RECEIVED

NOV 20 2017

CITY OF HOLLYWOOD
OFFICE OF PLANNING

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

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

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

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

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

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

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

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

APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1840 - 1850 Monroe St, Hollywood FL 33020

Lot(s): 25 / 26 / 27 & 28 Block(s): 36 Subdivision: _____

Folio Number(s): 514215017170 / 514215017180

Zoning Classification: PS-2 Land Use Classification: RAC

Existing Property Use: Multi-family / Single Family Sq Ft/Number of Units: 8 Units / Single Family

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

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

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

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

Number of units/rooms: 40 Units Sq Ft: 913.2 sq. ft. Average

Value of Improvement: $3,255,000.00 Estimated Date of Completion: April 2019

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

_____

Name of Current Property Owner: Gusmell, LLC / Ricardo Grinberg

Address of Property Owner: 126 S Federal Hwy, Suite 200. Dania FL 33004

Telephone: 786.326.7424 Fax: _____ Email Address: grinbergusa@gmail.com

Name of Consultant/Representative/Tenant (circle one): REP: ArchitectureWorks LLC / James Mackenzie

Address: 300 71st St, Suite 528, Miami Beach FL 33141 Telephone: 305.525.4826

Fax: _____ Email Address: james@architectureworksllc.com

Date of Purchase: 12/21/2007&3/29/2017 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Eduardo Jakubowicz

Address: 1800 S Ocean Dr. Hallandale Beach Apt. 4202

Email Address: edjak6@gmail.com

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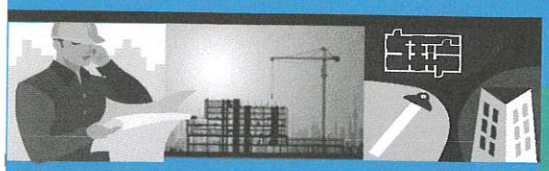

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 11/17/2017

PRINT NAME: Ricardo Grinberg EDUARDO JAKUBOWICZ Date: November 20, 2017

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: James Mackenzie, ArchitectureWorks LLC Date: November 20, 2017

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me this 17 day of November, 2017

MARIE E. CASTILLO
Commission # GG 113725
Expires September 28, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
State of Florida

My Commission Expires 09/28/21 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

_____
Signature of Current Owner

EDUARDO JAKUBOWICZ
Print Name

architectureworks

AA26000881

Date: TAC Meeting - October 16, 2017
TAC Draft Report Received - October 12, 2017
TAC Report Received - October 23, 2017

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

SITE DATA

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

ADJACENT LAND USE

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

ADJACENT ZONING

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

Comment #	Comment	Response
APPLICATION SUBMITTALS – Deandrea Moise, Associate Planner 954-921-3471		
1	ALTA Survey: a. Shall be signed and sealed. b. Remove zoning information. c. Shall be based off of the O&E with a note stating such. d. Update and revise ALTA survey to include all lots associated with the development. e. Shall include existing residential units. f. f. Provide in all sets with next submittal.	See updated survey attached as part of package.
2	Ownership and Encumbrance (O&E) report shall: a. Provide Legal description of property. b. Include names of all outstanding mortgage holders or a no lien affidavit. c. Include all hard copies of all recorded and unrecorded encumbrances.	Owner: a. Legal description provided. b. There are no mortgage holders and a no-lien affidavit is not required or necessary. The O&E Report was prepared by an attorney licensed to practice law in the State of Florida who affirmatively states that there are no mortgages and who indicated that a title search was performed in the public records. If the O&E Report shows that there are no liens or mortgages on the property that should be sufficient. c. Included.
3	Provide documents demonstrating application is signed by all authorized and applicable parties.	The application was signed by Mr. Ricardo Grinberg. Attached hereto please find a print out from sunbiz.org which shows who are the Managers of Gusmel, LLC. Mr. Grinberg is listed as a Manager. Pursuant to Florida Law a Manager of an LLC has the *per se* authority to sign and bind the LLC. A single manager has this authority even if there are multiple managers listed for the LLC. The only exception to this requirement is if a limitation of authority is filed on record with the Secretary of State. As you can see from the attached print out there is no such document for this LLC. Thus, the attached sunbiz printout should satisfy any concern about authority to sign the application.
4	Ensure all meeting dates are listed including Preliminary TAC date.	See dates added on title block in each sheet.
5	Location map shall be included on Cover Sheet.	See new Cover Sheet.
6	Revise tabular data to include correct Land Use designation.	See revised tabular data, Sheet A003.
7	Net and gross property size shall be listed in tabular data on site plan in acreage and square feet. Shall be consistent with ALTA survey.	See property size in square feet and acreage is updated in tabular data as per Survey. See Sheet A003.
8	A Unity of Title shall be required.	Will be submitted at time of permit and recorded before C/O.
9	Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration.	Application will be submitted and pertinent fees paid prior to Board Meeting.

Comment #	Comment	Response
APPLICATION SUBMITTALS – Deandrea Moise, Associate Planner 954-921-3471		
10	Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Board. Provide update with next submittal.	Meeting with Parkside Association was held on Monday October 23, 2017 at 7pm.
11	Provide written responses to all comments with next submittal.	Provided.
12	Additional comments may be forthcoming.	
ZONING – Deandrea Moise, Associate Planner 954-921-3471		
1	Identify 'D' or 'F' curbing for all vehicle impact points.	Type D curbs have been identified on Civil Drawings
2	Work with Engineering to ensure curb cut is consistent with the regulations.	Curb cuts have been revised to less than 30% of frontage and are less than 24 ft each.
3	Dimension width of Porte-Cochere. As per the regulations the Porte-Cochere shall not exceed 30% of building core frontage in width.	See Ground Floor Plan, Sheet A101.
4	Site Plan identifies lifts for parking spaces; however tabular data says "N/A". Are there lifts being proposed. If so, what is the total number of parking spaces including lift spaces?	See tabular data updated, Sheet A003. Lifts will be provided as part of the price of the units.
5	Ensure that all parking spaces are dimensioned correctly.	See Ground Floor Plan, Sheet A101.
6	Ensure that FAR calculation is correct and consistent throughout tabular data.	See Tabular data, Sheet A003.
7	Dimension all vertical and horizontal projections and encroachments into setbacks (mechanical equipment, balconies, etc.).	See Site Plan and Ground Floor, Sheet A003 and A101.
8	Provide breakdown of all areas included in cover roof area calculation.	See diagram on Sheet A106
9	Sidewalks provided on site do not meet setback requirements. Revise accordingly.	See Site Plan and Ground Floor, Sheet A003 and A101. Sidewalks meet 3'-0" setback requirement.
10	Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.	Dumpster enclosure is located next to the alley to provide adequate access for the garbage truck. See Ground Floor, refer to sheet A101.
11	Revise plans to dimension all encroachments and projections (horizontal/vertical).	See Site Plan and Ground Floor, Sheet A003 and A101.
12	Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.	See Ground Floor Plan, Sheet A101.
13	Additional comments may be forthcoming.	

Comment #	Comment	Response
ARCHITECTURE AND URBAN DESIGN – Deandrea Moise, Associate Planner 954-921-3471		
1	Stone cladding on ground floor should be lighter than proposed in renderings. Color should reflect a shade similar to the color shown on Sheet A001.	See new renderings.
2	Porte Cochere should be revised to create a more distinct and prominent entry feature.	See new renderings.
3	Drawings do not accurately depict form and function of canopy feature on front façade at the top of the building. Revise accordingly.	See new renderings and Elevations on Sheet A201 and A202. Also refer to canopy detail on Sheet A501.
4	All rooftop mechanical areas shall be fully screened from view of private roof deck for tenants. Illustrate on plans.	No private terraces on roof. See revised Roof Plan on Sheet A105.
5	Provide architectural treatments (i.e. scoring) on blank portions of the west and east façade.	See Sheet A202.
6	How will gate entry to parking facility operate?	Automated Door.
7	How will emergency exit operate?	Emergency exits Gates area under an automation system and will be connected to the fire alarm system.
8	Provide material samples and paint chips with next submittal.	Provided, see binder included in submittal package.
ARCHITECTURE AND URBAN DESIGN – Terrence Comiskey A.I.A., Architect 954-921-3900		
1	Sheet A101: Will the individual tenants be using the "LIFTS" indicated in the parking spaces?	Yes. Lifts will be provided as part of the price of the units.
2	Sheet A101: How do gates operate? What are they constructed of?	Garage Gates are Horizontal Sliding with an automation system that operates with a remote control. Aluminum Gates.
3	No details of the dumpster enclosure were included to be reviewed.	See Dumpster Enclosure Detail, Sheet A501.
4	How are they complying with the City's Green Building Ordinance?	Building will be LEED Certified as required. Please refer to Green Building Notes.
5	Sheet A103 / A104: Unit D, the terraces on the south side of the building have a wide walking path to the corner column. Can this be narrowed to the width of a beam. It seems like it will appeal to pigeons and quickly become dirty.	For aesthetics reasons, we prefer to have a flat slab element instead of a heavy structure element.
6	Sheet A105: What activities occur on this deck? How tall are the privacy fences? Are gates locked?	No private terraces on Roof Deck, mechanical area only.
7	Sheet A202: Stucco joints should be indicated (typical).	Please refer to Sheet A201 & A202.

Comment #	Comment	Response
LANDSCAPE – Dale Bryant, Landscape Architect 954-921-3997		
1	No comments received.	
SIGNAGE – Deandrea Moise, Associate Planner 954-921-3471		
1	Will there be any signage proposed to identify the development (i.e. Street number)?	Yes. See Front Elevation Sheet A201 and new renderings.
2	For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.	Please refer to Signage Detail on sheet A501. Shop drawings package will be submitted for permit.
3	Include a note on plans that all signage will comply with Zoning and Land Development Regulations.	Included. See Sheet A003.
4	All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.	Shop drawings package will be submitted for permit.
LIGHTING – Deandrea Moise, Associate Planner 954-921-3471		
1	Is there any exterior lighting proposed for the ground floor entrance and pool area?	Yes. Final Landscape plan will include up-lighting. See new renderings. Also, please refer to canopy detail on Sheet A501 and Preliminary Ground Floor Lighting Plan on Sheet A108.
2	Provide note on Site Plan stating that the maximum foot-candle level at all property lines (maximum 0.5 adjacent to residential).	See note provided on Sheet A003 and A108.
GREEN BUILDING – Deandrea Moise, Associate Planner 954-921-3471		
1	Work with Building Department to ensure compliance with Green Building Ordinance. Certification is required for any new construction of 20,000 square feet or more, list on Site Plan how this will be achieved.	Building will be LEED Certified as required. Please refer to Green Building Notes.

