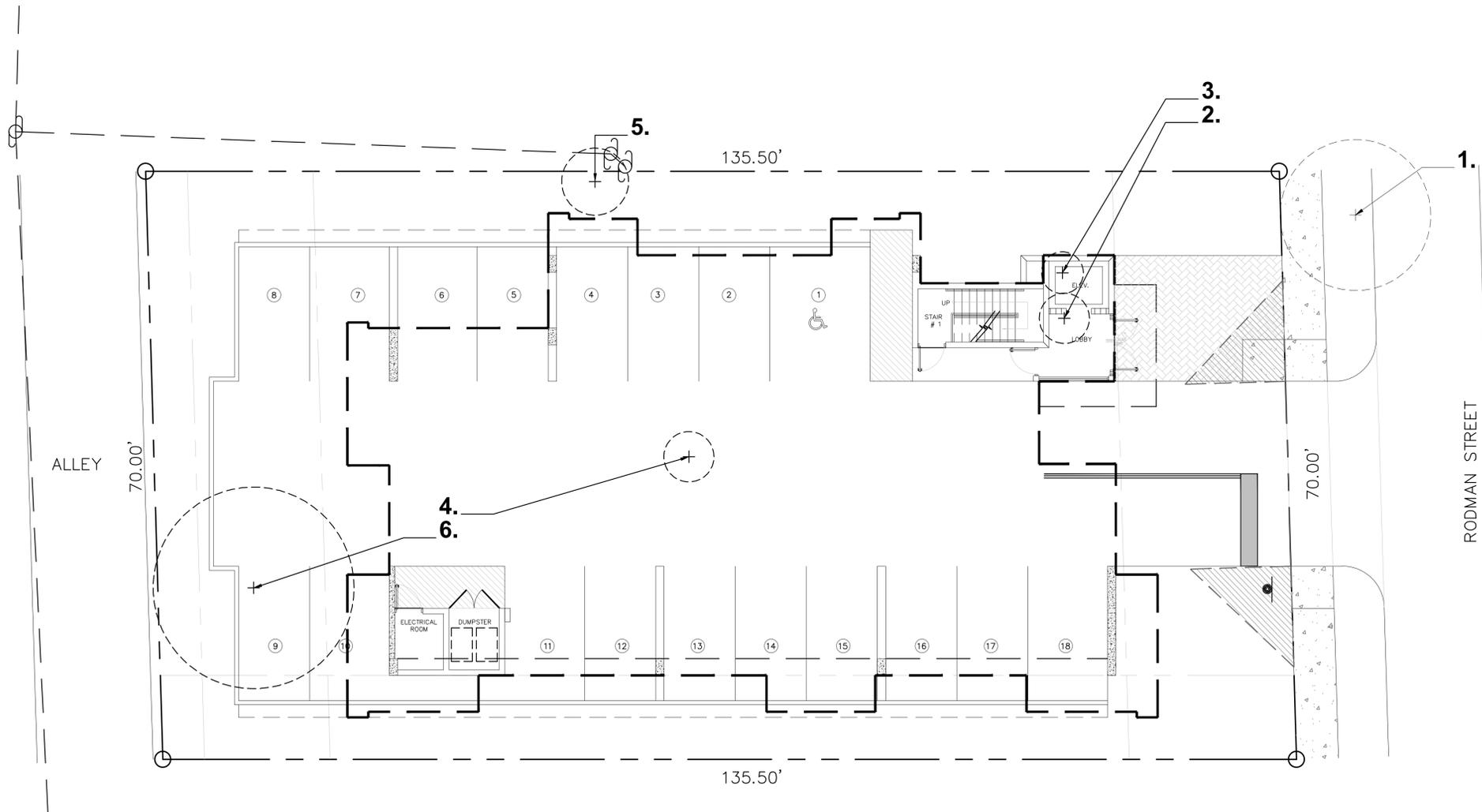
Existing Trees to be Removed:

2. *Arecaceae sp.*, Palm, 6" DBH, 20' Height, 8' Canopy Spread
3. *Arecaceae sp.*, Palm, 5" DBH, 20' Height, 6' Canopy Spread
4. *Arecaceae sp.*, Palm, 12" DBH, 30' Height, 15' Canopy Spread
5. *Bursera simaruba*, Gumbo Limbo, 8" DBH, 16' Height, 12' Canopy Spread
6. *Mangifera indica*, Mango Tree, 24" DBH, 45' Height, 38' Canopy Spread

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
<i>Arecaceae sp.</i> , Palm 6" DBH, 20' Height, 8' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 5" DBH, 20' Height, 6' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Arecaceae sp.</i> , Palm 12" DBH, 30' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)
<i>Bursera simaruba</i> , Gumbo Limbo 8" DBH, 16' Height, 12' Canopy Spread	\$1,400 Payment Contribution (\$350/2"DBH @ 8" = \$1,400)
<i>Mangifera indica</i> , Mango Tree 24" DBH, 45' Height, 38' Canopy Spread	\$4,200 Payment Contribution (\$350/2"DBH @ 24" = \$4,200)
Total mitigation planted on site to satisfy required tree replacement: Three (3) Total Palms. See 'Mitigation Trees' listed in the plant schedule, Sheet L-01. Remaining (32") of mitigation to be provided by payment to City Tree Fund. \$5,600 Total payment required.	

*Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.



Project Team

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Architect:

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PROPOSED MULTI FAMILY APARTMENT FOR:
RH INVESTMENT HOLDINGS LLC
 1911 Rodman Street, Hollywood, FL 33021
Existing Tree Information

Revisions

Date	Init.	Description
01.06.23	DC	Revised per Comments



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

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

LS-2

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 himself 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 himself 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 the 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 himself to be a responsible entity by furnishing any or all of the following documentary data:
 1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
 A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
 B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
 A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

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

- 2.02 INSPECTION
 A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
 A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
 B. Plants with broken, damaged or insufficient rootballs will be rejected.
 C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
 D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
 A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
 B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
 C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
 D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
 A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
 A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
 A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
 B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
 1 gallon container 1 tablet
 3 gallon container 2 tablets
 5 gallon container 3 tablets
 7 gallon 5 tablets
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of large shrub material.
 The Landscape Architect reserves the right to inspect and review the application of fertilizer.
- 2.08 MULCH:
 A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
 B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.
- PART 3: EXECUTION
 3.01 DIGGING
 A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be 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.
 Leri material (7 gal.): 30" x 30" x 24" min.
 Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
 G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
 H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
 I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
 J. All flagging ribbon shall be removed from trees and shrubs before planting.
 K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
 L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04 PRUNING:
 A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
 B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to and left in a neat, clean manner.
 C. Trees shall not be poled or topped.
 D. Remove all trimmings from site.

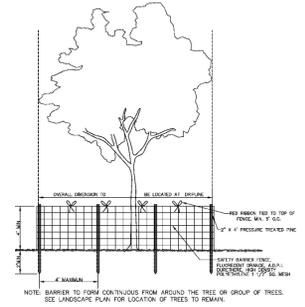
- 3.05 GUYING:
 A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
 B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling croches apart.
 C. Stake & Brace all trees larger than 12" oa. See Detail.
 D. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
 E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
 A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
 B. See General Notes of Landscape Plan for water source.
- 3.07 SOD:
 A. The Landscape Contractor shall sod all areas indicated on the drawings.
 B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
 C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
 D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
 E. 6-6-6 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, according to manufacturer's instructions.
 B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
 C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
 D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
 A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
 A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
 B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
 C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
 D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
 E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
 A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
 B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
 C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
 D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all planting and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

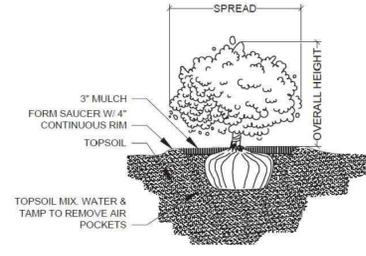
PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

- 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.

