

## 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: 10/19/2020

Location Address: 2027 Fletcher Street  
Lot(s): 11 Block(s): 3 Subdivision: SOUTH SIDE PARK

Folio Number(s): 5142 22 23 0300

Zoning Classification: PR Land Use Classification: R.A.C

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

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

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

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

Explanation of Request: Developing 23- unit Multi-Family Apartments

Number of units/rooms: 23 Sq Ft: 24,034 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: 2027 Fletcher LLC

Address of Property Owner: 16001 Collins Ave.

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

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

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

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

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

If Yes, Attach Copy of the Contract.

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

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

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

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## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: \_\_\_\_\_

Date: 10/16/2020

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

Jacobo Cohen

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

Signature of Consultant/Representative: \_\_\_\_\_

[Signature]

Date: 10/16/2020

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

Luis La Rosa

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

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

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

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

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

### Current Owner Power of Attorney

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

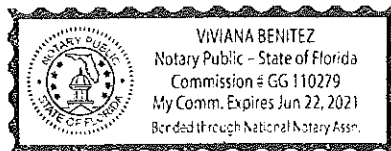
Sworn to and subscribed before me

this 16 day of October  
[Signature]

Notary Public

State of Florida

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



Signature of Current Owner

Jacobo Cohen

Print Name



## ***LLR Architects Inc***

October 18, 2020

2027 Fletcher Street  
LLC. 16001 Collins  
Avenue Miami, FL

**FILE NUMBER:** 20-DP-38

**SUBJECT:** Preliminary Site Plan review for a 23-unit residential development. (2027 Fletcher).

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### **SITE DATA**

|                              |                                |
|------------------------------|--------------------------------|
| <b>Owner/Applicant:</b>      | 2027 Fletcher Street LLC       |
| <b>Address/Location:</b>     | 2027 Fletcher Street           |
| <b>Net Size of Property:</b> | TBD                            |
| <b>Land Use:</b>             | Regional Activity Center (RAC) |
| <b>Zoning:</b>               | Pembroke Road Mixed-Use        |
| <b>Present Use of Land:</b>  | Multi-family residence         |
| <b>Year Built:</b>           | TBD                            |

### **ADJACENT LAND USE**

|               |                                |
|---------------|--------------------------------|
| <b>North:</b> | Regional Activity Center (RAC) |
| <b>South:</b> | Regional Activity Center (RAC) |
| <b>East:</b>  | Regional Activity Center (RAC) |
| <b>West:</b>  | Regional Activity Center (RAC) |

### **ADJACENT ZONING**

|               |  |
|---------------|--|
| <b>North:</b> | Pembroke Road Mixed-Use District (PR)                  |
| <b>South:</b> | Pembroke Road Mixed-Use District (PR)                  |
| <b>East:</b>  | Pembroke Road Mixed-Use District (PR)                  |
| <b>West:</b>  | Parkside Low Intensity Multi-Family<br>District (PS-1) |

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**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).**

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

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



## ***LLR Architects Inc***

### **A. APPLICATION SUBMITTAL**

*Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471*

#### **1. Ownership & Encumbrance Report (O&E):**

- a. Provide names of all outstanding mortgage holders or a no lien affidavit.

***Response: OK***

- b. Provide hardcopies of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, right-of-way, non-vehicular access lines, etc.)

***Response: OK***

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

***Response: OK***

#### **2. On cover sheet indicate current & future meeting dates as they happen 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: revised accordingly***

#### **3. Alta Survey:**

- a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.

***Response: Provided***

- b. The gross and net area of the site shall be shown.

***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: OK***

#### **4. Site Plan:**

- a. Provide the depth of dumpster enclosure.

***Response: Refer to SP-1.1***

- b. Include dimensions of all building projections.

***Response: Refer to SP-1.1 and A-1.1.***

- c. Provide method of mail delivery.

***Response: Refer to SP-1.1. and A-1.1. Shown in Lobby***

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## **LLR Architects Inc**

5. Site Data:
  - a. Ensure that legal description matches Alta Survey and O&E exactly.  
**Response: Revised**
  - b. Net area shall match survey in next submittal; ensure FAR is updated accordingly.  
**Response: Revised on SP-1.1.**
  - c. Provide required and proposed minimum and average unit size.  
**Response: Revised on SP-1.1**
  - d. Under allowable height, indicate the property is within 100' of PS-1 therefore max height is 55 feet.  
**Response: revised on SP-1.1**
  - e. Include at grade parking setbacks in chart.  
**Response: Provided on SP-1.1.**
6. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:  
<http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/docs/PublicSchoolImpactApplication.pdf>  
**Response: Form sent to Broward County Schools**
7. 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**
8. A Public Participation Outreach Meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Board or City Commission meetings and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s)  
**Response: Meeting requested**

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## ***LLR Architects Inc***

9. Additional comments may be forthcoming.

***Response: OK***

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

***Response: Provided***

### **B. ZONING**

*Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471*

1. At-grade parking shall be screened with both architectural treatment and landscape buffer. Include proposed solutions on plans, elevations and renderings. Landscape elements within this area shall be 42 inches tall.

***Response: Screening was provided***

2. Include roof plans with next submittal.

***Response: Provided***

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

***Response: OK***

### **C. ARCHITECTURE AND URBAN DESIGN**

*Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471*

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

***Response: Provided***

2. Ensure the parking area is screened.

***Response: Provided***

3. Staff has identified several discrepancies between the elevations and renderings. Revise drawings accordingly.

***Response: rendering was revised***

4. Consider providing access to lobby from stairwell.

***Response: Stairs are considered fire exits and must discharge directly to exterior. You can't exit into Lobby***



## **LLR Architects Inc**

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

***Response: Provided***

### **D. SIGNAGE**

*Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471*

1. For review, full signage package shall be provided.
2. 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: We are not providing Building Signage***

### **E. LIGHTING**

*Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471*

1. Application substantially compliant

### **F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

*Elaine Franklin, Environmental Sustainability Coordinator ([efranklin@hollywoodfl.org](mailto:efranklin@hollywoodfl.org)) 954-921-3201*

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third-party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include a note on the site plan specifying which third party certifier will be used. (See 151.150-151.160) Do consider incorporating the Green Building Practices already listed on this submittal in the final design as they will provide credits toward the certification.
2. Consider shifting the lift parking spaces and locating the electric vehicle-charging infrastructure in space #2 adjacent to the handicapped space so that the future charger will be accessible from both types of spaces.
3. Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft.
4. Label the recycle bin in the outside dumpster space on the site plan.



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5. 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.
6. Reorient the stairwell adjacent to the elevator and provide an entrance 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. Alternatively, perhaps the stairs could be designed to go around the elevator.
7. Explore relocating the kitchens adjacent to the master baths in the two-bedroom units to increase efficiency of water movement, especially hot water, by clustering plumbing closer together.
8. Consider retaining rainwater on site for irrigation and non-potable water uses in the building.
9. Consider using lighter colors on the outside, especially on the east, south and west facing walls to reduce heat gain.
10. In addition to the energy efficient lighting on the exterior, install energy efficient light fixtures in the interior.
11. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.
12. Recycle materials from demolition and construction to the greatest extent possible. These materials constitute part of Florida's 2020 recycling goal.
13. 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.
14. Use sustainable building materials and low VOC materials.



## **LLR Architects Inc**

15. Consider replacing some of the palms, particularly the nonnative species, with appropriately sized native shade trees and the nonnative liriope with native groundcovers. Work with the Landscape Reviewer to ensure the landscape requirements are still being met.

***Response: We are finalizing hiring a green building consultant to assist us in meeting requirement and certification. We will try to incorporate many of the strategies suggested to enhance the project as well as obtain certification.***

### **G. ENGINEERING**

*Azita Behmardi, City Engineer ([abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org))*

*954-921-3251 Jose Garcia, Engineer,*

*([jgarcia@hollywoodfl.org](mailto:jgarcia@hollywoodfl.org)) 954-921-3900*

*Rick Mitinger, Transportation Engineer ([rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org)) 954-921-3990*

1. Show on plans how ADA accessibility requirements are met. ADA accessible route is required between accessibility parking and building access. Show in your plans all change in elevation and slopes in this area.

***Response: Refer to SP-1.1***

2. 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: Revised Refer to SP-1.1 and A-1.1***

3. 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***

4. 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***

5. Show garage entrance elevation: Van accessible: 8'-2"

***Response: Refer to SP-1.1***

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## ***LLR Architects Inc***

6. Provide civil engineering streetscape plans and plan details, showing proposed new sidewalks and curbs along Fletcher Street in front of the property.

***Response: Refer to C-1.1***

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

***Response: OK***

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

***Response: OK***

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

***Response: Refer to SP-1.2***

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

***Response: Refer to SP-1.1***

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

***Response: OK***

12. Show view triangle of 6'x12' in sheet SP-1.1. The view triangle is an area delineated by a line connecting points measured 12 feet distant along property line from the interception of the access way and 6 feet distant along the access way. See COH Code of Ordinances for diagram.

***Response: Provided on SP-1.1 and C-1.1***

13. No entrance/exit to parking lot through Alley way will be allowed.

***Response: OK***

14. For parking's # 20 and 21, allow min. 3 feet back out distance at the end of parking lot area.

***Response: OK***

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





## **LLR Architects Inc**

### **H. LANDSCAPING**

*Guillermo Salazar, Landscape Reviewer ([gsalazar@hollywoodfl.org](mailto:gsalazar@hollywoodfl.org)) 954-921-3900*

1. As per provided tree survey: Provide official tree survey signed and sealed by surveyor highlighting only the portion of City of Hollywood not older than 6 months for existing trees on site within city of Hollywood on a separate table to include: location, species, estimated ht./spread, and /DBH diameter of trunks in inches.
2. Provide a Tree disposition plan for all trees within city of Hollywood boundaries as per tree survey to be provided.
3. Provide 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 4.6 State Rd 7 Transit Oriented Corridor (TOC) and Article 9 LDR as applicable. 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 number of inches of DBH for hardwood trees/palms proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be 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. Hardwood trees to be mitigated inch by inch at 12' HT and 2" DBH minimum hardwood trees and palms to be mitigated 1:1 with code required specs provide clear understanding if trees will be mitigated on site or contributed as part of city of Hollywood tree trust fund contribution with a total amount.
4. 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.

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## **LLR Architects Inc**

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

### **Notes:**

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 criterion may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis,

### ***Response: All comments have been addressed***

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 shall be 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.

6. Contact Landscape plan reviewer Landscape Plan Reviewer for any further questions or clarifications at [gsalazar@hollywoodfl.org](mailto:gsalazar@hollywoodfl.org)

### ***Response: All comments have been addressed***

## **I. UTILITIES**

Alicia Vereea-Feria, Engineer ([averee-feria@hollywoodfl.org](mailto:averee-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) = 8.5' 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: Refer to C-1.1***

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

### ***Response: Refer to C-1.1***

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

### ***Response: Refer to C-1.1***

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## ***LLR Architects Inc***

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

***Response: Refer to C-1.1***

5. Provide preliminary drainage calculations.

***Response: OK***

6. 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](mailto:mzaske@hollywoodfl.org).

***Response: OK***

7. Provide plans for offsite work within ROW addressing water and fire line connections to existing 6-inch water main along S 20<sup>th</sup> Avenue.

***Response: OK***

8. Permit approval from outside agencies will be required.

***Response: Refer to C-1.1***

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

### **J. BUILDING**

*Russell Long, Assistant Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490*

1. No comments received.



## **LLR Architects Inc**

### **K. FIRE**

*Jorge Castano, Deputy Fire Marshal / Battalion Chief ([jcastano@hollywoodfl.org](mailto: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.

***Response: Refer to C-1.1***

2. Hydrant flow test not provided. 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: Refer to C-1.1***

3. 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: Refer to C-1.1***

4. 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: Refer to C-1.1***

5. 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: Refer to C-1.1***

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## ***LLR Architects Inc***

6. 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: Refer to C-1.1***

7. It was noted on the plan, there may be stacked car parking. Be advised, the fire sprinkler system will need to be designed as Extra Hazard, Group II. Provide a note on the plan as such.

***Response: Refer to C-1.1***

### **L. PUBLIC WORKS**

*Charles Lassiter, Assistant Public Works Director ([lassiter@hollywoodfl.org](mailto:lassiter@hollywoodfl.org)) 954-967-4207*

1. No comments received.

### **M. PARKS, RECREATION AND CULTURAL ARTS**

*David Vazquez, Assistant Director ([dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org)) 954-921-3404*

1. Applicant needs to submit a park impact application fee.

### **N. COMMUNITY DEVELOPMENT**

*Liliana Beltran, Housing inspector ([lbeltran@hollywoodfl.org](mailto:lbeltran@hollywoodfl.org)) 954-921-2923*

1. Recommend presenting proposed construction to 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](mailto:DPRPCA@aol.com)
- PARKSIDE CIVIC ASSOCIATION Ken Crawford, President, at [parksideken@aol.com](mailto:parksideken@aol.com).

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

***Response: Meeting was requested***

***LLR Architects Inc.***

12980 SW 52 Street  
Miramar, FL 33027

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



## ***LLR Architects Inc***

### **o. ECONOMIC DEVELOPMENT**

*Raelin Storey, Director ([rstorey@hollywoodfl.org](mailto:rstorey@hollywoodfl.org)) 954-924-2922*

1. Application is substantially compliant.

### **p. POLICE DEPARTMENT**

*Christine Adamcik, Police*

*([cadamcik@hollywoodfl.org](mailto:cadamcik@hollywoodfl.org)) 954-967-4371 Steven*

*Bolger, Police ([sbolger@hollywoodfl.org](mailto:sbolger@hollywoodfl.org)) 954-967-*

*4500 Doreen Avitabile, Police*

*([davitabile@hollywoodfl.org](mailto: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 “2027 Fletcher St, 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 |
| 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.

## ***LLR Architects Inc.***

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Miramar, FL 33027

(work) 305-403-7926

e-mail: [llarosa@larosaarchitects.com](mailto:llarosa@larosaarchitects.com)





## ***LLR Architects Inc***

- 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.
- 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.

***LLR Architects Inc.***  
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Miramar, FL 33027

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



## ***LLR Architects Inc***

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. Rooftop AC units should be kept locked.
24. Fire command center should be kept locked and free of clutter.

### Signage

25. Have adequate signage posted.

***Response: OK to all of the above***

### **q. DOWNTOWN AND BEACH CRA**

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

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

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



**LLR Architects Inc**

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**

*Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-9213471*

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](mailto:llarosa@larosaarchitects.com)

**LLR Architects Inc.**

12980 SW 52 Street  
Miramar, FL 33027

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

# Ownership and Encumbrance Report

***Issuing Office:***

Law Office of Paul Feldman, P.A.  
2750 NE 185th Street, Suite 203  
Aventura, FL 33180

***File No.:*** 20-266

***Prepared For:***

City of Hollywood  
Office of Planning and Development  
2600 Hollywood Boulevard,  
Hollywood, Florida 33020-4807

***Legal Description:***

The West 1/2 of Lot 10 and all of Lot 11, Block 3, Southside Park, according to the Plat thereof, as recorded in Plat Book 22, at Page 18, of the Public Records of Broward County, Florida.

***1. Owner of Record / Grantee In Last Deed of Record:***

2027 Fletcher, LLC, a Florida limited liability company by Virtue of Deed in Instrument Number 116665053.

***2. Mortgages Affecting Title:***

None

***3. Judgment and Liens Affecting Title:***

None

***4. Exceptions:***

a. Ordinance No. 2005-18 as recorded in Official Records Book 40082, at page 1783, of the Public Records of Broward County, Florida.

b. Ordinance No. 2005-19 as recorded in Official Records Book 40082, at page 1789, of the Public Records of Broward County, Florida.

**INFORMATIONAL NOTE ONLY:**

Parcel Identification (Folio) Number: 514222-23-0300

Ad Valorem Gross Amount: \$12,344.54

Taxes Paid for the year(s): 2019 in the amount of \$11,850.76

## Certificate

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from the time of platting on August 12, 1946 to August 12, 2020, at 8:00 a.m. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Broward County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

Paul Feldman, P.A.

A handwritten signature in blue ink, appearing to read 'Paul Feldman', with a long horizontal flourish extending to the right.

Paul Feldman, Esq.

Dated: August 19, 2020



Luis La Rosa Architects, Inc.

Dear Board Members,

It's with great pleasure we are presenting a 20 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 23-unit 5-story, +/-24,000 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 5-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 5-story project is located at the West end of Fletcher street and 20<sup>th</sup>. ave. The setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. The Lobby has a pronounced cantilevered marquis over the entry and the upper floor step back with large windows and wood siding. The balance of the front façade has cantilevered balconies and recessed balconies. Material changes on the wall softens the balconies bold look. This varied element prevents the front façade from being flat. The side façade along are setback from neighbors 5' even though) feet is allowed. The side facades carry out similar features as emphasized on front facades. All of the parapets on all elevations vary in height.

This new 23- unit development will help the improvement of the surrounding neighborhood on Fletcher St. We hope to have your support and acceptance of this new project.

Sincerely,

Luis La Rosa  
Registered Architect  
AR#0017852



October 1, 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 the West half of Lot 10 and all of Lot 11, Block 3, "South Side Park," according to the Plat thereof, as recorded in Plat Book 22, Page 18, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Fletcher Street, between South 20 Court and South 20 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 0.23 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 1, 2020**  
**Page Two**

Planning Council staff notes that when a specifically delineated parcel (i.e. Lot 11) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the West half of Lot 10) or vacated rights-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

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 Leny Huaman, Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:LRH

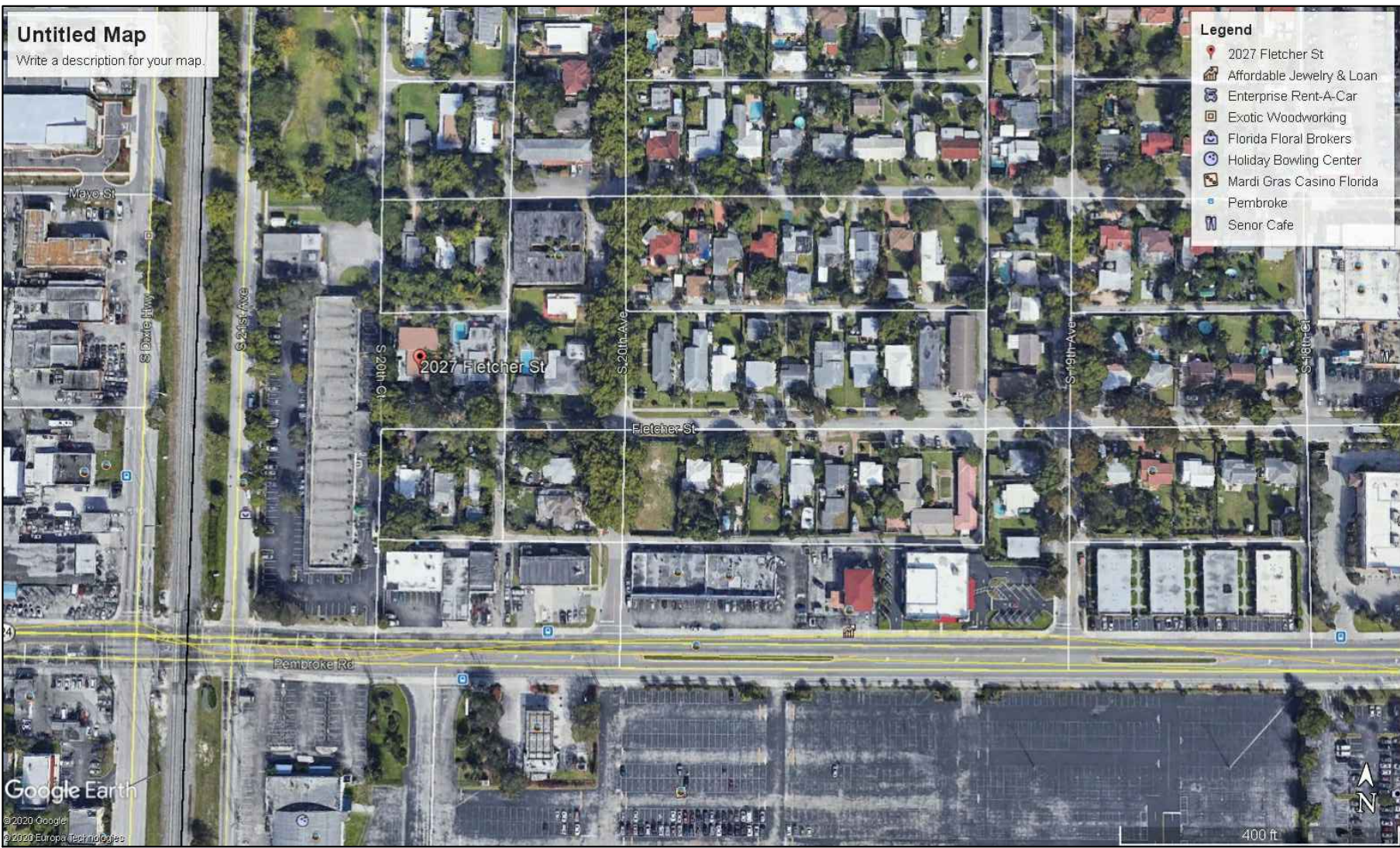
cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood





PROPOSED 23-UNIT MULTI FAMILY DEVELOPMENT FOR:  
2027 FLETCHER LLC  
2027 FLETCHER STREET  
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@LAROSAARCHITECTS.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  
SURVEY  
C-1.1 PAVING, GRADING, WATER & SEWER PLAN  
GENERAL DETAILS

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

SP-1.1 LOCATION PLAN  
GENERAL NOTES  
LEGAL DESCRIPTION  
SITE DATA  
SITE PLAN  
BUILDING CALCULATION  
DETAIL SCREEN  
SP-1.2 DUMPSTER ENCLOSED DETAIL  
TYP. PARKING HANDICAP STALL  
TYP. PARKING STALL  
GENERAL DETAILS  
CODE DATA  
SP-1.3 GENERAL ELEVATIONS

A-1.1 FIRST FLOOR PLAN  
A-1.2 SECOND FLOOR PLAN  
A-1.3 THIRD FLOOR PLAN  
A-1.4 FOURTH FLOOR PLAN  
A-1.5 FIFTH FLOOR PLAN  
A-1.6 ROOF PLAN & GENERAL DETAILS  
A-2.1 SIDE ELEVATION  
A-2.2 FRONT ELEVATION  
A-2.3 INTERIOR SIDE ELEVATION  
A-2.4 REAR ELEVATION

CAR LIFT DETAILS.

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



# ALTA/NSPS LAND TITLE SURVEY

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.