ENVIROMENTAL SUSTAINABILITY – Lindsey Nieratka, Environmental Sustainability Coordinator 954-921-3201		
1	As per the Green Building ordinance, the project will require a third party green building certification. USGBC's LEED certification or FGBC certification are the minimum standards.	We have started the process of engaging a LEED Accredited Professional to obtain the certification and guide the process.
2	Utilize native ground covers in the project. The Broward chapter of the Florida Native Plant Society (coontie.org) outlines several groundcover options for Broward County in their September 2017 newsletter. Avoid sod.	Refer to landscape plan L2.
3	Consider rainwater reuse for irrigation or non-potable water uses in the building. This would align with FCBG Commercial Building Standard W3: Rainwater Harvesting.	Rainwater harvesting is economically unfeasible at this time.

Comment #	Comment	Response
ENVIROMENTAL SUSTAINABILITY – Lindsey Nieratka, Environmental Sustainability Coordinator 954-921-3201		
4	Provide long term, covered bike storage area for residents which would protect the bikes from the elements and theft. With 40 units you should have a minimum of 4 long-term spaces available. There are LEED and FGBC credits available for this.	See Ground Floor Sheet A101. Four (4) Long-term Bike Indoor Storage Spaces with locks are provided in Gym area.
5	Make sure the kitchen spaces are incorporating space for recycling bins. Make recycling as easy for the residents as possible and include recycling bins on each floor.	Kitchen design will incorporate space for recycling bins. Recycling bins will be located on each floor next to trash chute. Dumpster enclosure also include space for Recyclable storage.
6	All light fixtures should be energy efficient, all appliances energy star or water sense certified, and install programmable thermostats.	Yes, LED lighting will be used, energy star appliances will be specified. Specifications and calculations will be provided on MEP plans.
7	Use sustainable building materials. This can follow FGBC Commercial Building Standard credit M1 or LEED v4 Materials and Resources credits depending on the certification you are pursuing.	Yes, specifications and details will be provided on General Notes.
8	Use low VOC materials. This can follow FGBC Commercial Building Standard credit H2: Low Emitting Materials or LEED v4 Indoor Environmental Quality Credit Low Emitting Materials depending on the certification you are pursuing.	Yes, specifications and details will be provided on General Notes. Low VOC paint from Sherwin-Williams to be used.
9	Use permeable pavement.	Permeable pavement will be used on exterior areas. Parking area will have a structural slab as support for the option of Lifts.
10	Pavement and roofing material should be "cool." Roofing material should be energy star certified or cool roof council rated. Pavement should be highly reflective.	Yes, specs will be provided. (GAF products)
11	Green roof features would be a good amenity for tenants as well as provide energy efficiency and storm water benefits.	No private terraces on Roof Deck, mechanical area only.
UTILITIES – James Rusnak, Engineer 954-921-3302 / Wilford Zephyr, Engineer 954-924-2985		
Water & Sewer Review Comments:		
1	Provide water and sewer plans showing how water and sewer services will be provided. The plans must show all existing City utilities in the right-of-way in which this project will connect to. Sheets C101 and C102 provided do not show the information requested. For a copy of the City's utility atlas showing existing utilities in the right-of-way, please contact Mike Zaske at (954)921-3930.	See Sheet C-103
2	Sheet C101 calls "water service box." It appears that the callout is meant as a water meter callout. If so, revise to callout proposed water meter, and size of the proposed water meter. Also, please note that the water meters have to be installed at the property line, on the private side of Page 5 of 10 the	Sheet C-101 has been revised to address the received comment

	property line per City's standard details. For a copy of the City's standard details, please contact Mike Zaske at (954)921-3930.	
3	Provide water and sewer flow demand calculations on the Water & Sewer flow calculations on Utility Plan sheet C7.	Water and Sewer Flow demand calculations have been included on Sheet C-104 – Utilities Details
Drainage Review Comments:		
1	Provide topographic survey of the property. Survey must include FEMA flood zone info, existing adjacent crown of road elevations, property line elevations and onsite elevations. Cover sheet indicated survey was submitted, but none was attached.	Please refer to Survey.
2	Provide two sets of drainage calculations showing pre vs post development stage storage calculations for the 25 year-3 day and 100 year – 3 day storm events. The calculations must clear indicate the peak stages for each of the reference storm events for the pre and post development conditions.	Three sets of drainage calculations are included in this submittal package
3	Provide typical cross-sections across all property lines. Plans must clearly callout a 6" deep perimeter swale, which is to be reflected in the proposed cross-sections.	Typical cross section is included in Sheet C-102
4	Verify that the proposed finished floor elevation is per section 154.50 of the City's Code of Ordinances. Please note that the bottom elevation of all machinery and electrical services serving the building must comply with the minimum finished floor elevation requirement.	Finish Floor Elevation complies with Section 154.50 of the City's Code of Ordinances. Finish Floor Elevation is above the 100-year, 3-day peak stage resulting from site specific flood routing calculations.
5	NPDES – Over 1 acre The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to $27,500.00 per day. Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff. Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff. For additional information regarding NPDES regulations please contact: Florida Department of Environmental Protection 2600 Blair Stone Road, MS #2500 Tallahassee, FL 32399-2400 (850) 245-7522 Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes	Noted

Comment #	Comment	Response
BUILDING – Philip Sauer, Chief Building Official 954-921-3025		
1	The trash chute must be accessible as per Fair Housing to open the required hallway fire door with a door closer and then open the spring-loaded chute door.	Please refer to enlarged plan for trash chute location on Sheet A501.

Comment #	Comment	Response
ENGINEERING – Luis Lopez, City Engineer 954-921-3251 / Clarissa Ip, Engineering Support Services Manager 954-921-3915		
1	Provide signed and sealed ALTA survey.	See Survey.
2	Sheet A101, minimum ADA accessible parking stall width is 12', please provide.	ADA Parking is compliant with the Fair Housing Act.
3	Sheet C101 and Sheet C102, relocate water meters from the rights-of-way to the back of the property line.	Water meters have been located to the back of the property line.
4	Dumpster configuration shown on Sheet A101 is not the same as configuration shown on Sheet C101, please clarify. Provide dumpster detail. Please show any dumpster gate/door on plan.	Please refer to updated civil plans. See dumpster enclosure detail, Sheet A501.
5	Indicate west setback for the dumpster on plan.	5'-0". See Ground Floor and Dumpster Enclosure Detail. Sheets A101 and A501
6	Provide sidewalk flush through drive opening.	Sidewalk is flush through drive opening.
7	Indicate driveway opening width at property line on Site Plan (Sheet A003) and civil plan (Sheet C101). Discrepancies exist between the drive opening shown on Sheet A003 and the drive opening shown on Sheet C101.	Driveway opening has been revised to match architectural and civil plans.
8	Curb cut exceeds the allowable width per code, please see Code Section 155.08.	Curb cuts have been revised to comply with code.
9	On Site Plan, label perimeter wall and indicate height.	Please refer to Site Plan, Sheet A003.
10	On civil plans, show any proposed curbing, include location and type. Provide civil plans for the proposed work. Provide vehicle turning radii at the alley and the west drive opening. For utility connections along the alley, show area of pavement restoration and details required within City rights-of-way. Full alley width pavement restoration with minimum 10' beyond trench length is required.	See Sheet C-105
11	On civil plans, provide cross-section at property lines, include perimeter wall footing. Be sure perimeter wall footing is within property limits.	See Sheet C-102

12	Review for park impact fees is required. Park impact fees are due prior to issuance of City Building Permit.	Will be reviewed and paid prior to Building Permit.
13	Transportation Engineering Comments by Rick Mitinger: • A separate plan sheet should be provided (engineering scale, not architectural) to include details for all traffic control devices being installed on site (dimensions, color, placement, etc.). This includes signing and pavement markings for standard and handicapped use parking spaces (including overhang dimension details), stop signs, stop bars, pedestrian crosswalks, ADA ramps, lane lines at points of ingress/egress, sight triangles at points of access, proximity to adjacent streets, etc. • The 18' dimension currently shown for the width of the point(s) of the site's ingress/egress onto Monroe Street does not appear to be sufficient to accommodate two-way vehicular traffic.	See Sheet C-105
14	All outside agency permits must be obtained prior to issuance of City building permit.	Will be coordinated and obtained prior to Building Permit.
15	More comments may follow upon review of the requested information.	

Comment #	Comment	Response
FIRE – Janet A. Washburn, CFPS, FM, MIFireE, MS, Fire Marshal/Division Chief 954-921-3554		
1	A hydrant flow test is required to determine the needed fire flow for the building for firefighting purposes. Contact underground utilities at 954-921-3046 to arrange the test. Once the test is completed, the civil engineer should evaluate the test and show on the plan calculations meeting minimum fire flow requirements per NFPA 1, 18.4.5.2	Hydrant Flow Test has been requested from the underground department and results are pending.
2	Include on civil drawings the locations of all existing and new fire hydrants (if required), fire department connections, size of fire main and connection to water supply.	See Sheet C-103
3	Provide a note on civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.	Sheet C-103 has been revised to add the requested note.
4	Show on the plan that building will be in compliance with NFPA 1, 11.10* Two-Way Radio Communication Systems. (there is also a Broward Building code amendment 118.2 on requirements).	Noted on sheet A003, also will be included in MEP, FA, FP plans as required.
5	A knox box will be required for access into the building per NFPA 1, 18.2.2.1.	Will be included in the Construction Documents as required.
6	It was noted on the plan, there may be stacked car parking. Be advised, the fire sprinkler system will need to be designed as Extra Hazard, Group II. Provide a note on the plan as such.	Noted on sheet A003, also will be included in MEP, FA, FP plans as required.

