

# 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: 08/24/2020

Location Address: 2032 Monroe Street

Lot(s): 23 & E. 30' of 24 Block(s): 4 Subdivision: Hollywood

Folio Number(s): 5142 15 01 0720

Zoning Classification: DH-3 Land Use Classification: R.A.C

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

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

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

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

Explanation of Request: 28-Unit Multi-Family Development

Number of units/rooms: 28 Sq Ft: 27, 826 s.f.

Value of Improvement: \$2,000,000 Estimated Date of Completion: Januray 2022

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

Name of Current Property Owner: 2032 Monroe Street LLC

Address of Property Owner: 18660 Collins Ave. #106 Sunny ISles Beach, FL 33160

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa-Architect

Address: \_\_\_\_\_ Telephone: 786-543-0851

Fax: \_\_\_\_\_ Email Address: llarosa@larosaarchitects.com

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

# PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (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](http://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: E. G.

Date: 8/22/20

PRINT NAME: Edwin Garcia

Date: \_\_\_\_\_

Signature of Consultant/Representative: Luis La Rosa

Date: 8/22/20

PRINT NAME: Luis La Rosa

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

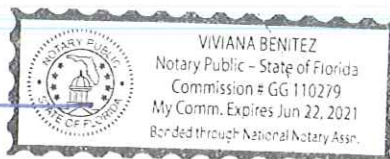
PRINT NAME: \_\_\_\_\_

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 22 day of August



Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

Signature of Current Owner

Print Name



# ALTA / NSPS LAND TITLE SURVEY

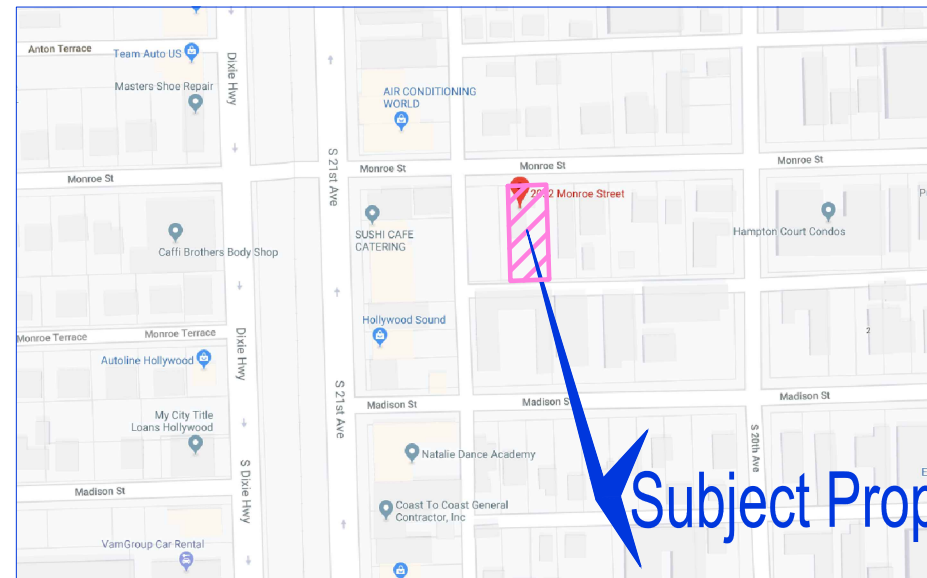
A parcel of land in Section 15, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.



0 10 20  
SCALE: 1" = 20'

## LOCATION MAP

NOT TO SCALE



Subject Property

### LEGAL DESCRIPTION:

Lot 23 and the East 30 feet of Lot 24, Block 4, **HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

### SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

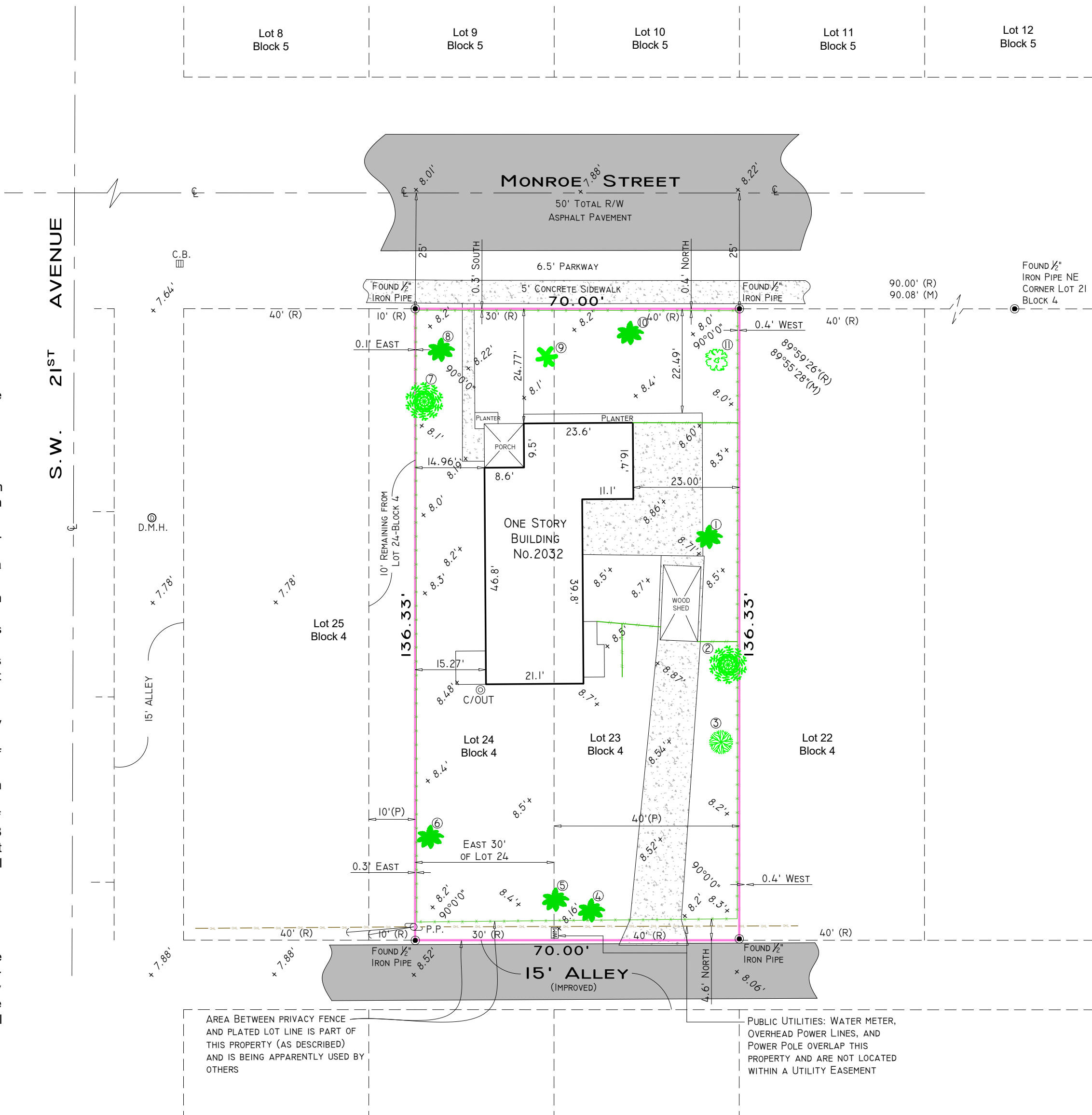
- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- 10.FLOOD PLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X".
- 11.HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- 12.VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus) 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Broward County Engineering Department Bench Mark BC 528,  
Elevation = 8.15 feet (NGVD29)  
Bench Mark # 2: Broward County Engineering Department Bench Mark 1896,  
Elevation = 10.93 feet (NGVD29)
- This survey has been made based on and upon an examination of a Commitment for Title Insurance (the Title Commitment) issued by Fidelity National Title Insurance Company (Policy No.34944-1-219-099-2019 - 2730609-216954038). This policy does not republish any covenant, condition, restrict on, or limitation contained in any document referred to in this policy to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race/ color, religion, sex, sexual orientation, gender ident ty, handicap, familial status, or national origin.

I HEREBY CERTIFY TO:

2032 Monroe LLC.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga  
Professional Surveyor and Mapper LS6169 - State of Florida  
Field Work Date: 01/15/2020



### TREE TABLE (Approximate Dimensions)

| No. | TREE NAME      | DIAMETER (IN) | HEIGHT (FT) | CANOPY (FT) |
|-----|----------------|---------------|-------------|-------------|
| 1   | PALM           | 6"            | 12'         | 10'         |
| 2   | ORANGE BLOSSOM | 6"            | 16'         | 14'         |
| 3   | AVOCADO        | 14"           | 18'         | 20'         |
| 4   | PALM           | 6"            | 12'         | 8'          |
| 5   | PALM           | 6"            | 12'         | 10'         |
| 6   | PALM           | 12"           | 25'         | 16'         |
| 7   | ORANGE BLOSSOM | 4"            | 16'         | 8'          |
| 8   | COCO           | 8"            | 24'         | 30'         |
| 9   | COCO           | 8"            | 27'         | 24'         |
| 10  | PALM           | 8"            | 6'          | 8'          |
| 11  | UNKNOWN        | 9"            | 18'         | 18'         |

### LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON METAL BARS FENCE (IF)
- OVERHEAD WIRES
- WATER VALVE (WV)
- POWER POLE (PP)
- GUY ANCHOR
- WATER METER (WM)
- CONC. LIGHT POLE (LP)
- WELL
- STREET SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FIRE HYDRANT
- CABLE BOX (CATV)
- FPL TRANSFORMER
- CATCH BASIN OR INLET
- EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP)
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- PRC = POINT OF REVERSE CURVE
- BM = BENCH MARK
- BR = BEARING REFERENCE
- TBM = TEMPORARY BENCH MARK
- PL = PROPERTY LINE
- CL = CENTER LINE
- ML = MONUMENT LINE
- BL = BASE LINE
- MEAS = FIELD MEASURED
- P = PER PLAT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- A/C = AIR CONDITIONER PAD
- ENCR = ENCROACHMENT
- FF ELEV = FINISHED FLOOR ELEVATION
- (XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
- ORB = OFFICIAL RECORD BOOK
- CBS = CONCRETE BLOCK STRUCTURE
- R/W = RIGHT OF WAY
- ELEV = ELEVATION
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE
- CALC = CALCULATED

BELLO & BELLO LAND SURVEYING

12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262  
e-mail: info@belloland.com • www.bellolandsurveying.com