3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

4. UNDERGROUND IMPROVEMENTS NOT SHOWN.

5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

6. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1135  
ELEVATION= 9.26' (NAVD88)

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY INSURANCE COMPANY, FILE NO: WITH A COMMITMENT DATE: 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

11. THE PROPERTY HAS DIRECT ACCESS TO FLETCHER STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 22, PAGE 18, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

12. THERE ARE 6 STRIPED PARKING SPACES ON THE PROPERTY.

13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

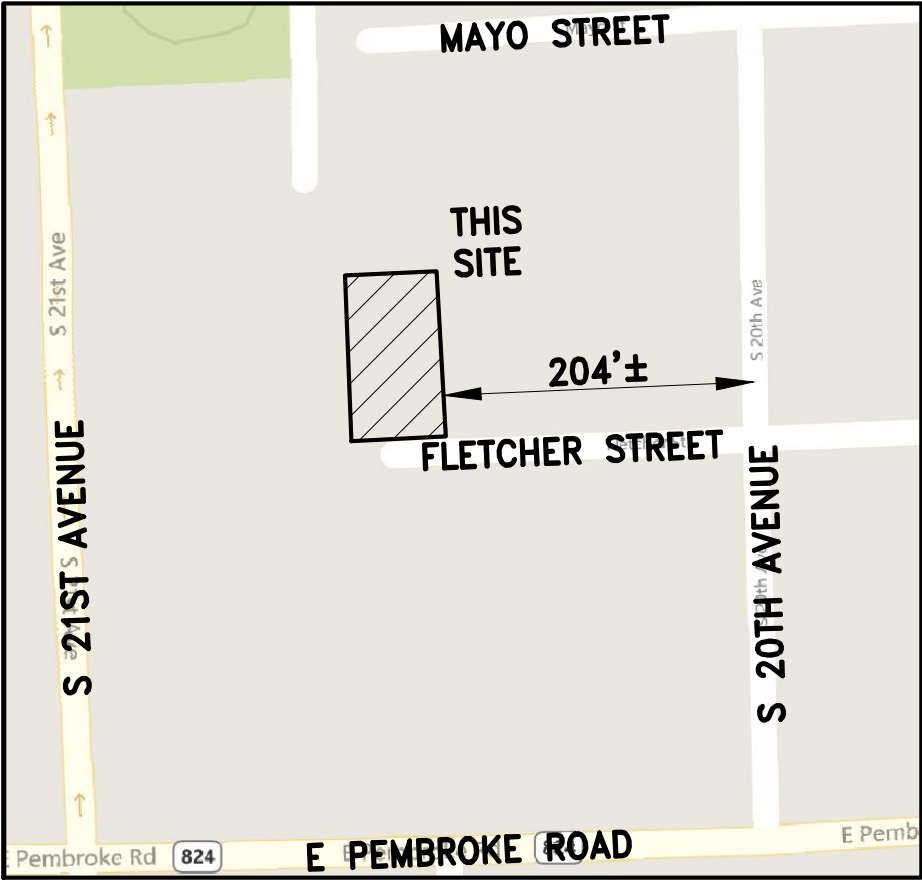
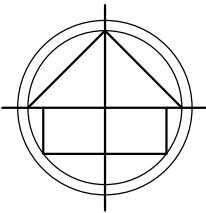
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.

15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

18. THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A CEMETERY OR BURIAL GROUNDS.



LOCATION MAP (NTS)

LEGEND:

|        |  |
|--------|--|
| CKD    | CHECKED BY                                 |
| CONC   | CONCRETE                                   |
| DWN    | DRAWN BY                                   |
| FB/PG  | FIELD BOOK AND PAGE                        |
| SIR    | SET IRON ROD & CAP #6448                   |
| SNC    | SET NAIL AND CAP #6448                     |
| FIR    | FOUND IRON ROD                             |
| FIP    | FOUND IRON PIPE                            |
| FNC    | FOUND NAIL AND CAP                         |
| FND    | FOUND NAIL & DISC                          |
| P.B.   | PLAT BOOK                                  |
| B.C.R. | BROWARD COUNTY RECORDS                     |
| CBS    | CONCRETE BLOCK STRUCTURE                   |
| A/C    | AIR CONDITIONER                            |
| WM     | WATER METER                                |
| WV     | WATER VALVE                                |
| CO     | CLEAN OUT                                  |
| TSB    | TRAFFIC SIGNAL BOX                         |
| TSP    | TRAFFIC SIGNAL POLE                        |
| PM     | PARKING METER                              |
| MLP    | METAL LIGHT POLE                           |
| EB     | ELECTRIC BOX                               |
| 5.40   | ELEVATIONS                                 |
| ALTA   | AMERICAN LAND TITLE ASSOCIATION            |
| NSPS   | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

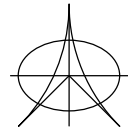
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS;" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON AUGUST 06, 2020.

FOR THE FIRM BY:\_\_\_\_\_

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 4188.

## COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9314-20

CLIENT :

EDUARDO COHEN

| REVISIONS                   | DATE     | FB/PG  | DWN | CKD |
|-----------------------------|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY | 08/06/20 | SKETCH | AM  | REC |
|                             |          |        |     |     |
|                             |          |        |     |     |
|                             |          |        |     |     |
|                             |          |        |     |     |

| FLOOD ZONE INFORMATION |          |
|------------------------|----------|
| COMMUNITY NUMBER       | 125113   |
| PANEL NUMBER           | 0732 H   |
| ZONE                   | X        |
| BASE FLOOD ELEV        | N/A      |
| EFFECTIVE DATE         | 08/18/14 |

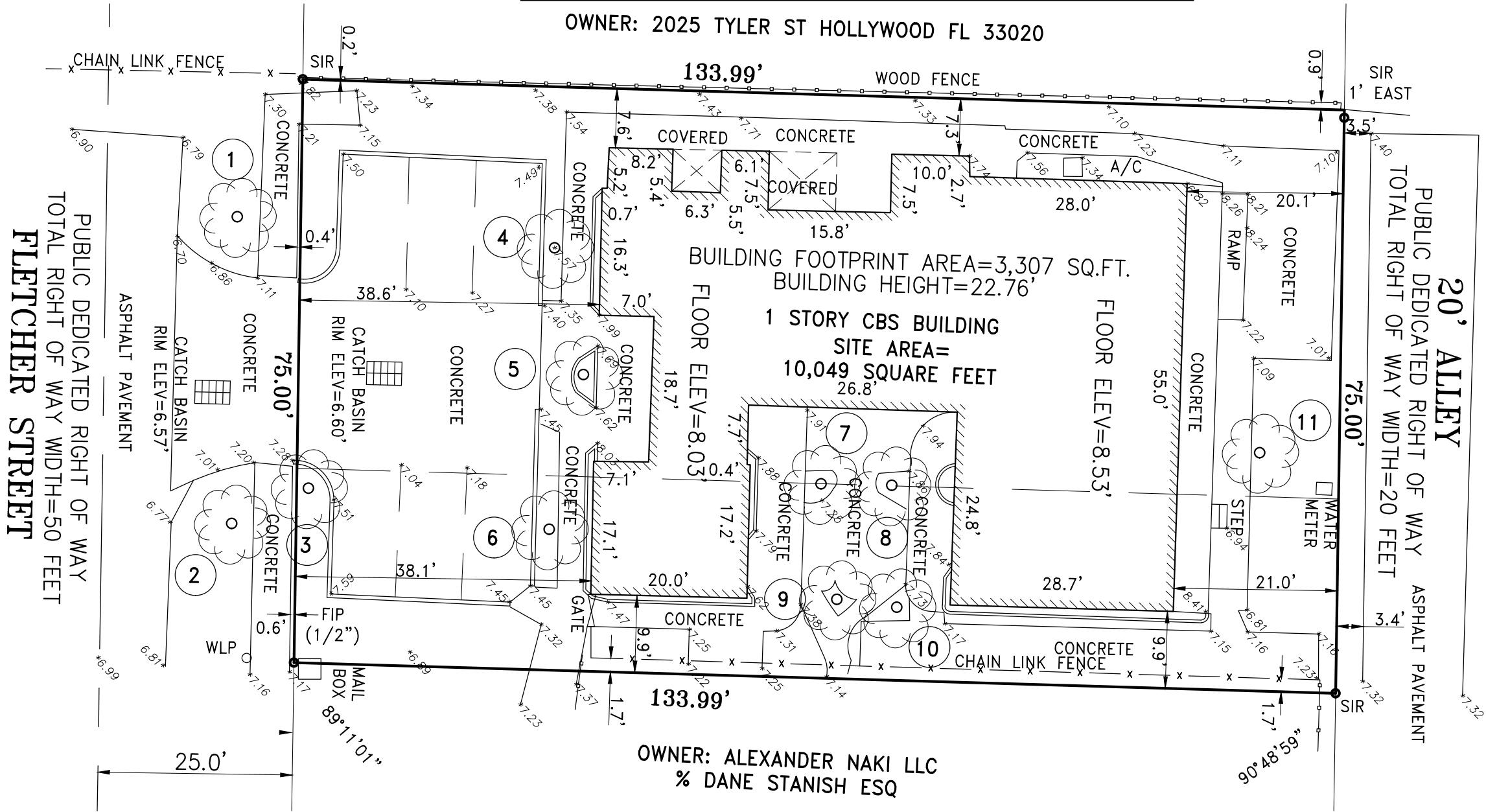
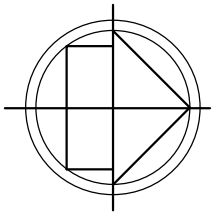
PROPERTY ADDRESS :  
2027 FLETCHER STREET

SCALE: N/A

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

OWNER: 2025 TYLER ST HOLLYWOOD FL 33020



| TREE NO.<br>ON SURVEY | SPECIES      |                 | TRUNK DIA. AT<br>BREAST HEIGHT | # OF<br>TRUNKS | TREE<br>HEIGHT | CANOPY<br>SPREAD | CANOPY<br>(SF) |
|-----------------------|--------------|-----------------|--------------------------------|----------------|----------------|------------------|----------------|
|                       | COMMON NAME  | SCIENTIFIC NAME | INCHES                         |                | FEET           | FT2              |                |
| 1                     | MAHOGANY     |                 | 16                             |                |                |                  |                |
| 2                     | MAHOGANY     |                 | 22                             |                |                |                  |                |
| 3                     | MAHOGANY     |                 | 16                             |                |                |                  |                |
| 4                     | DOUBLE PALM  |                 | 4                              |                |                |                  |                |
| 5                     | PALM CLUSTER |                 | 4                              |                |                |                  |                |
| 6                     | DOUBLE PALM  |                 | 4                              |                |                |                  |                |
| 7                     | PALM         |                 | 9                              |                |                |                  |                |
| 8                     | PALM         |                 | 10                             |                |                |                  |                |
| 9                     | DOUBLE PALM  |                 | 12                             |                |                |                  |                |
| 10                    | PALM         |                 | 9                              |                |                |                  |                |
| 11                    | MAHOGANY     |                 | 14                             |                |                |                  |                |

LAND DESCRIPTION:

WEST ONE HALF OF LOT 11 AND ALL OF LOT 11, BLOCK 3, "SOUTH SIDE PARK",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 AT PAGE 18  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**COUSINS SURVEYORS & ASSOCIATES, INC.**  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9314-20

CLIENT :  
EDUARDO COHEN

| REVISIONS                   | DATE     | FB/PG  | DWN | CKD |
|-----------------------------|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY | 08/06/20 | SKETCH | AM  | REC |
|                             |          |        |     |     |
|                             |          |        |     |     |
|                             |          |        |     |     |

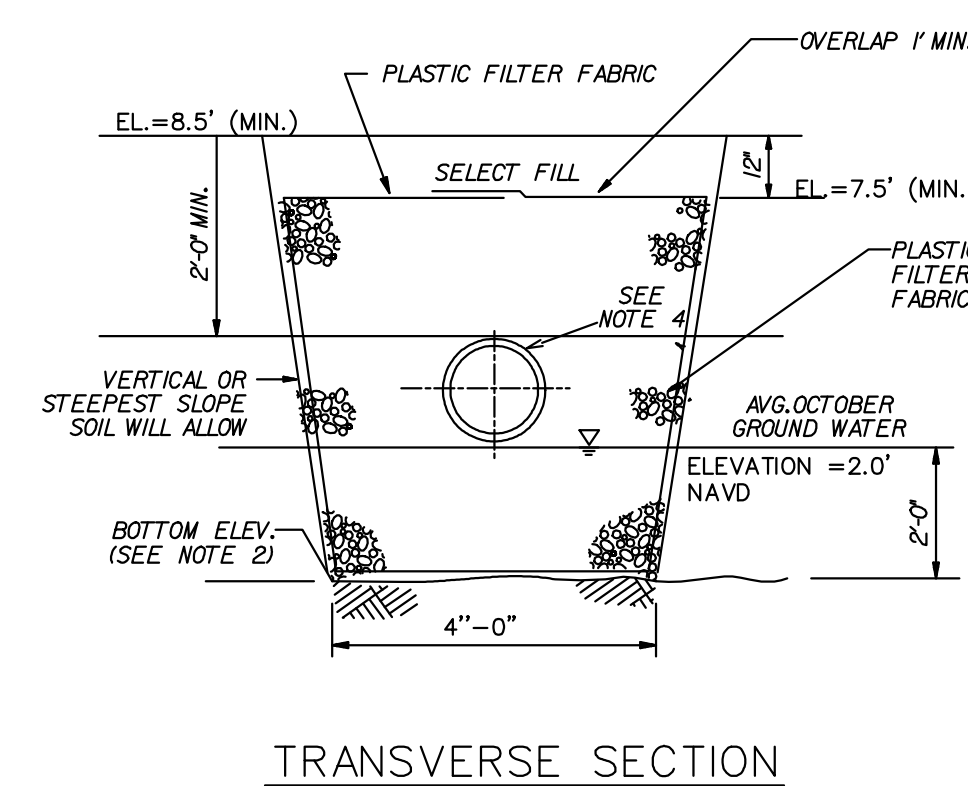
| FLOOD ZONE INFORMATION |          |
|------------------------|----------|
| COMMUNITY NUMBER       | 125113   |
| PANEL NUMBER           | 0732 H   |
| ZONE                   | X        |
| BASE FLOOD ELEV        | N/A      |
| EFFECTIVE DATE         | 08/18/14 |

PROPERTY ADDRESS :  
2027 FLETCHER STREET

SCALE: 1"= 16'

SHEET 2 OF 2



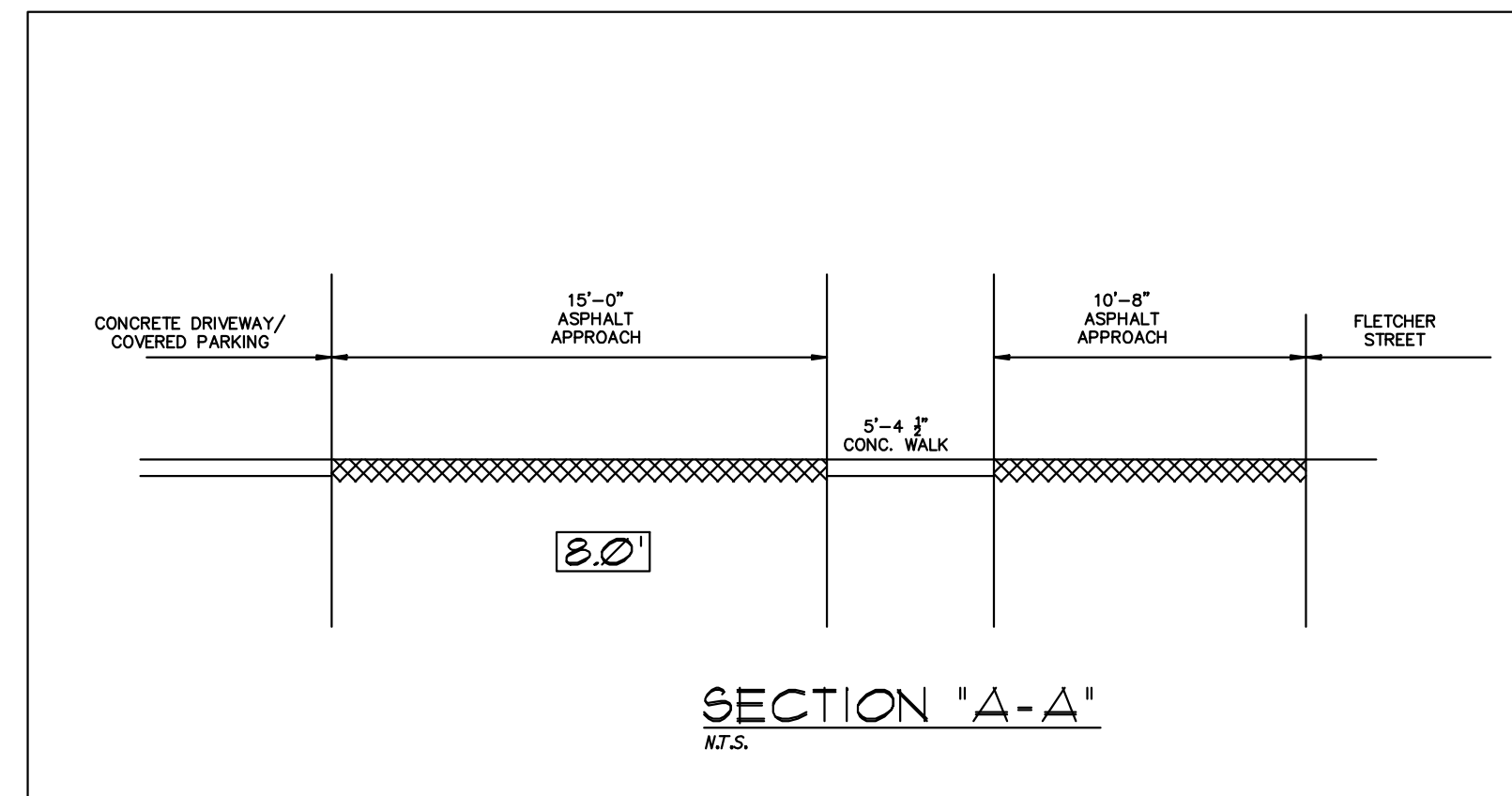


WATER & SEWER DEMAND  
28 UNITS X 250 GPD/UNIT = 7,000 GPD

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

2). NO FIRE PUMP IS REQUIRED

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



WATER &amp; SEWER DEMAND

$$23 \text{ UNITS} \times 250 \text{ GPD/UNIT} = 5,750 \text{ GPD}$$

FIRE NOTES:

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

2). NO FIRE PUMP IS REQUIRED

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

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

BUILDING TYPE:- 1  
TOTAL AREA: 24,034 SF.  
TYPE OF OCCUPANCY: APARTMENT BUILDING  
AS PER SECTION 18.4.5.2. FOR NON-ONE &  
TWO-FAMILY DWELLING

TABLE 18.4.5.12- 0-22,000 S.F.= 1,500 GPM FOR A DURATION OF 2 HOURS  
A REDUCTION OF 75% SHALL BE PERMITTED TO BE APPLIED  
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS  
OR 600 GPM QUICK RESPONSE

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

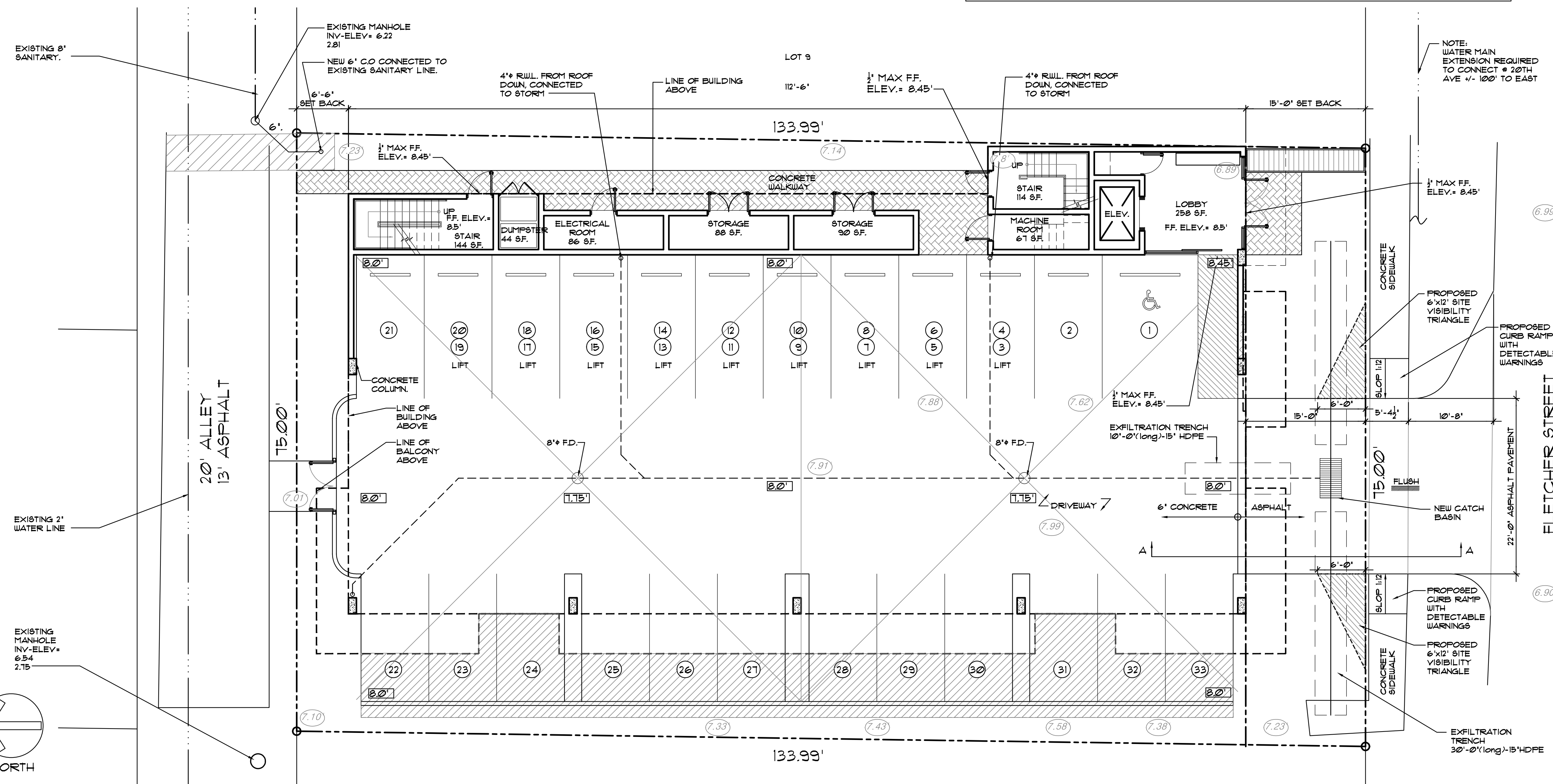
FLOW TEST RESULTS:

STATIC= PSI

RESIDUAL= PSI

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

NOTE:  
1). 6" HYDRANT & 6" WATER  
MAIN @ CORNER OF 19TH  
AVE & FLETCHER STREET.