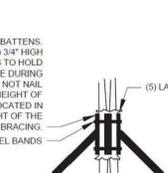
TREE PROTECTION DETAIL
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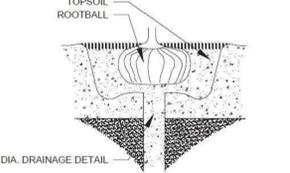
SHRUB PLANTING
 NOT TO SCALE



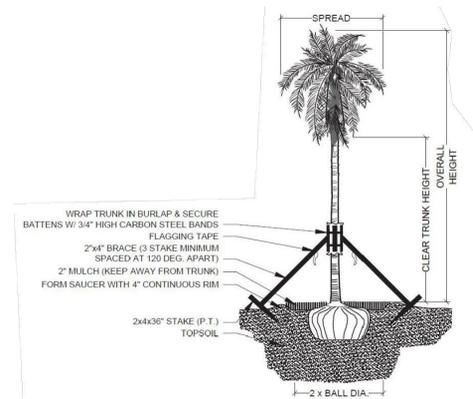
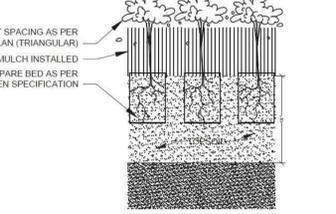
BRACING DETAIL
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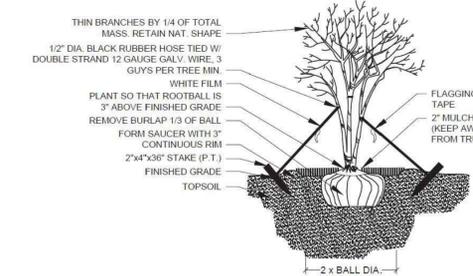
DRAINAGE TESTING DETAIL
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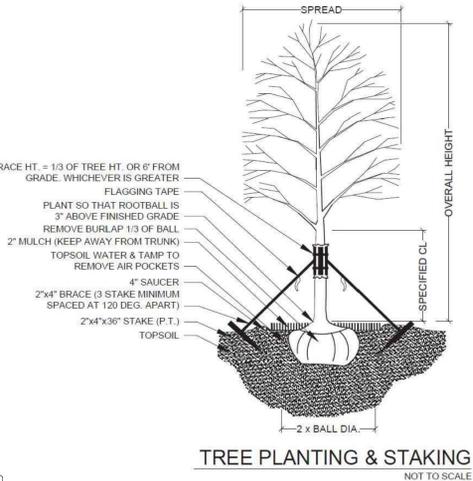
GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE



PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



TREE PLANTING & STAKING
 NOT TO SCALE

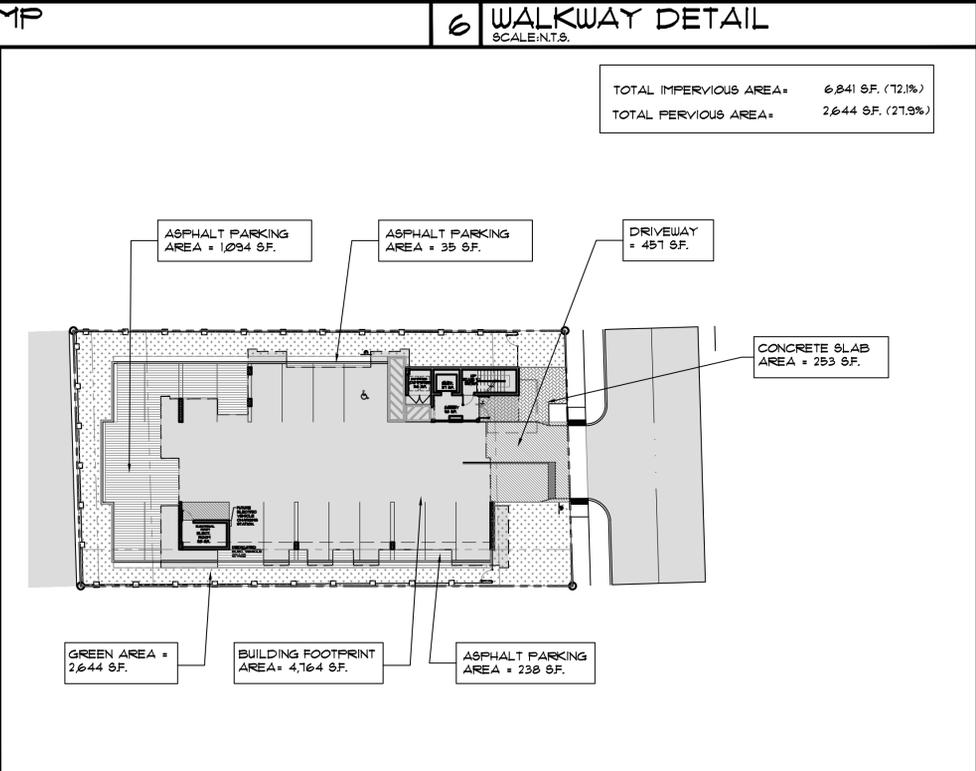
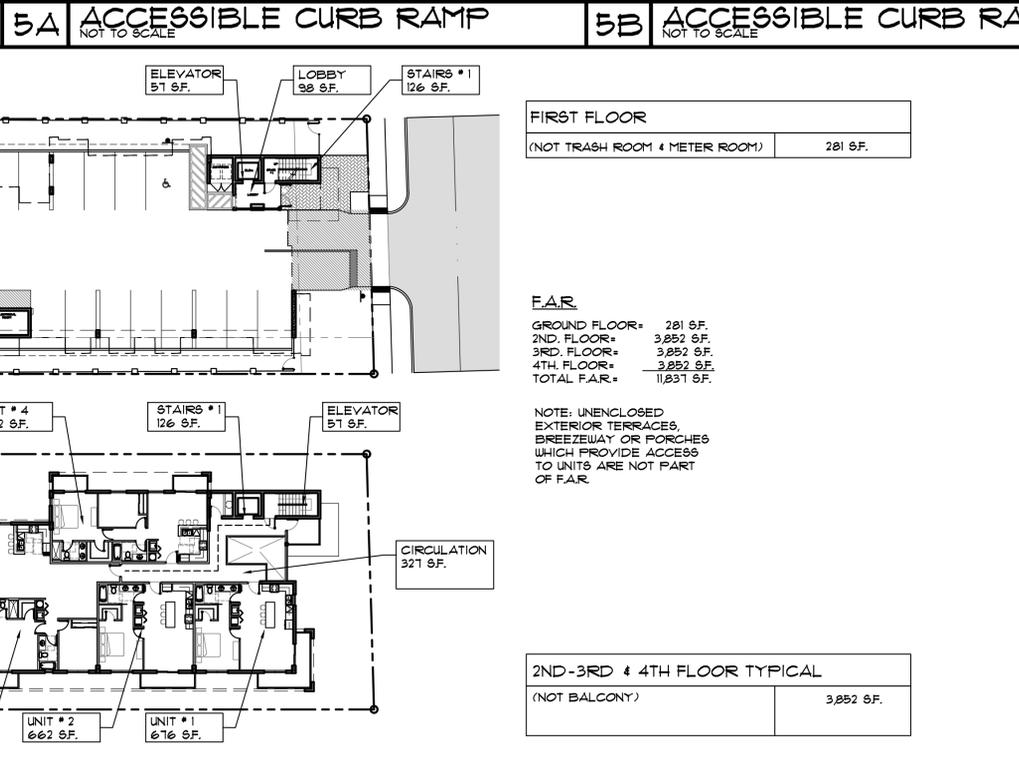
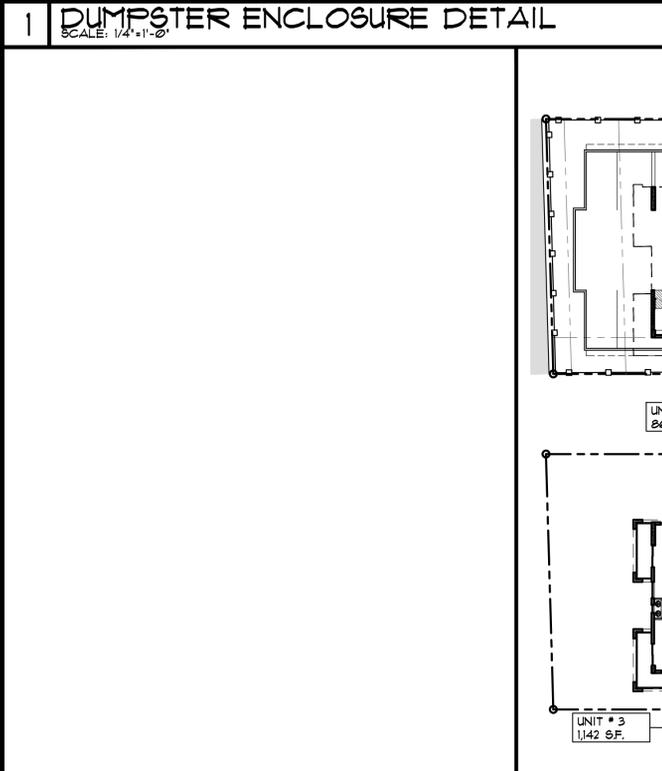
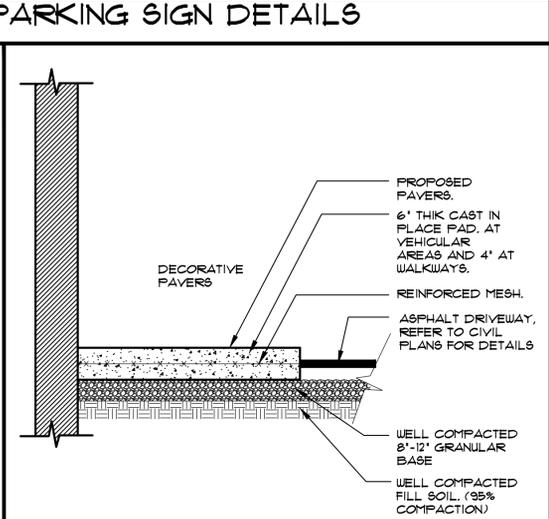
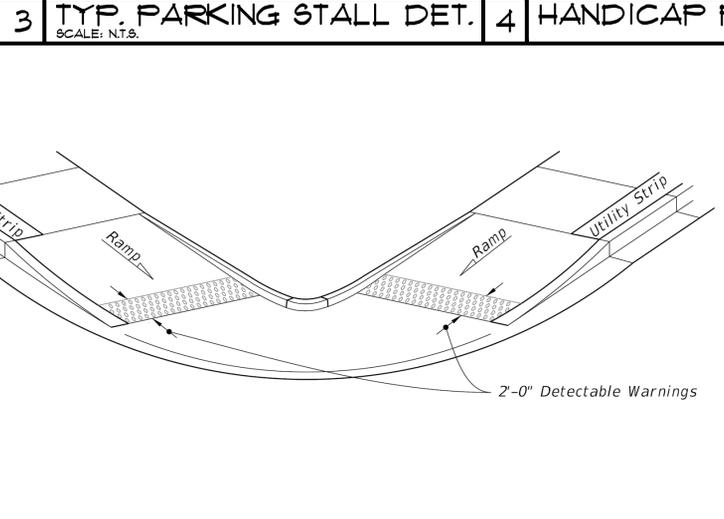
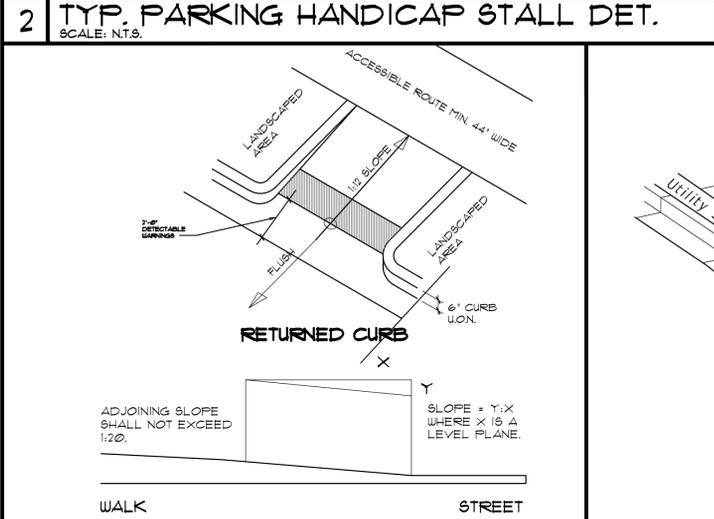
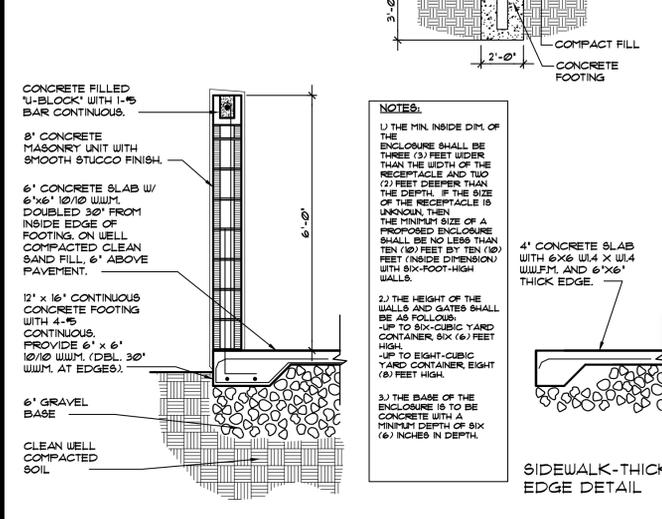
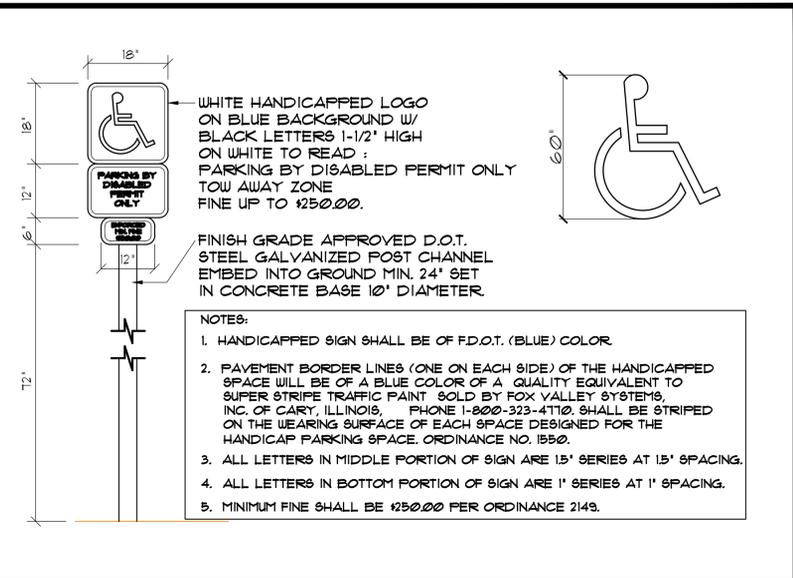
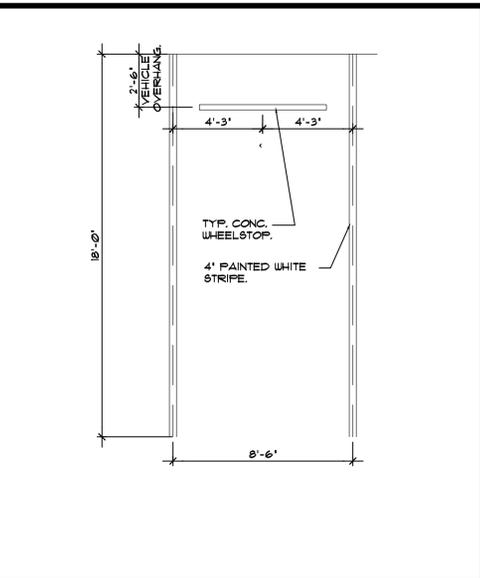
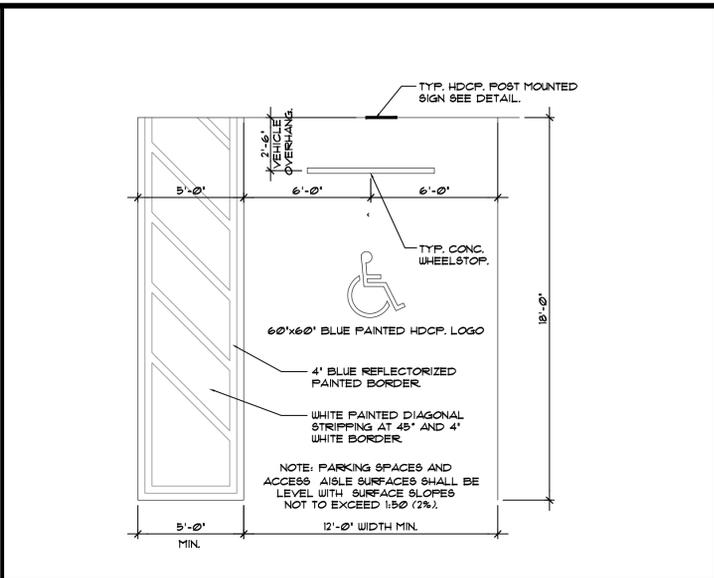
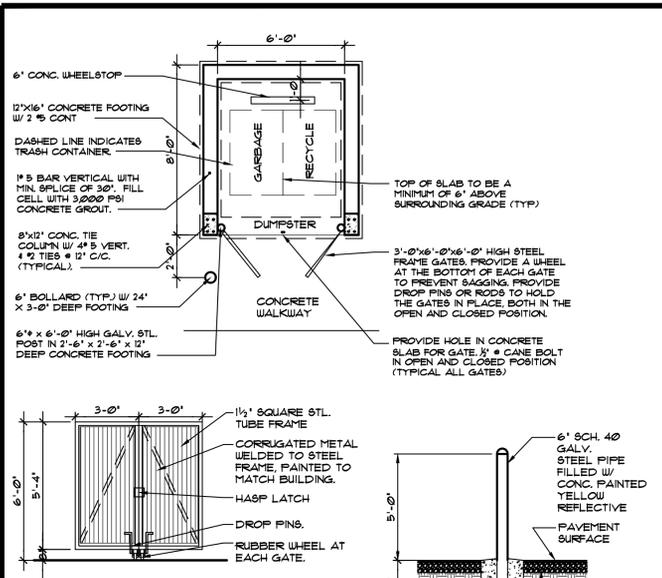
Project Team
 Landscape Architect:
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 Paul Goulas | Owner
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 Architect:
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PROPOSED MULTI FAMILY APARTMENT FOR:
RH INVESTMENT HOLDINGS LLC
 1911 Rodman Street, Hollywood, FL 33021
Details & Specifications

