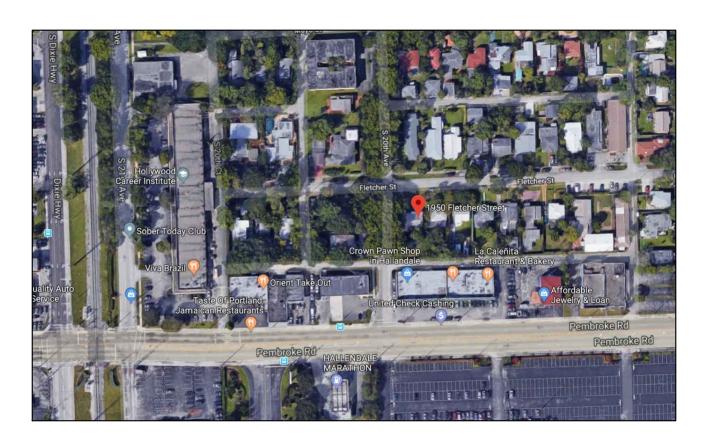


PROPOSED MULTI-FAMILY DEVELOPMENT FOR: YAROK DEVELOPMENT INC.-FLETCHER ONE APTS. 1950 FLETCHER STREET HOLLYWOOD, FLORIDA. 33020



LOCATION MAP

SHEET INDEX

COVER SHEET SURVEY

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

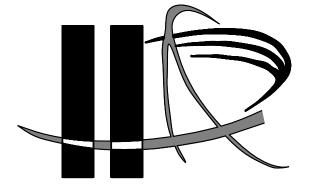
SP-1.1 SITE PLAN
BUILDING CALCULATION
F.A.R. CALCULATION
PARKING CALCULATION
SETBACK CALCULATION
GENERAL NOTES
SP-1.2 SITE CONTEXT ELEVATION

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
IR-1 IRRIGATION PLAN
IR-2 IRRIGATION DETAILS
A-1.1 FIRST FLOOR PLAN
A-1.2 SECOND & THIRD FLOOR PLAN

A-1.3 FOURTH FLOOR PLAN
A-1.4 ROOF PLAN
TYP. VENT THRU ROOF DETAIL
ROOF DRAIN DETAIL

ROOF DRAIN DETAIL
ROOF STEEL LADDER DETAIL

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



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Luis La Rosa-Registered Architect

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3222 RIDGE TRACE DAVIE, FLORIDA 33328

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1016 NE 45TH STREET OAKLAND, FLORIDA 33334

(0) - 954 - 763 - 7041

E-MAIL: MLAGROUPINC@YAHOO.COM

PRELIMINARY TAC MEETING DATE: 04/16/2018

FINAL TAC MEETING DATE: 07/02/2018

SUBJECT PROPERTY

Wiley St

NE 10th St

Plunkett St

Mayo St

Fletcher St

NE 7th St

Pembroke Rd

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



SCALE: I" = 20'

LEGEND & ABBREVIATIONS

= CONCRETE (CONC.)

= COVERED AREA

X = CHAIN LINK FENCE (CLF)

OHI-- = OVERHEAD WIRES = WATER VALVE (WV)

= POWER POLE (PP)

------ = GUY ANCHOR WM = WATER METER (WM)

= STREET SIGN

W = WELL

= MANHOLE

= WOOD FENCE (WF)

= CONC. LIGHT POLE (LP)

S = SANITARY MANHOLE

D = DRAINAGE MANHOLE

= CABLE BOX (CATV)

TX = FPL TRANSFORMER

= CATCH BASIN OR INLET

= PERMANENT REFERENCE

MONUMENT (PRM)

×.X = EXISTING ELEVATION

= PROPERTY CORNER

= PERMANENT CONTROL

POINT (PCP)

PT = POINT OF TANGENCY

PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVE

BM = BENCH MARK

P = PROPERTY LINE

M = MONUMENT LINE CALC = CALCULATED

MEAS = FIELD MEASURED

P = PER PLAT

© = CENTER LINE

PRC = POINT OF REVERSE CURVE

= BEARING REFERENCE

PSM = PROFESSIONAL SURVEYOR AND

FF ELEV= FINISHED FLOOR ELEVATION

CBS = CONCRETE BLOCK STRUCTURE

981

MIAMI FL FAX: 305.

SUR/201 -- 201 -- 006 --

ORB = OFFICIAL RECORD BOOK

A/C = AIR CONDITIONER PAD

ENCR = ENCROACHEMENT

= PLAT BOOK

R/W = RIGHT OF WAY

ELEV = ELEVATION

SEC = SECTION

R = RANGE

T = TOWNSHIP

TBM = TEMPORARY BENCH MARK

= FIRE HYDRANT

= WOOD DECK

= ASPHALT

= PAVERS

= STONE

= TILE

= CONCRETE BLOCK WALL



BLACK OLIVE/BUCIDA BUCERAS 30"

LEGAL DESCRIPTION OF SUBJECT PARCEL:

LOT I, 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: +/- I5. 266.95 SQ FT (+/- 0.350 ACRES)

NET LOT AREA OF SUBJECT PARCEL: +/- 8. 9|4.94 SQ FT (+/- 0.205 ACRES)

ZONING DESCRIPTION:

PR PEMBROKE ROAD MIXED-USE DISTRICT

LOCATION MAP -NOT TO SCALE-

Wiley Ct

Wiley St

Mayo St.

Pembroke Rd

SURVEYOR'S REPORT:

nkett St

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

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

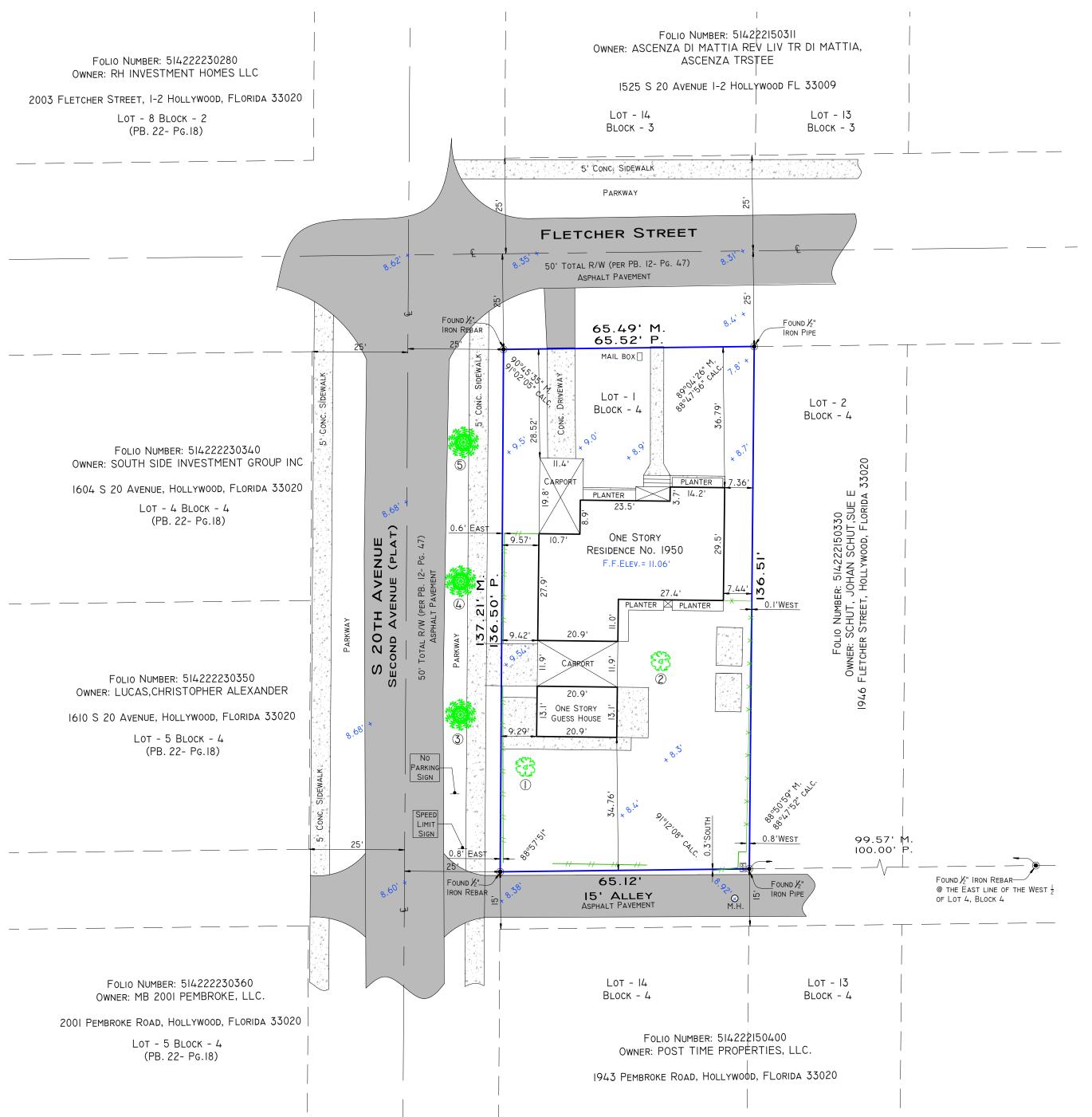
TITLE NOTES:

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

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

As part of the preparation of this Survey the undersigned examined an Owners and Encumbrance Report prepared by Zagury Scott, P.A. dated June 3rd, 2018. We determined that these lands are subject to the provisions of said Notice of Commencement recorded in Instrument Number 114513155 of the Public Records of Broward County, Florida.

There are no encumbrances, easements of record, servitudes and any other relevant matter, except as noted above that need to be plotted on this survey.



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 I OF

0-0 SW 262 30 #7 **BE** 1223 LB₁ B&B

0

7.7ØE-5 WIDTH (W) 4.0 FEET DEPTH TO WT (H2) 4.5 FEET UNSATURATED TRENCH (DU) 2.0 FEET SATURATED TRENCH 3.0 FEET (Ds) WATER TABLE ELEVATION 2.4' NAVD (WT)

RUNOFF INPUTS:

VOLUME TO BE TREATED: 20 ACRES

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

{.00077(18 + 8 +27} + {.011}

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

L= .20 .052

L= 3.84' REQUIRED 20' PROVIDED

WATER & SEWER DEMAND

18 UNITS × 250 GPD/UNIT = 4,500 GPD

FIRE NOTES:

1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS 1, II OR Y LICENSE AS PER \$6 633.102

2). NO FIRE PUMP IS REQUIRED

3). PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

FIRE FLOW CALCUALTION: CODE: F.F.P.C. 2017 EDITION & NFPA 220

BUILDING TYPE:- I
TOTAL AREA: 18,066 S.F.
TYPE OF OCCUPANCY: APARTMENT BUILDING
AS PERSECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY
DWELLING

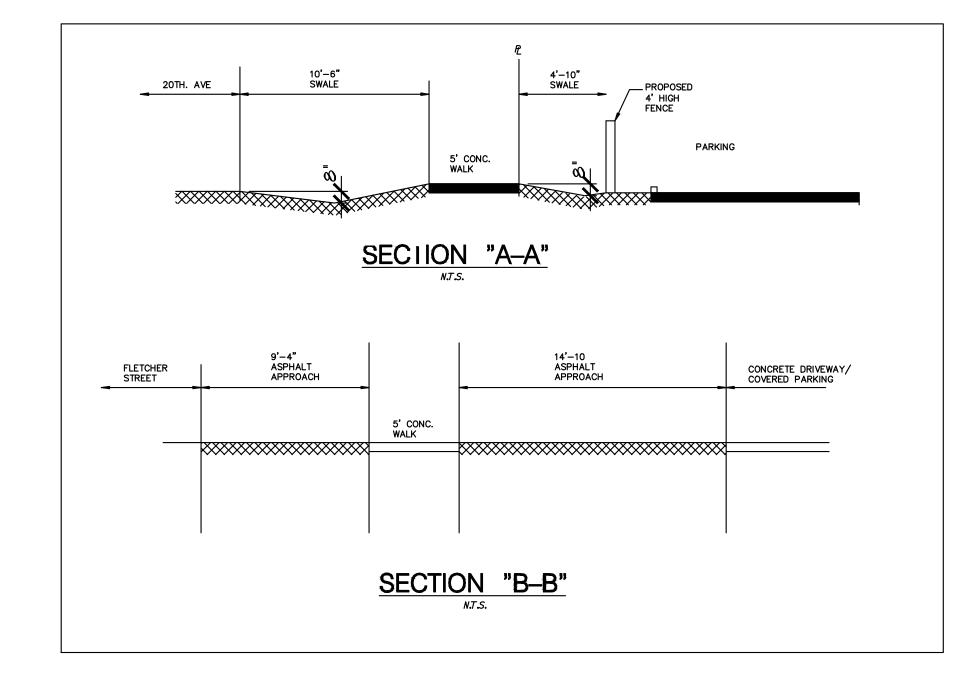
TABLE 18.4.5.1.2- 0-22,000 S.F.= 1,500 GPM FOR A DURATION OF 2 HOURS
A REDUCTION OF 15% SHALL BE PERMITTED TO BE APPLIED
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