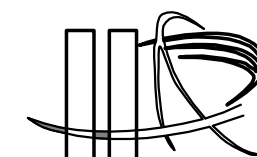


AYLWARD ENGINEERING & SURVEYING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

EB/LB No. 5183

Florida 33880

465 Archaic Drive, Winter Haven, FL 33894-424 or 305-827-2216



**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027  
  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: [LLAROS@LLAROSAARCHITECTCTCS.COM](mailto:LLAROS@LLAROSAARCHITECTCTCS.COM)

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

|                     |     |
|---------------------|-----|
| REVISION:           | BY: |
| 10/19/2020<br>TAC 2 | C.C |
|                     |     |
|                     |     |
|                     |     |
|                     |     |

PROPOSED 23-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2027 FLETCHER LLC  
2027 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020



SEAL: AR 0017852  
LUIS LA ROSA

|          |          |
|----------|----------|
| DRAWN    | C.C.     |
| CHECKED  | LLR      |
| DATE     | 08/24/20 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-016  |
| SHEET    |          |

C-1.1



Landscape Notes:

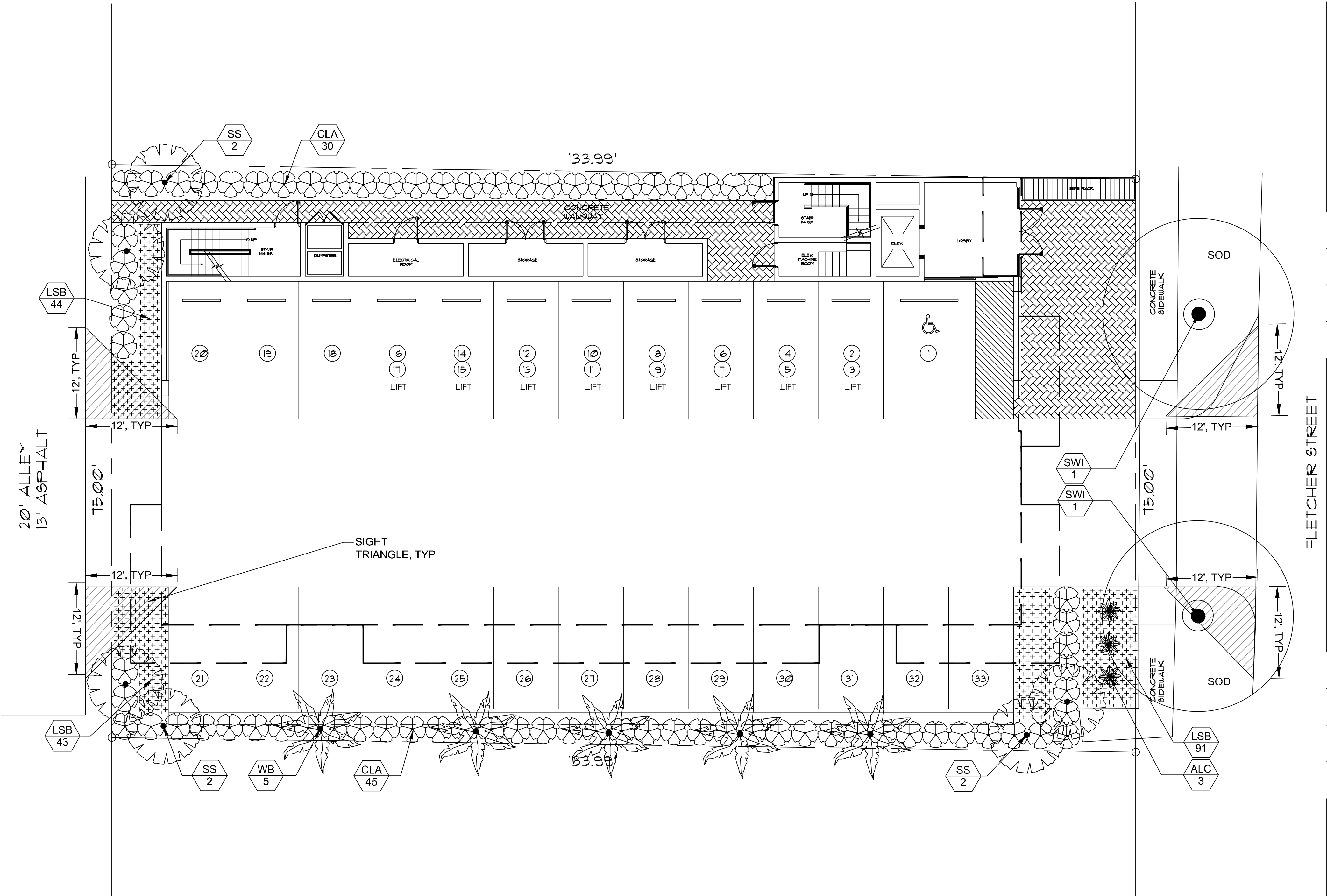
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- 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.

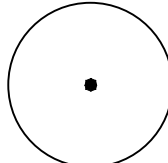
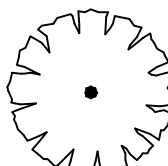


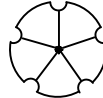
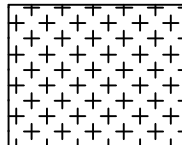
-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South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

Landscape Data:

| RAC Zoning - PR (Pembroke Road Mixed-Use District)   | Required                                      | Provided                             |
|--|---|--------------------------------------|
| <b>Perimeter Landscape</b><br>One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.        | 2 Trees<br><br>(75/50)                        | 2 Trees<br>(Existing Mahogany Trees) |
| <b>Minimum Open Space</b><br>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. | 2 Trees<br>Min. Site Req.<br>(1,490 SF/1,000) | 2 Trees<br>(6 Sabal Palms)           |
| <b>Minimum Tree Sizes</b><br>Shade trees: 2" DBH/ 12' height.<br>Palm trees: 8' of GW or CT.   |   |                                      |
| <b>Native Requirements</b><br>A minimum of 60% of required trees and 50% of required shrubs must be native species.  | 2 Trees                                       | 2 Trees                              |



Plant Schedule:

| EXISTING TREES  | CODE | QTY | BOTANICAL NAME               | COMMON NAME            | SIZE                         |          |
|---|------|-----|------------------------------|------------------------|------------------------------|----------|
|  | SWI  | 2   | Swietenia macrophylla        | Mahogany               | Existing to Remain           |          |
| PALM TREES  | CODE | QTY | BOTANICAL NAME               | COMMON NAME            | SIZE                         |          |
|  | SS   | 6   | Sabal palmetto               | Sabal Palm             | FG, 18'-24' CT, SLK, CV, SP  |          |
|  | WB   | 5   | Wodyetia bifurcata           | Foxtail Palm           | FG, 8' GW, 12' CT, SP, MATCH |          |
| SHRUBS  | CODE | QTY | BOTANICAL NAME               | COMMON NAME            | SIZE                         |          |
|  | ALC  | 3   | Alcantarea odorata           | Giant Silver Bromeliad | 7G, 36" OA, F, SP, AS        |          |
|  | CLA  | 75  | Clusia guttifera             | Small-Leaf Clusia      | 7G, 4' HT x 3' SPR, FTB      |          |
| GROUND COVERS   | CODE | QTY | BOTANICAL NAME               | COMMON NAME            | SIZE                         | SPACING  |
|  | LSB  | 178 | Liriope muscari `Super Blue` | Super Blue Liriope     | 1G, 12" OA, F,               | 18" o.c. |



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:

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

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

JACOBO COHEN

2027 Fletcher Street, 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 2



LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of 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 30 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
  2. A listing of not less than (3) completed projects of similar scope and nature.
  3. Permanent name and address of place of business.
  4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.
- PART 2: MATERIALS
- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood 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. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized 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 12 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. Coarse brown Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.
- PART 3: EXECUTION
- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to: within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25' feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]:  
1 Gallon material (1 gal.): 12" x 12" x 12" min.  
3 Gallon material (3 gal.): 20" x 20" x 18" min.  
Lerio 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" ca. 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 "room 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

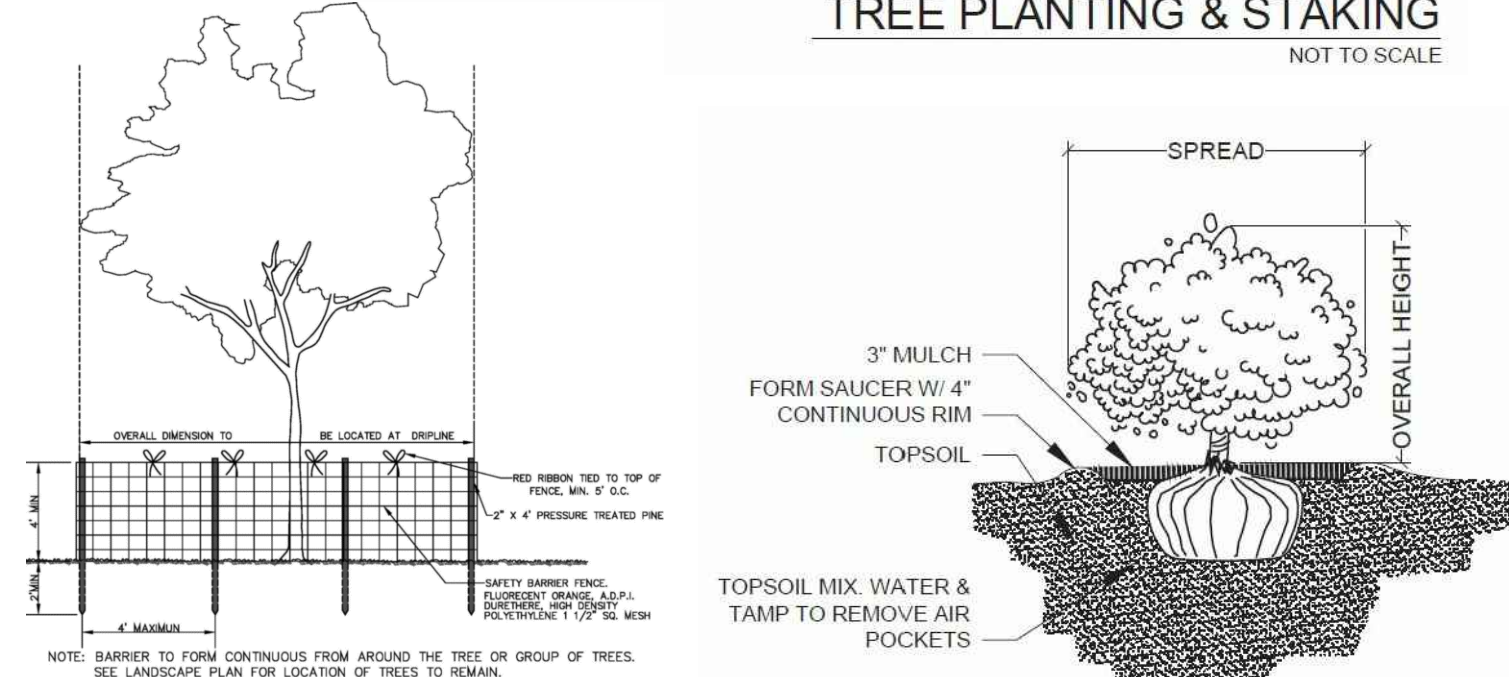
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

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

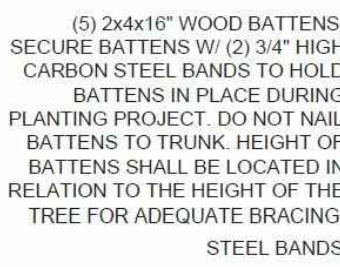
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

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



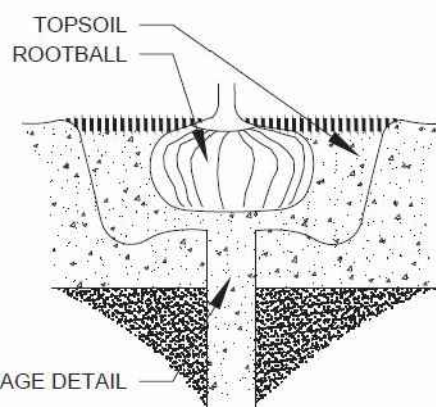
TREE PROTECTION DETAIL

NOT TO SCALE



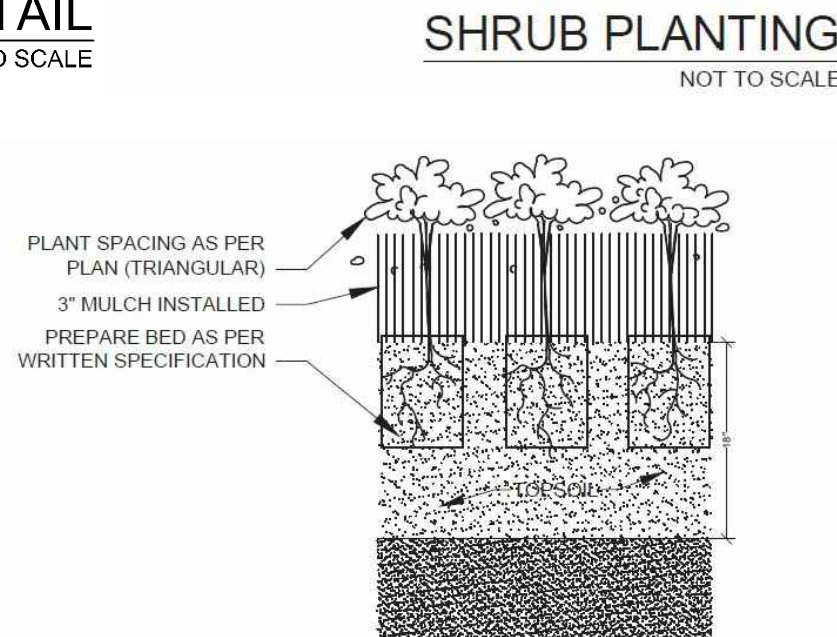
BRACING DETAIL

NOT TO SCALE



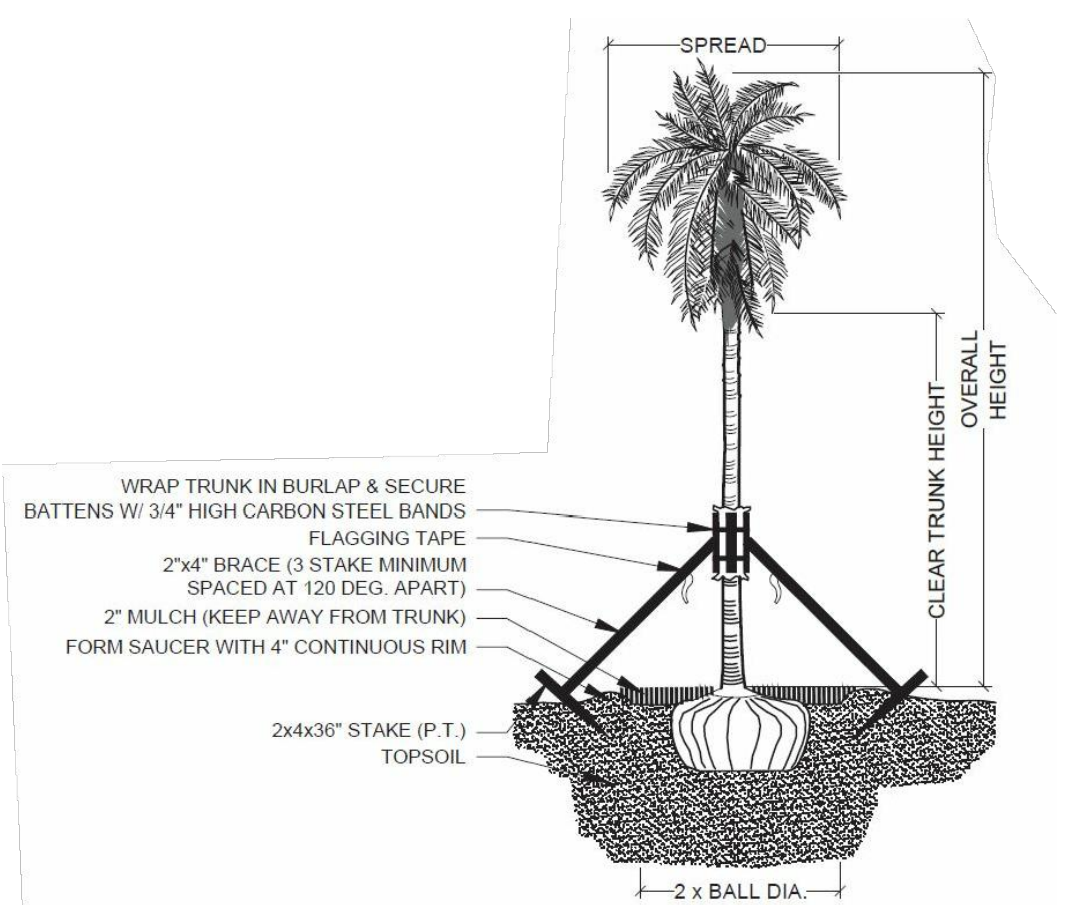
DRAINAGE TESTING DETAIL

NOT TO SCALE



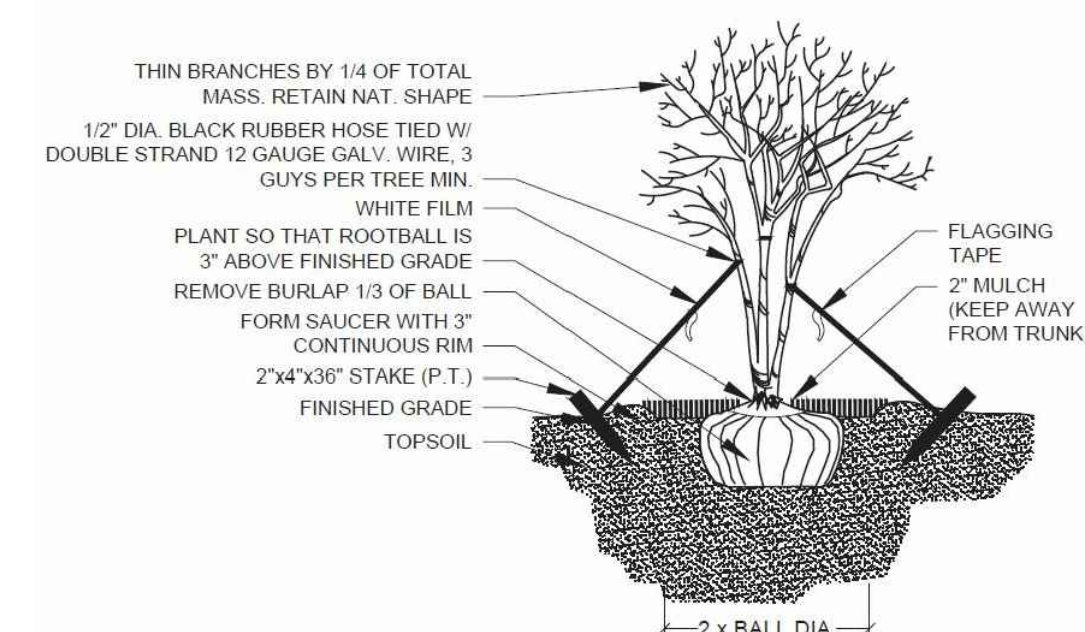
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



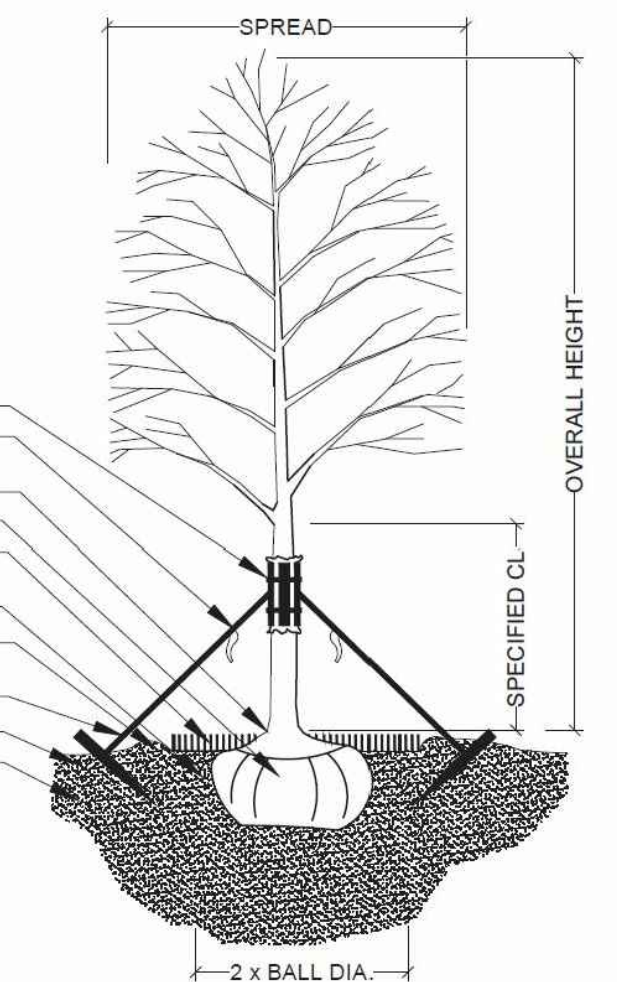
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



TREE PLANTING & STAKING

NOT TO SCALE

Project Team

Landscape Architect:

**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Architect:

**U/R** Architects, Inc.  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLAROSA@LASARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

**JACOBO COHEN**

2027 Fletcher Street, 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

Checked By: PG

Manual Project:

Scale:

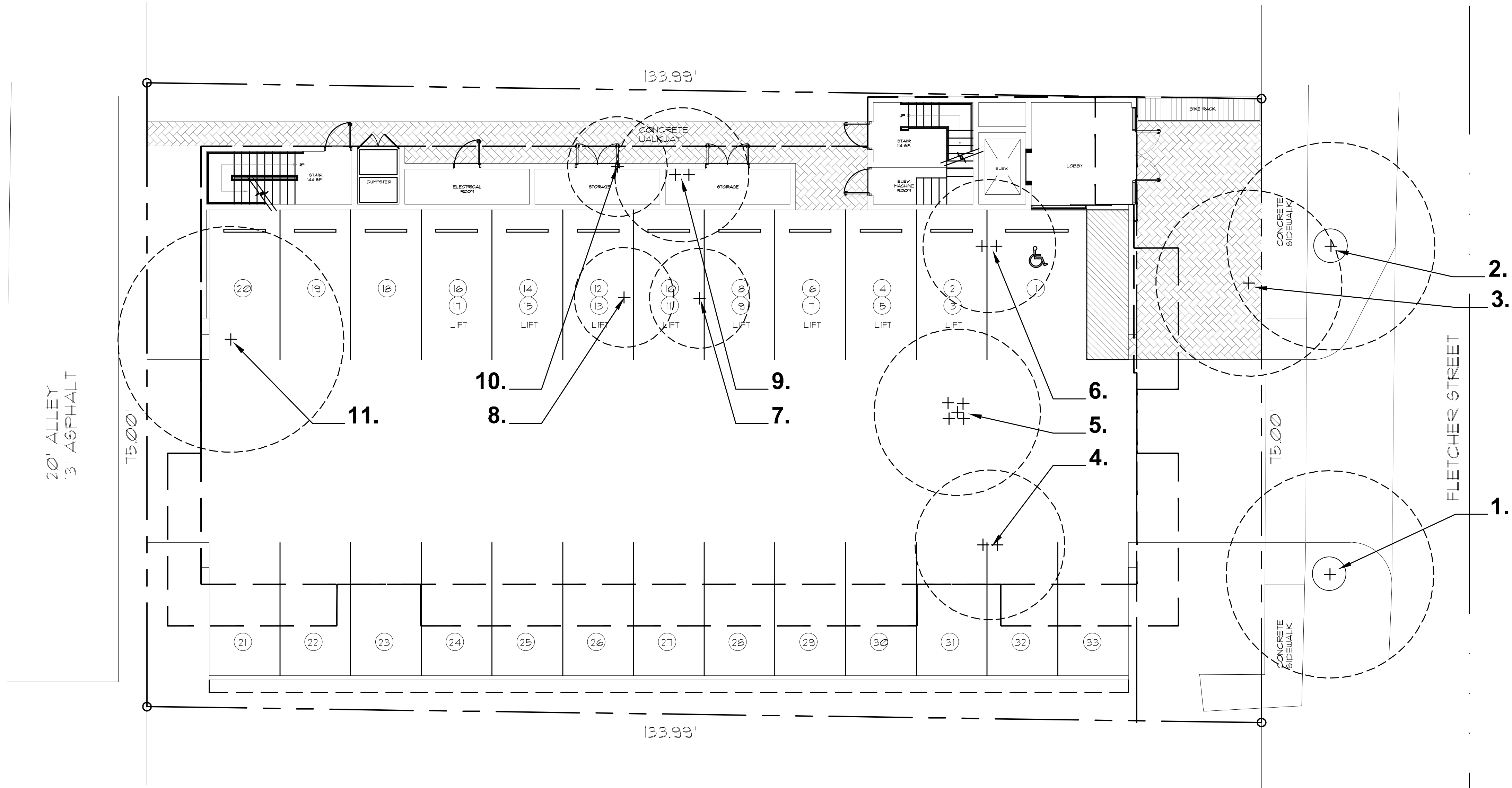
NORTH

SCALE: 1" = N.T.S.

0 0 0 0

2 of 2





**Existing Trees to Remain:**

1. *Swietenia macrophylla*, Mahogany, 16" DBH, 25' Height, 20' Canopy
2. *Swietenia macrophylla*, Mahogany, 22" DBH, 30' Height, 25' Canopy

**Existing Trees to be Removed:**

3. *Swietenia macrophylla*, Mahogany, 16" DBH, 25' Height, 20' Canopy
4. Unidentified Palm, Double, 4" DBH
5. Unidentified Palm, Cluster, 4" DBH
6. Unidentified Palm, Double, 4" DBH
7. Unidentified Palm, Single, 9" DBH
8. Unidentified Palm, Single, 10" DBH
9. Unidentified Palm, Double, 12" DBH
10. Unidentified Palm, Single, 9" DBH
11. *Swietenia macrophylla*, Mahogany, 14" DBH, 22' Height, 18' Canopy

**Landscape Tree Mitigation Data:**

| Trees Removed  | Replacement Provided                                  |
|--|---|
| <i>Swietenia macrophylla</i> , Mahogany, 16" DBH, 25' Height, 20' Canopy   | City Tree Fund Payment<br>16" / 2 x \$350 = \$2,800)  |
| Unidentified Palm, Double, 4" DBH  | 1 Palm Tree<br>(Foxtail Palm)                         |
| Unidentified Palm, Cluster, 4" DBH   | 1 Palm Tree<br>(Foxtail Palm)                         |
| Unidentified Palm, Double, 4" DBH  | 1 Palm Tree<br>(Foxtail Palm)                         |
| Unidentified Palm, Single, 9" DBH  | 1 Palm Tree<br>(Foxtail Palm)                         |
| Unidentified Palm, Single, 10" DBH   | 1 Palm Tree<br>(Foxtail Palm)                         |
| Unidentified Palm, Double, 12" DBH   | City Tree Fund Payment<br>(1 Palm = \$350)            |
| Unidentified Palm, Single, 9" DBH  | City Tree Fund Payment<br>(1 Palm = \$350)            |
| <i>Swietenia macrophylla</i> , Mahogany, 14" DBH, 22' Height, 18' Canopy   | City Tree Fund Payment<br>(14" / 2 x \$350 = \$2,450) |
| Mitigation not planted on site to be satisfied via payment to City tree fund.<br>(30" owed x (\$350 per 2") + 2 Palms x (\$350 per Palm)= <b>\$5,950 Total Payment</b> ) |   |

\*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:

LAS

LANDSCAPE  
ARCHITECTURAL  
SERVICES, LLC

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Architect:

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PROPOSED MULTI FAMILY DEVELOPMENT FOR:

JACOBO COHEN

2027 Fletcher Street, Hollywood, FL 33020

Existing Tree Information

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

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

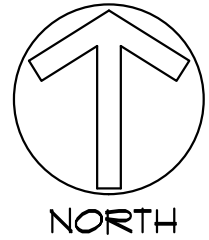
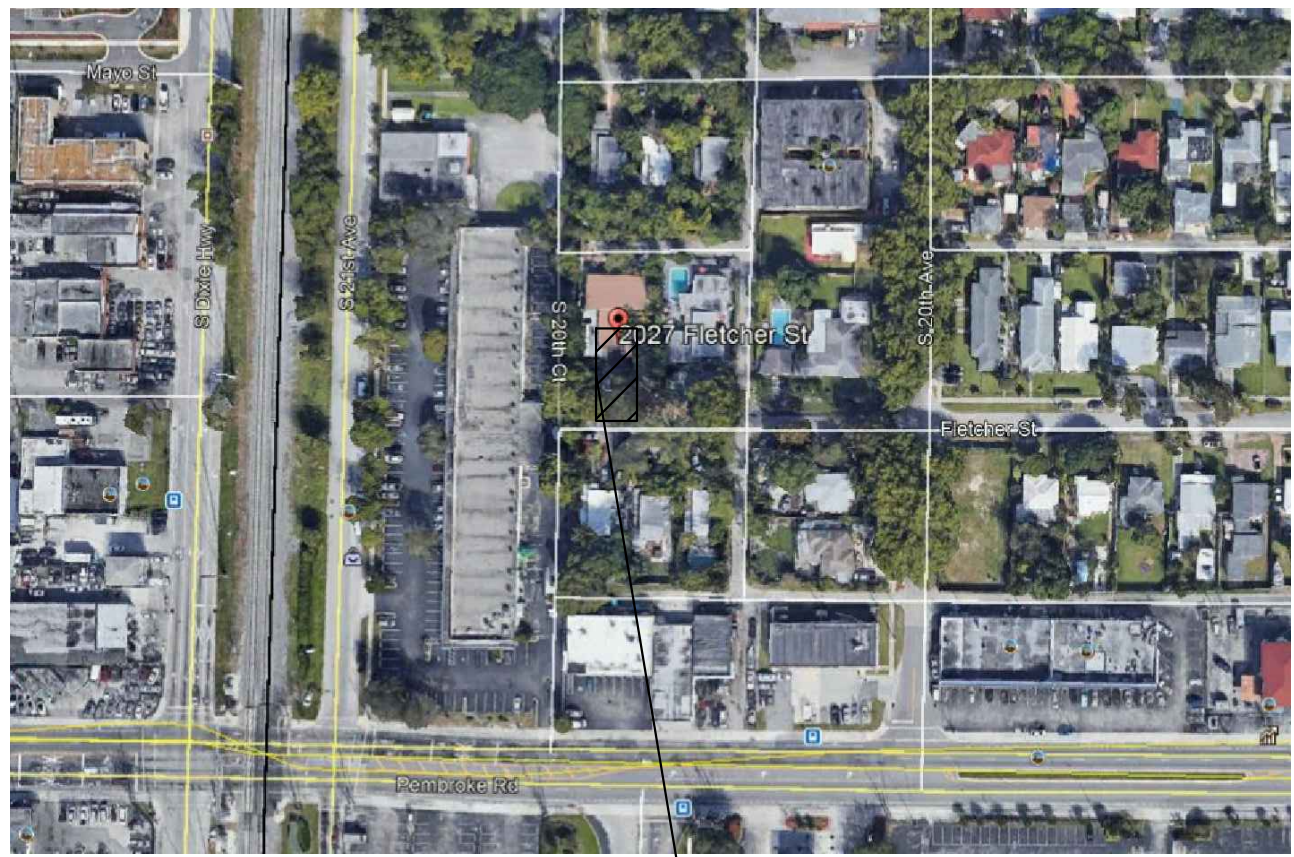
NORTH

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

0 4' 8' 16'

2 of 3





2021 FLETCHER STREET  
HOLLYWOOD, FLORIDA  
33020

## 1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2017-6TH EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY 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 ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.
9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF 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.

## SITE CALCULATIONS:

|                        |                   |
|------------------------|-------------------|
| TOTAL GROSS SITE AREA: | 12,614 SF. OR 23  |
| TOTAL SITE AREA:       | 10,049 SF. OR 23  |
| BUILDING COMMON AREA   | 892 SF.           |
| DRIVEWAY               | 6,160 SF.         |
| CONC. SLAB             | 910 SF.           |
| TOTAL IMPERVIOUS AREA= | 8,562 SF. (85.2%) |
| TOTAL PERVIOUS AREA=   | 1,481 SF. (14.8%) |

|                         |                   |
|-------------------------|-------------------|
| TOTAL IMPERVIOUS AREA=  | 8,562 SF. (85.2%) |
| BUILDING FOOTPRINT AREA | 6,110 SF.         |
| TOTAL PERVIOUS AREA=    | 1,481 SF. (14.8%) |

## F.A.R. CALCULATIONS:

|   |            |
|---|------------|
| 10,049 SF. X 3.0=   | 30,147 SF. |
| (NOT DUMSTER, STORAGE, ELEC. ROOM + ELEV. MACHINE ROOM) + 438 SF.                       |            |
| 2ND-5TH FLOOR TYPICAL (NOT JANITOR, STORAGE ROOM, TRASH ROOM + BALCONY) + 5,884 SF. X 4 | 23,536 SF. |
| F.A.R. PROVIDED   | 24,034 SF. |
| F.A.R. ALLOWED  | 30,147 SF. |

## PARKING CALCULATIONS:

|   | REQUIRED | PROVIDED |
|---|----------|----------|
| 14-(1) BEDROOM= 14X1= 14 PARKING SPACE    | 14       |          |
| 9-(2) BEDROOMS= 9X1.5= 13.5 PARKING SPACE | 13.5     |          |
| 3 GUEST PARKING SPACES= 3 PARKING SPACE   | 3        |          |
| TOTAL PARKING SPACES                      | 30.5     | 33       |

## SETBACK CALCULATIONS:

|                           | REQUIRED | PROVIDED                                       |
|---------------------------|----------|--|
| ALL-FRONTAGES             | 15'      | 15'  |
| ALLEY                     | 5'       | 5'   |
| SIDE-INTERIOR             | 0'       | 0'   |
| PARKING BUFFER            | 5'       | 5'   |
| AT GRADE PARKING SETBACKS |          | N- 8'-1"<br>S- 16'-7"<br>E- 13'-7"<br>W- 5'-0" |

## HEIGHT CALCULATIONS:

|                        | REQUIRED  | PROVIDED |
|------------------------|---|----------|
| MAX. HEIGHT ALLOWED:   | PROPERTY IS WITHIN 100' OF F.S.-1 THIS MAX HEIGHT 55' | 55'-0"   |
| LAND. USE DESIGNATION: | RAC   |          |

ZONING DESIGNATION: FR

## GREEN BUILDING PRACTICE

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

## BUILDING CALCULATION

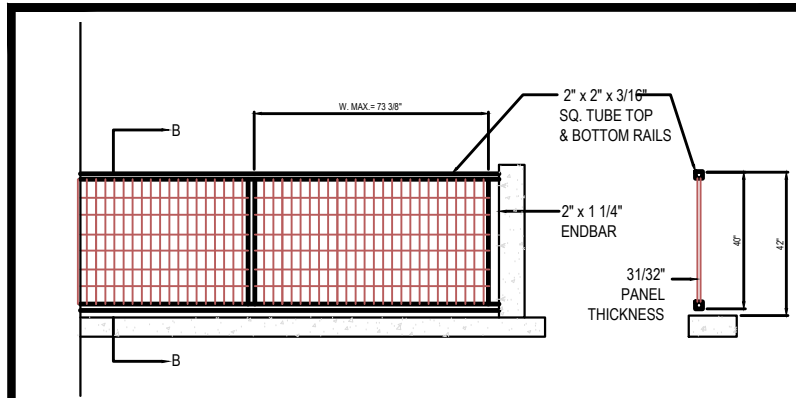
|                         | LOBBY   | UNIT #1 (TWO BED.) | UNIT #2 (ONE BED.) | UNIT #3 (ONE BED.) | UNIT #4 (TWO BED.) | UNIT #5 (ONE BED.) | UNIT #5A (TWO BED.) | UNIT #6 (ONE BED.) |            |
|-------------------------|---------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------|------------|
| 1ST. FLOOR COMMON AREA= | 892 SF. | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 892 SF.    |
| 2ND. FLOOR LIVING AREA= | -       | 1,088 SF.          | 660 SF.            | 660 SF.            | 1,040 SF.          | 660 SF.            | -                   | 660 SF.            | 4,768 SF.  |
| BALCONY AREA=           | -       | 255 SF.            | 144 SF.            | 144 SF.            | 165 SF.            | -                  | -                   | -                  | 708 SF.    |
| TOTAL UNIT AREA=        | -       | 1,343 SF.          | 804 SF.            | 804 SF.            | 1,205 SF.          | 660 SF.            | -                   | 660 SF.            | 5,476 SF.  |
| COMMON AREA=            | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 1,308 SF.  |
| TOTAL GROSS AREA=       | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 6,784 SF.  |
| 3RD. FLOOR LIVING AREA= | -       | 1,088 SF.          | 660 SF.            | 660 SF.            | 1,040 SF.          | 660 SF.            | -                   | 660 SF.            | 4,768 SF.  |
| BALCONY AREA=           | -       | 255 SF.            | 144 SF.            | 144 SF.            | 165 SF.            | -                  | -                   | -                  | 708 SF.    |
| TOTAL UNIT AREA=        | -       | 1,343 SF.          | 804 SF.            | 804 SF.            | 1,205 SF.          | 660 SF.            | -                   | 660 SF.            | 5,476 SF.  |
| COMMON AREA=            | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 1,308 SF.  |
| TOTAL GROSS AREA=       | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 6,784 SF.  |
| 4TH. FLOOR LIVING AREA= | -       | 1,088 SF.          | 660 SF.            | 660 SF.            | 1,040 SF.          | 660 SF.            | -                   | 660 SF.            | 4,768 SF.  |
| BALCONY AREA=           | -       | 255 SF.            | 144 SF.            | 144 SF.            | 165 SF.            | -                  | -                   | -                  | 708 SF.    |
| TOTAL UNIT AREA=        | -       | 1,343 SF.          | 804 SF.            | 804 SF.            | 1,205 SF.          | 660 SF.            | -                   | 660 SF.            | 5,476 SF.  |
| COMMON AREA=            | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 1,308 SF.  |
| TOTAL GROSS AREA=       | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 6,784 SF.  |
| 5TH. FLOOR LIVING AREA= | -       | 1,088 SF.          | 660 SF.            | 660 SF.            | 1,040 SF.          | -                  | 1,320 SF.           | -                  | 4,768 SF.  |
| BALCONY AREA=           | -       | 255 SF.            | 144 SF.            | 144 SF.            | 165 SF.            | -                  | -                   | -                  | 708 SF.    |
| TOTAL UNIT AREA=        | -       | 1,343 SF.          | 804 SF.            | 804 SF.            | 1,205 SF.          | -                  | 1,320 SF.           | -                  | 5,476 SF.  |
| COMMON AREA=            | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 1,308 SF.  |
| TOTAL GROSS AREA=       | -       | -                  | -                  | -                  | -                  | -                  | -                   | -                  | 6,784 SF.  |
| TOTAL GROSS AREA=       |         |                    |                    |                    |                    |                    |                     |                    | 28,028 SF. |

## MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

|                                    | REQUIRED | PROVIDED |
|------------------------------------|----------|----------|
| MIN. DWELLING UNIT SIZE            | 400 SF.  | 660 SF.  |
| MIN. CUMULATIVE AVERAGE/ UNIT SIZE | 650 SF.  | 794 SF.  |

|                   |
|-------------------|
| TOTAL UNITS       |
| 14 UNITS (1 BED.) |
| 9 UNITS (2 BED.)  |
| TOTAL = 23 UNITS  |

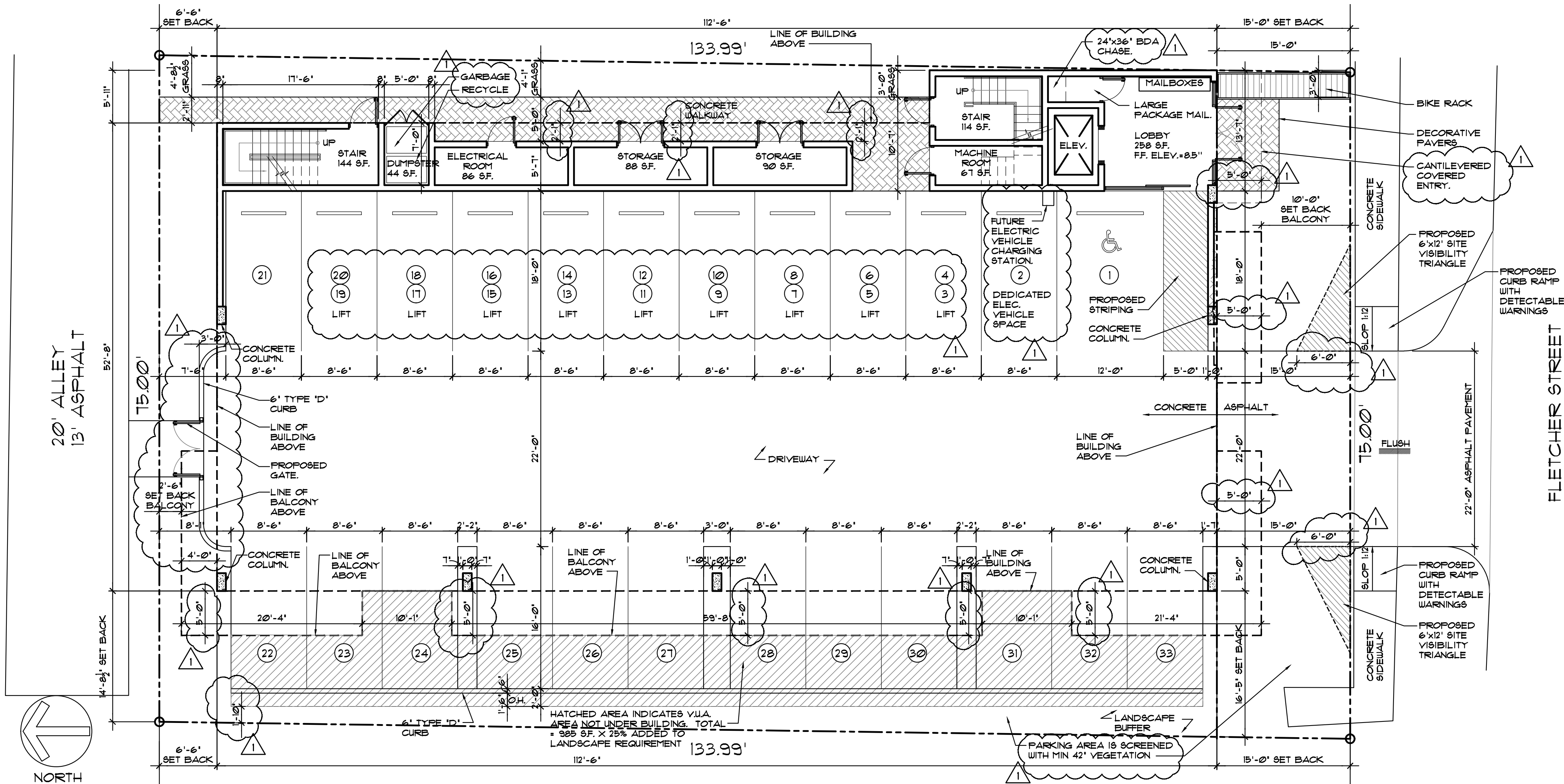
NOTE:  
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.