Comment #	Comment	Response
COMMUNITY DEVELOPMENT – Clay Milan, Community Development Manager 954-921-3271		
1	Are these units for sale of for rent?	Units are for sale.
2	The proposed development is located in a LMI census tract. Are any units affordable for persons earning less than the Area Median Income?	No.
3	Sheet A003 – The unit count contained in the table do not add up to 40. Please clarify.	See tabular data updated, Sheet A003.
4	Sheet A101 – Width of front drive does not appear adequate to accommodate two-way traffic.	The driveway isle inside parking garage meets the zoning code, the garage doors are 18'-0" wide which accommodate bypassing cars.
5	How do the gates to parking garage open? Do they slide?	Yes. Garage Gates are Horizontal Sliding with an automation system that operates with a remote control.
6	I strongly recommend meeting with the Parkside Civic Association about the project. PCA meets on the 4th Monday of the month at 7:00 p.m. at 1511 S. Federal Hwy. Contract Ken Crawford, President at parksideken@aol.com	Meeting with Parkside Association was held on Monday October 23, 2017 at 7pm.

Comment #	Comment	Response
ECONOMIC DEVELOPMENT – Brian Rademacher, Corridor Redevelopment Manager 954-924-2922		
1	Application is substantially compliant.	
PARKS, RECREATION AND CULTURAL ARTS – David Vazquez, Assistant Director 954-921-3404		
1	Application shall be revised to include Park Impact Fee application.	Park Impact Fee Application completed. (2) Copies of the application are included in the submittal package.
POLICE DEPARTMENT – Christine Adamcik, Police 954-967-4371 / Steven Bolger, Police 954-967-4500 / Doreen Avitabile, Police 954-967-4371		
1	No comments received.	
PUBLIC WORKS – Charles Lassiter, Environmental Services Supervisor 954-967-4207 / Karen Arndt, Assistant Director 954-967-4264		
1	No comments received.	
DOWNTOWN AND BEACH CRA – Jorge Camejo, Executive Director 954-924-2980 / Susan Goldberg, Deputy Director 954-924-2980		
1	CRA is in full support of the project and the application is substantially compliant.	
PARKING – Harold King, Parking Administrator 954-921-3535		
1	Application is substantially compliant.	
ADDITIONAL COMMENTS– Deandrea Moise, Associate Planner 954-921-3471		
1	Application is substantially compliant.	

ALTA / NSPS LAND TITLE SURVEY

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

LEGEND AND ABBREVIATIONS

- = PALM TREE
- = TREE
- = ORNAMENTAL TREE
- = TEMPORARY SITE BENCHMARK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- ADA = AMERICAN DISABILITY ACT
- INV. = INVERT
- ELEV. = ELEVATION
- TYP. = TYPICAL
- IRR = IRRIGATION
- EX = EXISTING
- ST = STORM
- SAN = SANITARY
- G = GAS
- W = WATER
- COM = EXISTING UNDERGROUND COMMUNICATION LINE
- E = EXISTING UNDERGROUND ELECTRIC LINE
- FO = FIBER OPTIC
- CATV = CABLE TELEVISION
- ELEC. = ELECTRIC
- x 0.00 = SPOT ELEVATION
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STUCCO
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
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- D = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
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- PVC = POLYVINYL CHLORIDE PIPE
- HDPE = HIGH-DENSITY POLYETHYLENE
- (R) = RECORD
- (C) = CALCULATED
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- T = TANGENT
- PCC = POINT OF COMPOUND CURVATURE
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- PC = POINT OF CURVATURE
- STA. = STATION
- OLP = ORNAMENTAL LIGHT POLE
- CLP = CONCRETE LIGHT POLE
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- = SECTION LINE
- ℄ = CENTERLINE
- ℄ = BASELINE
- M = MONUMENT LINE
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- TR = TRAFFIC SIGNAL CABINET
- = BOLLARD
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- TR = TRAFFIC MANHOLE
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- = TRAFFIC SIGNAL MAST ARM
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- = CONCRETE UTILITY POLE
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- E = ELECTRIC METER
- E = ELECTRIC HANDHOLE
- E = ELECTRIC MARKING FLAG
- E = ELECTRIC MARKING SIGN
- GAS = GAS VALVE
- G = GAS UTILITY BOX
- G = GAS MANHOLE
- G = GAS TANK
- G = GAS HANDHOLE
- G = GAS METER
- G = GAS WELL
- G = GAS MARKER FLAG
- G = GAS MARKER SIGN
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- C = COMMUNICATION MANHOLE
- = GARBAGE RECEPTACLE
- = HANDICAP PARKING SPACE
- W = WATER METER
- W = IRRIGATION VALVE
- W = WATER VALVE
- = FIRE HYDRANT
- AR = AIR RELEASE VALVE
- W = WATER BOX
- = WATER CONNECTION
- W = WATER MANHOLE
- W = WATER WELL
- W = WATER MARKING FLAG
- W = WATER MARKING SIGN
- D = STORM MANHOLE
- D = STORM METER
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- = MAILBOX
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- S = SANITARY MANHOLE
- SSV = SANITARY VALVE
- S = SANITARY METER
- S = SANITARY MARKER FLAG
- S = SANITARY MARKER SIGN
- GT = GREASE TRAP MANHOLE
- = CLEANOUT
- = PARKING METER
- F = FIBER OPTIC MANHOLE
- F = FIBER OPTIC BOX
- = MONITORING WELL
- FU = FUEL TANK
- U = UNKNOWN UTILITY BOX
- U = UNKNOWN UTILITY HANDHOLE
- U = UNKNOWN UTILITY METER
- U = UNKNOWN UTILITY MANHOLE
- U = UNKNOWN UTILITY POLE
- U = UNKNOWN UTILITY TANK
- UVV = UNKNOWN UTILITY VALVE
- = RAILROAD SIGNAL
- = RAILROAD SIGN
- = FLAGPOLE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

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

LEGAL DESCRIPTION:

Parcel 1:

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

Parcel 2:

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

Containing 21,846 Square Feet or 0.50 Acres, more or less by calculations.

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

ACCURACY:

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

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

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

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

LIMITATIONS:

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

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

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

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

Zoning Information provided by client.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities.

a. Electricity: Florida Power & Light Company
b. Telephone: AT&T, ATT-Uverse, Comcast
c. Water & Sewer: City of Hollywood, Department of Public Utilities.

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

North arrow direction is based on an assumed Meridian.

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

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

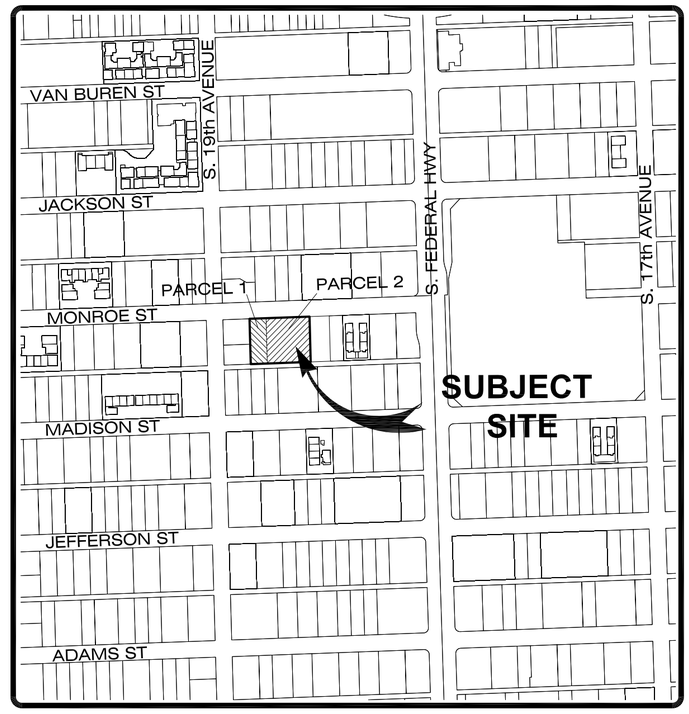
Elevations shown hereon are based on the National Geodetic Veritcal Datum of 1929, and a Benchmark supplied by the Public Works Department of Broward County, Florida.

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

Legal Description of the survey is based off of the Ownership and Encumbrance report provided by the client.

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

SECTION 15 - TOWNSHIP 51 SOUTH - RANGE 42 EAST



VICINITY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

STATEMENT OF ENCROACHMENTS:

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

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

Subject to the following:

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

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

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

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

SURVEYOR'S CERTIFICATE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECORD OF REVISION

No.:	Date:	Description	By:

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

Type of Project: **ALTA / NSPS SURVEY**

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

Sheet 1 of 2

ALTA / NSPS LAND TITLE SURVEY

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

LEGEND AND ABBREVIATIONS

- = PALM TREE
- = TREE
- = ORNAMENTAL TREE
- = TEMPORARY SITE BENCHMARK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- ADA = AMERICAN DISABILITY ACT
- INV. = INVERT
- ELEV. = ELEVATION
- TYP. = TYPICAL
- IRR = IRRIGATION
- EX = EXISTING
- ST = STORM
- SAN = SANITARY
- G = GAS
- W = WATER
- COM = EXISTING UNDERGROUND COMMUNICATION LINE
- E = EXISTING UNDERGROUND ELECTRIC LINE
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- TR = TRAFFIC SENSOR
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- E = ELECTRIC HANDHOLE
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- = GAS VALVE
- G = GAS UTILITY BOX
- G = GAS MANHOLE
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- G = GAS HANDHOLE
- G = GAS METER
- G = GAS WELL
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- C = COMMUNICATION BOX
- C = COMMUNICATION MANHOLE
- = GARBAGE RECEPTACLE
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- M = WATER METER
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- = WATER VALVE
- = FIRE HYDRANT
- = AIR RELEASE VALVE
- W = WATER BOX
- W = WATER CONNECTION
- W = WATER MANHOLE
- W = WATER WELL
- = WATER MARKING FLAG
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- D = STORM METER
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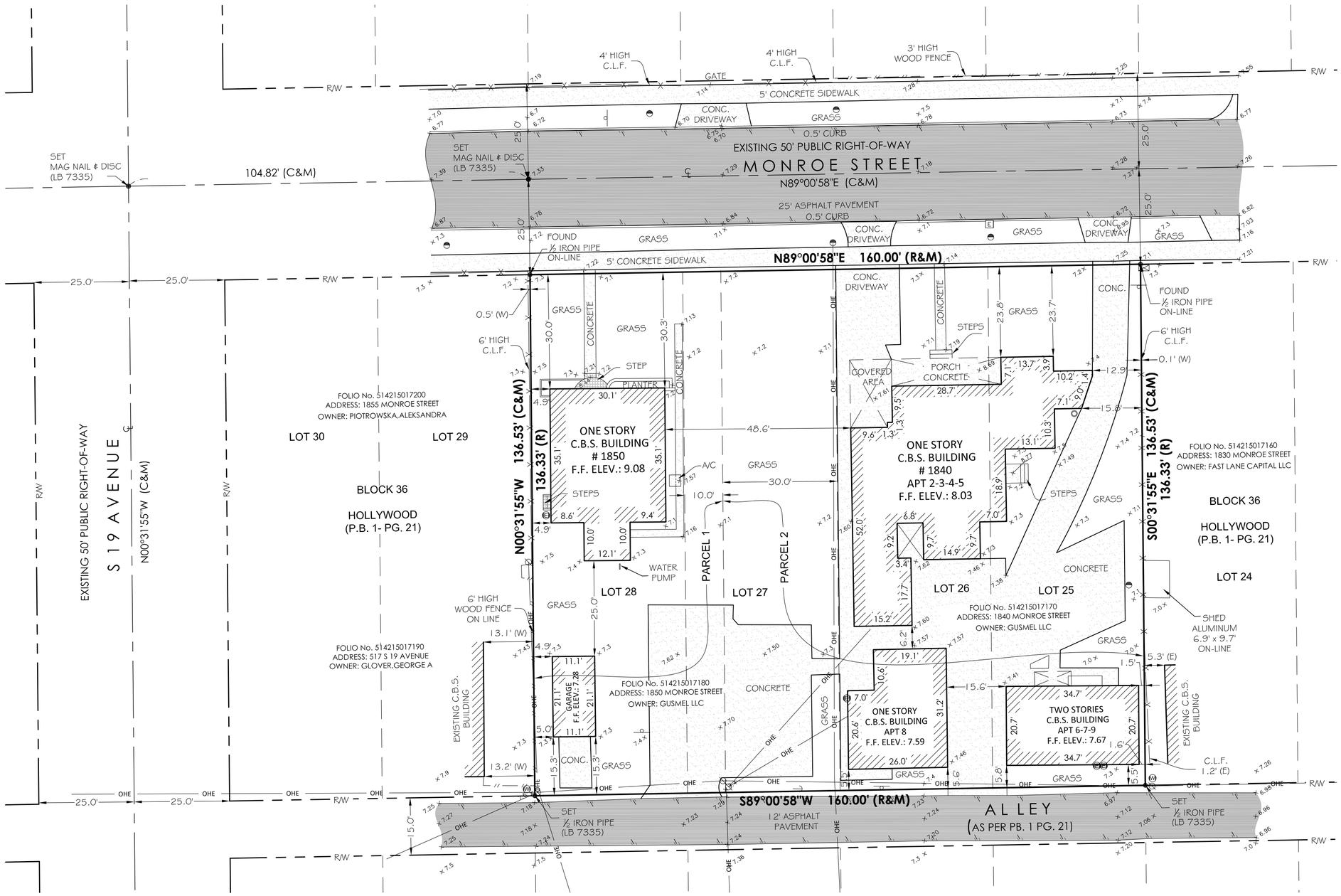
	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE



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RECORD OF REVISION

No.:	Date:	Description	By:

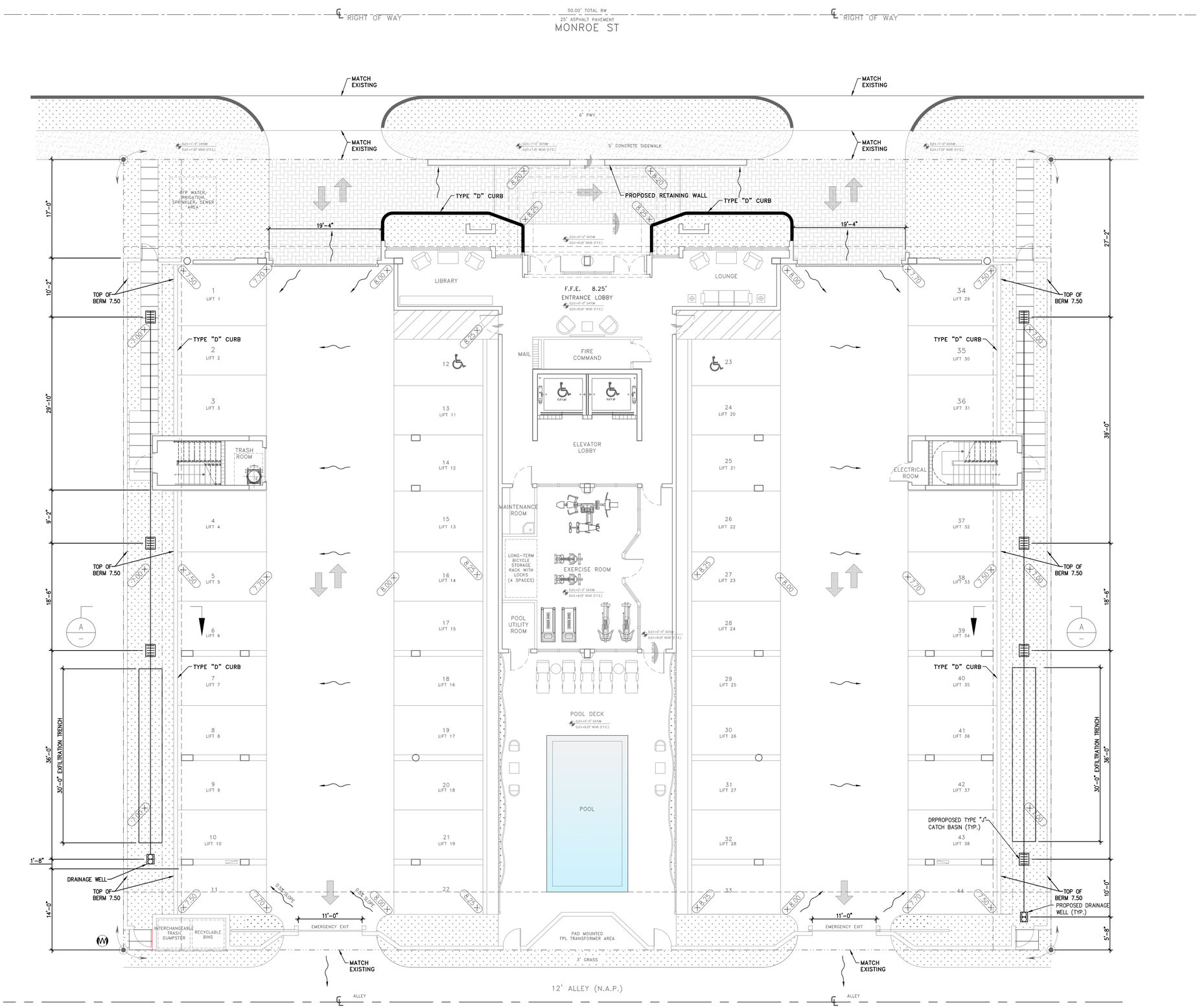
Project Name: ARCHITECTUREWORKS LLC

1840 & 1850 MONROE STREET HOLLYWOOD, FL 33020

Type of Project: ALTA / NSPS SURVEY

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

Sheet 2 of 2



LEGEND

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

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

EROSION AND SEDIMENTATION CONTROL NOTES

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

PROPOSED STORM SYSTEMS NOTES

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

NOTE:

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

GRADING AND DRAINAGE PLAN

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

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

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

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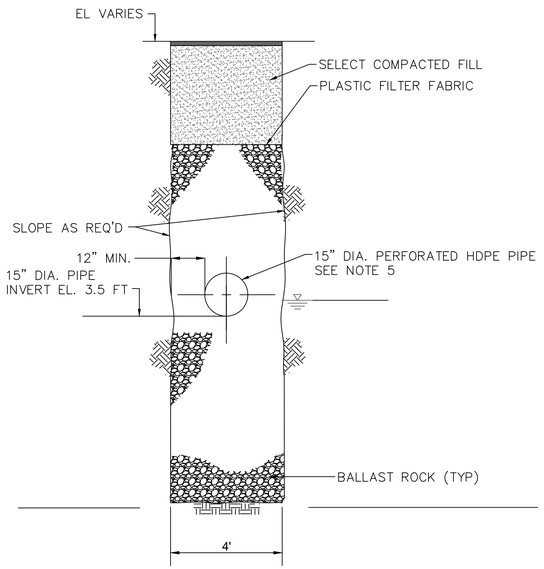
"MONROE HOUSE"
RESIDENCES
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:

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

JORGE M. SZAUER
FLORIDA – FL-62579

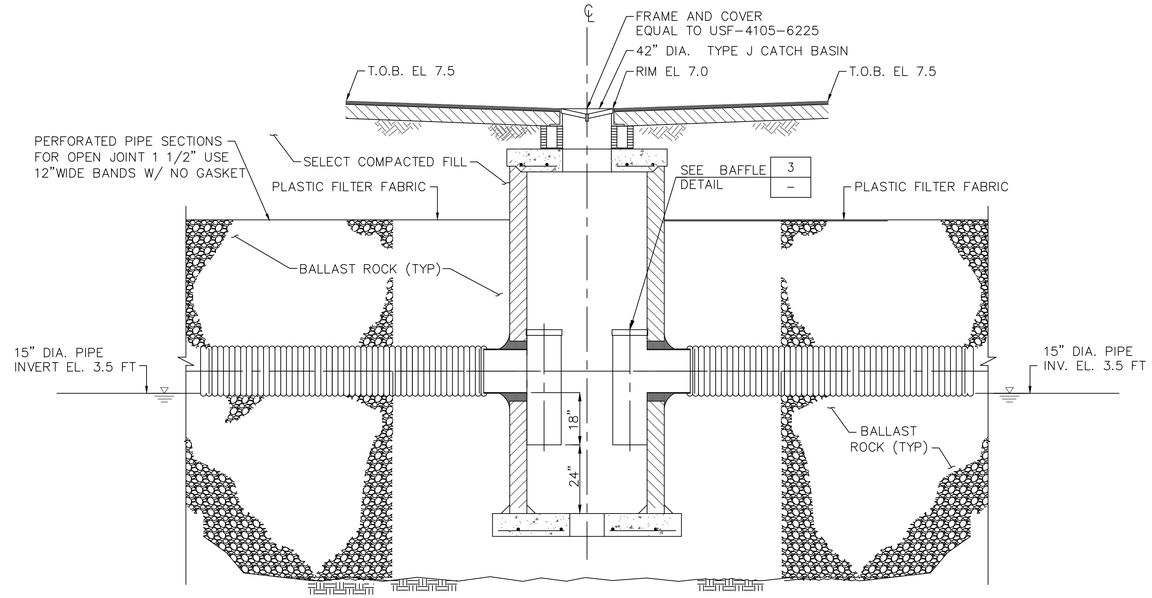
SHEET

C101



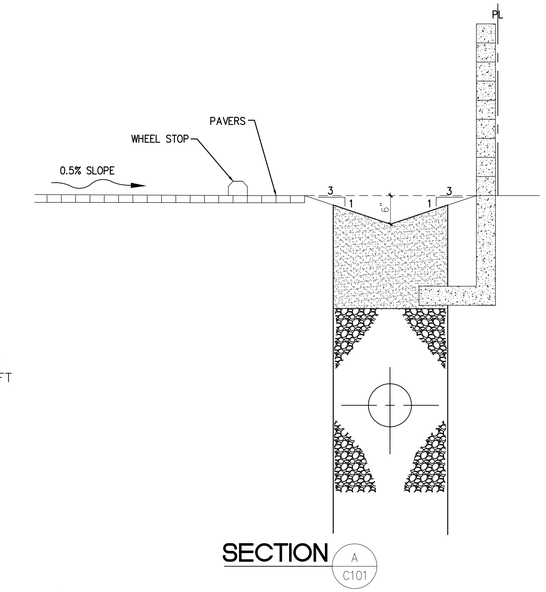
EXFILTRATION TRENCH

DETAIL 1 / STD (NTS)

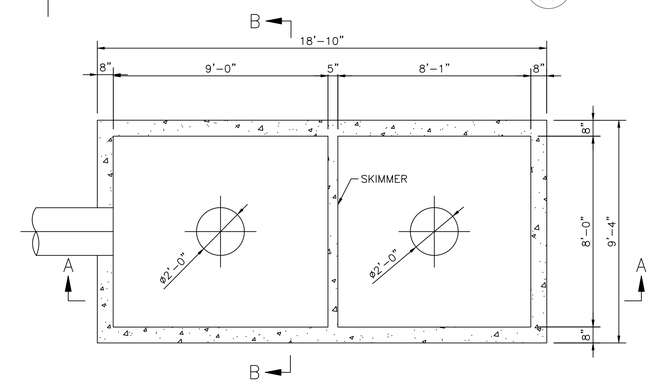


TYPE 'J' CATCH BASIN
(42" SQUARE CATCH BASIN)

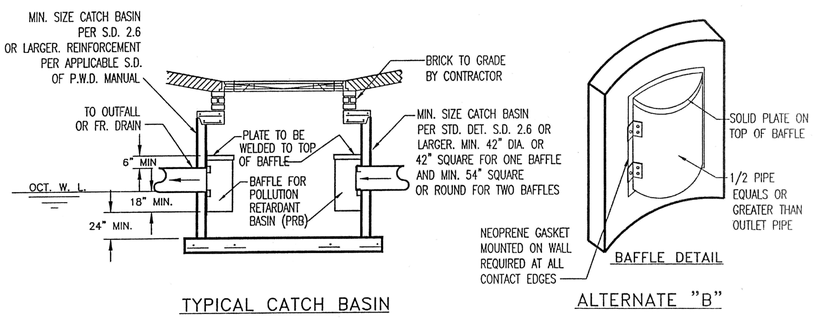
DETAIL 2 / STD (NTS)



SECTION A / C101



PLAN
NTS

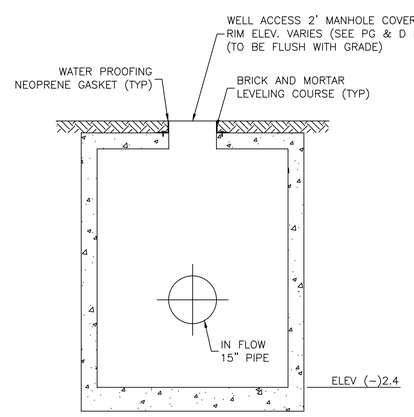


TYPICAL CATCH BASIN

ALTERNATE "B"

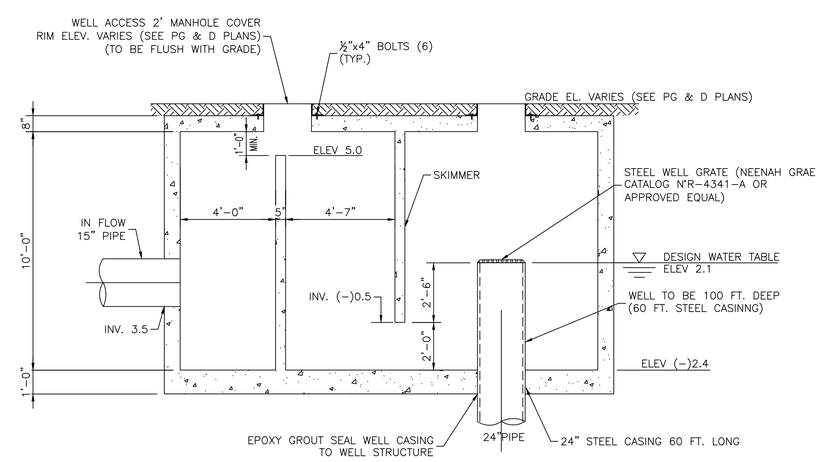
BAFFLE DETAIL

DETAIL 3 / STD (NTS)



SECTION B-B / – (N.T.S.)

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



SECTION A-A / – (N.T.S.)

DRAINAGE WELL INJECTION BOX

DETAIL 5 / STD (NTS)

GRADING AND UTILITIES

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

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

INITIAL PROJ. DATE	07/12/17
PROJECT	17-010.00
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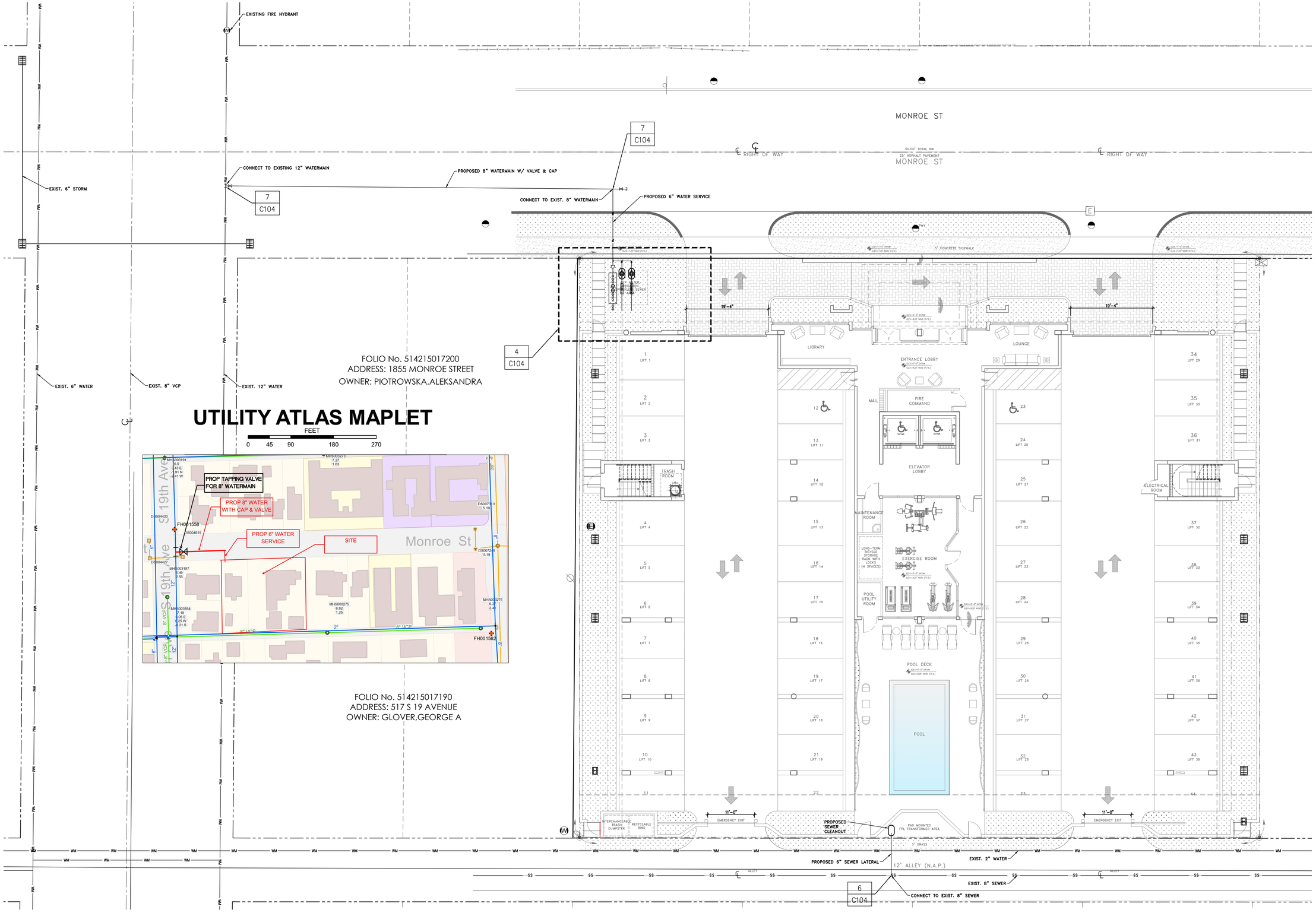
"MONROE HOUSE"
RESIDENCES
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner: LLC