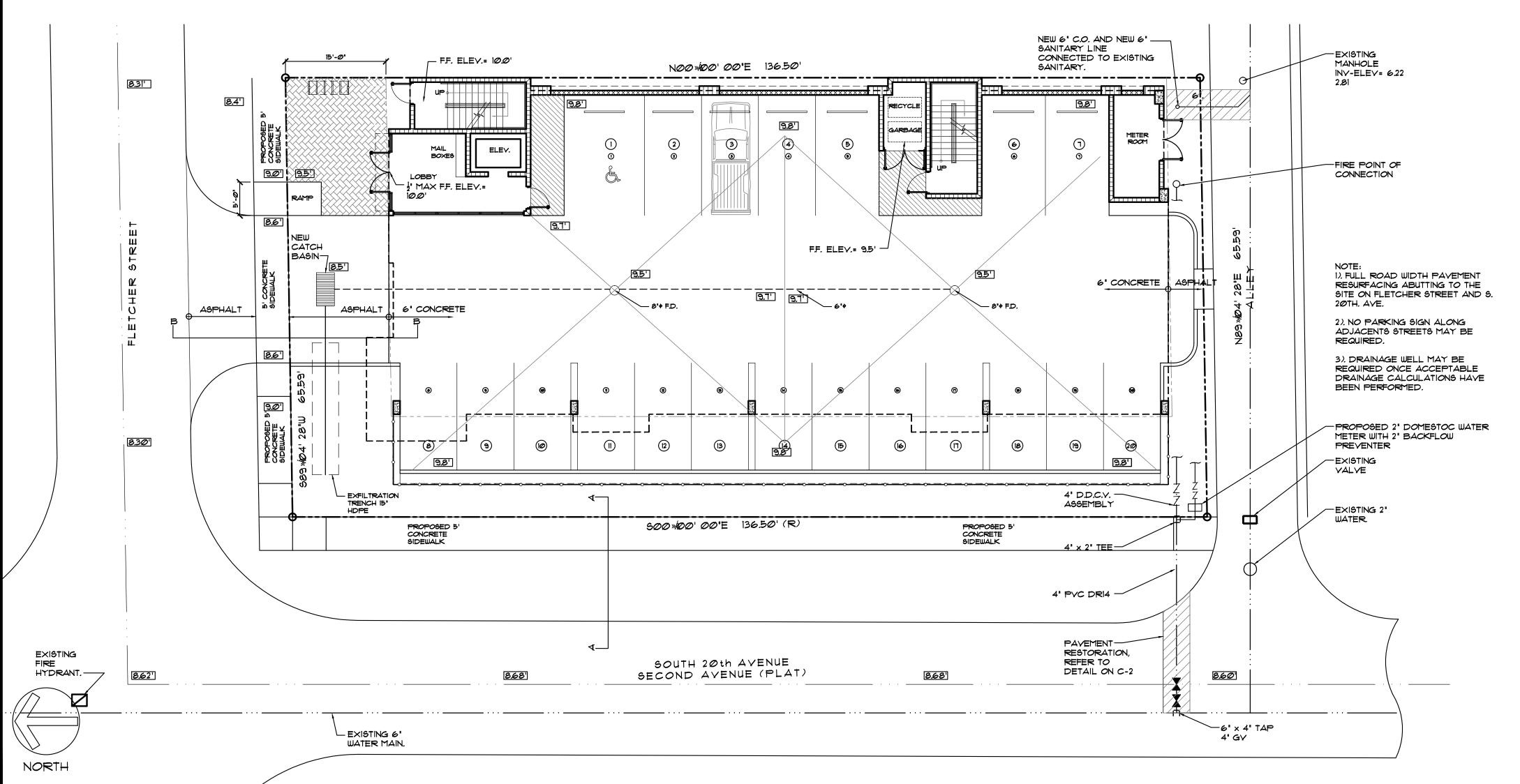
1,500 GPM × .25= 375 GPM (USE MINIMUM FOR QUIICK RESPONSE- 600 GPM @20PSI)

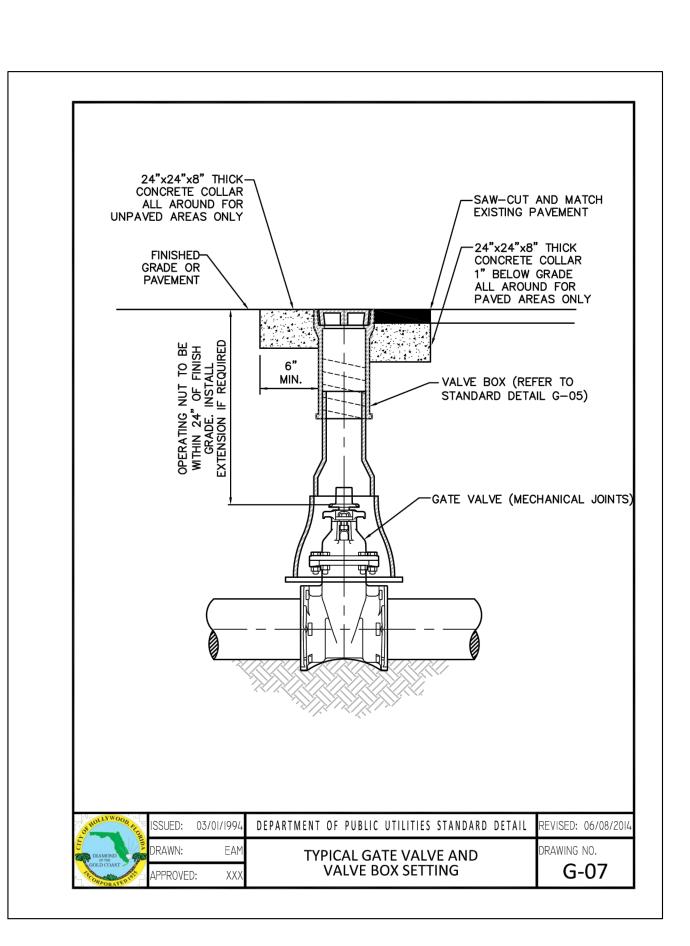
FLOW TEST RESULTS: STATIC = 56 PSI RESIDUAL = 46 PSI

TOTAL FLOW= 1,060 + 920 GPM= 1,980 GPM

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









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

E-MAIL: LLAROSA@LAROSAARCHITECTCTS.C

REVISION:	BY:
<u> </u>	c.c
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

C.C.

CHECKED

L.L.R

DATE

02/05/18

SCALE

AS NOTED

JOB. NO.

018-00T

SHEET

PROPOSED PAYING, GRADING, WATER & SEWER PLAN

GENERAL NOTES:

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

TON HOLLYWOOD AND	ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/0	08/2014
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GOLD COAST	APPROVED): XXX	GENERAL NOTES	G-00	<u>) </u>

GENERAL NOTES (CONTINUED):

REQUIRED BY NPDES REGULATIONS.

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

FHOLLYWOOD ATO	ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED:	11/06/2017
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GENERAL NOTES (CONTINUED):

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

DRAWN: EAM GENERAL NOTES DRAWING NO.)6/2017
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APPROVED: XXX (CONTINUED) G-00	.2

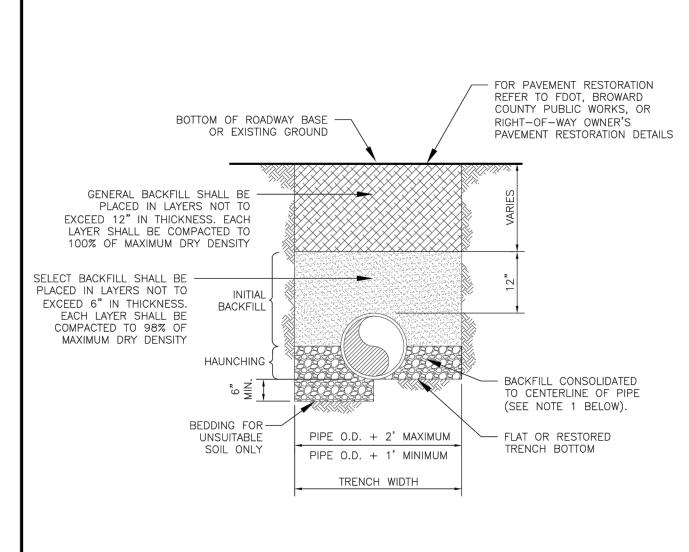
GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).



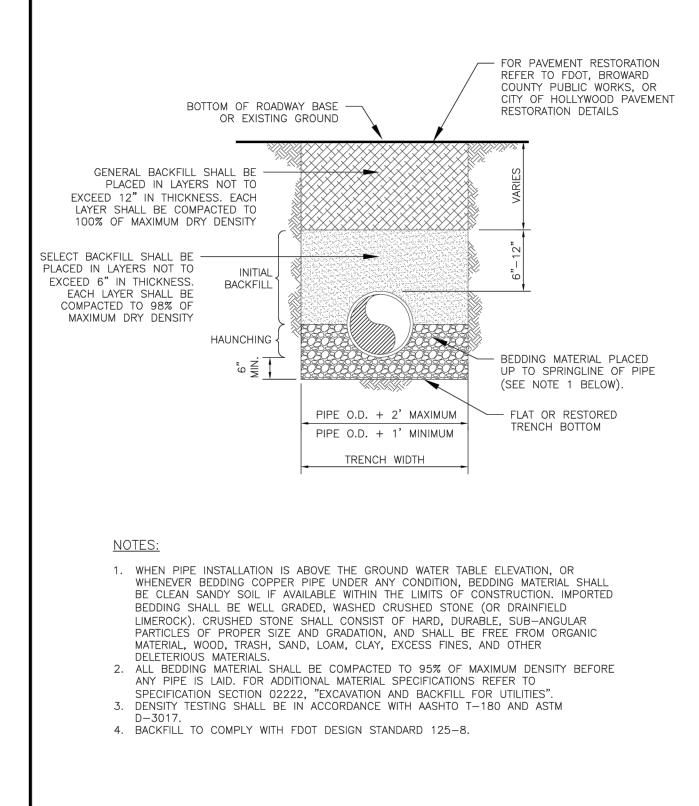
- 41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
- 42. ALL CONNECTIONS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

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



- 1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
- 2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
- SECTION 02222. "EXCAVATION AND BACKFILL FOR UTILITIES" 4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

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

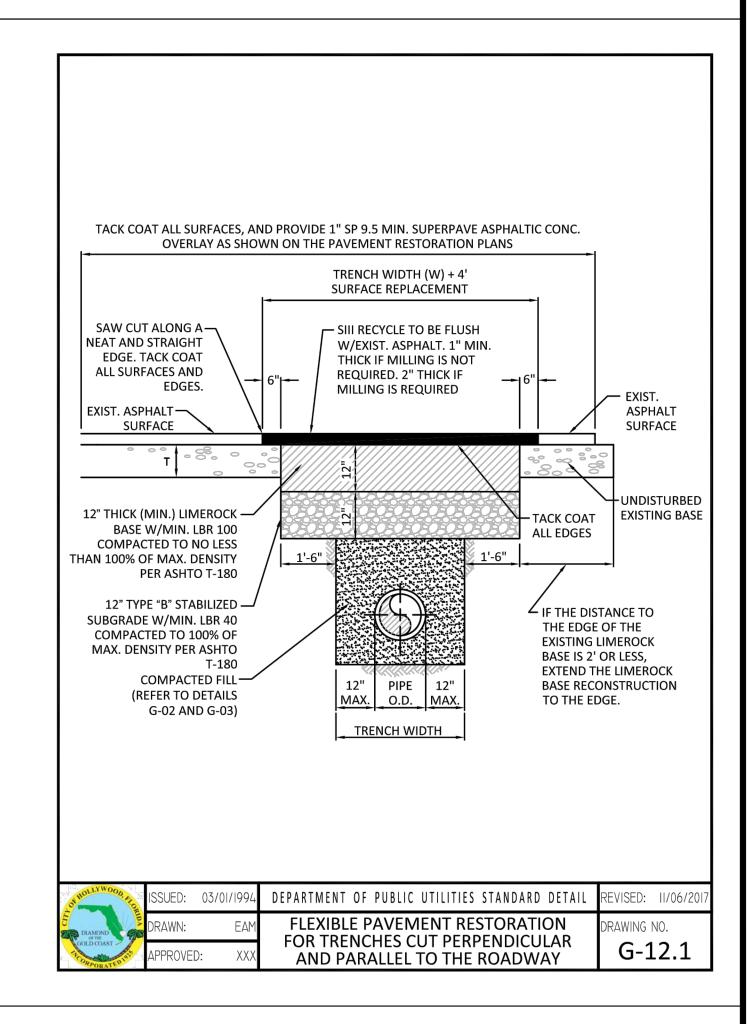


03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/20 RAWING NO. DRAWN: PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.) G-03

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.
- 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 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- 4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- 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.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- 8. MILL AND BUTT JOINT 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.