## 4 SITE DATA

## 5 BUILDING CALCULATION

## 6 DETAIL-SCREEN



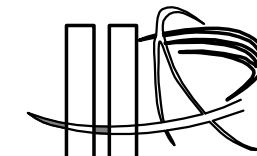
## 2 LEGAL DESCRIPTION

WEST ONE HALF OF LOT 10 AND ALL OF LOT 11, BLOCK 3 "SOUTH SIDE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## 3 LEGAL DESCRIPTION

## 7 PROPOSED SITE PLAN

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



LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIAMI, FLORIDA 33027  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0831  
E-MAIL: LLAROSA@LLRARCHITECTS.COM

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

|                     |     |
|---------------------|-----|
| REVISION:           | BY: |
| 10/19/2020<br>TAC 2 | CC  |
|                     |     |
|                     |     |
|                     |     |

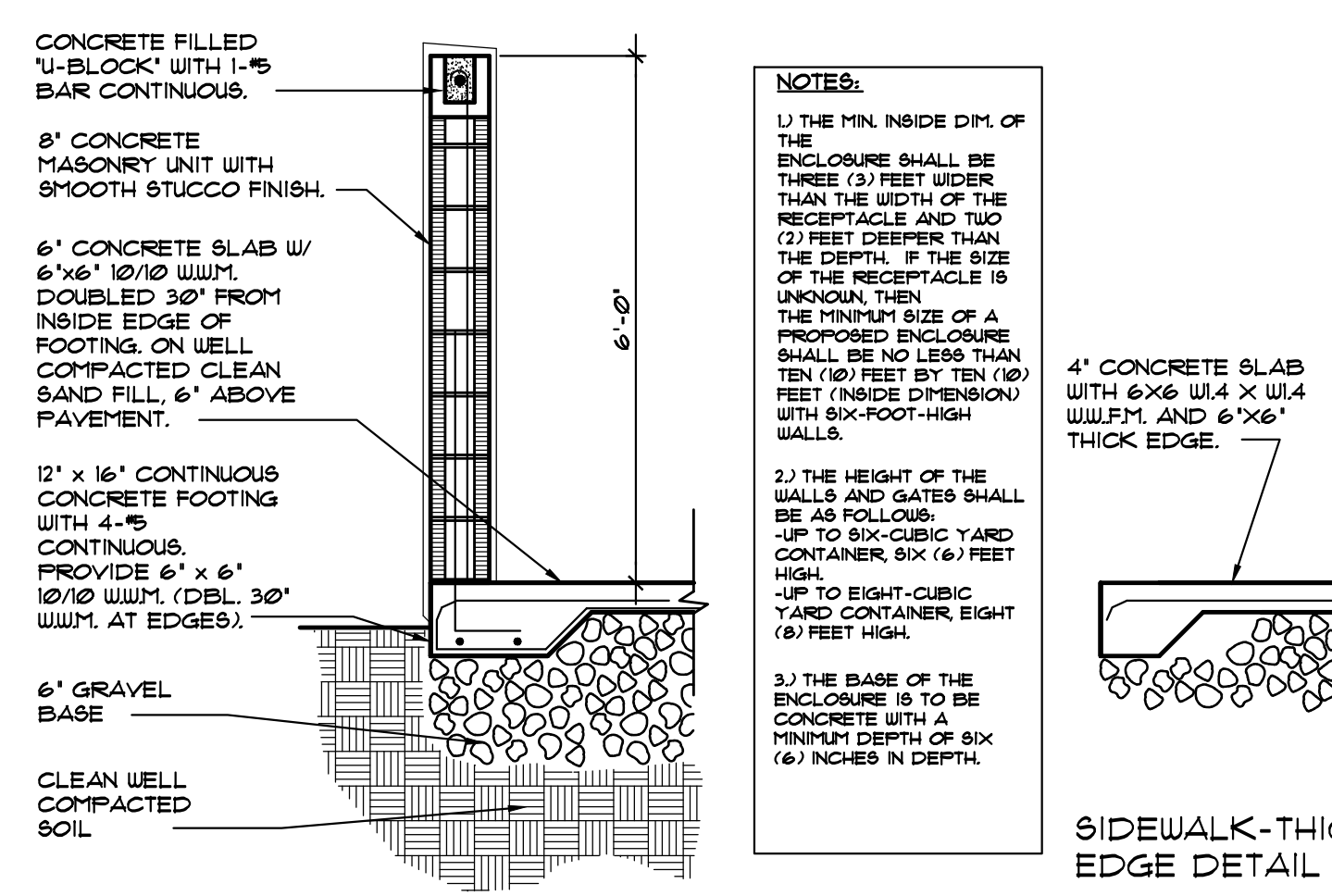
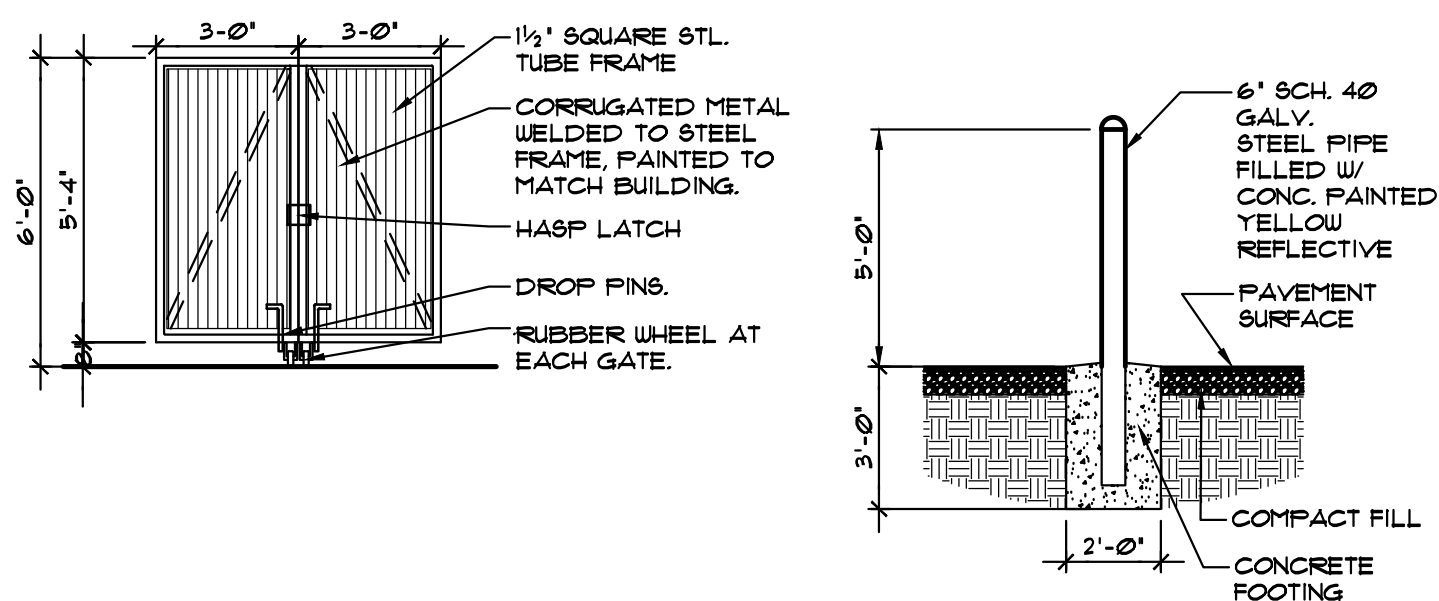
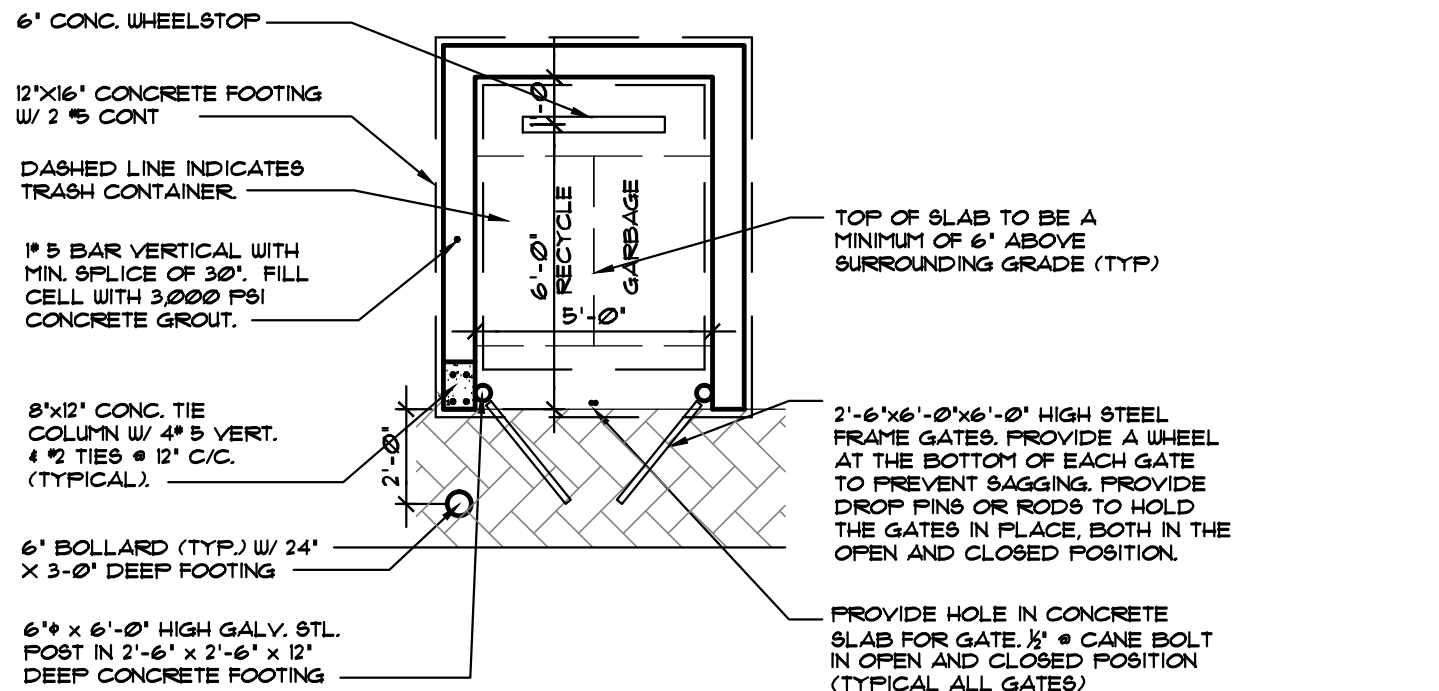
PROPOSED 23-UNITS MULTI FAMILY DEVELOPMENT FOR:  
2021 FLETCHER LLC  
2021 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020



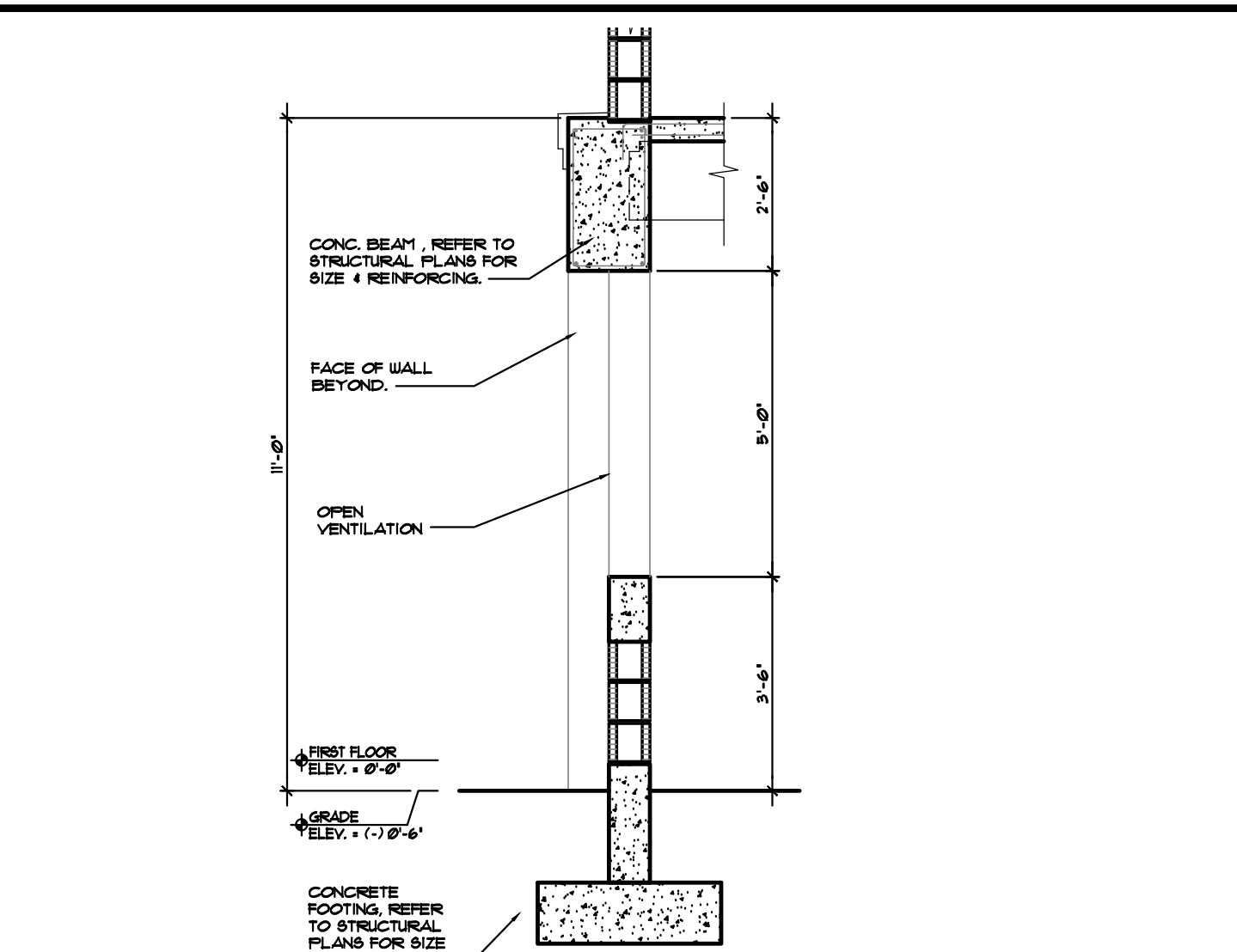
|          |                            |
|----------|----------------------------|
| SEAL:    | AR 0017852<br>LUIS LA ROSA |
| DRAWN    | CC                         |
| CHECKED  | LLR                        |
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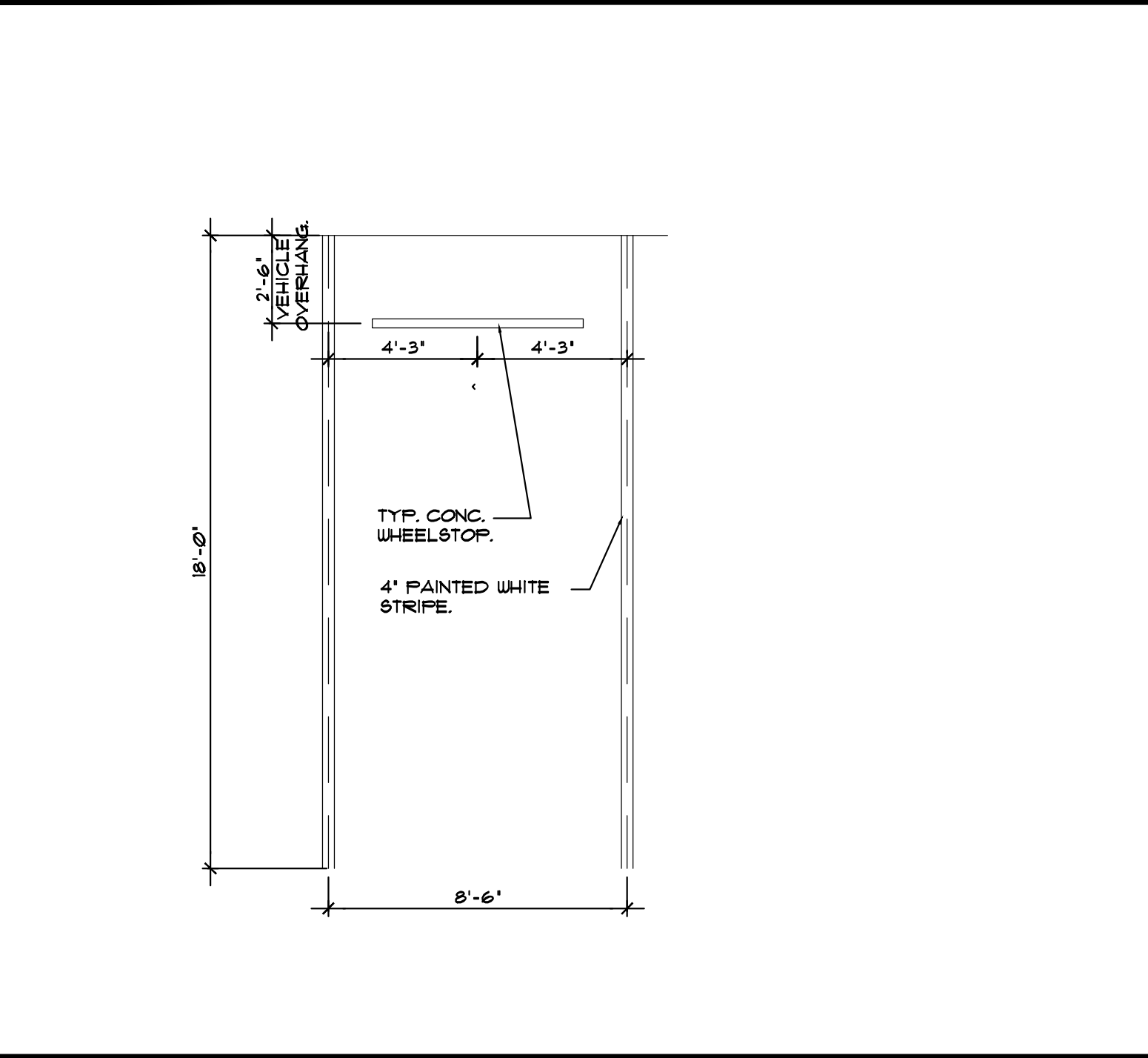


1 DUMPSTER ENCLOSURE DETAIL  
SCALE: 1/4"=1'-0"



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

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



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

EFFECTIVE CODE: F.B.C. 2011-6TH EDITION

CHAPTER 3- OCCUPANCY  
RESIDENTIAL (R-2)

CHAPTER 4 SPECIAL DETAIL REQ. BASED ON USE:

- 406.6 ENCLOSED PARKING GARAGES-MEETS HEIGHT AND AREA REQUIREMENTS, VENTILATION AND WE ARE PROVIDING SPRINKLER SYSTEM

CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS:

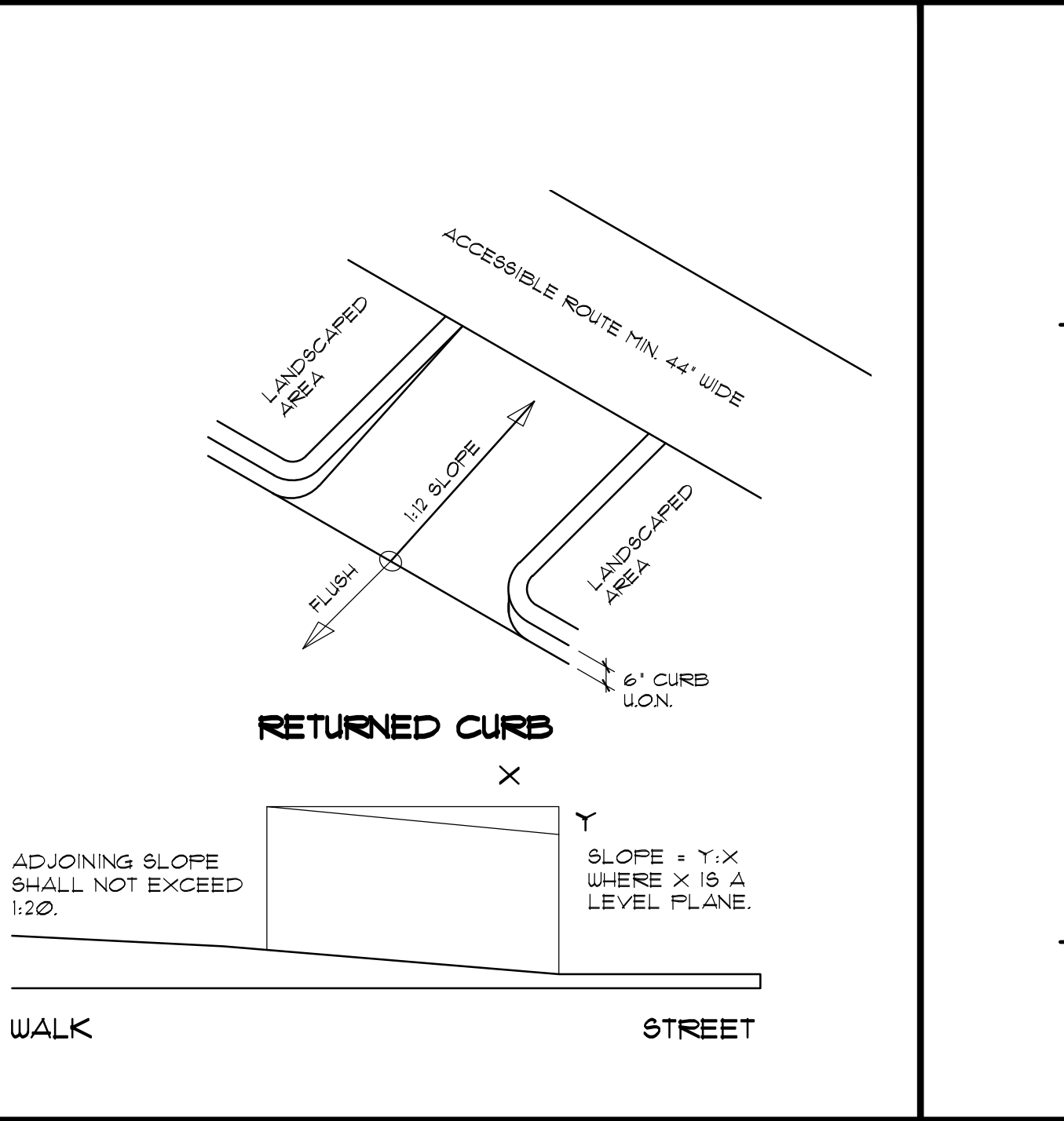
- TABLE 503- R-2 TYPE I-B (UNLIMITED HEIGHT AND AREA. WE ARE PROVIDING 4 STORIES).

