

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 ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: _____

Location Address: 1950 Fletcher Street, Hollywood FL 33020

Lot(s): 1 Block(s): 4 Subdivision: Hollywood View

Folio Number(s): 514222150320

Zoning Classification: PR Land Use Classification: _____

Existing Property Use: Single Family Sq Ft/Number of Units: 1

Is the request the result of a violation notice? () Yes (✓) 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): _____

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

Explanation of Request: Submittal for TAC

Number of units/rooms: 20 Sq Ft: 19,892

Value of Improvement: \$1,250,000 Estimated Date of Completion: October 2019

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

Name of Current Property Owner: YAROK DEVELOPMENT INC

Address of Property Owner: 15805 Biscayne Blvd, Office 204, NMB FL 33160

Telephone: (352) 223-8646 Fax: _____ Email Address: david@yarokbuilders.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

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

If Yes, Attach Copy of the Contract.

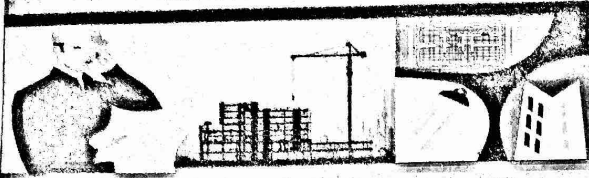
List Anyone Else Who Should Receive Notice of the Hearing: _____

Luis LaRosa Address: _____

Email Address: llarosa@larosaarchitects.com

Alan Vaisberg - alan@yarokbuilders.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

PLANNING DIVISION (Internal Use Only)

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 03/26/18

PRINT NAME: Yerok Development / David Melamed Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

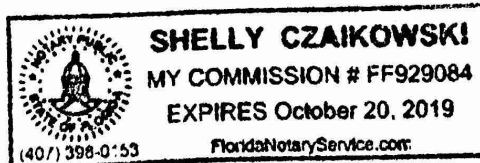
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning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

Sworn to and subscribed before me
this 26 day of March 2018

[Signature]
Notary Public

State of Florida

My Commission Expires: 10/20/2019 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



[Signature]
Signature of Current Owner

David Melamed
Print Name

Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and

Legend:

F1 & F2	Designation shall represent first and second flowed hydrants respectively
P	Designation shall represent test hydrant for static and residual distribution system pressures.

1950 Fletcher St

Date:4-05-2018	Time: 1:06 PM	 59	
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH001764	1500 S 20 Ave.	<div>F-1 Only</div> 56	<div>F-2 Only</div> 53
		<div>F-1 & F-2</div>  46	
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH001763	1300 S 20 AVE.	GPM	
		1060	
F-2 Hydrant (Individual) FH001765	2003 S 20 AVE	GPM	
		920	
F-1 Hydrant (Both Flowing)		GPM	
		1060	
F-2 Hydrant (Both Flowing)		GPM	
		920	



Luis LaRosa Architects, Inc.

06/04/2018

Yarok Development Inc.
15805 Biscayne Blvd.,
Office 204 North Miami
Beach, FL 33160

FILE NUMBER: 18-DP-15

SUBJECT: Site Plan Review for a 20-unit residential development (Fletcher Apartments).

SITE DATA

Owner/Applicant: Yarok Development Inc.
Address/Location: 1950 Fletcher Street
Gross Area of Property: 15,266.95 sq. ft. (0.350 acres)
Net Area of Property: 8,914.94 sq. ft. (0.205 acres)
Land Use: Regional Activity Center
Zoning: Pembroke Road Mixed-Use District (PR)
Existing Use of Land: Single Family Home

ADJACENT LAND USE

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

ADJACENT ZONING

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

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).



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A. APPLICATION SUBMITTAL

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Provide drawing Cover Sheet including:

- a. Name of development.
- b. Page index.
- c. Location map.
- d. Names and contact information for all consultants.

Response: Refer to new Cover Sheet

2. Indicate meeting dates (not submittal dates), and subsequent revision dates on Cover Sheet and Title Blocks on all sheets.

Response: Revised accordingly

3. Ownership & Encumbrance Report:

- a. Indicate O&E Report was searched from time of platting or 1953, whichever is earliest. Indicate on survey.
- b. Ensure O&E Report is reflected on survey and site plan, e.g. utilities/overhead lines, easements, etc.
- c. Provide listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access lines, etc.).

Response: Revised accordingly

4. Survey shall be based on the current title work (O&E), dated within 30 days of submittal. Such date shall be noted on the survey document.

Response: Revised accordingly

5. Ensure that O&E Report, Survey, and Site Plan are consistent.

Response: Revised accordingly

6. Site Data:

- a. Legal Descriptions including subdivision name, plat book, page number, lot and block or metes and bounds.
- b. Current Land Use designation.
- c. Coordinate the Net & Gross property size in S.F. & acres to match the survey.
- d. Allowed and proposed heights.
- e. Amount of dwelling units per floor, total of each and total floor area of each type of unit including a breakdown of air-conditioned & non-air-conditioned space (balconies, garages, terraces, restrooms, power equipment rooms, meter rooms, etc.).

Response: Revised Accordingly



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7. Work with the Engineering Division to ensure the survey includes the appropriate elements such as, abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.

Response: O.K.

8. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.

Response: O.K.

9. Provide details and height of all proposed walls, fences, and gates. All fencing shall be decorative. This includes balconies.

Response: No walls or fences provided other than building walls. Height of railings and balconies on elevation sheets.

10. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:

http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/Public_SchoolImpact_Application.pdf

Response: Provided

11. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

Response: Owners have met with HOA

12. Additional comments may be forthcoming.

Response: OK

13. Provide written responses to all comments with next submittal.

Response: Provided

B. ZONING

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016- 02.

Response: Refer to note on sheet SP-1.1



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2. As per the general parking regulations in 4.6.A., parking decks under buildings shall be pursuant to the district or subdistrict building requirements table, including setbacks; a 15' setback is required for the parking area at the front. Revise accordingly.

Response: Revised accordingly, refer to sheet SP-1.1

C. ARCHITECTURE AND URBAN DESIGN

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. For the parking areas (roof and ground), consider using material with high albedo to limit absorption of sunlight and reduce urban heat island effect or consider using permeable paving material which reduces runoff and increases water penetration.

Response: added note on sheet SP-1.1 and A-1.4

2. Extend concrete eyebrow to extend passed the entry door width.

Response: Revised, refer to sheet A-2.2

3. On the front elevation consider covering the entry door portion with stone and eliminating the base stone area so the materials are more cohesive.

Response: Revised, refer to sheet A-2.2

4. On the east elevation consider scoring the walls under the open ventilation to add interest to the blank wall.

Response: Revised, refer to sheet A-2.3

5. Consider sliding glass doors on the smaller balconies to maximize the space.

Response: Revised, refer to sheet A-2.1 & A-2.2

6. Ensure a fence with landscaping is reflected on the plans to screen the parking areas (west elevation).

Response: Revised, refer to Landscape plans

Terrence Comiskey A.I.A., Architect (tcomiskey@hollywoodfl.org) 954-921-3900

1. Sheet SP-1.1: How is recycling being done in the building? Is there a special trash chute that can switch between recycling and regular trash? (Typical)

Refer to SP-1.1 & A-1.2 showing trash abd recycling chute. Garbage and recycling containers will be wheeled out to front of property for pick up.

2. Sheet SP-1.1: Emergency stairs exit into the garage area.

Response: Revised, refer to sheet SP-1.1

3. Sheet SP-1.1: Concrete columns are in the parking spaces.

Response: Revised, refer to sheet SP-1.1



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4. Sheet A-1.1: At least one Janitor closet should have a mop sink.

Response: Revised, refer to sheet A-1.2 & A-1.3

5. Sheet A-2.1: Rooftop equipment should be screened. How is rooftop accessed?

Response: Revised, refer to sheet A-1.4

6. Sheet A-2.2: There is something odd around the front entry as to where to stone steps and then starts up again.

Response: Revised, refer to sheet A-2.2

7. Sheet A-2.2: Should the doors to the trash area be louvered? Is trash pick-up from the alley or Fletcher Street?

Response: Revised, door is louvered but now face internally into garage.

8. Sheet A-2.3: Additional stucco control joints needed. Is there a way to screen parking spaces at ground level?

Response: we are providing landscape as screening device.

D. SIGNAGE

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided.

Response: No signage on building only street number

2. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

Response: Revised, refer to sheet SP-1.1

3. 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.

Response: OK

E. LIGHTING

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

Response: Provided



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F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Submittal shall indicate compliance with Green Building Ordinance (O-2011-06). Include a list with a minimum of ten (10) green building practices.

Response: Refer to note SP-1.1

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

Response: Provided

3. Building Department may request copies of appropriate/preferred green building registration with next submittal.

4. ***Response: Provided***

G. ENGINEERING

Luis Lopez, City Engineer (llopez@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915

1. Indicate sidewalk as proposed on plans. Provide sidewalk flush through drive opening.

Response: Revised, refer to sheet SP-1.1

2. Indicate location of mail boxes/services on plan.

Response: Revised, refer to sheet SP-1.1

3. Provide curb ramp at Fletcher Street and South 20 Avenue.

Response: Revised, refer to sheet SP-1.1

4. Provide civil plans for the proposed work. Include items such as drainage improvements, water and sewer connections, curbing, all vehicle turning radii, sight triangles and details as well as change in elevations to show that handicap accessibility has been met. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. With the level of construction activities for the proposed development, full road width pavement resurfacing abutting to the site (Fletcher Street, South 20 Avenue and the alley) will be necessary, please indicate on civil plans.

Response: Refer to Civil Plans

5. Columns shall not be within 3 feet of the entrance of a parking stall, please provide dimension and indicate on plans.

Response: Revised, refer to sheet SP-1.1 and A-1.



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6. Minimum parking stall width adjacent to either side of the stairwell is 9.5' wide.
Response: Revised, refer to sheet SP-1.1
7. Indicate driveway opening width at property lines on Site Plan.
Response: Revised, refer to sheet SP-1.1
8. All outside agency permits must be obtained prior to issuance of City building permit.
Response: OK
9. More comments may follow upon review of the requested information.
Response: OK

H. LANDSCAPING

Jill Cohen, Landscape Architect (lclark@hollywoodfl.org) 954-921-3900

1. No comments received.
Response: Refer to New Landscape plans

I. UTILITIES

*Wilford Zephyr, Engineer (wzephyr@hollywoodfl.org)
954-924-2985 James Rusnak, Engineer
(jrusnak@hollywoodfl.org) 954-921-3302*

1. Provide plans showing how water & sewer services will be provided. Plans must include water & sewer demand calculations.
Response: Refer to New Civil plans
2. Provide Paving, Grading & Drainage plans showing how storm water storage will be provided.
Response: Refer to New Civil plans

J. BUILDING

Philip Sauer, Chief Building Official (psauer@hollywoodfl.org) 954-921-3025

1. Application is substantially compliant.
Response: OK



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K. FIRE

Janet A. Washburn, Fire Marshal/Division Chief (jwashburn@hollywoodfl.org) 954-921-3554

1. Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements.

Response: Fire flow provided

2. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

Response: Provided

3. A supervised fire sprinkler system and fire alarm system is required for your building. 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.

Response: Refer to New Civil plans

4. Show the location of the fire dept. connection, fire line and size up to the building on civil drawings.

Response: Refer to New Civil plans

5. If a fire pump is needed, show the location on the plan in compliance with NFPA 20.

Response: Refer to New Civil plans

6. A bi-directional amplifier is required for this building depending per NFPA 1, 11.10 and Broward Amendment 118.2

Response: Refer to SP-1.1

L. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

Response: Provided



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M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

Park Impact Fee application is required.

Response: ok

N. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

1. Sheet SP1.1 – Is ingress/egress to garage controlled?

Response: No.

2. Sheet A1.1 – Unit #5 is labeled as 2 bedrooms. It's shown as 3 bedrooms.

Response: Revised Accordingly

3. Sheet A2.1 – Screen ground floor of garage.

Response: Provided

4. Is there a perimeter fence/wall? Show details.

Response: none provided

5. Are unit's rental or for purchase?

Response: Rental

6. Are any units affordable to households making 80% or less of Area Median Income (\$48,800 for household of 2 / \$60,950 for household of 4).

Response: Owner to provide info.

7. Meet with Parkside Civic Association. Website is Hollywoodparkside.com

Response: Owners have met.

O. ECONOMIC DEVELOPMENT

Brian Rademacher, Corridor Redevelopment Manager (brademacher@hollywoodfl.org) 954-924-2922

1. Application is substantially complaint.

Response: Provided

P. POLICE DEPARTMENT

*Christine Adamcik, Police (cadamcik@hollywoodfl.org)
954-967-4371 Steven Bolger, Police*



Luis LaRosa Architects, Inc.

*(sbolger@hollywoodfl.org) 954-967-4500 Doreen
Avitabile, Police (davitabile@hollywoodfl.org) 954-967-
4371*

1. No comments received.

Response: Provided

DOWNTOWN AND BEACH CRA

*Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-
2980 SusanGoldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-
924-2980*

2. Not applicable.

Q. PARKING AND INTERGOVERNMENTAL AFFAIRS

*Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549
Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548*

1. Application is substantially compliant.

R. ADDITIONAL COMMENTS

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

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

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

NO.	TREE	TRUNK CIRCUMFERENCE INCHES	HEIGHT FEET	LOCATION
1	MANGO TREE/MANGIFERA INDICA	34.12	25'	30'
2	MANGO TREE/MANGIFERA INDICA	28"	30'	25'
3	BLACK OLIVE/BUCCIDA BUCERAS	36"	30'	30'
4	BLACK OLIVE/BUCCIDA BUCERAS	32"	30'	30'
5	BLACK OLIVE/BUCCIDA BUCERAS	30"	30'	35'

LEGAL DESCRIPTION OF SUBJECT PARCEL:

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

AREA TABULATION:

GROSS LOT AREA OF SUBJECT PARCEL: +/- 15, 266.95 Sq Ft (+/- 0.350 ACRES)

NET LOT AREA OF SUBJECT PARCEL: +/- 8, 914.94 Sq Ft (+/- 0.205 ACRES)

ZONING DESCRIPTION:

PR PEMBROKE ROAD MIXED-USE DISTRICT

LOCATION MAP

-NOT TO SCALE-

SURVEYOR'S REPORT:

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

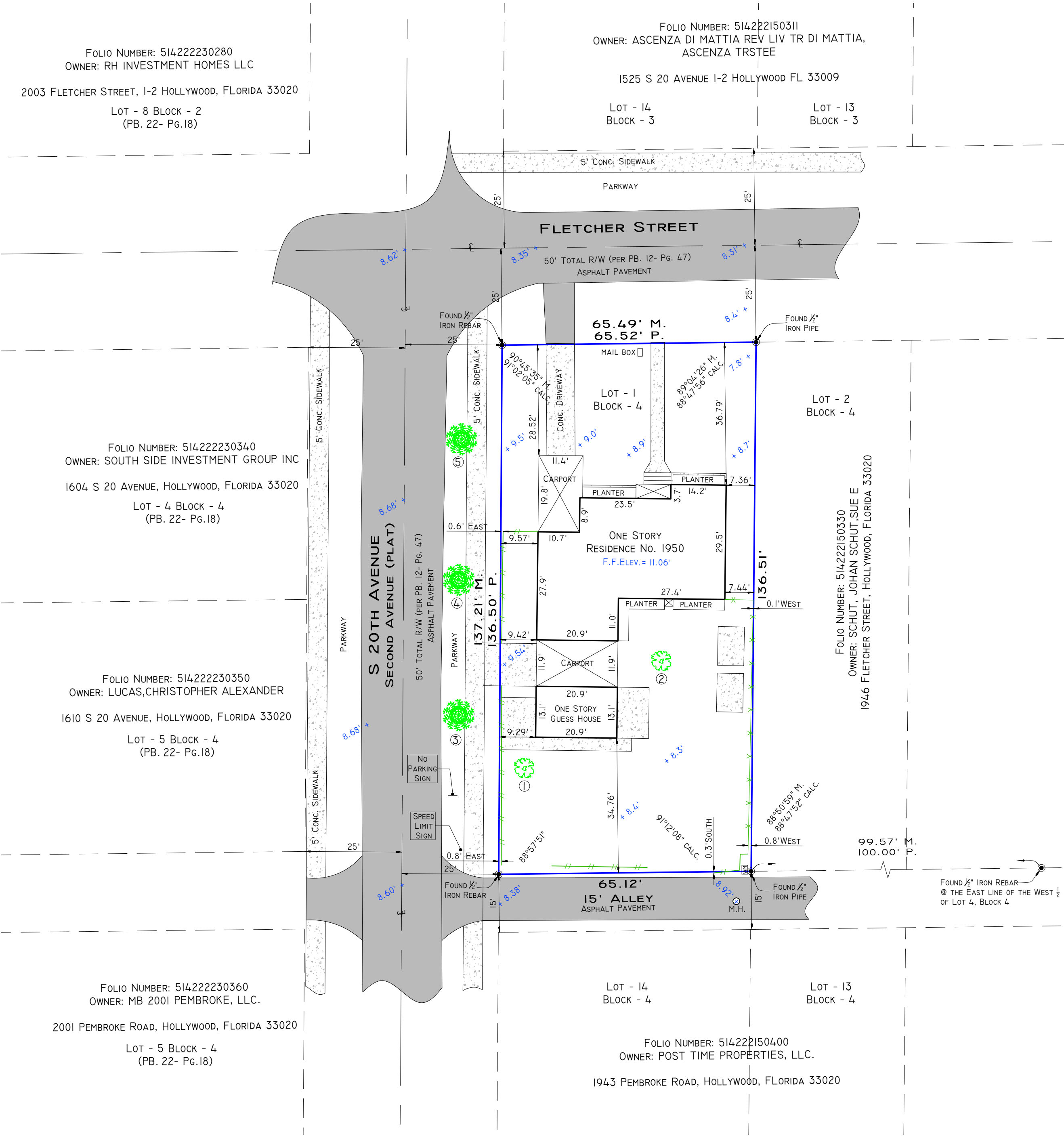
- The on-site field work component of this survey has been made on the ground on March 16th, 2018 under my direct supervision and direction employing appropriate survey techniques and measurement technology. The boundary lines and corners of the property being surveyed herein had been established and/or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

TITLE NOTES:

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

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

As part of the preparation of this Survey the undersigned examined an Owners and Encumbrance Report prepared by Zagury Scott, P.A. dated May 29th, 2018. We determined that these lands are subject to the provisions of said Notice of Commencement recorded in Instrument Number 114513155 of the Public Records of Broward County, Florida.
There are no encumbrances, easements of record, servitudes and any other relevant matter, except as noted above that need to be plotted on this survey.



CERTIFICATION

This is to certify to:
Old Republic National Title Insurance Company;
Yarok Development, Inc., a Florida Corporation;
That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5(Spot elevations Shown on Survey), 6(as per current City of Hollywood Zoning Map), 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 18 and 19 of Table A thereof.

Date of Plat or Map: March 16th, 2018

Completion Date: March 18th, 2018 Survey Revised: May 31st, 2018

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



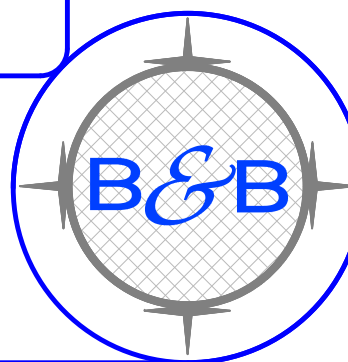
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PROPERTY ADDRESS:
1950 FLETCHER STREET, HOLLYWOOD, FLORIDA 33020

PROJECT NO. 18251

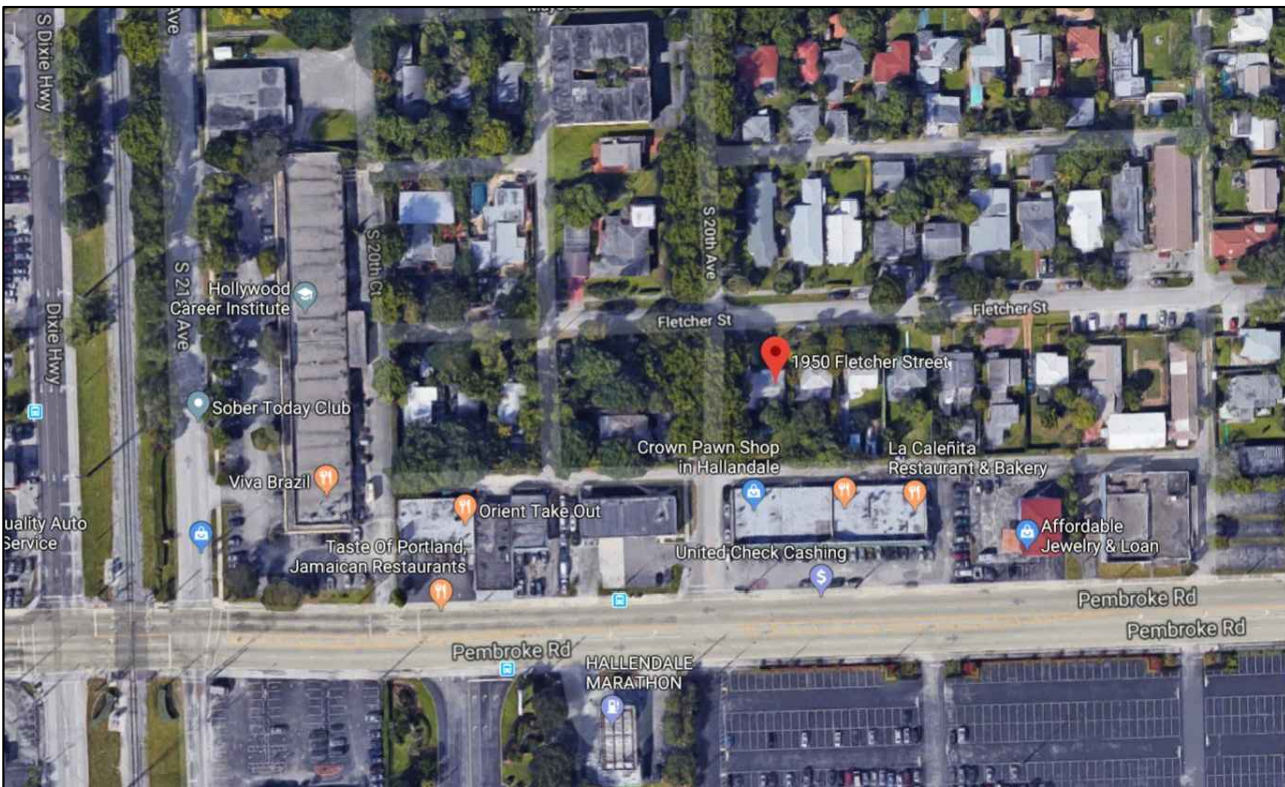
PAGE 1 OF 1

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PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
YAROK DEVELOPMENT INC.

FLETCHER ONE APTS.
1950 FLETCHER STREET
HOLLYWOOD, FLORIDA. 33020



LOCATION MAP



SHEET INDEX

COVER SHEET

- SP-1.1 SITE PLAN
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FAR CALCULATION
PARKING CALCULATION
SETBACK CALCULATION
GENERAL NOTES
- SURVEY
- D-1.1 DEMOLITION PLAN
A-1.1 FIRST FLOOR PLAN
A-1.2 SECOND & THIRD FLOOR PLAN
A-1.3 FOURTH FLOOR PLAN
A-1.4 ROOF PLAN
TYP. VENT THRU ROOF DETAIL
ROOF DRAIN DETAIL
ROOF STEEL LADDER DETAIL
- A-2.1 WEST ELEVATION
A-2.2 NORTH ELEVATION
A-2.3 EAST ELEVATION
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- C-1 PAVING & DRAINAGE PLAN
WATER & SEWER PLAN
- L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS

SUBMITTAL DATE: 06/04/2018
MEETING DATE: 06/18/2018



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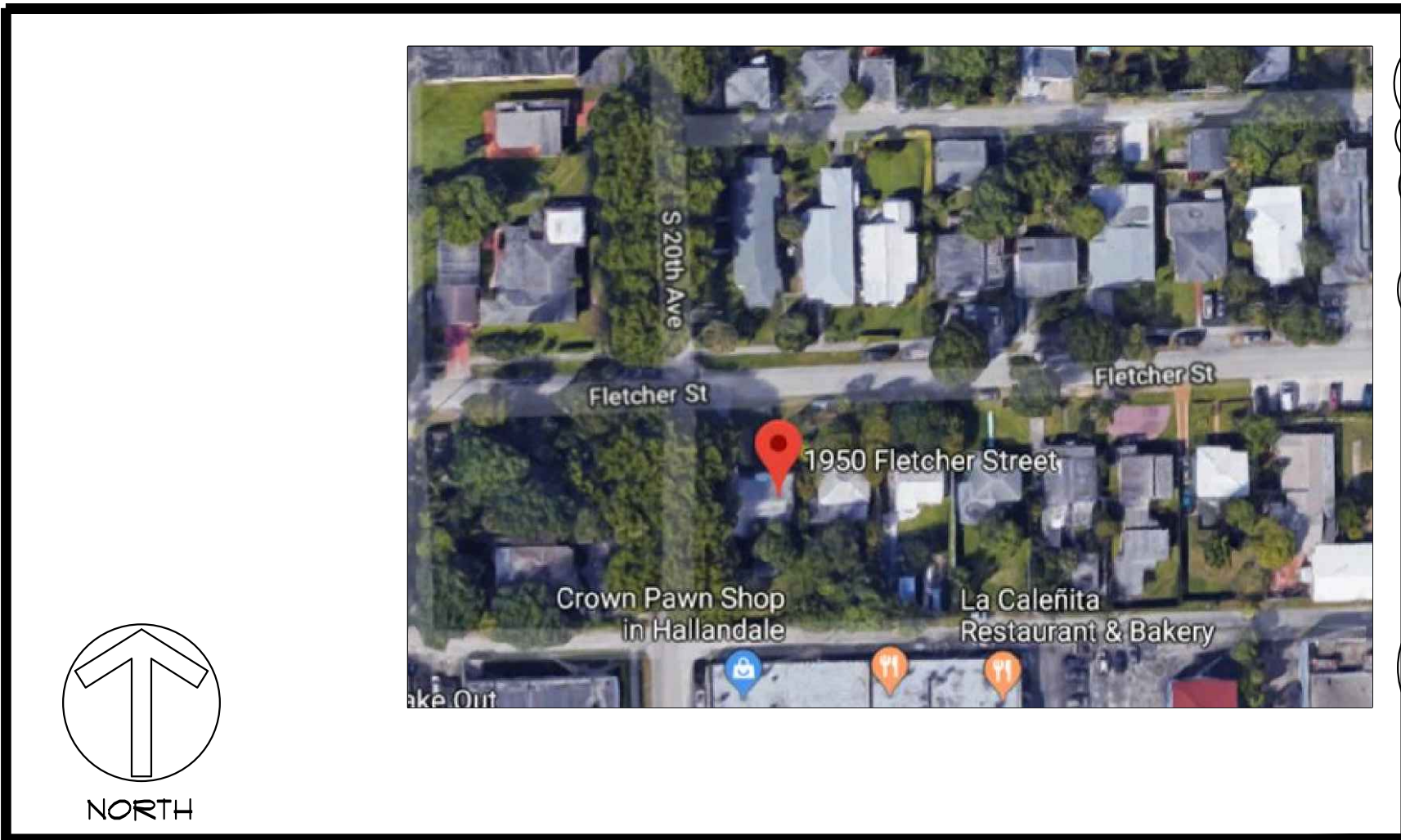
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SCOTT MC CLURE
LANDSCAPE ARCHITECTURE

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1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017-EDITION, ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, NATIONAL
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 INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.
5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT 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 OUNER 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

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

3 LEGAL DESCRIPTION

SITE CALCULATIONS:

TOTAL SITE AREA:	GROSS LOT = 15,266 S.F. OR 35 ACRES
	NET LOT = 8,914 S.F. OR 35 ACRES
BUILDING COMMON AREA	108 S.F.
DRIVEWAY	6,305 S.F.
CONC. SLAB	338 S.F.
TOTAL IMPERVIOUS AREA=	7,351 S.F. (82.4%)
TOTAL PERVIOUS AREA=	1,563 S.F. (17.6%)

TOTAL IMPERVIOUS AREA=	7,351 S.F. (82.4%)
BUILDING FOOTPRINT AREA	5,786 S.F.
TOTAL PERVIOUS AREA=	1,563 S.F. (17.6%)

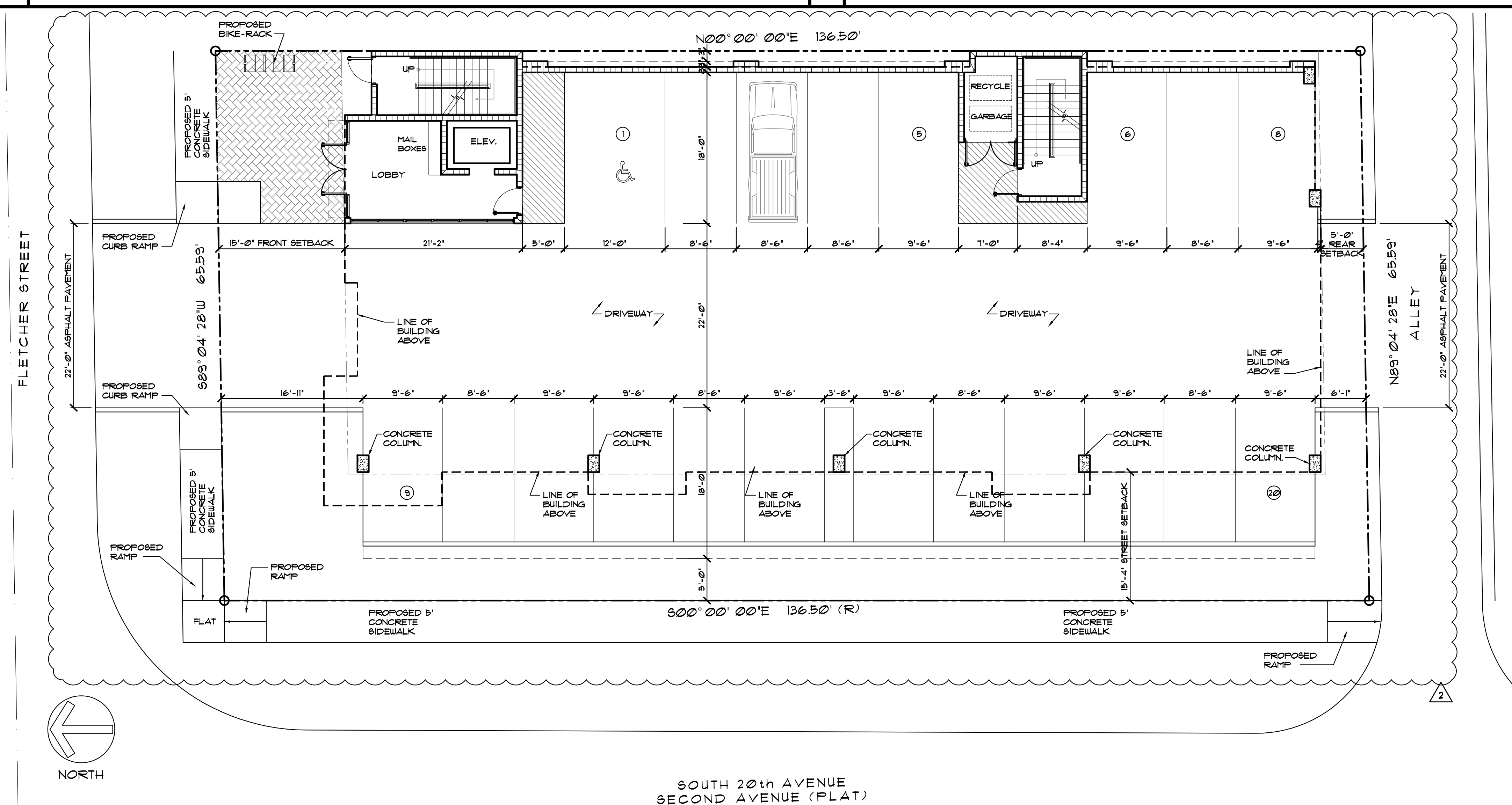
F.A.R. CALCULATIONS:

TOTAL SITE AREA:	8,914 S.F. X 3.0=	26,742 S.F.
GROUND FLOOR (NOT TRASH ROOM)		562 S.F.
2ND. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM + BALCONY)		5,435 S.F.
3RD. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM + BALCONY)		5,435 S.F.
4TH. FLOOR PLAN (NOT TRASH ROOM, ELEC. ROOM, BALCONY + STAIRS)		5,135 S.F.