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

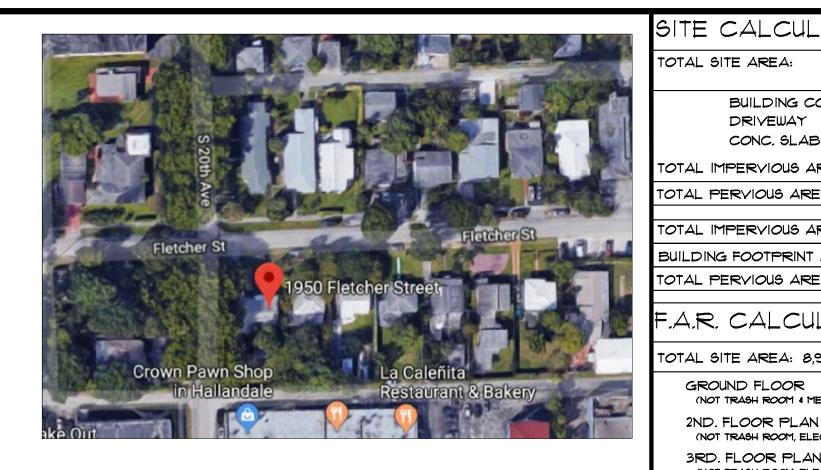






SEAL: AR 0017852 LUIS LA ROSA

DRAWN
C.C.
CHECKED
L.L.R.
DATE
<i>0</i> 2/ <i>0</i> 5/18
SCALE
AS NOTED
JOB. NO.
Ø18-ØØ7
SHEET



NORTH

-OCATION PLAN

. 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 OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).
- 11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.
- 12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
- 13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

GENERAL NOTES

LOT ONE, BLOCK FOUR, OF HOLLYWOOD VIEW, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BITE CALCULATIONS:	PARKING CALCULATIONS:		
OTAL SITE AREA: GROSS LOT = 15,266 S.F. OR .35 ACRES	ANNING CALCULATIONS:		
NET LOT = 8,914 S.F. OR .35 ACRES		REQUIRED	PROVIDED
BUILDING COMMON AREA 773 S.F.		18	
DRIVEWAY 6,246 S.F.	1 PARKING SPACE PER UNIT \$	10	
CONC. SLAB 338 S.F.	I GUST PARKING SPACES PER 10 UNITS	2	
TOTAL IMPERVIOUS AREA = 1,351 S.F. (82.5%)	TOTAL PARKING SPACES	2Ø	2Ø
TOTAL PERVIOUS AREA = 1,557 S.F. (17.5%)	SETBACK CALCULATIONS:		
TOTAL IMPERVIOUS AREA = 1,351 S.F. (82.5%)		REQUIRED	PROVIDED
BUILDING FOOTPRINT AREA 5,807 S.F.	FRONT	15'	15'
OTAL PERVIOUS AREA = 1,557 S.F. (17.5%)	REAR	5'	5'- @'
	STREET	15'	15'-4"
F.A.R. CALCULATIONS:	INT-SIDE	Ø '	Ø '
TOTAL SITE AREA: 8,914 S.F. × 3.Ø= 26,742 S.F.	HEIGHT CALCULATIONS:		

562 S.F.

5,453 S.F.

5,453 S.F.

5,153 S.F.

16,621 S.F.

26,742 S.F.

LAND USE DESIGNATION:	REGIONAL	ACTIVITY	CENTER
ZONING DESIGNATION: PR	2		

GREEN BUILDING PRACTICE

MAX. HEIGHT ALLOWED:

. OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA. (H) PROGRAMMABLE THERMOSTATS.

REQUIRED

10 STORIES

OR 140'

PROVIDED

51'-**0"**

- 2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING (N) DUAL FLUSH TOILETS.
 - (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- RECOMMENDATIONS (LATEST EDITION) 4. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (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) MERY OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.
 - (Y) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. (W) ELECTRIC YEHICLE-CHARGING-STATION INFRASTRUCTURE.

	BUILDING CALCULATION							
	LOBBY	UNIT # 1	UNIT # 2	UNIT # 3	UNIT # 4 (TWO BED.)	UNIT # 5 (TWO BED.)	UNIT # 6	
1ST. FLOOR COMMON AREA =	773 S.F.	-	-	-	-	-	-	773 S.F
2ND. FLOOR LIVING AREA=		542 S.F.	542 S.F.	688 S.F.	860 S.F.	865 S.F.	878 S.F.	4,375 S.F
COVERED BALCONY AREA =		-	-	-	44 S.F.	-	15Ø S.F.	194 5.
COMMON AREA=		-	-	-	-	-	-	1,238 S.F
TOTAL AREA=								5,807 5
		•	•					
3RD. FLOOR LIVING AREA=		542 S.F.	542 S.F.	688 S.F.	860 S.F.	865 S.F.	878 S.F.	4,375 S.I
COVERED BALCONY AREA =		-	-	-	44 S.F.	-	15Ø S.F.	194 5.1
COMMON AREA=		-	-	-	-	-	-	1,238 S.F
TOTAL AREA=								5,807 5.
4TH. FLOOR LIVING AREA=		542 S.F.	542 S.F.	688 S.F.	860 S.F.	865 S.F.	878 S.F.	4,375 S.F
COVERED BALCONY AREA		-	-	-	44 S.F.	-	15Ø S.F.	194 5.1
COMMON AREA=		-	-	-	-	-	-	1,238 S.
TOTAL AREA=								5,807 5.

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

SITE DATA

AMENDMENT 118.2

INTO COMMON AREAS.

8. WHITE ROOF TO REFLECT LIGHT

GROUND FLOOR

2ND, FLOOR PLAN

3RD, FLOOR PLAN

4TH. FLOOR PLAN

A.R. PROVIDED

A.R. ALLOWED

(NOT TRASH ROOM & METER ROOM.

(NOT TRASH ROOM, ELEC. ROOM & BALCONY)

(NOT TRASH ROOM, ELEC. ROOM & BALCONY

(NOT TRASH ROOM, ELEC. ROOM, BALCONY & STAIRS)

& LAND DEVELOPMENT REGULATION.

INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.

3. OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT

ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.

5. A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS

6. GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT

BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD

9. ALL DESIGN CHANGES WILL REQUIRE PLANNING REVIEW

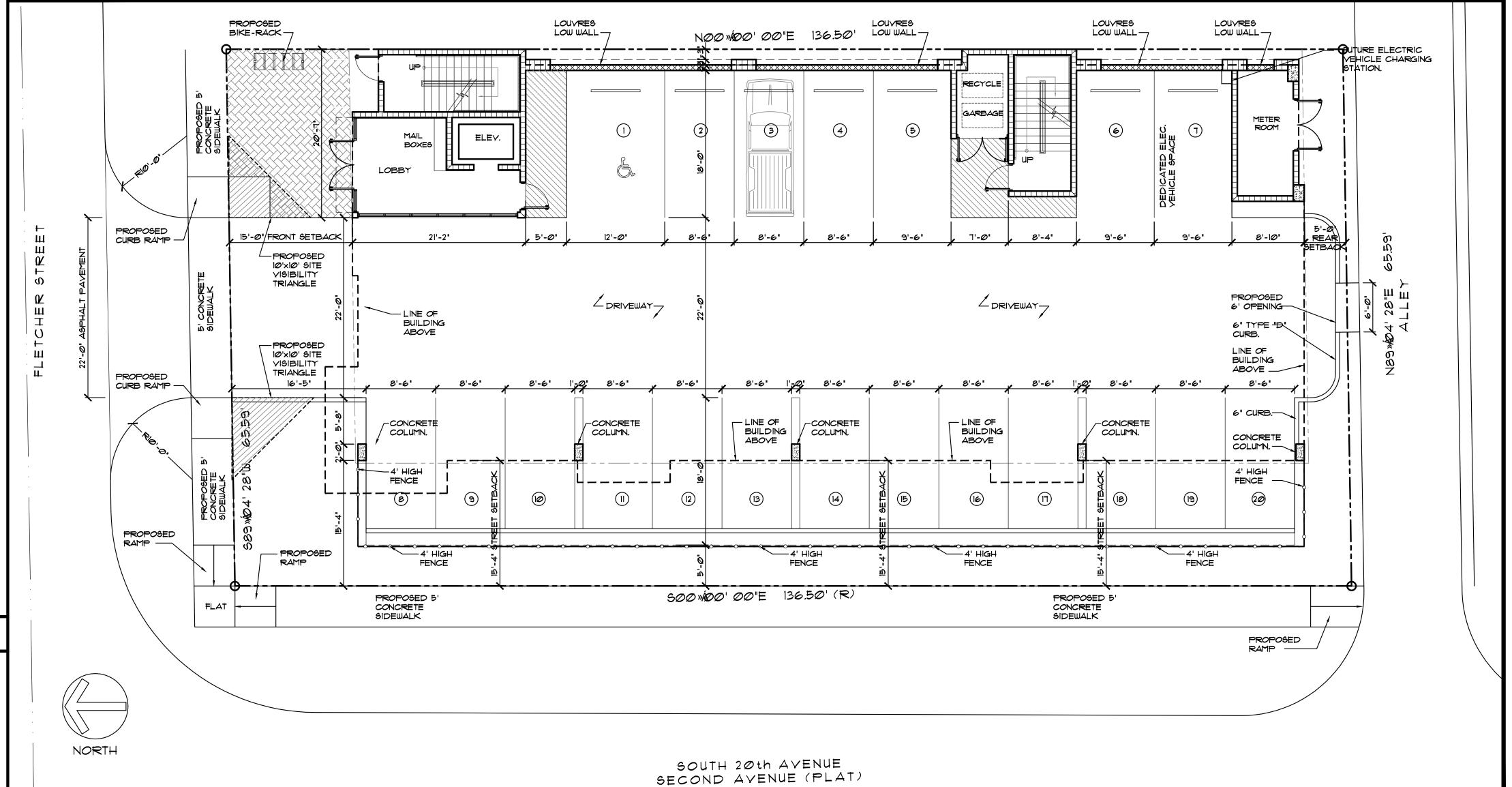
(MAXIMUM Ø.5 IF ADJACENT TO RESIDENTIAL).

1. BIKE RACK TO BE INSTALLED AS SHOWN

AND MAY BE SUBJECT TO BOARD APPROVAL.

BUILDING CALCULATION

||TOTAL GROSS AREA =



RCHITECTURE & PLANNING 12980 S.W. 52 STREET MIRAMAR, FLORIDA 33027

OFF.) - 305-403-7926 (CELL)- 786-543-0851 E-MAIL: llarosa@larosaarchitectct: Luis LaRosa-Registered Archite

AR#-0017852 AA#-26003693

18,194 S.F.

REVISION:	BY:
Ø4/Ø9/18 T.A.C.	C.C
6/18/2018 T.A.C.	C.C

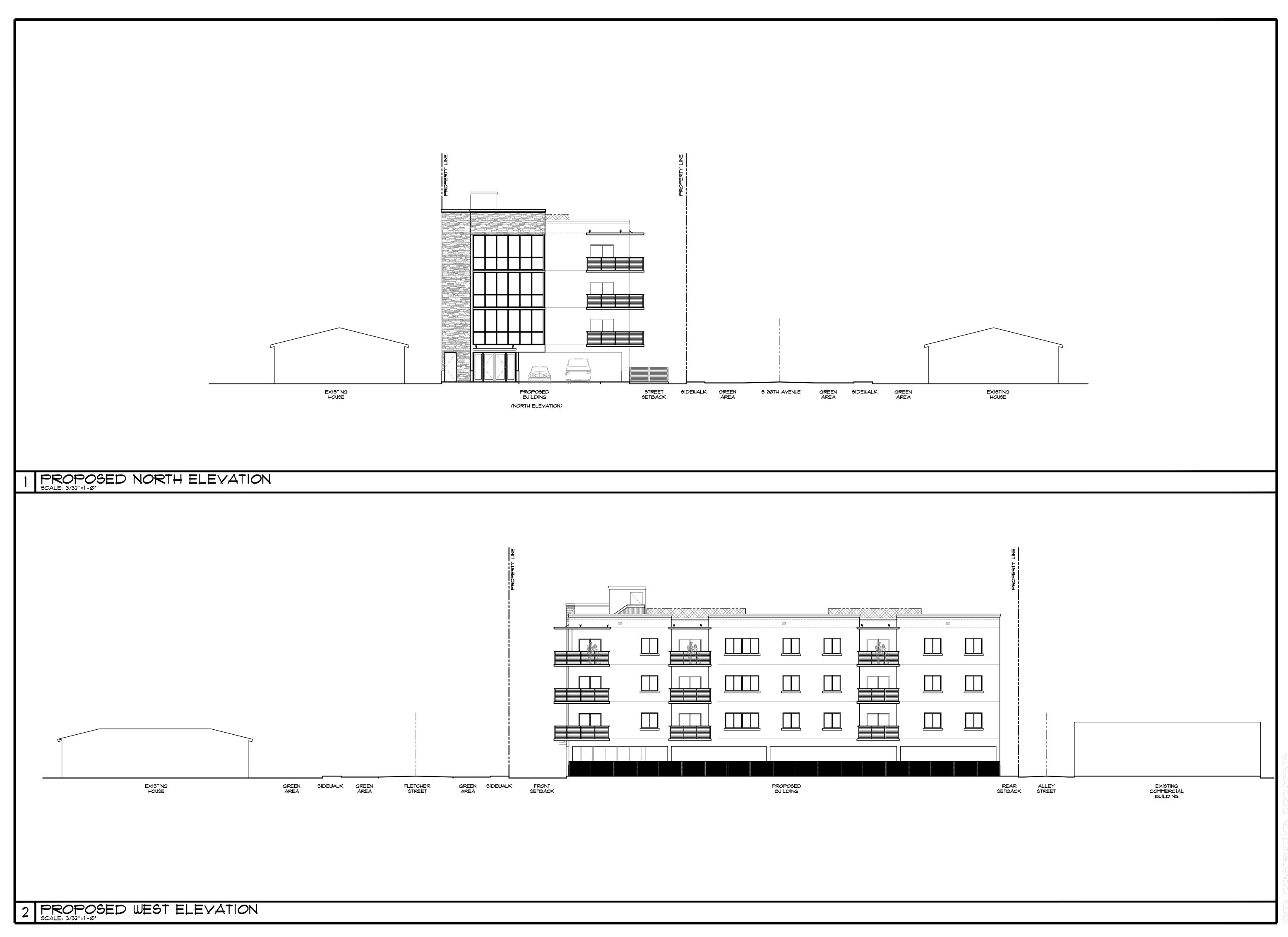
 \exists S O

LUIS LA ROSA

CHECKED 02/05/18 AS NOTED SP

LEGAL DESCRIPTION

PROPOSED SITE PLAN





(OFF.) - 305-403-7926 (CELL)- 786-543-0851 E-MAIL: LLAROSAGLAROSAARCHITECTCTS.C Lins LaRosa-Registered Architect AR#-0017852

