

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 08/24/2019

Location Address: 1105-1107 S. 19 Ave
Lot(s): 28 Block(s): 10 Subdivision: South Side Add no. 2
Folio Number(s): 5142 22 10 2000

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

Existing Property Use: Multi-Family Sq Ft/Number of Units: 2,989 (3-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: 18-unit Multi-Family Development

Number of units/rooms: 18 Sq Ft: 13,120 s.f.

Value of Improvement: \$1,500,000 Estimated Date of Completion: January 2022

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

Name of Current Property Owner: Oron Unger

Address of Property Owner: PO BOX 481474 DELRAY BEACH FL 33448

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Oron Unger-owner/ 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: _____

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CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 10/14/2020

PRINT NAME: Avon Unger

Date: 10/14/2020

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Luis La Rosa

Date: 10/14/2020

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 City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 16 day of October

Notary Public

State of Florida

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



Signature of Current Owner

Print Name

TORRENS LAW FIRM, PLLC.

ATTORNEY: LUIS TORRENS, ESQ.

OWNERS AND ENCUMBRANCE REPORT

Client Name:	Oron Unger
Date of Report:	October 16, 2020
Address:	1105-1107 S 19 th Avenue Hollywood, FL 33020
Requesting Party:	City of Hollywood

Pursuant to your request, we have searched the public records of Broward County, Florida, from August 29th, 1949 at 11:00 pm to October 16, 2020 at 11:00 PM to ascertain the following:

Ownership and Property Details	
Current Owners	Oron Unger by Warranty Deed recorded in Instrument Number 114773809 Public Records of Broward County, Florida.
Active Encumbrances	Nothing found
Property Legal Description	The West 6 feet of Lot 28, all of Lots 29 and 30, Block 10, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, according to the map or plat thereof as recorded in Plat Book 3, Page 17, Public Records of Broward County, Florida.

Deed Information:

Clerk's File Number 1949-366390
TOI: Warranty Deed
DOF: August 29th, 1949
First Party: Florence C. Torsney (formerly Florence C. Acker) and John F. Torsne
Second Party: Ruth R. Doyle

Clerk's File Number 1949-366391
TOI: Warranty Deed
DOF: August 29th, 1949
First Party: Ruth R. Doyle and C.H. Doyle
Second Party: John F. Torsney and Florence C. Torsney

TORRENS LAW FIRM, PLLC.

ATTORNEY: LUIS TORRENS, ESQ.

Clerk's File Number Book 15395 Page 997

TOI: Death Certificate

DOF: N/A

First Party: Florence C. Torsney

Second Party: N/A

Clerk's File Number O.R. Book 2859 Page 678

TOI: Warranty Deed

DOF: August 17, 1964

First Party: John F. Torsney

Second Party: John F. Torsney and Marie L. Torsney

Clerk's File Number O.R. Book 6876 Page 707

TOI: Warranty Deed

DOF: January 19, 1977

First Party: John F. Torsney and Marie L. Torsney

Second Party: Marie L. Torsney

Clerk's File Number O.R. Book 15393 Page 247

TOI: Warranty Deed

DOF: April 29, 1988

First Party: Marie L. Torsney

Second Party: Luis Fernando Ruiz

Clerk's File Number O.R. Book 17174, Page 825

TOI: Warranty Deed

DOF: February 16, 1990

First Party: Luis Fernando Ruiz

Second Party: Nubia D. Ruiz

Clerk's File Number Instrument Number 113182190

TOI: Warranty Deed

DOF: August 20, 2015

First Party: Nubia D. Ruiz

Second Party: Beachfront Holdings Group, Inc

Clerk's File Number Instrument Number 114773809

TOI: Warranty Deed

DOF: December 13, 2017

First Party: Beachfront Holdings Group, Inc

Second Party: Oron Unger

TORRENS LAW FIRM, PLLC.

ATTORNEY: LUIS TORRENS, ESQ.

Mortgages Information:

Instrument No. 114936093
TOI: Mortgage
DOF: March 05, 2018
First Party: Freedom Mortgage Corporation
Second Party: Oron Unger

O.R. Book 15393, Page 248
TOI: Mortgage
DOF: April 28th, 1988
First Party: Dime Mortgage Company, Inc
Second Party: Luis Fernandez Ruiz

O.R. Book 18070 Page 498
TOI: Assumption Agreement with Release
DOF: February 01st, 1990
First Party: Dime Savings Bank NY
Second Party: Nubia D Ruiz



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October 18, 2020

***Oron Unger
1105-1107 S. 19 Ave.
Hollywood, FL 33020***

FILE NUMBER: 20-DP-37

SUBJECT: Preliminary Site Plan review for an 18-unit residential development. (1105-1107 S 19 Ave).

SITE DATA

Owner/Applicant:	Oron Unger
Address/Location:	1105-1107 S 19 th Ave
Net Size of Property:	11,651.81 sq. ft. (0.27 acres)
Gross Size of Property:	+/- 18,653.9 sq. ft. (+/- 0.42 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Parkside Low Intensity Multi-Family District (PS-1)
Present Use of Land:	Multifamily Residential
Year Built:	1942 (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

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

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

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12980 SW 52 Street
Miramar, FL 33027

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



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A. APPLICATION SUBMITTAL

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

Response: Provided letter from Planning Council stating no re-platting is required.

2. Application:
 - a. Include Owner's complete mailing address.

Response: Provided

- b. Existing property use indicated in Broward County Property Appraiser as Multi-family. Revise accordingly and include the number of units existing and square footage.

Response: Revised accordingly

3. Ownership & Encumbrance Report (O&E):
 - a. Must be dated within 30 days of submittal packet.

Response: Provided revised O&E

- b. The statement "This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments" is not acceptable as part of the O&E report. Remove statement.

Response: Statement was removed

- c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

Response: OK

4. Alta Survey:
 - a. Abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet.

Response: Provided

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- b. Include the existing residential/hotel units and/or commercial square footage

Response: Provided

- c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

Response: Provided

5. Site Plan:

- a. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.

Response: Refer to SP-1.1 note was added

- b. Provide dimensions or balconies and overhangs above.

Response: Refer to SP-1.1 dimensions were added

- c. Identify 'D' or 'F' curbing for all vehicle impact points.

Response: No curbing provided.

- d. Provide method of mail delivery.

Response: Refer to SP-1.1 and A-1.1 showing mailbox location

- e. Dumpster enclosure details do not correspond to site conditions.

Response: Refer to SP-1.2 detail was updated to meet site condition

- 6. Provide required and provided amounts for pervious and impervious in square footage, acreage and percentage for vehicular use area. Include calculations where necessary.

Response: Refer to SP-1.1 and SP-1.2 site data was revised.

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

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication.pdf>

Response: Application was filled out and sent to School board for processing.



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8. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Refer to Cover Sheet

9. A public participation outreach meeting is required. Coordinate with all civic/neighborhood association(s) within 500 feet of the proposed project, and provide written notice to the applicable association(s) of the date, time and place of the public participation outreach meeting. Prior to submittal of an application to the applicable Board or City Commission, Applicants shall provide to the Division of Planning and Urban Design, with copy to applicable associations, a letter certifying the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Response: Meeting has been requested

10. Additional comments may be forthcoming.

Response: OK

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

Response: Provided

B. ZONING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Minimum required rear setback for the at-grade parking is five feet. Revise accordingly.

Response: Refer to SP-1.1 showing updated table

2. Provide FAR diagrams to depict calculations. Circulation area within courtyard shall be included in calculations.

Response: Refer to SP-1.2 showing diagram and calculations. Please note that as per code unenclosed exterior terraces, breezeway or porches which provide access to units are not part of F.A.R.



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3. Diagram depicting areas accounted for in the calculation of the vehicular use area does not indicate required landscape area. Lots with a width 50 feet or more require 25 percent of the total square footage of the vehicular use area shall be landscaped. (Note: Percentage calculations excludes required perimeter landscape setback area). Revise accordingly.

Response: Refer to diagram on SP-1.2

4. At-grade parking garages shall be screened on all sides with both architectural treatment and landscape buffer. Include proposed solutions on site plan and elevations.

Response: Refer to SP-1.1 and Elevations showing screening for parking. Parking outside of building will be screened with min 42" high landscape.

5. Parking stall 8 does not meet the minimum width requirements. Revise accordingly.

Response: Refer to SP-1.1

6. Provide additional information regarding mechanical parking lifts.
 - a. Lifts shall require assigned parking.

Response: Refer to SP-1.1 showing location of lifts to be used for 2-bedroom units only.

- b. Provide detailed drawings and specifications of mechanical parking lift system.

Response: Details provided.

- c. Incorporate dimensioned carousel system into plans and elevations.

Response: This project is nit using a carousel parking system.

- d. Clarify location of mechanical equipment associated with lifts, including backup generators.

Response: No mechanical equipment required.

- e. Provide maintenance and emergency operations plan.

Response: Details provided

- f. Mechanical lifts shall be screened from the public right of way and adjacent properties.

Response: No lifts facing right-of-way.

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7. Only balconies are permitted to encroach setbacks for a maximum of 75% of the required setback. All other projections shall be pursuant to Article 4.

Response: Revised accordingly

8. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

Response: OK

c. ARCHITECTURE AND URBAN DESIGN

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.

Response: Refer to Elevations

2. Provide additional articulation on north and south façade to impact the design from the public right of way. Provide balconies along these facades.

Response: Revised accordingly

3. Work with the building department to ensure that adequate ventilation is provided for the parking area under the building.

Response: Garage is ventilated above minimum required by code.

4. Work with the building department to ensure that the means of egress provided is sufficient.

Response: 2- stairs have been provided as per code requirement.

5. Work with the engineering division to ensure that the landscape area does not impact the corner view triangle at the intersection of Funston Street and 19th Avenue.

Response: Refer to SP-1.1 showing site triangles as required by Engineering.

6. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

Response: Revised accordingly



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7. Curvilinear design on west façade is foreign to the overall design of the building. Consider revising.

Response: We feel that the curvilinear design balances the elevation and draws your attention to the main Lobby feature along West Facade

8. Consider placing Trash Room closer to the service alley.

Response: OK

D. SIGNAGE

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

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

Response: We are not providing Building Signage

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

Response: refer to note on SP-1.1

3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Response: None provided

E. LIGHTING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

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

Response: Added note on SP-1.1

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. As per the green building ordinance in Chapter 151, the project must include at least ten green building practices since this project has less than 20,000 square feet of total floor area. Include this list on the site plan. (See 151.150-151.160)

Response: Refer to SP-1.1 showing 10 green building practices we are using.

2. Consider locating the electric vehicle-charging infrastructure in space #6 adjacent to the handicapped space so that the future charger will be accessible from both types of spaces. ***Response: OK***

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3. Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft.

Response: OK

4. The City of Hollywood Commission adopted a goal in 2017 to reduce carbon emissions city-wide by 2% per year from its baseline of 1.3 million metric tons in 2014 to reach an 80% reduction by 2050. To that effort, Staff recommends either of the following options:
 - a. the installation of a true Green Roof, as approved by applicable divisions; or
 - b. the installation of solar panels.

Response: The owner will consider the above referenced recommendation

5. Regarding the stairwell adjacent to the elevator, reorient the stairs and provide an entrance to the stairwell from the lobby as well. Design it to be as appealing to use as the elevator to encourage people to use the stairs as an alternative.

Response: Stairwell must exit to exterior. It can't exit into Lobby

6. Consider retaining rainwater on site for irrigation and non-potable water uses in the building.

Response: OK

7. For the above-ground planters, choose styles that can also serve as water storage vessels. (Search for "rain barrels" on gardeners.com for examples.)

Response: OK

8. Consider installing permeable asphalt or pavers with proper drainage below and permeable concrete sidewalks to increase stormwater infiltration and recharge our groundwater.

Response: OK

9. Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.

Response: OK



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10. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

Response: OK

11. Make recycling as easy as possible for tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins wherever trash cans are provided in common areas on each floor.

Response: OK

12. Recycle materials from demolition and construction to the greatest extent possible. These materials constitute part of Florida's 2020 recycling goal.

Response: OK

13. Use sustainable building materials and low VOC materials.

Response: OK

14. Consider replacing some of the sabal palms with native shade trees and the nonnative Schefflera with native groundcovers. Work with the Landscape Reviewer to ensure the landscape requirements are still being met.

Response: OK



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G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager

(cip@hollywoodfl.org) 954-921-3915 Jose Garcia, Engineer,

(jgarcia@hollywoodfl.org) 954-921-3900

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. For the parking garage, indicate location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall. Add dimensions to your plan.

Response: refer to SP-1.1

2. Provide full set of civil plans for the proposed work. Provide and indicate items such as but not limited to drainage improvements, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details as well as change in elevations to show that handicap accessibility has been met. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way.

Response: refer to C-1.1

3. Garage required 1 Van-Accessible ADA Parking Spaces with access aisle located in the right side of the parking. Identify location in the plans.

Response: refer to SP-1.1 provided

4. Show garage entrance elevation

Response: refer to SP-1.1 provided

5. Provide civil engineering streetscape plans and plan details, showing proposed new sidewalks and curbs along Funston Street and S. 19 Ave. in front of the property.

Response: Refer to C-1.1

6. Certified MOT plans required at the time of City Building Permit review.

Response: OK

7. Impact fees requirements will be required to be satisfied at the time of City Building permit.

Response: OK



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8. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

Response: Refer to C-1.1

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

Response: refer to SP-1.1 provided

10. All outside agency permits must be obtained prior to issuance of building permit.

Response: OK

11. Show a view triangle of 12'x12' in the exit/entrance of the parking lot to Funston Street, 6'x6' in the exit/entrance of the parking lot to the Alley way, a corner view triangle of 25'x25' in the interception of Funston St. and S 19 Ave, and a 6'x6' view triangle in the interception of the Alley way with S. 19 Ave

Response: refer to SP-1.1 and C-1.1

12. More comments may follow upon review of the requested information.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

In prior to move forward with Landscape plan review process applicant to submit a landscape plan and documents as follows:

As per provide Tree survey and landscape plan clarify and provide

1. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. --Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line, monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet

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City of Hollywood minimum height or DBH requirements at planting. If any trees are to remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter.

Response: Refer to Landscape plan

2. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

Response: OK

3. Additional comments may be forthcoming at Building permit submittal.

According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species should be used for mitigation or code: Royal Palm, Phoenix Sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.

Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org.

Response: OK



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i. UTILITIES

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. This site resides within FEMA Flood Zone X-Below 500 Year Flood Plain. The proposed Finished Floor Elevations (FFE) = 7.86' NAVD88 which conforms with section 154.50 of the City's Code of Ordinances where the minimum FFE for residential shall be, at a minimum, 18-inches above the highest adjacent crown of the road elevation.

Response: OK

2. Indicate FFE for all enclosed areas on ground floor.

Response: Provided on C-1.1

3. Show perimeter cross sections across all property limits including transition areas meeting adjacent property grades with 6" swales ensuring all stormwater is retained onsite.

Response: Refer to C-1.1.

4. Provide preliminary drainage calculations.

Response: OK

5. Show existing site grades from survey on Sheet C-1.1.

Response: Refer to C-1.1

6. Permit approval from outside agencies will be required.

Response: OK

7. Address existing and proposed water and sewer connections.

Response: Refer to C-1.1.

8. Include the City's latest applicable standard water and sewer details. The details can be requested from Mike Zaske via email at mzaske@hollywoodfl.org.

Response: OK

9. Additional comments may follow upon further review of requested items.

Response: OK



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J. BUILDING

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490

1. No comments received.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.

Response: OK

2. No civil drawings were turned in for the underground fire main. Provide such including location of fire department connection, DDCV, and size of fire line from water supply. Check with our water department engineer for city requirements in addition to fire. Ensure plans that there is a fire hydrant within 100 feet of fire department connections.

Response: Provided sheet C-1.1

3. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response: Note Provided on C-1.1

4. NFPA 1 (2015 Ed.) Chapter 11.10, requires that minimum radio signal strength for fire department communications be maintained at a level determined by the AHJ for all new and existing buildings including compliance with NFPA 72 (2013 Ed.). To satisfy this requirement, a signal strength/heat map survey showing the signal strength levels (with numeric values) in all areas of the building will be required and submitted to the City of Hollywood Building Department for review by Fire.

Response: Provided



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5. 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. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

Response: OK

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (lassiter@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Applicant needs to submit a park impact fee application for review during the TAC process.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. -Recommend presenting proposed construction to two local civic associations as noted below

-DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOCIATION meetings 1st Tuesday of each month 7:00 PM @ Multipurpose Community Center 2030 Polk St

Lynn Smith, President at 954.854.4496 DPRPCA@aol.com

-PARKSIDE CIVIC ASSOCIATION Ken Crawford, President, at parksideken@aol.com

2. If These associations have cancelled personal meetings, we recommend to Schedule a virtual meeting or phone conference call in order to do a project presentation.

Response: OK

LLR Architects Inc.

12980 SW 52 Street
Miramar, FL 33027

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



LLR Architects Inc.

o. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. We encourage applicants to meet with the neighborhood/civic associations in the area of this project to inform and answer questions. Please indicate if you have started this process.
2. Application is substantially compliant.

p. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org)

954-967-4371 Steven Bolger, Police

(sbolger@hollywoodfl.org) 954-967-4500 Doreen

Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. Note: Application is substantially compliant.

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for “1105-1107 S 19th Av, Hollywood, Florida” - Preliminary

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

2. Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

External Lighting

3. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
 - a. -Parking Lots 3-5-foot candles

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e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

- | | | |
|----|---------------------|------------------|
| b. | -Walking Surfaces | 3-foot candles |
| c. | -Recreational Areas | 2-3-foot candles |
| d. | -Building Entryways | 5-foot candles |
- e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- f. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- g. Exterior lighting should be controlled by automatic devices (preferably by photocell).
- h. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- i. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- j. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Landscaping:

4. Make sure all landscaping is trimmed and well maintained.
5. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
6. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
7. Plants/Shrubbery should not be more than 2ft in height.
8. Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

9. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
10. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

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e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

11. Lobby should be accessible to residents/guests only.
12. Parking area should be accessible to residents and guest only.

Internal Circulation and Control

13. There should not be recessed areas in corridors that could be used for hiding or loitering.
14. Convex mirrors should be used in corners and in stairwells.
15. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
16. Glass elevator is recommended so residents can see out/in.

Corridors

17. Corridors should be well-lighted with no dark areas.
18. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Fencing

19. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Non-Pedestrian Building Entry Points

20. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
21. Locations where gas and electric utilities enter buildings should be well lighted.
22. Electrical service disconnects and gas valves should be equipped with locking devices.
23. Fire command center should be kept locked and free of clutter.

Signage

24. Have adequate signage posted.



LLR Architects Inc.

Q. DOWNTOWN AND BEACH CRA

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

1. Not applicable.

R. PARKING

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

1. Application is minimally compliant.

S. ADDITIONAL COMMENTS

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Alexandra Guerrero

Alexandra
Guerrero
Principal
Planner

C: Luis La Rosa via email llarosa@larosaarchitects.com

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

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

TORRENS LAW FIRM, PLLC.

ATTORNEY: LUIS TORRENS, ESQ.

OWNERS AND ENCUMBRANCE REPORT

Client Name:	Oron Unger
Date of Report:	October 16, 2020
Address:	1105-1107 S 19 th Avenue Hollywood, FL 33020
Requesting Party:	City of Hollywood

Pursuant to your request, we have searched the public records of Broward County, Florida, from August 29th, 1949 at 11:00 pm to October 16, 2020 at 11:00 PM to ascertain the following:

Ownership and Property Details	
Current Owners	Oron Unger by Warranty Deed recorded in Instrument Number 114773809 Public Records of Broward County, Florida.
Active Encumbrances	Nothing found
Property Legal Description	The West 6 feet of Lot 28, all of Lots 29 and 30, Block 10, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, according to the map or plat thereof as recorded in Plat Book 3, Page 17, Public Records of Broward County, Florida.

Deed Information:

Clerk's File Number 1949-366390
TOI: Warranty Deed
DOF: August 29th, 1949
First Party: Florence C. Torsney (formerly Florence C. Acker) and John F. Torsne
Second Party: Ruth R. Doyle

Clerk's File Number 1949-366391
TOI: Warranty Deed
DOF: August 29th, 1949
First Party: Ruth R. Doyle and C.H. Doyle
Second Party: John F. Torsney and Florence C. Torsney

TORRENS LAW FIRM, PLLC.

ATTORNEY: LUIS TORRENS, ESQ.

Clerk's File Number Book 15395 Page 997

TOI: Death Certificate

DOF: N/A

First Party: Florence C. Torsney

Second Party: N/A

Clerk's File Number O.R. Book 2859 Page 678

TOI: Warranty Deed

DOF: August 17, 1964

First Party: John F. Torsney

Second Party: John F. Torsney and Marie L. Torsney

Clerk's File Number O.R. Book 6876 Page 707

TOI: Warranty Deed

DOF: January 19, 1977

First Party: John F. Torsney and Marie L. Torsney

Second Party: Marie L. Torsney

Clerk's File Number O.R. Book 15393 Page 247

TOI: Warranty Deed

DOF: April 29, 1988

First Party: Marie L. Torsney

Second Party: Luis Fernando Ruiz

Clerk's File Number O.R. Book 17174, Page 825

TOI: Warranty Deed

DOF: February 16, 1990

First Party: Luis Fernando Ruiz

Second Party: Nubia D. Ruiz

Clerk's File Number Instrument Number 113182190

TOI: Warranty Deed

DOF: August 20, 2015

First Party: Nubia D. Ruiz

Second Party: Beachfront Holdings Group, Inc

Clerk's File Number Instrument Number 114773809

TOI: Warranty Deed

DOF: December 13, 2017

First Party: Beachfront Holdings Group, Inc

Second Party: Oron Unger

TORRENS LAW FIRM, PLLC.

ATTORNEY: LUIS TORRENS, ESQ.

Mortgages Information:

Instrument No. 114936093
TOI: Mortgage
DOF: March 05, 2018
First Party: Freedom Mortgage Corporation
Second Party: Oron Unger

O.R. Book 15393, Page 248
TOI: Mortgage
DOF: April 28th, 1988
First Party: Dime Mortgage Company, Inc
Second Party: Luis Fernandez Ruiz

O.R. Book 18070 Page 498
TOI: Assumption Agreement with Release
DOF: February 01st, 1990
First Party: Dime Savings Bank NY
Second Party: Nubia D Ruiz

October 5, 2020

Luis La Rosa, A.I.A., President
Luis La Rosa Architects, Inc.
12980 Southwest 52 Street
Miramar, Florida 33027

Dear Mr. La Rosa:

Re: Platting requirements for a parcel legally described as Lot 5, Block 3, "Alden Manor," according to the Plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Broward County, Florida. This parcel is generally located on the southeast corner of Fletcher Street and South 19 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.21 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Luis La Rosa
October 5, 2020
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood





October 19, 2020

Oron Unger
1105-1107 S. 19 Ave.
Hollywood, FL 33020

FILE NUMBER: 20-DP-37

SUBJECT: Preliminary Site Plan review for an 18-unit residential development. (1105-1107 S 19 Ave).

SITE DATA

Owner/Applicant:	Oron Unger
Address/Location:	1105-1107 S 19 th Ave
Net Size of Property:	11,651.81 sq. ft. (0.27 acres)
Gross Size of Property:	+/- 18,653.9 sq. ft. (+/- 0.42 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Parkside Low Intensity Multi-Family District (PS-1)
Present Use of Land:	Multifamily Residential
Year Built:	1942 (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

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

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



Dear Board Members,

It's with great pleasure we are presenting an 18-unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 4-story, +/-14,000 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

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

3. Landscaping:

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

4. Site Massing: The 4-story project is located on the corner of Funston Street and 19th ave. The setback along Funston Street is 20 feet and along 19th avenue is 15 feet. This allows for a large setback in this low-density area and enhances the pedestrian experience. The entry Lobby faces 19th avenue which is a long street. The massing of the front elevation differentiates in height and along the setback line. The Lobby with exterior materials of raised band and irregular scoring and paint as well as the glass create a hierarchy and boldness along 19th Avenue. The balance of the front façade has cantilevered balconies and recessed balconies. A Curvilinear wood slat design provides balance to the long façade and defines the entry elegantly. This varied element prevents the front façade from being flat. The side façade Funston Street has similar features like wood and asymmetrical balcony projections of varying in size. Variations in height along the parapet enhance these features.

This new 18- unit development will help the improvement of the surrounding neighborhood on Funston St. We hope to have your support and acceptance of this new project.