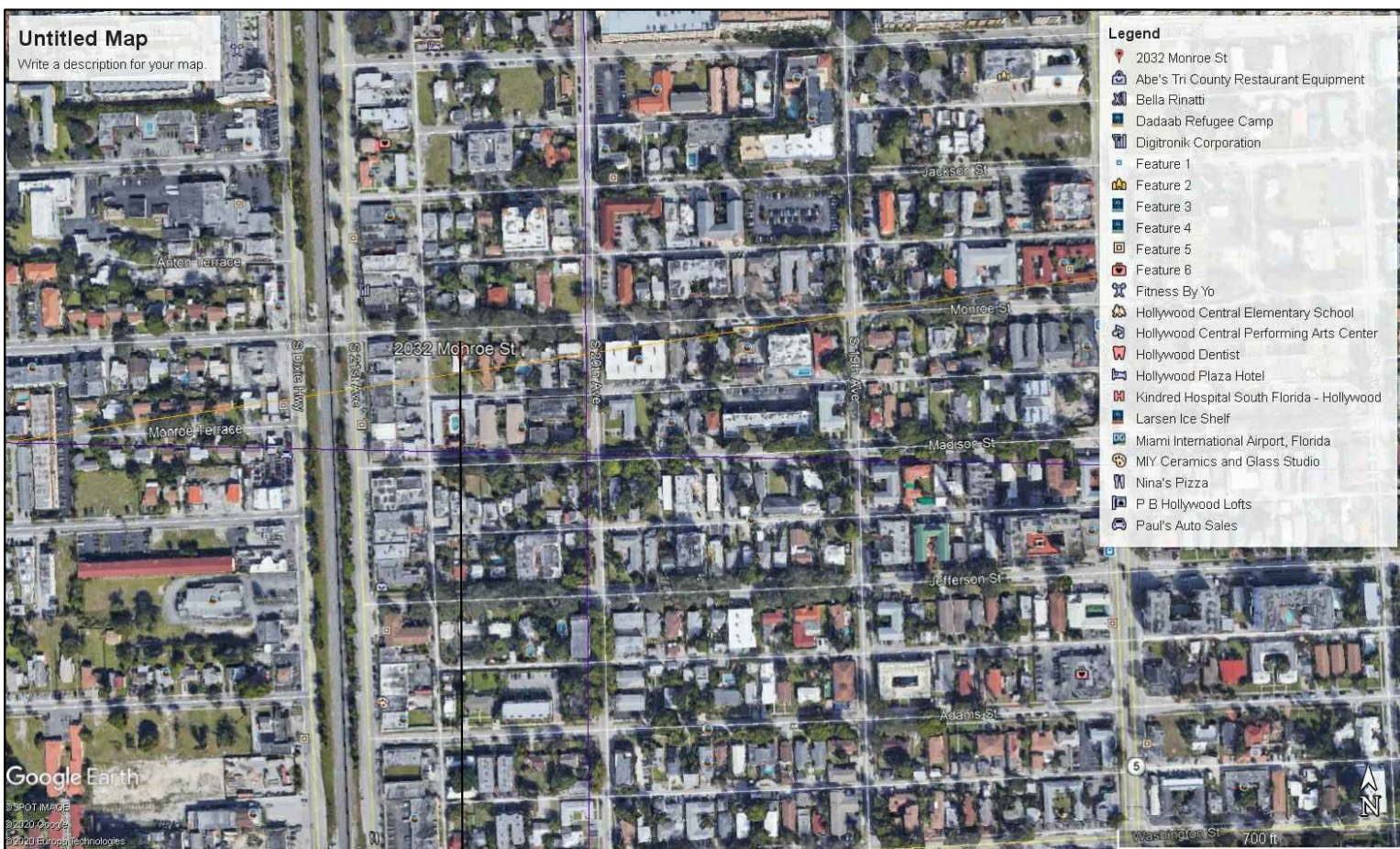
Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:  
2032 Monroe Street, Hollywood, Florida 33020  
Project No. 20397

PAGE 1 OF 1



PROPOSED 28-UNIT MULTI FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
HOLLYWOOD, FLORIDA 33020



LOCATION MAP

PROPOSED AREA OF WORK



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET  
MIRAMAR, FLORIDA 33027  
(O)- 305-403-7926  
(F)- 305-403-7928  
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

AYLWARD ENGINEERING  
CIVIL ENGINEERING  
3222 RIDGE TRACE  
DAVIE,FLORIDA 33328  
(O)- 954-424-5852  
E-MAIL: AYLWARDENGINEER@GMAIL.COM

SHEET INDEX

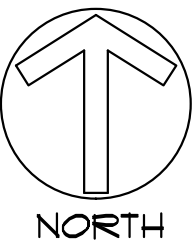
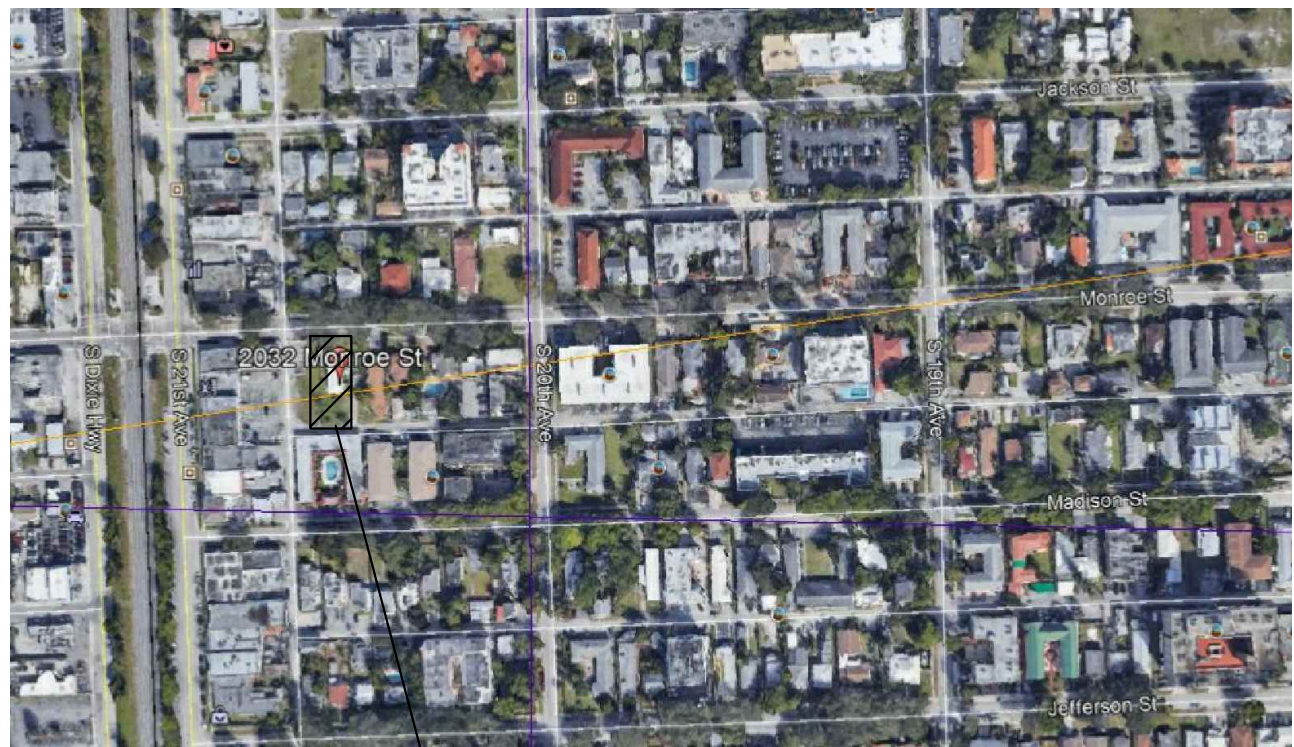
- COVER SHEET  
ALTA SURVEY  
SP-1.1 SITE PLAN  
SITE DATA  
BUILDING CALCULATION  
GENERAL NOTES  
SP-1.2 SITE DETAILS  
C-1.1 PAVING & GRADING PLAN  
WATER & SEWER PLAN  
DETAILS  
C-1.2 LANDSCAPE PLAN  
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A-1.1 FIRST FLOOR PLAN  
A-1.2 2ND. FLOOR PLAN  
A-1.3 3RD. FLOOR PLAN  
A-1.4 4TH. FLOOR PLAN  
A-2.1 EAST ELEVATION  
A-2.2 NORTH ELEVATION  
A-2.3 WEST ELEVATION  
A-2.4 SOUTH ELEVATION

TAC-1 submittal 08/24/2020  
TAC-1 meeting date : 09/08/2020

BRANDON M. WHITE- ASLA  
LANDSCAPE ARCHITECTURE  
1708 sw JOY HAVEN ST  
PORT ST. LUCIE, FL 34983  
(O)-772-834-1357







2032 MONROE STREET,  
HOLLYWOOD,  
FLORIDA 33020

## 1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017, (6TH EDITION); FLORIDA FIRE PREVENTION CODE 2017-6TH, EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY 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 PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.
7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.
8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE, THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE 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.

## SITE CALCULATIONS:

|                        |                   |
|------------------------|-------------------|
| TOTAL SITE AREA:       | 9,520 SF. OR 21   |
| BUILDING COMMON AREA   | 496 SF.           |
| DRIVEWAY               | 6,525 SF.         |
| CONC. SLAB             | 325 SF.           |
| TOTAL IMPERVIOUS AREA* | 7,346 SF. (77.1%) |
| TOTAL PERVIOUS AREA*   | 2,174 SF. (22.9%) |

|                         |                   |
|-------------------------|-------------------|
| TOTAL IMPERVIOUS AREA*  | 7,346 SF. (77.1%) |
| BUILDING FOOTPRINT AREA | 6,994 SF.         |
| TOTAL PERVIOUS AREA*    | 7,346 SF. (77.1%) |

## F.A.R. CALCULATIONS:

|  |                             |
|--|-----------------------------|
| 9,044 SF. X 3.0 =                                | 28,560 SF.                  |
| (NOT TRASH ROOM)                                 | 454 SF.                     |
| 2ND-5TH FLOOR TYPICAL (NOT TRASH ROOM + BALCONY) | 6,806 SF. X 4<br>27,224 SF. |
| F.A.R. PROVIDED                                  | 27,826 SF.                  |
| F.A.R. ALLOWED                                   | 28,560 SF.                  |

1. OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING 4 LEND DEVELOPMENT REGULATION.
3. OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
4. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
5. A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1110 AND BROWARD AMENDMENT 1182.
6. GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
7. BIKE RACK TO BE INSTALLED AS SHOWN
8. WHITE ROOF TO REFLECT LIGHT.