F.A.R. PROVIDED	16,567 S.F.
F.A.R. ALLOWED	26,742 S.F.

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
- 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 05 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1110 AND BROWARD AMENDMENT 1182
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT

4 SITE DATA



6 PROPOSED SITE PLAN

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

PARKING CALCULATIONS:

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

SETBACK CALCULATIONS:

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

HEIGHT CALCULATIONS:

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

LAND USE DESIGNATION: FR

GREEN BUILDING PRACTICE

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

BUILDING CALCULATION-18 UNITS

	LOBBY	UNIT #1 (ONE BED.)	UNIT #2 (ONE BED.)	UNIT #3 (ONE BED.)	UNIT #4 (TWO BED.)	UNIT #5 (TWO BED.)	UNIT #6 (TWO BED.)	
1ST. FLOOR COMMON AREA=	108 S.F.	-	-	-	-	-	-	708 S.F.

2ND. FLOOR LIVING AREA=	542 S.F.	542 S.F.	688 S.F.	860 S.F.	865 S.F.	859 S.F.	4,356 S.F.
COVERED BALCONY AREA=	-	-	-	44 S.F.	-	141 S.F.	191 S.F.
COMMON AREA=	-	-	-	-	-	-	1,239 S.F.
TOTAL AREA=							5,786 S.F.

3RD. FLOOR LIVING AREA=	542 S.F.	542 S.F.	688 S.F.	860 S.F.	865 S.F.	859 S.F.	4,356 S.F.
COVERED BALCONY AREA=	-	-	-	44 S.F.	-	141 S.F.	191 S.F.
COMMON AREA=	-	-	-	-	-	-	1,239 S.F.
TOTAL AREA=							5,786 S.F.

4TH. FLOOR LIVING AREA=	542 S.F.	542 S.F.	688 S.F.	860 S.F.	865 S.F.	859 S.F.	4,356 S.F.
COVERED BALCONY AREA=	-	-	-	44 S.F.	-	141 S.F.	191 S.F.
COMMON AREA=	-	-	-	-	-	-	1,239 S.F.
TOTAL AREA=							5,786 S.F.

TOTAL GROSS AREA=	18,066 S.F.
-------------------	-------------

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

5 BUILDING CALCULATION

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

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

1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

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

SP-1.1

OF SHEETS

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

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

NO.	TREE	TRUNK CIRCUMFERENCE INCHES	HEIGHT FEET	LOCATION
1	MANGO TREE/MANGIFERA INDICA	34.2"	25'	30'
2	MANGO TREE/MANGIFERA INDICA	28"	30'	25'
3	BLACK OLIVE/BUCCIDA BUCERAS	36"	30'	30'
4	BLACK OLIVE/BUCCIDA BUCERAS	32"	30'	30'
5	BLACK OLIVE/BUCCIDA BUCERAS	30"	30'	35'

LEGAL DESCRIPTION OF SUBJECT PARCEL:

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

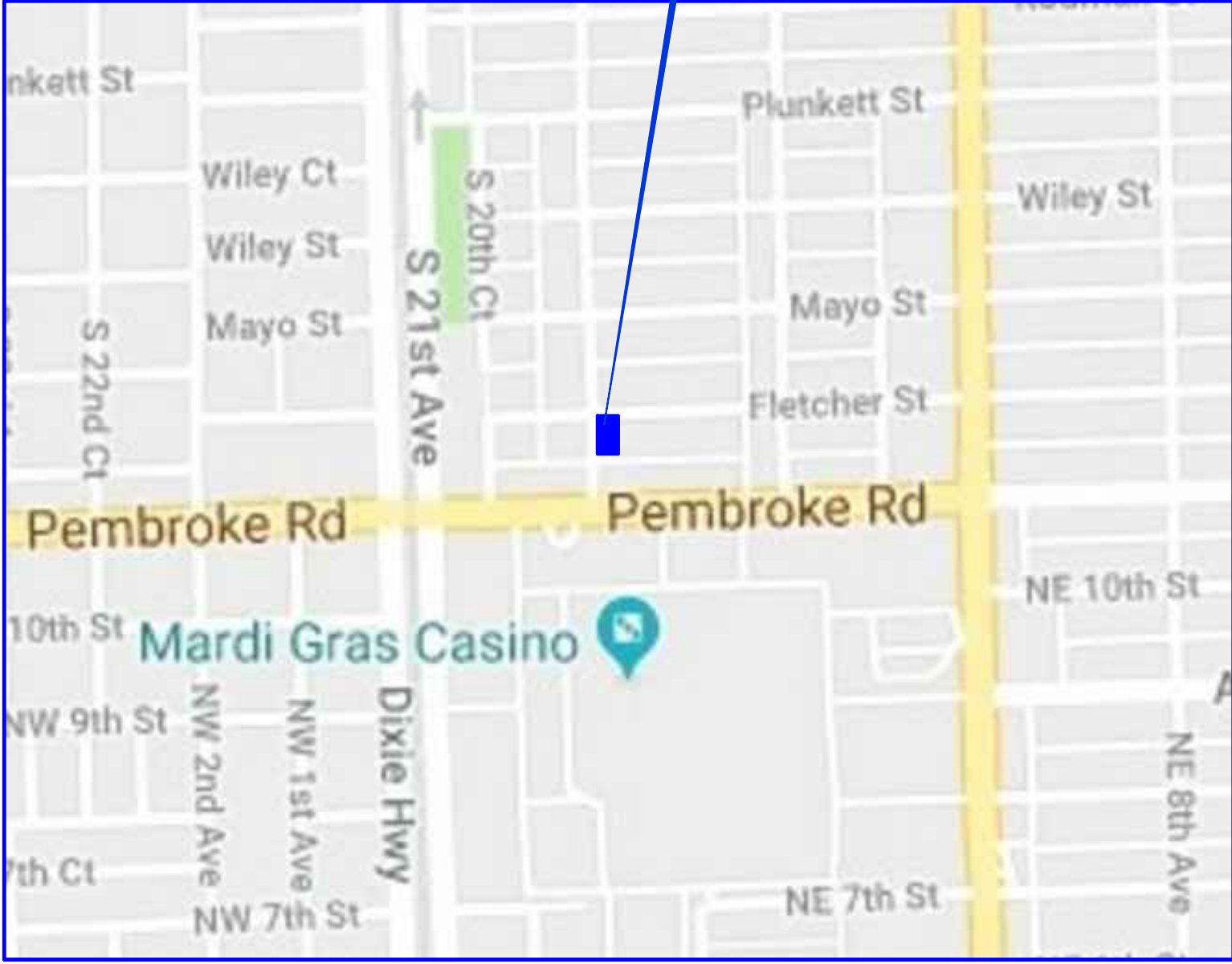
AREA TABULATION:

GROSS LOT AREA OF SUBJECT PARCEL: +/- 15, 266.95 Sq Ft (+/- 0.350 ACRES)

NET LOT AREA OF SUBJECT PARCEL: +/- 8, 914.94 Sq Ft (+/- 0.205 ACRES)

ZONING DESCRIPTION:

PR PEMBROKE ROAD MIXED-USE DISTRICT



LOCATION MAP

-NOT TO SCALE-



SURVEYOR'S REPORT:

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

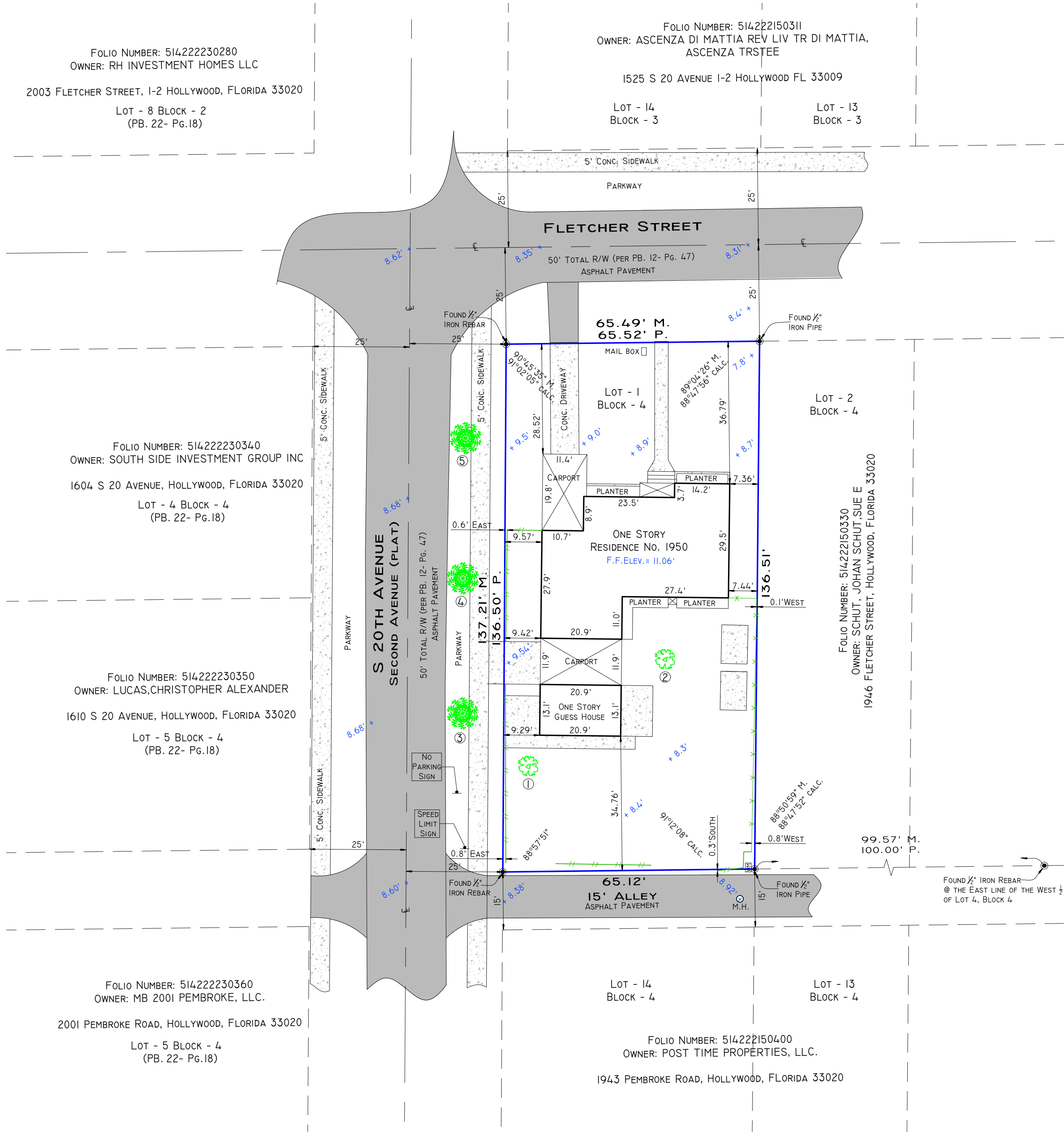
- The on-site field work component of this survey has been made on the ground on March 16th, 2018 under my direct supervision and direction employing appropriate survey techniques and measurement technology. The boundary lines and corners of the property being surveyed herein had been established and/or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

TITLE NOTES:

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

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

As part of the preparation of this Survey the undersigned examined an Owners and Encumbrance Report prepared by Zagury Scott, P.A. dated May 29th, 2018. We determined that these lands are subject to the provisions of said Notice of Commencement recorded in Instrument Number 114513155 of the Public Records of Broward County, Florida.
There are no encumbrances, easements of record, servitudes and any other relevant matter, except as noted above that need to be plotted on this survey.



CERTIFICATION

This is to certify to:
Old Republic National Title Insurance Company;
Yarok Development, Inc., a Florida Corporation;
That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5(Spot elevations Shown on Survey), 6(as per current City of Hollywood Zoning Map), 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 18 and 19 of Table A thereof.

Date of Plat or Map: March 16th, 2018

Completion Date: March 18th, 2018 Survey Revised: May 31st, 2018

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



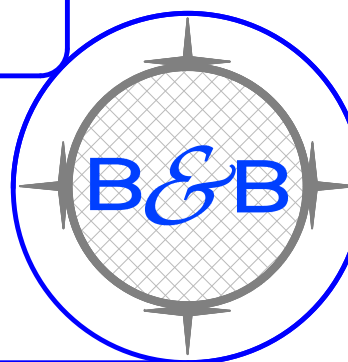
ADDITIONS AND DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE UNDERSIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.