Thank you for your time and consideration,

Sincerely,



Luis La Rosa
Registered Architect
AR#0017852



LEGEND



Brine Disposal

bdElevation Point

× bdElevation Point

bdFitting

● bdFitting

bdControl Valve

□ Air Release

□ Combination

● Other

■ Reduced Pressure Zone

bdSystem Valve

○ Ball

○ Butterfly

○ Gate

bdPump

□ bdPump

bdManhole

○ bdManhole

bdMain

— Active

— Abandoned

bdCasing

— bdCasing

Raw Water

rwElevation Point

× rwElevation Point

rwFitting

● rwFitting

rwControl Valve

□ Air Release

□ Altitude

□ Atmospheric Vacuum

□ Backflow Control

□ Blowoff

□ Simple Check

● Other

rwSystem Valve

○ Butterfly

○ Gate

○ Tapping

● Unknown Type

● Abandoned

rwFlow Meter

□ rwFlow Meter

rwPump

● Biscayne Active

● Biscayne Decommissioned

● Floridan Active

● Floridan Decommissioned

● Floridan Proposed

rwMain

— Biscayne Aquifer

— Floridan Aquifer

— Treated Water

— Abandoned

rwCasing

— rwCasing

Reclaim Water

rcElevation Point

× rcElevation Point

rcFitting

● rcFitting

rcControl Valve

□ Air Release

□ Backflow Control

□ Double Check

□ Simple Check

rcSystem Valve

○ Ball

○ Butterfly

○ Gate

○ Tapping

● Unknown Type

rcMeters

□ rcMeters

rcPump

□ rcPump

rcManhole

○ rcManhole

rcMain

— rcMain

rcCasing

— rcCasing

rcStorage Area

— rcStorage Area

rcIrrigation Areas

— rcIrrigation Areas

Potable Water

wElevation Point

× wElevation Point

wFitting

● wFitting

wControl Valve

□ Air Release

□ Altitude

□ Backflow Control

□ Blowoff

□ Combination

□ Double Check

□ Pressure Vacuum

□ Reduced Pressure Zone

□ Simple Check

□ Surge Relief

● Other

● Abandoned

● wCurbStop Valve

wSystem Valve

○ Ball

○ Butterfly Valve

○ Gate Valve

○ Hydrant Valve

○ Plug

○ Tapping Valve

● Other

● Unknown Type

● Abandoned

wService Connection

— wService Connection

wSiamese Connection

— wSiamese Connection

wHydrant

● Active

● Abandoned

wLUM Connection

— wLUM Connection

wStorage Tank

— wStorage Tank

wLateral Line

— Domestic

— Commercial

— Hydrant

— Fire

— Industrial

— Irrigation

— Other

— Abandoned

wMain

— Transmission

— Distribution

— Abandoned

wCasing

— wCasing

Sanitary Sewer

ssElevation Point

× ssElevation Point

ssFitting

● ssFitting

ssClean Out

● ssClean Out

ssControl Valve

□ Air Release

□ Altitude

□ Blowoff

□ Simple Check

● Abandoned

ssSystem Valve

○ Ball

○ Butterfly

○ Cone

○ Gate

○ Plug

○ Tapping

○ Unknown

● Other, Active

● Abandoned

ssLateral Line

— ssLateral Line

ssLUMConnection

— ssLUMConnection

ssGrease Trap

— ssGrease Trap

ssManhole

● Hollywood Standard

● Hollywood Drop

● Hollywood Conflict

● Hollywood Junction Box

● Hollywood Other

● Private Standard

● Private Pollution Control

● Private Drop

● Private Other

● Abandoned

ssDischarge Point

● Injection Well

● Ocean Outfall

ssPump

□ ssPump

ssLift Station

● Hollywood

● Hollywood, Proposed

● Broward County

● Federal

● Florida

● Other Municipality

● Private

● School

● Seminole

ssGravity Main

— Waste Water Effluent

— Hollywood

— Private

— Central Plant Drain

— Abandoned

ssPressurized Main

— Effluent Waste Water

— Active

— Active Private

— Treated Waste Water

— Non-Potable

— Filter Backwash / Overflow

— Abandoned

ssCasing

— ssCasing

Storm Water

swElevation Point

× swElevation Point

swFitting

● swFitting

swControl Valve

□ Flap Gate

□ Simple Check

□ Vacuum

swSystem Valve

● swSystem Valve

swCleanout

● swCleanout

swWeir Structure

● swWeir Structure

swDischargePoint

● Hollywood

● Florida

● Other

● Private

● Seminole

● Abandoned

swWell

● swWell

swInlet

● Area Drain

● Catchbasin

● Conflict Inlet

● Curb Inlet

● Ditch Bottom Inlet

● Pollution Control

● Rear Yard

● Roof

● Tidal Control

● Other

● Unknown

● Abandoned

swManhole

● Standard

● Conflict

● Pollution Control

● Junction Box

● Tidal Control

● Other

● Abandoned

swPump

□ swPump

swPump Station

● Hollywood

● State

swGravity Main

— Hollywood

— Private

— Abandoned

swPressure Pipe

— Hollywood

— Private

swCasing

— swCasing

swCulvert

— swCulvert

swDetention

— swDetention

swDrainfield - Line

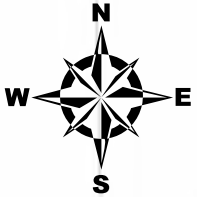
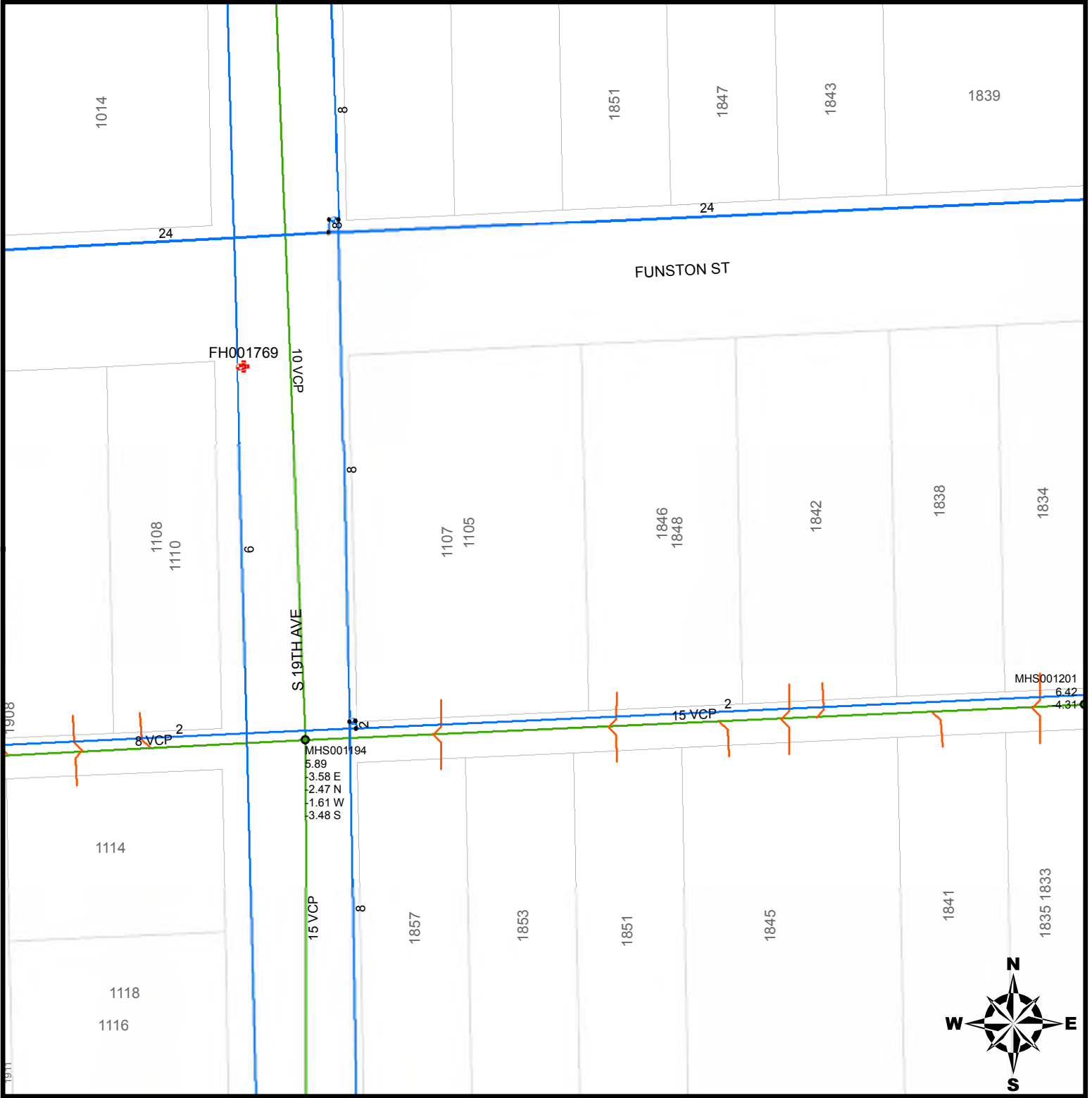
— swDrainfield - Line

swOpen Drain

— swOpen Drain



UTILITY ATLAS MAPLET

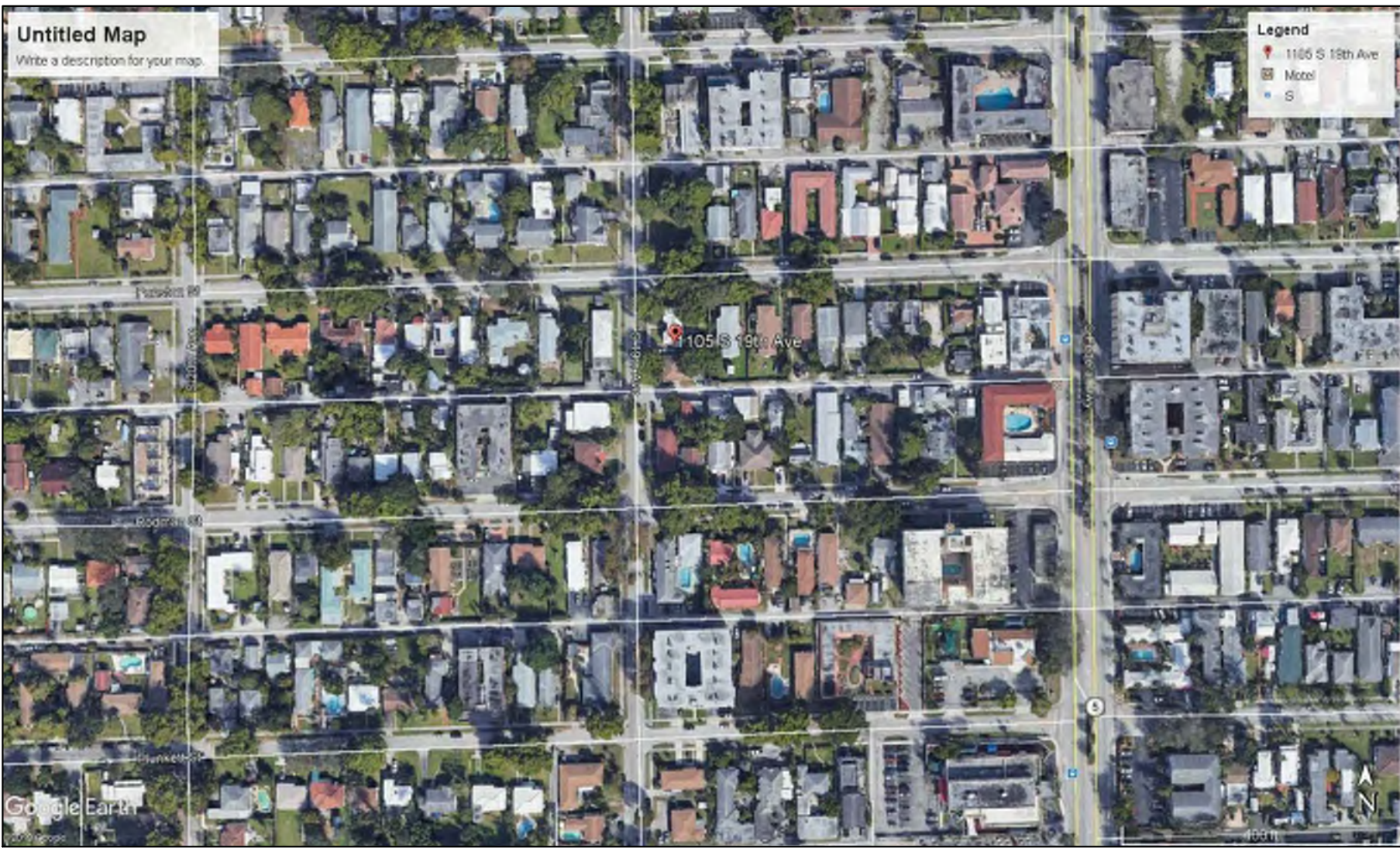


ACCESS TO INFORMATION CONTAINED WITHIN THIS DOCUMENT IS RESTRICTED UNDER FLORIDA STATUTE 119.07 SECTION 1 PARAGRAPH (EE) SUBSECTION (3). ALL PERSONS BEING PERMITTED ACCESS TO THIS DOCUMENT SHALL RESTRICT ACCESS TO OTHERS IN ACCORDANCE WITH THE ABOVE REFERENCED STATUTE. IF ANY QUESTION AS TO THE DISSEMINATION OF THIS INFORMATION EXISTS, IT SHALL BE FORWARDED TO THE DIRECTOR OF PUBLIC UTILITIES, CITY OF HOLLYWOOD FLORIDA FOR FINAL DETERMINATION.

INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.



PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON FUNSTON
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020



LOCATION MAP



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(O)- 305-403-7926
(F)- 305-403-7928
E-MAIL: LLAROSA@LAROSAARCHITECTCTCS.COM

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE, FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

1708 SW JOY HAVEN ST
PORT ST. LUCIE, FL 34983
(O)-772-834-1357



SHEET INDEX

COVER SHEET
SURVEY
C-1.1 PAVING, GRADING, WATER & SEWER PLAN
GENERAL DETAILS

1 OF 3 LANDSCAPE PLAN
2 OF 3 LANDSCAPE MITIGATION PLAN
3 OF 3 LANDSCAPE NOTES DETAILS.

SP-1.1 LOCATION PLAN
GENERAL NOTES
LEGAL DESCRIPTION
SITE DATA
SITE PLAN
BUILDING CALCULATION
DETAIL SCREEN

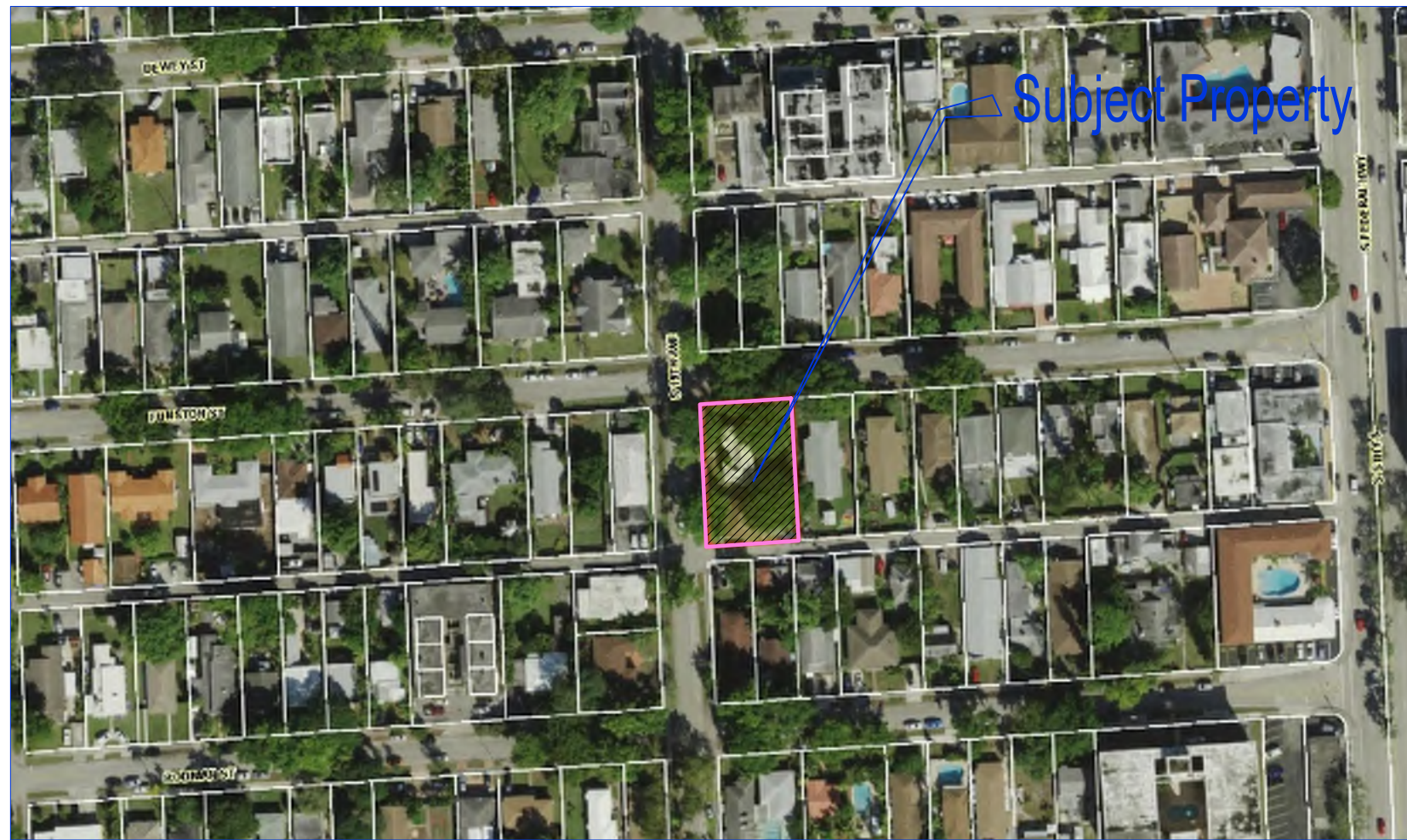
SP-1.2 DUMPSTER ENCLOSED DETAIL
PARKING HANDICAP STALL
PARKING STALL
GENERAL DETAILS
DIAGRAM-FAR CALCULATION
DIAGRAM-FERVIOUS/IMPERVIOUS

SP-1.3 GENERAL ELEVATIONS
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-1.5 ROOF PLAN & GENERAL DETAILS
A-2.1 WEST ELEVATION
A-2.2 NORTH ELEVATION
A-2.3 EAST ELEVATION
A-2.4 SOUTH ELEVATION

CAR LIFT DETAILS.

TAC-1 meeting date: 09.08.2020
TAC-2 meeting date: 10.19.2020

LOCATION MAP
NOT TO SCALE



ALTA / NSPS LAND TITLE SURVEY

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

PROPERTY ADDRESS: Folio Number: 514222102000

1105 S 19th Avenue, Hollywood, Florida 33020

1107 S 19th Avenue, Hollywood, Florida 33020

AREA TABULATION:

Gross Lot Area of Subject Parcel: +/- 18 653.90 Sq Ft (+/-0.42 Acres)

Net Lot Area of Subject Parcel: 11 651.81 Sq Ft (+/- 0.27 Acres)

LEGAL DESCRIPTION:

The West 6 feet of Lot 28, and all of Lots 29 and 30, Block 10, of HOLLYWOOD SOUTH SIDE ADDITION No.2, according to the Plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.

A/K/A

Lot 28 W, 6, 29, 30 Block 10 HOLLYWOOD SOUTH SIDE ADDITION No.2 according to the Plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.

SURVEYOR'S REPORT:

- This Boundary Survey has been made on the ground on July 28th, 2020 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an Alta Survey has been prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2016.
- This Alta Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. Elevations have not been determined. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- At the time of this Alta Survey these lands are improved with two (2) Residential Buildings and its appurtenances built on it.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way(s): Funston Street - along the North property line, and a 15 feet Public Alley along the South property line. The undersigned has no knowledge of proposed changes in street right of way lines for this roadway.
- Only aboveground improvements and visible evidence of utilities have been represented on this survey. Underground utilities and footings have not been located.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- The subject property is not designated as a wetland in the National Wetlands Inventory (U.S. Fish and Wildlife) and no wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. This is a designation obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- VERTICAL CONTROL AND VERTICAL 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 1135, Elevation = 10.770 feet (NGVD29)
Bench Mark # 2: Broward County Engineering Department Bench Mark 1896, Elevation = 10.932 feet (NGVD29)
- HORIZONTAL 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" and 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.
- This survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a Boundary and Topographic Survey.
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1"= 20'. Vertical and horizontal data are expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Title Commitment provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing of East along the South R/W line of Funston Street. This line is noted on the survey as BR (Bearing Reference).
- 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. This survey reflects a gap between existing fences located on the sides of this lot and the platted lot lines. Area between the fence and the platted lot line might or might not being used by the adjoining.
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company, Dated November 21, 2017 at 11.00 PM. Upon review and examination of instruments of record listed on Schedule B - II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

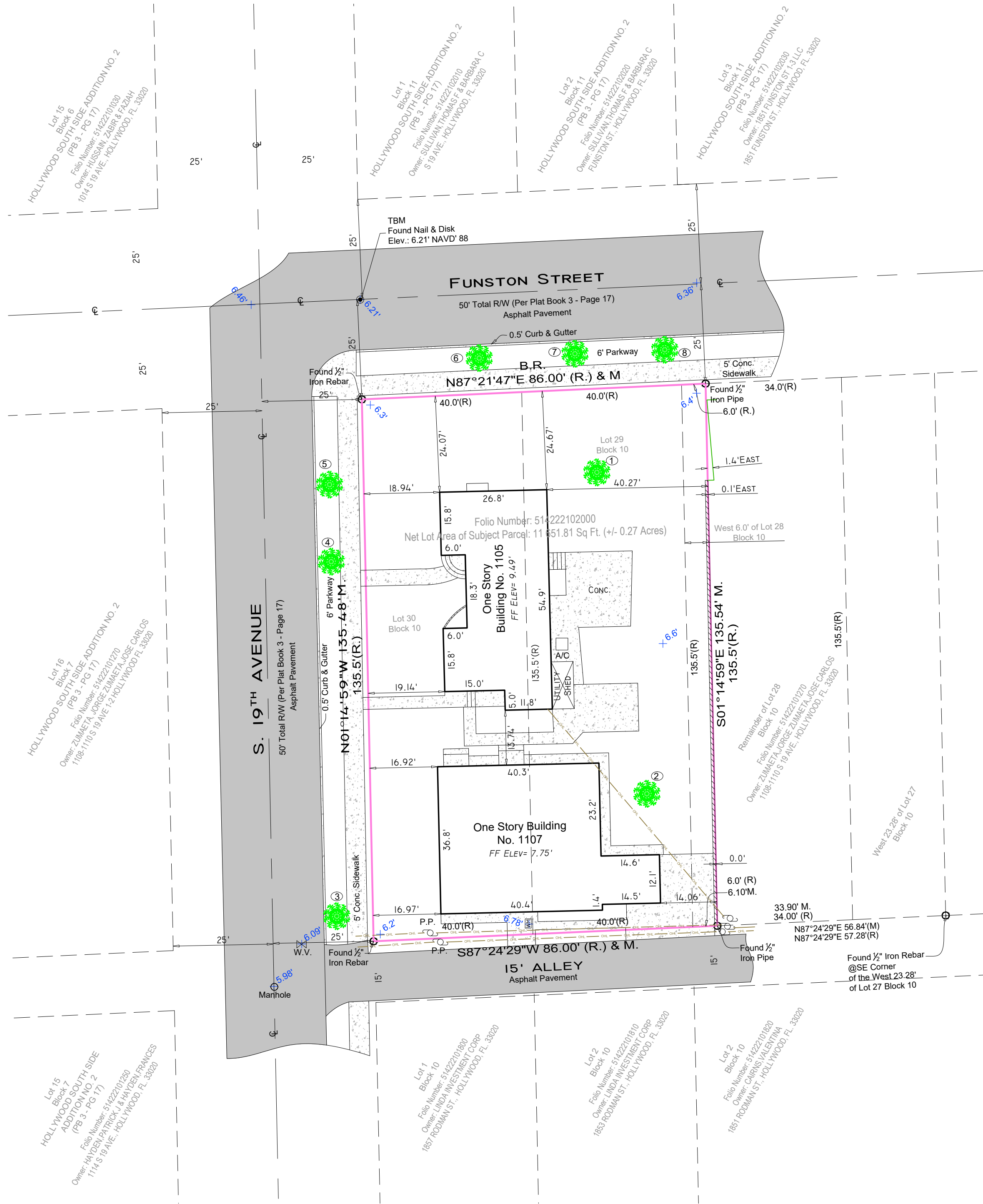
TITLE NOTES BASED ON SCHEDULE B-II EXCEPTIONS

(Instruments recorded in the Public Records of Broward County, unless otherwise noted. Only survey-related items examined)

Items # 1, 2, 3, and 5: Not survey related items.

Item # 4: This Property is subject to restrictions, reservations, reservations, easements and others matter shown on the Plat of HOLLYWOOD SOUTH SIDE ADDITION NO. 2, as recorded in Plat Book 3, Page 17, but containing any covenant, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to extend that such covenants, conditions or restrictions violate 42 USC 3604(c). Refer to Survey map for geometry.

22. In preparation of this survey, this firm reviewed and examined Owners and Encumbrance Report, dated: January 29, 2020; prepared by Torrens Law Firm, PLLC. Said report found no active encumbrances, therefore no encumbrances have been plotted on this survey.



CERTIFICATION

I hereby certify to:

Oran Unger,
Old Republic National Title Insurance Company;

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, 6, 7 (a) (1), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Field Work Date: July 28th, 2020

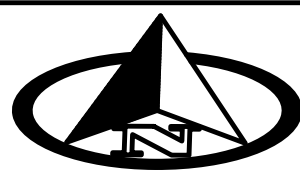
Odalys C. Bello-Iznaga

Professional Surveyor and Mapper # 6169 State of Florida

TREE CHART

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) +/-	Approximate Height (ft) +/-	Approximate Canopy (ft) +/-
1	Mahogany	Swietenia macrophylla	33	56	60
2	Mahogany	Swietenia macrophylla	30	52	58
3	Mahogany	Swietenia macrophylla	26	40	53
4	Mahogany	Swietenia macrophylla	26	50	38
5	Black olive	Bucida buceras	24	48	50
6	Black olive	Bucida buceras	20	36	30
7	Mahogany	Swietenia macrophylla	18	30	26
8	Black olive	Bucida buceras	23	48	38

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.