AA#-26003693

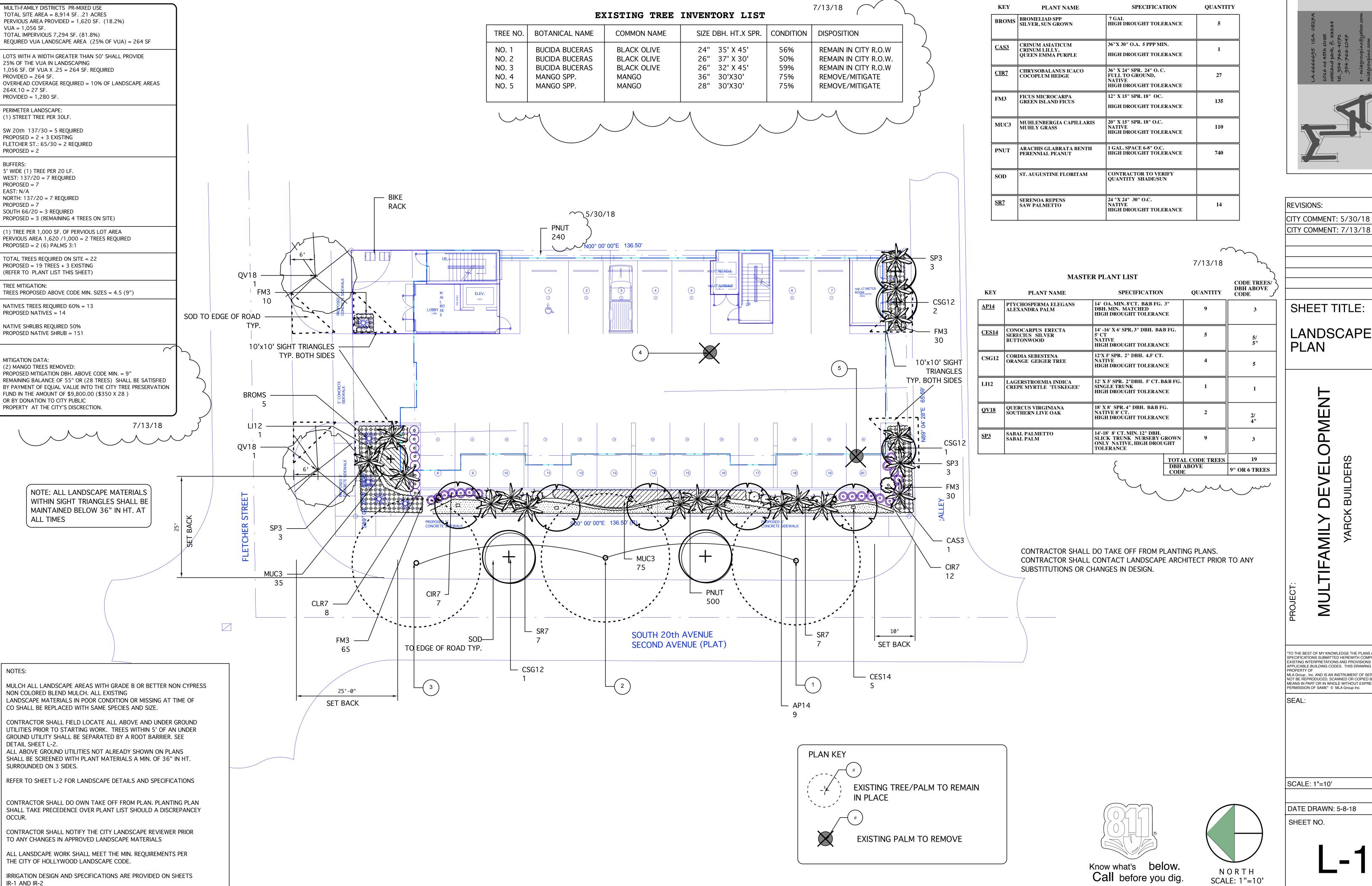
REVISION:	BY:
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6/18/2018 T.A.C.	C.C

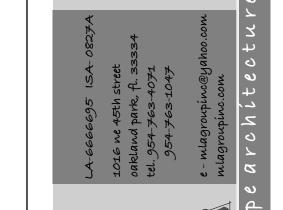
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
YAROK DEVELOPMENT INC. - FLETCHER ONE APTS.
1950 FLETCHER STREET
HOLLYWOOD, FL. 33828



SP-1.2

OF SHEE





MASTER PLANT LIST

REVISIONS: CITY COMMENT: 5/30/18

SHEET TITLE:

LANDSCAPE **PLAN**

BUILDE YARCK

MUL

O 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 MLA Group , Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME"

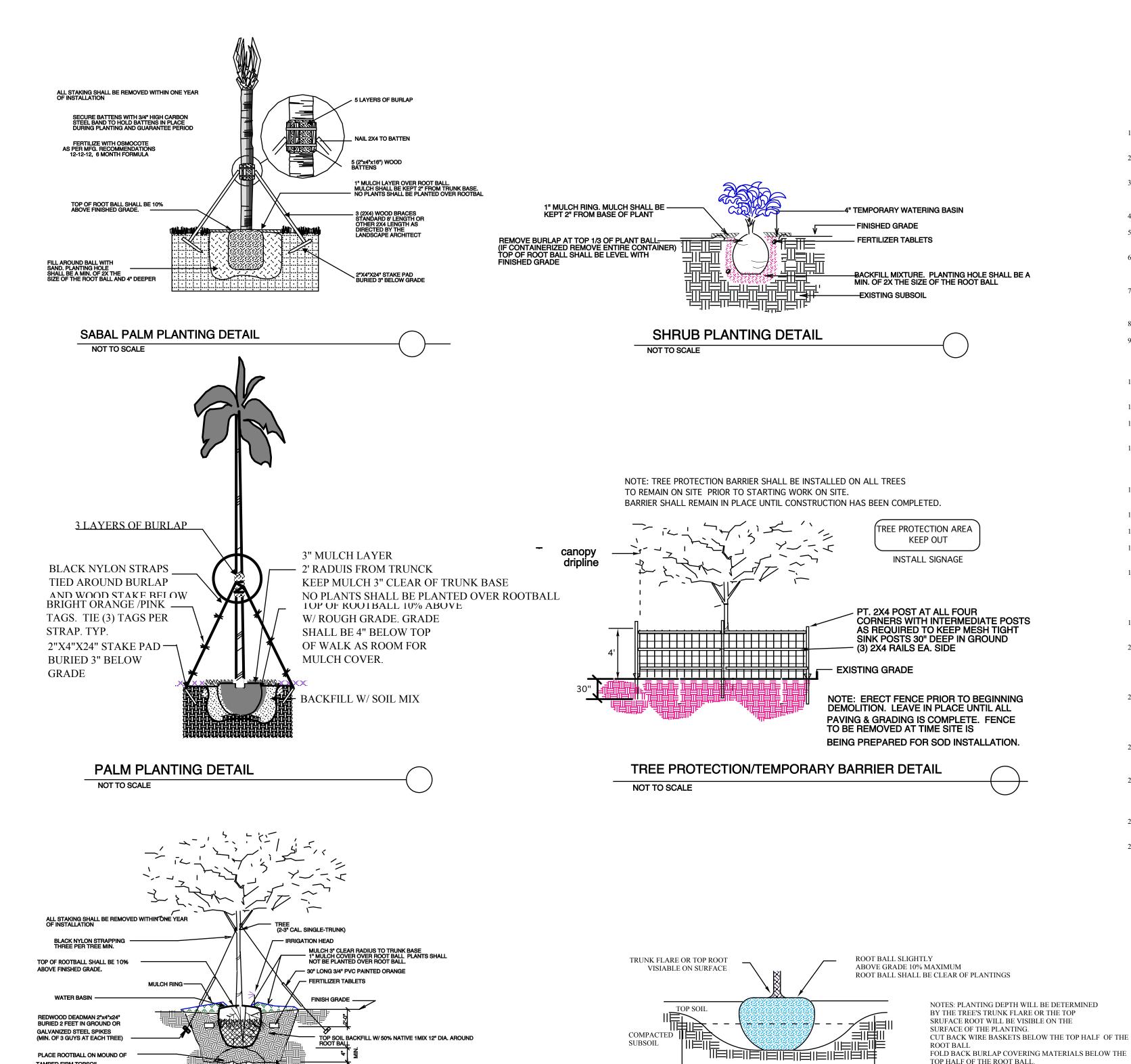
MLA Group Inc.

SEAL:

SCALE: 1"=10'

DATE DRAWN: 5-8-18 SHEET NO.

of-2



TAMPED FIRM TOPSOIL

NOT TO SCALE

NOT TO SCALE

SOD PLANTING DETAIL

PLANT PIT SHALL BE 2X AS

SOD SHALL BE LAID IN A STAGGERED MANNER. SOD

ANOTHER. SPACES MEASURING GREATER THAN 1/2" SHALL BE

REJECTED. SOD SHALL BE WEED FREE INSTALLED OVER 2" OF TOP SOIL FREE OF DEBRIS AND ROCK.

STRIPS SHALL BE JOINED TIGHTLY AGAINST ONE

SINGLE TRUNK GUYING AND PLANTING DETAIL



- 2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY
- 4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- 5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (I YEAR) FROM TIME OF FINAL INSPECTION &
- 6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED. SOD SHALL BE WEED AND PEST FREE. SOD SHALL BE LAID ON A SMOOTH SURFACE WITH TIGHT JOINTS CUT TO CONFORM TO PLANTERS AND CURBS.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF <u>EUCALYPTUS MULCH/FLORIMULCH,</u> & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE) MULCH TYPE SHALL BE FREE OF
- 8. ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
- 9. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS. TRANSPORTATION, WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE
- 10. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- 11. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- 12. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE
- 13. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY
- 14. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND
- 15. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.

GROWN UNLESS OTHERWISE NOTED.

- 16. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- 17. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.
- 18. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- 19. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- 20. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL. (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN
- 21. SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALI BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- 22. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF NATURE" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- 23. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. NO PLANT MATERIAL SHALL BE ACCEPTED IF PLANTED TOO DEEP. ALL GUYS AND STAKING SHALL BE REMOVED WITHIN ONE YEAR AFTER FINAL INSPECTION OR ESTABLISHMENT
- 24. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST
- 25. COMMERCIAL FERTILIZER FOR TREES, SHURBS AND GROUND COVER COMMERCIAL FERTILIZER SHALL BE NUTRI PAK® 3 YR. TIME RELEASE FERTILIZER PACKET DISTRIBUTED BY HORT- ENTERPRISES INC. EQUAL SUBSTITUTIONS MAY BE ACCEPTED NUTRI PAK FERTILIZER PACKETS ARE AVAILABLE IN SPECIAL NUTRIENT FORMULATIONS FOR SPECIFIC PLANT TYPES EG. TREES, SHRUBS, FLOWERING PLANTS, POTTED PLANTS AND PALMS.

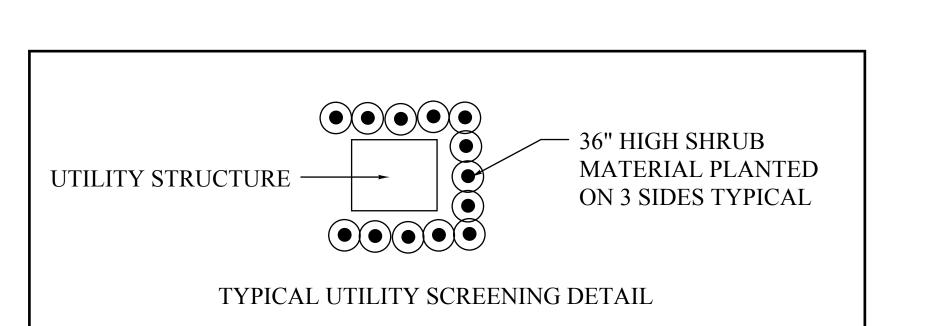
- NEW TREE AND SHRUB APPLICATIONS: PLACE PACKET 6"-8" DEEP, SPACED EVENLY AROUND OUTER EDGES OF ROOTS 12 INCHES ON CENTER. PERENNIALS: PLACE PACKETS 6"-8" DEEP NEAR ROOTS ESTABLISHED PLANTINGS:
- TREES: USE 1 PACKET PER INCH OF TRUNK DIAMETER SPACED EVENLY AROUND DRIP LINE BURY 6"-8" BELOW SOIL IN UPRIGHT POSITION, TAP HOLE CLOSED WITH HEEL OF YOUR FOOT. SHRUBS: USE 1 PACKET FOR EVERY 12 INCHES OF HEIGHT OR SPREAD.
- GENERAL SLOW RELEASE FERTILIZERS WITH MICOR NUTRIENTS MAY BE APPLIED WITH LOW OR NO PHOSPHORUS SUCH AS A 13-0-13
- APPLICATION RATES SHALL BE ADHEARED TO AS WRITTEN ON THE PRODUCT LABEL. POSTPONE FERTILIZING WHEN ONE INCH OR MORE OF RAIN IS EXPECTED.
- 26. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER, APPLY DRY USING THE FOLLOWING AMOUNT: 1 PAC PER TREE – 36" BALL SIZE
- 2 PAC PER TREE -OVER 36" BALL SIZE 1 PAC PER 20 GAL. CONTAINER 0.5 PACS PER 7-10 GAL. CONTAINER

LOW PHOSPHORUS SHALL MEAN 2% OR LESS.