Revisions			
Date	Init.	Description	
08.20.21	BW	Initial Submittal	
01.06.23	DC	Revised per Comments	

REGISTERED LANDSCAPE ARCHITECT
 PAUL A. GOULAS
 LA 6666807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

Drawn By: BW
 Checked By: PG
 Municipal Project:
 Scale:
 NORTH
 SCALE: 1" = NTS
 0 0 0
LS-3



08/22/25 - A.G.
A-1 COMMENTS

LLR Architects, Inc.
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(CELL.) - 786-543-0851
E-MAIL: LLR@ARLARGOARCHITECTS.COM

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

REVISION:	BY:
1. 10/17/22 TACM RESPONSE	CC
2. 12/20/22 TACM RESPONSE	FC
3. 02/15/23 PDB SIGN-OFF	FC

PROPOSED 12-UNITS MULTI FAMILY APARTMENT FOR:
RH INVESTMENT HOLDINGS LLC
1911 RODMAN STREET
HOLLYWOOD, FLORIDA 33021

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	07/12/21
SCALE	AS NOTED
JOB. NO.	021-003
SHEET	

SP-1.2
OF SHEETS



LLR Architects, Inc.
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Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION	BY:
10/11/22 TAC#1 RESPONSE	CC
12/20/22 TAC#2 RESPONSE	FC
02/15/23 FDB SIGN-OFF	FC

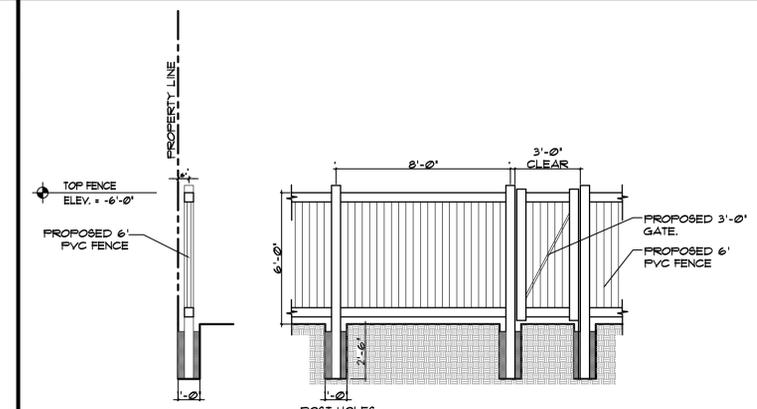
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1911 RODMAN STREET
HOLLYWOOD, FLORIDA 33021