PROPERTY ADDRESS:
1950 FLETCHER STREET, HOLLYWOOD, FLORIDA 33020

PROJECT NO. 18251

PAGE 1 OF 1

BELLO & BELLO LAND SURVEYING
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E-MAIL: INFO@BELLOLAND.COM • WWW.BELLOLANDSURVEYING.COM



- 1) THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO. TOGETHER WITH SUCH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE OWNER/ PRIOR TO CUTTING/DRILLING OF ANY STRUCTURAL SUPPORT.
- 2) ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITION OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
- 3) CONTRACTOR SHALL DEMOLISH ANY INTERIOR FINISHES TO COMPLETE THE NECESSARY AND PROPOSED WORK AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, INTERIOR DESIGN DRAWINGS, SPECIFICATIONS, OR BY OWNER REPRESENTATIVES.
- 4) EXISTING FIXTURES, EQUIPMENT, AND ALL DEBRIS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH OWNER REPRESENTATIVES PRIOR TO REMOVAL OF SUCH.
- 5) ALL ELECTRICAL AND PLUMBING LINES WHICH REQUIRE REMOVAL OR ALTERATION ARE TO BE DONE SO BY THE CONTRACTOR. LINES TO BE CAPPED AND PREPARED FOR REMOVAL OR REROUTING AS SPECIFIED ON THE PLANS.
- 6) REMOVE ALL UTILITIES IN DEMOLITION AREAS AND CONSTRUCTION AREAS IN A MANNER, AND IN THE TIME, SATISFACTORY TO THE UTILITY COMPANY DESIRED TO EFFECT THE REMOVAL OF THE MATERIALS, THEY SHALL BE PERMITTED TO DO SO.
- 7) COVER ITEMS AS SPECIFIED BY OWNER REPRESENTATIVE TO PROTECT FROM DUST AND DEBRIS.
- 8) SALVAGED MATERIALS SHALL BE REMOVED, CLEANED, AND PREPARED FOR RE-INSTALLATION. OWNER MAINTAINS OWNERSHIP OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.
- 9) WHERE EXISTING WALLS, CEILINGS, AND FIXTURES HAVE BEEN REMOVED, AREAS SHALL BE PATCHED TO MATCH EXISTING FINISHES, OR FINISHES TO BE ADDED AS PER PLANS, OR AS PER OWNER'S REP.
- 10) WHERE EXISTING WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS UNREPEATABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED. CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FIRE STOPPING AND SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK.
- 11) INTERRUPTION OF EXISTING SERVICES AND/OR OPERATION OF FACILITIES SHALL BE KEPT TO A MINIMUM. CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE. INTERRUPTION OF EXISTING SERVICES, THE INSTALLATION OF TEMPORARY FACILITIES, AND THE WORK OF MAKING FINAL CONNECTIONS TO THE NEW WORK SHALL BE DONE ONLY AT SUCH TIMES PERMITTED AND SCHEDULED IN ADVANCE BY THE ARCHITECT/OWNER WITHOUT ADDITIONAL COST. CARE MUST BE USED IN REMOVING SERVICES TO AREAS BEING DEMOLISHED SO THAT SERVICES TO OTHER AREAS WHICH MIGHT BE SERVED THROUGH THESE AREAS WILL NOT BE INTERRUPTED.

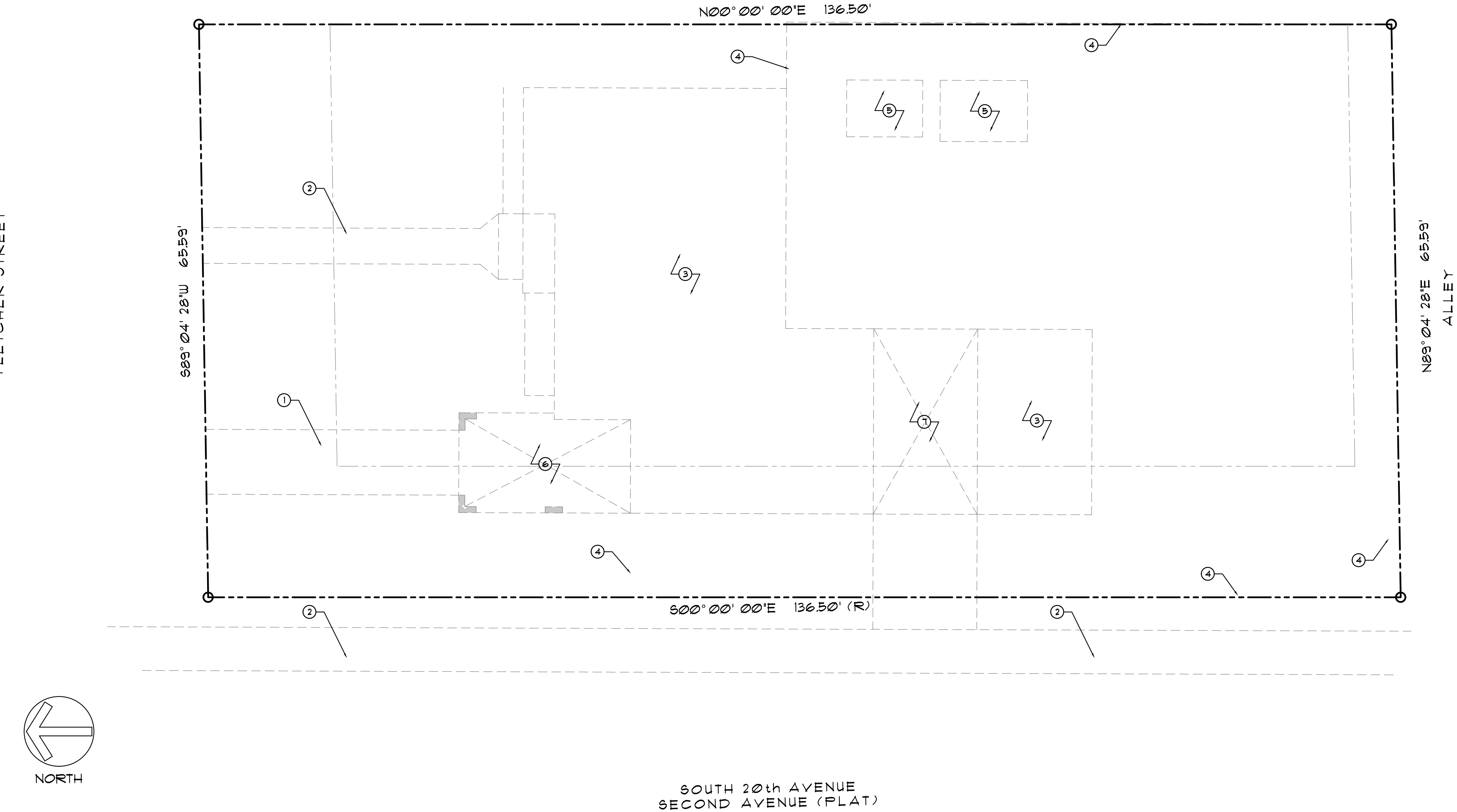
1 DEMOLITION NOTES

LEGEND:

- 1). EXISTING DRIVEWAY TO BE REMOVED.
- 2). EXISTING CONC. SIDEWALK TO BE REMOVED.
- 3). EXISTING ONE STORY HOUSE TO BE REMOVED.
- 4). EXISTING FENCE TO BE REMOVED.
- 5). EXISTING CONCRETE PAD TO BE REMOVED.
- 6). EXISTING COVERED CARPORT TO BE REMOVED.
- 7). EXISTING CONCRETE ROOFED BREEZEWAY TO BE REMOVED.

2 DEMOLITION LEGEND

3 DEMOLITION PLAN



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 22 STREET
MIAMI, FLORIDA 33027

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(F): 305-403-7928
E-MAIL: LLR@LLRARCHITECTS.COM

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

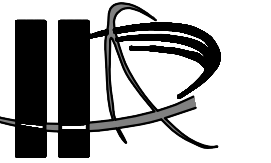
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	01/05/18
SCALE	AS NOTED
JOB. NO.	018-001
SHEET	

D = 1.1

OF SHEETS



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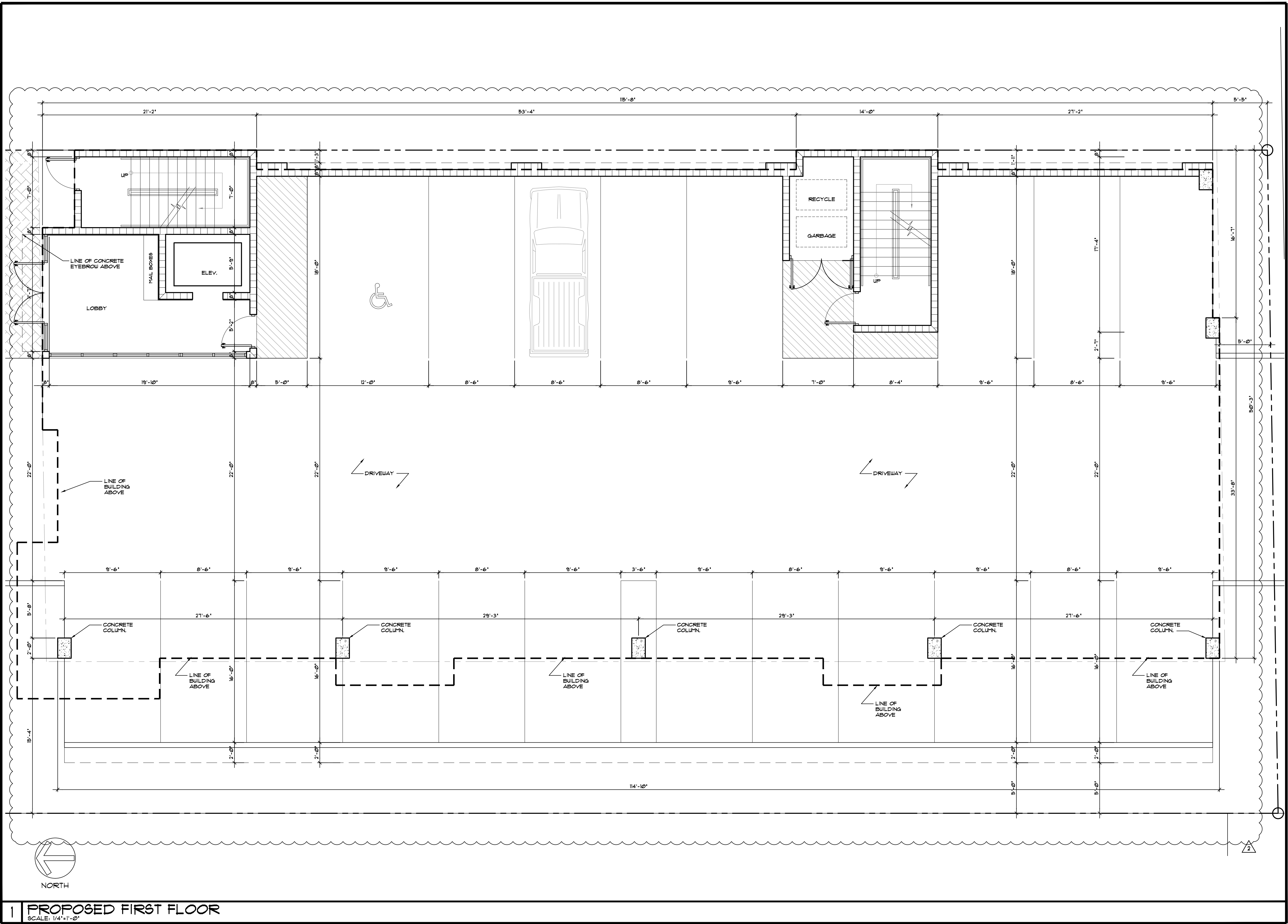
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2. 01/02/18 T.A.C.	CC

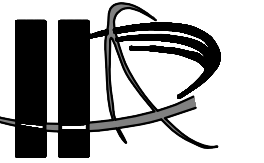
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1950 FLETCHER STREET
HOLLYWOOD, FL 33020

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1 04/09/18 T.A.C.	CC
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PROPOSED MULTI FAMILY DEVELOPMENT FOR:
YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.

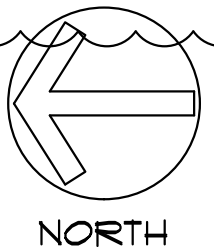
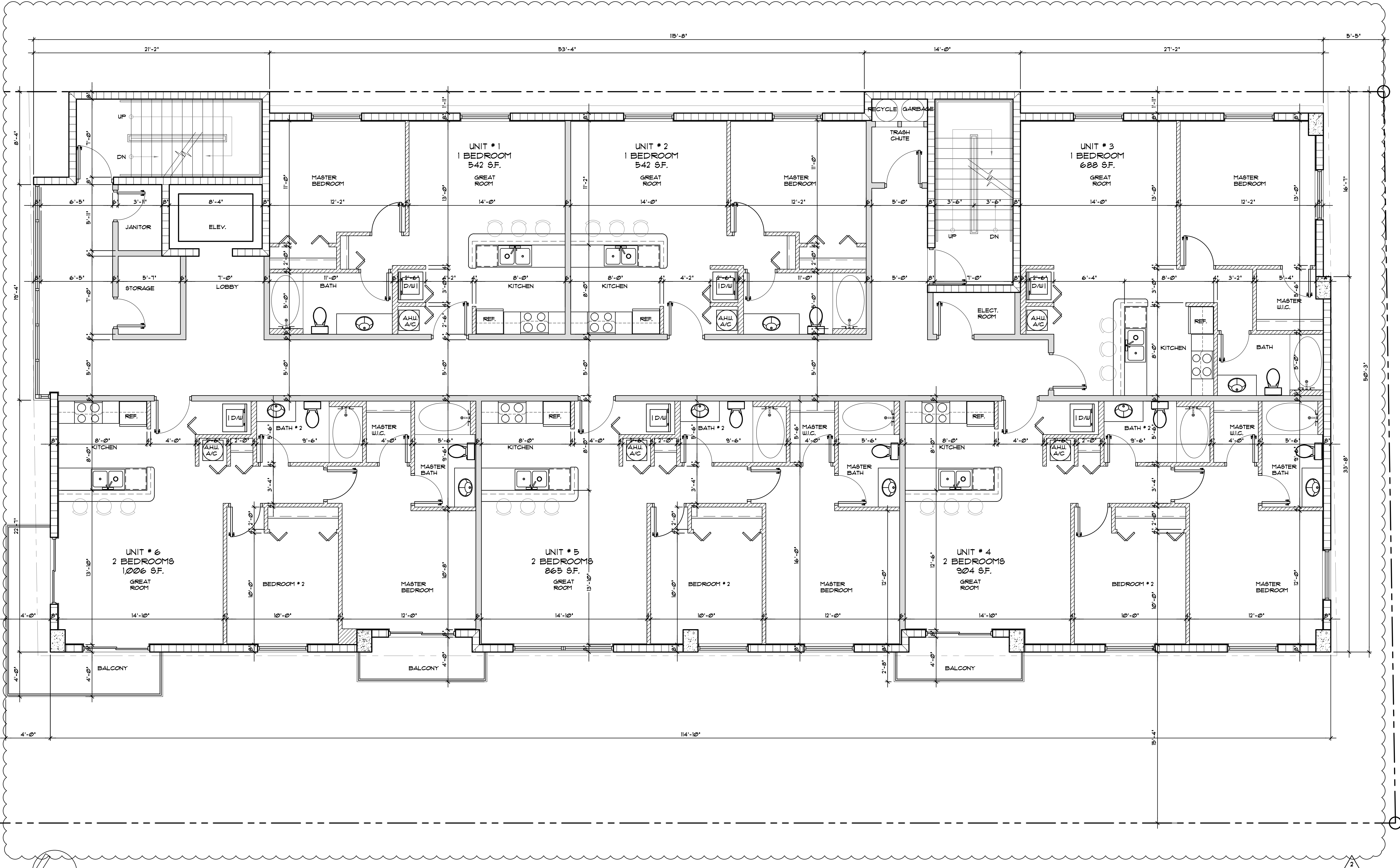
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

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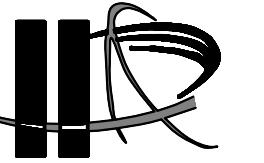
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DATE	01/05/18
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JOB. NO.	018-001
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1 PROPOSED TYP. FLOOR PLAN (2ND & 3RD FLOOR)
SCALE: 1/4"=1'-0"