- 0.25 PACS PER 3 GAL. CONTAINER 0.12 PACS PER 1GAL. CONTAINER
- 27. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED, CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- 28. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE. PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION
- 29. IRRIGATION: AN AUTOMATIC RUST FREE UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO ENSURE 100% COVERAGE WITH 100% OVERLAP. CONTRACTOR SHALL PROVIDE A RAIN SENSOR AND ADJUST HEADS TO AVOID OVERSPRAY ONTO BUILDING WALLS, WALKS, UTILITIES, DRIVES ECT. CONTRACTOR SHALL PAINT ALL ABOVE GROUND RISERS FLAT BLACK.
- 30. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
- 31. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER
- 32. MAINTENENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS. RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION, PROPER PROTECTION TO LAWN AREAS SHALL BE
- 33. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION

PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY

- 34. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL
- 35. SOD. AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED. ALL SOD SHALL HAVE A MIN. OF 2" OF TOPSOIL. SEE NOTE NO. 6 ABOVE.
- REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL TO A LEVEL 3" BELOW THE TOP OF THE CURB, MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. ALL LANDSCAPED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH CLEAN FILL. A MIN 2" OF TOPSOIL SHALL BE
- INSTALLED BELOW ALL SODDED AREAS. 37. A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSACPE CONTRACTOR, NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS
- 38. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS. WEEDS. ROCKS. NOXIOUS PESTS AND DISEASES. AND EXHIBITT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
- MINIMUM SOIL DEPTH:
- REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
- REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL
- REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS. ARID PLAMS:
- REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
- 39. USE OF ORGANIC MULCHES: A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL. AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL
- 40. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
- 41. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS: ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF WAY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITDA MAY BE USED FOR A HEDGE WITH A 5' SEPARATION FROM WATER LINES. FICUS HEDGES SHALL NOT BE PLANTED WITIN UTILITY EASEMENTS.
- 42. SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
- 43. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP AT TIME OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PROCEEDING IS ACHIEVED



COMPLLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS

AND ONE YEAR FOR PALMS

TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE

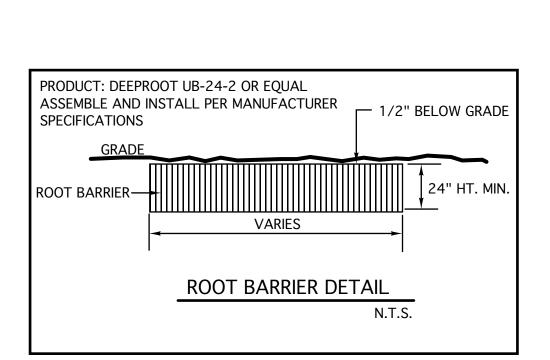
IT IS ETABLISHED. THIS IS TYPICALLY DONE AFTER SIX MONTHS FOR SHADE TREES

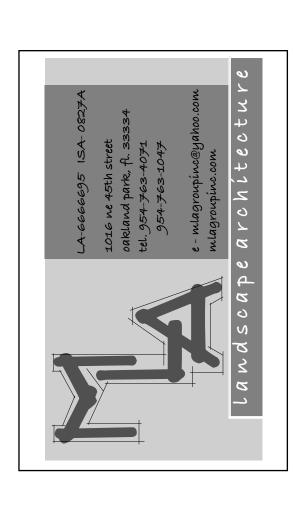
3 TIMES ROOT BALL DIAMETER

FIRE HYDRANT CLEAR ZONE DETAIL

ROOT BALL DETAIL

NOT TO SCALE





REVISIONS:

SHEET TITLE:

LANDSCAPE **DETAILS AND** SPECIFICATIONS

> BUILD YARCK

THE BEST OF MY KNOWLEDGE THE PLANS AND PECIFICATIONS SUBMITTED HEREWITH COMPLY WITH ISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE MLA Group , Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHE MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN

ERMISSION OF SAME" © MLA Group Inc.

SHEET NO.

DATE DRAWN: 5-8-18

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

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

ALL PROPOSED EQUIPMENT SHALL BE INSTALLED

PER THE SPECIFICATIONS NOTED ON THE PLANS SHEETS IR-1 AND IR-2.

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

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE DONE TO THE

LANDSCAPING AS A RESULT OF IRRIGATION INSTALLATION TO EQUAL OR BETTER CONDITION. ALL EQUIPEMENT SHALL BE INSTALLED PER THE LATEST REVISED SOUTH FLORIDA BUILDING

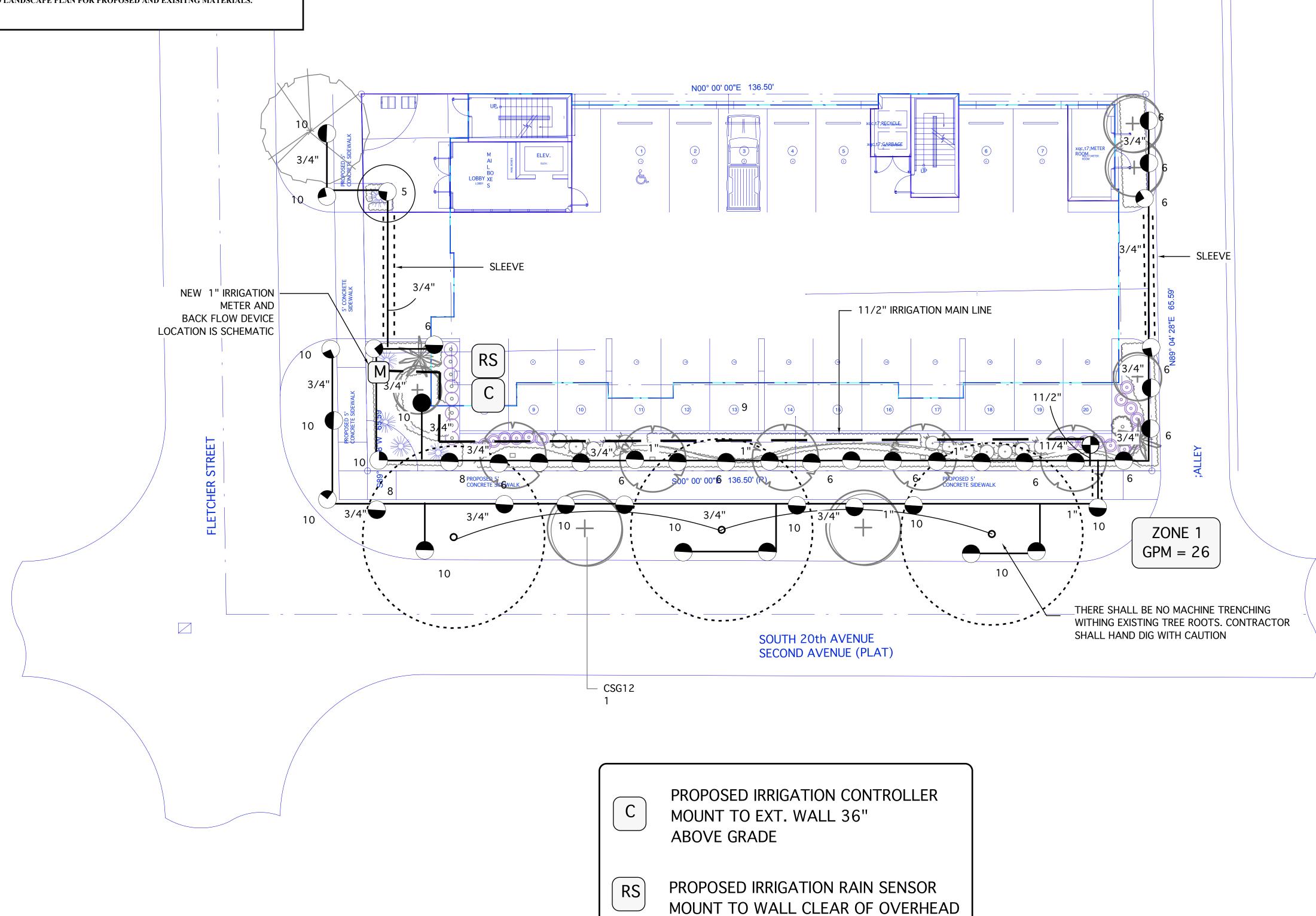
CODE 2002 APPENDIX F.

IRRIGATION HEADS SHALL BE OFFSET 12" FROM BUILDING WALLS. HEADS SHALL BE ADJUSTED TO

AVOID OVERSPRAY CONTACT WITH HARDSCAPE SURFACES, STRUCTURES OR UTILITY EQUIPMENT.

THERE SHALL BE NO MACHINE TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES. ALL TRENCHES SHALL BE HAND DUG WITHIN THESE AREAS.

CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR PROPOSED AND EXISITNG MATERIALS.



OBSTRUCTIONS NEAR CONTROLLER

IRRIGATION SYSTEM TIME SCHEDULES

SYSTEM 1 TOTAL ZONES = 1

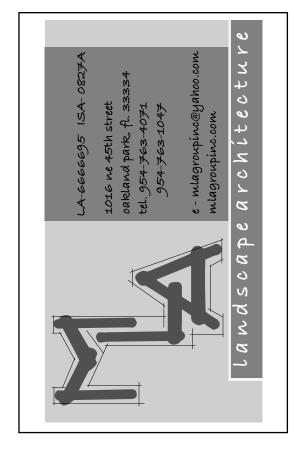
RUN TIMES = 20 MIN. PER ZONE ON

MON. WED. FRI. TOTAL RUN TIME PER DAY = 60 MIN.

NEW LANDSCAPE MATERIALS WILL NEED DAILY WATERING FOR A PERIOD OF 4 WEEKS OR UNTIL ESTABLISHED. ONCE MATERIAL IS ESTABLISHED WATERING SHALL BE REDUCED TO 2- 3 DAYS A WEEK DURING STABLE WEATHER CONDITIONS.

IRRIGATION ZONE RUN TIMES ARE FLEXIBLE DEPENDING ON THE SEASON OF YEAR AND PRECIPITATION RATES. ZONE TIMES SHALL BE ADJUSTED PERIODICALLY TO COMPENSATE FOR NATURAL EVENTS SUCH AS HEAVY RAIN, HIGH WIND AND DROUGHT. IRRIGATION SHOULD NOT BE RUN DURING PERIODS OF HEAVY RAIN, HIGH WINDS OR IN CASES OF EXTREME DROUGHT. IRRIGATION ZONES SHOULD BE RUN BETWEEN THE HOURS OF 5:00 AM AND 7:00 AM

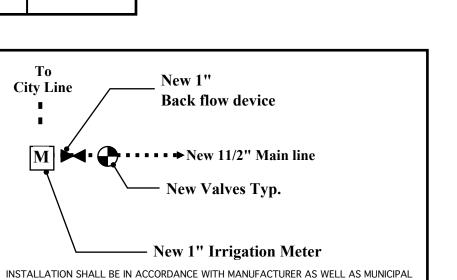
IRRIGATION ZONES SHOULD NOT BE RUN DURING MID DAY OR EVENING HOURS.



LEGEND		
•	VALVE	
•	SPRAY, 360°	
•	SPRAY, 180°	
•	SPRAY, 90°	
	SIDE STRIP	
10	10' NOZZLE	
8	8' NOZZLE	
6V	6' NOZZLE	

SPECIFICATIONS.

PIPE SLEE	VING SCHEDULE
PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2"
1 1/2"	3"
2"	4"
2 1/2"+	6"
	•



REVISIONS:

SHEET TITLE:

IRRIGATION PLAN

> BUILDE YARCK

"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 MLA Group , Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME" © MLA Group Inc.

SCALE: 1"=10'

DATE DRAWN: 6-5-18

NORTH



Know what's below.

Call before you dig.

SHEET NO.