## PARKING CALCULATIONS:

|   | REQUIRED | PROVIDED |
|---|----------|----------|
| 28-(1) BEDROOM= 28X1+ 28 PARKING SPACE  | 28       |          |
| 2 GUEST PARKING SPACES= 2 PARKING SPACE | 2        |          |
| TOTAL PARKING SPACES                    | 30       | 31       |

## SETBACK CALCULATIONS:

|               | REQUIRED | PROVIDED |
|---------------|----------|----------|
| ALL FRONTAGES | 15'      | 15'-0"   |
| SIDE INTERIOR | 0        | 5'-0"    |
| ALLEY         | 5'       | 5'-0"    |

## HEIGHT CALCULATIONS:

|                       | REQUIRED         | PROVIDED |
|-----------------------|------------------|----------|
| MAX. HEIGHT ALLOWED:  | 5 STORIES OR 55' | 55'-0"   |
| LAND USE DESIGNATION: | RAC              |          |

ZONING DESIGNATION: DH-3

## 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.

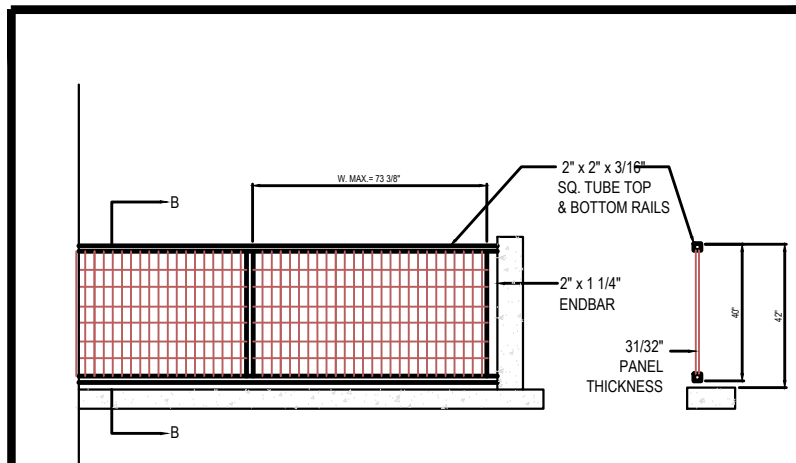
## BUILDING CALCULATION

|                              | UNIT # 1<br>(ONE BED.) | UNIT # 2<br>(ONE BED.) | UNIT # 3<br>(ONE BED.) | UNIT # 4<br>(ONE BED.) | UNIT # 5<br>(ONE BED.) | UNIT # 6<br>(ONE BED.) | UNIT # 7<br>(ONE BED.) |            |
|------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------|
| 1ST. FLOOR COMMON AREA*      | 496 SF.                | -                      | -                      | -                      | -                      | -                      | -                      | 496 SF.    |
| 2ND. -5TH FLOOR LIVING AREA* | -                      | 694 SF.                | 677 SF.                | 677 SF.                | 1,014 SF.              | 968 SF.                | 968 SF.                |            |
| BALCONY*                     | -                      | 10 SF.                 | 10 SF.                 | 10 SF.                 | 86 SF.                 | 10 SF.                 | 10 SF.                 |            |
| TOTAL UNITS AREA*            | 104 SF.                | 687 SF.                | 687 SF.                | 687 SF.                | 1,100 SF.              | 978 SF.                | 978 SF.                | 5,821 SF.  |
| COMMON AREA*                 |                        |                        |                        |                        |                        |                        |                        | 1,173 SF.  |
| TOTAL AREA*                  |                        |                        |                        |                        |                        |                        |                        | 6,994 SF.  |
| TOTAL GROSS AREA*            |                        |                        |                        |                        |                        |                        |                        | 28,472 SF. |

|                         |                   |
|-------------------------|-------------------|
| 2ND. -5TH FLOOR-TYPICAL | TOTAL UNITS       |
| 7-UNITS (1 BED.)        | 28-UNITS (1 BED.) |

| MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE |          |          |
|--|----------|----------|
|  | REQUIRED | PROVIDED |
| MIN. DWELLING UNIT SIZE                    | 400 SF.  | 677 SF.  |
| MIN. CUMULATIVE AVERAGE/ UNIT SIZE         | 650 SF.  | 810 SF.  |

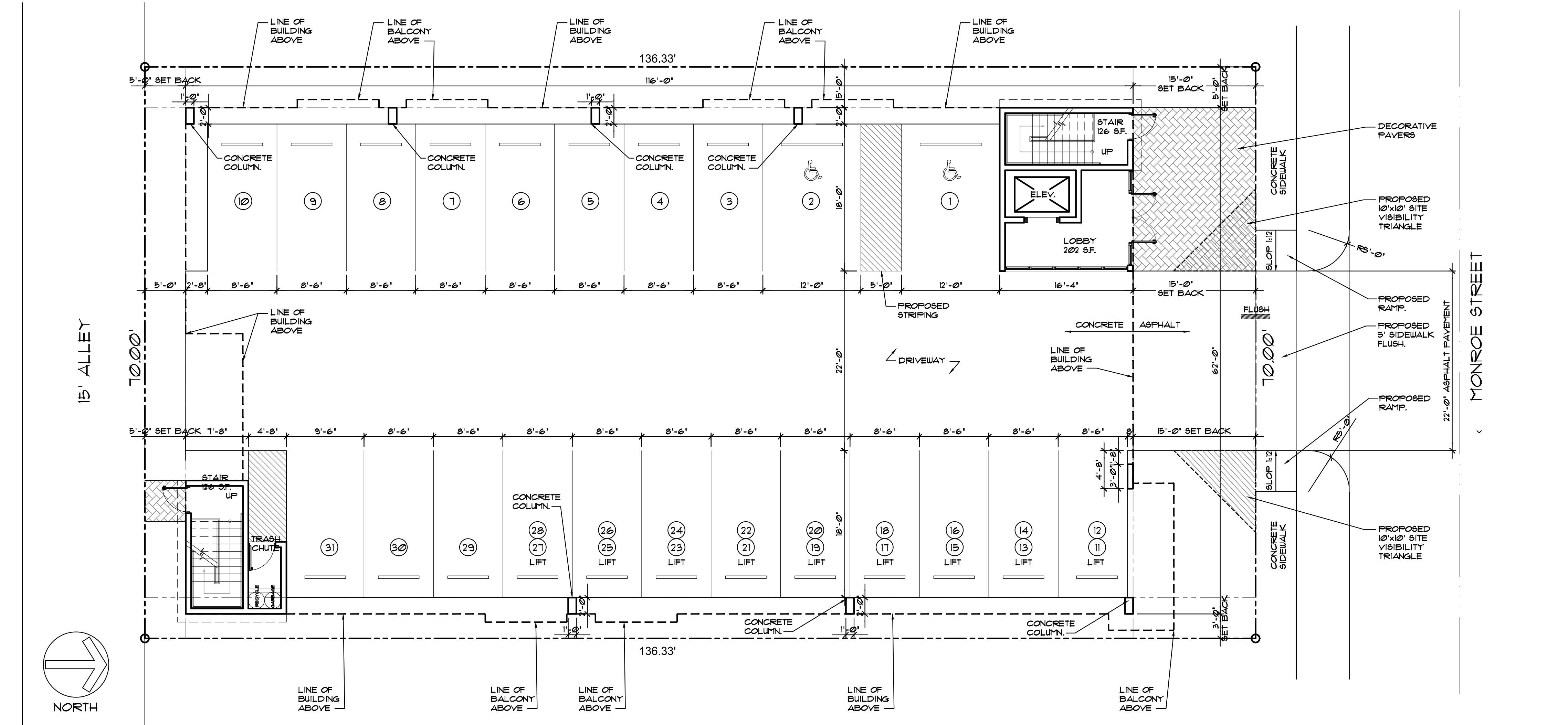
NOTE:  
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.



## 4 SITE DATA

## 6 BUILDING CALCULATION

## 7 DETAIL-SCREEN



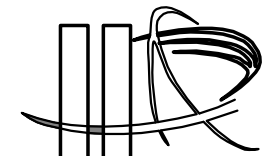
## 5 PROPOSED SITE PLAN

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

## 2 LEGAL DESCRIPTION

LOT 23 AND THE EAST 30 FEET OF LOT 24, BLOCK 4, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

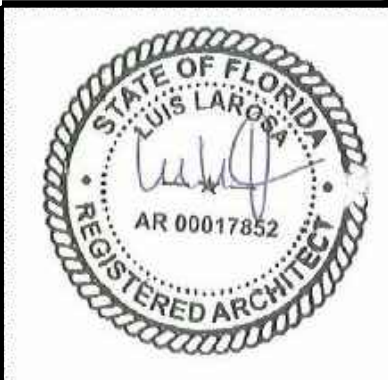
## 3 LEGAL DESCRIPTION



LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0831  
E-MAIL: LLAR@LLRARCHITECTS.COM  
Luis LaRosa-Registered Architect  
AR#-0017852  
AA#-26003693

| REVISION: | BY: |
|-----------|-----|
|           |     |
|           |     |
|           |     |
|           |     |

PROPOSED 28-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
HOLLYWOOD, FLORIDA 33020