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

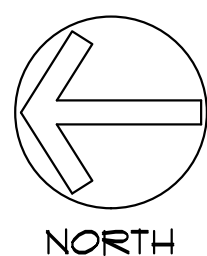
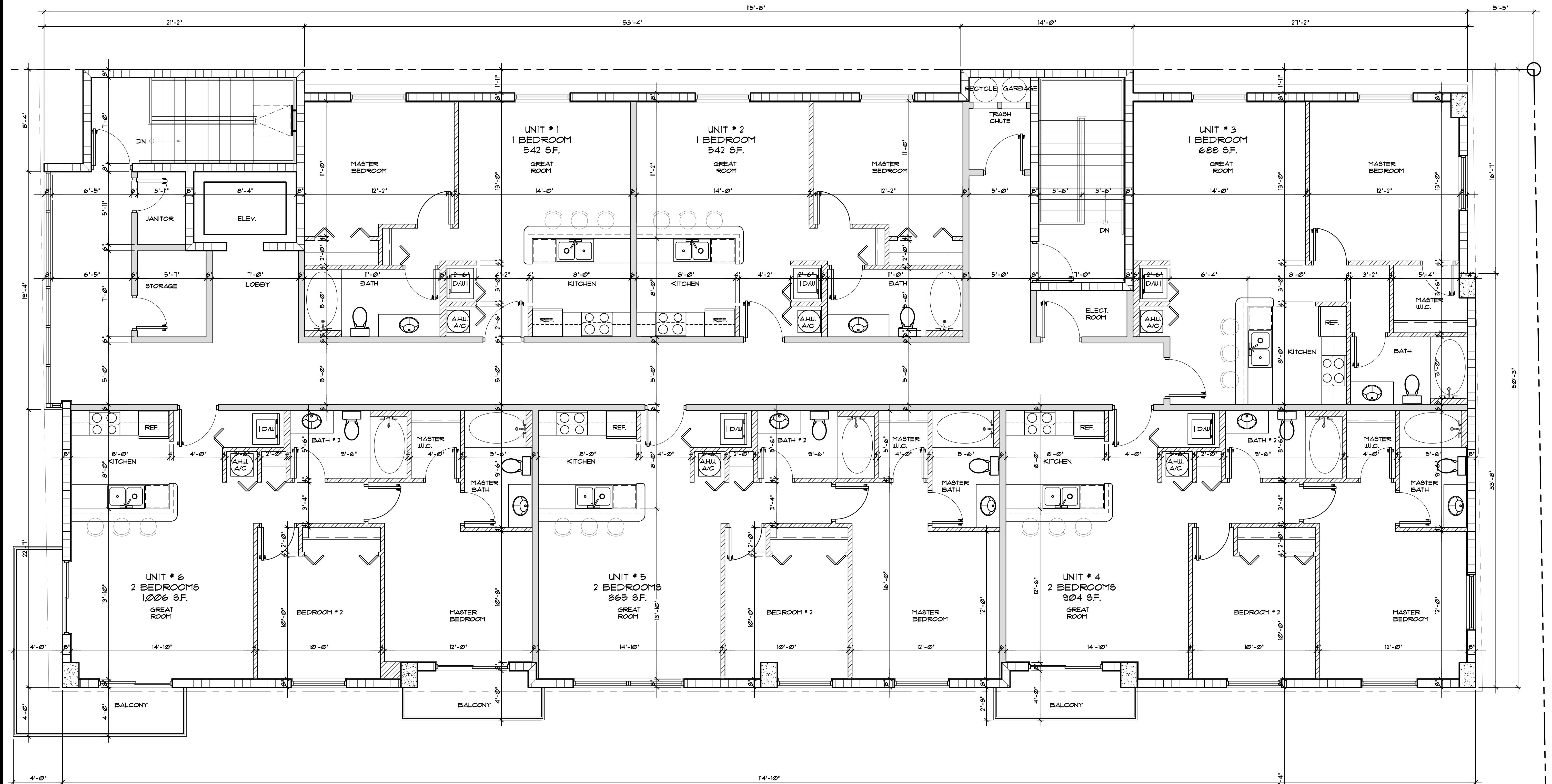
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
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DATE	01/05/18
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OF SHEETS



NORTH

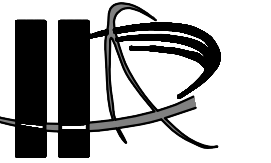
1 PROPOSED TYP. FLOOR PLAN (4TH FLOOR)
SCALE: 1/4"=1'-0"

SHEETS

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

SHEETS

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



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1 04/09/18 T.A.C.	C.C.
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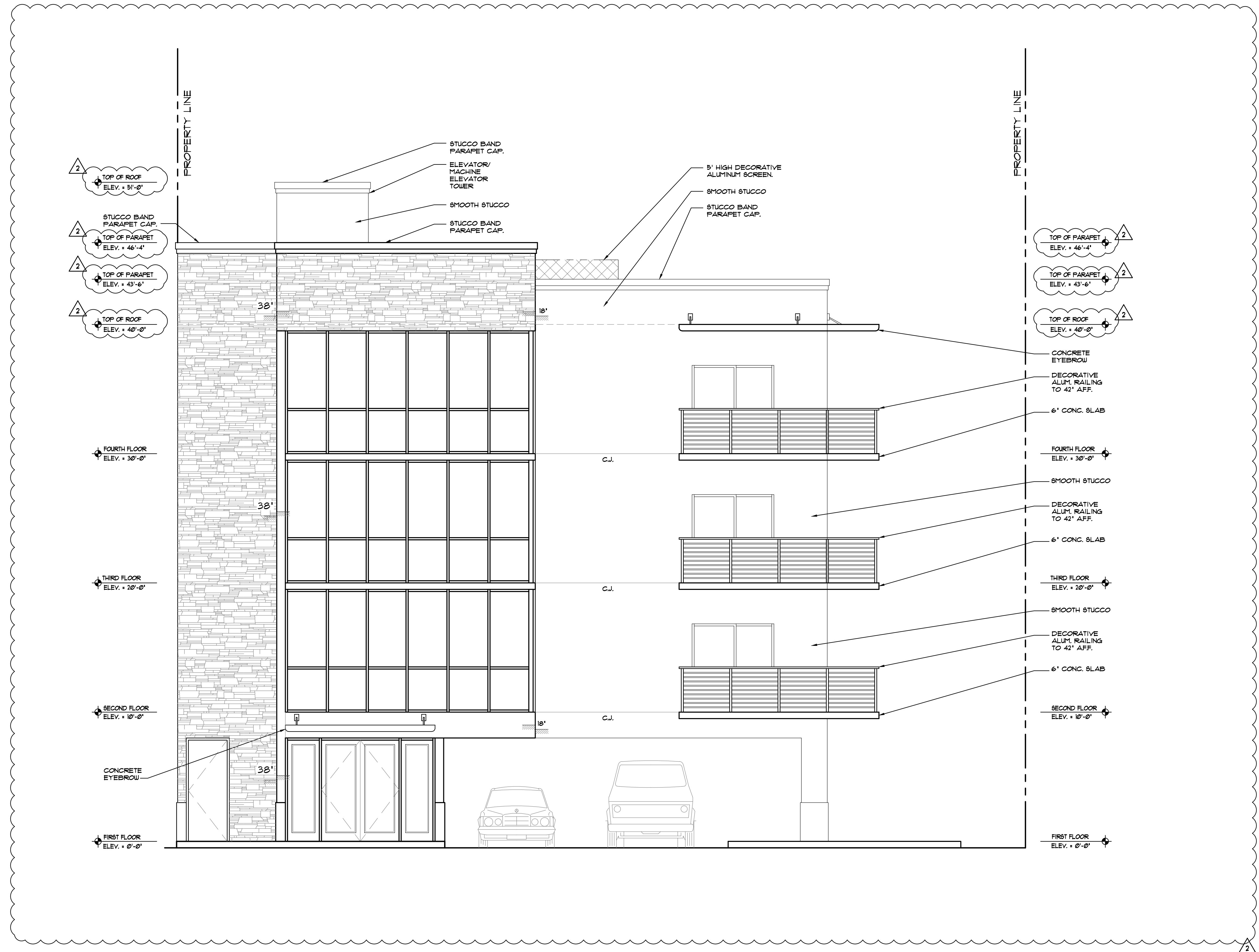
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
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1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852
LUIS LA ROSA

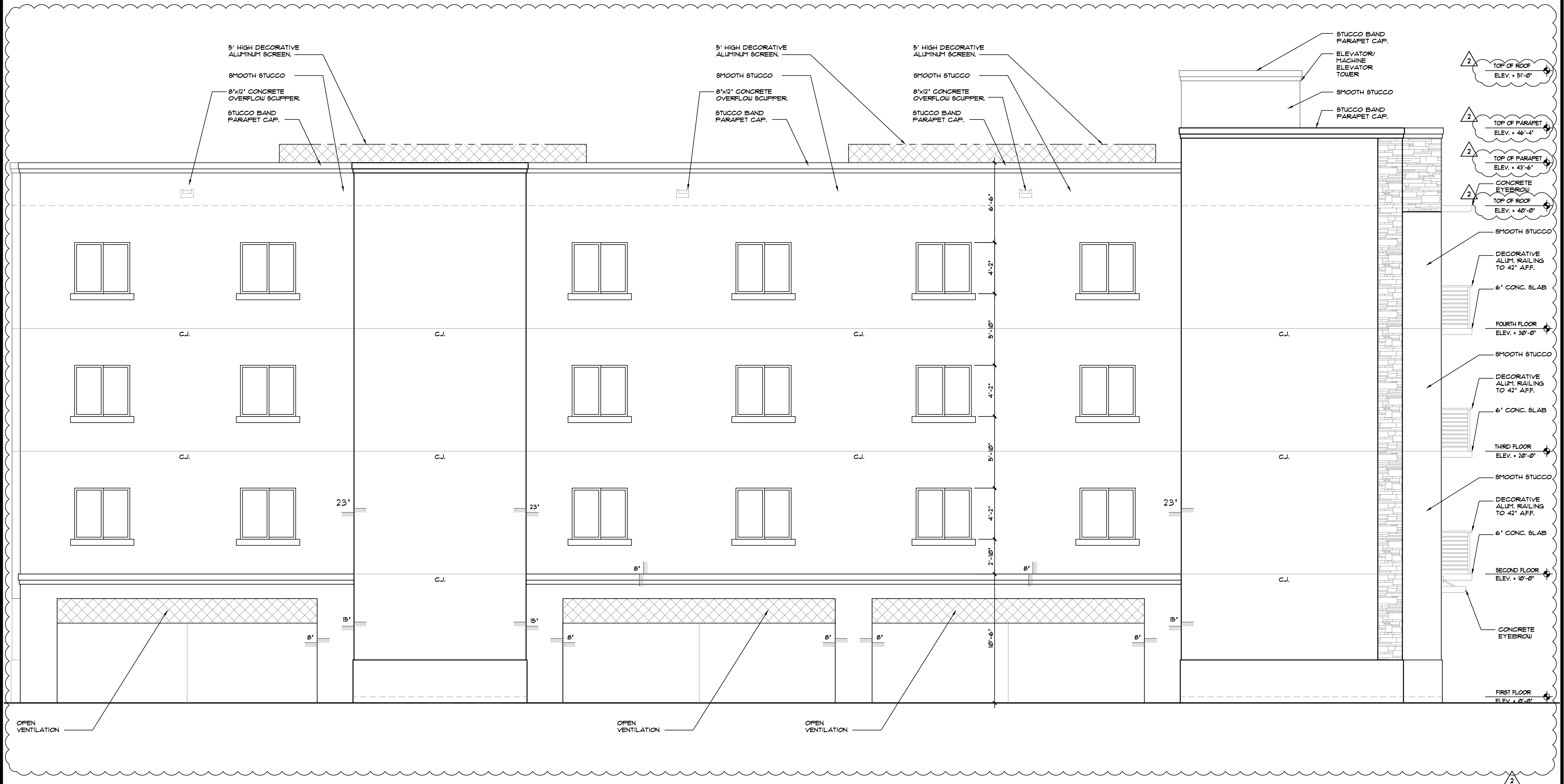
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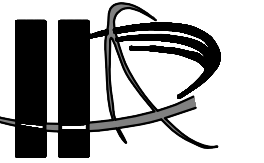
A-2.2

OF SHEETS



SHEETS





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

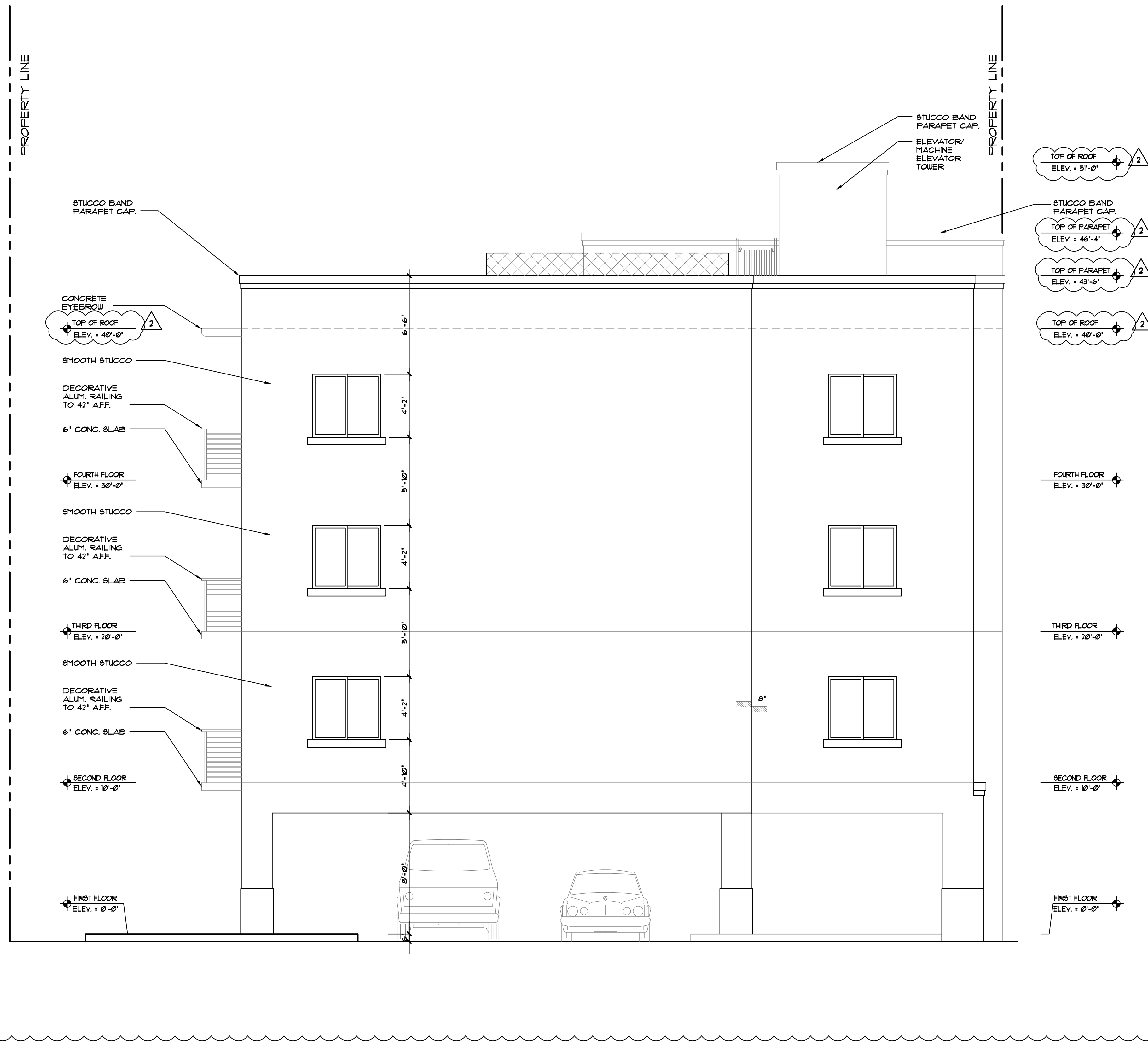
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
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HOLLYWOOD, FL 33020