CHAPTER 6- TYPE OF CONSTRUCTION:

- TABLE 601- TYPE I B REQUIRES PRIMAR STRUCTURAL FRAME TO BE 2 HOURS- (WE COMPLY). EXTERIOR AND INTERIOR BEARING WALLS TO BE 2 HOURS, (WE COMPLY). FLOOR CONSTRUCTION TO BE 2 HOURS, (WE COMPLY).
- TABLE 602- FIRE-RESISTANCE RATING BASED ON DISTANCE SEPARATION, IS-RESIDENTIAL R-2, (WE COMPLY)
- 603.1 ALLOWABLE MATERIALS: COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3

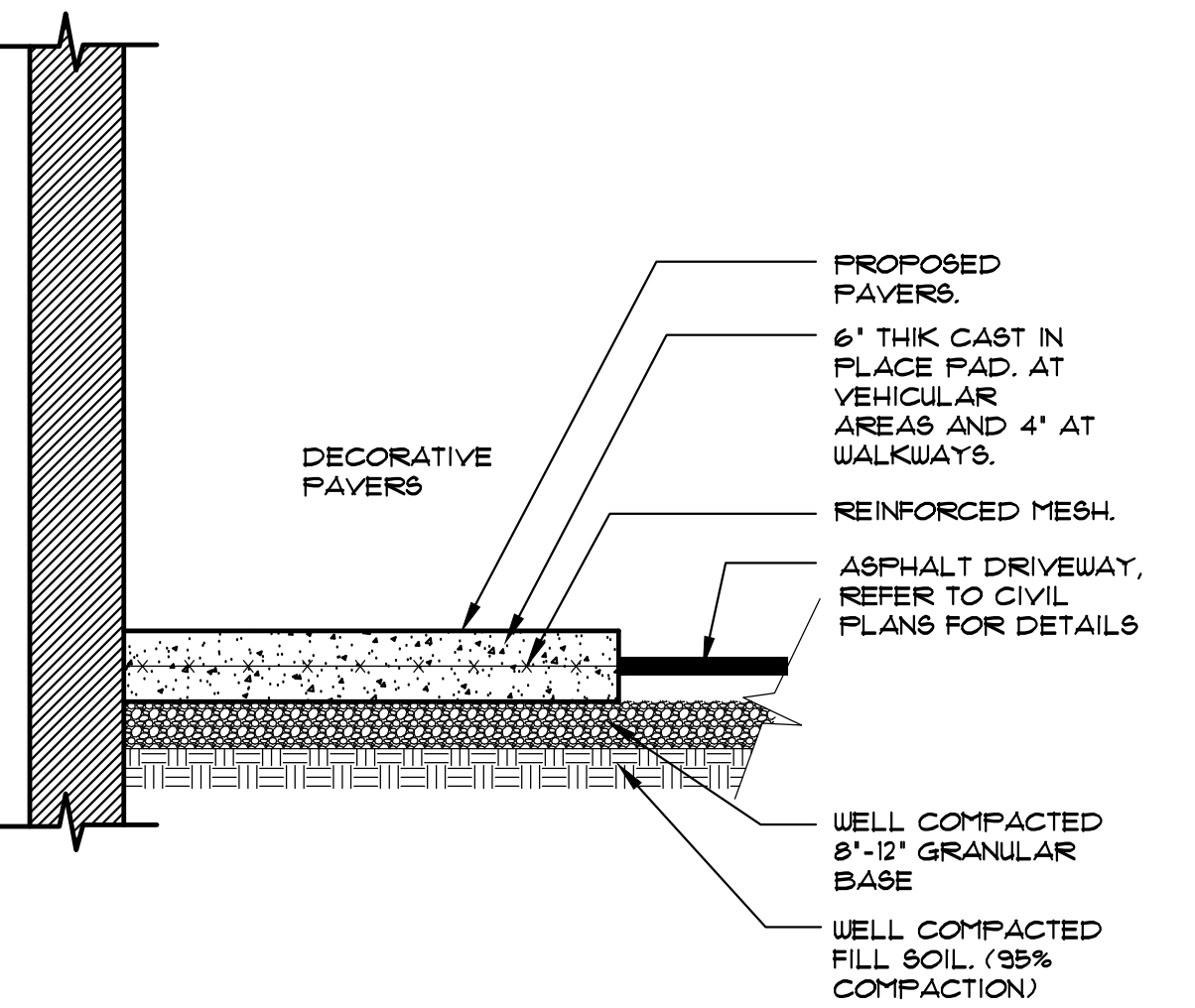
8 CODE DATA  
SCALE: N.T.S.

4 HANDICAP PARKING SIGN DETAILS



5 ACCESSIBLE CURB RAMP  
NOT TO SCALE

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 THE DEPARTMENT OF TRANSPORTATION CAPTIONED 'PARKING BY DISABLED PERMIT ONLY' AND COMPLYING WITH THE CITY OF PLANTATION ENGINEERING DEPARTMENT HANDICAPPED MARKINGS AND DETAILS.



6 WALKWAY DETAIL  
SCALE: N.T.S.

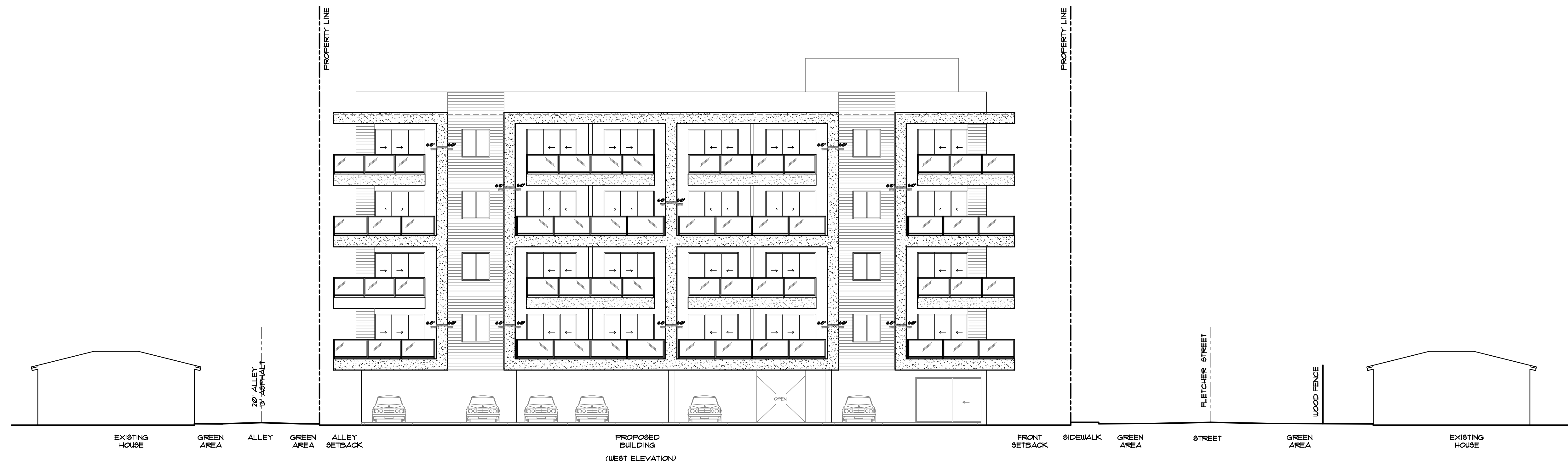
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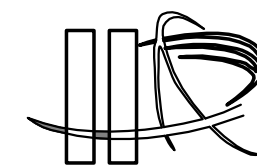




1 PROPOSED WEST ELEVATION  
SCALE: 3/32"=1'-0"



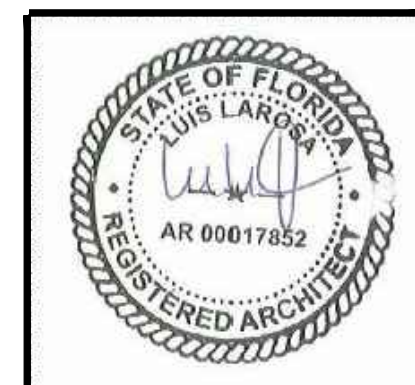
1 PROPOSED SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



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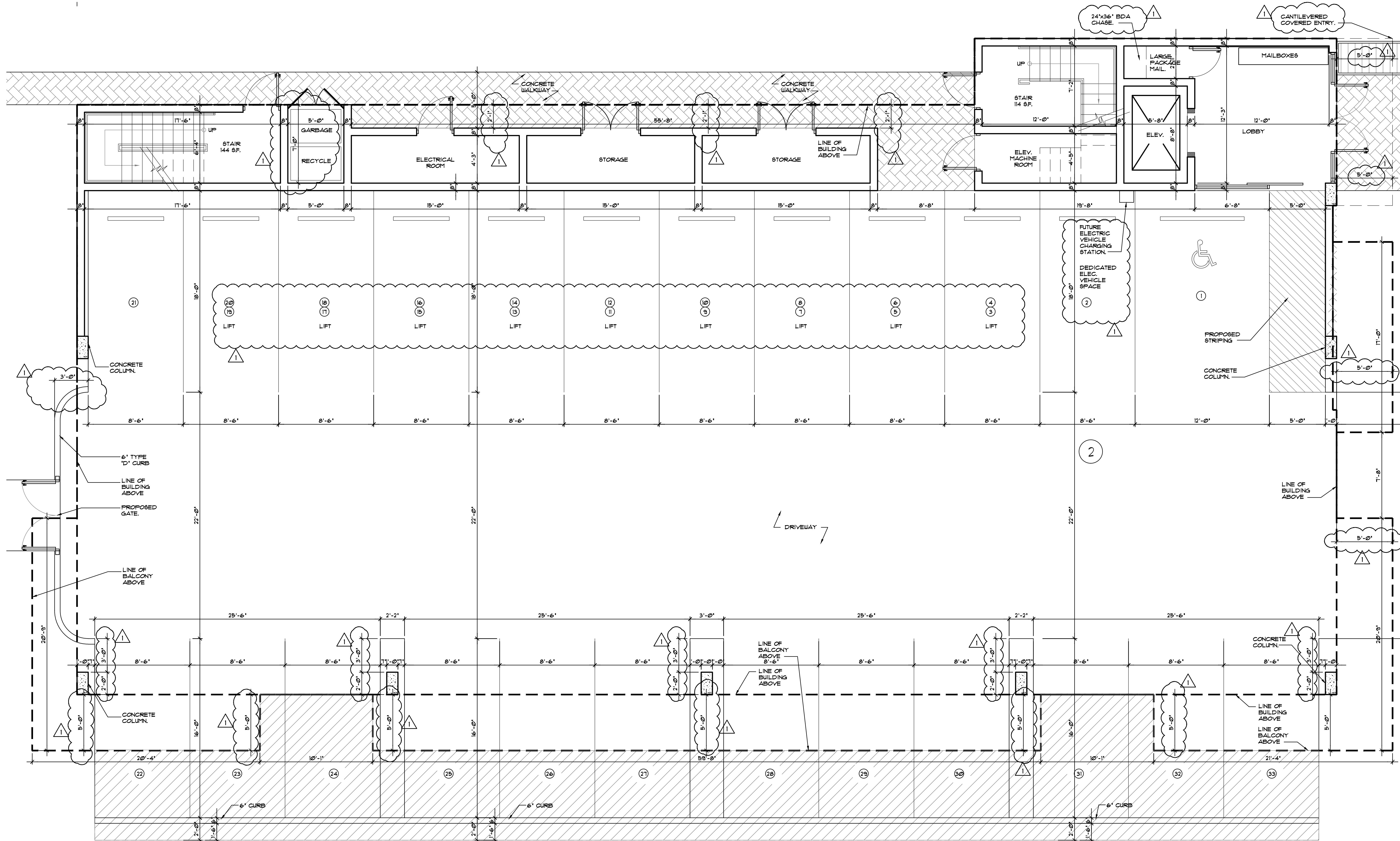


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1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

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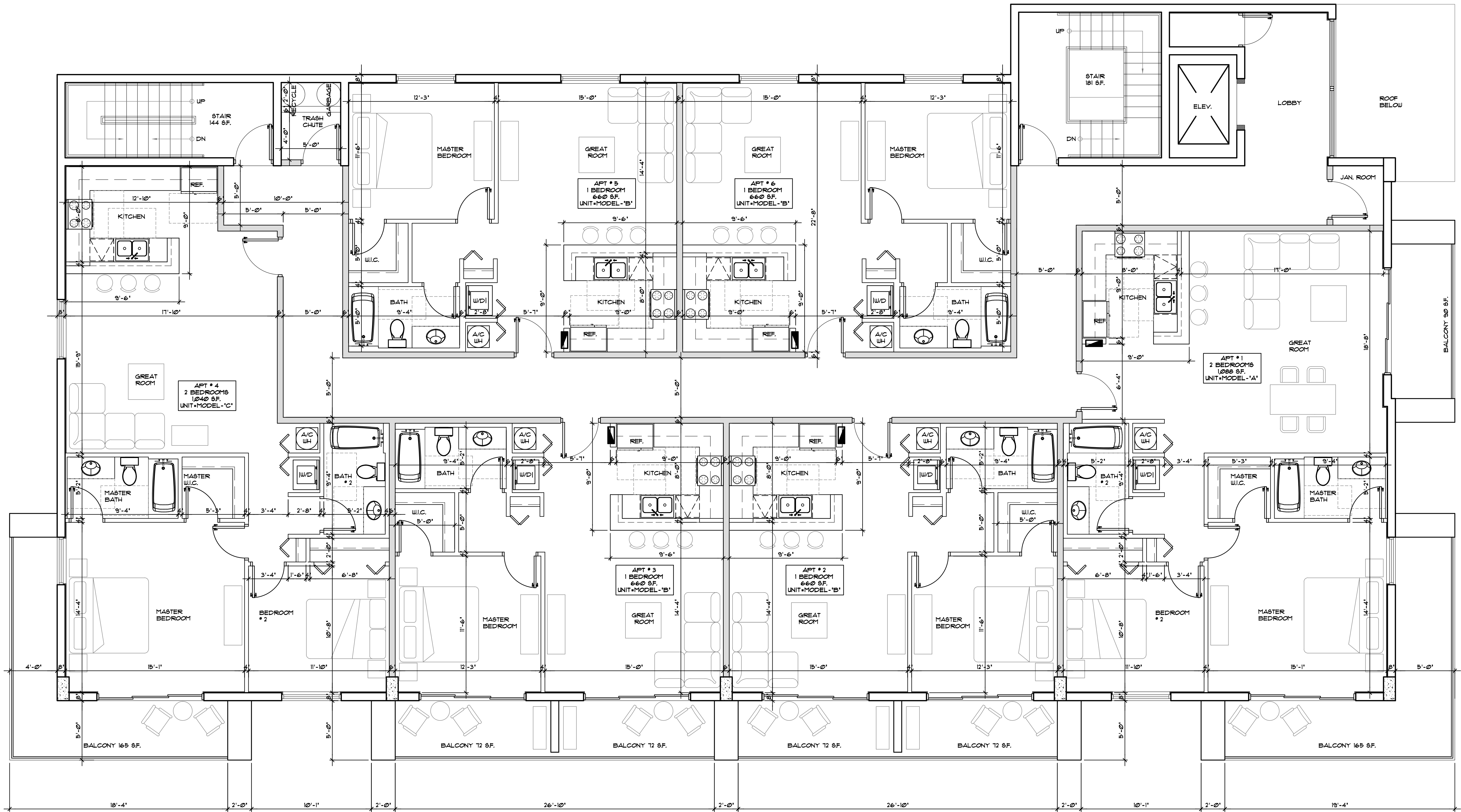
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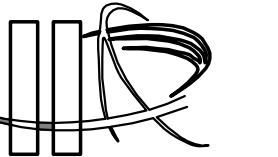
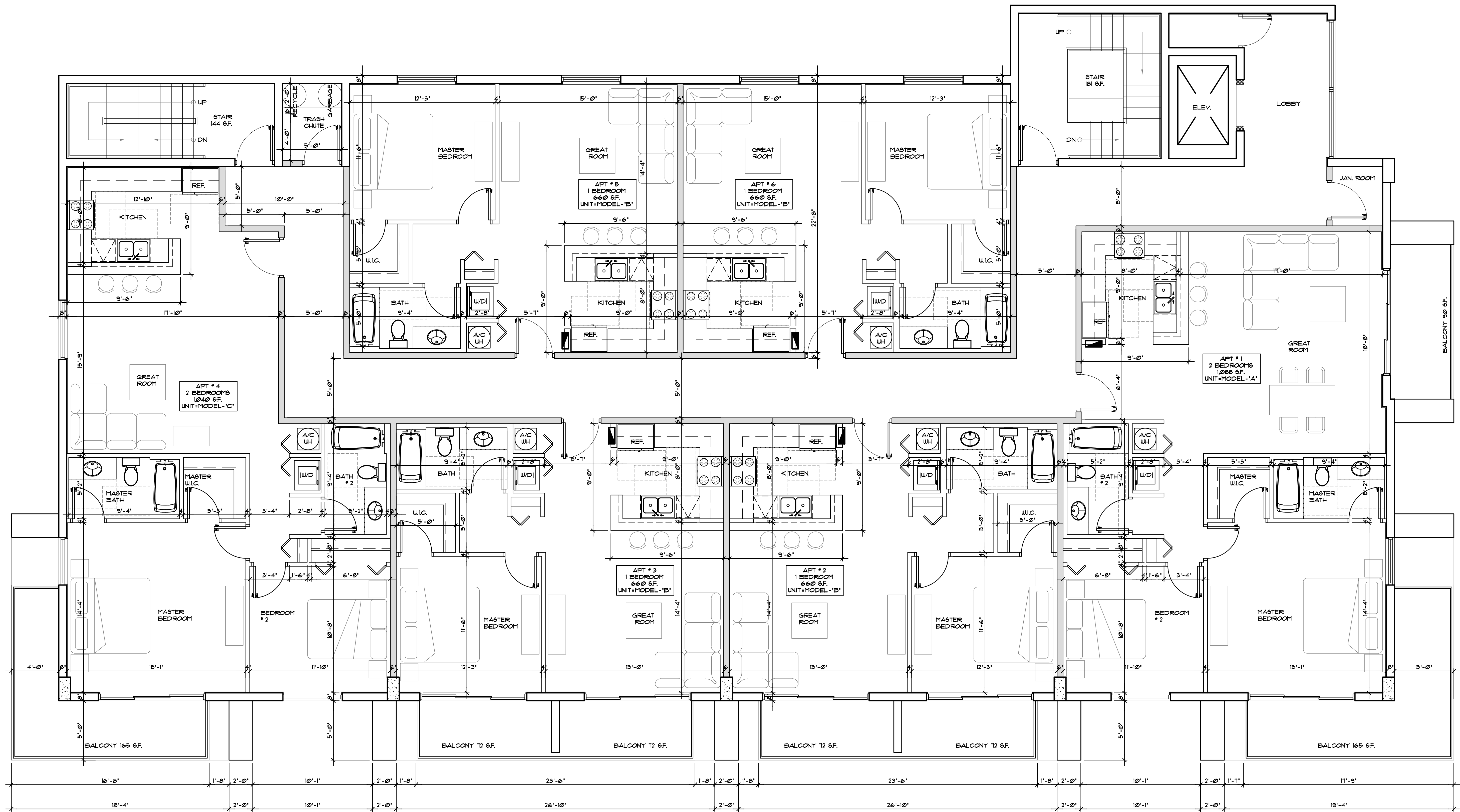
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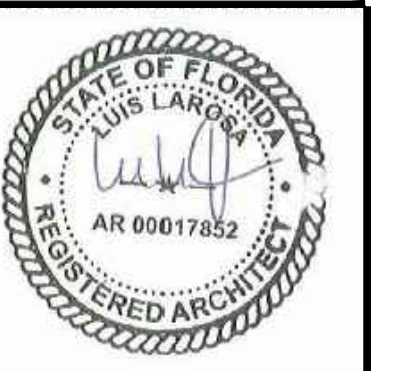