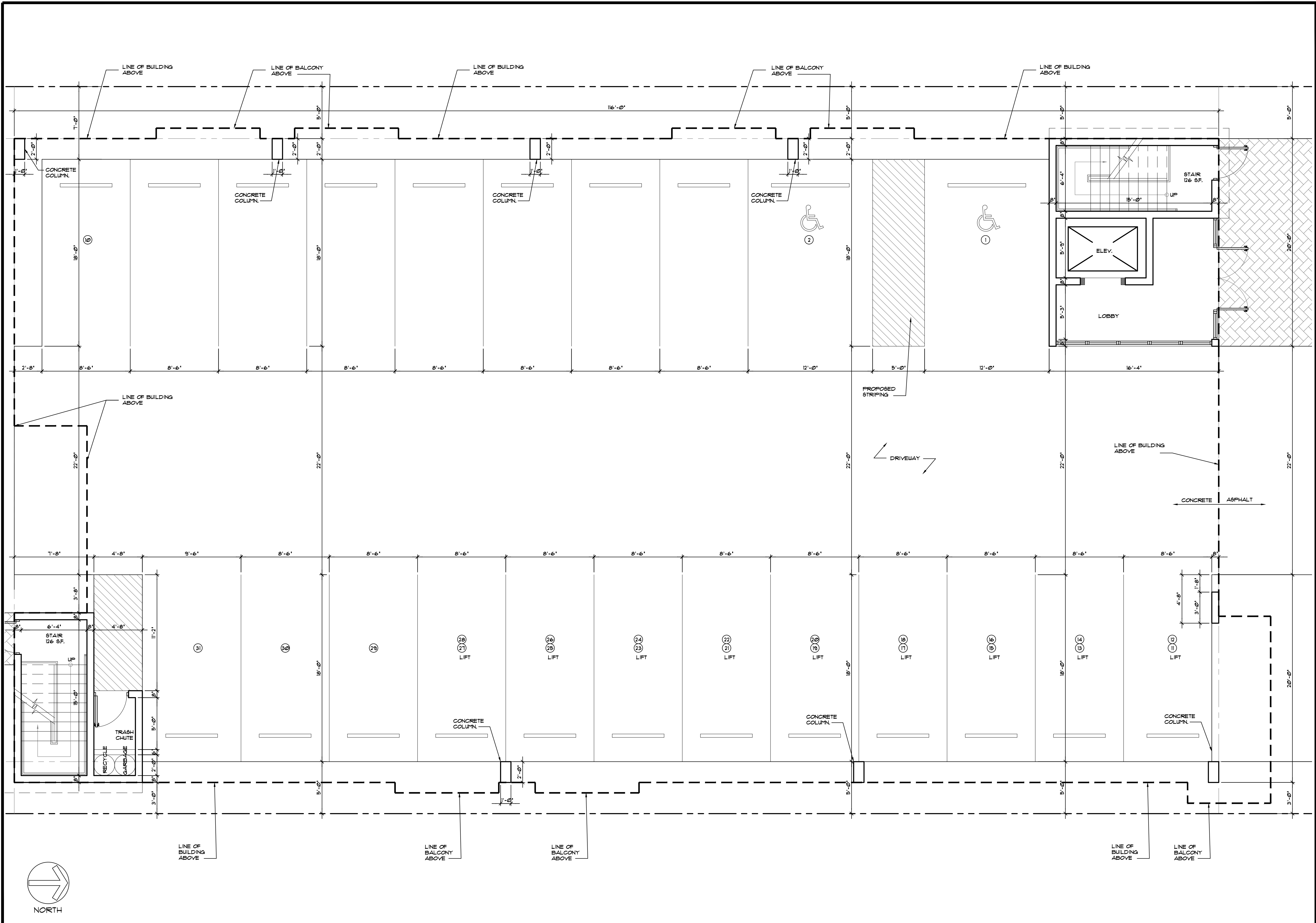
SEAL: AR 0017852  
LUIS LA ROSA

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| DRAWN    | C.C.     |
| CHECKED  | LLR      |
| DATE     | 08/24/20 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-003  |
| SHEET    |          |

SP-1.1

OF SHEETS







LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIAMI, FLORIDA 33027  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLAROSA@LLRARCHITECTS.COM

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

| REVISION: | BY: |
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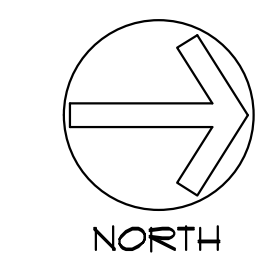
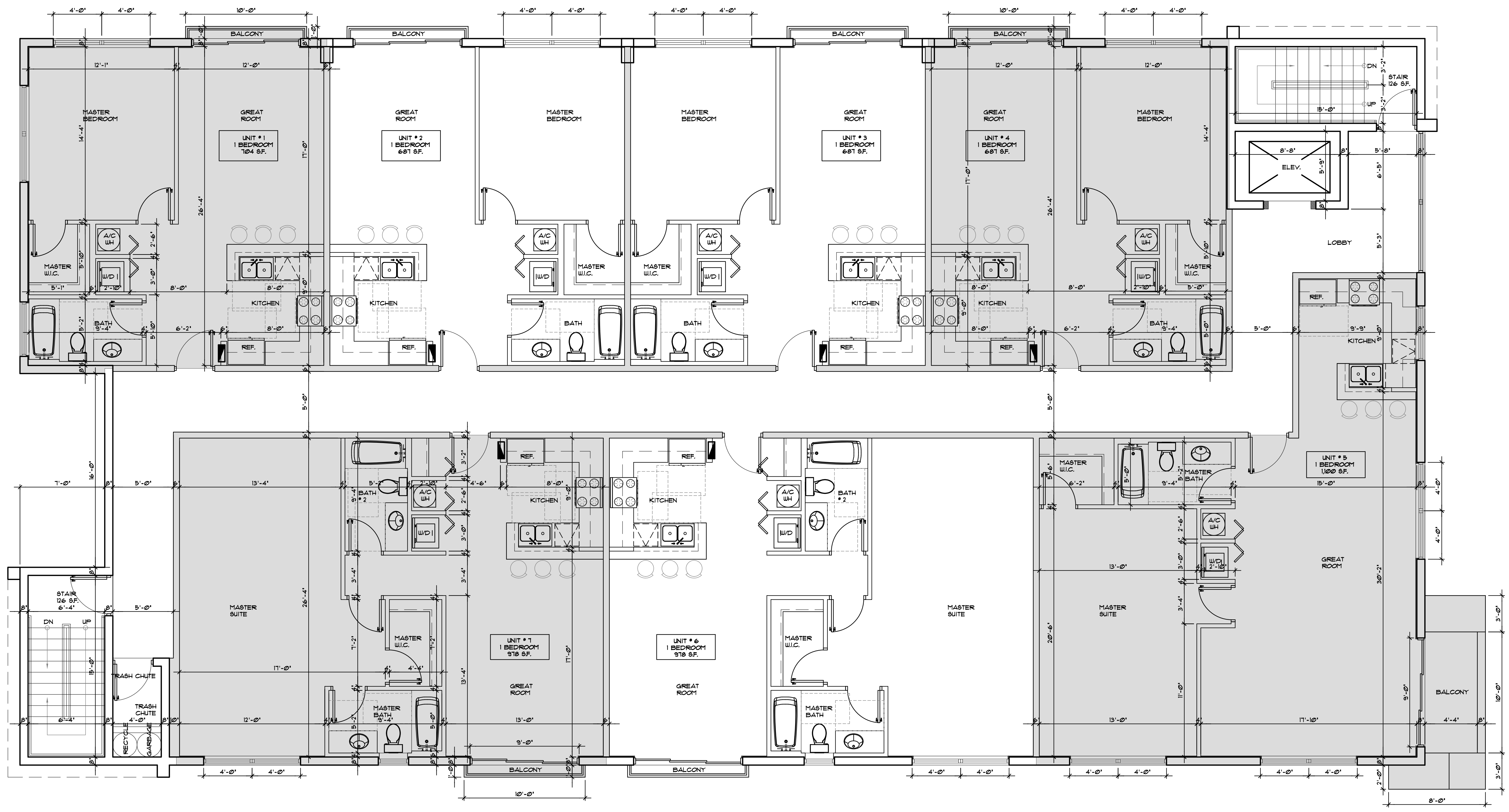
PROPOSED 28-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
HOLLYWOOD, FLORIDA 33020



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| DRAWN    | C.C.     |
| CHECKED  | LLR      |
| DATE     | 08/24/20 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-003  |
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OF SHEETS



1 TYPICAL FLOOR PLAN ( 2ND, 3RD, 4TH & 5TH FLOOR )  
SCALE: 1/4"=1'-0"



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PROPOSED 28-UNITS MULTI FAMILY DEVELOPMENT FOR:  
 2032 MONROE STREET LLC  
 2032 MONROE STREET  
 HOLLYWOOD, FLORIDA 33020



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| DATE     | 08/24/20 |
| SCALE    | AS NOTED |
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LA#-0017852  
LA#-26003693

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PROPOSED 28-UNITS MULTI-FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
HOLLYWOOD, FLORIDA 33020

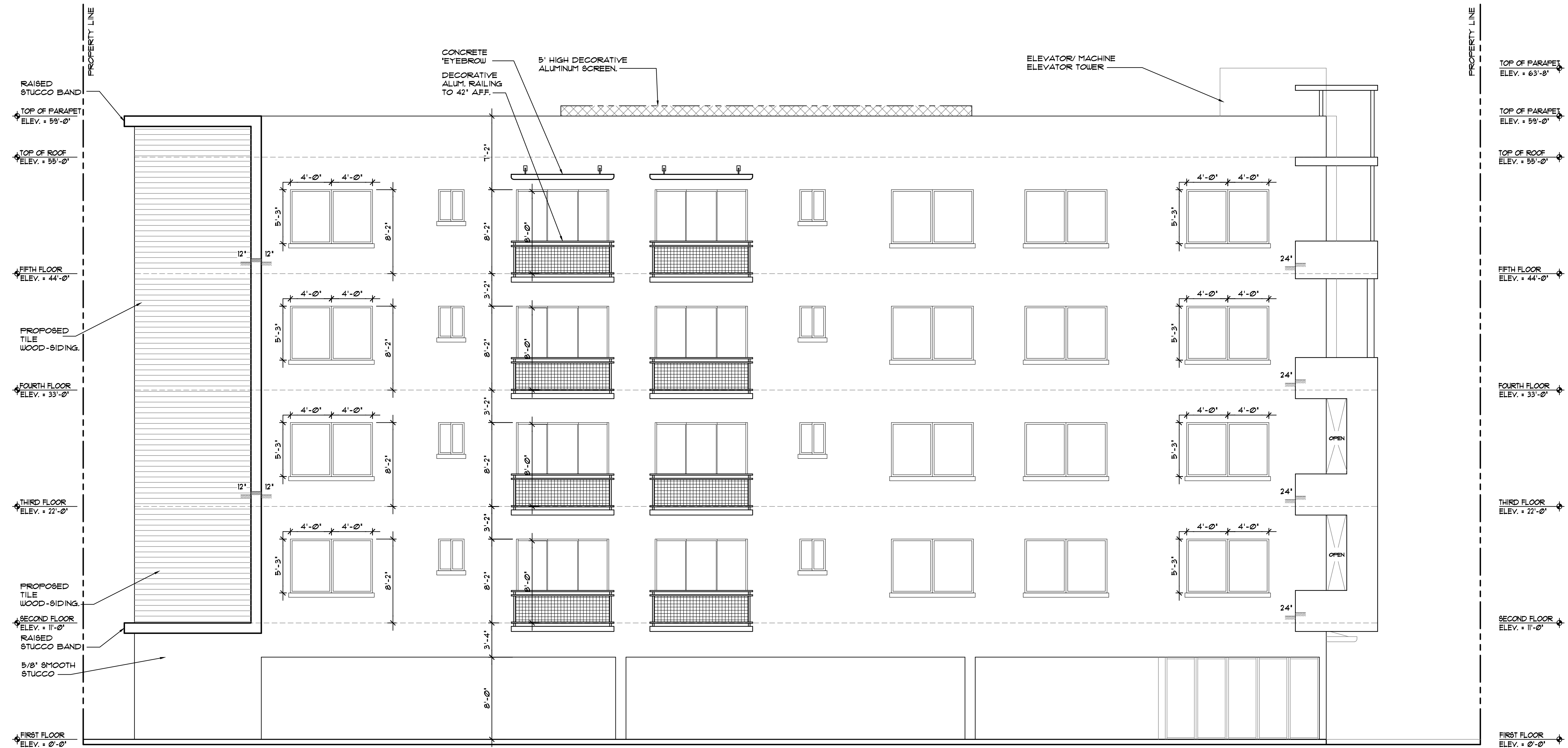


SEAL: AR 0017852  
LUIS LA ROSA

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| DATE     | 08/24/20 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-009  |
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$$\Delta = 2.1$$

SHEETS



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

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



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PROPOSED 28-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
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LUIS LA ROSA

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| SCALE    | AS NOTED |
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PROPOSED 28-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
HOLLYWOOD, FLORIDA 33020