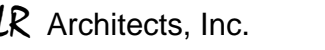
SEAL: AR 0017852
LUIS LA ROSA

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

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OF SHEETS





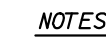
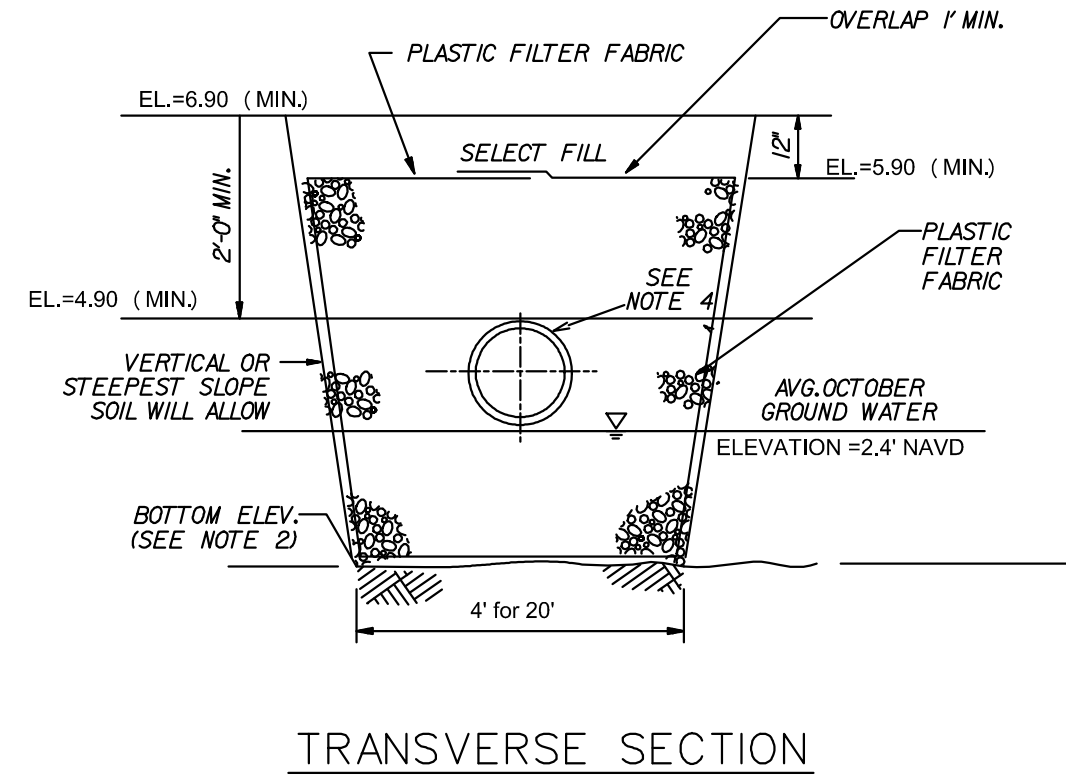
2980 SW 52 STREET
MIAMI, FLORIDA 33027
TEL: 305-403-7926
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1 04/09/18 T.A.C.	C.C
2 6/18/2018 T.A.C.	C.C

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

AL: AR 0017852
S LA ROSA

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

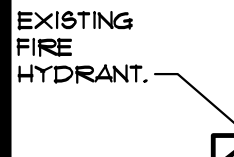
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- GENERAL NOTES
1. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
 2. UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PIERCE THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770 . FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.

UNIVERSAL COLOR CODE FOR MARKING
UNDERGROUND UTILITY LINES

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION
 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:

FLORIDA POWER AND LIGHT COMPANY
BELL SOUTH
MIAMI-DADE WATER & SEWER DEPARTMENT
MIAMI TCI CABLEVISION
PEOPLE'S GAS SYSTEM, INC.
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
FLORIDA DEPARTMENT OF TRANSPORTATION
 4. ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929
 5. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO WASH AND DADE COUNTY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENTS, CONDUITS, CABLES, ETC. AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY.
 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR FPL, BELL SOUTH, IRRIGATION SYSTEM, ETC. PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
 8. ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
 9. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
 10. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE DADE COUNTY PRIOR TO COMMENCING WORK.
 11. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE DRAWINGS AND/OR AS-BUILT DRAWINGS.
 12. COMPLIANCE WITH THE "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FOOT DEPTHS.



NORTH

1 PROPOSED PAVING, GRADING, WATER & SEWER PLAN
SCALE: 1"=10'-0"

SCALE: 1" = 10' - 0"

ZONING DISTRICTS PR-MIXED USE
NET LOT AREA = 8,914 SF. .21 ACRES
PERVIOUS AREA PROVIDED = 1,620 SF. (18.2%)
VUA = 1,056 SF.
TOTAL IMPERVIOUS 7,294 SF. (81.8%)

LOTS WITH A WIDTH GREATER THAN 50' SHALL PROVIDE
25% OF THE VUA IN LANDSCAPING
SF. OF VUA X .25 = N/A

PERIMETER LANDSCAPE:
(1) STREET TREE PER 30LF.
S. 20TH Ave 136.5/30 = 5 REQUIRED
EXISTING = 3 PROPOSED = 2
FLETCHER ST: 65.59/30 = 2 REQUIRED
PROPOSED = 2

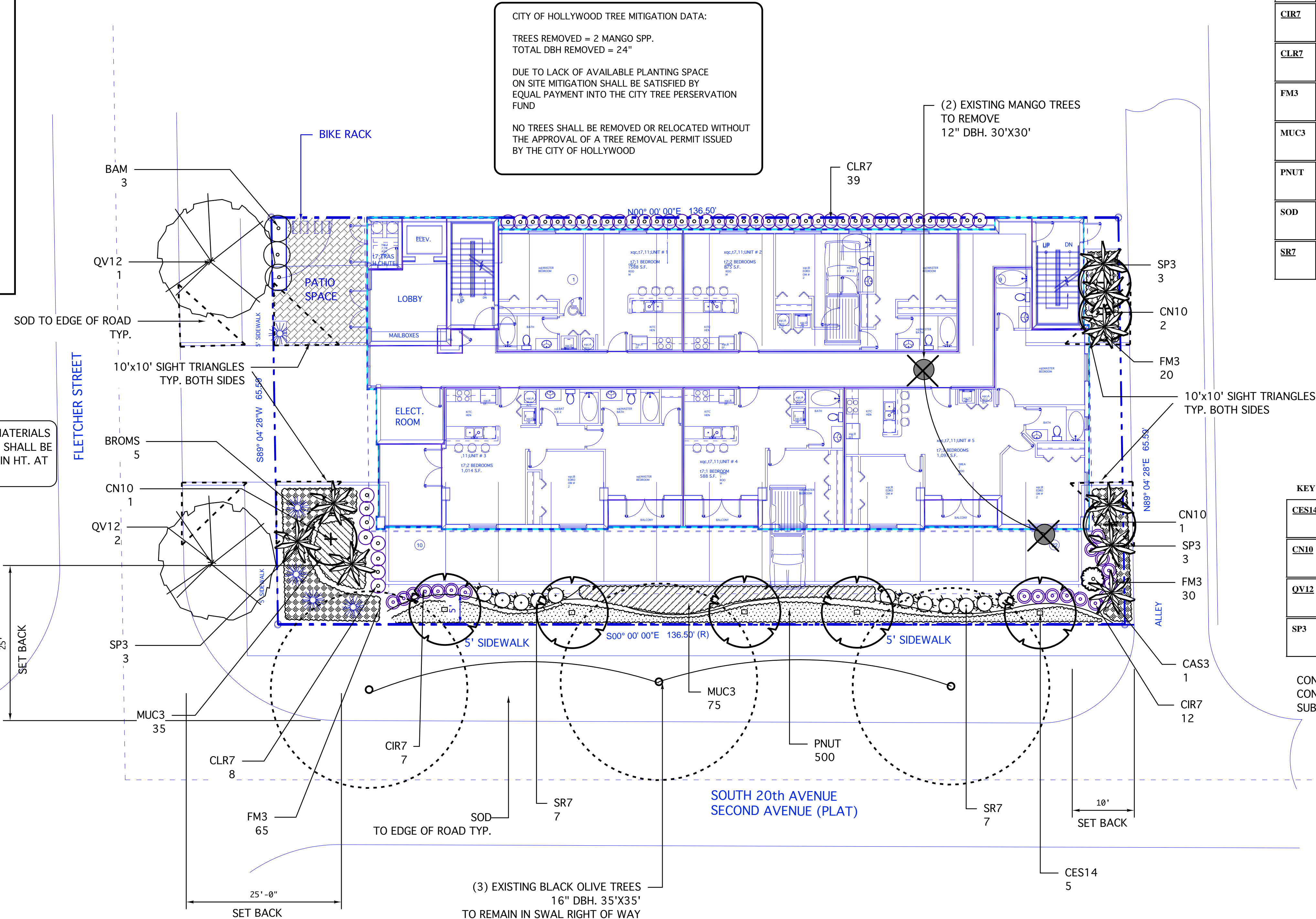
BUFFERS:
5' WIDE (1) TREE PER 20 LF.
EAST: 136.50/20 = 7 REQUIRED
PROPOSED = N/A
SOUTH: 65.69/20 = 3 REQUIRED
PROPOSED = 3

ON LOT REQUIREMENTS:
(1) TREE PER 1,000 SF. OF PERVIOUS LOT AREA
PERVIOUS AREA 1,620 /1,000 = 2 TREES REQUIRED
PROPOSED = 2

TOTAL TREES REQUIRED ON SITE = 12
PROPOSED = 12 TREES
NATIVES TREES REQUIRED 60% = 8
PROPOSED NATIVES = 10

TOTAL SHRUBS PROVIDED = 308
NATIVE SHRUBS REQUIRED 50%
PROPOSED NATIVE SHRUBS = 190

NOTE: AN IRRIGATION PLAN SHALL BE PROVIDED AT TIME
OF PERMIT SUBMITTAL



CITY OF HOLLYWOOD TREE MITIGATION DATA:

TREES REMOVED = 2 MANGO SPP.
TOTAL DBH REMOVED = 24"

DUE TO LACK OF AVAILABLE PLANTING SPACE
ON SITE MITIGATION SHALL BE SATISFIED BY
EQUAL PAYMENT INTO THE CITY TREE PERSERVATION
FUND

NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT
THE APPROVAL OF A TREE REMOVAL PERMIT ISSUED
BY THE CITY OF HOLLYWOOD

MASTER PLANT LIST			
KEY	PLANT NAME	SPECIFICATION	QUANTITY
BAM	BAMBUSA SPP. CLUMPING BAMBOO VARIETY TIMOR BLACK	8" O.A. 5 STEMS PER POT MIN. HIGH DROUGHT TOLERANCE	3
BROMS	BROMELIAD SPP SILVER, SUN GROWN	3 GAL HIGH DROUGHT TOLERANCE	5
CAS3	CRINUM ASIATICUM CRINUM LILLY, QUEEN EMMA PURPLE	36"X 30" O.A. 5 PPP MIN. HIGH DROUGHT TOLERANCE	1
CIR7	CHRYSOBALANUS ICACO COCOPLUM HEDGE	48" X 24" SPR. 24" O.C." NATIVE MEDIUM DROUGHT TOLERANCE	19
CLR7	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	48" X 30" 30" O.C. NATIVE HIGH DROUGHT TOLERANCE	47
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12" X 15" 18" OC. HIGH DROUGHT TOLERANCE	110
MUC3	MUEHLENBERGIA CAPILLARIS MUHLY GRASS	24" X 12" 15" O.C. NATIVE HIGH DROUGHT TOLERANCE	110
PNUT	ARACHIS GLABRATA BENTH PERENNIAL PEANUT	1 GAL. SPACE 6-8" O.C. HIGH DROUGHT TOLERANCE	500
SOD	ST. AUGUSTINE FLORITAM	CONTRACTOR TO VERIFY QUANTITY SHADE/SUN	
SR7	SERENOA REPENS SAW PALMETTO	24" X 24" 30" O.C. NATIVE HIGH DROUGHT TOLERANCE	14

MASTER PLANT LIST			
KEY	PLANT NAME	SPECIFICATION	QUANTITY
CES14	CONOCARPUS ERECTA SERECIUS SILVER BUTTIONWOOD	14'-16" X 6' SPR, 3" DBH. B&B FG. 5' CT NATIVE HIGH DROUGHT TOLERANCE	5
CN10	CASSIA NEMOPHOLIA DESERT CASSIA	10'X5' SPR. 1.5" CAL. 4' CT. HIGH DROUGHT TOLERANCE	4
QV12	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	12" X 6' SPR. B&B, FG. 2.5" DBH 4.5' C.T. NATIVE HIGH DROUGHT TOLERANCE	2
SP3	SABAL PALMETTO CABBAGE PALM	20-26' O.A. SMOOTH TRUNK NURSERY GROWN STOCK ONLY. NATIVE HIGH DROUGHT TOLERANCE	9

CONTRACTOR SHALL DO TAKE OFF FROM PLANTING PLANS.
CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO ANY
SUBSTITUTIONS OR CHANGES IN DESIGN.

MULCH ALL LANDSCAPE AREAS WITH GRADE B OR BETTER NON CYPRESS
NON COLORED BLEND MULCH. ALL EXISTING
LANDSCAPE MATERIALS IN POOR CONDITION OR MISSING AT TIME OF
CO SHALL BE REPLACED WITH SAME SPECIES AND SIZE.

REFER TO SHEET L-3 FOR LANDSCAPE DETAILS AND SPECIFICATIONS

REFER TO SHEET L-2 FOR EXISTING TREE INFORMATION

CONTRACTOR SHALL DO OWN TAKE OFF FROM PLAN. PLANTING PLAN
SHALL TAKE PRECEDENCE OVER PLANT LIST SHOULD A DISCREPANCY
OCCUR.

CONTRACTOR SHALL NOTIFY THE CITY LANDSCAPE REVIEWER PRIOR
TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS

ALL LANDSCAPE WORK SHALL MEET THE MIN. REQUIREMENTS PER
THE CITY OF HOLLYWOOD LANDSCAPE CODE.

IRRIGATION DESIGN AND SPECIFICATIONS SHALL BE PROVIDED
AT TIME OF PERMIT.