of-2

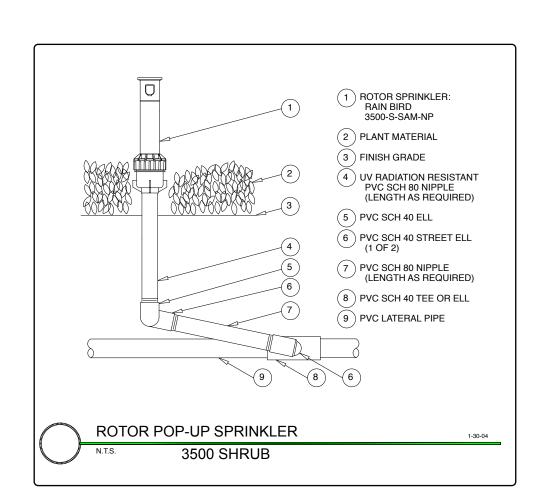
IRRIGATION MASTER KEY

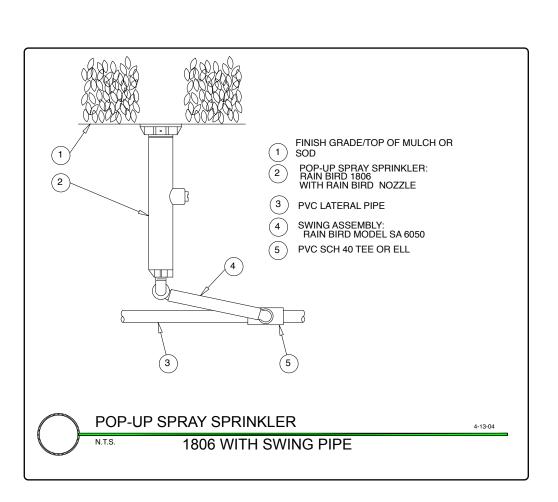
IRRIGATION MASTER KEY

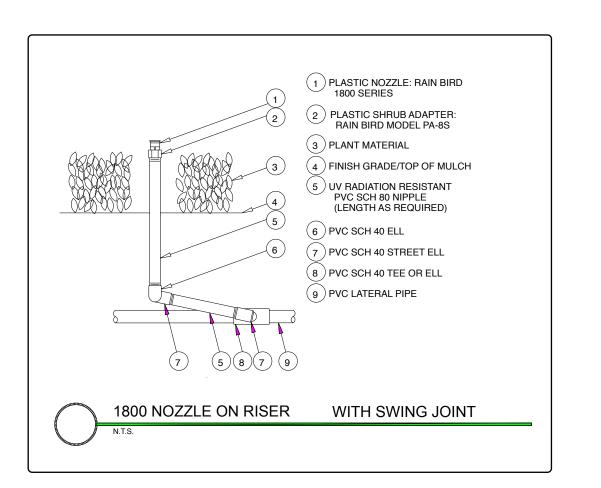
KEY	NO	. CODE	ITEM DESCRIPTION	INSTALLATION SPEC.	KEY	NO.	CODE	ITEM DESCRIPTION	INSTALLATION SPEC.
		SLV LINE NOTE	SLEEVES IN THIS CONTRACT Sleeves under roadways and driveways shall be SCH-40 Sleeves under sidewalks can be CLASS 160 PVC Install as per details and specifications.	Each sleeve shall be a minimum of two sizes larger than lateral pipe enclosed and each crossing shall include separate electrical conduit sleeves. All sleeves under pavement or roads shall be a minimum of 24" below the top of paving to the top of the sleeve and under walks at 12" below grade. Irrigation contractor shall supply and place sleeves, and be responsible for their locations. Sleeving shall be installed at the most logical locations to avoid underground utilities and structures. Sleeving locations shall be considered shematic on irrigation plans. The GC shall backfill and pave as required. No rock shall be in contact with PVC sleeves. All Asphalt base compaction and paving shall be made by the Paving Contractor on the job.		00V1	WIRE LOW VOLT	Control wires for 24V Automatic Valves, shall be installed by Irrigation Contractor. Wire shall be sleeved in minimum 1" SCH 40 electrical conduit buried a minimum of 24". Contractor shall run (2) spare control wires and (1) one spare common wire to the furthest ends of system in each direction. Common wire shall be grey or green, while the control wires shall each be a different color	All irrigation control wires shall be U. L. approved 24V solid copper wire. Wires shall operate 24V automatic sprinkler valves and enter the box from below. Hot and spare wires to be AWG size 14 gauge and common wires to be AWG white size 12 gauge. Number 14 wire to be color coded separately with dark colors. Multi strand cable shall only be used between the controller and the first splice pit and shall not exceed 20 feet. No splices between valves: All splicing shall be done in valve boxes only. All splices made with 3MBDY wire connectors. All valve box locations to be approved by the land. arch. all valve boxes set level w/grade.
С	00C17	CON	NEW IRRIGATION CONTROLLERS (4) RAINBIRD ESP 4 OR EQUAL MOUNT TO EXTERIOR WALL AS NOTED ON PLAN SHEET IR-1 Electromechanical controller. Add zone modules as needed. Electrical hook-up provided by GC's electrician on site. Irrigation Contractor to coordinate with GC / Electrician.	Contractor shall mark stations on the controller panel to correspond with the zone numbers on this plan and set operating sequence to correspond with the numbering.		00V1A	MASTER VALVE	RAINBIRD NON POTABLE VALVES V- PESB-R SERIES 2" valves for zones to GPM volumes 71-170 1.5" valves for zones to GPM volumes 41-70 1" valves for zones to GPM volumes btwn 10-40	All Valves shall be installed in a separate AMETEK valve box. All valve boxes to be placed upon a 2" layer of gravel. All valves assembled with Sch. 80 PVC nipples shall be used in place of male adapters. Top stem of valve assembly to be 6" below cap of valve cover box. This valve shall be used as the job standard. Valve controlling each Zone as well as use as the Master Control Valve for applicable plans. All valve box locations to be approved by the Landscpe Architect. All boxes to be set level with grade.
		CONTR NOTE	IRRIGATION CONTRACTOR UTILITIES ABOVE AND BELOW GROUND.	Contractors shall be responsible for the location and verification of all overhead and underground utilities. Contractor shall coordinate with all of the appropriate agencies to verify utilities in the field. Contractor shall be responsible for the protection and maintenance and any damage to existing utilities and structures that may occur in the implementation of the scope of work within this project. CONTRACTORS MUST USE THE NEW STANDARD SCHEDULE OF COLORS DESIGNATED FOR MARKINGS ON THE GROUND 1994 edition			PIPE GEN NOTE	LATERAL PIPE All New Pipe and Fittings. Size as noted in plans. ALL PIPE SHALL BE PURPLE PIPE FOR NON POTABLE USE	3/4" Pipe to be Class 200. All other lateral pipe to be Class 160, except where ground is rocky; in rocky ground SCH 40 pipe will be used. Class 200/160 will be protected on all sides with at least 6" of clean, debris-free builders sand. All laterals to be placed 12" minimum below grade. All lateral pipe under pavement to be sleeved. No lateral installed shall be less than 3/4".
X	00V11	VALVE BOX	RAINBIRD PURPLE VALVE COVER BOX VBOX - VB-7RND PURPLE LID	All valve assemblies to be installed below grade shall include valve boxes with a 2" layer of drainage gravel as clean dry ballast for a bottom. Install top of box flush with surrounding grade, grass or mulch depending on location. Group valve assemblies so they are accessible with the correct size box. Any substitutions must be approved by landscape architect by providing sample or product information for review and written approval.			PIPE GEN NOTE	MAIN & LATERALS MAINLINE SHALL NOT BE UNDER PRESSURE WHILE THE SYSTEM IS NOT IN OPERATION.	Unless specifically detailed All PIPING locations shown on plans are schematic. Contractor to adjust trenching in field for existing conditions, plantings and structures. Install pipes clear of hedge rows and tree rootballs. Irrigation contractor is responsible to adjust lines at his own expense if not coordinated with all other work. All piping shall be bed in clean fil per Florida Building Code 2001 and back fill all trenches free of debris. Mechanical trenchers are acceptable except in drainage swales and utility areas which shall be hand dug and backfilled to original grade. CONTRACTOR ADJUSTMENTS DOES NOT WARRANT ADDITIONAL COSTS BASED ON BASE BID.
	70A	Head	RAINBIRD 1800 SERIES, XP and VAN SERIES 1806-PRS 6" POP-UP 3/4 HDS FULL Low Gallon Nozzles 1/4 HDS 1/2 HDS HEADS 2.5' 4',5', 6', 8',10',12',15' Raduis RAINBIRD SPECIAL PATTERN SERIES	All heads in tall shrub beds shall be mounted on sch. 160 12" risers painted flat black Contractor shall adjust head spray to eliminate over spray of water onto structure walls, driveways, and utilities and walkways.			PIPE GEN NOTE	MAIN & LATERALS BACKFILLING	Ground Level Areas: The sub-contractor shall do all necessary excavating and backfilling required for the proper installation of the work. Minimum depth of cover over piping shall be 12 inches. Backfill material shall be clean fill. If existing material has an excess of rock, then clean sand must be used. In rocky areas, use Sch. 40 PVC, or the trenching depth shall be two inches below normal trench depth to allow for a 2 inch bed of sand below the pipe. There shall be NO rock in contact with PVC pipe. The sub-contractor shall use backfilling equipment that will tamp backfill to its original density. He shall barricade or light the excavation to prevent hazards to the public. Objectionable materials such as old concrete, asphalt, limerock and bricks that are encountered during working operations, shall be removed from the project by the sub-contractor. Sub contractor shall be responsible to locate any above or underground utilities prior to starting work. If utilities are found to be in conflict with the proposed work the Owner or owner's agent shall.
		HEAD NOTE	GENERAL HEAD NOTE ALL HEAD LOCATIONS SHOWN ON PLANS ARE SCHEMATIC	Contractor to maintain 100% coverage with minimum 50% overlap when minor head location changes are necessary due to field conditions. Install adjustable angle nozzles where needed."All heads in open grass areas to be mounted on polypipe swing joints. Heads in shrub areas shall be installed on SCH 160 risers raised to 6" above plant height, and with PVC SCH 160 swing joint assemblies below grade. Risers taller than 24" above grade shall be staked for support. All risers shall be fitted with shrub adapters and appropriate nozzles. All risers shall be painted with Krylon Jungle Green or equal.	X		MAIN LINE NOTE	INSTALL NEW 11/2" MAIN LINE ALL MAINLINE PIPE SHALL BE SDR-26 CLASS 160 SOLVENT WELD OR CLASS 200 O-RING PVC PIPE THRUST LINES SHALL BE SDR CLASS 200 FOR 3/4" AND 1" LINES AND SDR 26 CLASS 160 FOR ALL LINES 1-1/4" AND ABOVE 1/2" PIPE SHALL NOT BE USED EXCEPT FOR SHRUBS RISERS AND SHALL THEN BE SCHG-40 PVC. ALL PIPING SHALL BE SIZED SO AS NOT TO EXCEED A VELOCITY OF 5 FPS.	notified immediately. MAIN LINES LOCATION IS SHOWN SCHEMATICALLY. Where ever possible, lateral lines are to be buried in common trench with main line. All wires shall be run under mains for protection. All Mains shall be buried at minimum 18" depth. Mains should run deeper at road crossings. All pipe and fitting materials shall be new. All pipe to be cut squarely and burrs removed. All P.V.C. Mainline 4" and larger to be assembled with use of HARCO Gasketed fittings and poured concrete thrust blocks as per man. specifications.
RS		RAIN sensor	"MINI CLIK" RAIN SENSOR MODEL 502 INSTALL IN LOCATION UNOBSTRUCTED BY OVERHEAD CANOPY AS NOTE ON PLAN TO BE INSTALLED BY IRRIGATION CONTRACTOR IN AN EASILY ACCESSIBLE POSITION	"MINI CLIK" Mount the Mini Clik PER MANUFACTURER'S SPECIFICATIONS. Each system shall have it's own individual rain sensor. Contractor is responsible for a fully operational system from timeclock to location of the sensor.	M BF	00M6	WM BF	NEW 1" WATER METER AND (4) NEW BACK FLOW DEVICES Meter supplied by County or City. Verify requirements for installation (if needed) CONTRACTOR SHALL VERIFY CITY WATER PSI AT METER LOCATION Contractor shall install a Backflow Prevention Device and supply appropriate equipment per city requirements if existing equipment does not meet code requirements.	"See plans for location. Irrigation contractor shall begin at the point of the meter to step up to the size service main called for in plans. If an approved Backflow Prevention Device is not already in place or is not required, the Contractor shall supply and install equipment as required to meet local codes. Install a Brass Gate Valve, size to match meter size, as the beginning of the main to supply the sprinkler system."
	1	ļ		_	NOTE	: IRRI	GATIO	N CONTRACTOR SHALL BE RESPOSI	BLE TO

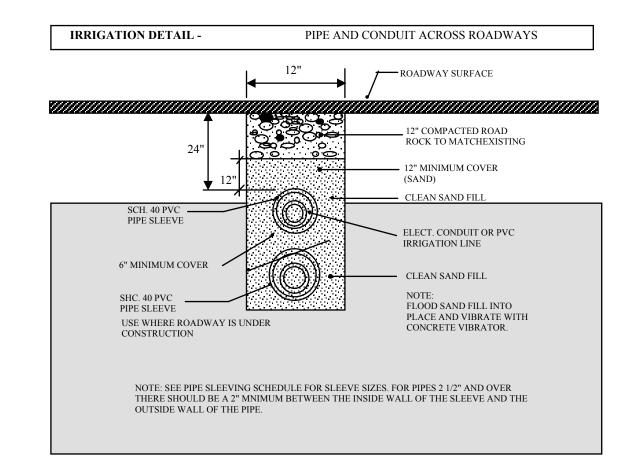
NOTE: IRRIGATION CONTRACTOR SHALL BE RESPOSIBLE TO ADHEAR TO ALL MANUFACTURER'S SPECIFICATIONS, CITY, COUNTY AND OR STATE REGULATIONS FOR INSTALLATION OF IRRIGATION EQUIPMENT.

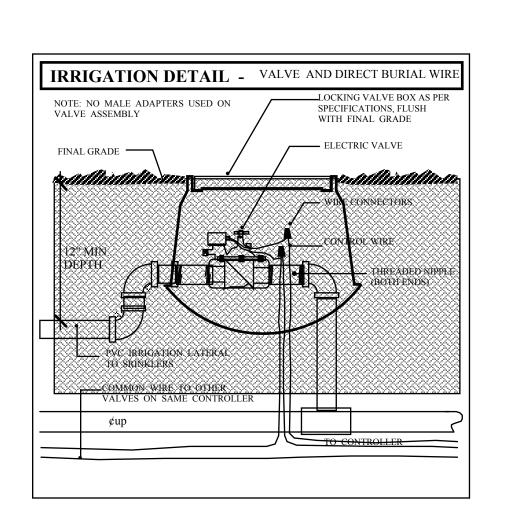
NOTE: ALL DETAILS AND SPECIFICATIONS ON THIS SHEET SHALL BE APPLIED TO ALL PROPOSED AND REPLACEMENT IRRIGATION EQUIPEMENT.