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC
CHECKED	LLR
DATE	07/12/21
SCALE	AS NOTED
JOB. NO.	021-003
SHEET	

SP-1.3

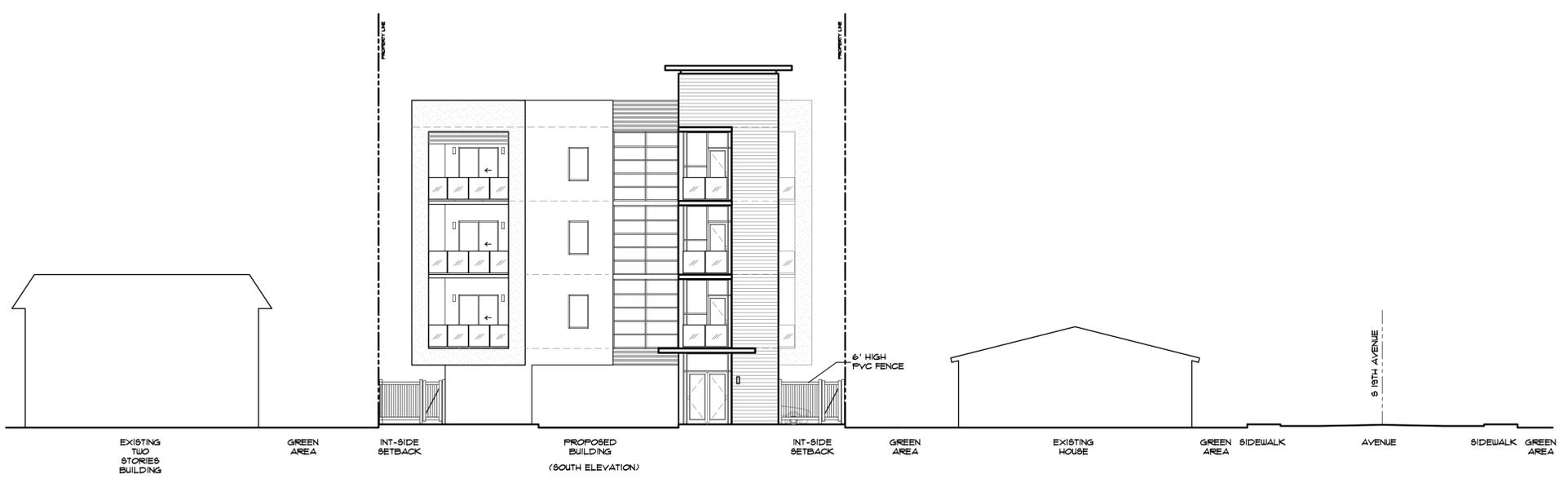
OF SHEETS



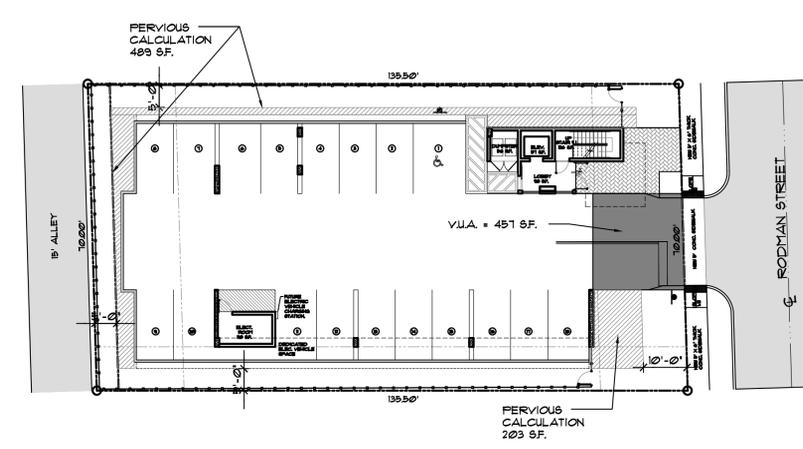
4 PVC FENCE DETAIL



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

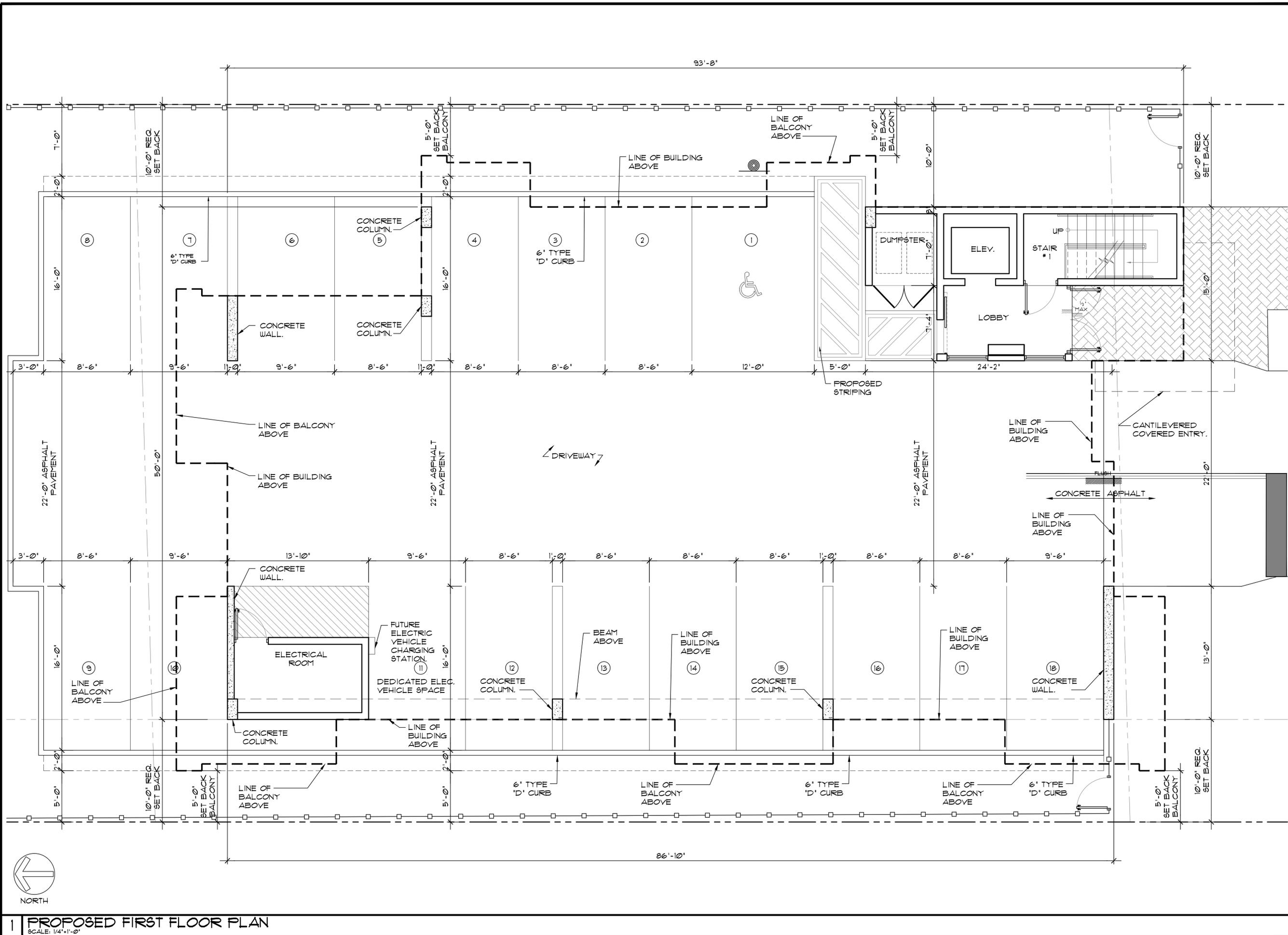


2 PROPOSED SITE SOUTH ELEVATION
SCALE: 3/32"=1'-0"



V.U.A. = 451 SF.
V.U.A. REQUIRED = 451 x 25 = 114 SF.
(EXCLUDING REQ. PARKING SETBACK)
PERVIOUS AREA PROVIDED = 692 SF.

3 PROPOSED V.U.A.-CALCULATION
SCALE: N.T.S.



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

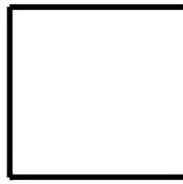
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Luis La Rosa - Registered Architect
AR# - 0017852
AA# - 26003693

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3 02/15/23 FDB SIGN-OFF	FC

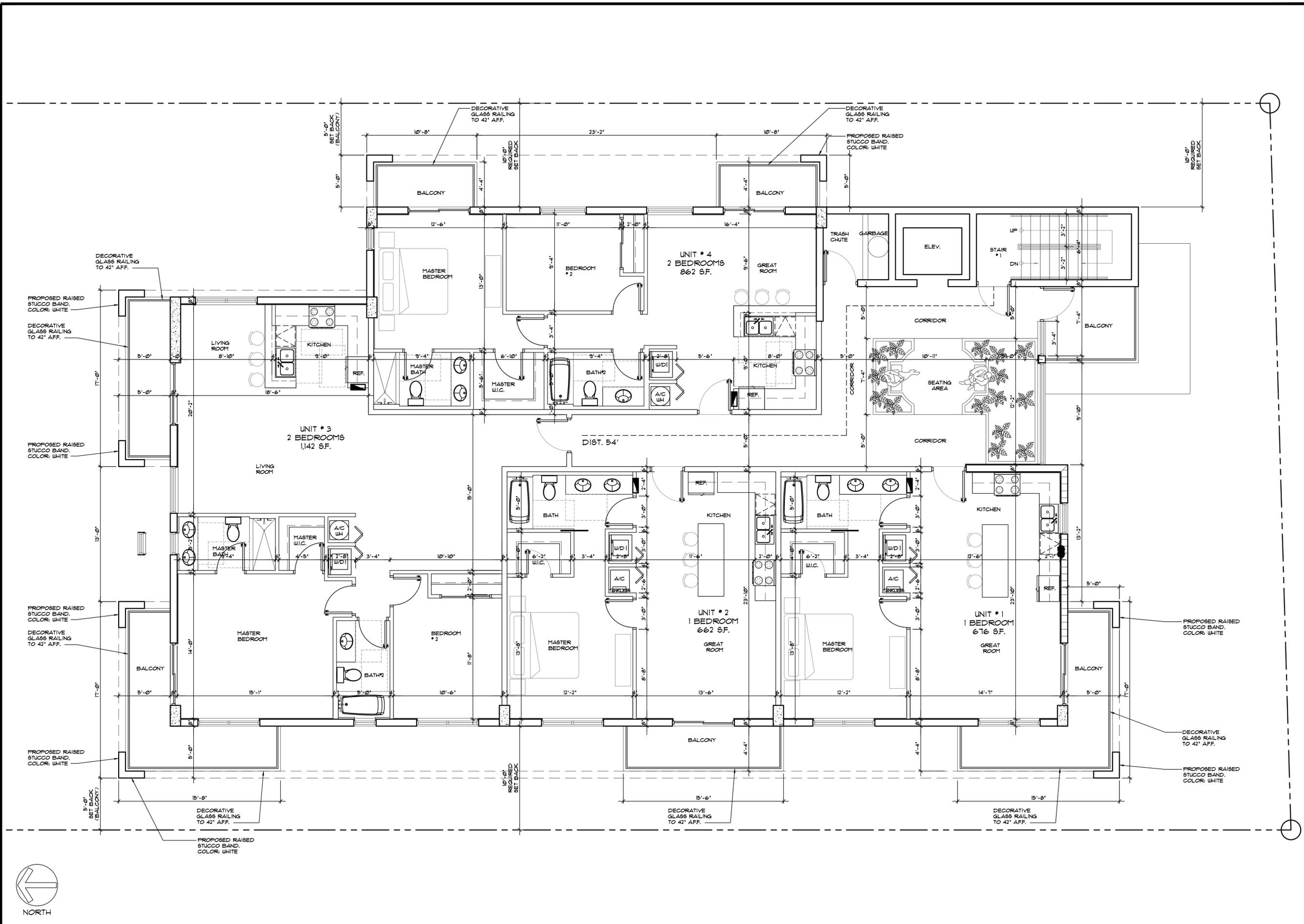
PROPOSED 12-UNITS MULTI FAMILY APARTMENT FOR:
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1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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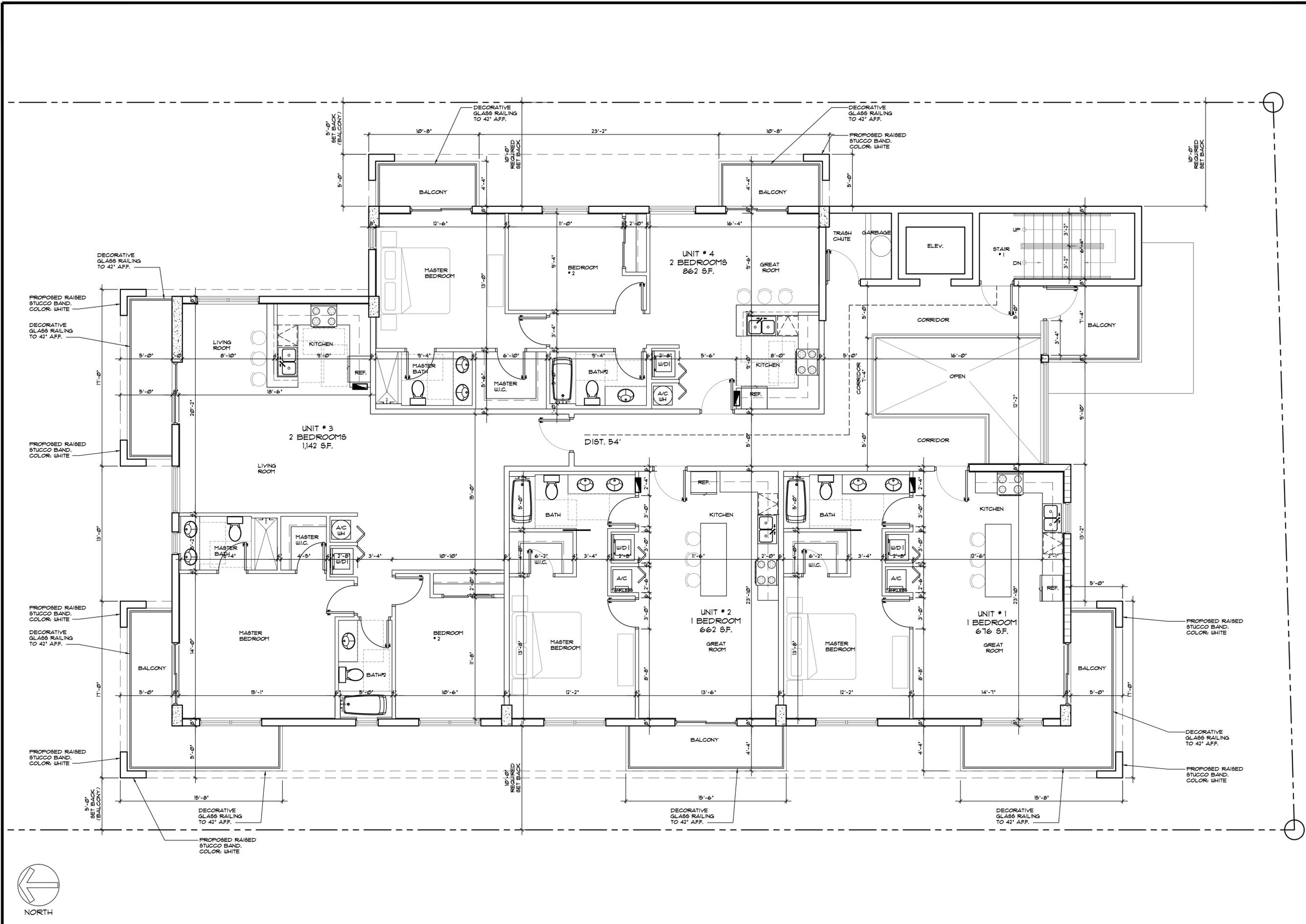
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PROPOSED RAISED STUCCO BAND, COLOR: WHITE
DECORATIVE GLASS RAILING TO 42" AFF.