0 10 20

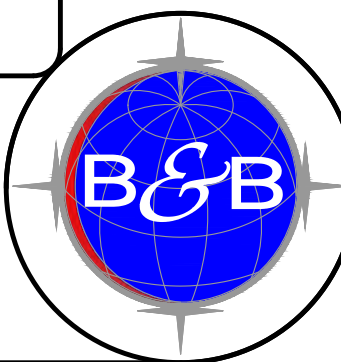
SCALE: 1" = 20'

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
- R = PROPERTY LINE
- C = CENTER LINE
- M = MONUMENT LINE
- CALC = CALCULATED
- MEAS = FIELD MEASURED
- P = PER PLAT
- FSM = 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
- (R.) = RECORD

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

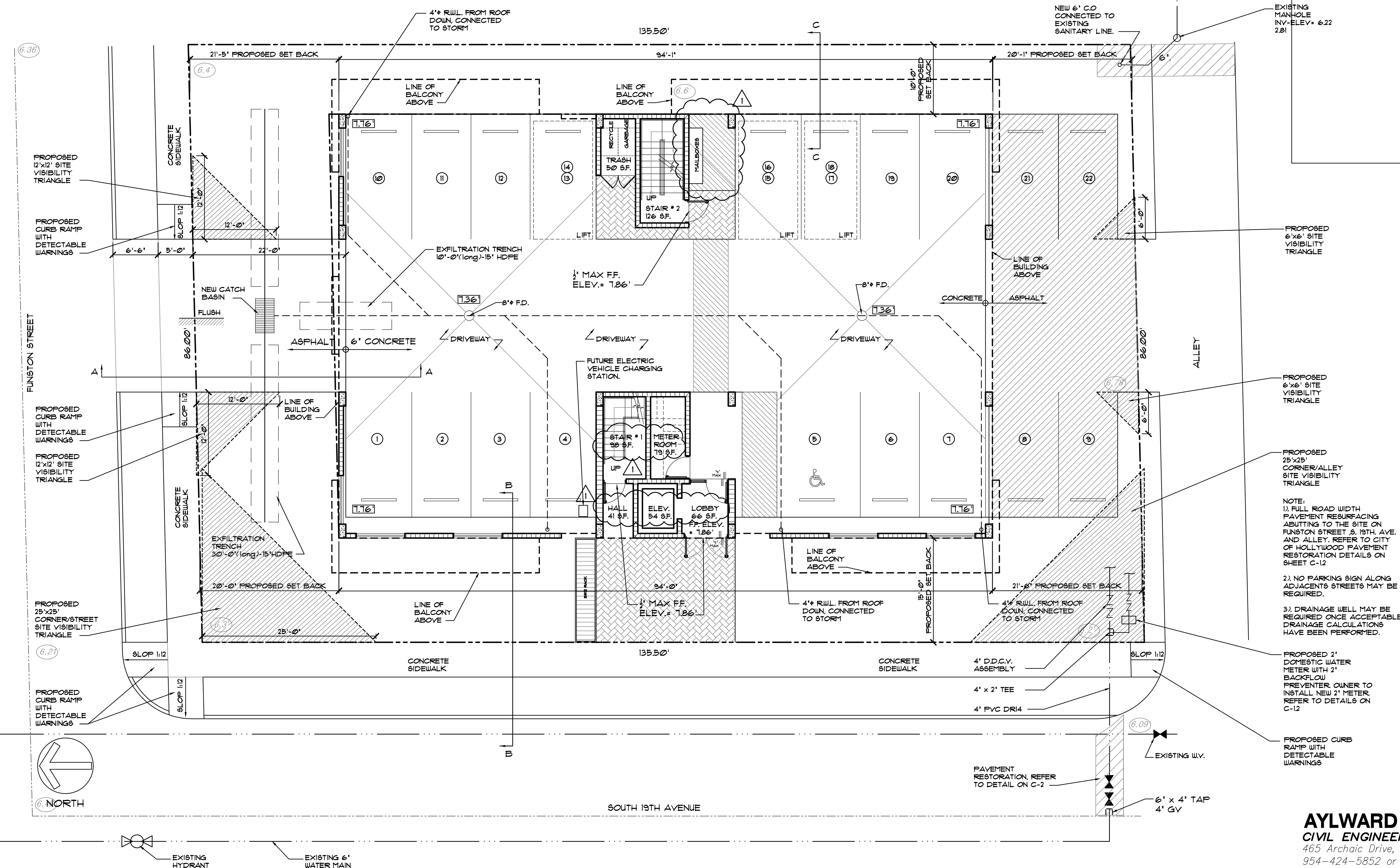




1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED 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 STORMWATER LEVEL OF 200' NAVD AS SHOWN IN W.C.2-2.
5. PLUG STUB PIPES WITH #10-X#14 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 RAS OR TO WET POND OR TREATMENT HAS BEEN PROVIDED THRU OTHER MEANS, THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C.2-2.

☒ XX DENOTES PROPOSED GRADE



Landscape Notes:

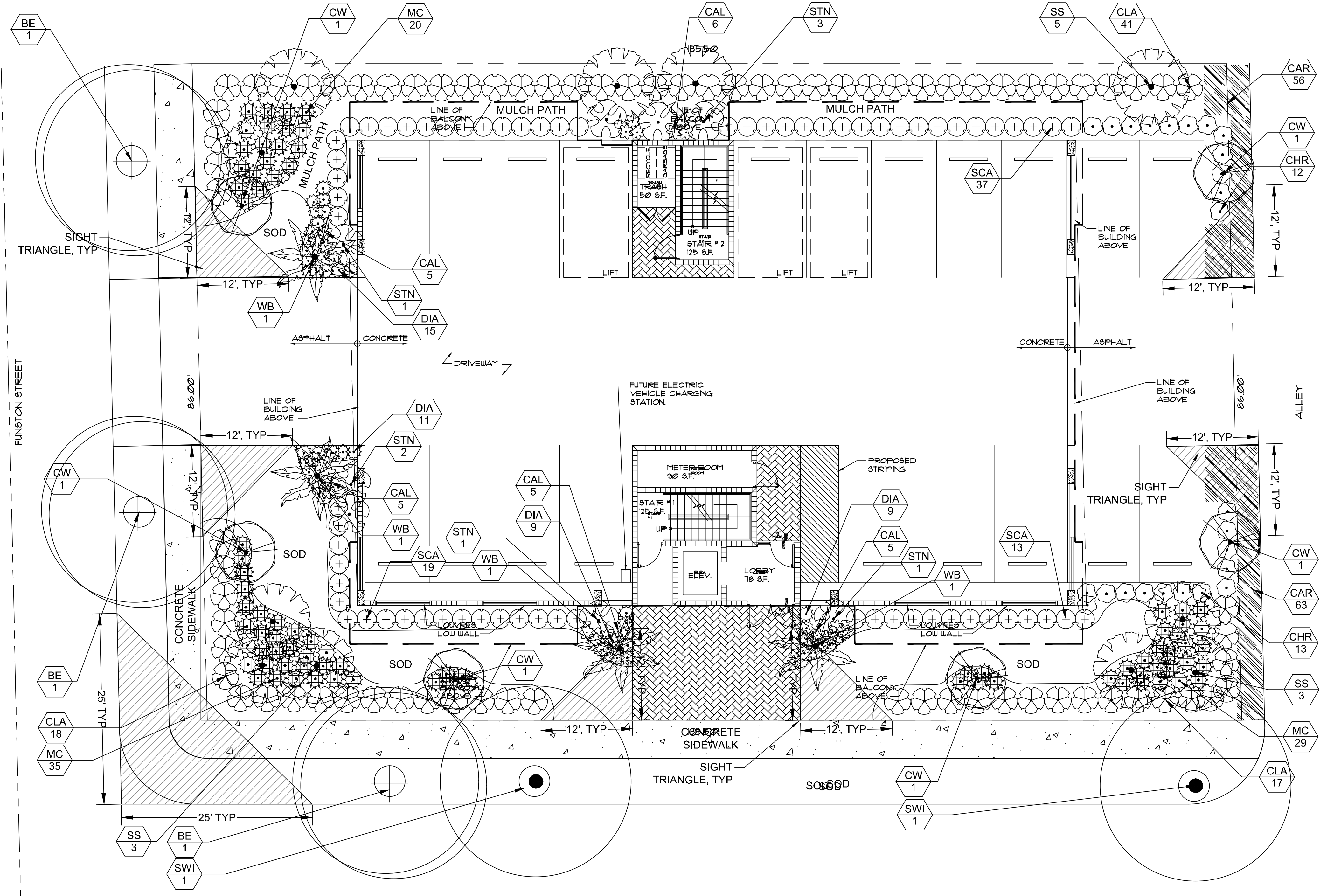
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- 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 - PS1 (Parkside Low Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	7 Trees (215/30)	7 Trees
Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area.	4 Trees Min. Site Req. (4,065 SF/1,000)	4 Trees
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	7 Trees	7 Trees



Plant Schedule:

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	CW	Conocarpus erectus 'Sericeus'	Silver Buttonwood	45G, 12' HT, 6' CT, STD, 2" DBH MIN.	6	
EXISTING TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	BE	Bucida buceras	Black Olive Tree	Existing to Remain	3	
	SWI	Swietenia macrophylla	Mahogany	Existing to Remain	2	
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	SS	Sabal palmetto	Sabal Palm	FG, 18'-24' CT, SLK, CV, SP	11	
	WB	Wodyetia bifurcata	Foxtail Palm	FG, 8' GW, 12' CT, SP, MATCH	4	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	CHR	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" OA, F,	26	
	CLA	Clusia guttifera	Small-Leaf Clusia	7G, 4' HT x 3' SPR, FTB	76	
	CAL	Cordyline fruticosa 'Auntie Lou'	Ti Plant	7G, 4' HT x 3' SPR, 3PP, SP	26	
	DIA	Dianella tasmanica	Flax Lily	1G, 18" OA, F	44	
	MC	Muhlenbergia capillaris	Pink Muhly Grass	3G, 24" OA, F,	84	
	SCA	Schefflera arboricola	Green Schefflera	3G, 24" OA, F,	69	
	STN	Strelitzia nicolai	White Bird of Paradise	15G, 6' OA, SP	8	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	CAR	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" HT x 12" SPR, F	18" o.c.	119



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Fort St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

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

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

ORON FUNSTON

1105-1107 South 19th Ave, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
08.23.20	PG	Initial Submittal
10.16.20	BW	1st Resubmittal

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

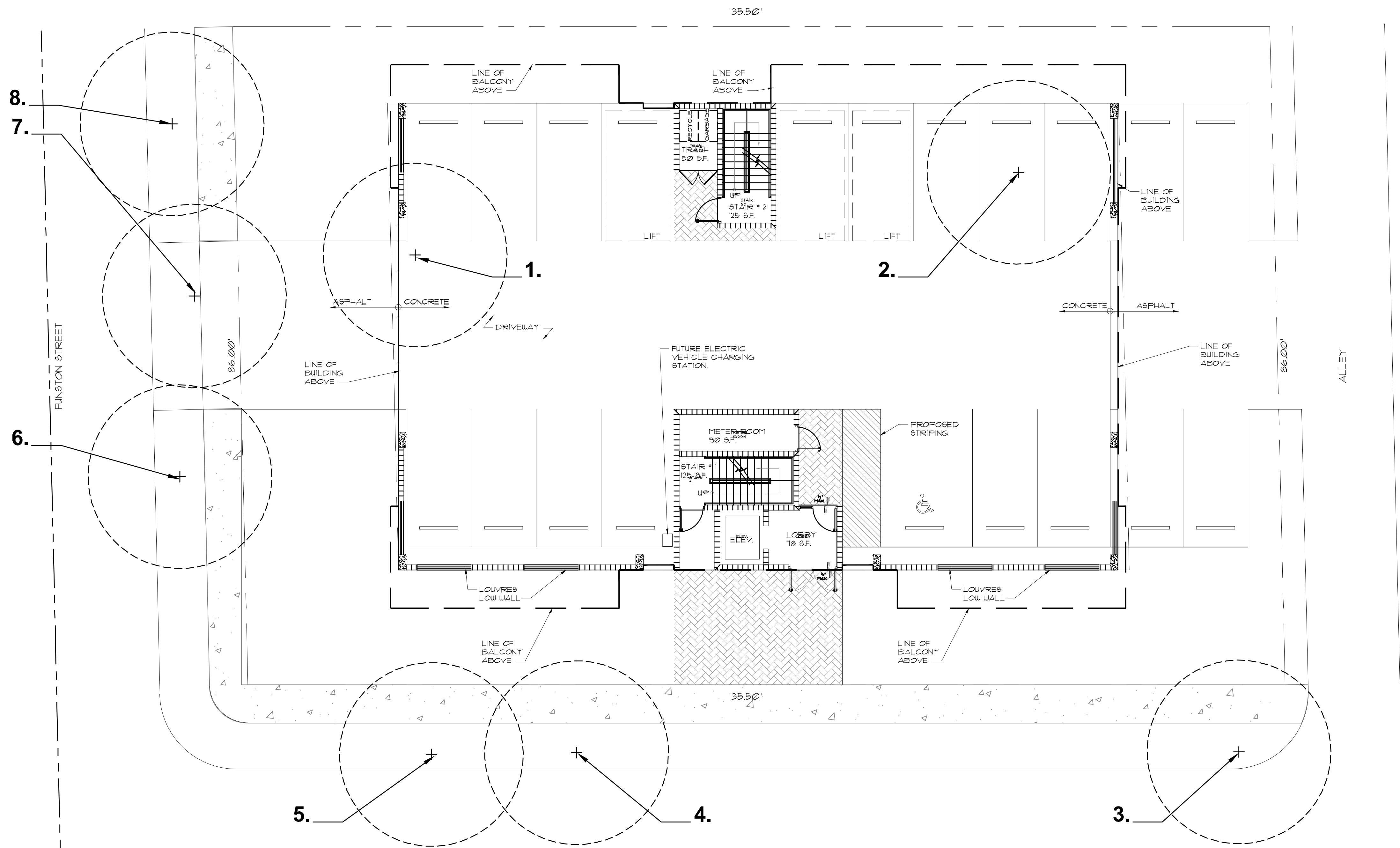
Scale:

NORTH

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

0 4' 8' 16'

1 of 3



- Existing Trees to Remain:**
- 3. *Swietenia macrophylla*, Mahogany, 26" DBH, 40' Height, 53' Canopy
 - 4. *Swietenia macrophylla*, Mahogany, 26" DBH, 50' Height, 38' Canopy
 - 5. *Bucida buceras*, Black Olive, 24" DBH, 48' Height, 50' Canopy
 - 6. *Bucida buceras*, Black Olive, 20" DBH, 36' Height, 30' Canopy
 - 8. *Bucida buceras*, Black Olive, 23" DBH, 48' Height, 38' Canopy

- Existing Trees to be Removed:**
- 1. *Swietenia macrophylla*, Mahogany, 33" DBH, 56' Height, 60' Canopy
 - 2. *Swietenia macrophylla*, Mahogany, 30" DBH, 52' Height, 58' Canopy
 - 7. *Swietenia macrophylla*, Mahogany, 18" DBH, 30' Height, 26' Canopy

Landscape Tree Mitigation Data:	
Trees Removed	Replacement Provided
<i>Swietenia macrophylla</i> , Mahogany, 33" DBH, 56' Height, 60' Canopy	City Tree Fund Payment (33" / 2 x \$350 = \$5,775)
<i>Swietenia macrophylla</i> , Mahogany, 30" DBH, 52' Height, 58' Canopy	City Tree Fund Payment (30" / 2 x \$350 = \$5,250)
<i>Swietenia macrophylla</i> , Mahogany, 18" DBH, 30' Height, 26' Canopy	City Tree Fund Payment (18" / 2 x \$350 = \$3,150)
Mitigation not planted on site to be satisfied via payment to City tree fund. (81" owed x (\$350 per 2") = \$14,175 Total Payment)	

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

Project Team

Landscape Architect:

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Port St. Lucie, FL 34983
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Architect:


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PROPOSED MULTI FAMILY DEVELOPMENT FOR:
ORON FUNSTON
1105-1107 South 19th Ave, Hollywood, FL 33020
Existing Tree Information

Revisions		
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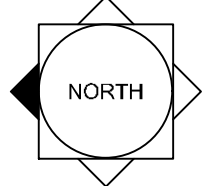
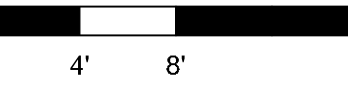
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:


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


2 of 3

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 higher 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 a 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, grinding or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

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

- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

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

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of 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 locations 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.
Laric 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 galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" o.a. 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, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

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

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

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

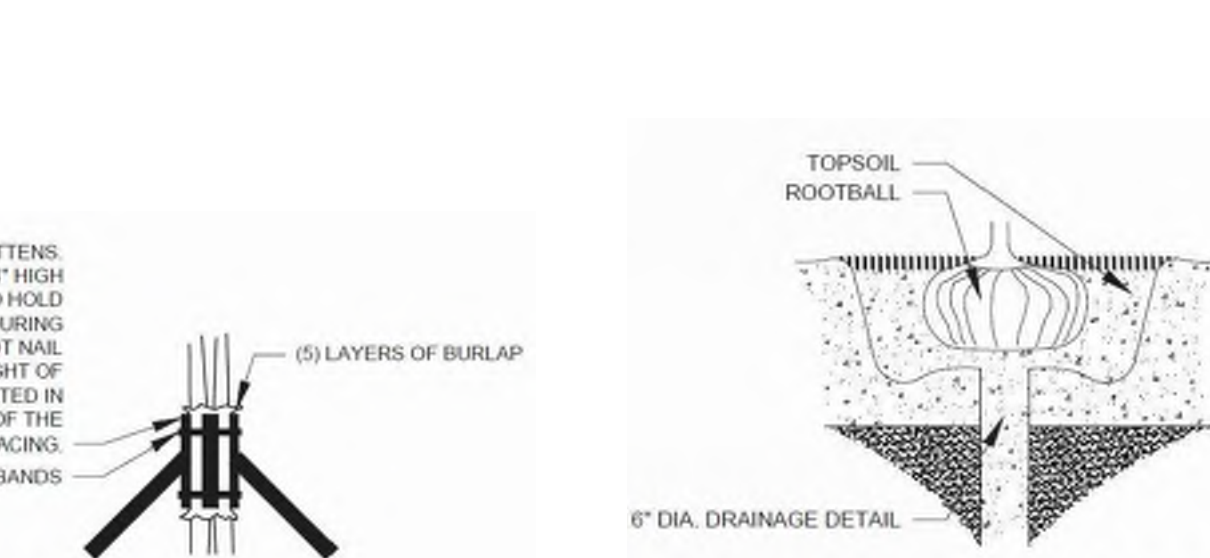
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

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

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

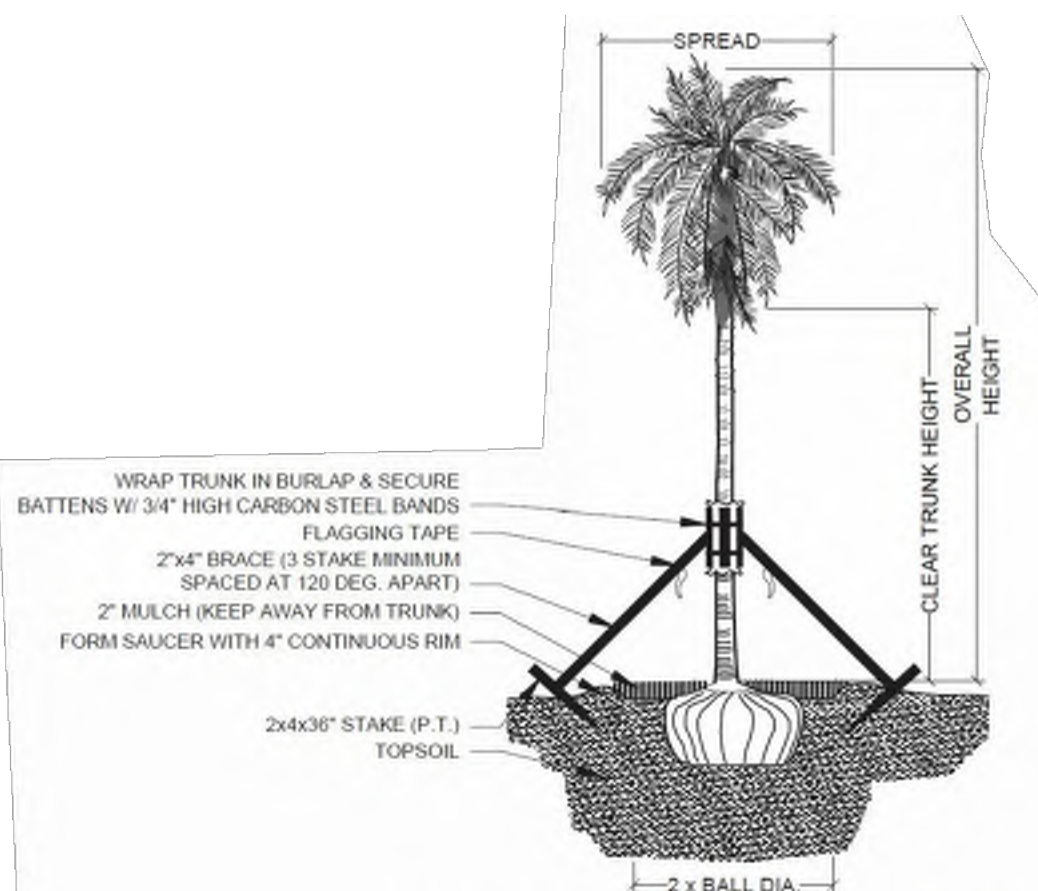
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

TREE PROTECTION DETAIL
NOT TO SCALE

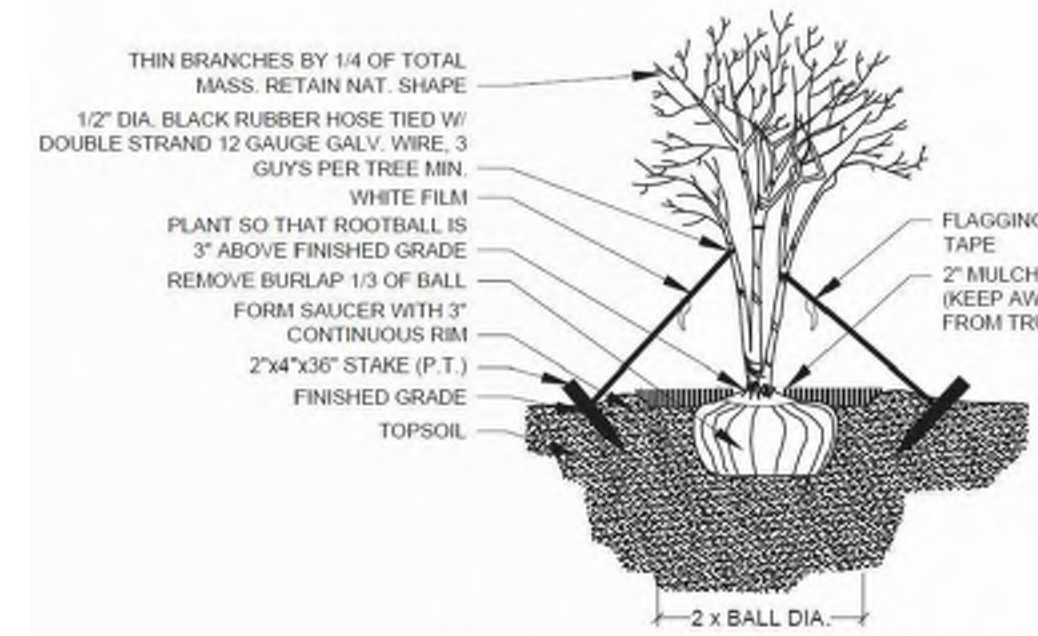


BRACING DETAIL
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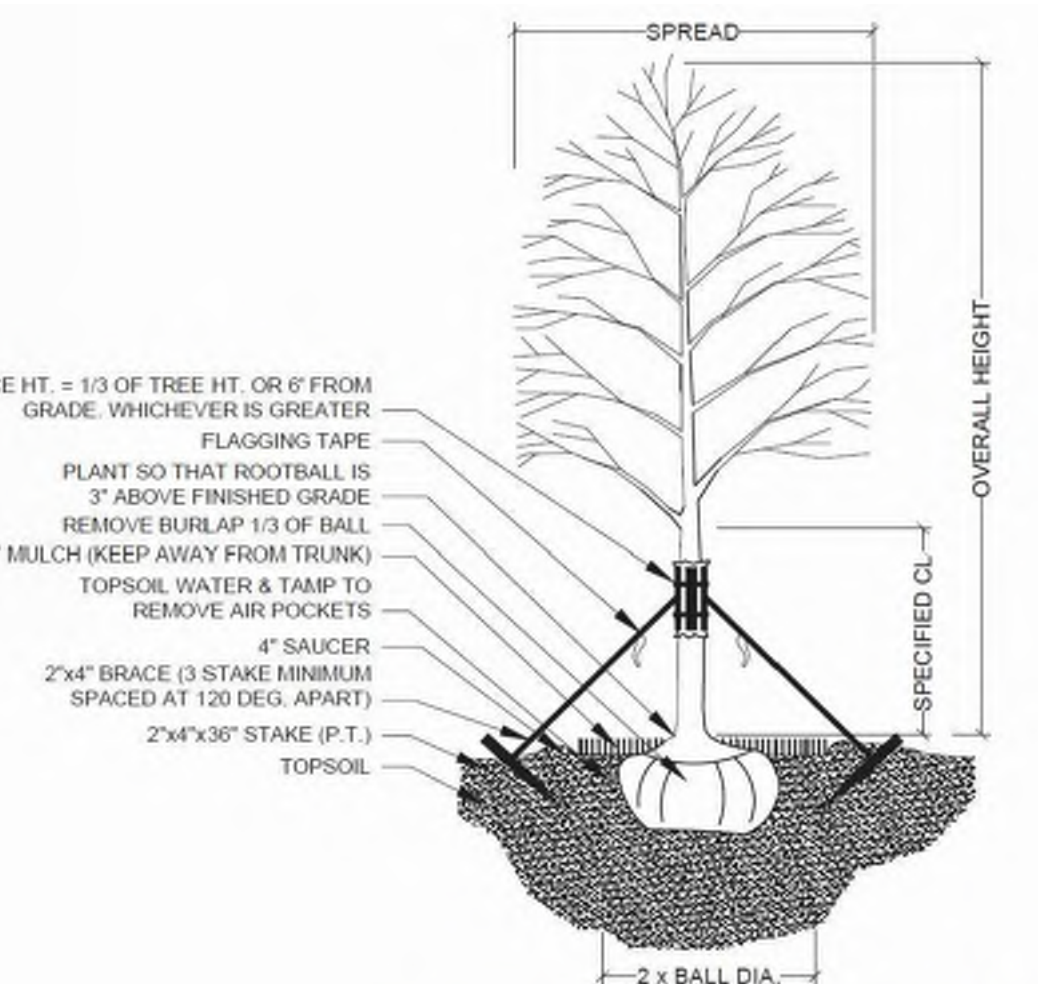
DRAINAGE TESTING DETAIL
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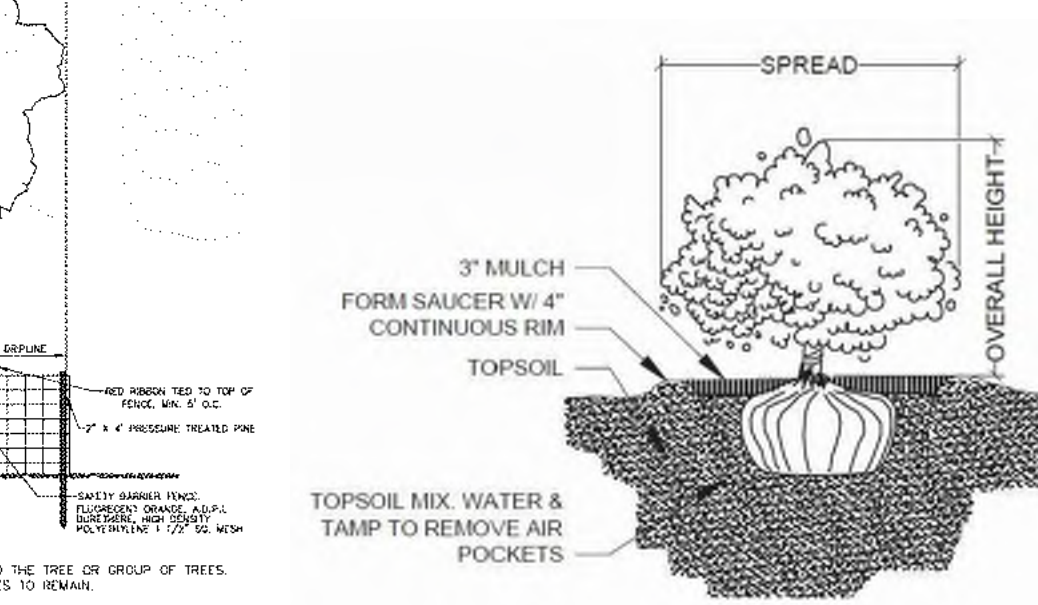
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