SEAL: AR 0017852  
LUIS LA ROSA

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| SCALE    | AS NOTED |
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Luis LaRosa-Registered Architect  
AR#-0017852  
AA#-26003693

| REVISION: | BY: |
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PROPOSED 28-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
HOLLYWOOD, FLORIDA 33020



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|----------------------------------|
| SEAL: AR 0017852<br>LUIS LA ROSA |
| DRAWN<br>C.C.                    |
| CHECKED<br>LLR                   |
| DATE<br>08/24/20                 |
| SCALE<br>AS NOTED                |
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OF SHEETS



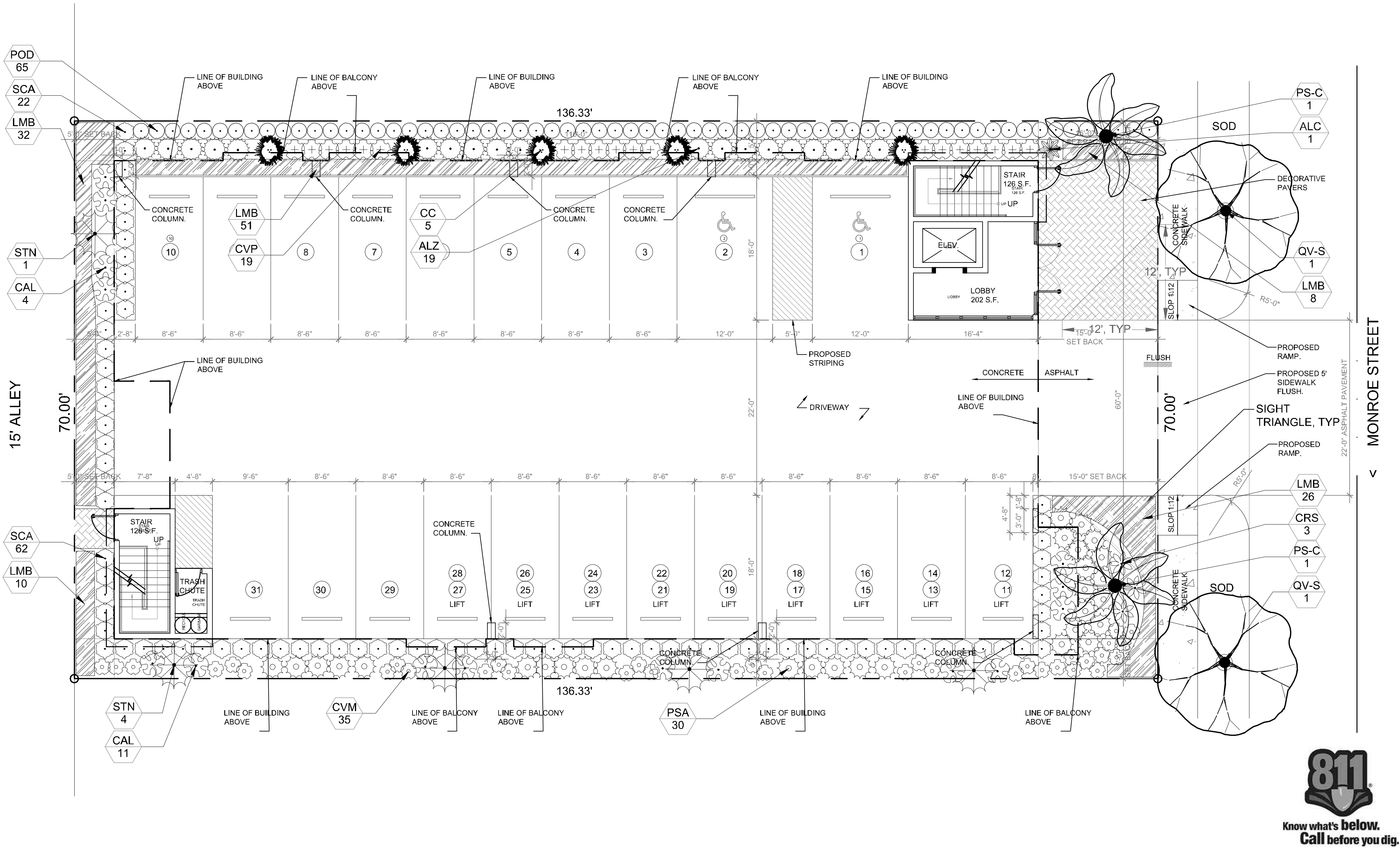


## Landscape Notes:

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

-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.



## Landscape Data:

| RAC Zoning - DH-3 (Dixie Highway Mixed-Use District)   | Required                                     | Provided                            |
|--|--|-------------------------------------|
| <b>Perimeter Landscape</b><br>One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.  | 2 Trees<br>(70'/30)                          | 2 Trees<br>(2 Live Oaks)            |
| <b>Interior Landscape for At-Grade Parking Lots and Vehicular Use Area</b><br>Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped. | 1,620.36 sf Landscape<br>(6,481.45 sf x .25) | 2,174 sf Landscape                  |
| <b>Open Space</b><br>A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.  | 2 Trees<br>(2,174 SF)                        | 2 Trees<br>(2 Sylvester Date Palms) |
| <b>Native Requirements</b><br>A minimum of 60% of required trees and 50% of required shrubs must be native species.  | 2 Trees<br>(60%)                             | 2 Trees<br>(60%)                    |

## Plant Schedule:

| <u>CODE TREES</u>    | <u>QTY</u> | <u>BOTANICAL NAME</u>            | <u>COMMON NAME</u>          | <u>SIZE</u>                     |                |
|----------------------|------------|----------------------------------|-----------------------------|---------------------------------|----------------|
| PS-C                 | 2          | Phoenix sylvestris               | Sylvester Date Palm         | FG, 8` CT, SP, HV C, MATCHING   |                |
|                      |            |                                  |                             |                                 |                |
| <u>PALM TREES</u>    | <u>QTY</u> | <u>BOTANICAL NAME</u>            | <u>COMMON NAME</u>          | <u>SIZE</u>                     |                |
| CC                   | 5          | Chamaedorea cataractarum         | Cat Palm                    | 15G, 4` OA, SP                  |                |
|                      |            |                                  |                             |                                 |                |
| <u>STREET TREES</u>  | <u>QTY</u> | <u>BOTANICAL NAME</u>            | <u>COMMON NAME</u>          | <u>SIZE</u>                     |                |
| QV-S                 | 2          | Quercus virginiana               | Southern Live Oak           | FG, 12` HT, 2` DBH MIN, STD, SP |                |
|                      |            |                                  |                             |                                 |                |
| <u>SHRUBS</u>        | <u>QTY</u> | <u>BOTANICAL NAME</u>            | <u>COMMON NAME</u>          | <u>SIZE</u>                     |                |
| ALC                  | 1          | Alcantarea odorata               | Giant Silver Bromeliad      | 7G, 36` OA, F, SP, AS           |                |
| ALZ                  | 19         | Alpinia zerumbet `Variegata`     | Variegated Shell Ginger     | 3G, 24` HT, 3PP, F              |                |
| CVM                  | 35         | Codiaeum variegatum `Mammey`     | Mammey Croton               | 3G, 24` OA, F,                  |                |
| CVP                  | 19         | Codiaeum variegatum `Petra`      | Bravo Croton                | 3G, 24` OA, F,                  |                |
| CAL                  | 15         | Cordyline fruticosa `Auntie Lou` | Ti Plant                    | 7G, 4` HT x 3` SPR, 3PP, SP, AS |                |
| CRS                  | 3          | Crinum asiaticum                 | Green Crinum Lily           | 7G, 3` OA, SP                   |                |
| PSA                  | 30         | Pennisetum setaceum `Alba`       | White Leaved Fountain Grass | 3G, 18` OA, F,                  |                |
| POD                  | 65         | Podocarpus macrophyllus          | Podocarpus                  | 3G, 18` OA, F,                  |                |
| SCA                  | 84         | Schefflera arboricola            | Green Schefflera            | 3G, 24` HT x 18` SPR, F, 30` OC |                |
| STN                  | 5          | Strelitzia nicolai               | White Bird of Paradise      | 15G, 5'-6` HT, 5PP, F, SP       |                |
|                      |            |                                  |                             |                                 |                |
| <u>GROUND COVERS</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>            | <u>COMMON NAME</u>          | <u>SIZE</u>                     | <u>SPACING</u> |
| LMB                  | 127        | Liriope muscari `Big Blue`       | Big Blue Liriope            | 1G, 12" OA, F, SP               | 24" o.c.       |

Project Team

Landscape Architect:

LA

LANDSCAPE  
ARCHITECTURAL  
SERVICES, LLC

1708 SE Joy Haven Street  
Port St. Lucie, FL 34983  
(772) 834-1357 | brandon@las-fl.com

Architect:

LLR Architects, Inc.

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E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

2032 MONROE STREET LLC

2032 Monroe Street, Hollywood, FL 33020

Landscape Plan

| Revisions |       |                   |
|-----------|-------|-------------------|
| Date      | Init. | Description       |
| 02.25.20  | BW    | Initial Submittal |
| 08.24.20  | BW    | 1st Resubmittal   |
|           |       |                   |
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|           |       |                   |

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: BW

Municipal Project:

Scale:

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

1 of 2



LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:

- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:

- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:

- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of the written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:

- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

- B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:

- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:

- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
  2. A listing of not less than (3) completed projects of similar scope and nature.
  3. Permanent name and address of place of business.
  4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:

- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:

- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:

- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION:

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

- B. Plants with broken, damaged or insufficient rootballs will be rejected.

- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:

- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood batters or other approved methods. Batters shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:

- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:

- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- C. Tablettized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tablettized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following ratios:

|                    |           |
|--------------------|-----------|
| 1 gallon container | 1 tablet  |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon           | 5 tablets |

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

3.01 DIGGING:

- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:

- A. Planting shall take place during favorable weather conditions.

- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil.
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.  
3 Gallon material (3 gal.): 20" x 20" x 18" min.  
Lemo material (7 gal.): 30" x 30" x 24" min.  
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J. All flagging ribbon shall be removed from trees and shrubs before planting.

- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:

- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

- C. Trees shall not be poled or topped.

- D. Remove all trimmings from site.

3.05 GUYING:

- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable carbon steel, in tripod fashion. See Detail.

- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling girdles apart.

- D. Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:

- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

- B. See General Notes of Landscape Plan for water source.

3.07 SOD:

- A. The Landscape Contractor shall sod all areas indicated on the drawings.

- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:

- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.

- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

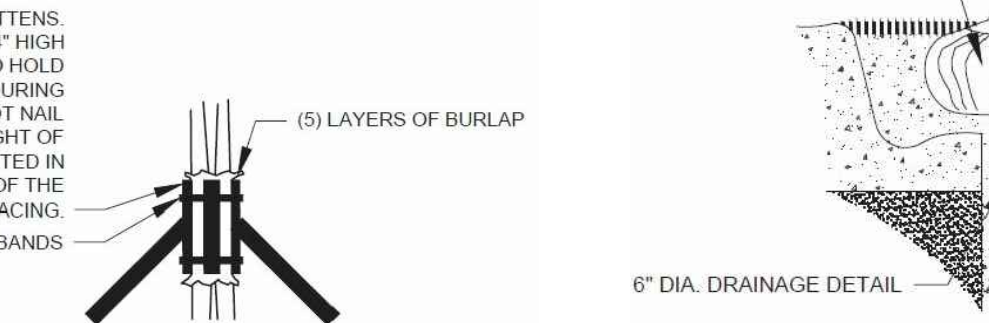
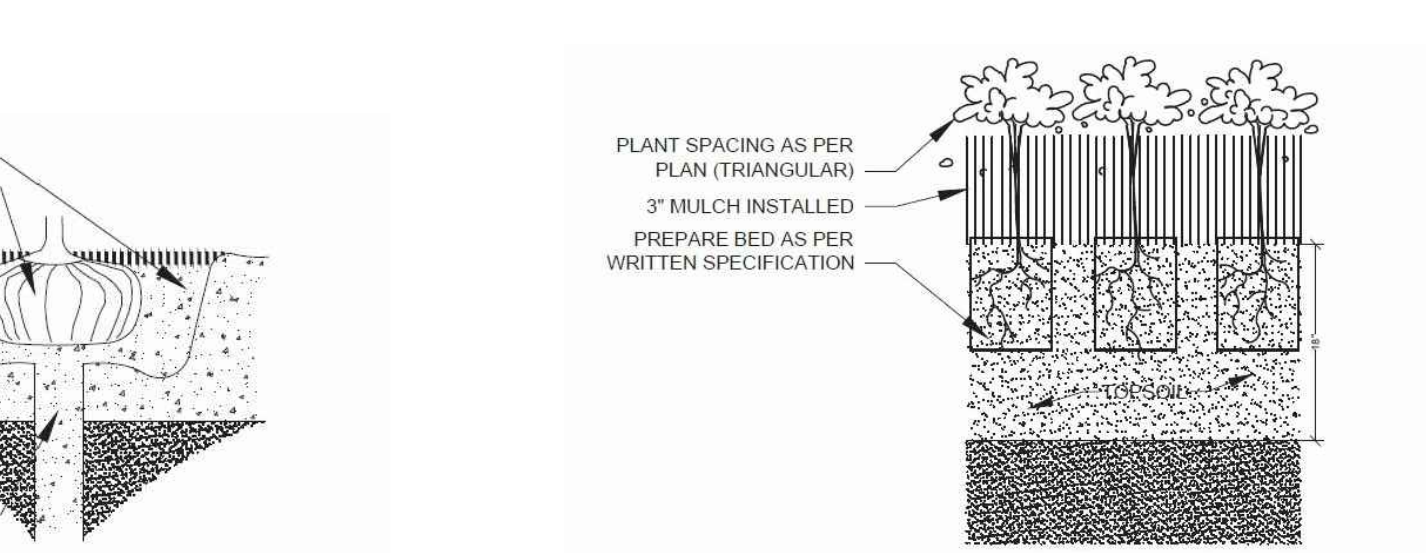
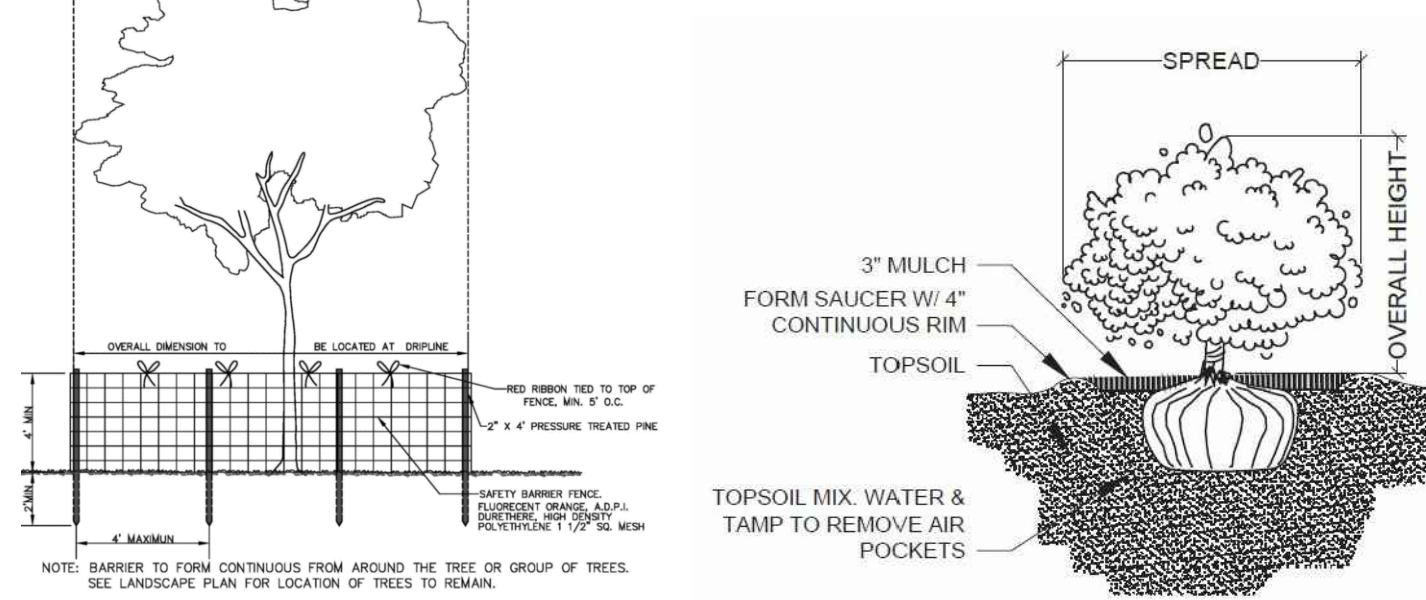
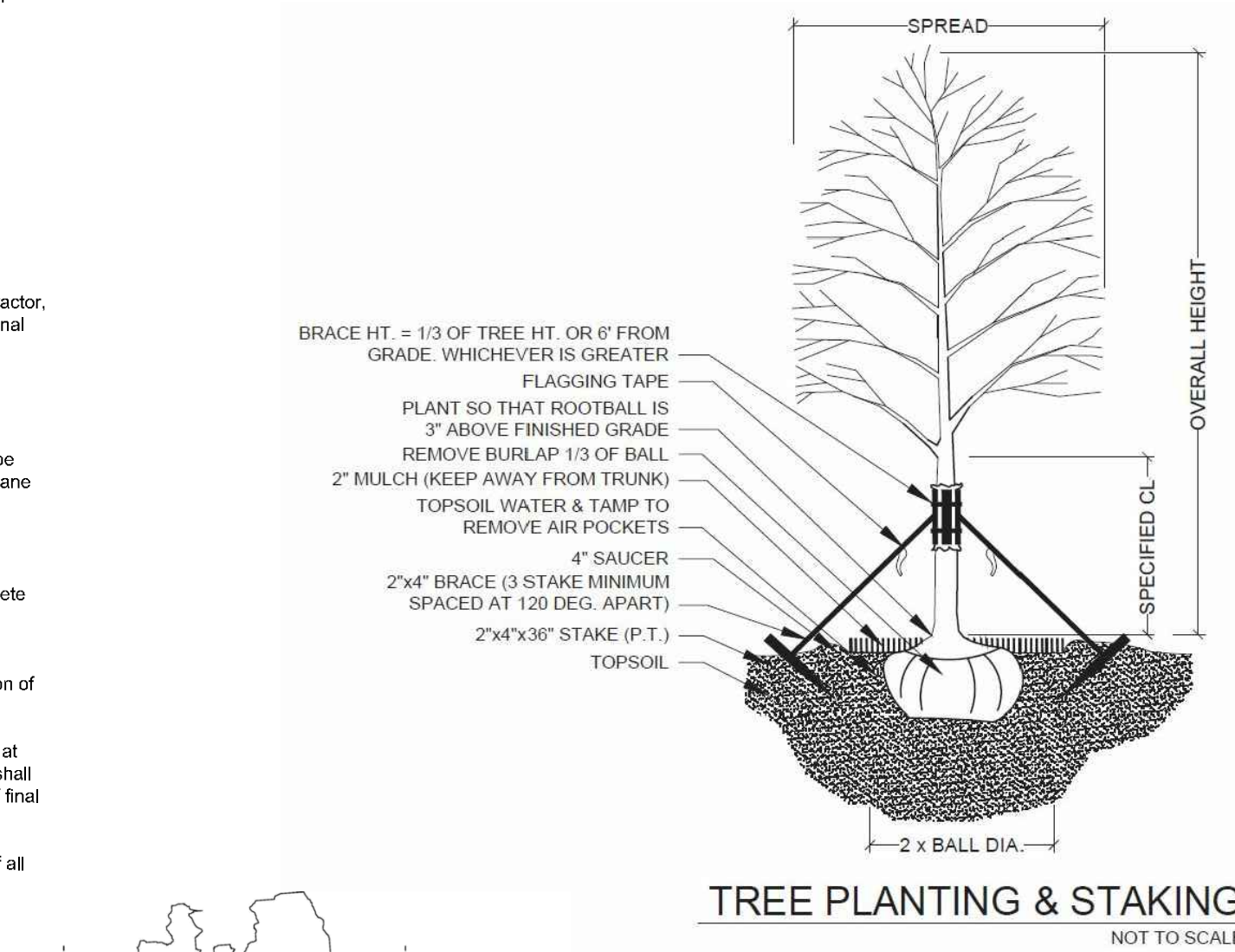
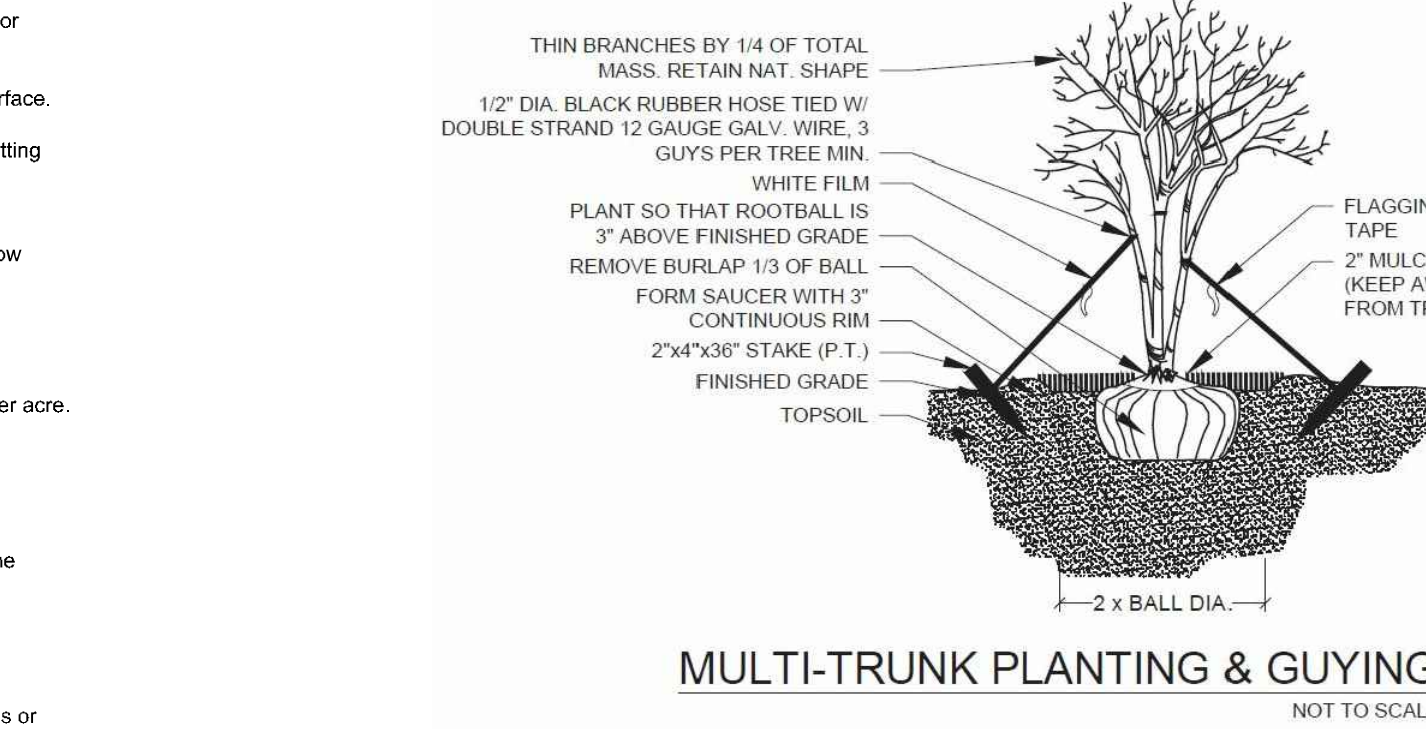
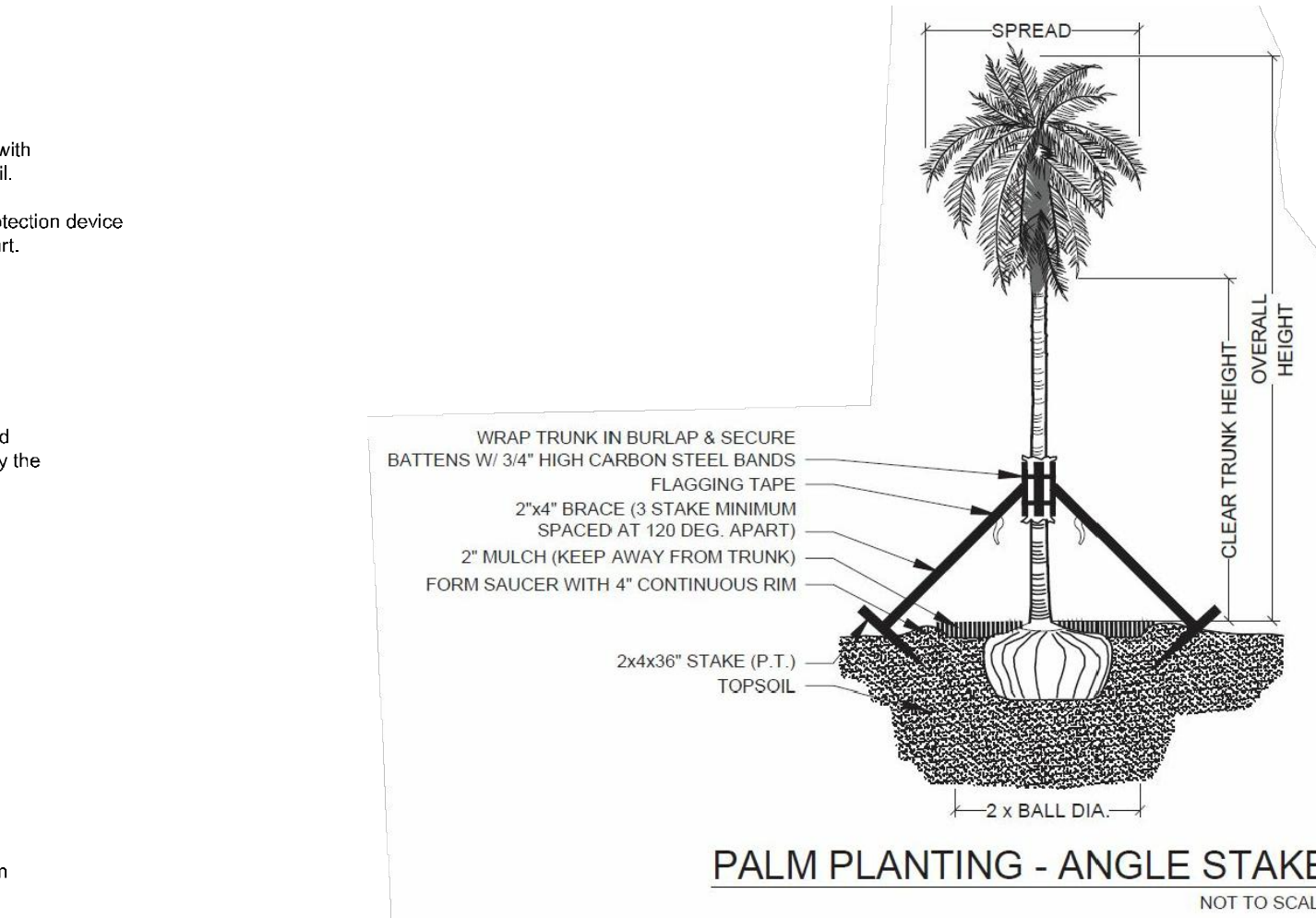
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