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

JORGE M. SZAUER
FLORIDA — FL-62579

SHEET

C102



NOTE:

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

UTILITIES PLAN

LOBBY, PARKING & AMENITIES

SCALE 1" = 10'-0"

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

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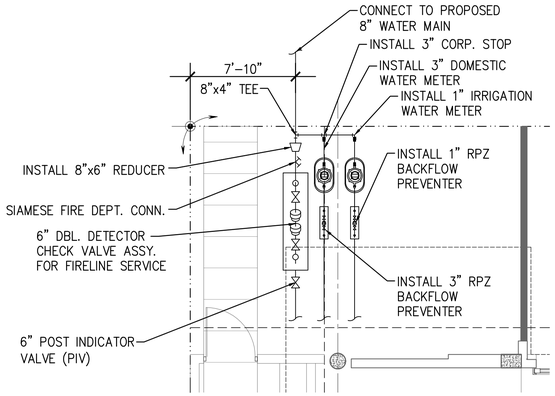
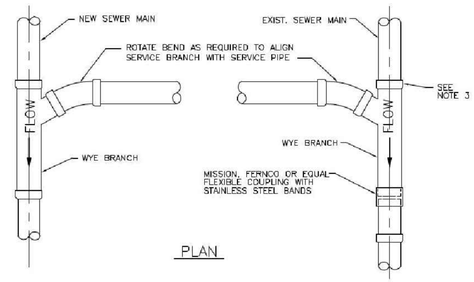
SHEET

C103

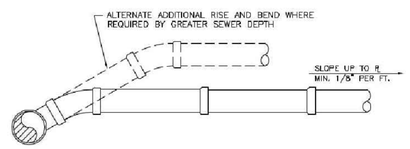


UNTILITIES CONNECTION

DETAIL 4
NTS STD



PLAN



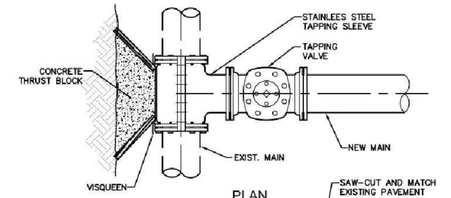
ELEVATION

NOTES:

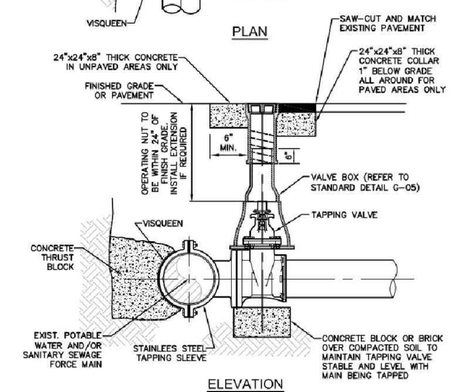
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE WYE CONNECTIONS WHERE INTERCEPTOR SEWER IS GREATER THAN 3'-6" DEEP.
3. WHERE BELLS ARE FOUND SLIGHT DEFLECTING MAIN WHERE NECESSARY TO FACILITATE, USE A SECOND FLEXIBLE COUPLING.

WYE BRANCH CONNECTION

DETAIL 6
NTS STD



PLAN



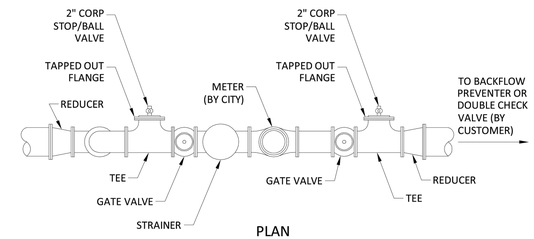
ELEVATION

NOTES:

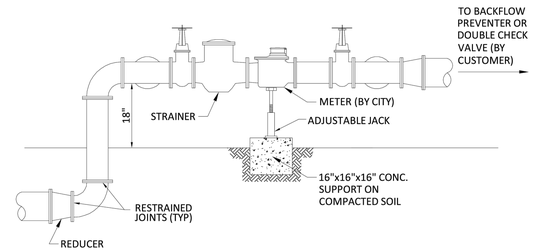
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

TAP SLEEVE AND VALVE

DETAIL 7
NTS STD



PLAN



ELEVATION

NOTES:

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

WATER METER

DETAIL 8
NTS STD

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

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

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

Jorge M. Szauer, P.E.
FL PE No. 62579

FLOW DEMAND TABLE

DETAIL 9
NTS STD

UTILITIES DETAILS
LOBBY, PARKING & AMENITIES

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

INITIAL PROJ. DATE		07/12/17
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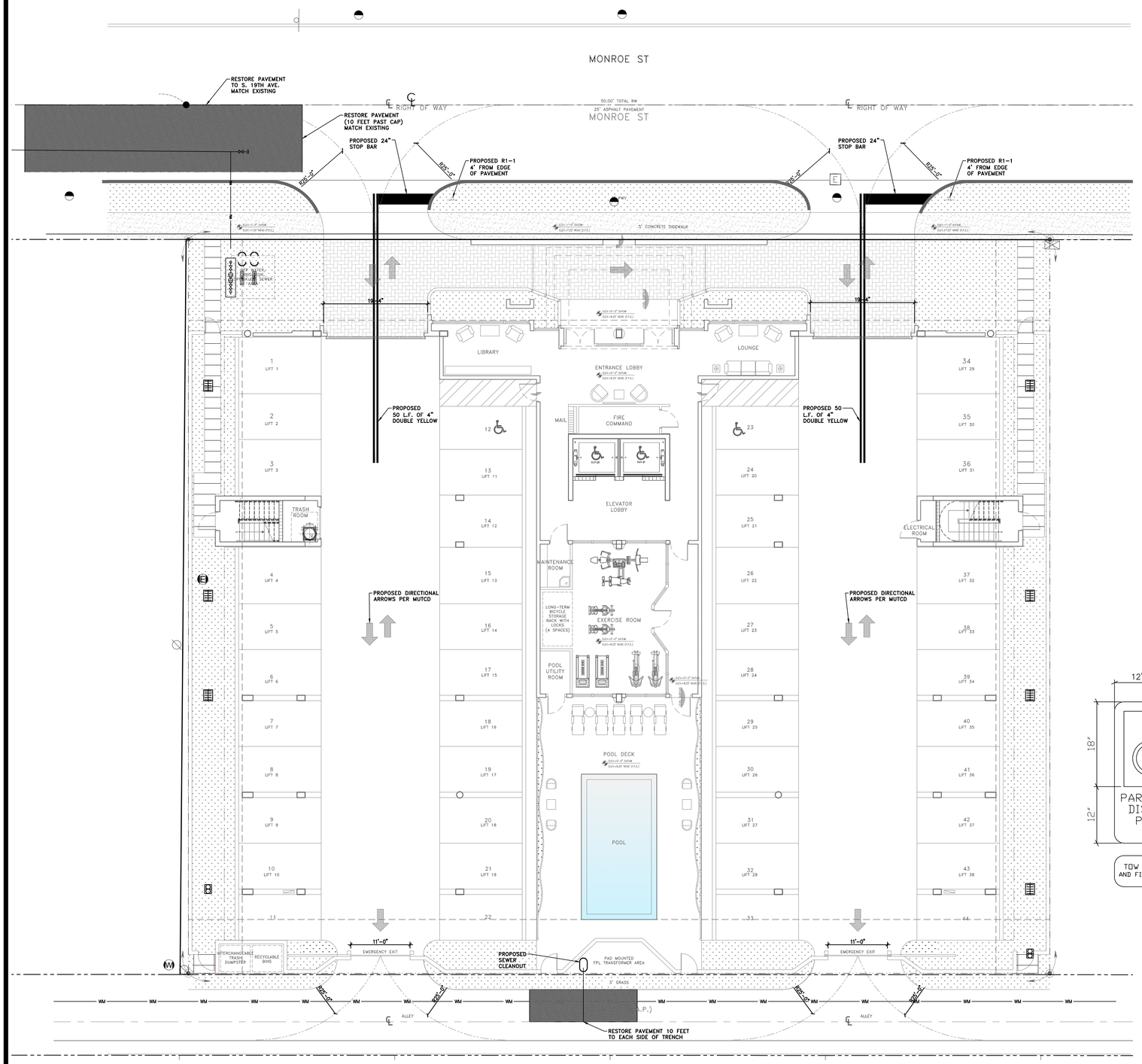
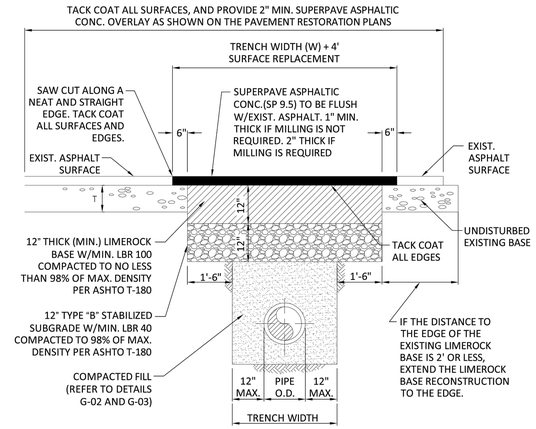
FLORIDA — FL-62579

SHEET

C104



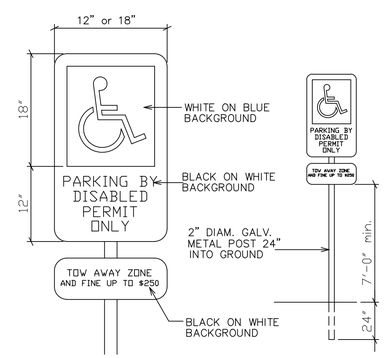


FLEXIBLE PAVEMENT RESTORATION NOTES:

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

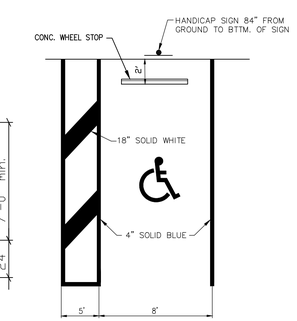
PAVEMENT RESTORATION

DETAIL	8
NTS	STD



HANDICAP SIGN DETAIL

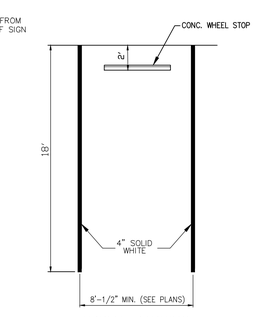
N.T.S.