REVISIONS:

SHEET TITLE:

LANDSCAPE
PLAN

PROJECT:

MULTIFAMILY DEVELOPMENT

YARCK BUILDERS

1950 FLETCHER ST. HOLLYWOOD, FL.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND
SPECIFICATIONS SUBMITTED HERewith COMPLY WITH
EXISTING INTERPRETATIONS AND PROVISIONS OF THE
APPLICABLE BUILDING CODES. THIS DRAWING IS THE
PROPERTY OF
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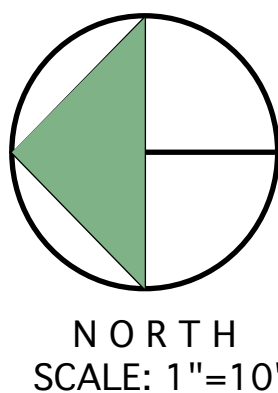
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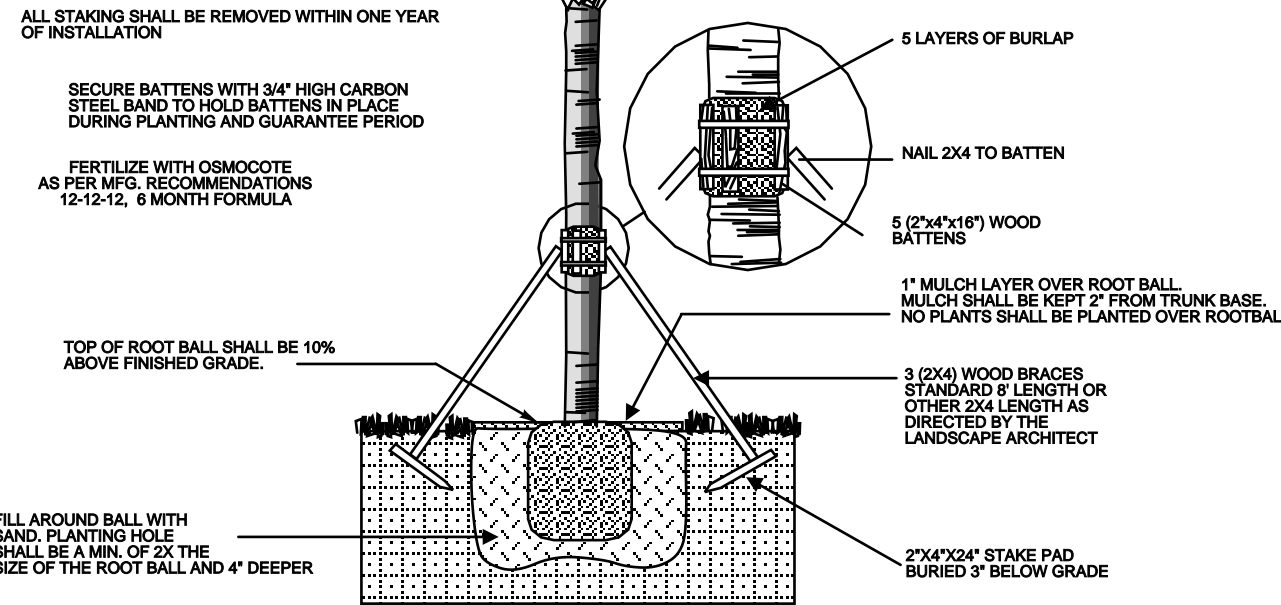
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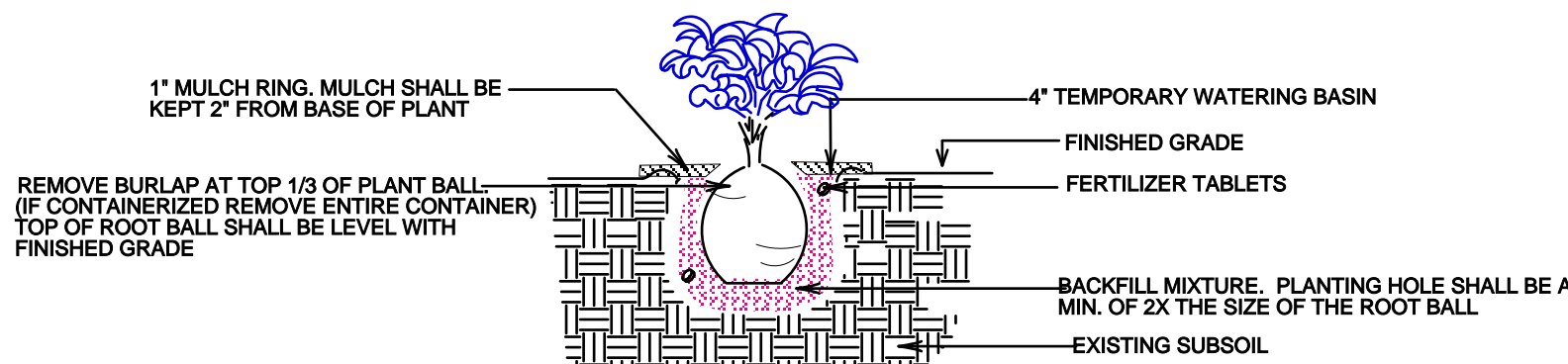
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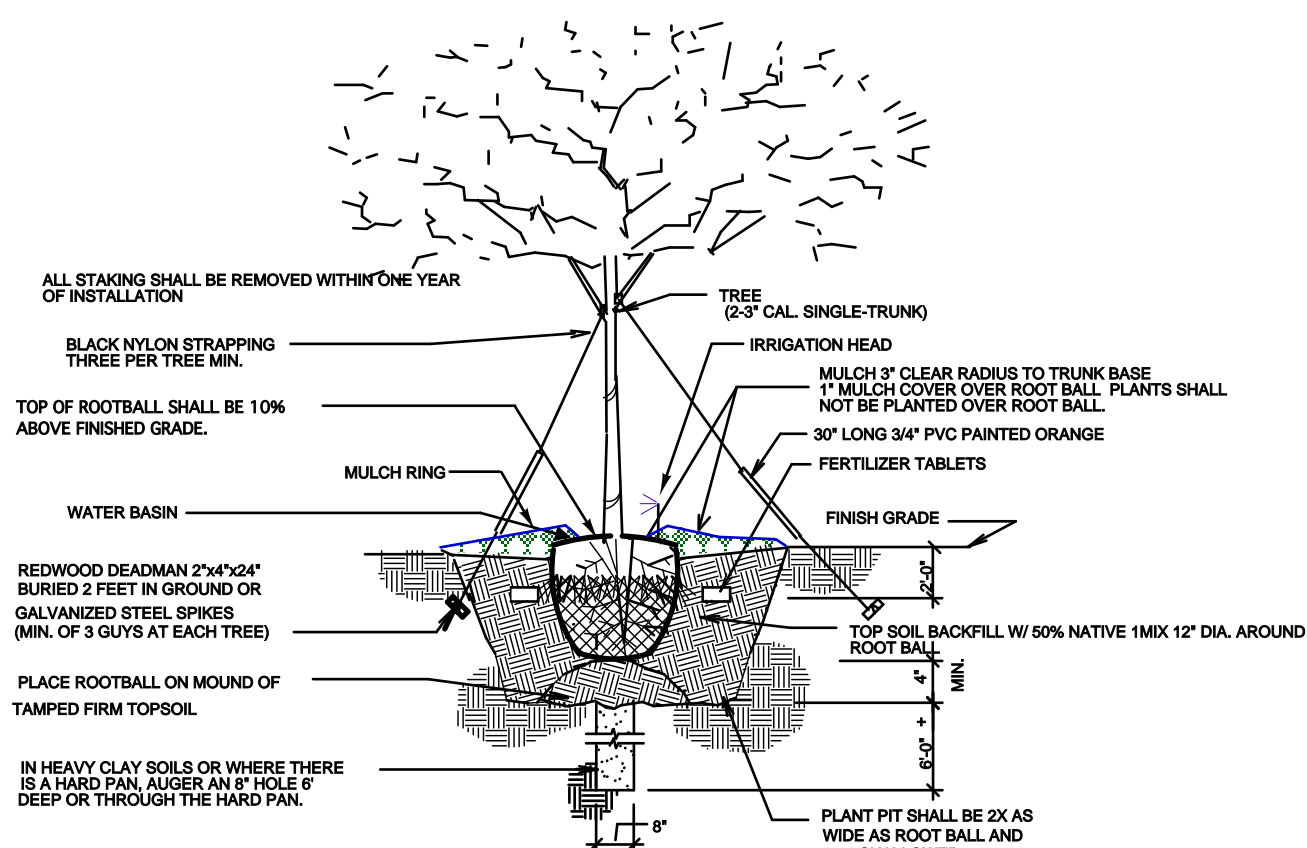
GENERAL LANDSCAPE NOTES