Project Team

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LA

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Architect:

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PROPOSED MULTI FAMILY DEVELOPMENT FOR:

2032 MONROE STREET LLC

2032 Monroe Street, Hollywood, FL 33020

Landscape Details & Specifications

| Revisions |       |             |             |
|-----------|-------|-------------|-------------|
| Date      | Init. | Description |             |
| 02.25.20  | BW    | Initial     | Submittal   |
| 08.24.20  | BW    | 1st         | Resubmittal |
|           |       |             |             |
|           |       |             |             |
|           |       |             |             |
|           |       |             |             |
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|           |       |             |             |

PAUL GOULAS, RLA  
FLORIDA REG. # LA666807

Drawn By: BW

Checked By: BW

Municipal Project:

Scale:

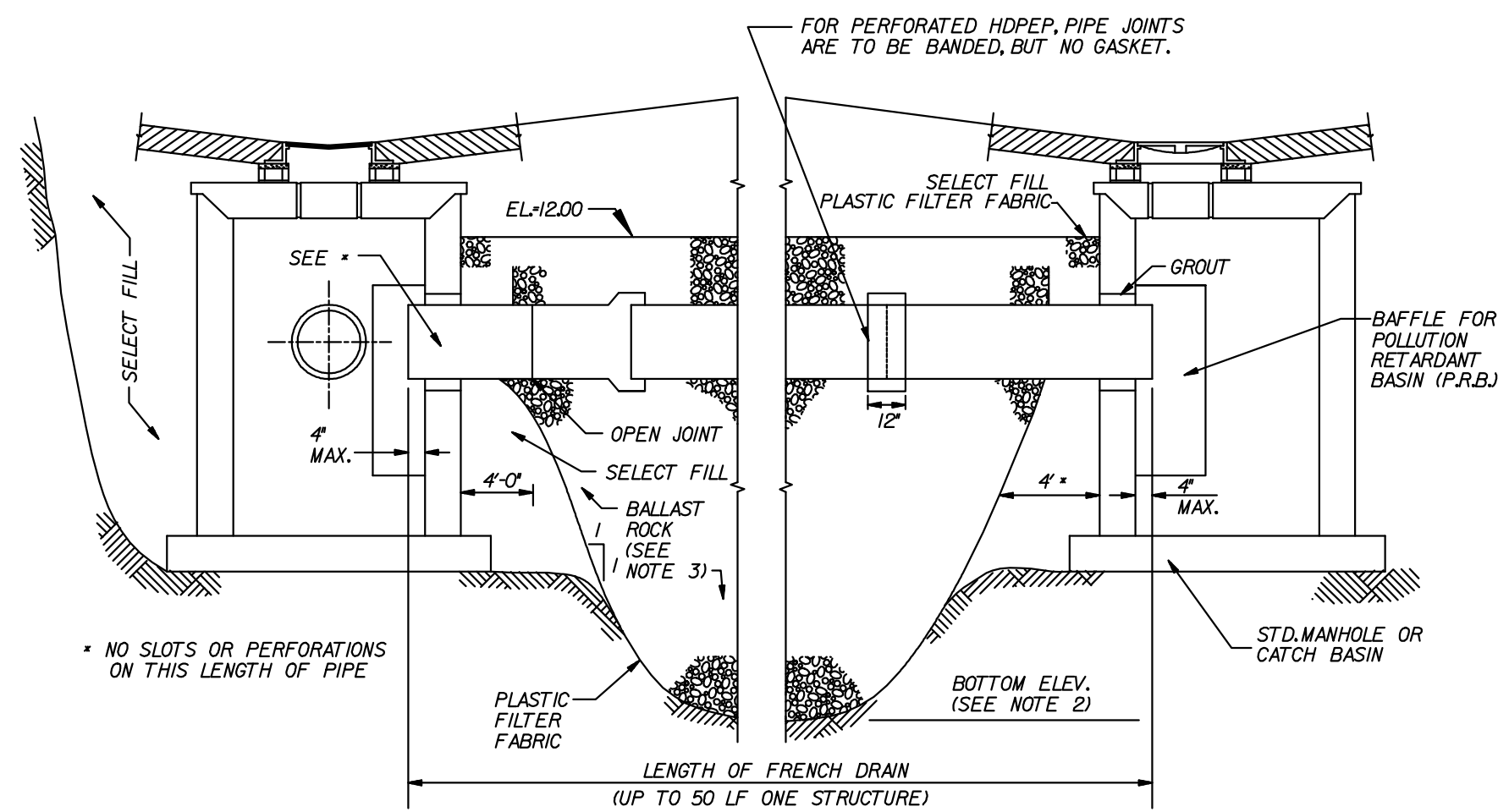
NORTH

SCALE: 1" = N.T.S.