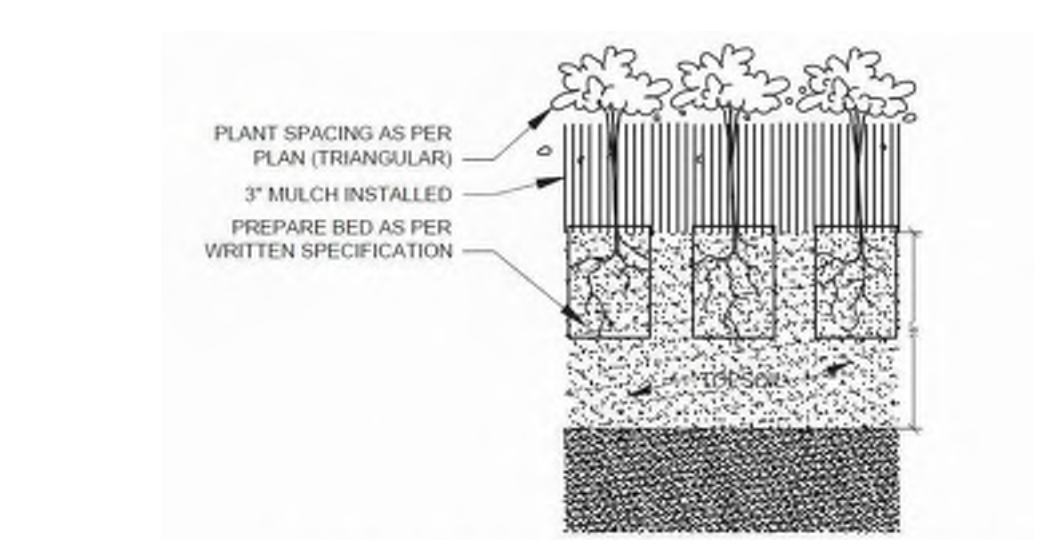
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

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.
ARCHITECTURE & PLANNING
12880 S.W. 52 STREET
MIAMI, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL.) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM


PROPOSED MULTI FAMILY DEVELOPMENT FOR:

ORON FUNSTON

1105-1107 South 19th Ave, Hollywood, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
08.23.20	PG	Initial Submittal
10.16.20	BW	1st Resubmittal



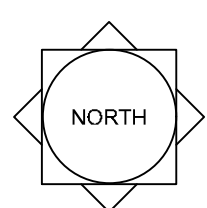
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG

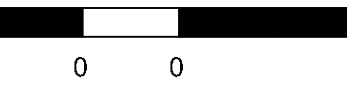
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Municipal Project:

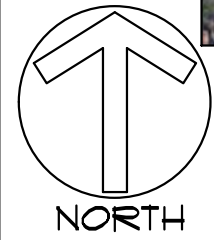
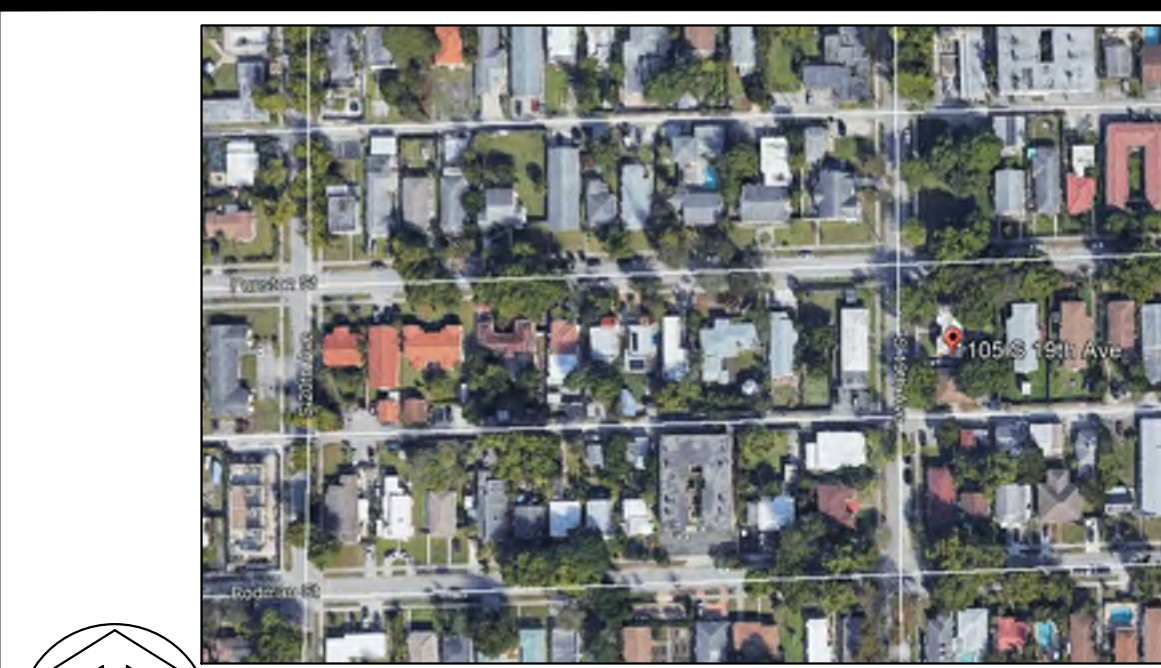
Scale:



SCALE: 1" = N.T.S.



3 of 3



1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2011-6TH 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 INFERRABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

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

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

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

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

LOT 28 W. 629330 BLOCK 10, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, ACCORDING TO THE PLAT THERE OF, RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A/K/A

THE WEST 6 FEET OF LOT 28, AND ALL OF LOT 29 AND 30, BLOCK 10 OF HOLLYWOOD SOUTH SIDE ADDITION NO. 2 ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 3 AT PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3 LEGAL DESCRIPTION

SITE CALCULATIONS:

TOTAL SITE AREA:	11,651.81 S.F. OR 26
BUILDING FOOTPRINT AREA	5,124 S.F.
DRIVEWAY	1,561 S.F.
CONC. SLAB	300 S.F.
TOTAL IMPERVIOUS AREA=	7,085 S.F. (63.1%)
TOTAL PERVIOUS AREA=	4,066.81 S.F. (34.9%)

(REFER TO 3/8P12 FOR DIAGRAM)

F.A.R. CALCULATIONS:

11,651 S.F. X 125=	14,564 S.F.
FIRST FLOOR (NOT TRASH ROOM & METER ROOM)	385 S.F.
2ND-5TH FLOOR TYPICAL (NOT ELEC. ROOM, JANITOR, CIRCULATION, TRASH ROOM & BALCONY)	4,468 S.F. X 3 13,404 S.F.
F.A.R. PROVIDED (REFER TO 8/8P12 FOR DIAGRAM)	13,789 S.F.
F.A.R. ALLOWED	14,564 S.F.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
1 PARKING SPACE PER EACH UNIT (1BED)	15	
1.5 PARKING SPACE PER EACH UNIT (2BED)	4.5	
1 GUEST PARKING SPACES PER 10 UNITS	2	
TOTAL PARKING SPACES	215	22

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
STREETS	20'	21'-5"
AVENUES	15'	15'-0"
SIDE INTERIOR	10'	10'-0"
REAR	20'	21'-6"

AT GRADE PARKING SETBACKS

N- 21'-6"
S- 20'-6"
E- 10'-0"
W- 10'-0"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	4 STORIES OR 45'	45'-0"

LAND USE DESIGNATION: RAC

LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER

ZONING DESIGNATION: RS-1

BUILDING CALCULATION

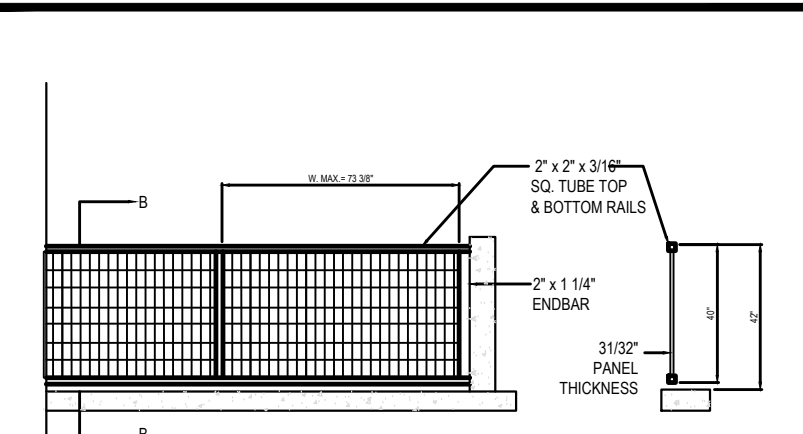
	UNIT #1 (ONE BED.)	UNIT #2 (ONE BED.)	UNIT #3 (ONE BED.)	UNIT #4 (ONE BED.)	UNIT #5 (ONE BED.)	UNIT #6 (TWO BED.)		
1ST. FLOOR COMMON AREA=	514 S.F.	-	-	-	-	-		514 S.F.
2ND. -4TH FLOOR LIVING AREA=	-	656 S.F.	640 S.F.	656 S.F.	656 S.F.	640 S.F.	863 S.F.	
BALCONY=	-	52 S.F.	-	52 S.F.	52 S.F.	-	52 S.F.	
TOTAL UNITS AREA=	108 S.F.	640 S.F.	108 S.F.	108 S.F.	640 S.F.	915 S.F.	4,319 S.F.	4,319 S.F. X 3 FLOORS= 12,957 S.F.
COMMON AREA=	-	-	-	-	-	-	1,611 S.F.	1,611 S.F. X 3 FLOORS= 4,833 S.F.
TOTAL AREA=	-	-	-	-	-	-	5,930 S.F.	5,930 S.F. X 3 FLOORS= 17,790 S.F.
TOTAL GROSS AREA=	-	-	-	-	-	-	-	18,304 S.F.

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 S.F.	640 S.F.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 S.F.	685 S.F.

TOTAL UNITS
15 UNITS (1 BED.)
3 UNITS (2 BED.)
TOTAL= 18 UNITS

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

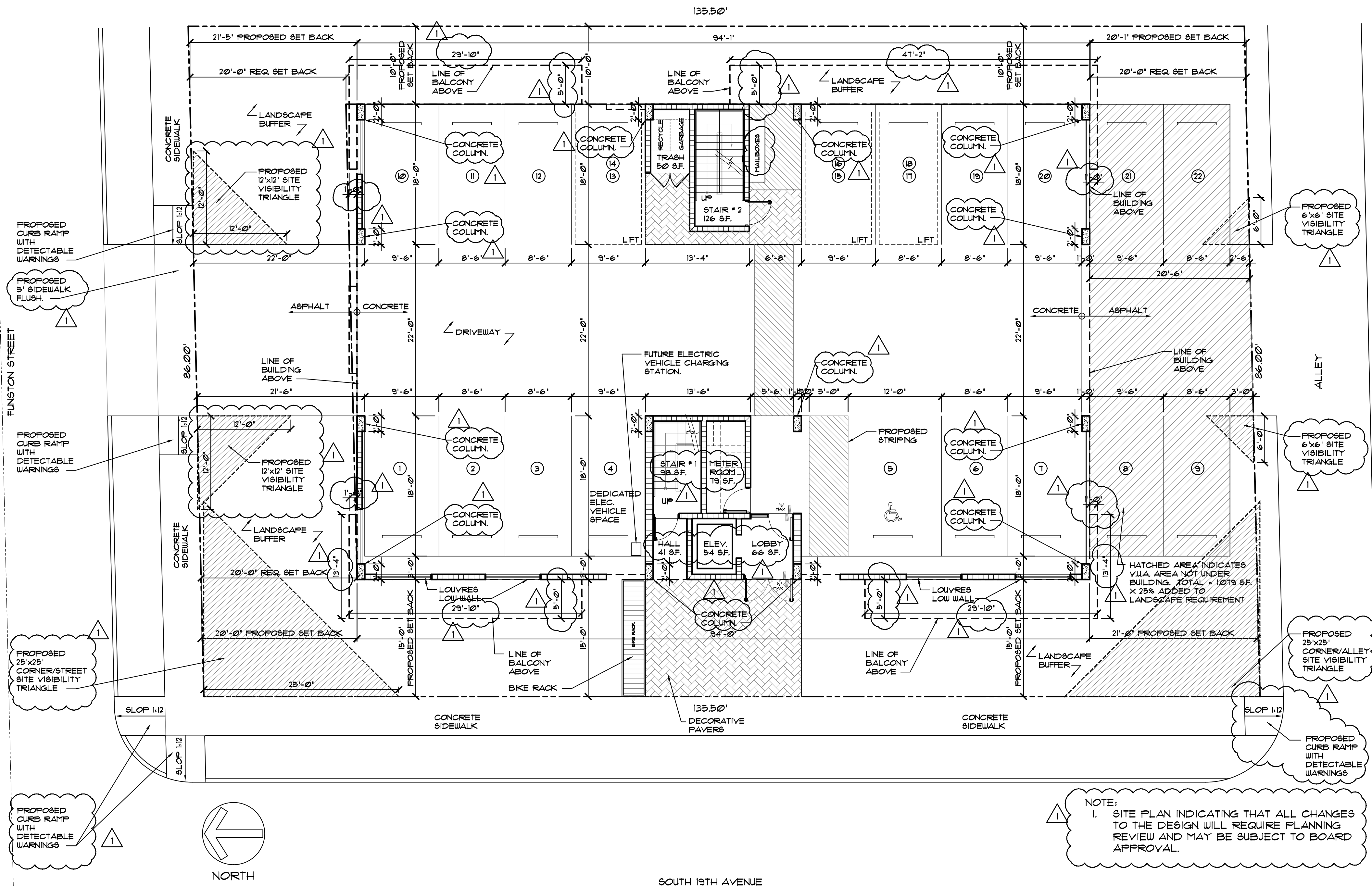


4 SITE DATA

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 110 AND BROWARD AMENDMENT 1182.
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

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.



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

5 PROPOSED SITE PLAN

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



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PROPOSED 18-UNIT MULTI-FAMILY DEVELOPMENT FOR:

ORON UNGER

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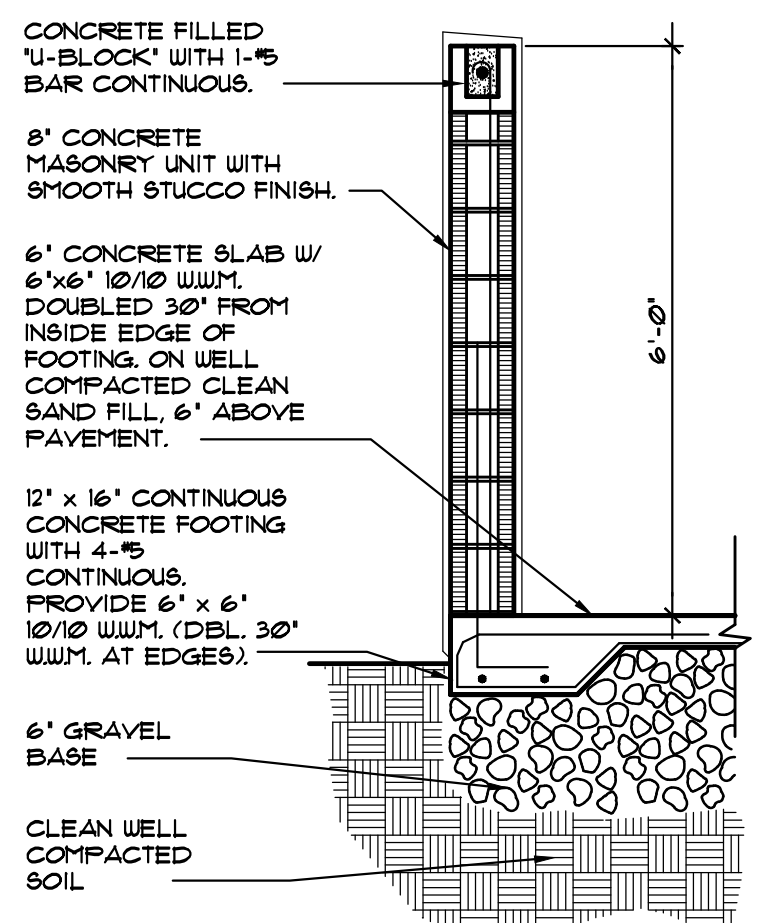
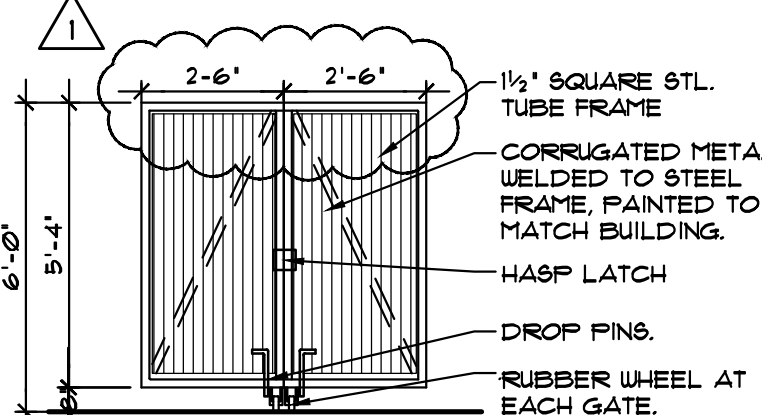
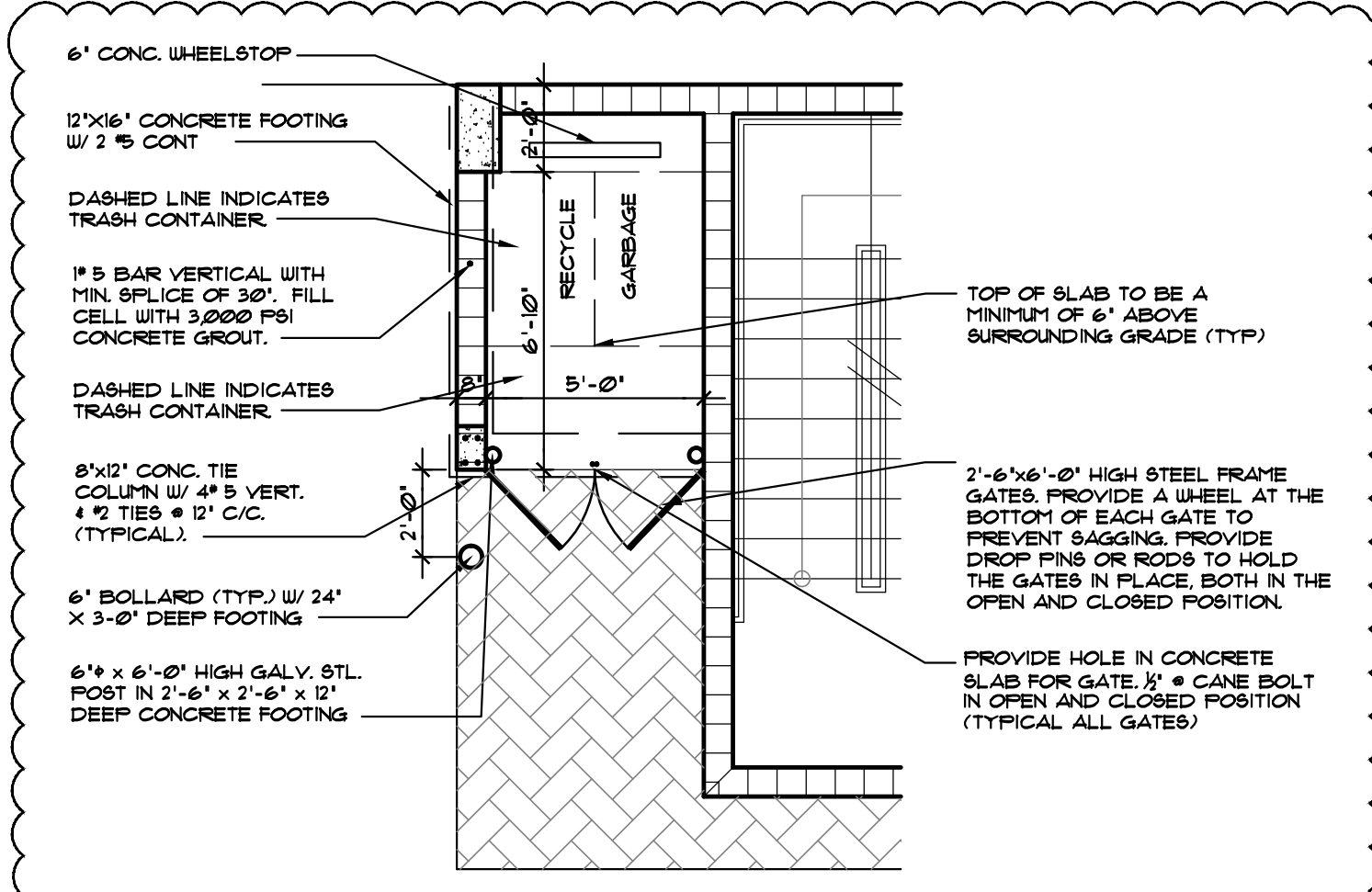
SEAL: AR 0017852
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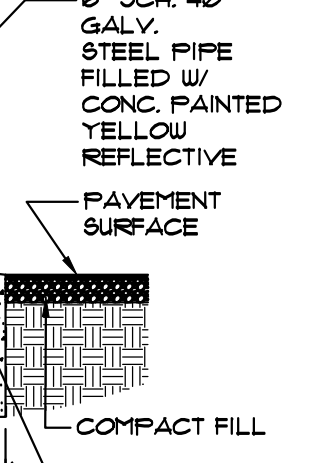
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SP-1.1