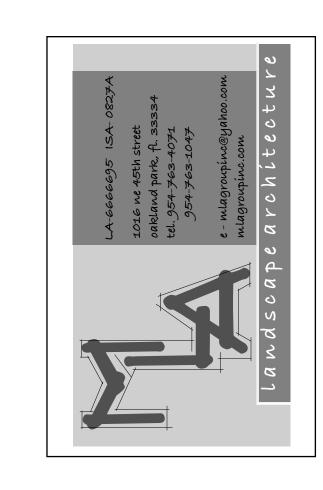












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IRRIGATION DETAILS AND SPECIFICATION\$

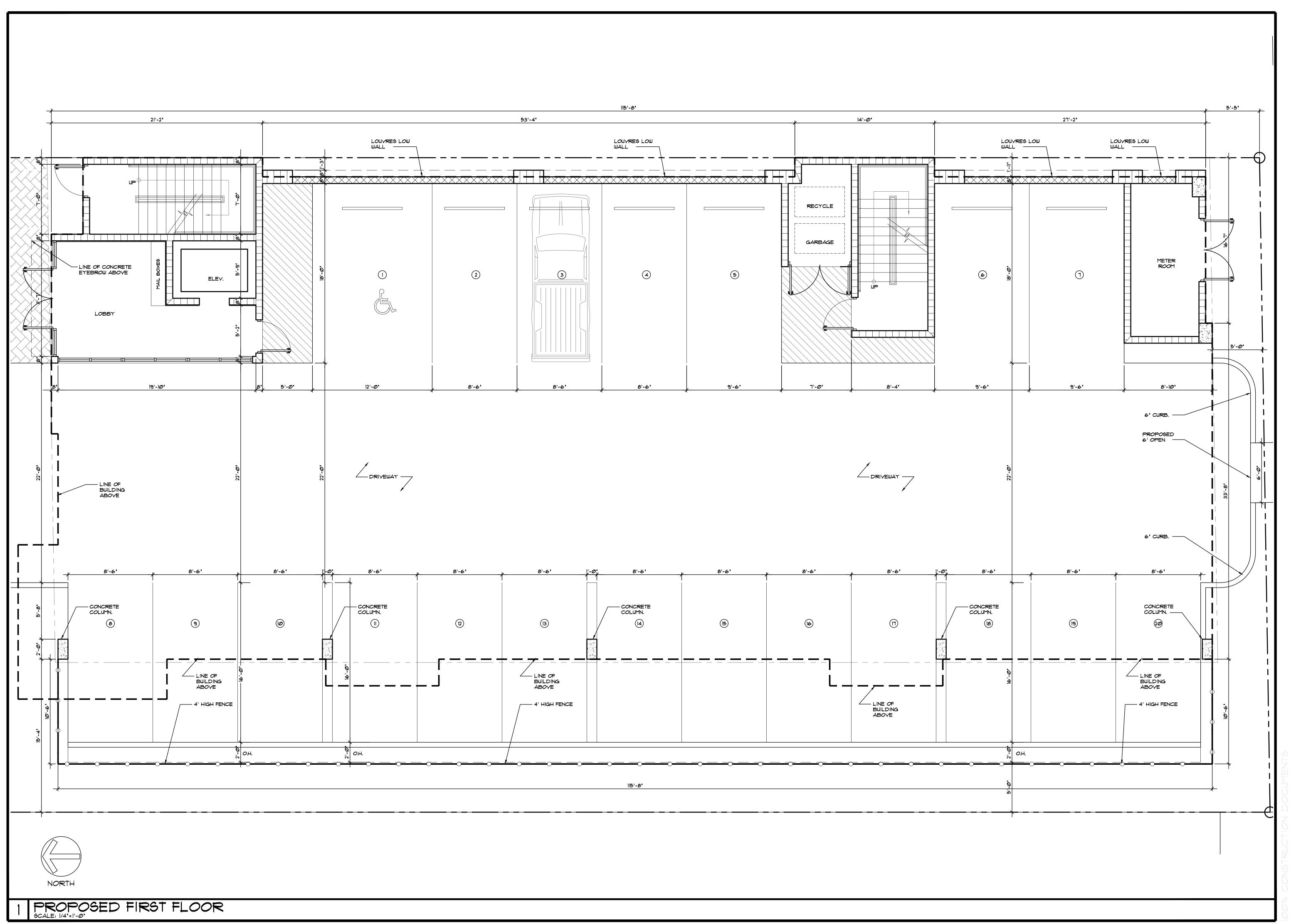
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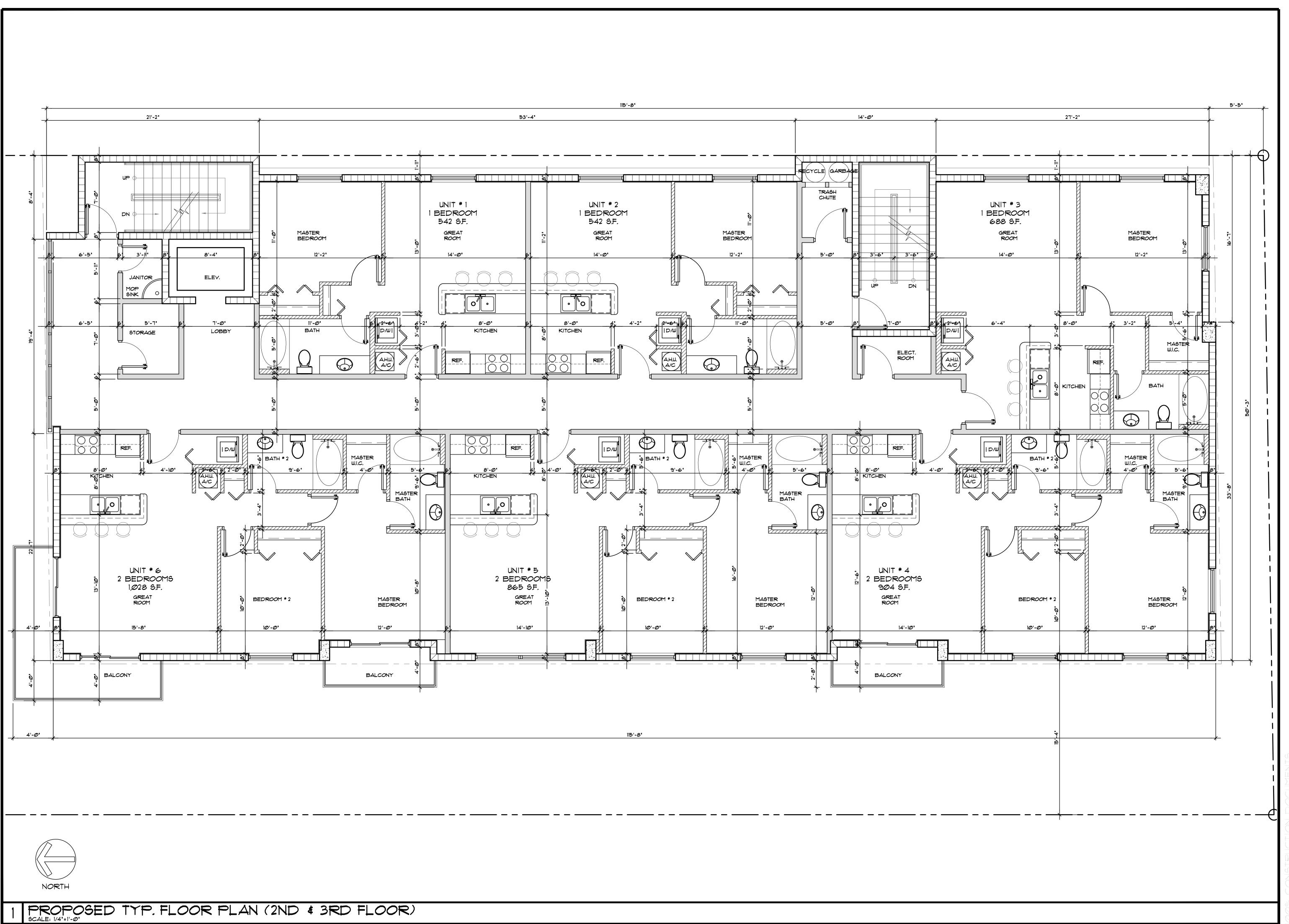
Luis LaRosa-Registered Architect AR#-0017852 AA#-26003693

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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

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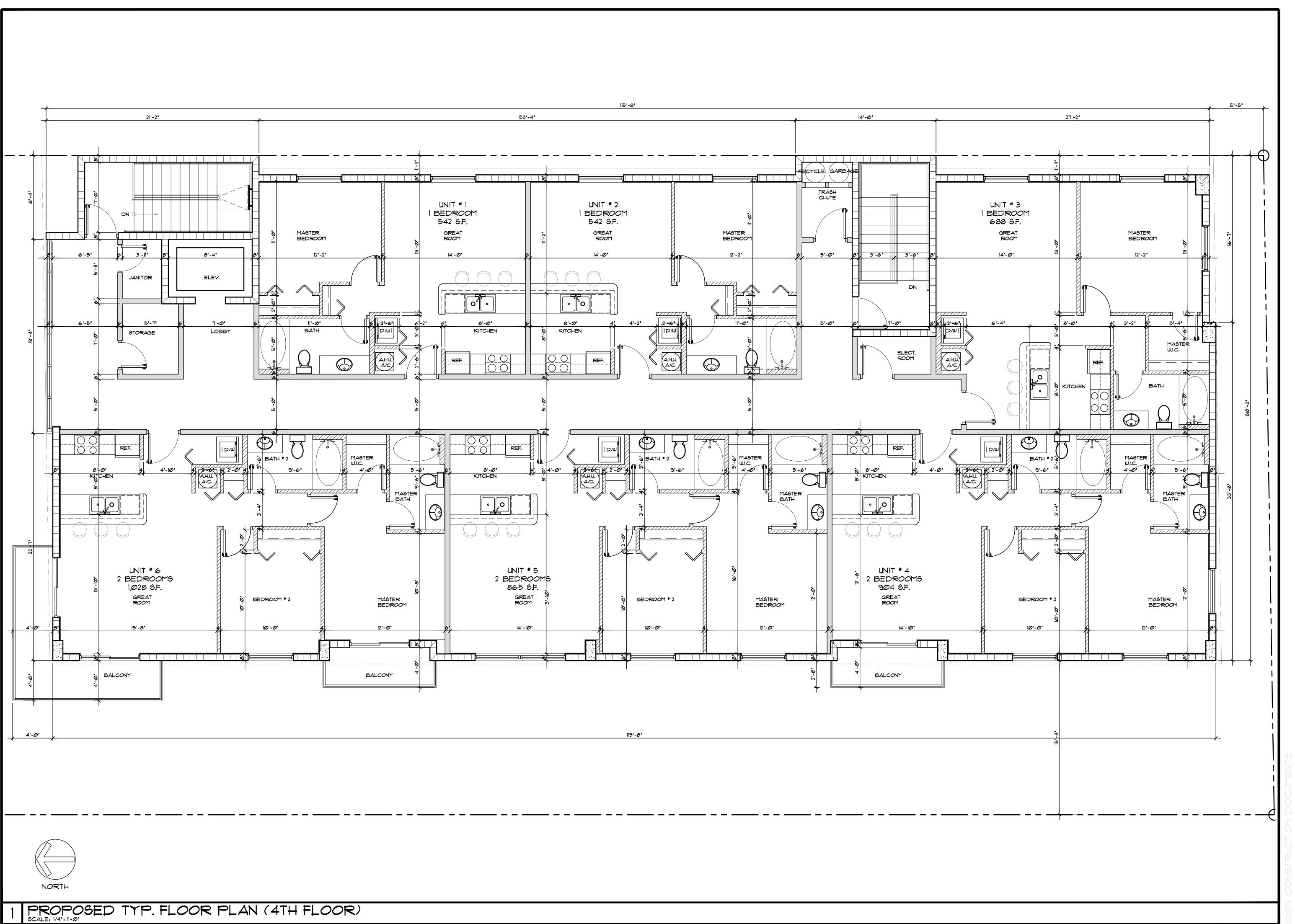
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YAROK DEVELOPMENT INC.- FLETCHER ONE APTS.
1950 FLETCHER STREET
HOLLYWOOD, FL. 33020

SEAL: AR 0017852 LUIS LA ROSA

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

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

SEAL: AR 0017852 LUIS LA ROSA

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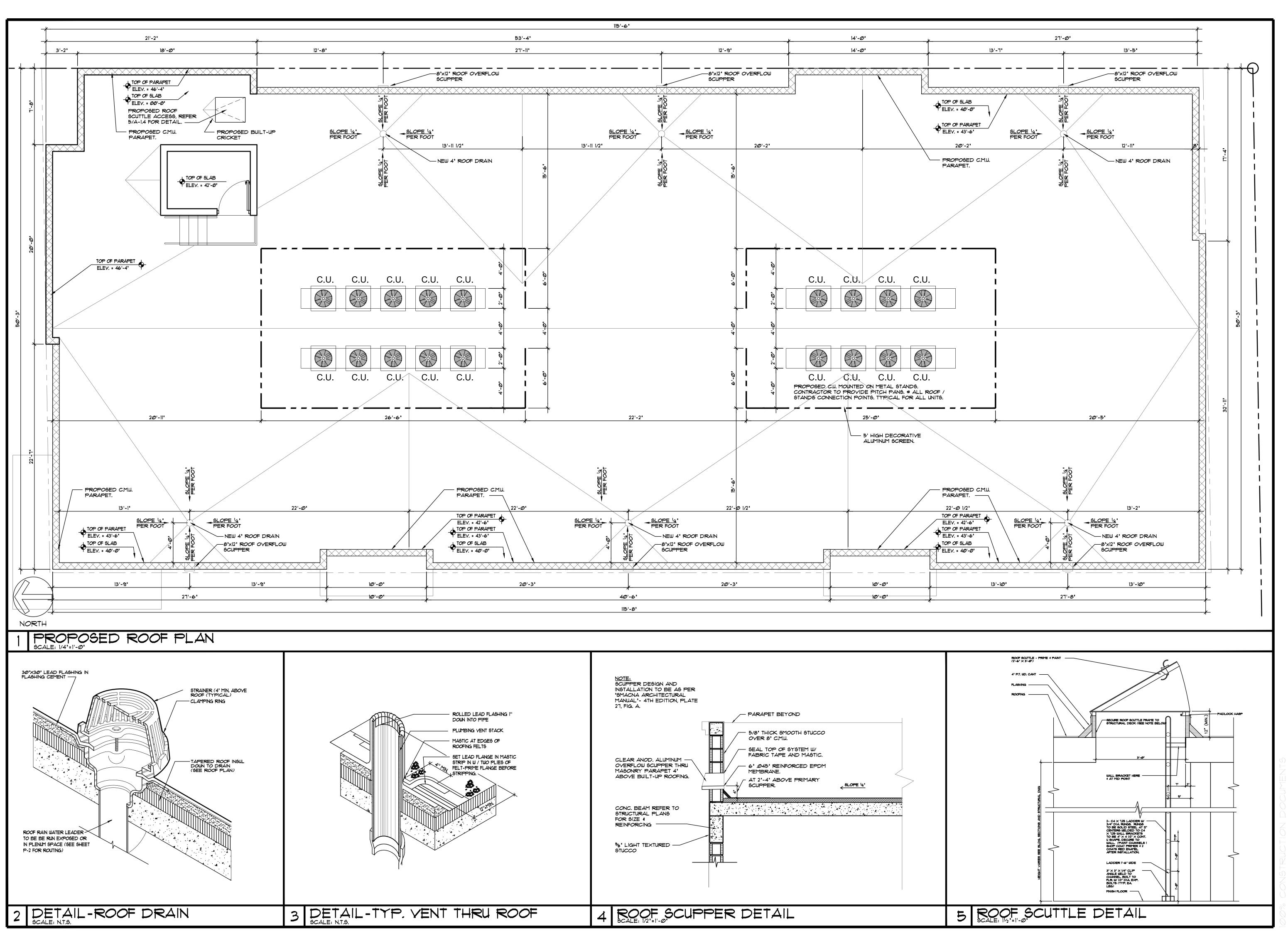
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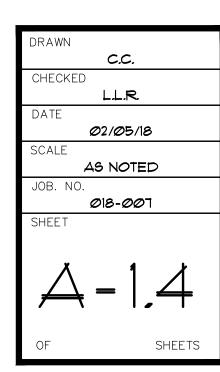
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PROPOSED MULTI FAMILY DEVELOPMENT FOR: YAROK DEVELOPMENT INC.- FLETCHER ONE APTS. 1950 FLETCHER STREET