0 0 0 0

2 of 2

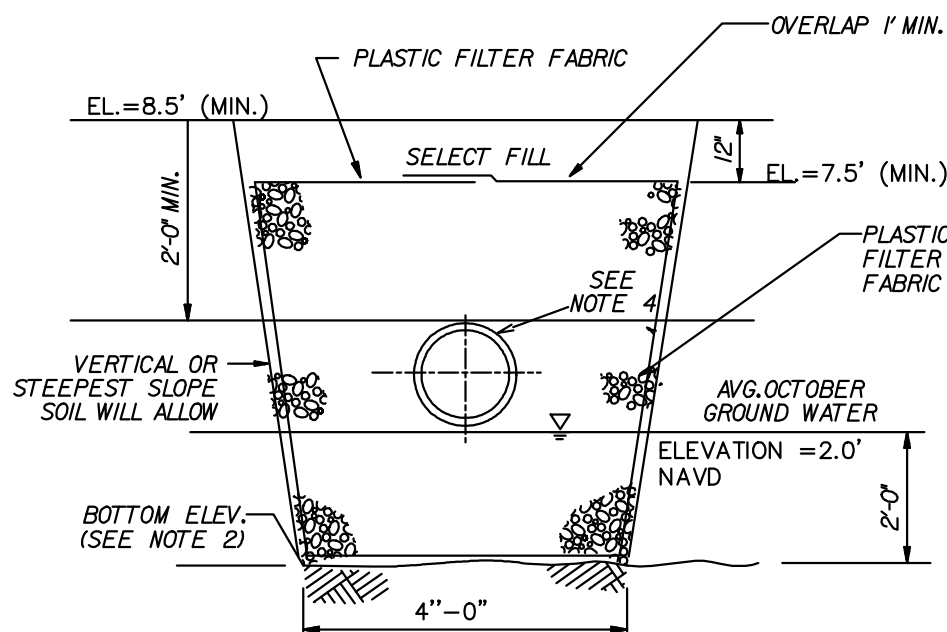




LONGITUDINAL SECTION

NOTES:

1. PLASTIC FILTER FABRIC (AT E.A.SIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
  2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
  3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
  4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 2.0' NAVD AS SHOWN IN W.C.2.2.
  5. PLUG STUB PIPES WITH 10"x12" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE)
- NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C.2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C.2.2.



TRANSVERSE SECTION

|  |
|--|
| LEGEND: (note all values are N.A.V.D.88) |
| 6.1 DENOTES EXISTING GRADE               |
| XX DENOTES PROPOSED GRADE                |

WATER & SEWER DEMAND

28 UNITS X 250 GPD/UNIT = 7,000 GPD

FIRE NOTES:  
1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER FS 633.102

2). NO FIRE PUMP IS REQUIRED

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

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

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

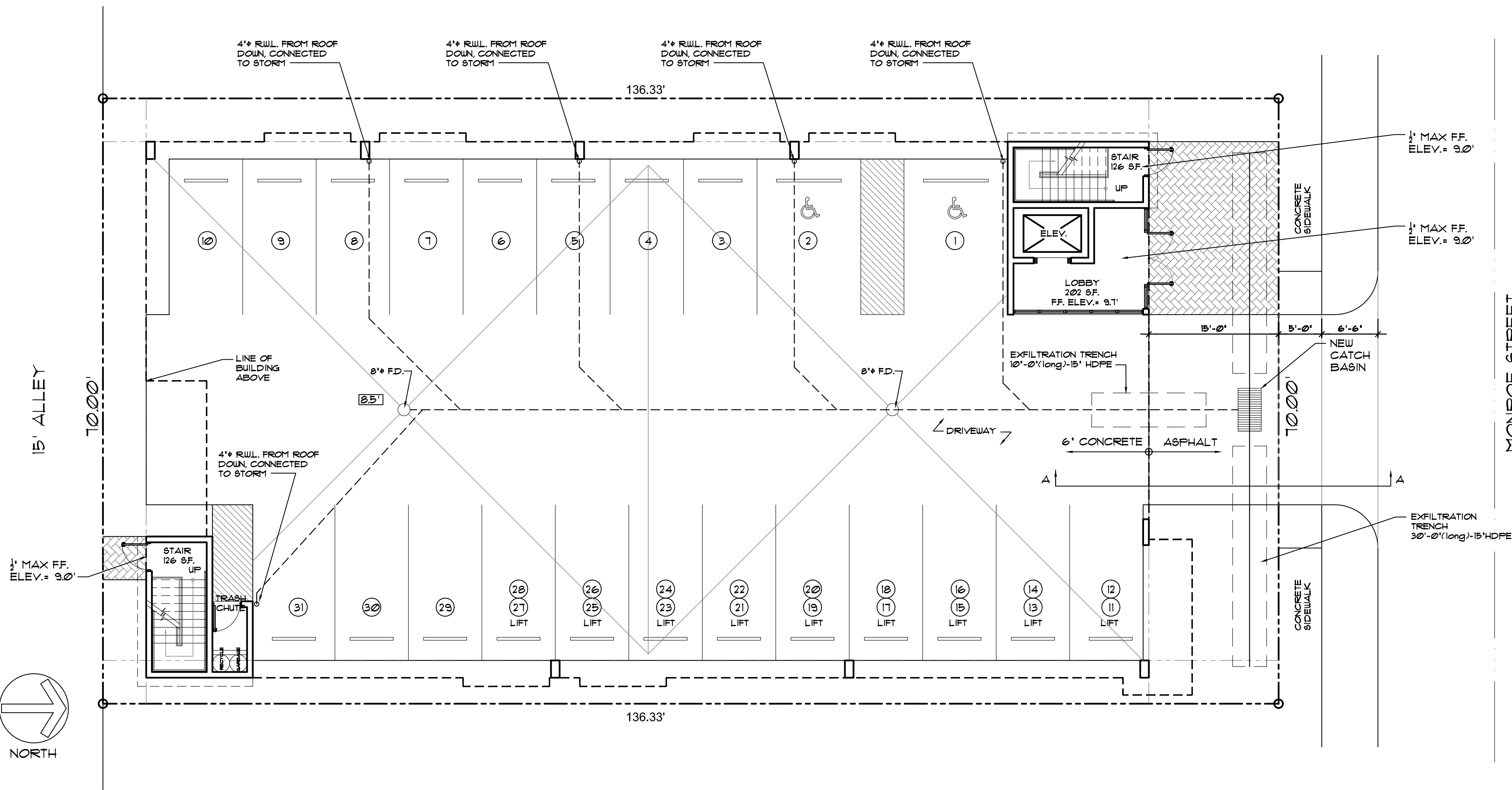
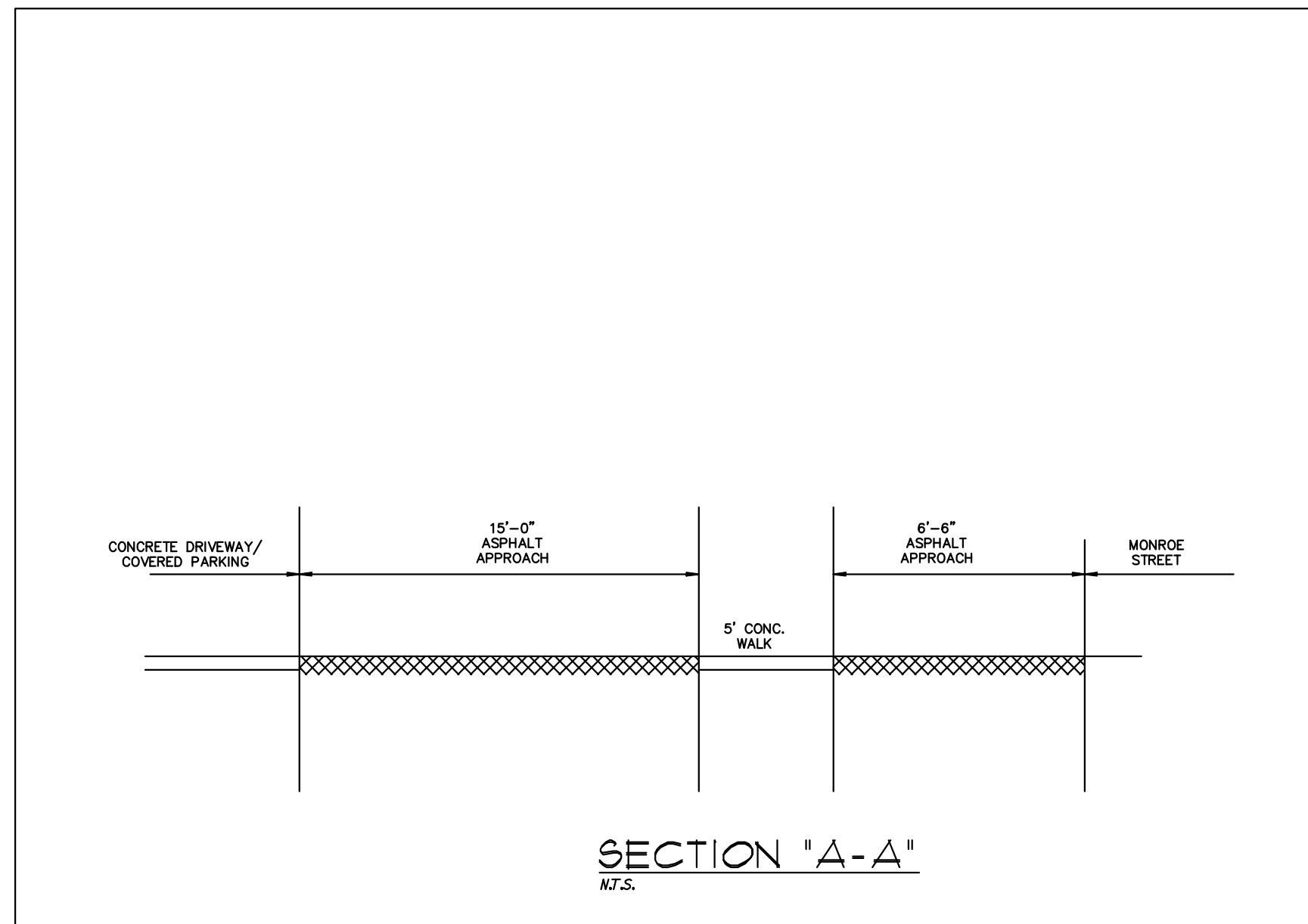
TABLE 18.4.5.12- 0-22,000 SF. = 1,500 GPM FOR A DURATION OF 2 HOURS  
A REDUCTION OF 15% SHALL BE PERMITTED TO BE APPLIED  
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

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

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

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

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



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

| REVISION: | BY: |
|-----------|-----|
|           |     |
|           |     |
|           |     |
|           |     |

PROPOSED 28-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2032 MONROE STREET LLC  
2032 MONROE STREET  
HOLLYWOOD, FLORIDA 33020



|          |          |
|----------|----------|
| DRAWN    | C.C.     |
| CHECKED  | LLR      |
| DATE     | 08/24/20 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-003  |
| SHEET    |          |

C-1.1  
OF SHEETS