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

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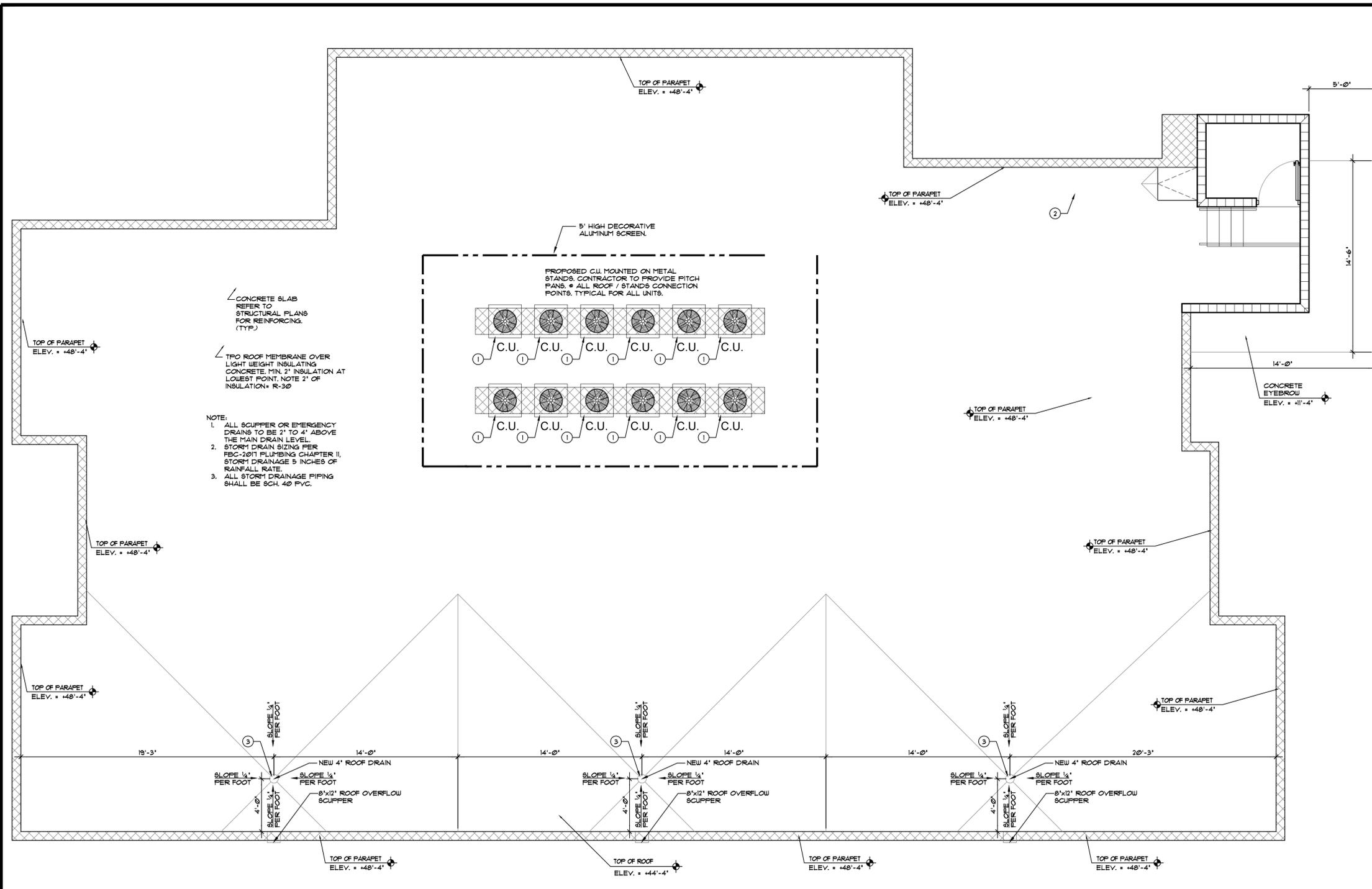
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CONCRETE SLAB REFER TO STRUCTURAL PLANS FOR REINFORCING. (TYP.)

TPO ROOF MEMBRANE OVER LIGHT WEIGHT INSULATING CONCRETE. MIN. 2" INSULATION AT LOWEST POINT. NOTE 2" OF INSULATION R-30

NOTE:
 1. ALL SCUPPER OR EMERGENCY DRAINS TO BE 2' TO 4' ABOVE THE MAIN DRAIN LEVEL.
 2. STORM DRAIN SIZING PER FBC-2011 PLUMBING CHAPTER II, STORM DRAINAGE 5 INCHES OF RAINFALL RATE.
 3. ALL STORM DRAINAGE PIPING SHALL BE SCH. 40 F.V.C.

1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

ROOF PLAN KEY NOTES:

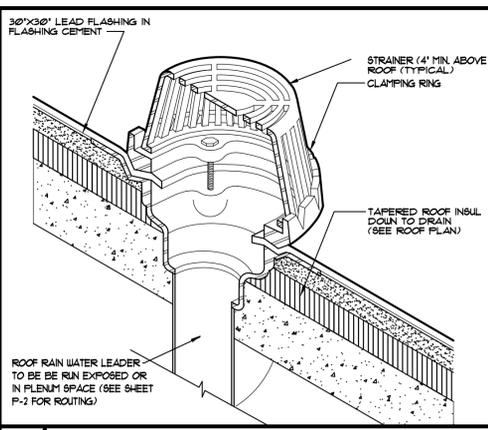
- A/C COMPRESSOR (SEE MECH. DIAG'S)
- ROOF ACCESS HATCH (SEE DETAIL 6/A-13 AND STR. DIAG'S)
- RULL. SEE DETAIL 7/A-13 (SEE PLUMBING DIAG'S)
- N/A.
- EMERGENCY OVER FLOW SCUPPERS, F.B.C SECTION 1506.7 (5' RAINFALL RATE) 1" HEAD X 12" WEIR = 632 SQ. FT. PROVIDE 2" FEER AREA = 1384 SQ. FT. (MAX ROOF AREA PER RULL. = 1290 SQ. FT.)

NOTE: ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1519.2.2.1

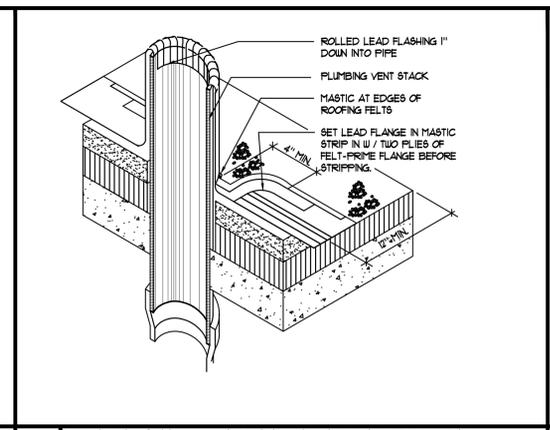
AS PER F.B.C. 5TH EDITION (2014) BUILDING 1503.4.2.1 OVER FLOW SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2" NOR MORE THAN 4" ABOVE LOWEST POINT OF ROOF LEVEL.

ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.4.2.1 1616.3

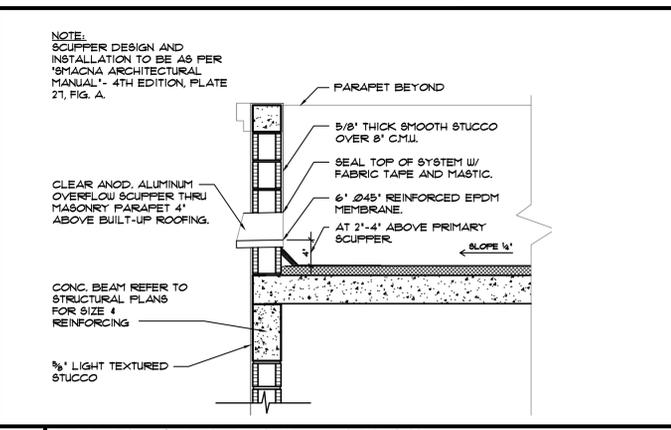
2 ROOF PLAN KEY NOTES



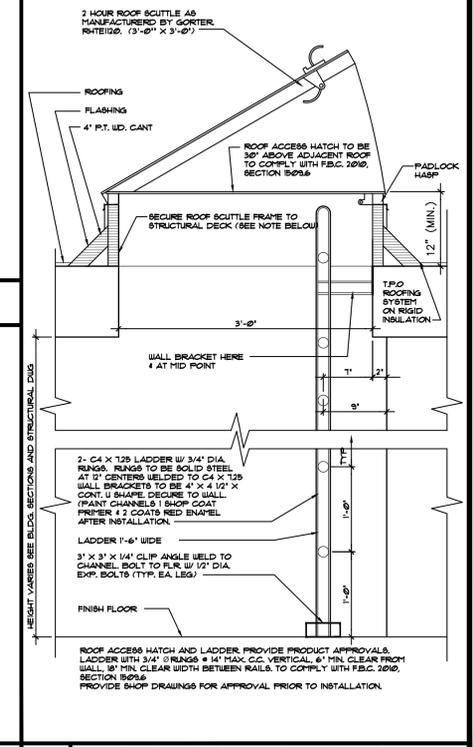
3 DETAIL-ROOF DRAIN
SCALE: N.T.S.



4 DETAIL-VENT THRU ROOF
SCALE: N.T.S.



5 ROOF SCUPPER DETAIL
SCALE: 1/2"=1'-0"



6 ROOF HATCH DETAIL

08/22/25 - A.G.
A-1 COMMENTS

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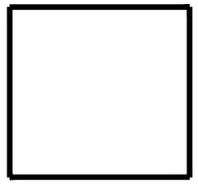


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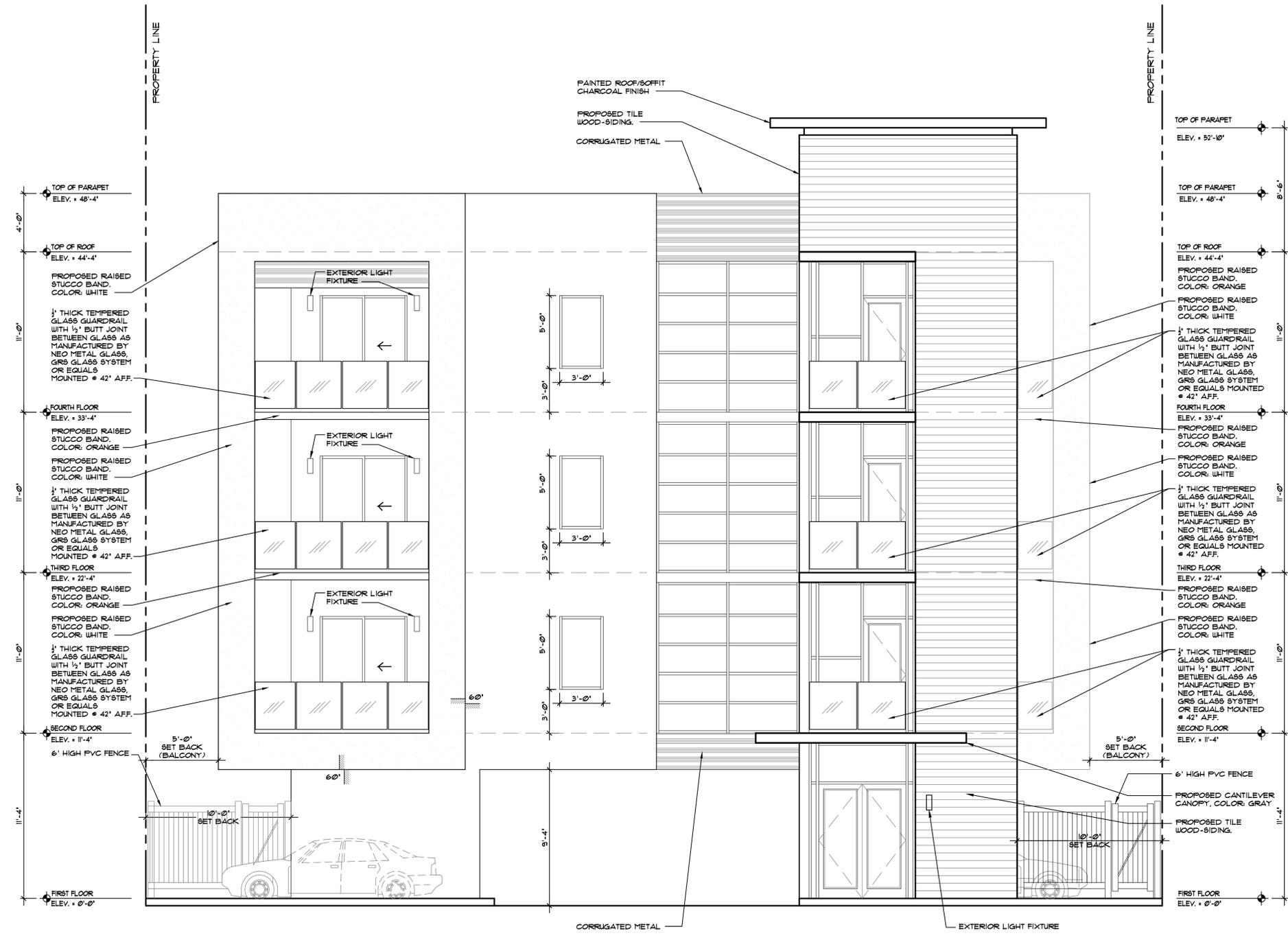
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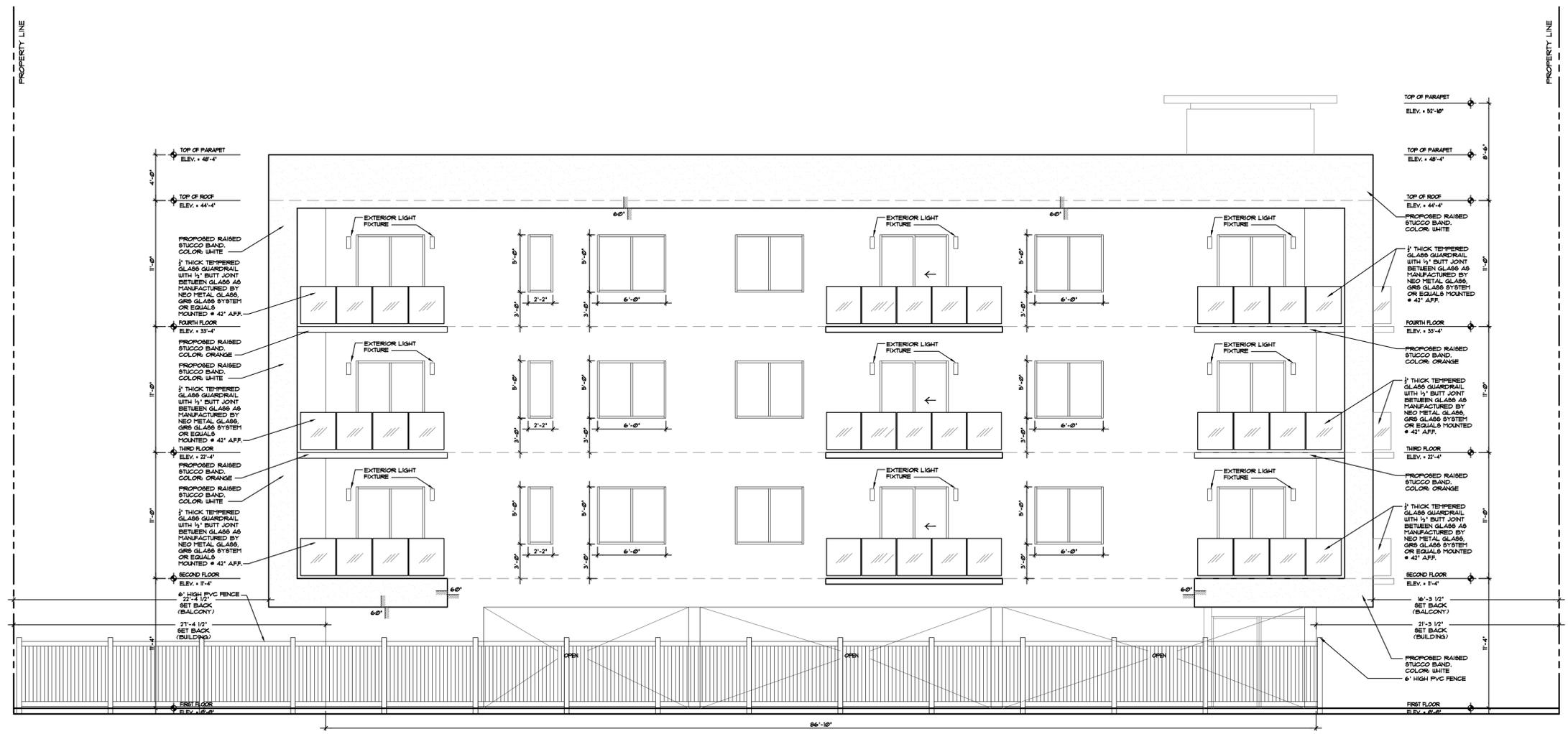