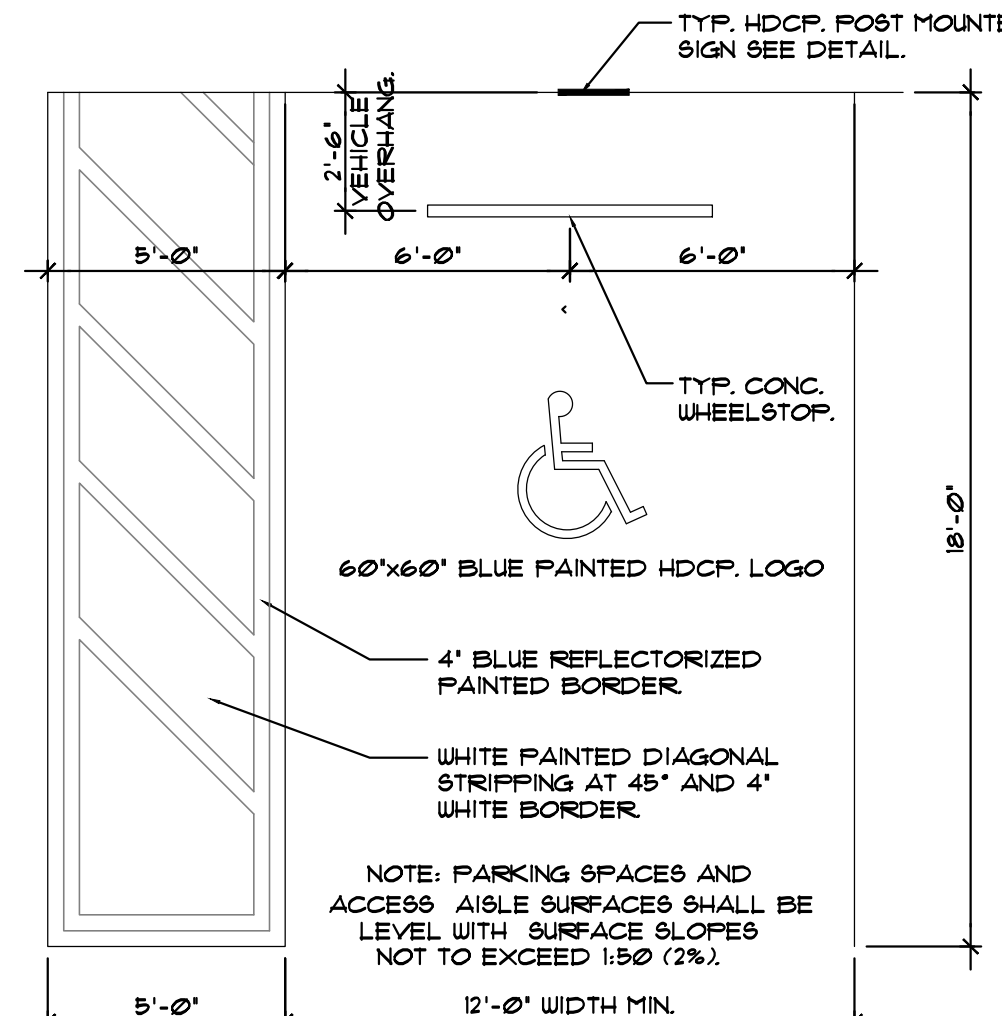
OF SHEETS



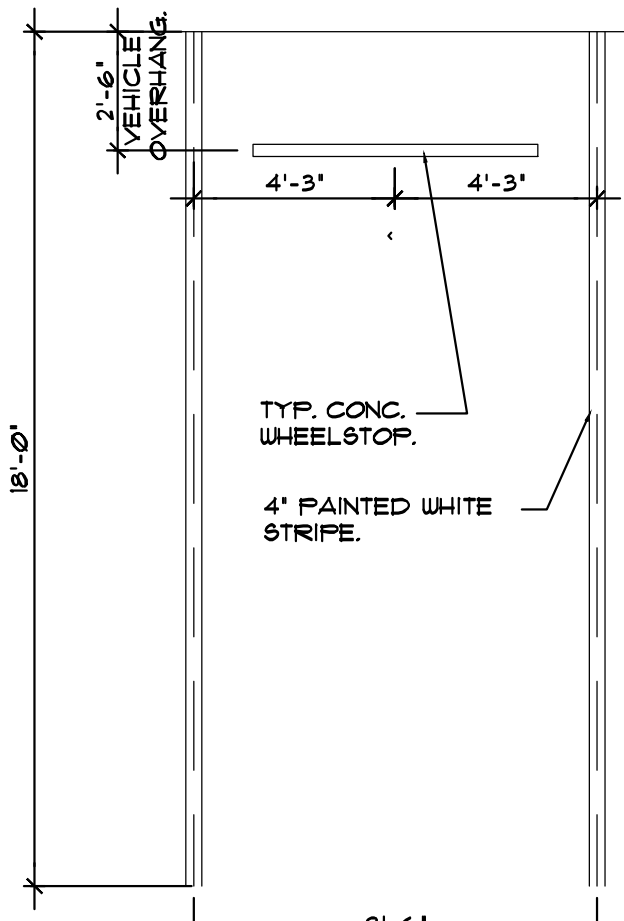
NOTES:
1) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECEPTACLE AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) WITH SIX-FOOT-HIGH WALLS.
2) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:
UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH;
UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.
3) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.



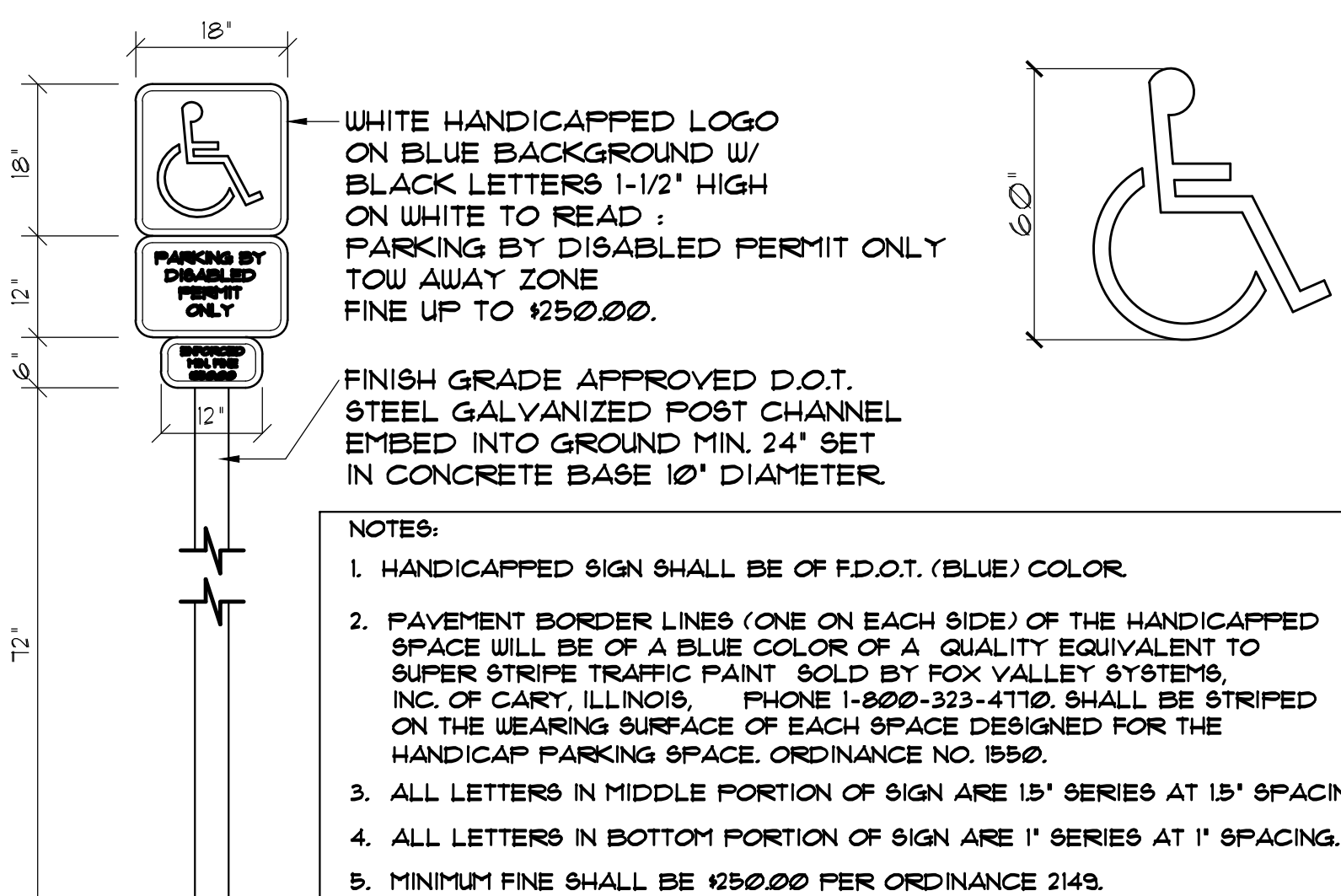
SIDEWALK-THICK EDGE DETAIL



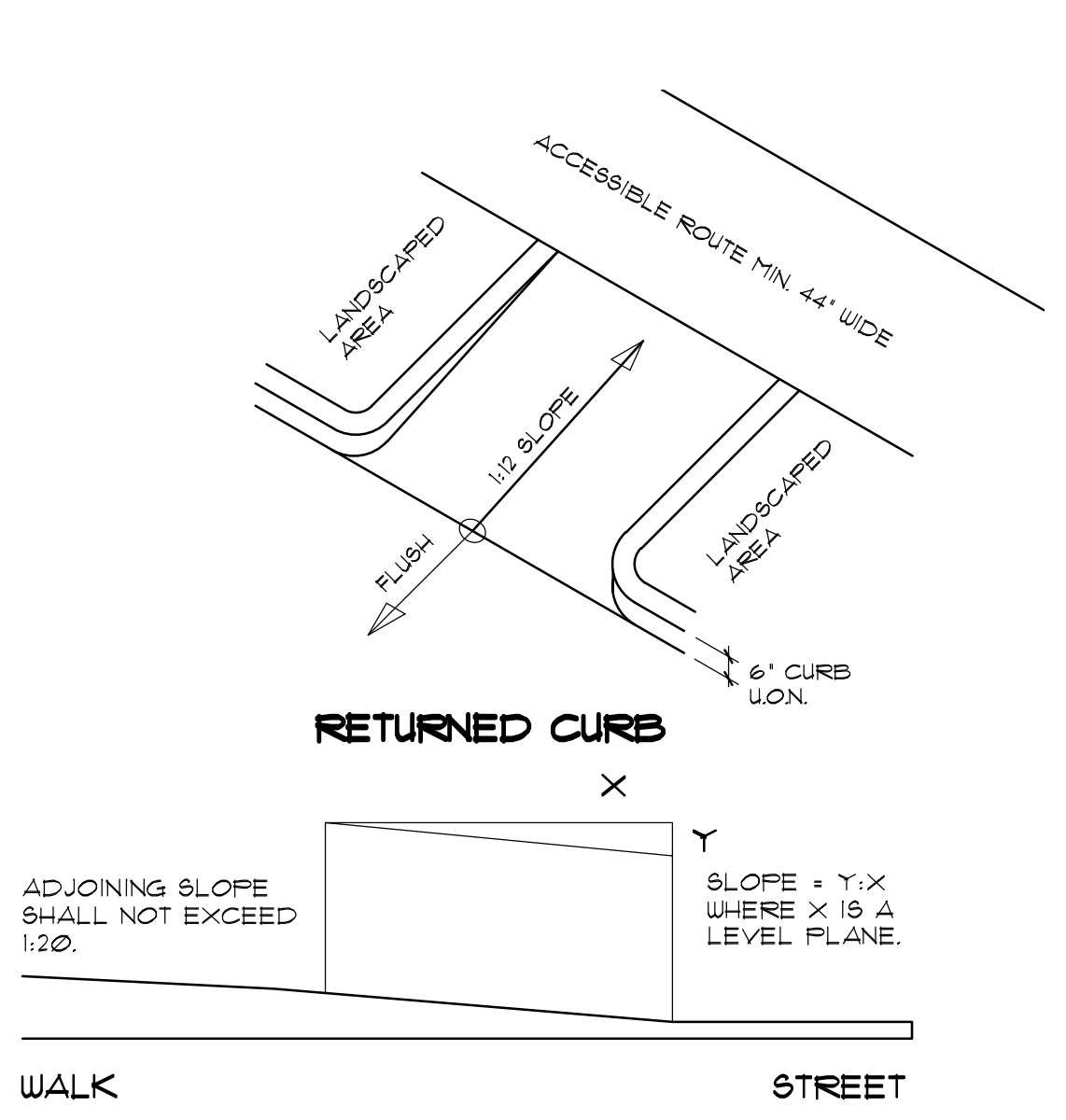
2 TYP. PARKING HANDICAP STALL DETAIL
SCALE: N.T.S.



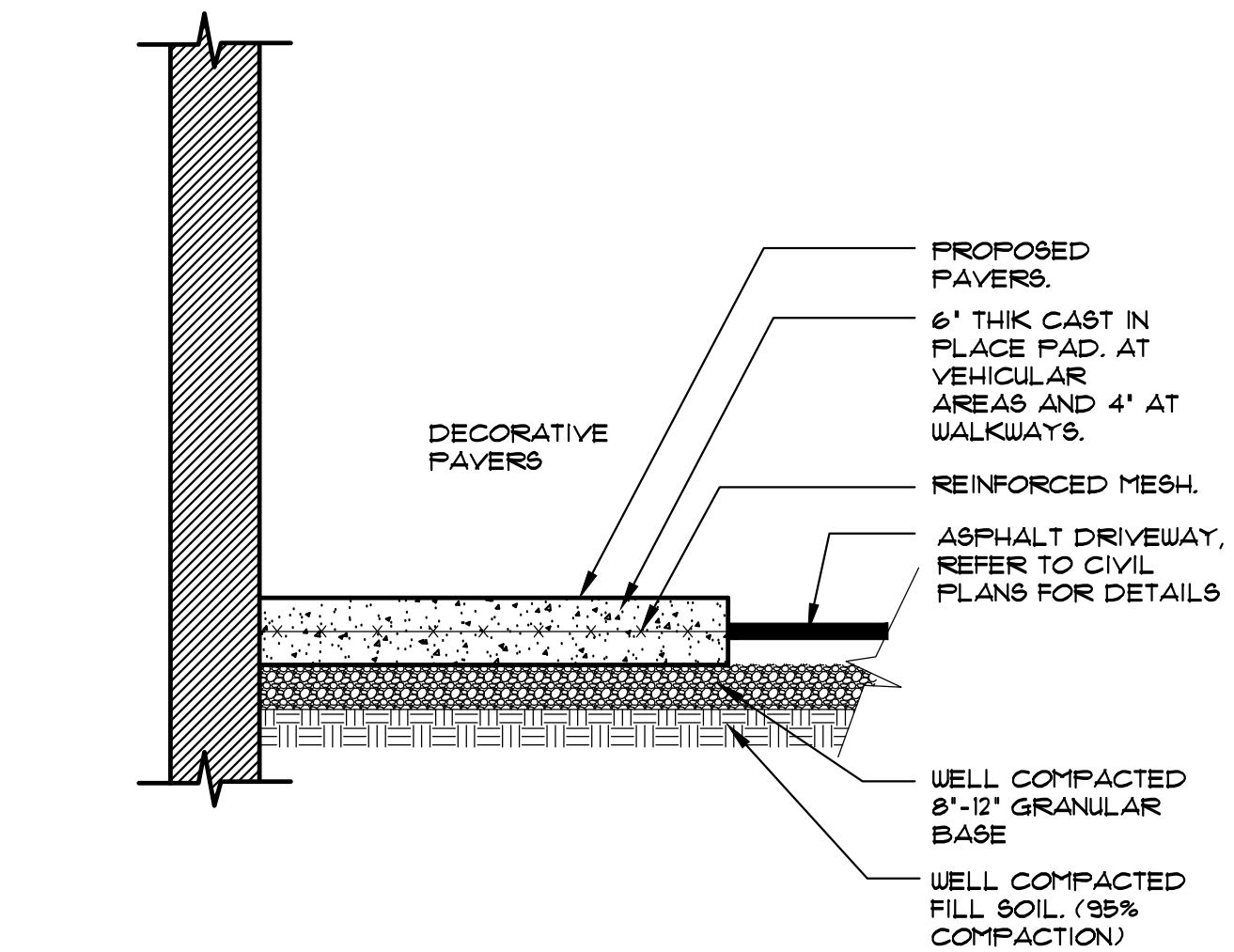
3 TYP. PARKING STALL DETAIL
SCALE: N.T.S.



4 HANDICAP PARKING SIGN DETAILS



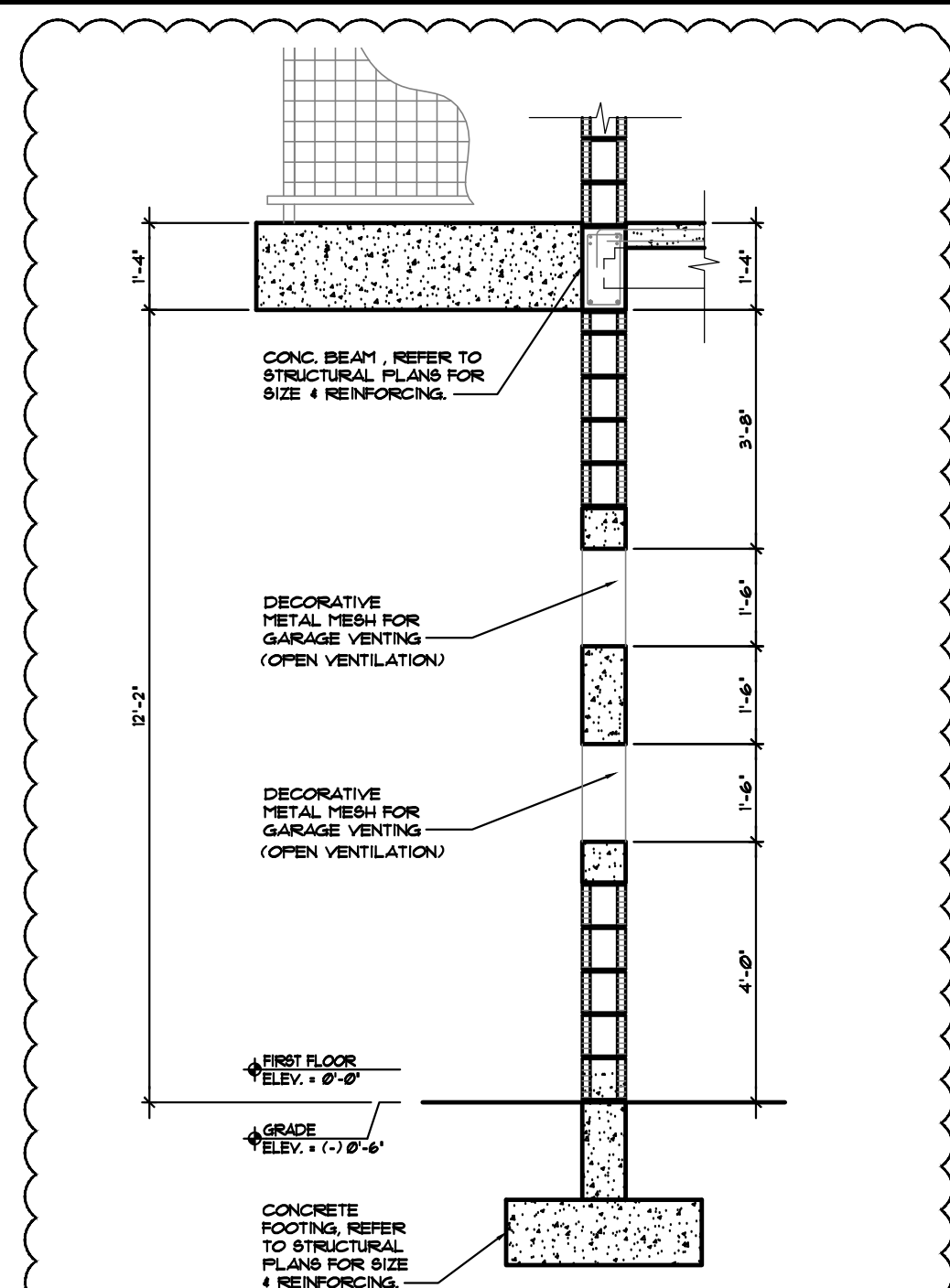
5 ACCESSIBLE CURB RAMP
NOT TO SCALE



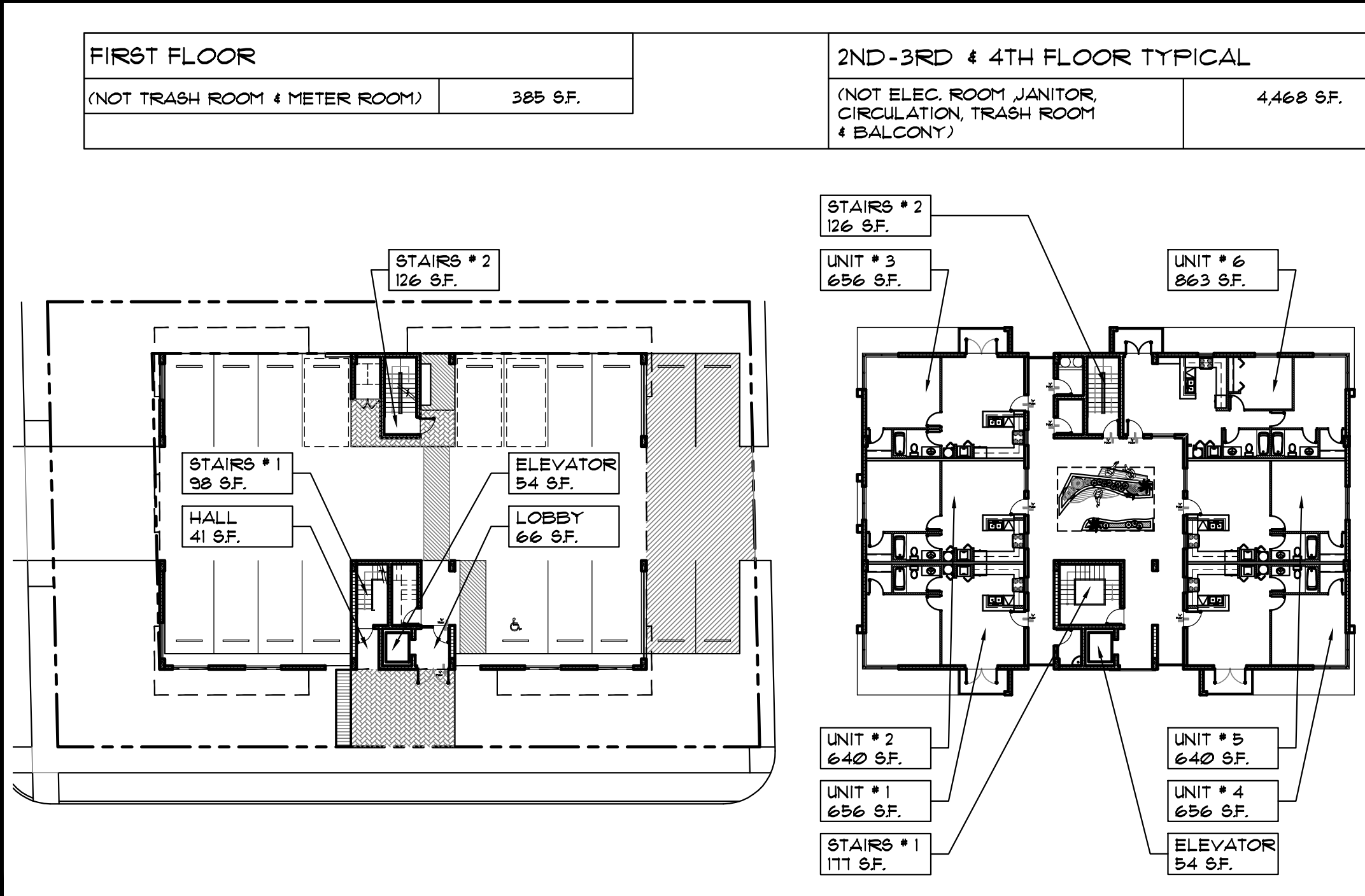
6 WALKWAY DETAIL
SCALE: N.T.S.

EACH ACCESSIBLE PARKING SPACE MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT AND REPAINTED AS NECESSARY TO BE CLEARLY DISTINGUISHABLE AND MUST BE POSTED WITH A PERMANENT ABOVE GRADE SIGN BEARING INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING COLORS AND DESIGNS APPROVED BY THE DEPARTMENT OF TRANSPORTATION CAPTIONED 'PARKING BY DISABLED PERMIT ONLY' AND COMPLYING WITH THE CITY OF PLANTATION ENGINEERING DEPARTMENT HANDICAPPED MARKINGS AND DETAILS.