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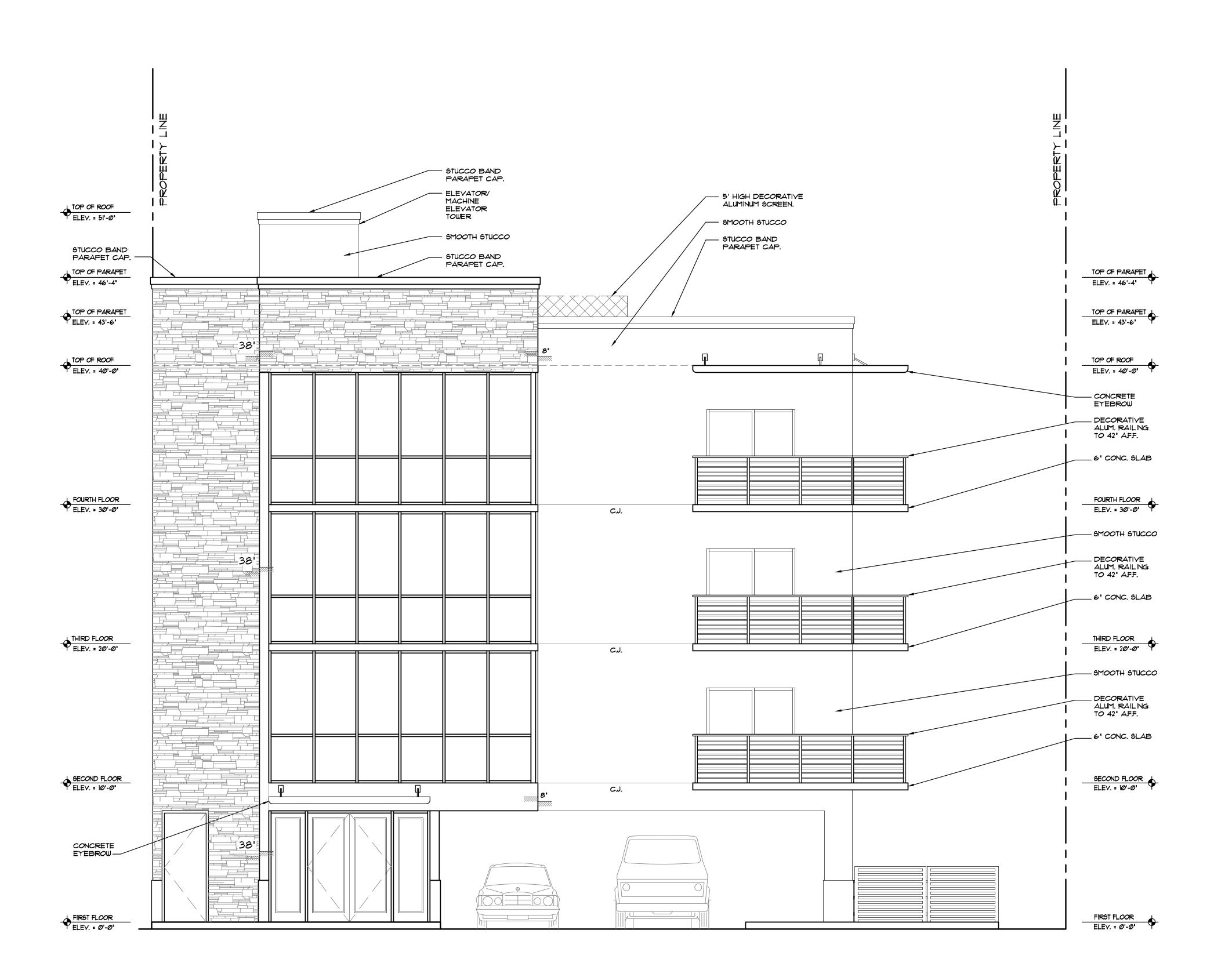
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PROPOSED MULTI FAMILY DEVELOPMENT FOR;
YAROK DEVELOPMENT INC. - FLETCHER ONE APTS,
1950 FLETCHER STREET
HOLLYWOOD, FL 33020

SEAL: AR 0017852 LUIS LA ROSA

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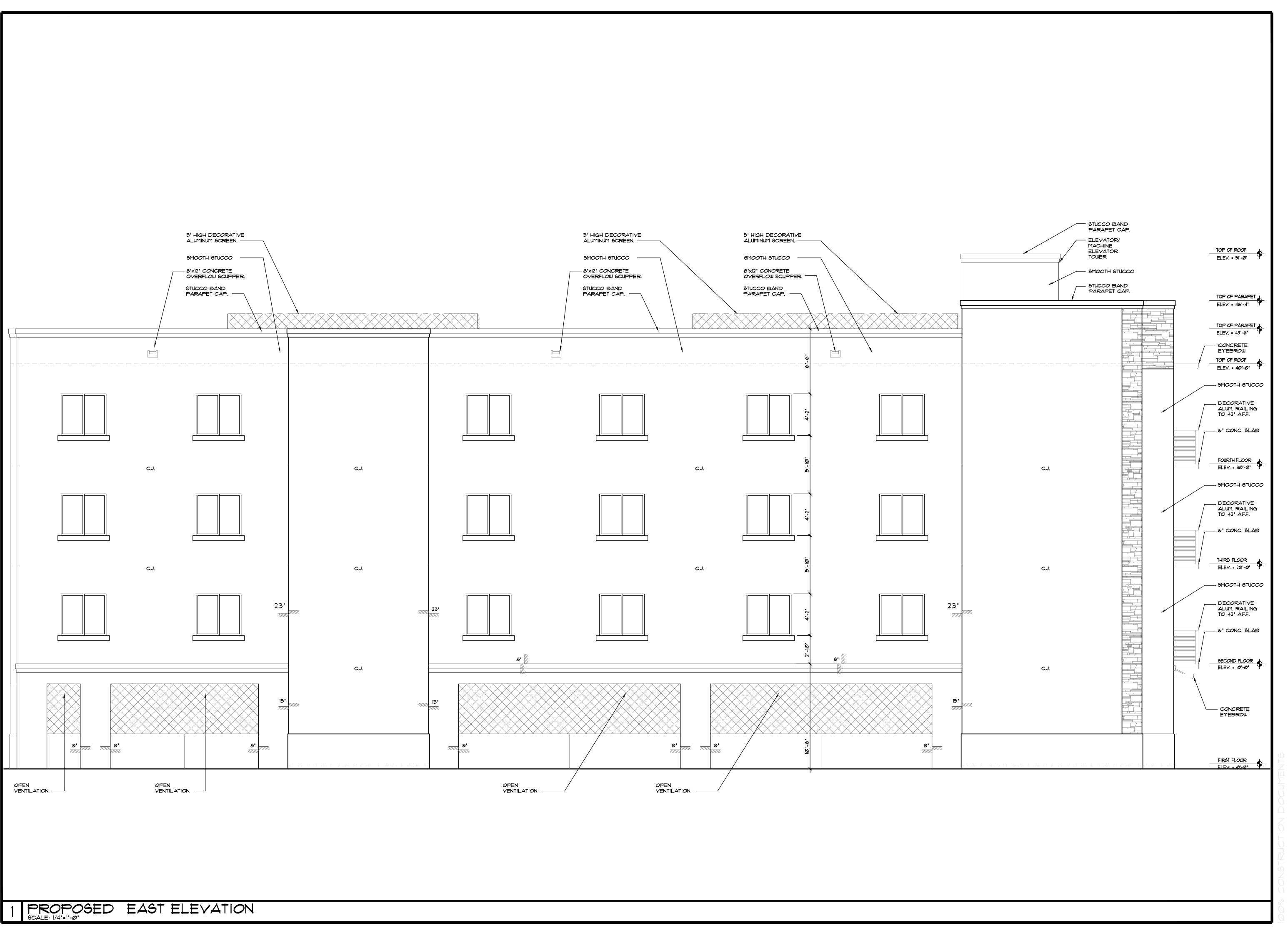
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
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1950 FLETCHER STREET
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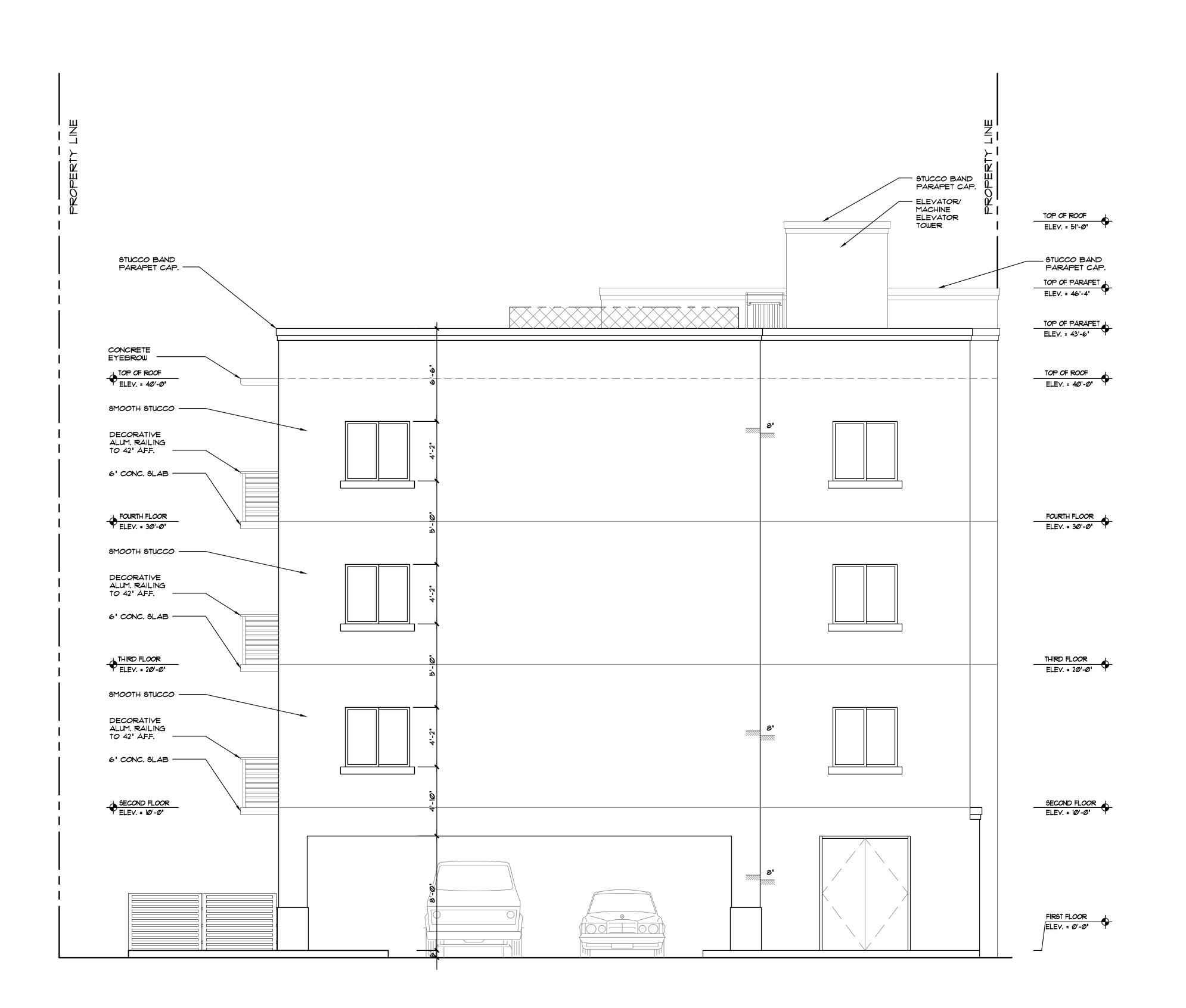
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