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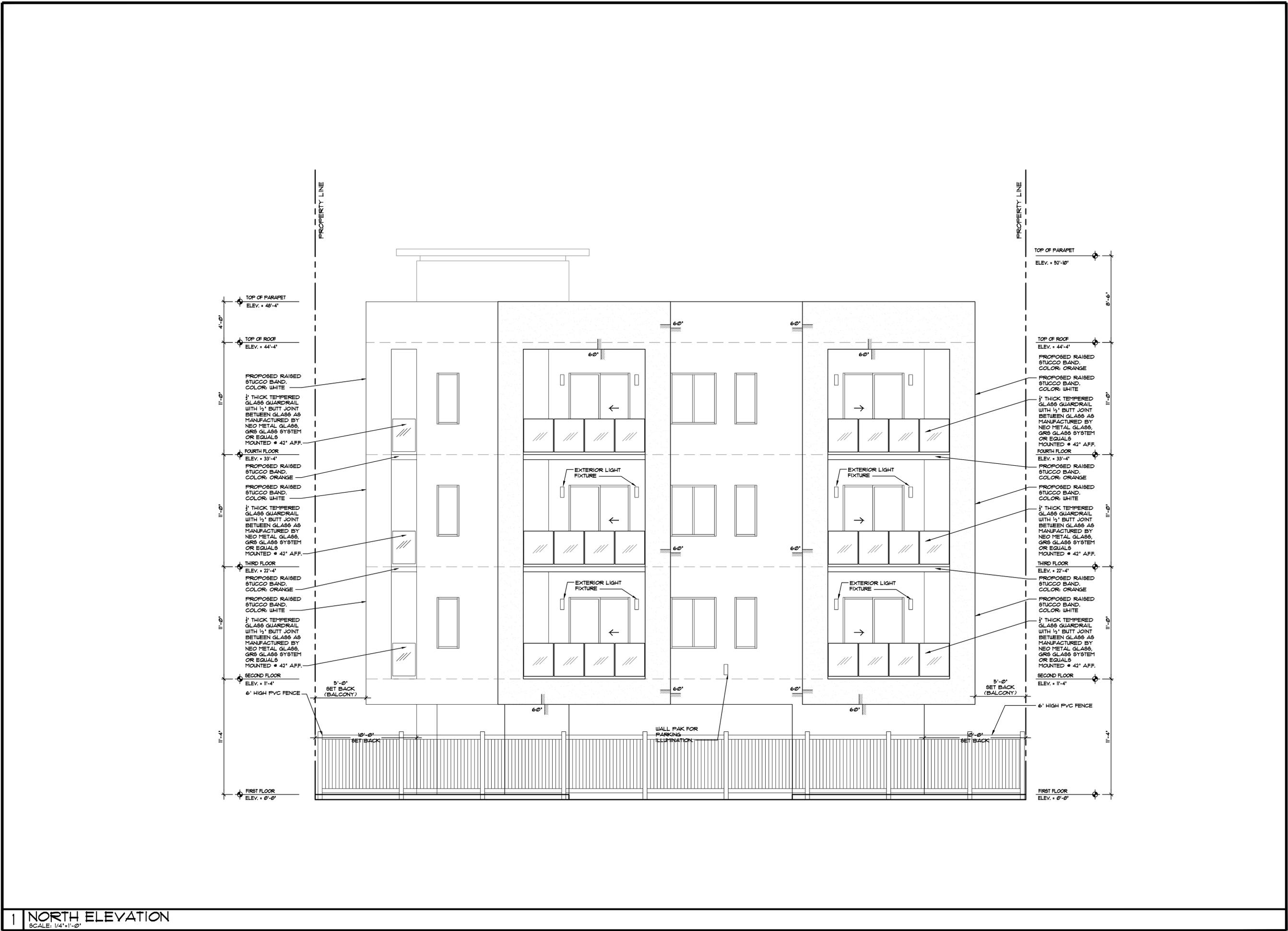


1 WEST ELEVATION
 SCALE: 3/16"=1'-0"

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

08/22/23 AG
A COMMENTS

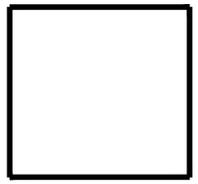


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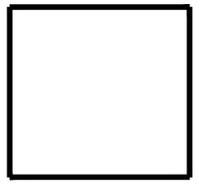


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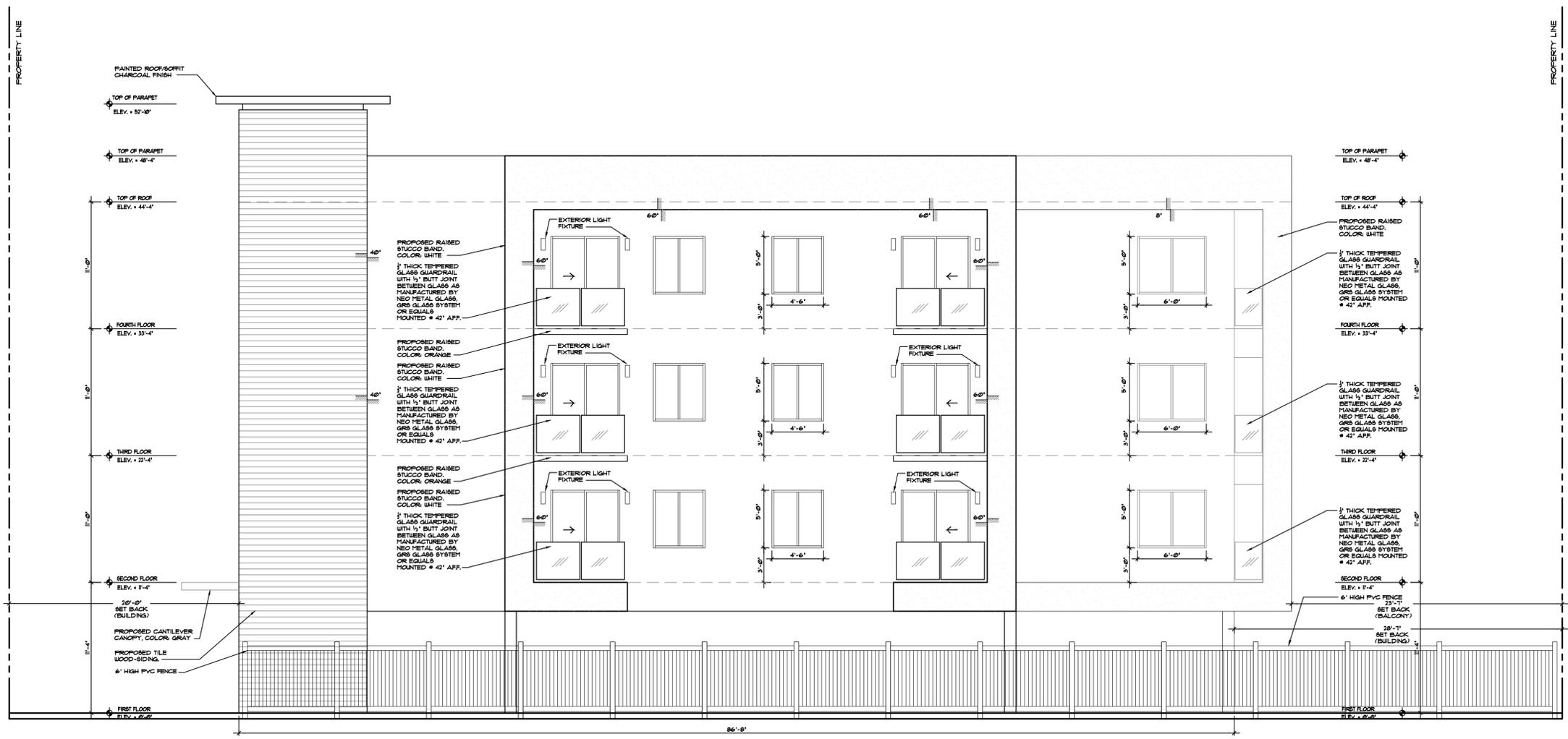
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1 EAST ELEVATION
 SCALE: 3/16"=1'-0"