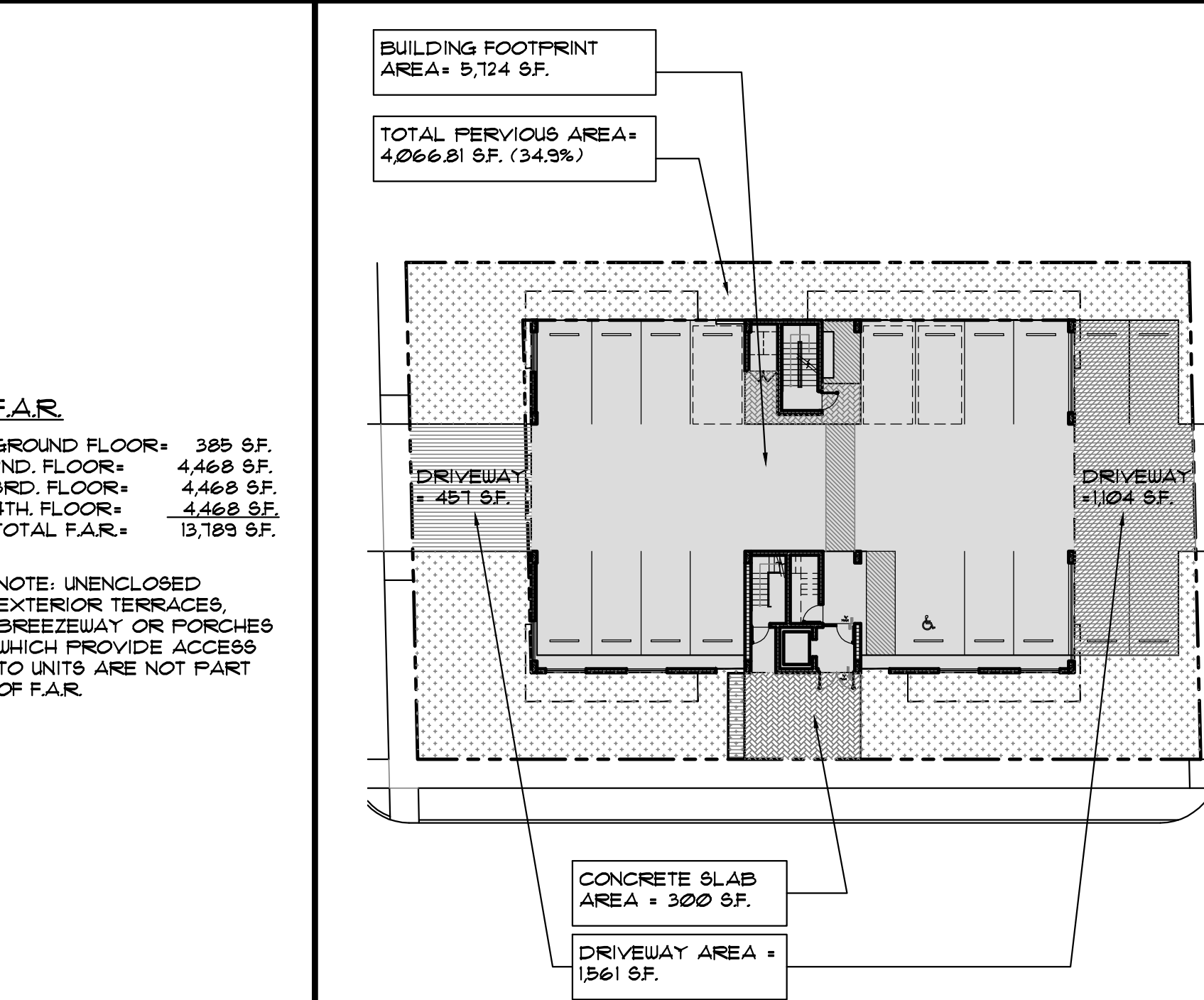
1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4\"/>



7 DET. OF SCREEN WITH WALL
SCALE: N.T.S.



8 DIAGRAM (F.A.R. CALCULATIONS)
SCALE: N.T.S.

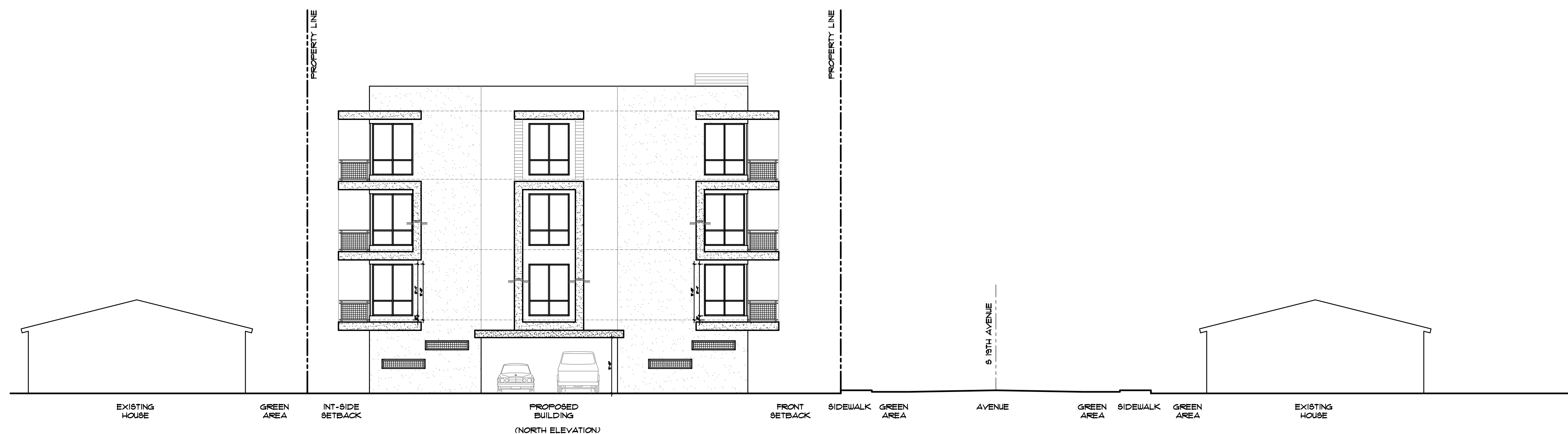


9 DIAGRAM (PERVIOUS & IMPERVIOUS)
SCALE: N.T.S.

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



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



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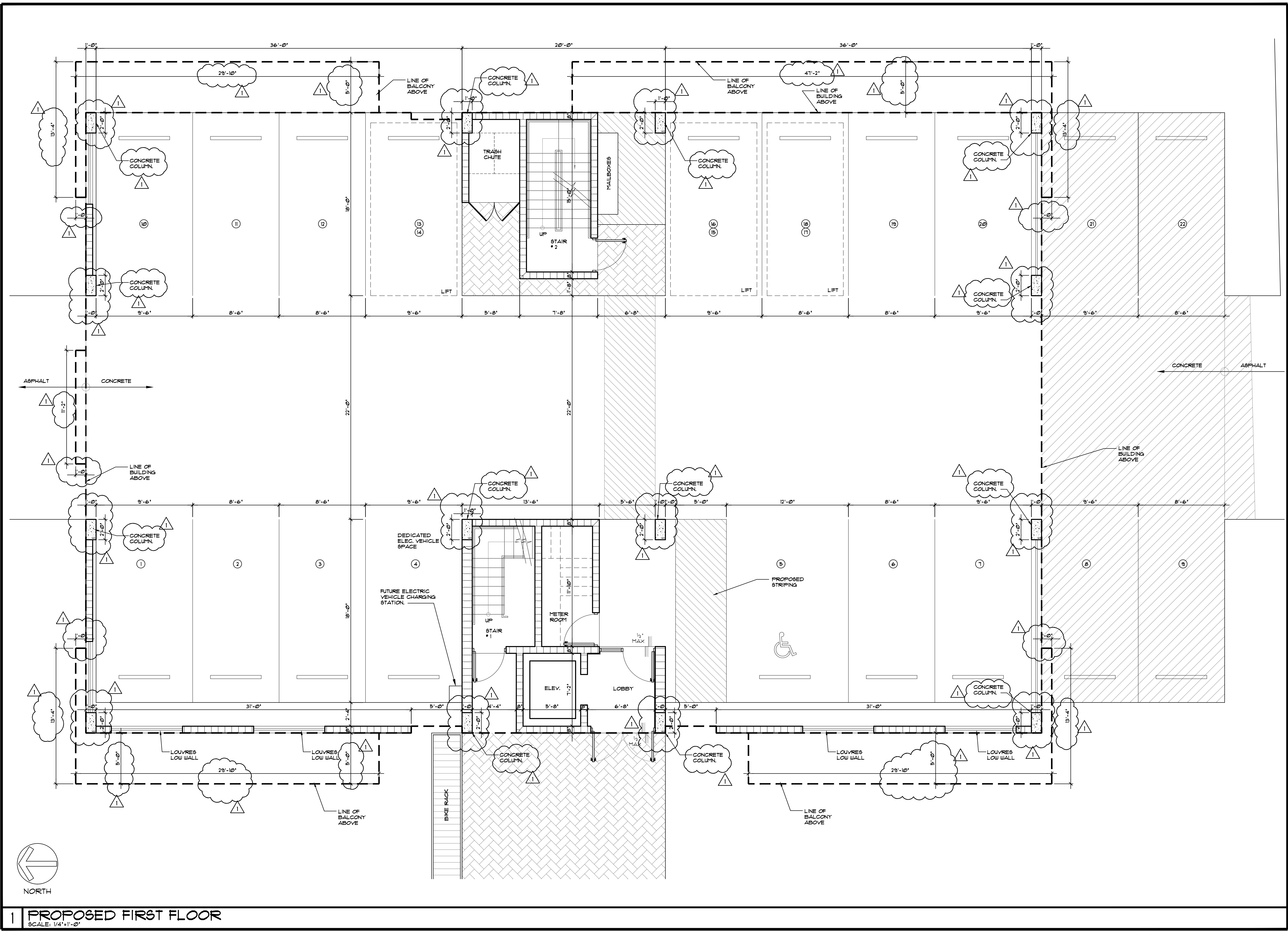
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1 PROPOSED FIRST FLOOR
SCALE: 1/4"=1'-0"

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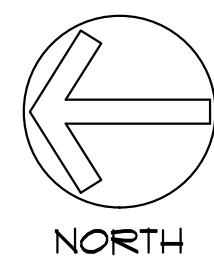
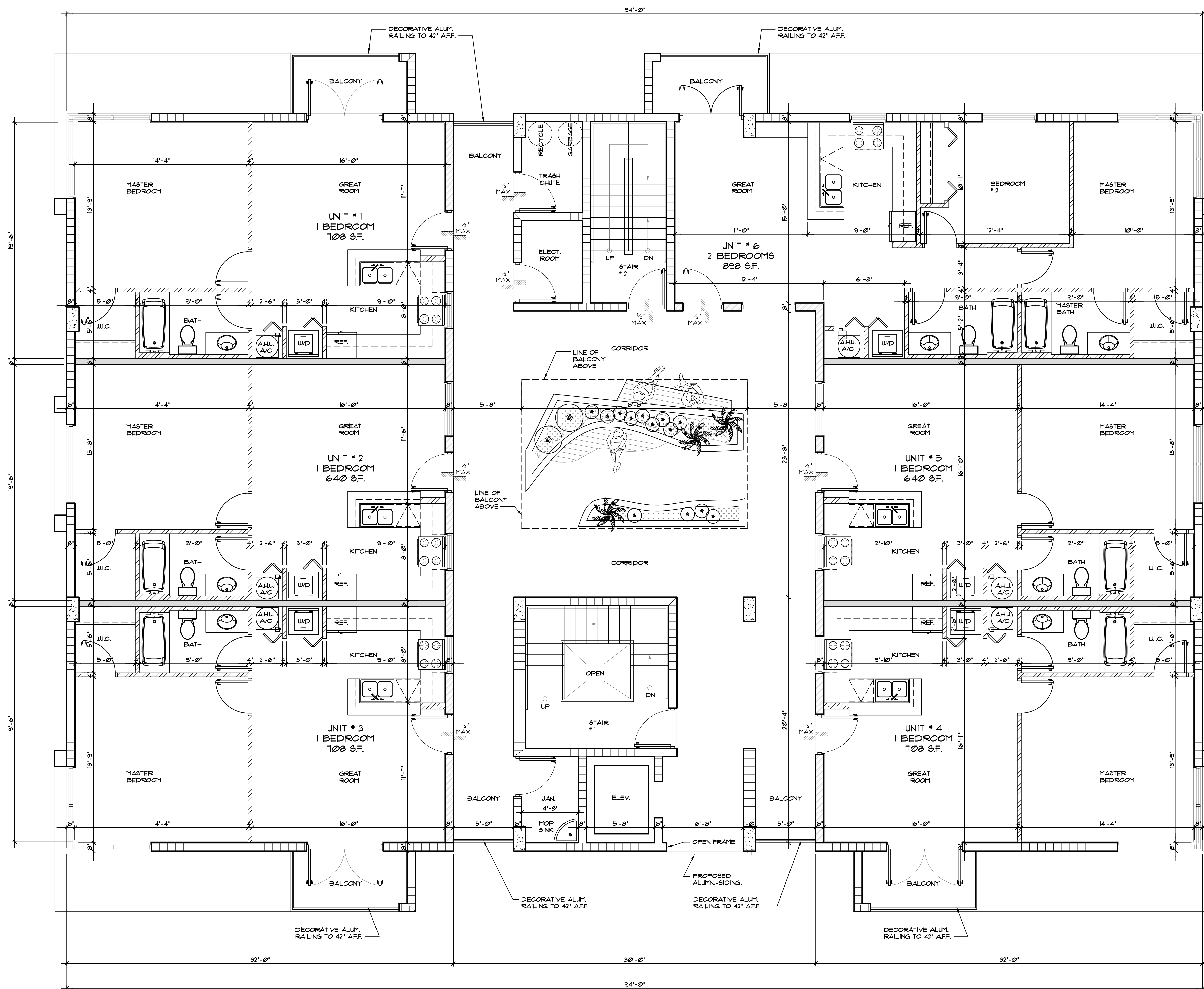
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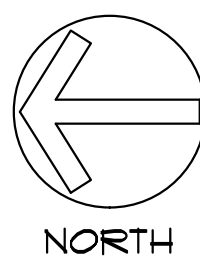
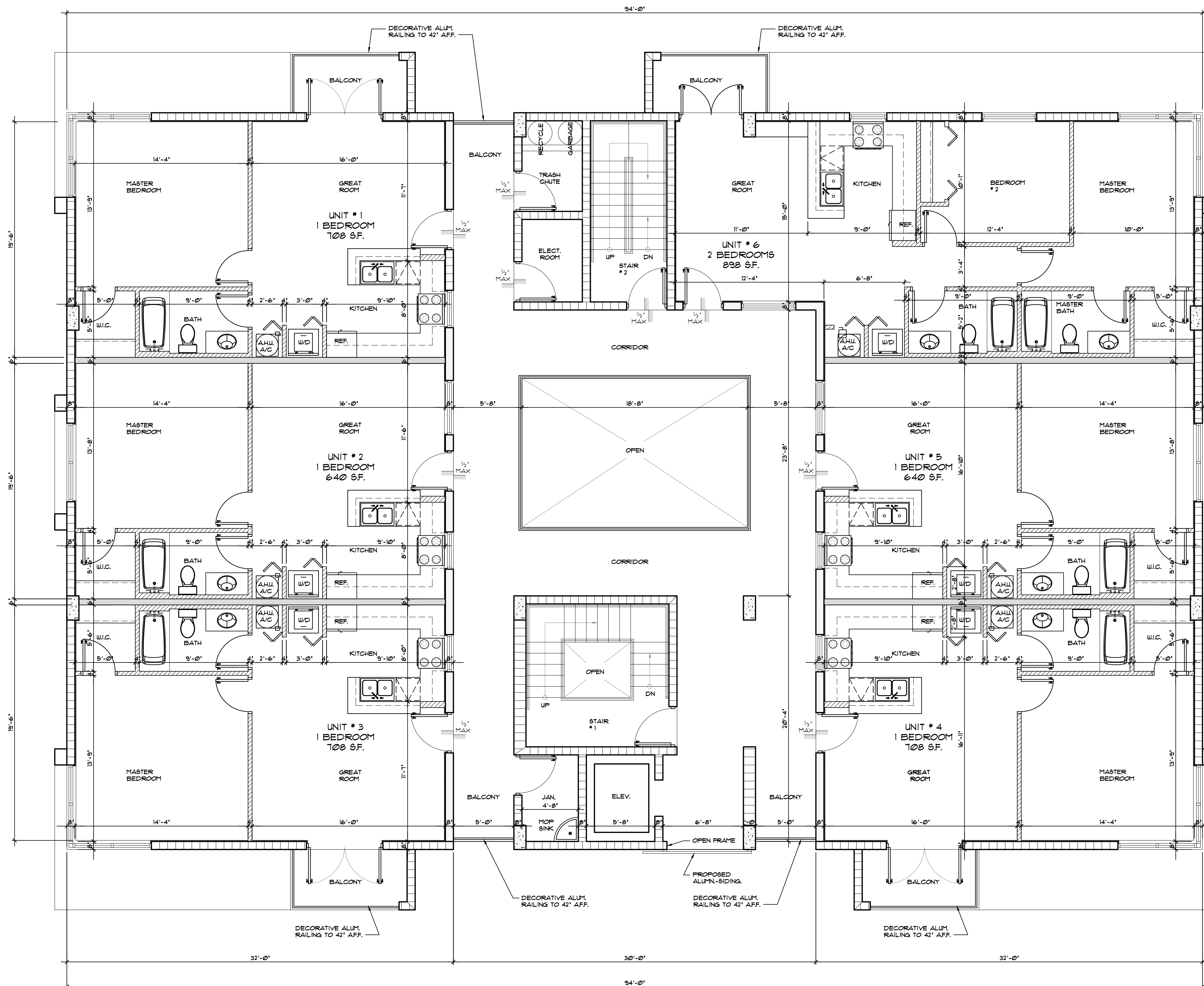
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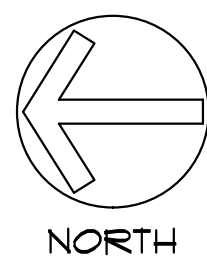
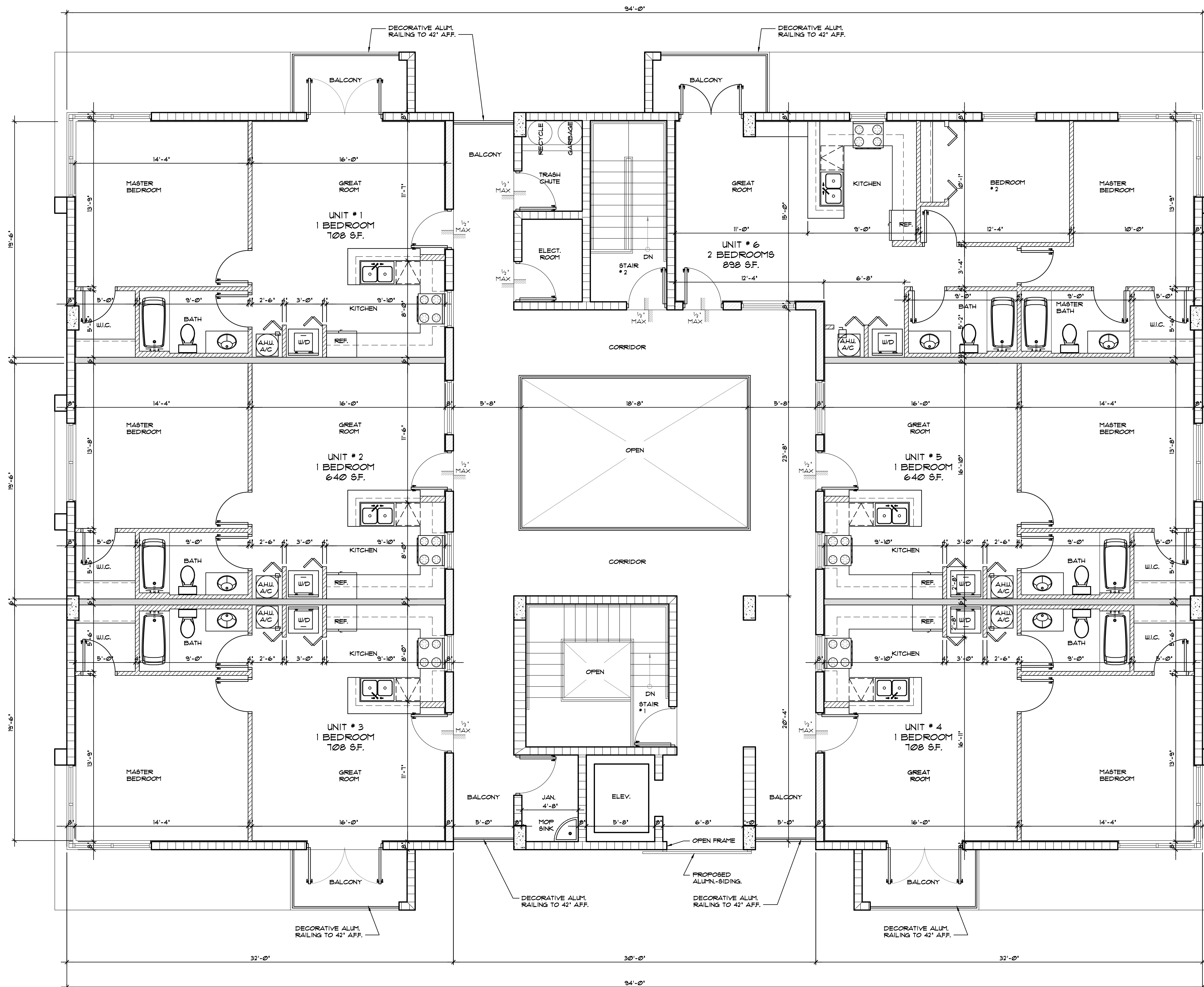
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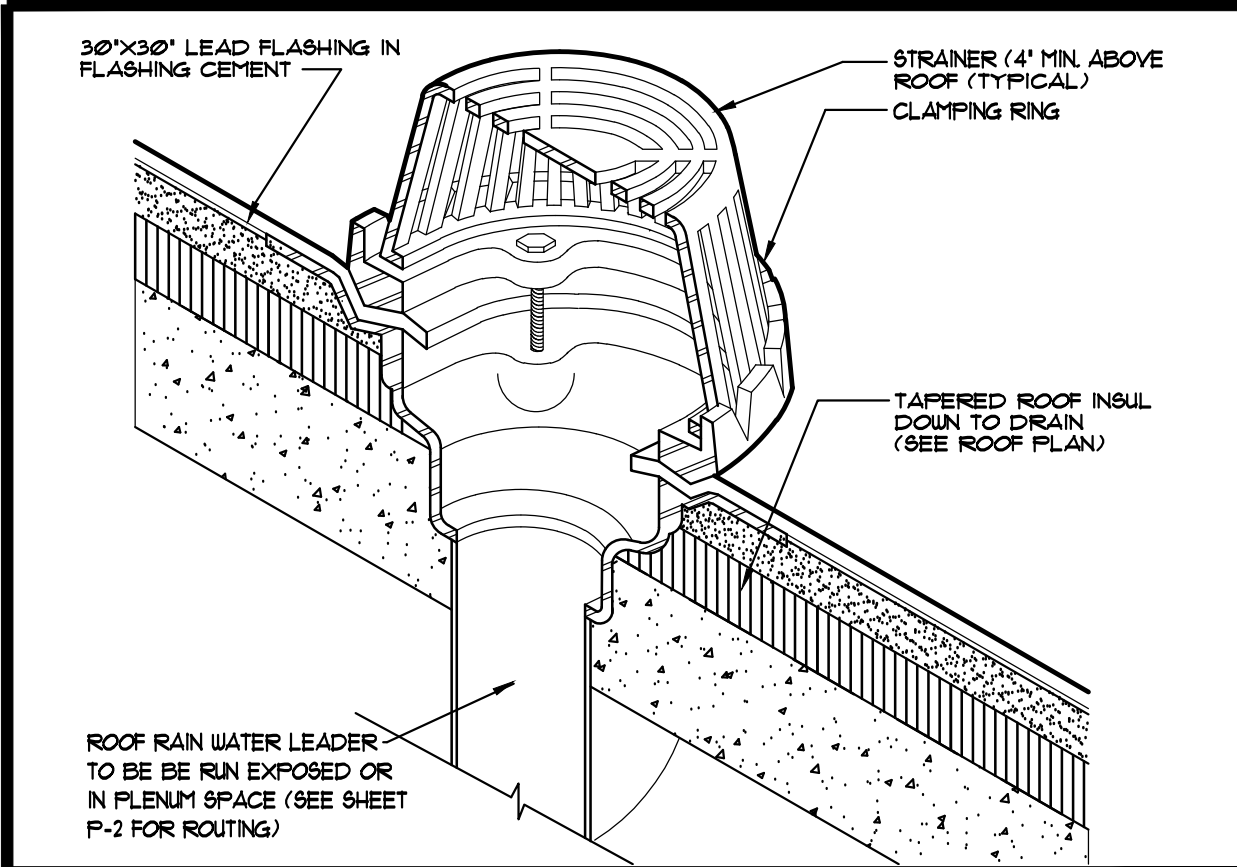
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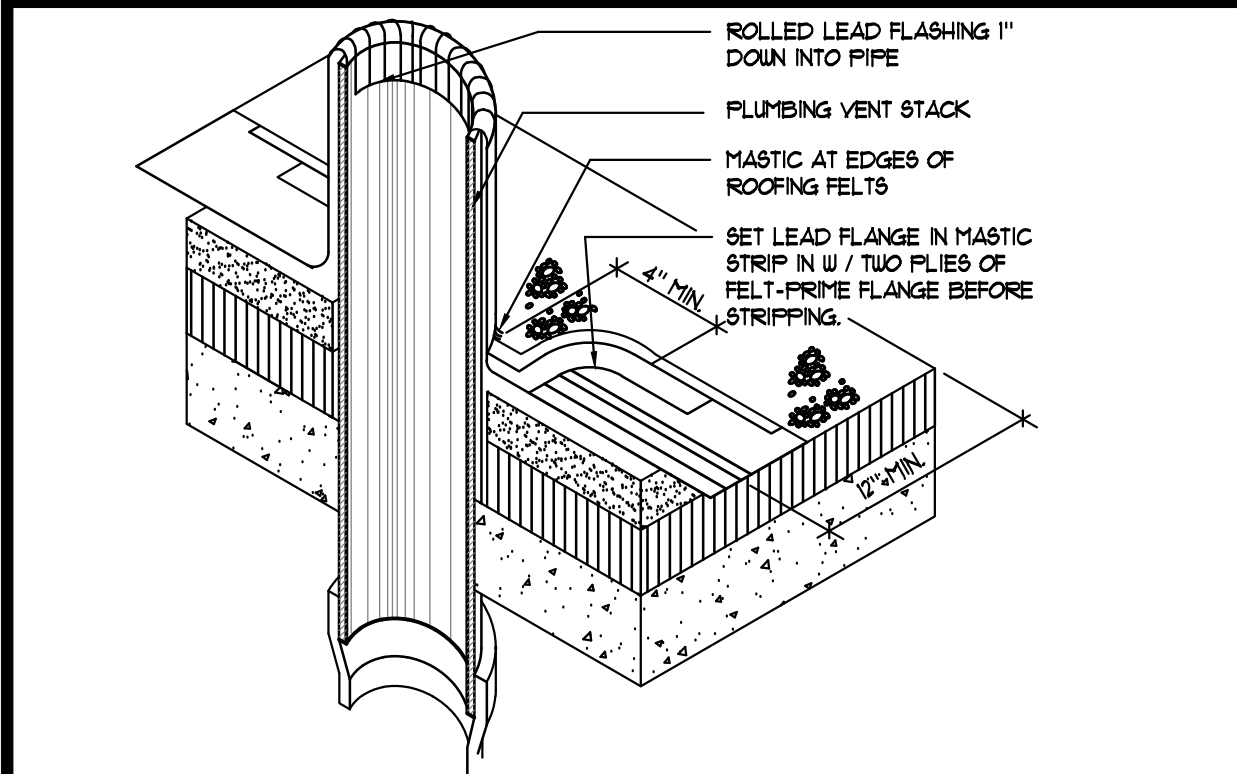