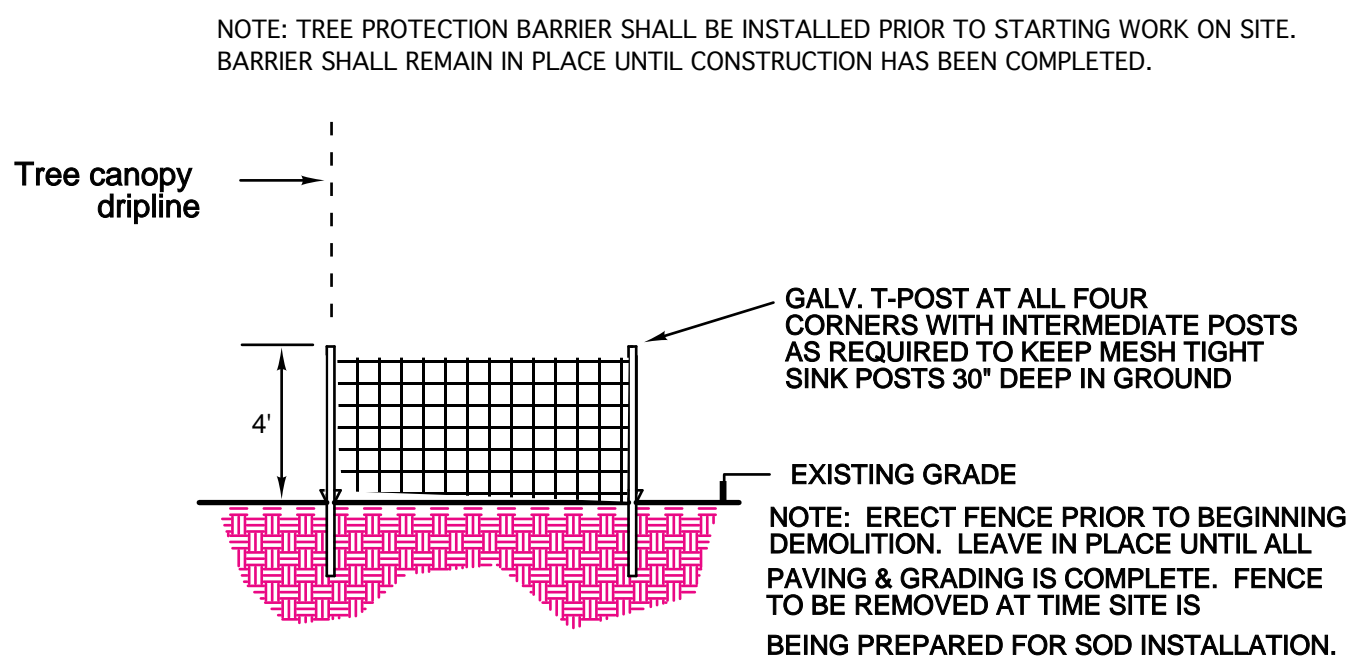
SABAL PALM PLANTING DETAIL
NOT TO SCALE



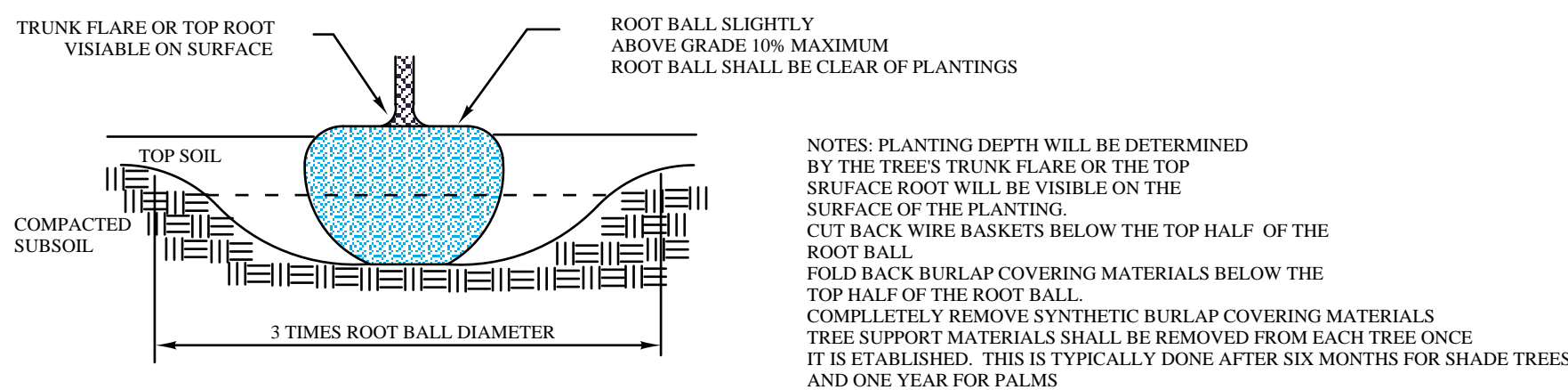
SHRUB PLANTING DETAIL



SINGLE TRUNK GUYING AND PLANTING DETAIL

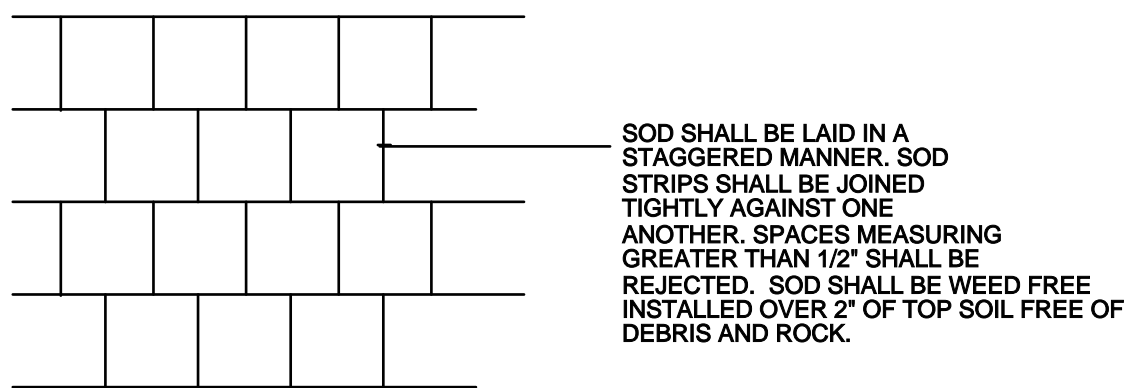


NOT TO SCALE



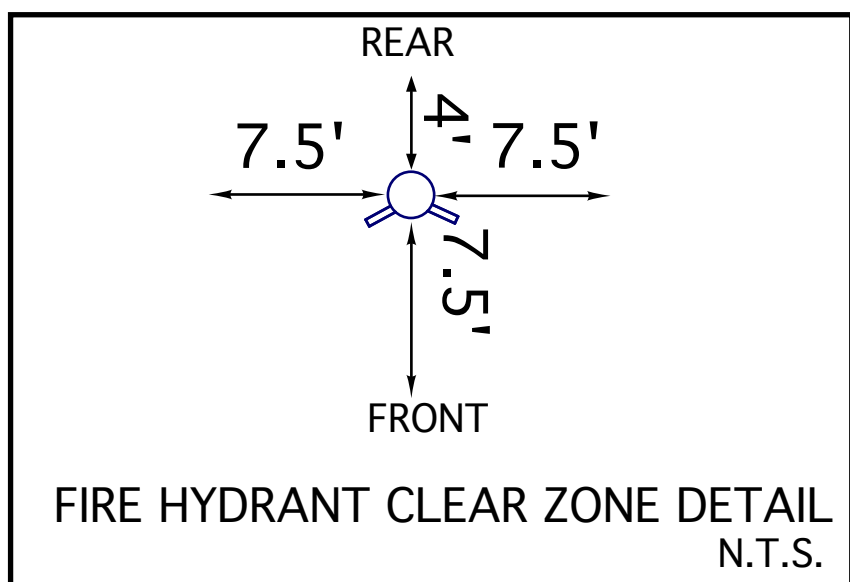
ROOT BALL DETAIL

NOT TO SCALE

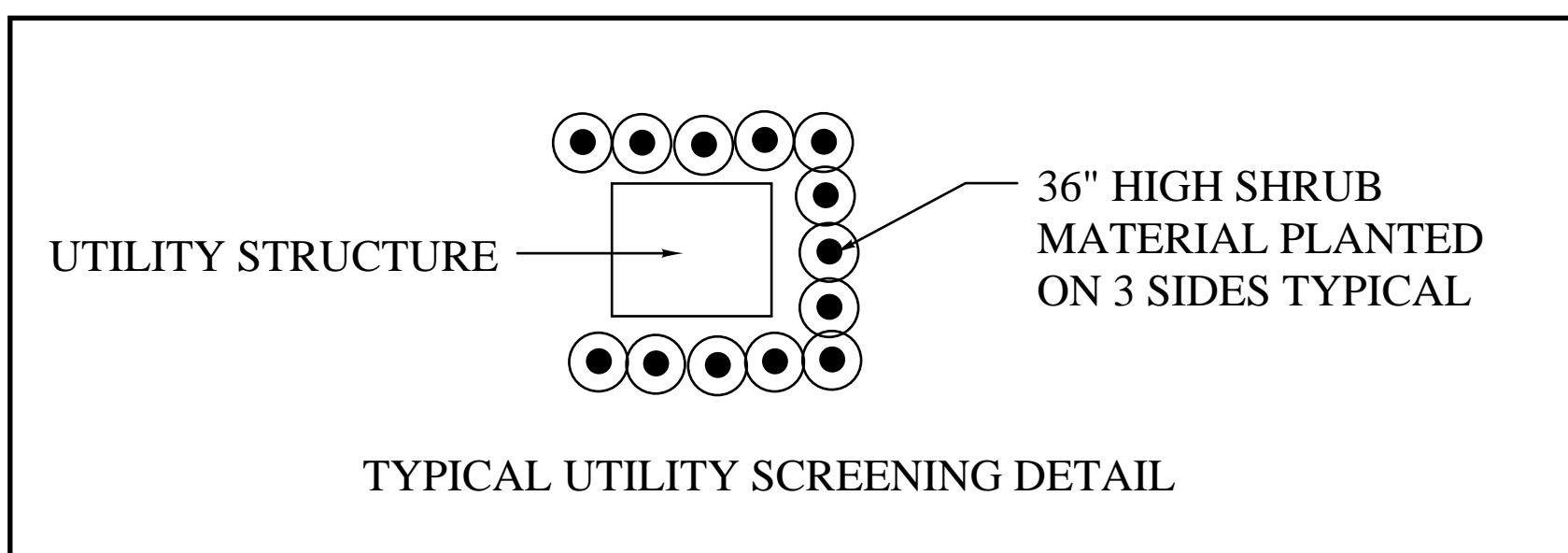


SOD PLANTING DETAIL

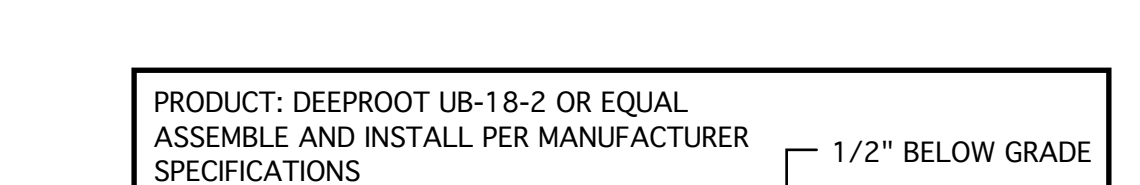
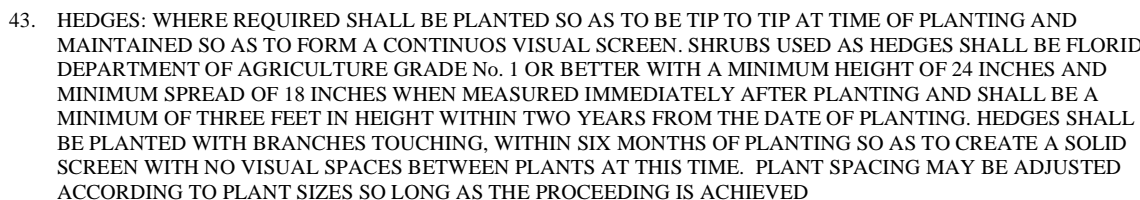
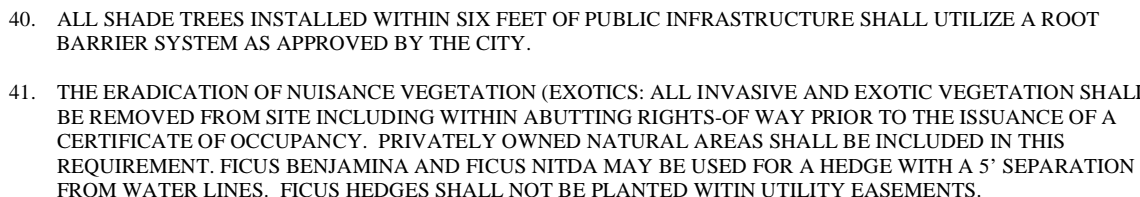
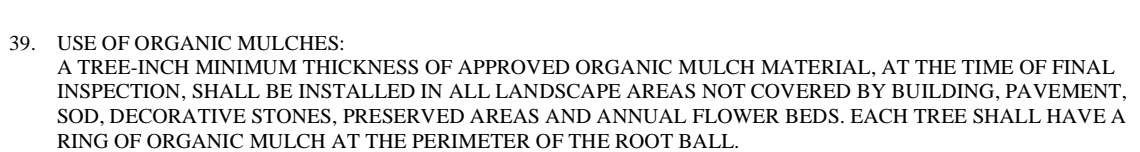
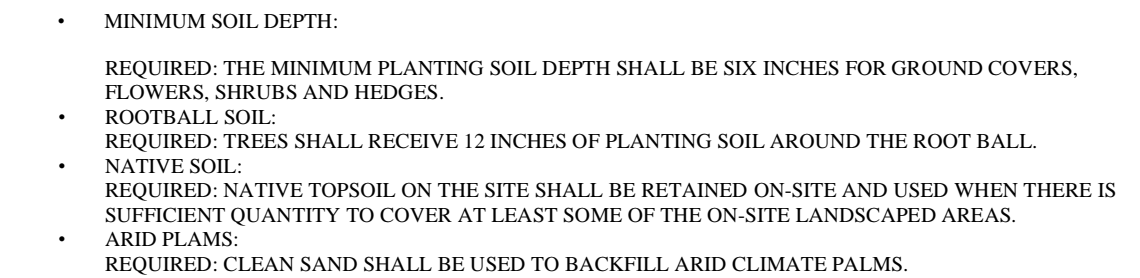
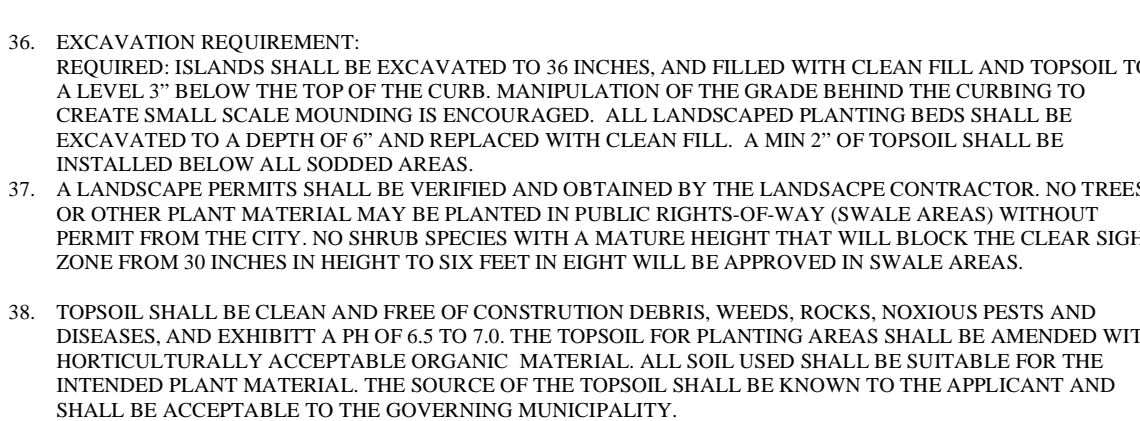
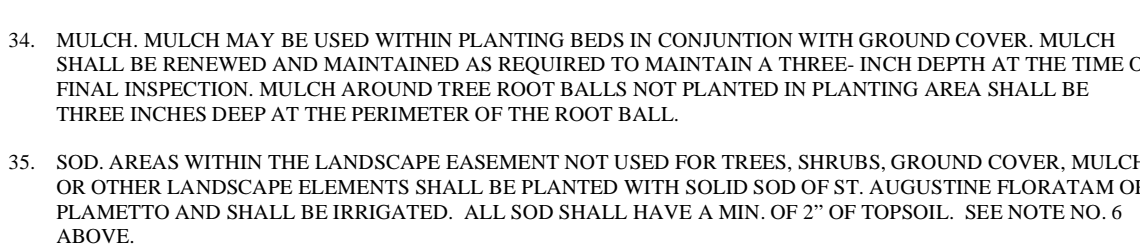
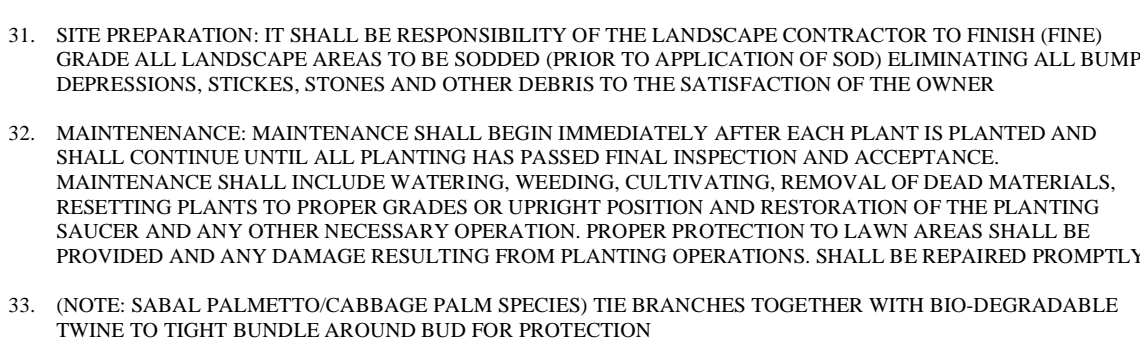
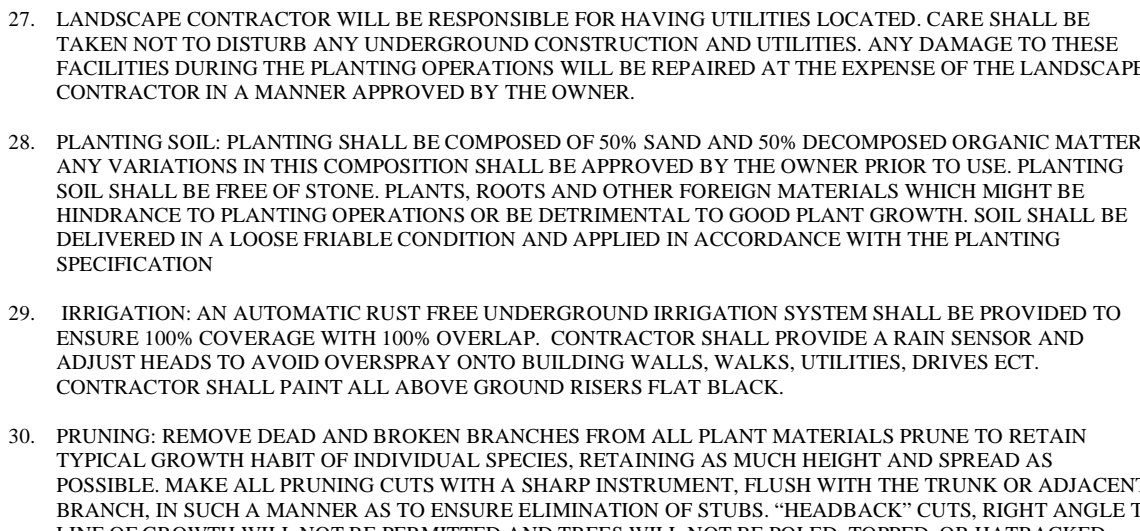
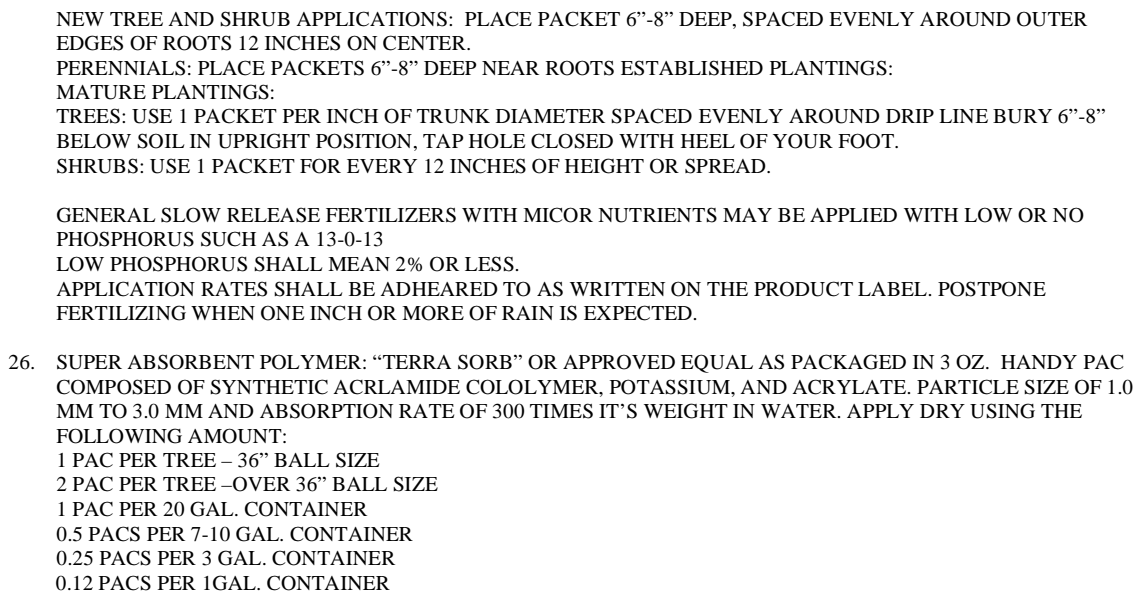
NOT TO SCALE



DETAIL
N.T.S.



TYPICAL UTILITY SCREENING DETAIL



ROOT BARRIER DETAIL

N.T.S.

REVISIONS:

drc rev: 5/18/17

SHEET TITLE:

LANDSCAPE
DETAILS AND
SPECIFICATIONS

MULTIFAMILY DEVELOPMENT

YARCK BUILDERS

1950 FLETCHER ST. HOLLYWOOD, FL.

PROJECT:

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SEAL:

DATE DRAWN: 5-8-18

SHEET NO.

L-2