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

TYP. HANDICAP PARKING STALL DETAIL

N.T.S.



TYPICAL PARKING STALL DETAIL

N.T.S.

PARKING STALLS

DETAIL	8
NTS	STD

PAVING PLAN

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

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

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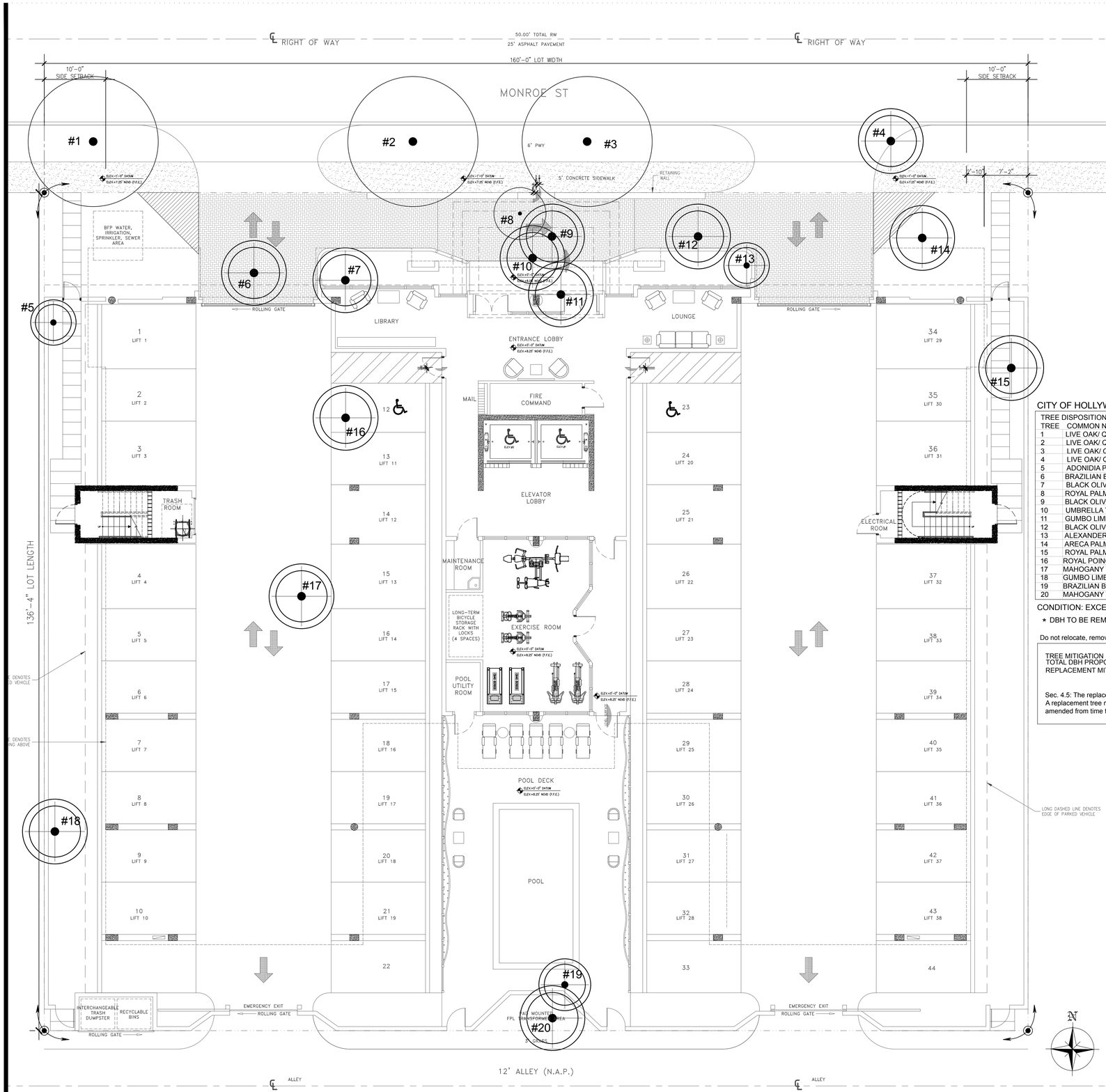
RESIDENCES
Project Location: 1840-1850 Monroe St, Hollywood, FL 33020 Owner:
ARCHITECTUREWORKS, LLC
300 71 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

JORGE M. SZAUER
FLORIDA — FL-62579

SHEET

C105



SYMBOL KEY

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

CITY OF HOLLYWOOD

TREE DISPOSITION LIST:

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

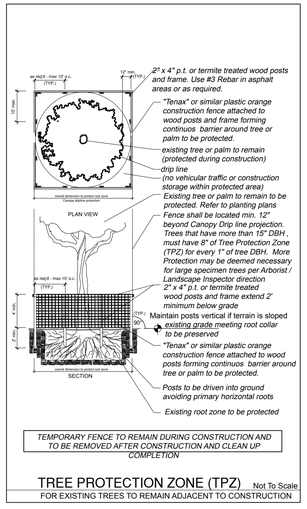
CONDITION: EXCELLENT=90-100%, GOOD=75-85%, FAIR=60-70%, POOR=40-50%, VERY POOR=10-35%

* DBH TO BE REMOVED/ MITIGATED

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

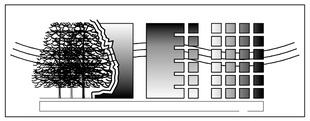
TREE MITIGATION
TOTAL DBH PROPOSED FOR REMOVAL: 23" dbh
REPLACEMENT MITIGATION: TO BE COORDINATED WITH CITY LANDSCAPE INSPECTOR

Sec. 4.5: The replacement value is determined by the City Landscape Inspector using the "Guide for Plant Appraisal", as amended from time to time.
A replacement tree must be grade #1 or better, as defined in the Florida Department of Agriculture's publication "Grades and Standards" as amended from time to time.



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

TREE PROTECTION ZONE (TPZ) Not To Scale
FOR EXISTING TREES TO REMAIN ADJACENT TO CONSTRUCTION



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

DERICK LANGEL
LANDSCAPE ARCHITECT
FL LICENSE #LA6667045

architectureworks

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"THE RESIDENCES ON MONROE"
CONDOMINIUM
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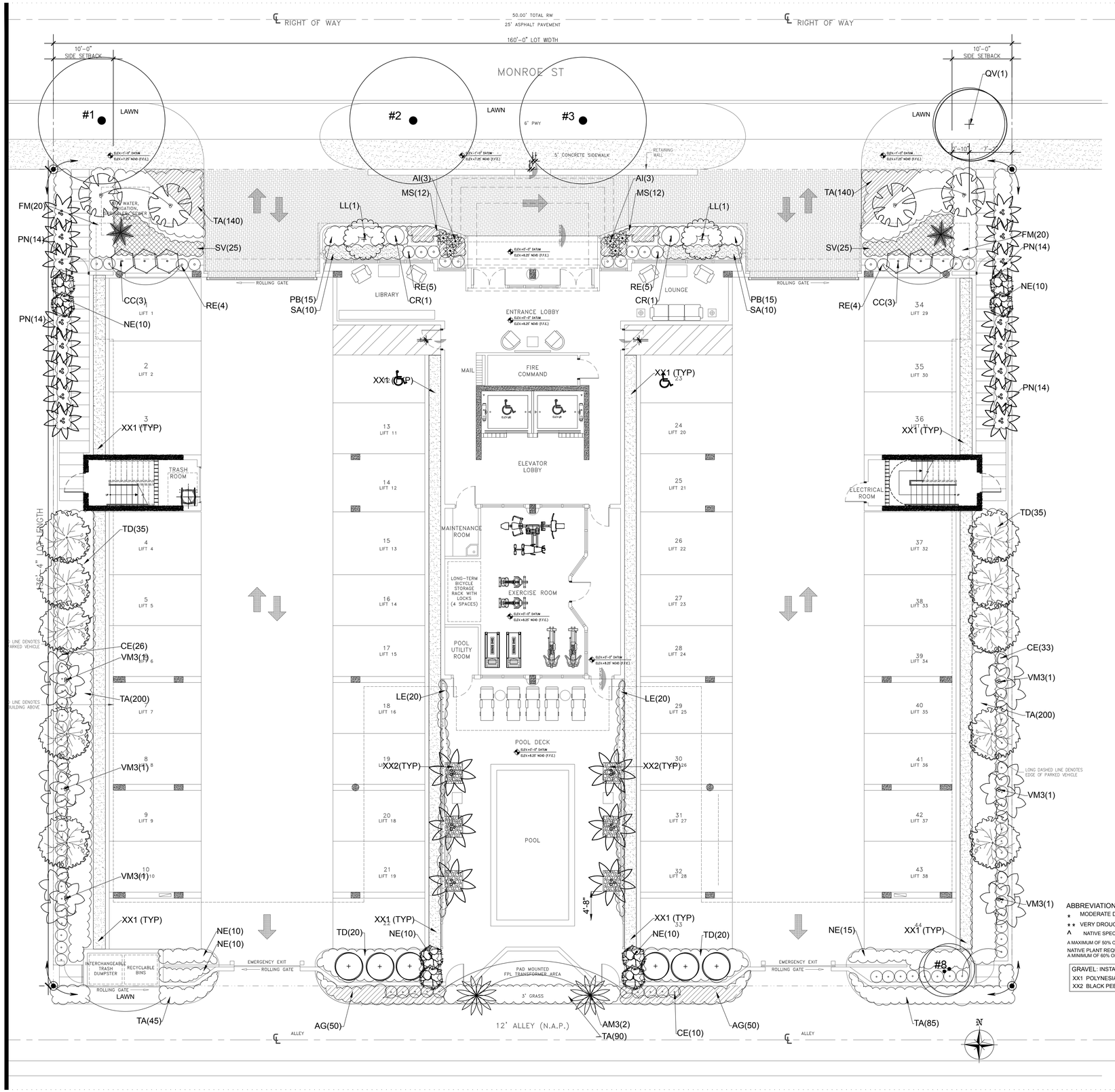
30071 Street Suite 528 Miami Beach, FL 33141 (305) 866 1623 Facsimile (305) 866 1681