NORTH

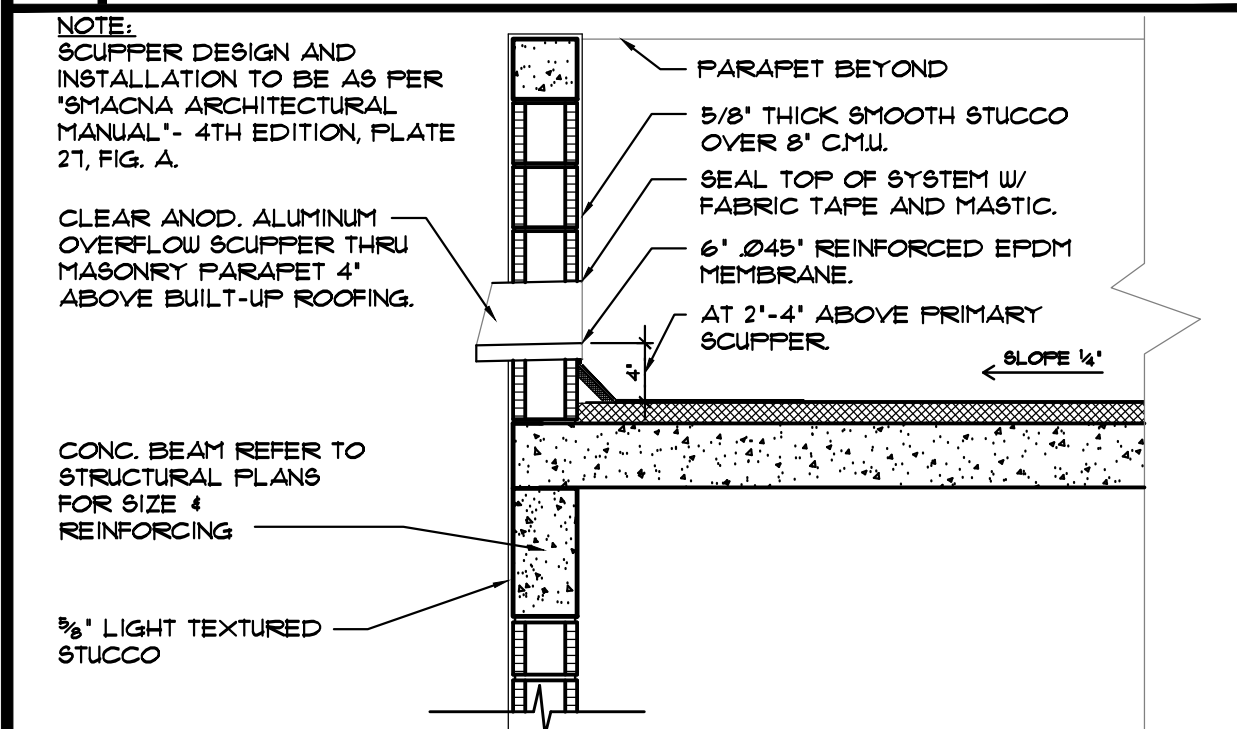
1 PROPOSED FOURTH FLOOR
SCALE: 1/4"=1'-0"



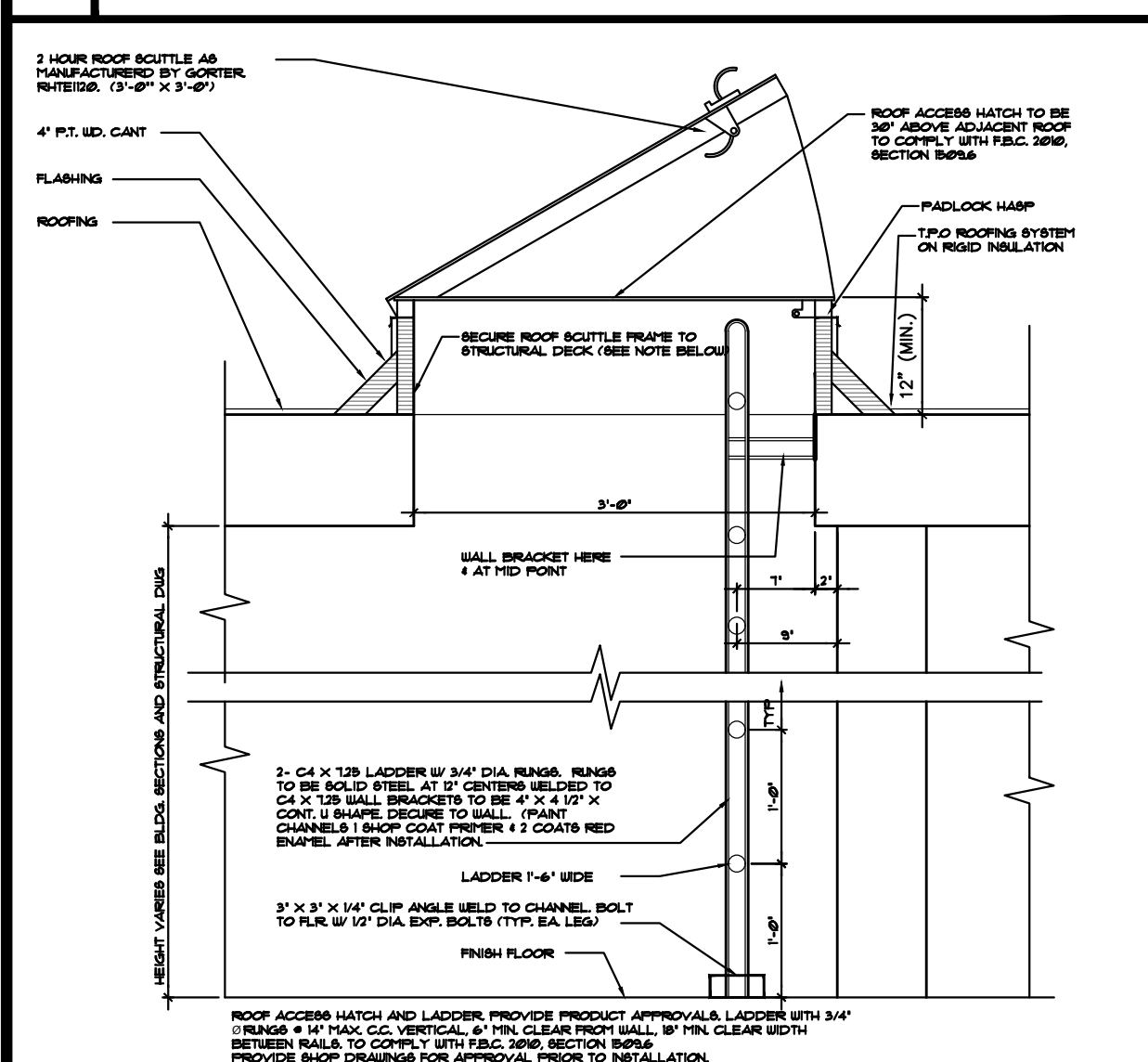
1 DETAIL-ROOF DRAIN
SCALE: N.T.S.



2 DETAIL-TYP. VENT THRU ROOF
SCALE: N.T.S.



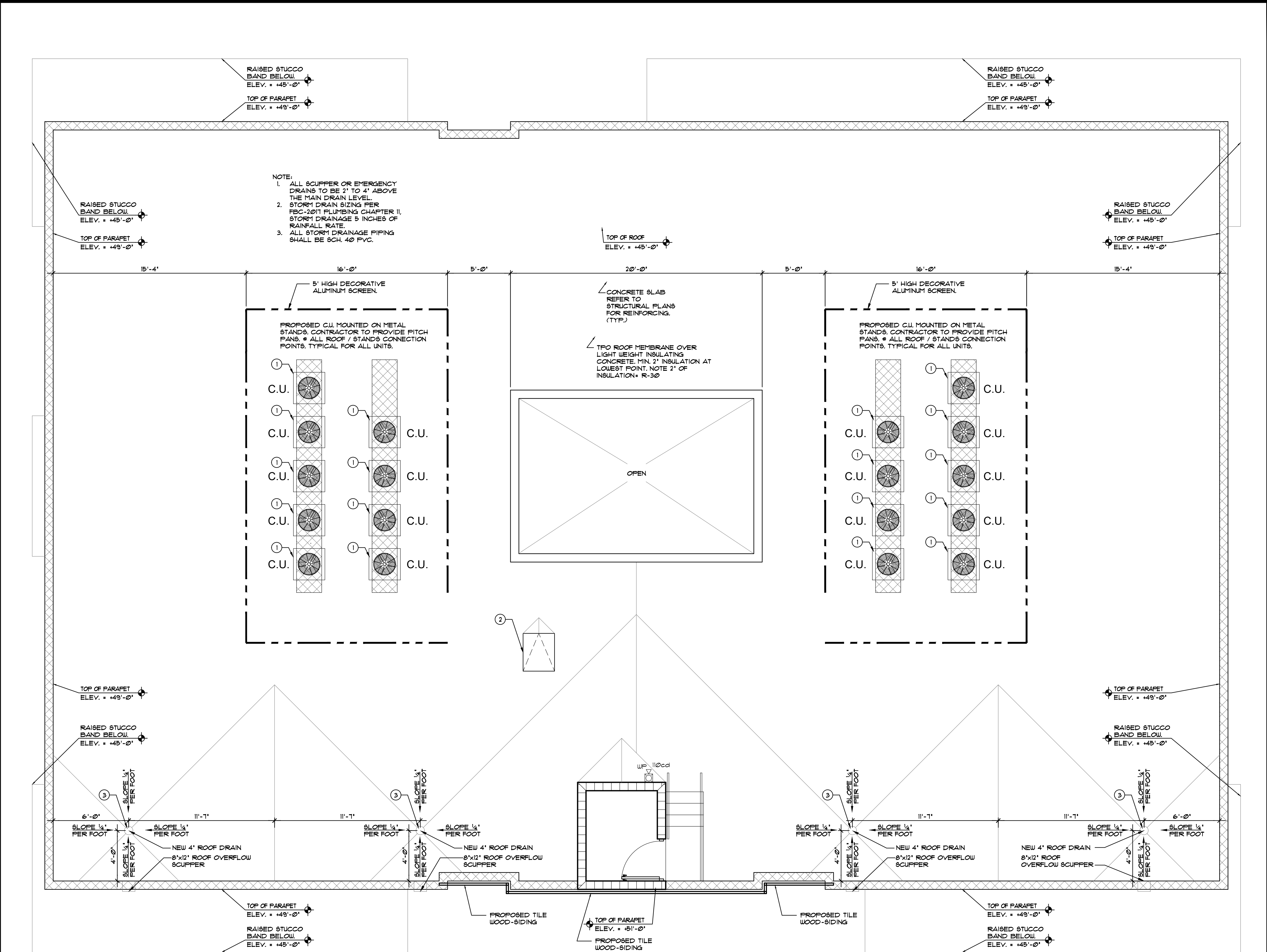
3 ROOF SCUPPER DETAIL
SCALE: 1/2"=1'-0"



4 ROOF HATCH DETAIL
SCALE: 1/2"=1'-0"

- ROOF PLAN KEY NOTES:
- A/C COMPRESSOR (SEE MECH. DUG'S)
 - ROOF ACCESS HATCH (SEE DETAIL 4/A-15 AND STR. DUG'S)
 - RULL. SEE DETAIL 2/A-15 (SEE PLUMBING DUG'S)
 - N/A
 - EMERGENCY OVER FLOW SCUPPERS.
F.B.C. SECTION 1503.2.1 (3) "RAINFALL RATE"
1" HEAD X 12" WEIR = 692 SQ. FT.
PROVIDE 2" PER AREA = 1384 SQ. FT.
(MAX ROOF AREA PER RULL. = 1290 SQ. FT.)

6 ROOF PLAN KEY NOTES

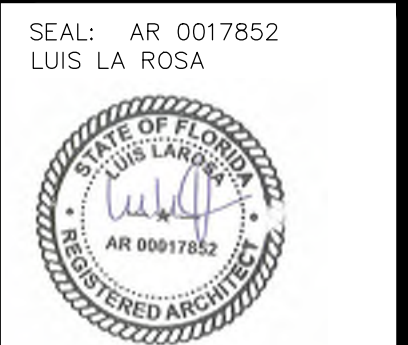


5 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

- NOTE: ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.2.1
- AS PER F.B.C. 5TH EDITION (2014) BUILDING 1503.4.2.1 OVER FLOW SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2" NOR MORE THAN 4" ABOVE LOWEST POINT OF ROOF LEVEL.
- ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.4.2.1 1506.3

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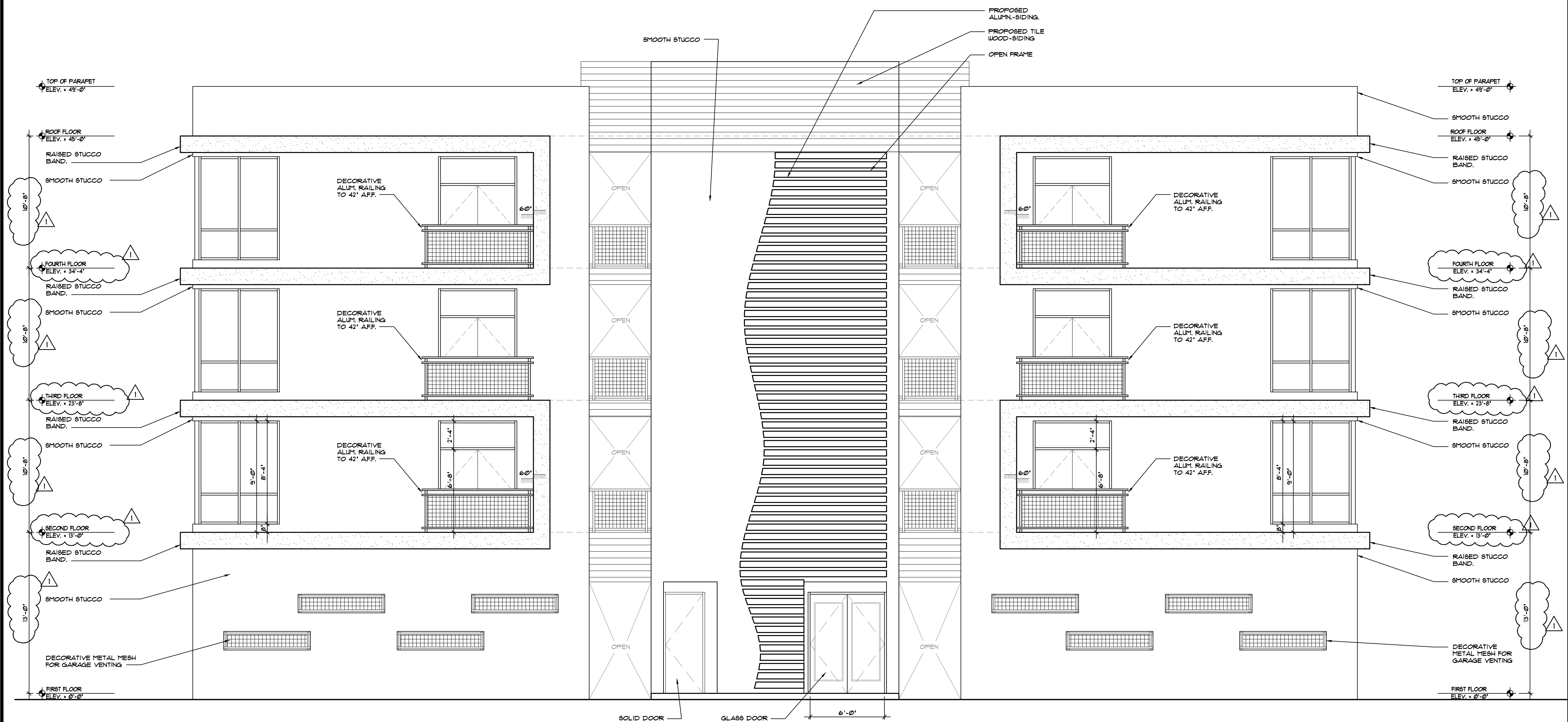
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OF SHEETS



1 PROPOSED WEST ELEVATION
SCALE: 1/4\"=1'-0"



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



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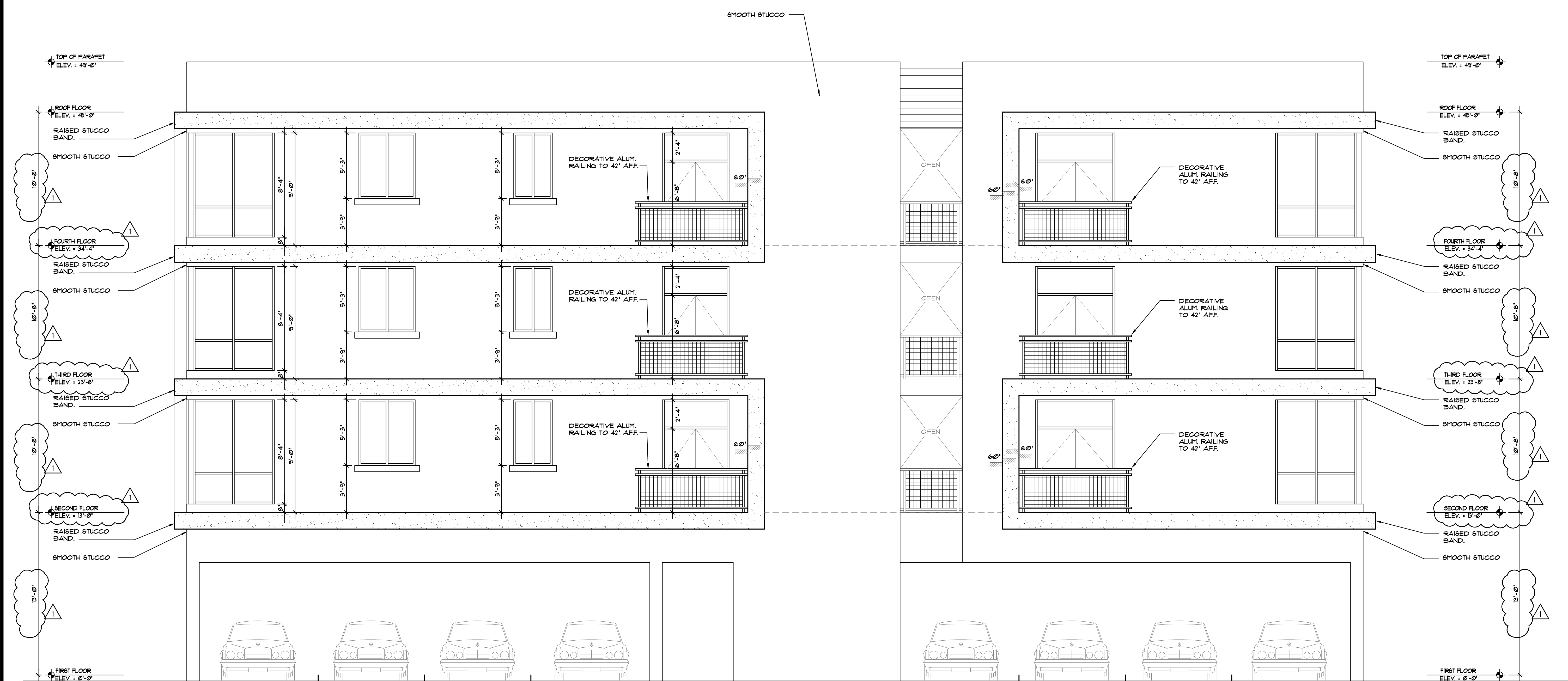
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1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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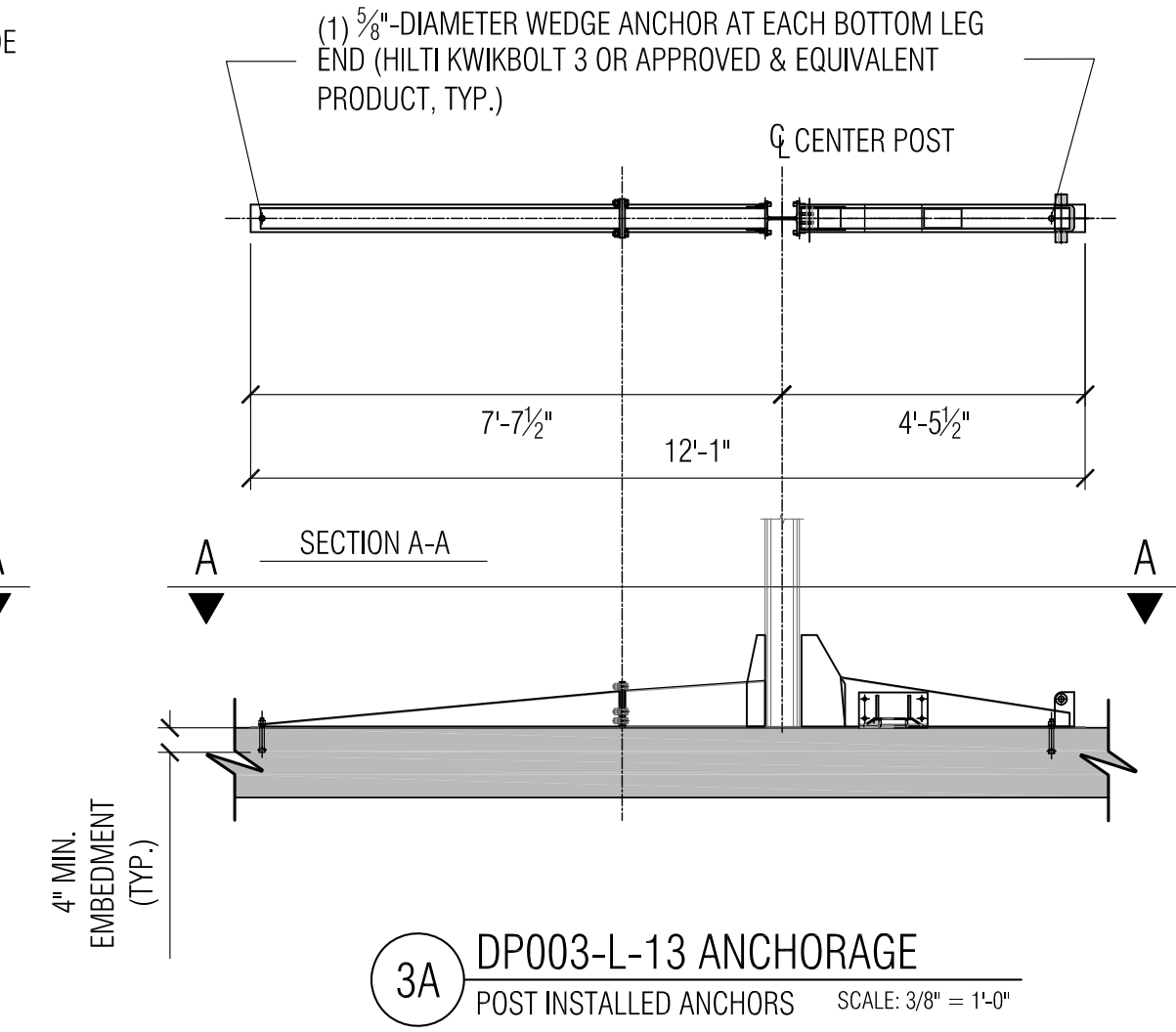
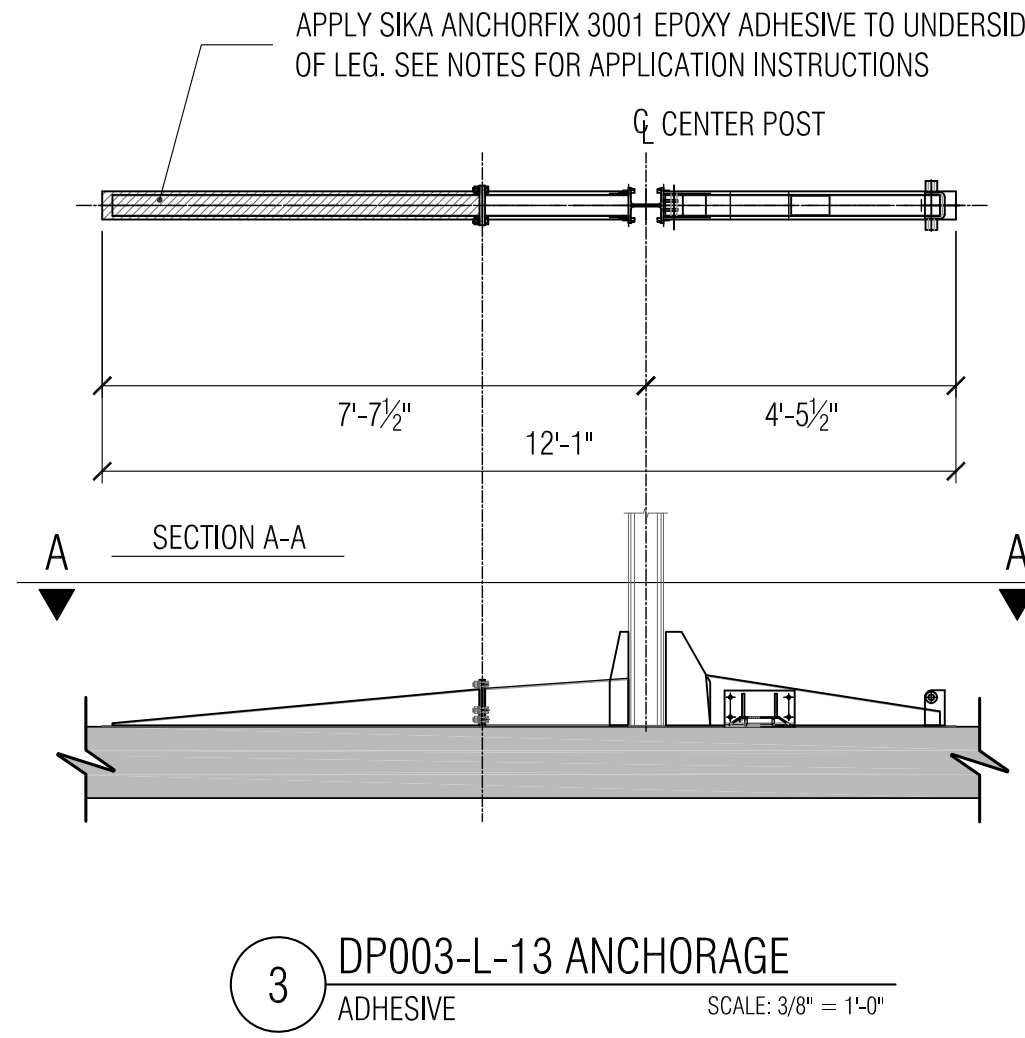
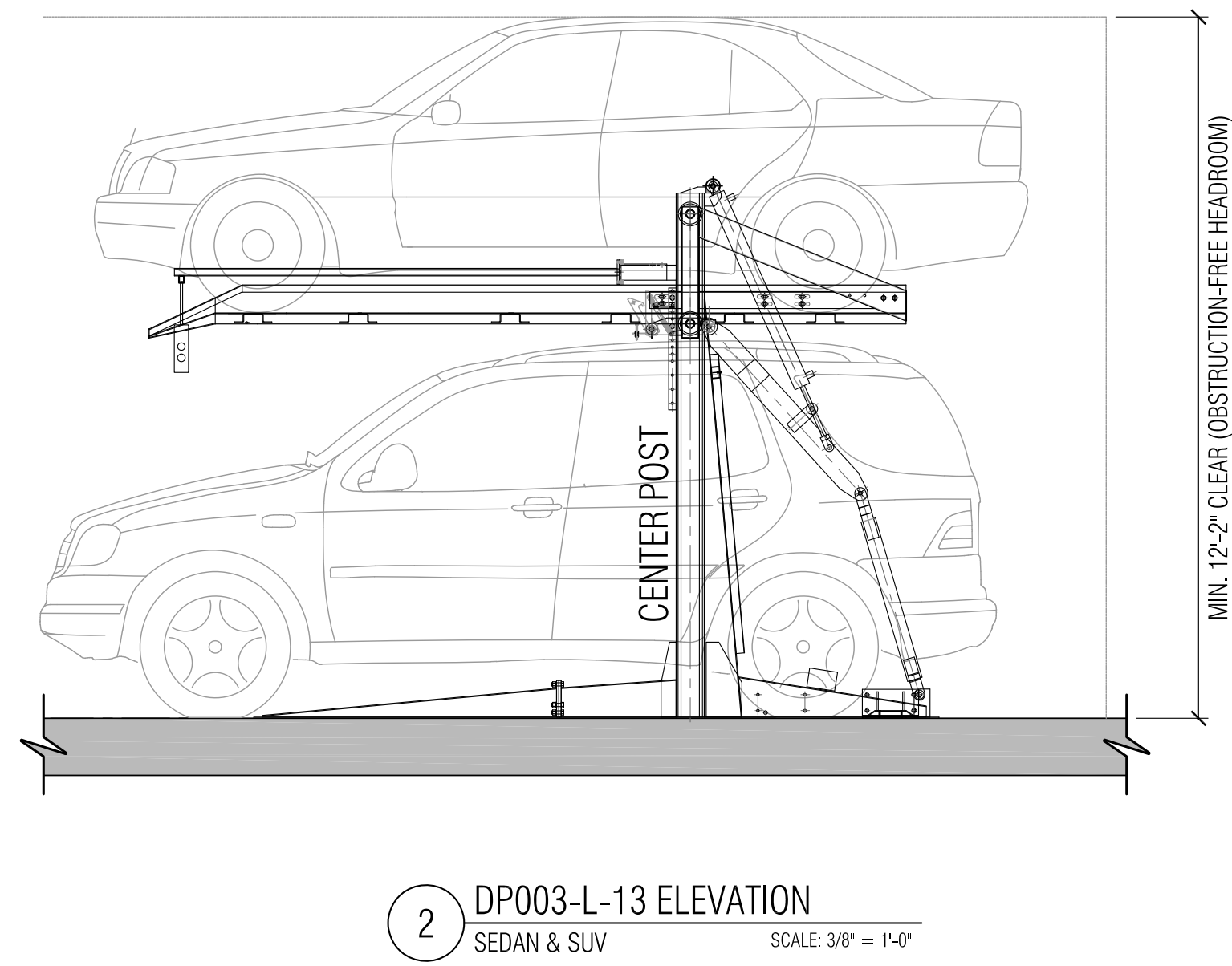
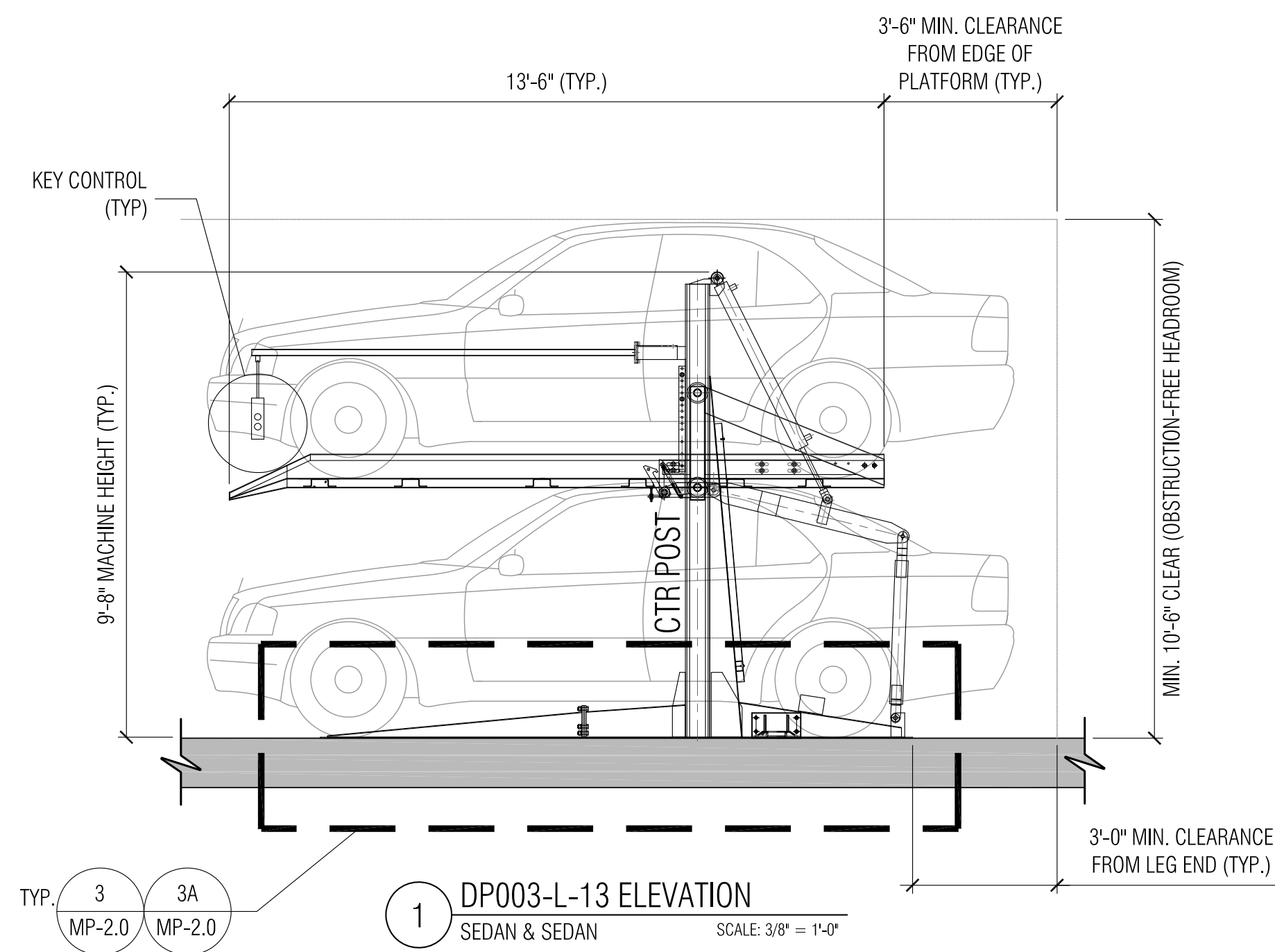