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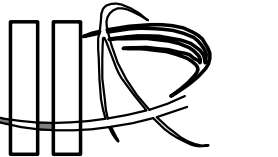
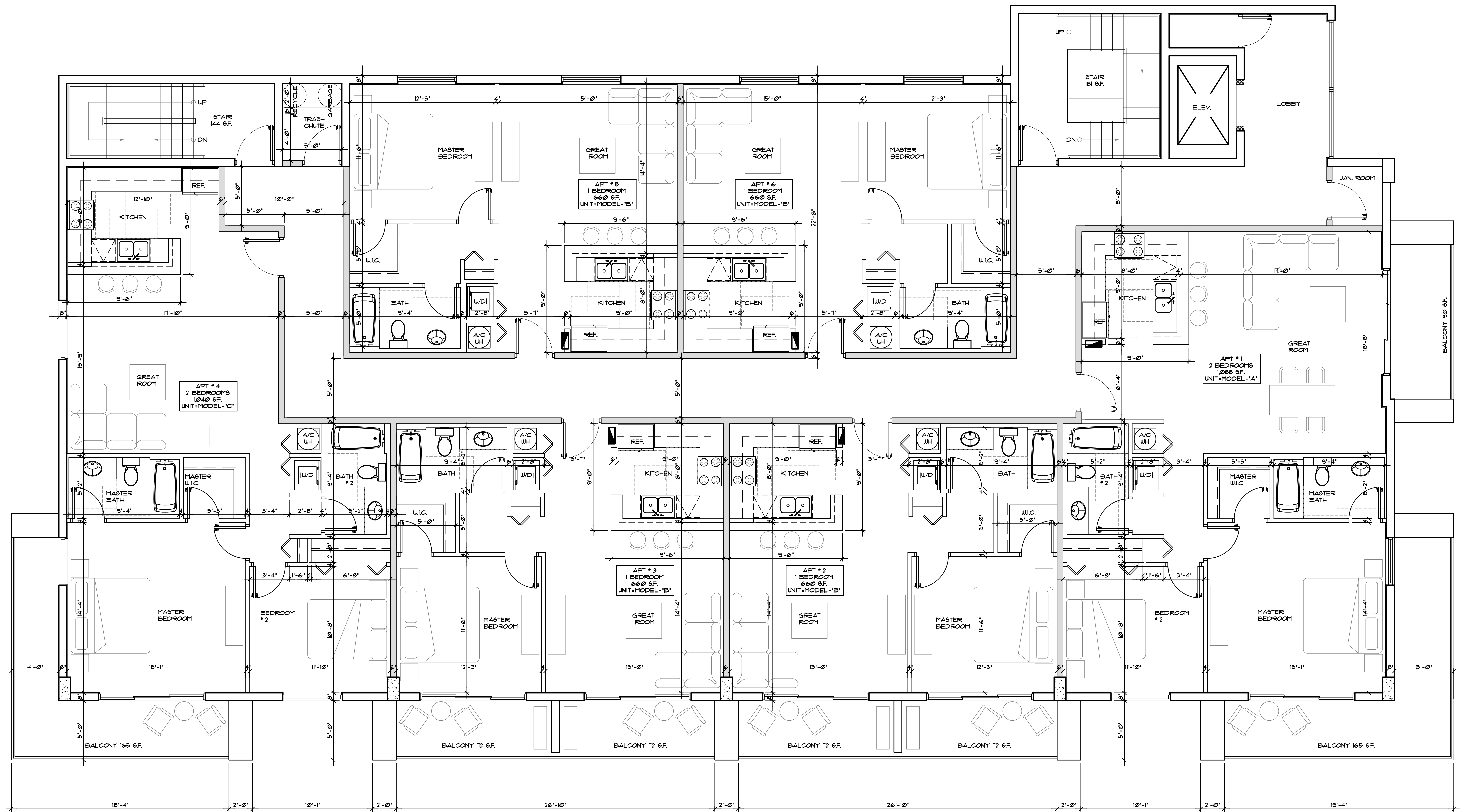
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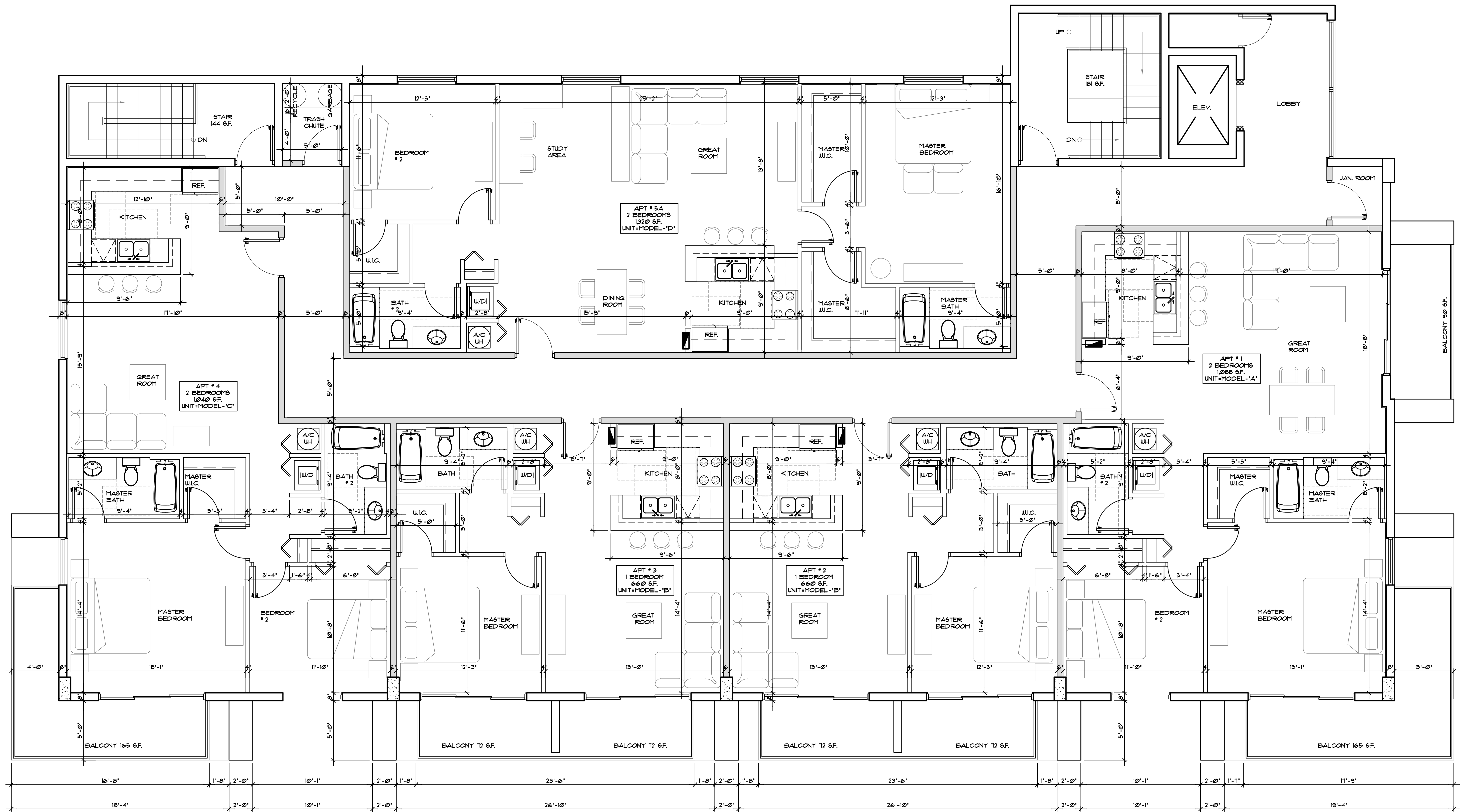


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1 FIFTH FLOOR PLAN  
SCALE: 1/4"=1'-0"

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AA# - 26003693

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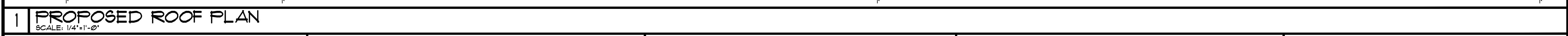
PROPOSED 23-UNITS MULTI FAMILY DEVELOPMENT FOR:  
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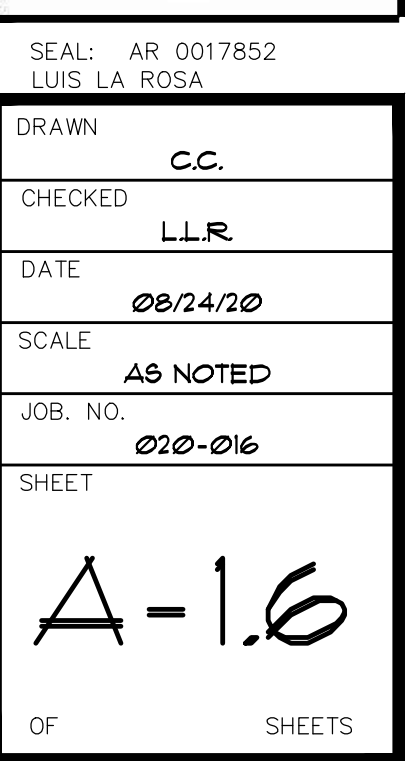
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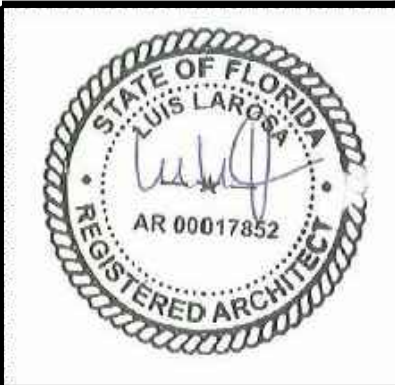
## 6 ROOF PLAN KEY NOTES





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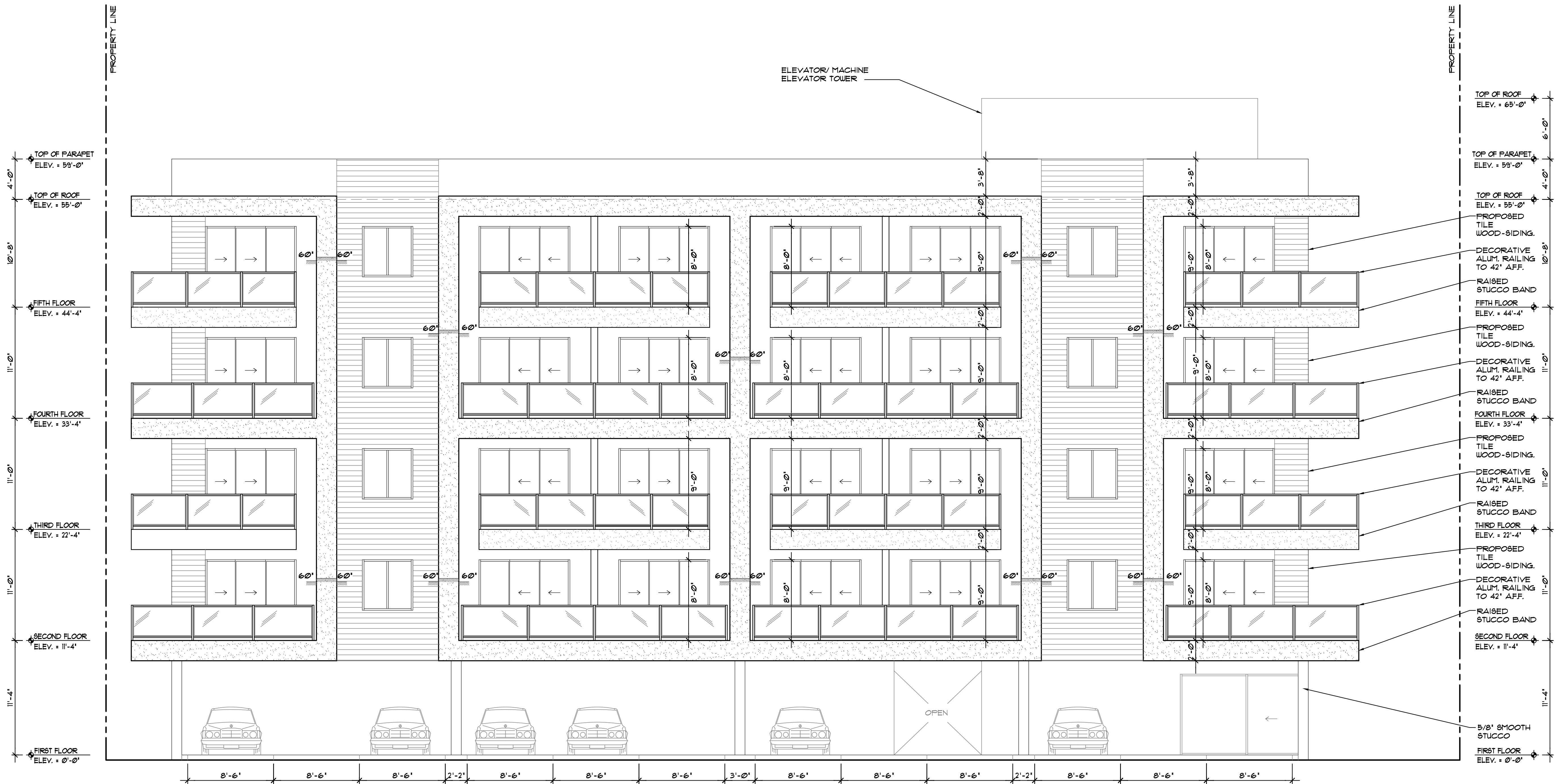
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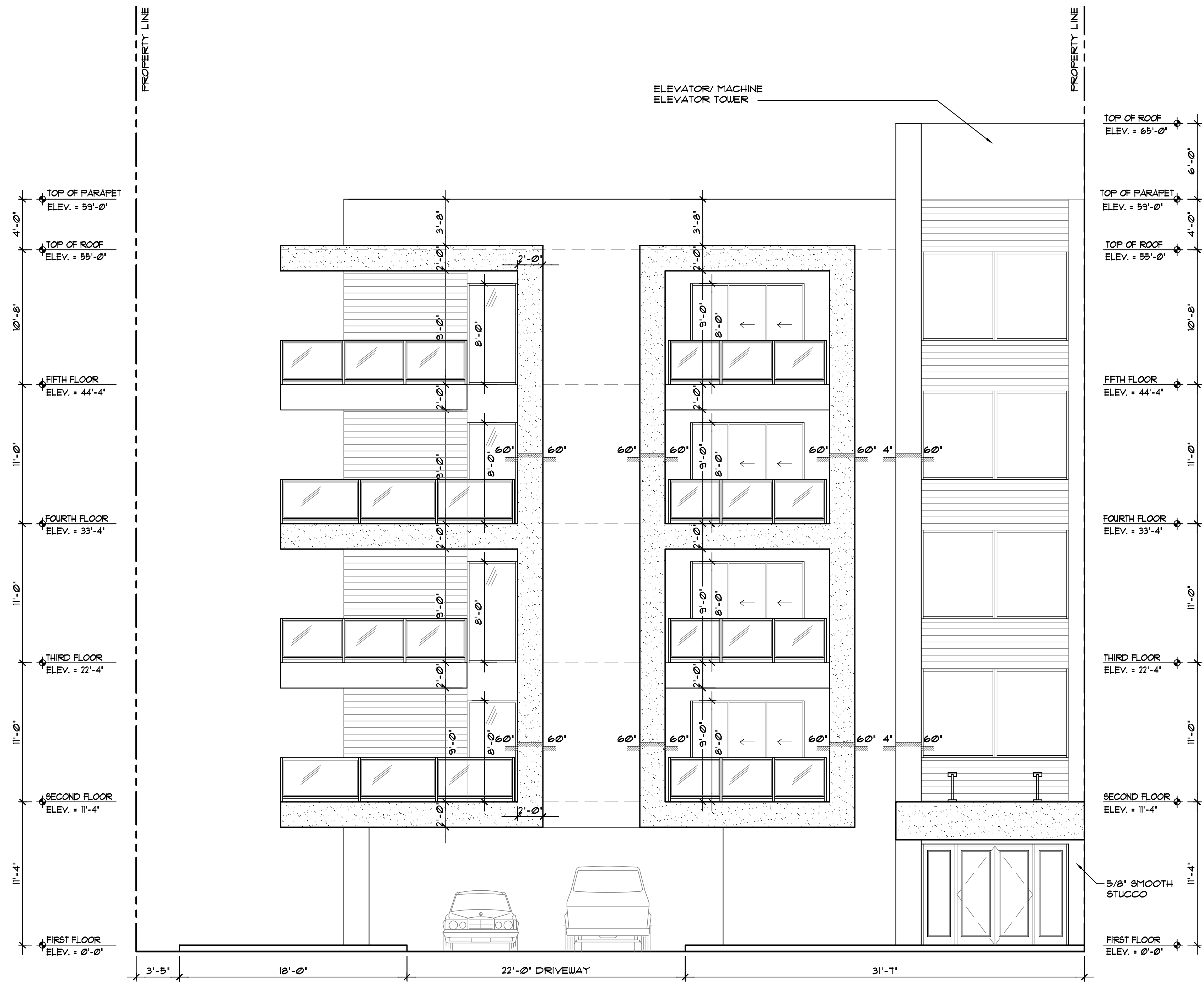
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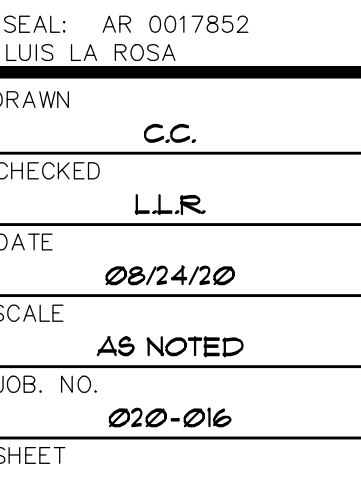
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| DRAWN<br>C.C.                    |
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PROPOSED 23-UNITS MULTI-FAMILY DEVELOPMENT FOR:  
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$$\Delta = 2.3$$

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1 INTERIOR SIDE ELEVATION  
SCALE: 3/16" = 1'-0"





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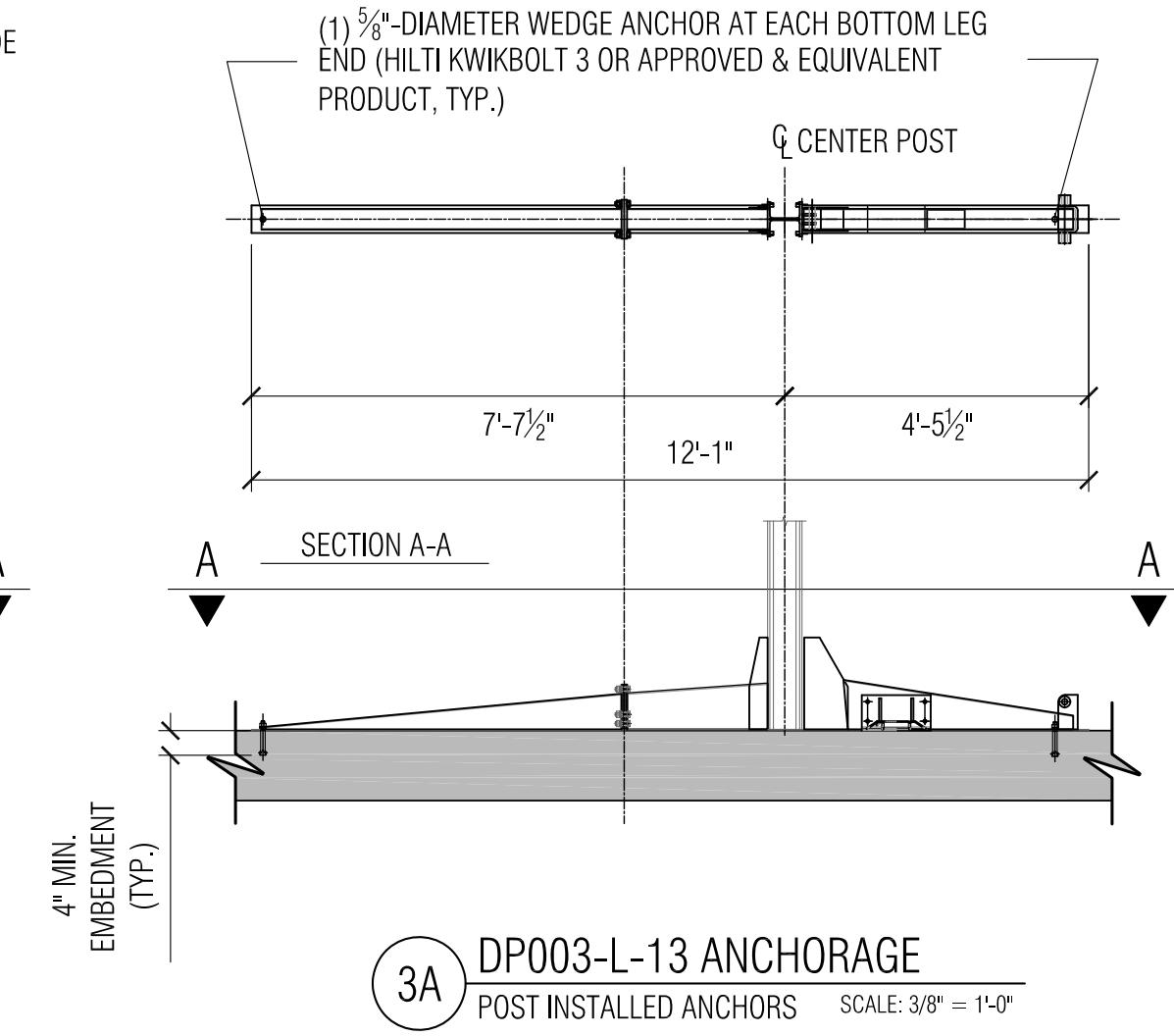
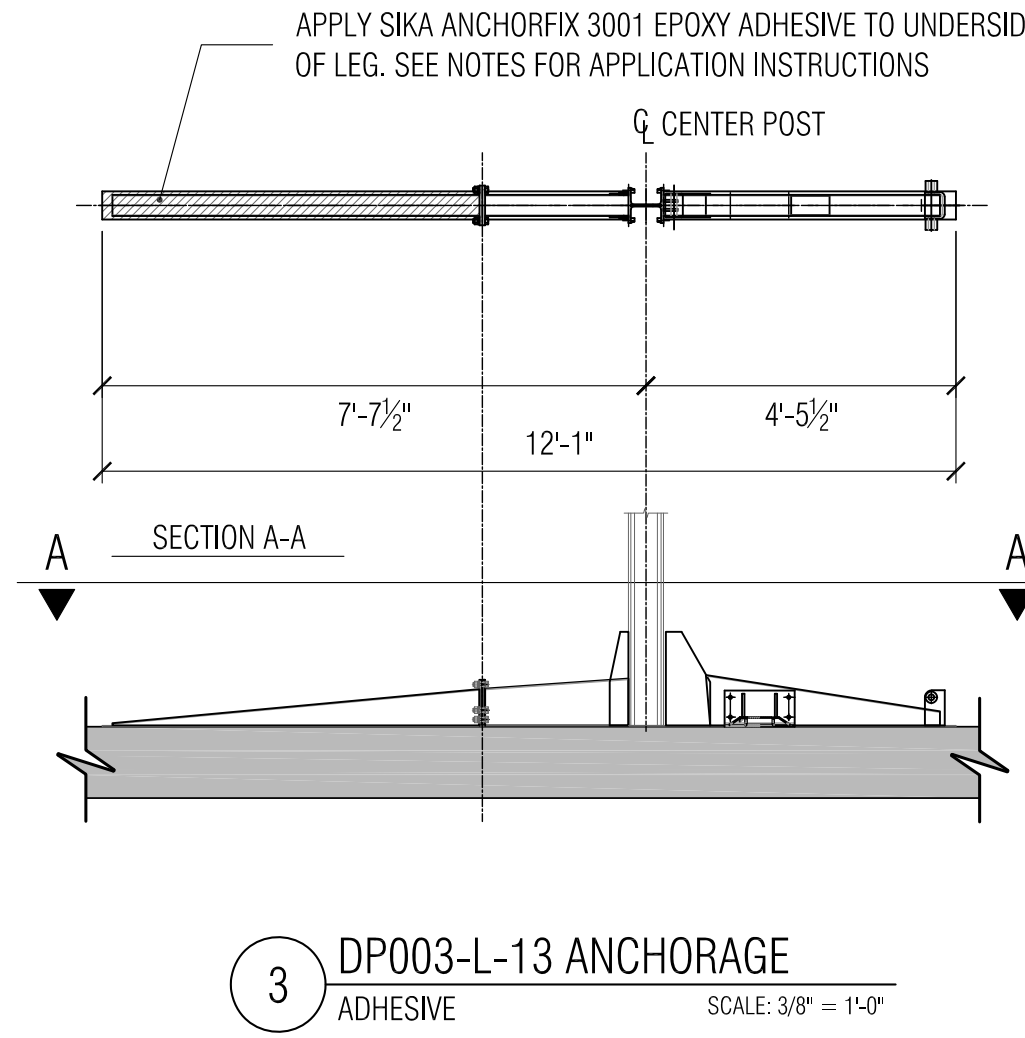
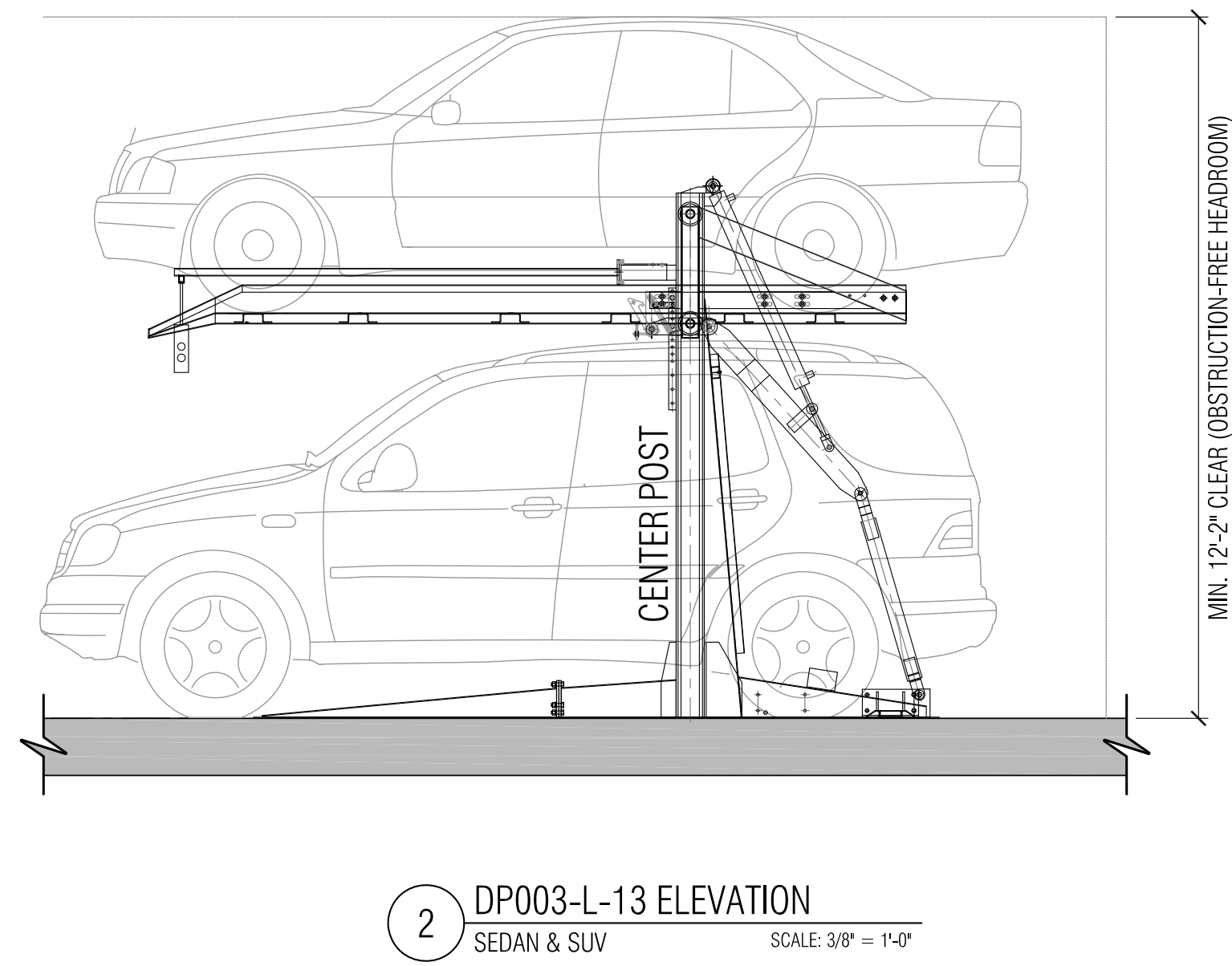
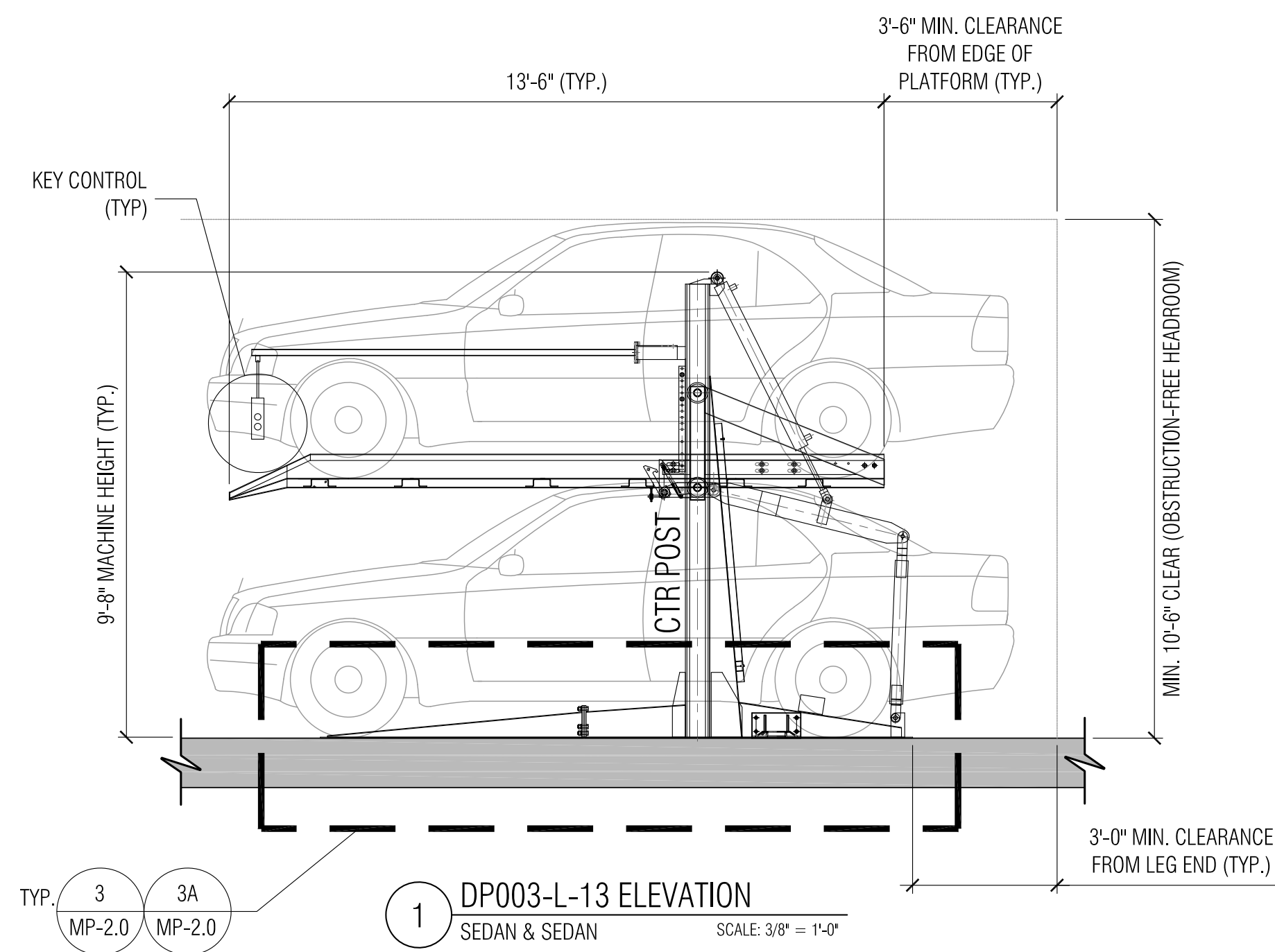
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ANCHORAGE NOTES:  
1. USE ADHESIVE FOR POST TENSION SLAB (DETAIL 3).  
2. USE POST INSTALLED ANCHORAGE FOR REINFORCED CONCRETE SLAB (DETAIL 3A).