ARCHITECT
James R. Mackenzie
FLORIDA — AR-0015491

SHEET

L1

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



SYMBOL KEY

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

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

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

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

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

Open Space
10. Minimum of one tree per 1,000 s.f. of pervious area of property.
REQ.: 7 Trees
PROV.: 12 Trees
A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

TOTAL TREES REQUIRED: 27
TOTAL TREES PROVIDED: 34 (3 TREES / 1 PALM FROM EXISTING TREES)

NATIVE TREES REQ.: 16 PROV.: 21
A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.
A MAXIMUM OF 50% OF REQUIRED TREES MAY BE PALM SPECIES. PALMS SHALL BE COUNTED AS 3:1 FOR TREES.

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

PLANT LIST:

QTY.	KEY		BOTANICAL/COMMON NAME	DESCRIPTION
2	AM3	* *	Adonidia merrillii CHRISTMAS PALM	14' ht, triple trk. 25 gal.
4		* * ^	Cocoloba diversifolia PIGEON PLUM	12' x 5' spr., 2" dbh f.g.
10		* ^	Chrysophyllum oliviforme SATIN LEAF	12' ht. x 5' spr., 2" DBH f.g.
6		* ^	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD STD	12' ht. x 5' spr., 2" DBH f.g.
2		*	Ligustrum lucidum GLOSSY PRIVET TREE	10' x 5' spr., ML stem up 4', f.g.
8		* * ^	Myrcianthes fragrans SIMPSON STOPPER	7' ht., multi trk. 15 gal.
2		*	Phoenix roebelenii PYGMY DATE PALM	5-6' ht., Triple Trunk 25 gal.
22		* *	Ptychosperma elegans ALEXANDER PALM	16' o.a. ht., Single Trk. f.g.
6	VM3	* *	Veitchia montgomeryana MONTGOMERY PALM	18' ht, triple trk. 25 gal. f.g.
1		* ^	Quercus virginiana LIVE OAK	12' ht. x 5' spr., 2" DBH f.g.
100	AG	* *	Arachis glabrata PERENNIAL PEANUT	1 gal.
6	AI	* *	Alcantarea imperialis 'Rubra BROMELIAD IMPERIALIS	10 gal.
6	CC	*	Chamaedorea cataractarum CAT PALM	5' ht. 15 gal.
69	CE	* ^	Conocarpus erectus GREEN BUTTONWOOD	36"ht.x 24"spr. 7 gal.
2	CR	* *	Cycas revoluta KING SAGO	36"ht.x 24"spr. 7 gal.
40	LE	*	Liriope muscari 'Evergreen Giant' GREEN LIRIOPE	18"ht.x 18"spr. 3 gal.
40	FM	*	Ficus microcarpa GREEN ISLAND FICUS	18"ht.x 18"spr. 3 gal.
24	MS	*	Mycrosorum scolopendrium WART FERN	18"ht.x 18"spr. 3 gal.
75	NE	* ^	Nephrolepis exaltata BOSTON FERN	18"ht.x 18"spr. 3 gal.
30	PB	*	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	18"ht.x 18"spr. 3 gal.
56	PN	* * ^	Psychotria nervosa WILD COFFEE	24"ht.x 24"spr. 3 gal.
18	RE	*	Rhapis excelsa LADY PALM	4' ht., F 15 gal.
20	SA	* *	Schefflera arboricola GREEN SCHEFFLERA	24"ht.x 24"spr. 3 gal.
50	SV	* *	Schefflera arboricola 'Trinette' VAR. SCHEFFLERA	24"ht.x 24"spr. 3 gal.
900	TA	*	Trachelospermum asiaticum ASIATIC JASMINE	12" o.c., F 1 gal.
110	TD	* ^	Tripsacum dactyloides FAKAHATCHEE GRASS	24"ht.x 24"spr. 3 gal.
As Req.	LAWN		St. Augustine ' Floratam'	solid even sod

ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN
* MODERATE DROUGHT TOLERANCE
* * VERY DROUGHT TOLERANT
^ NATIVE SPECIES

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

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

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LANDSCAPE ARCHITECT
FL LICENSE #LA6667045

architectureworks

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

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

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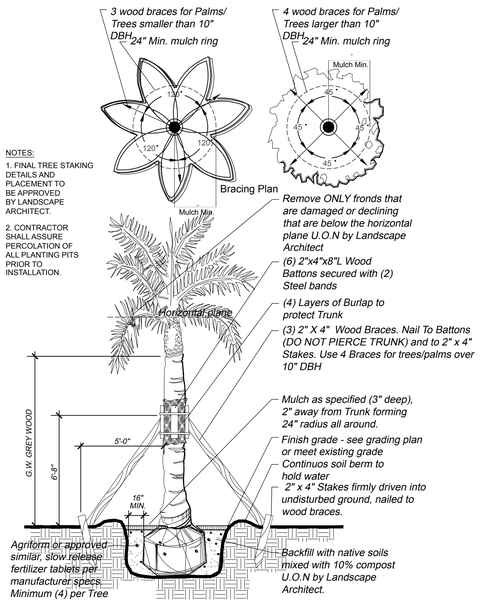
ARCHITECT
James R. Mackenzie
FLORIDA — AR-0015491

SHEET
L2

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



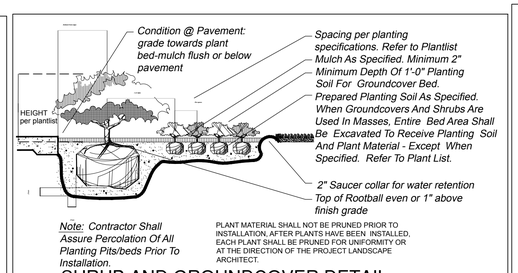
NOTES:

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

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

LARGE TREE / LARGE PALM DETAIL

Section — Not To Scale

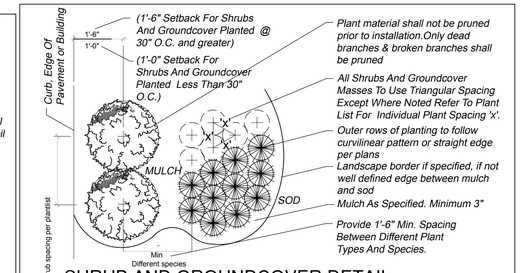


Note: Contractor Shall Assure Percolation Of All Planting Pits/beds Prior To Installation.

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

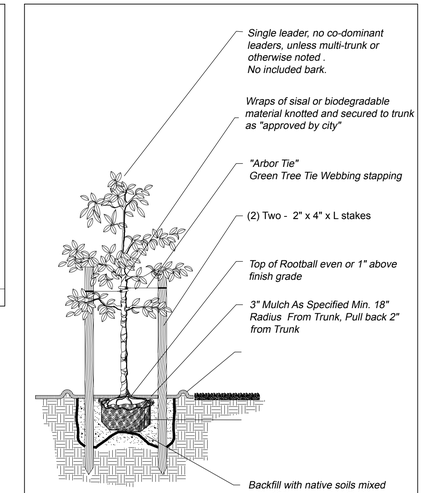
SHRUB AND GROUNDCOVER DETAIL

Section — Not To Scale



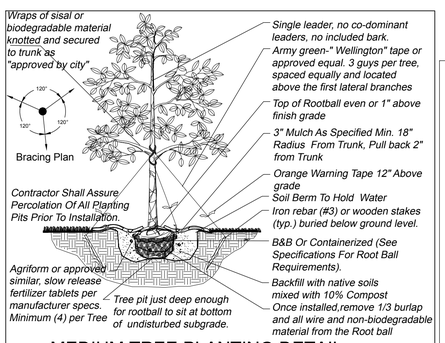
SHRUB AND GROUNDCOVER DETAIL

Plan — Not To Scale



SMALL TREE PLANTING DETAIL

Section — Not To Scale



MEDIUM TREE PLANTING DETAIL

Section — Not To Scale

G E N E R A L P L A N T I N G R E Q U I R E M E N T S

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

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

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

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

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

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

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS;½" OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMEROCK SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50/50 SAND/TOPSOIL MIX SHALL BE DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS. THE TOP 9" OF ALL SHRUBS AND GROUND COVER BEDS AND TOP 2" OF ALL SODDED AREAS. THIS SOIL SHALL BE TILLED INTO THE EXISTING SOIL.AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE;A MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING

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

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

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

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

NO FERTILIZERS ARE REQUIRED.

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

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

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

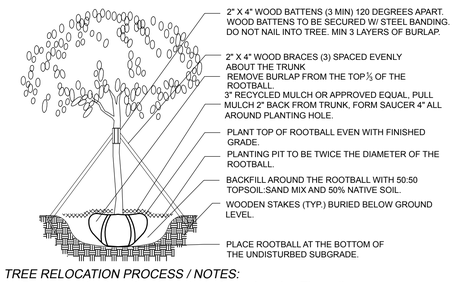
ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER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

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

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

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

PRUNNING SHALL BE PER ANSI-300 STANDARDS



TREE RELOCATION PROCESS / NOTES:

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

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

TREE RELOCATION DETAIL / NOTES

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

TRANSPLANT AND TREE CARE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

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

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

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INITIAL PROJ. DATE 11/10/17
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PLANTING DETAILS
SCALE: NOT TO SCALE