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1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



ANCHORAGE NOTES:
1. USE ADHESIVE FOR POST TENSION SLAB (DETAIL 3).
2. USE POST INSTALLED ANCHORAGE FOR REINFORCED CONCRETE SLAB (DETAIL 3A).

CAR LIFTS ON SLOPES NOTE:
1. THE MAXIMUM ALLOWABLE SLOPE WHICH CAN BE HANDLED BY THE PARKING LIFT IS 6%.
2. PARKING LIFTS SHOULD NOT BE PLACED WHERE ONE LEG SITS ON A SLOPED SURFACE AND THE OTHER ON A FLAT SURFACE.

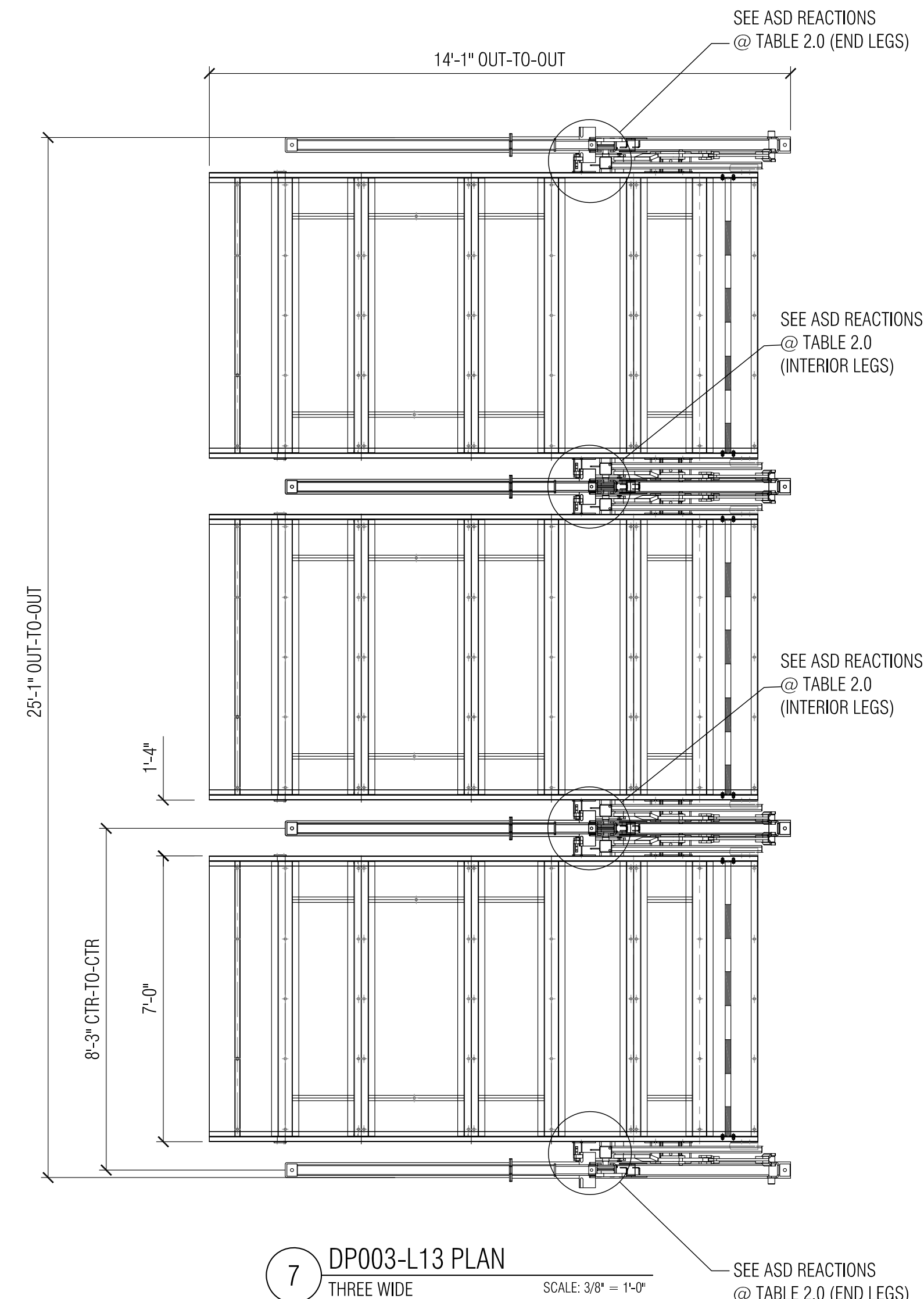
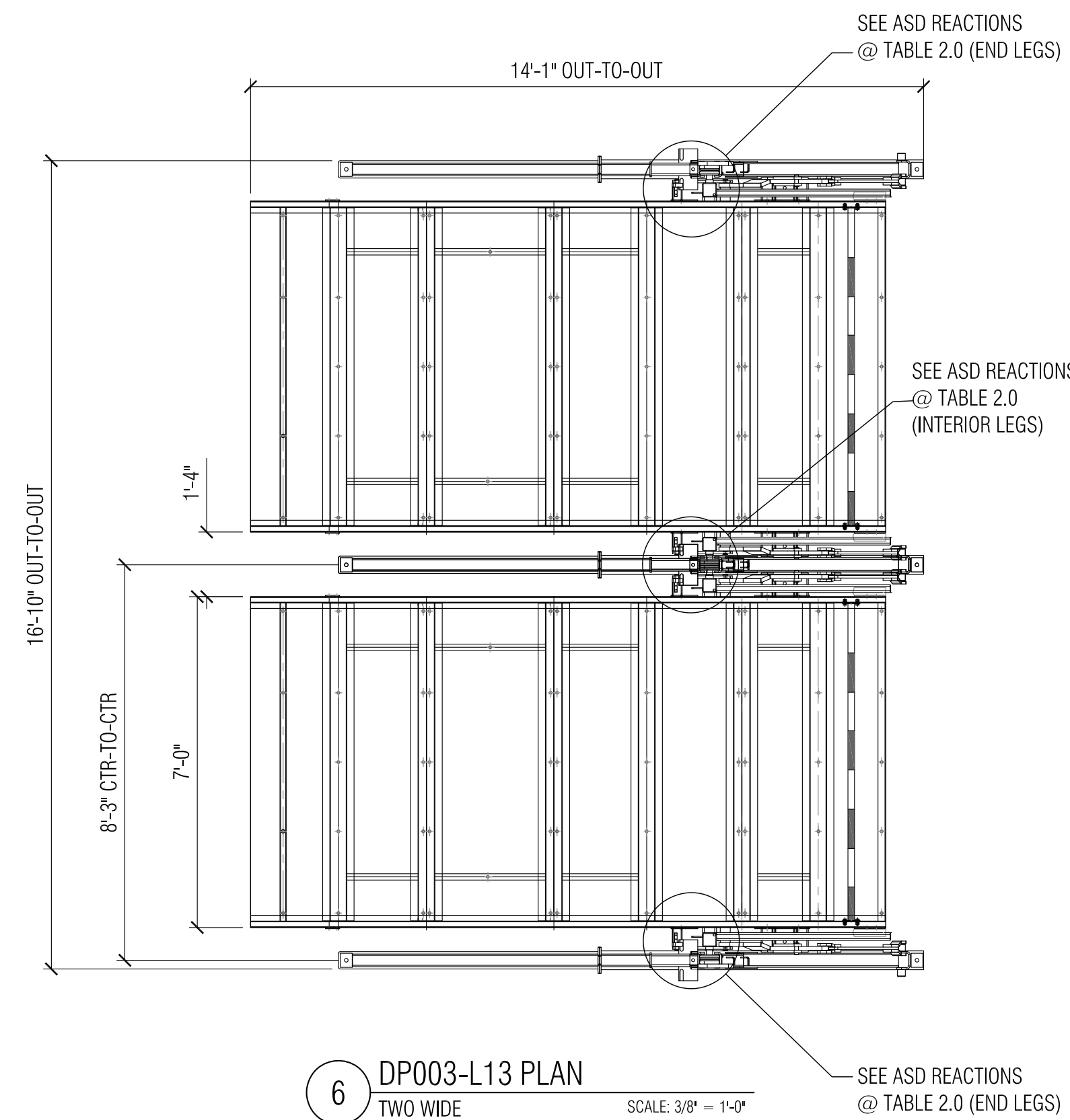
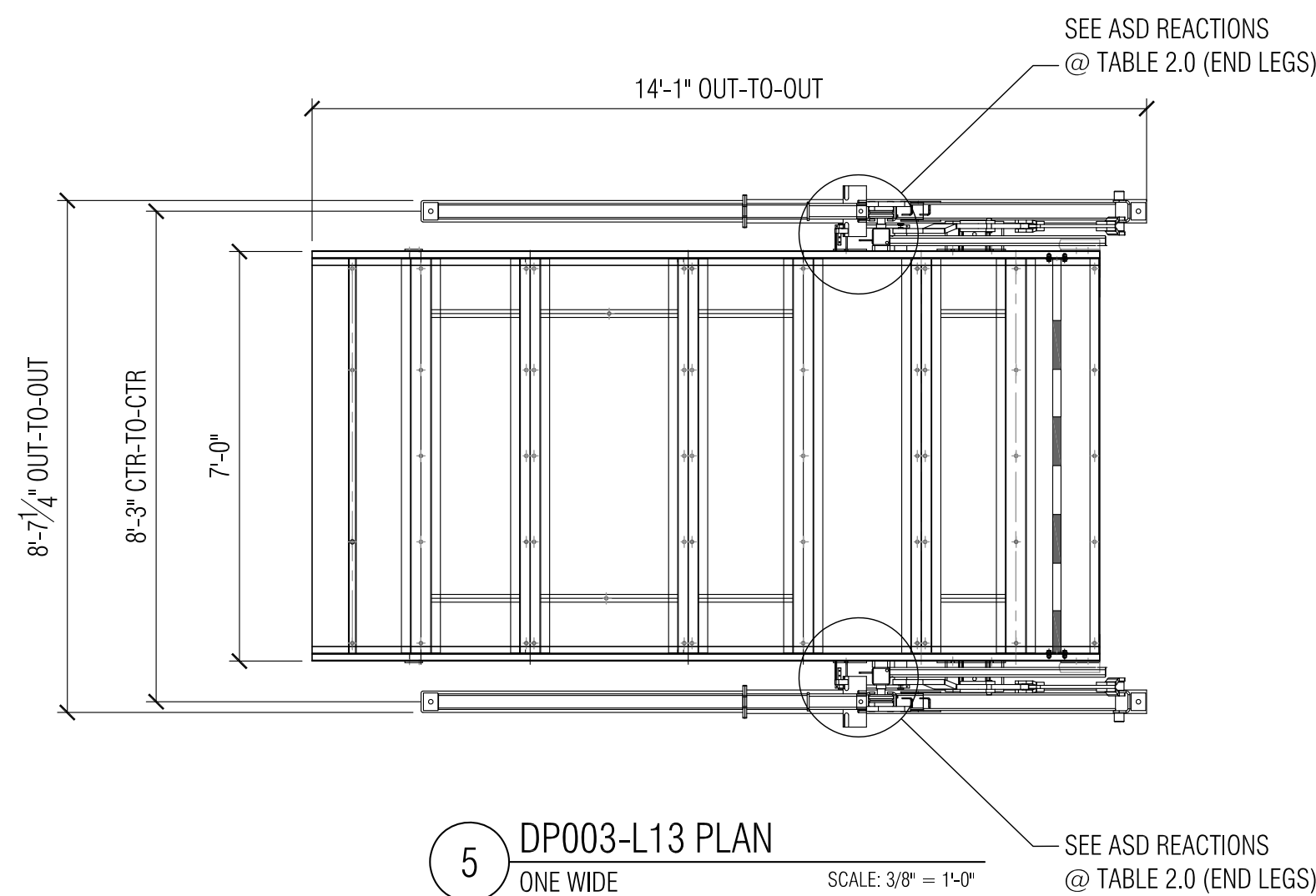
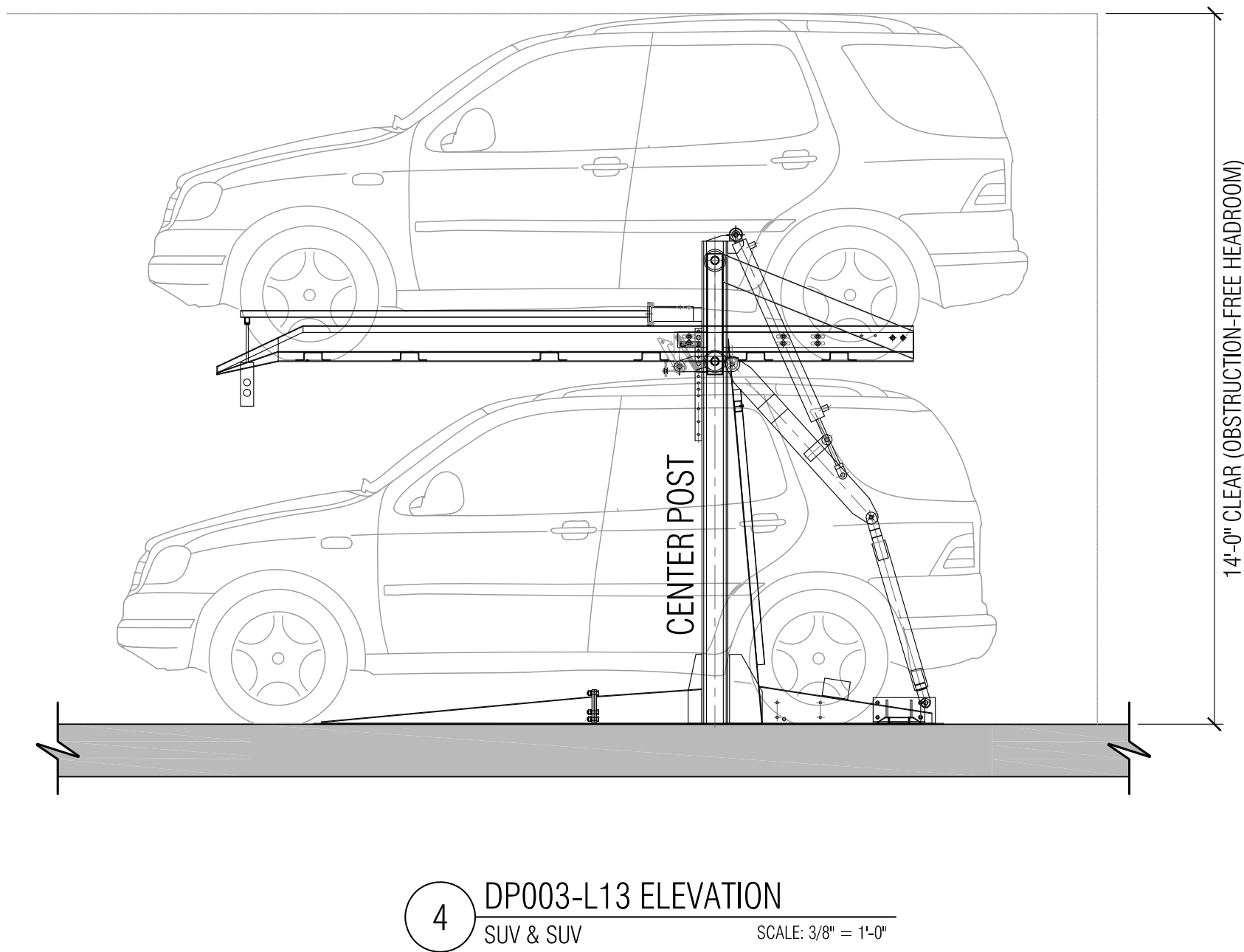
ESTIMATED WEIGHT OF DOUBLE STACKER=3000#
CAR LIFT CAPACITY=6000#

RECOMMENDED CLEARANCES FOR DP003

STACKED VEHICLE TYPES	TOTAL HEIGHT REQUIREMENT
SEDAN + SEDAN	10'-6"
SUV + SEDAN	12'-2"
SUV + SUV	14'-0"

TABLE 2.0 - ASD REACTIONS AT CENTER POST:

	LOADED WITH VEHICLE (w/20% Impact Factor)	UNLOADED(LIFT SELF WEIGHT)
END LEGS:	5,000 lbs	1,500 lbs
INTERIOR LEG:	10,000 lbs	3,000 lbs
AREA LOAD:	150 psf	40 psf



REVISION	DATE

PARKPLUS
HIGH DENSITY VEHICLE STORAGE
Leaders in high density parking systems

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DANIA BEACH, FL 33004
TEL: +1-954-929-7511
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www.parkplusinc.com

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VIRAPHONH VICTOR SOUKAMNEUTH, P.E.
FLORIDA PE #78074

CERTIFICATE OF AUTHORIZATION #31097

BEARING	LOCATION PLAN

PROJECT NAME

PROJECT NUMBER
XXXXFL

TITLE

DRAWN	CHECKED	CHECKED	DATE
FM	EP	VS	XX/XX/XXXX
SCALE		DRAWING NUMBER	
AS NOTED			