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.

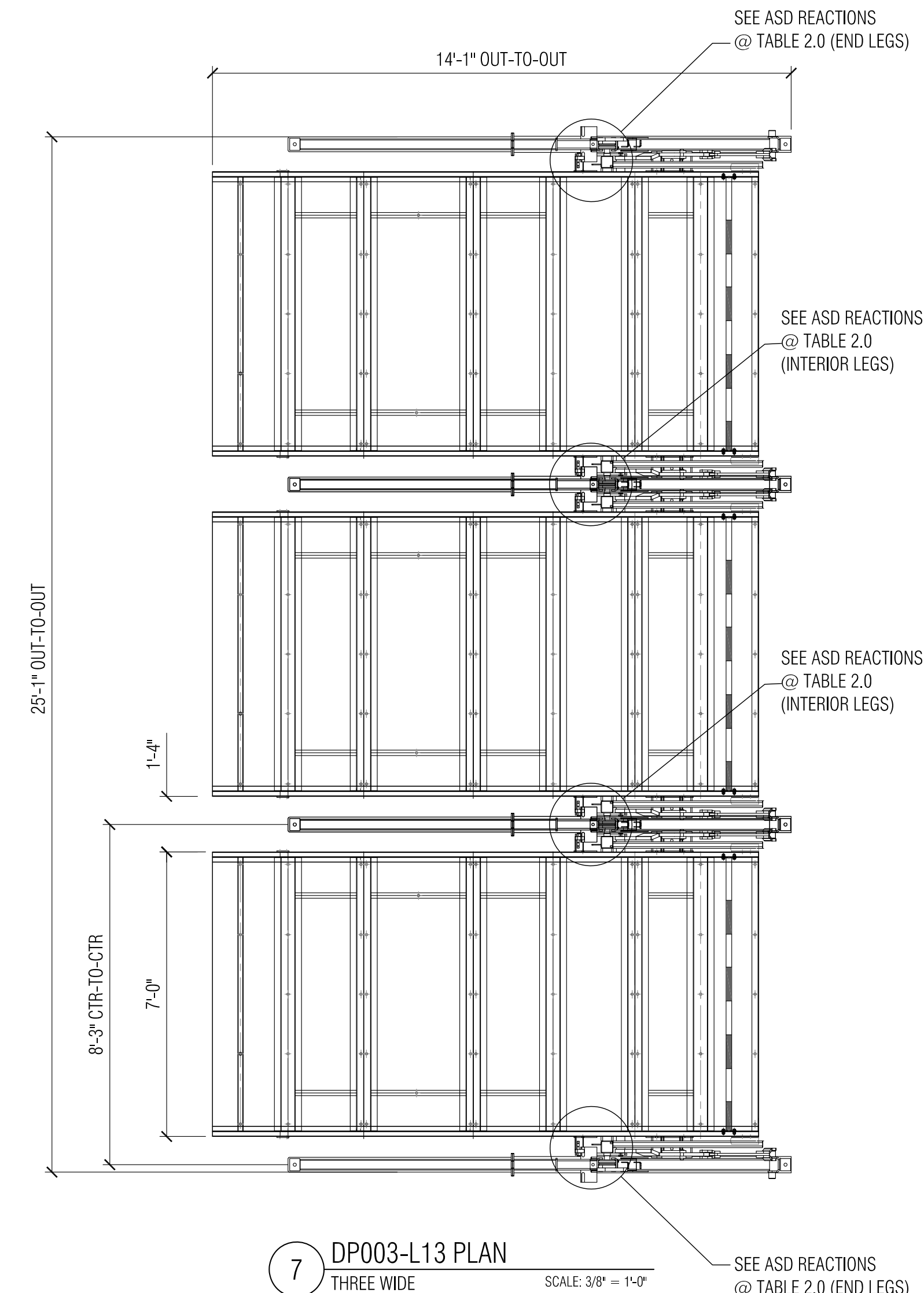
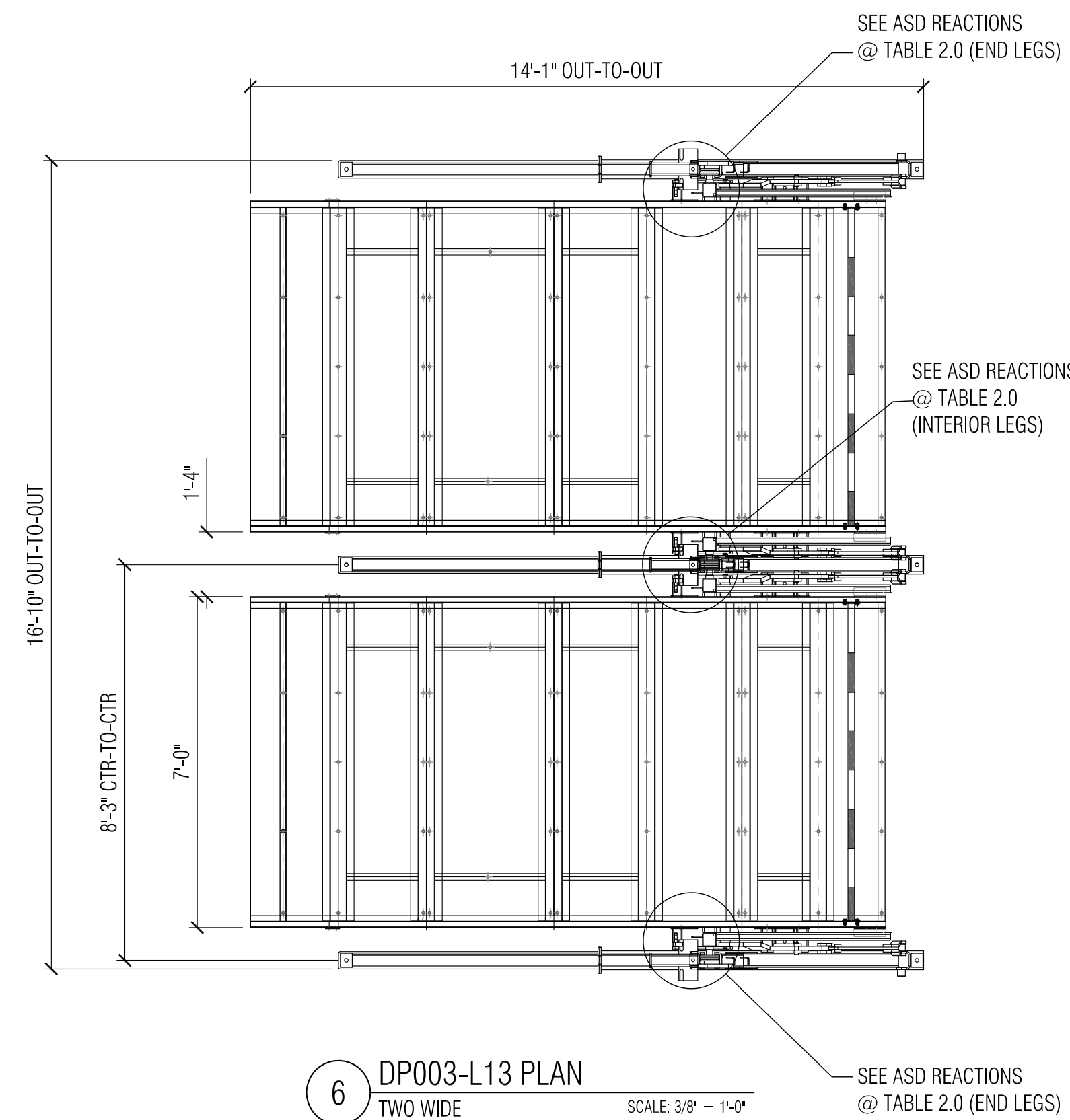
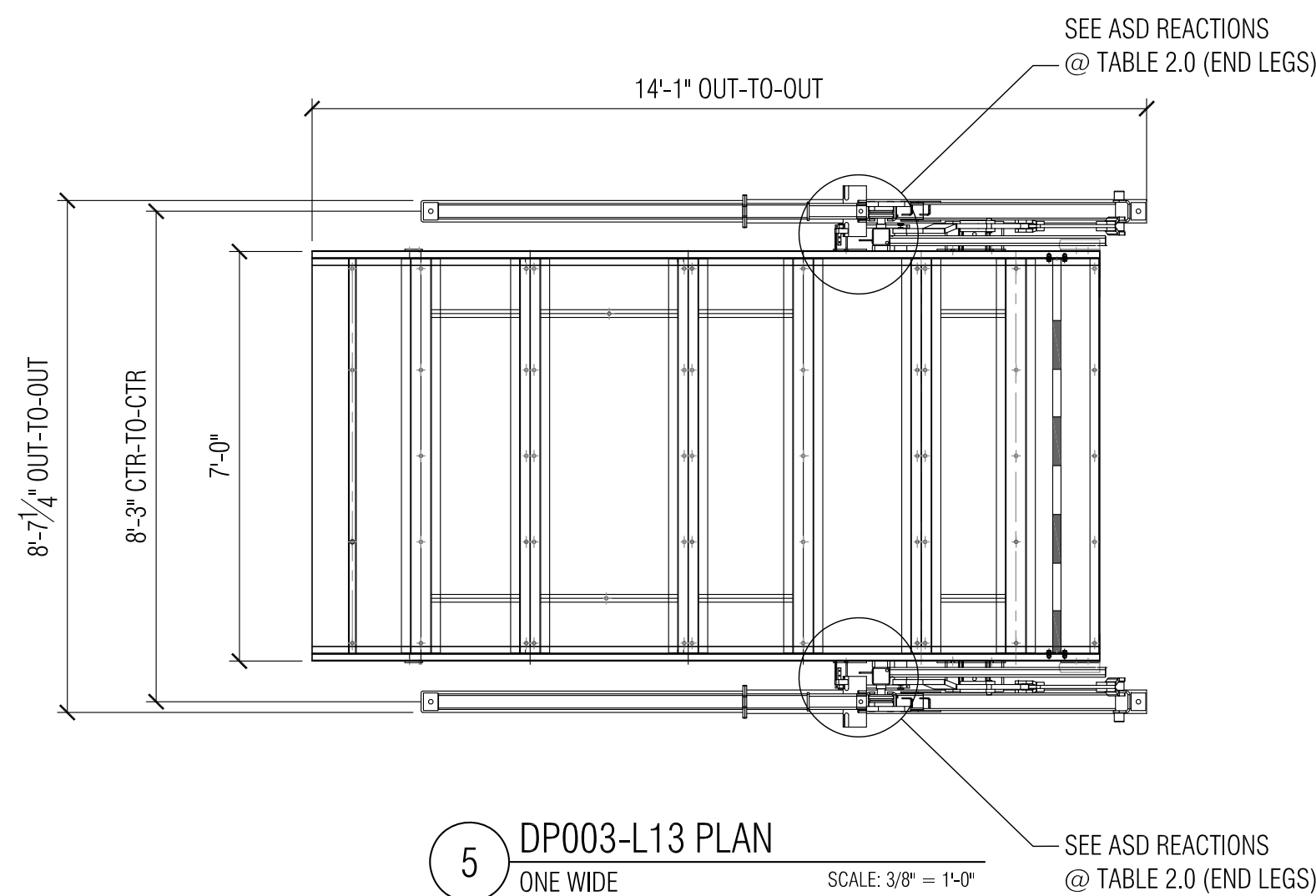
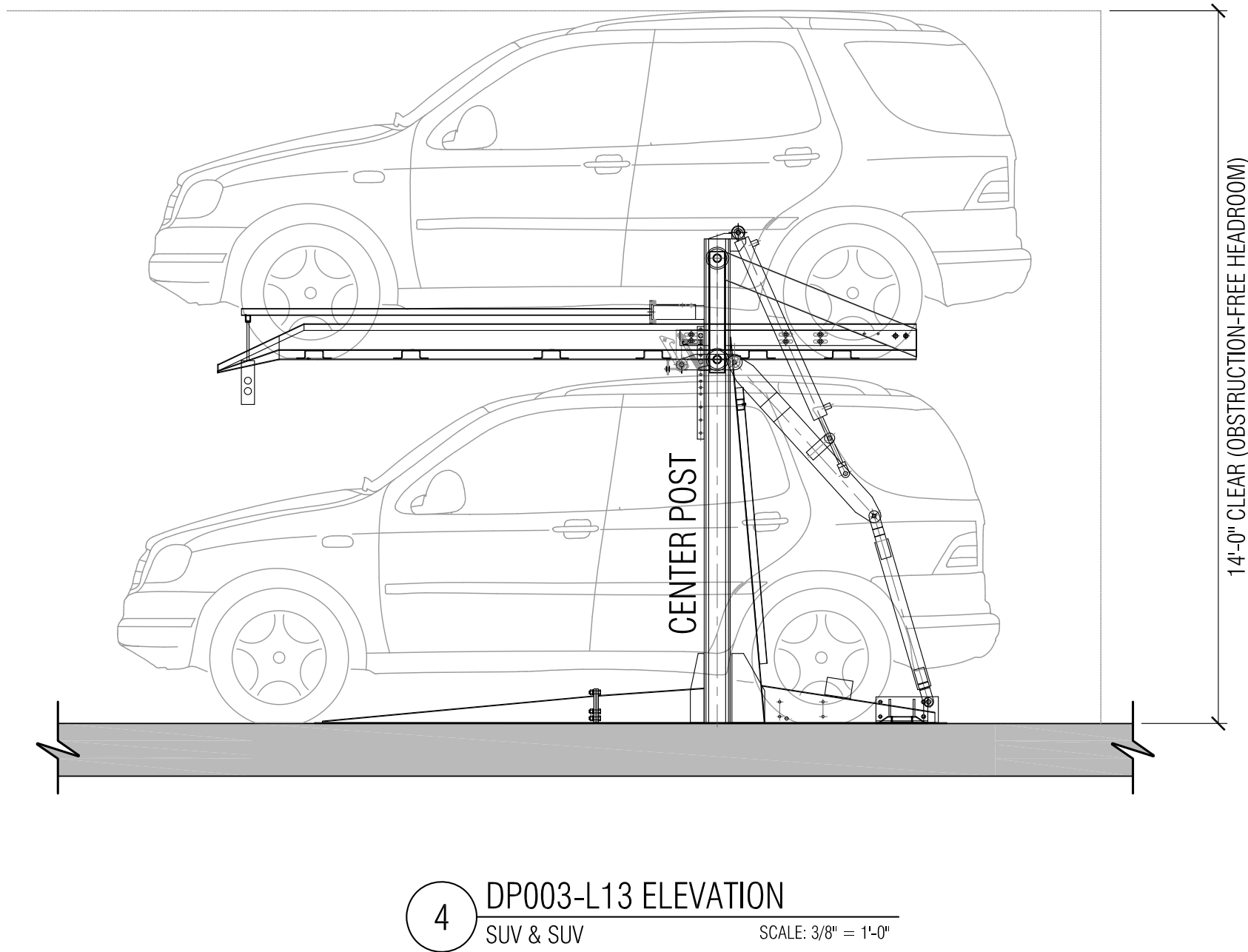
ESTIMATED WEIGHT OF DOUBLE STACKER=3000#  
CAR LIFT CAPACITY=6000#

#### 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<br>(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                     |



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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 |
|-------|
|       |

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| DRAWN    | CHECKED | CHECKED        | DATE       |
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| AS NOTED |         |                |            |