DESIGN AND ENTITLEMENT CONSULTANTS, LLC.
Planning, Site and Master Planning, Landscape Architecture, Due Diligence, Project Management
2135 Bellcrest Court Royal Palm Beach, Fl. 33411 561-707-3410

October 30, 2015

Tekisha Jordan, Planner
City of Hollywood
Planning and Zoning Department
2600 Hollywood Blvd.
Hollywood, Fl. 33022-9045

Re: Hillcrest Country Club Redevelopment, File Number 15-DJP-44
Technical Advisory Committee (T.A.C.) Response Letter

Ms. Jordan,

The purpose of this document is to summarize how each of the comments, received to date from City staff, was addressed with this application resubmittal. Each of the relevant City Department comments is indicated below, as well as the proposed plan and document revisions to address each. Finally, included within the resubmittal package is a site plan, which highlights the plan changes and indicates the relevant comment number.

A. APPLICATION SUBMITTALS
Tekisha I. Jordan, Principal Planner 954-921-3471

B. ZONING
Tekisha I. Jordan, Principal Planner 954-921-3471

C. DESIGN
Tekisha I. Jordan, Principal Planner 954-921-3471

Terrence Comiskey, Architect, 954-921-3930

1. Sheet No. 19 – Driftwood Elevation (C2B) - I think that a raised stucco band should be located about 3 feet above grade. This would allow the "base" of the house to be painted a darker color.

   Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

2. Sheet No. 22 – See note 1 above

   Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape

material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

3. Sheet No. 24 – See note 1 above

   Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

4. Sheet No. 26 – See note 1 above

   Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

5. Sheet No. 28 – See note 1 above

   Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

6. Sheet No. 38 – Why isn't the high roof also standing seam metal? Also see note 1 above.

   Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

7. Sheet No. 40 – See note 1 above

   Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

8. Sheet No. 44 – Why isn't the high roof also standing seam metal?

   Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

9. Sheet No. 68 – Why isn't the high roof also standing seam metal?

   Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

10. Sheet No. 73 – Why isn't the high roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

11. Sheet No. 74 – Why isn't the high roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

12. Sheet No. 79 – See note 1 above

    Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

13. Sheet No. 81 – See note 1 above

    Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape

material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

14. Sheet No. 82 – See note 1 above

Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

15. Sheet No. 84 – See note 1 above

Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

16. Sheet No. 86 – Why isn't the top roof also standing seam metal? See note 1 above.

Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

17. Sheet No. 87 – Why isn't the top roof also standing seam metal?

Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

18. Sheet No. 88 – Why isn't the top roof also standing seam metal? See note 1 above.

Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

19. Sheet No. 89 – Why isn't the top roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

20. Sheet No. 94 – See note 1 above.

    Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

21. Sheet No. 95 – Why isn't the top roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

22. Sheet No. 96 – Why isn't the top roof also standing seam metal? See note 1 above.

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

23. Sheet No. 97 – Why isn't the top roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

24. Sheet No. 98 - Why isn't the top roof also standing seam metal? See note 1 above.

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural

interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

25. Sheet No. 99 - Why isn't the top roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

26. Sheet No. 100 - Why isn't the top roof also standing seam metal? See note 1 above.

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

27. Sheet No. 101- Why isn't the top roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

28. Sheet No. 102 - Why isn't the top roof also standing seam metal? See note 1 above.

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

29. Sheet No. 103 - Why isn't the top roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

30. Sheet No. 104 - Why isn't the top roof also standing seam metal? See note 1 above.

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

31. Sheet No. 108 – See note 1 above.

    Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

32. Sheet No. 110 – See note 1 above.

    Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

33. Sheet No. 111 - Why isn't the top roof also standing seam metal?

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

34. Sheet No. 112 - Why isn't the top roof also standing seam metal? See note 1 above.

    Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

35. Sheet No. 114 - See note 1 above.

    Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape

material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

36. Sheet No. 116 – On the part that is a stucco wall, see note 1 above.

Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package. In addition, in certain cases the front entrance way is designed to be a covered porch area, which adds to the architectural features of the entrance way.

37. Sheet No. 117 - Why isn't the top roof also standing seam metal?

Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

38. Sheet No. 118 - Why isn't the top roof also standing seam metal? See note 1 above.

Response: The seam metal is an additional architectural feature for the facades of the homes. Per the Architectural Pattern book submitted with the last resubmittal, the specification for the high roofs is typically of a different material to add architectural interest. The high roofs are typically barrel tile or concrete tile, based upon the architectural style. Asphalt roof shingle is not proposed within this development.

39. Sheet No. 122 - On the part that is a stucco wall, see note 1 above.

Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package. In addition, in certain cases the front entrance way is designed to be a covered porch area, which adds to the architectural features of the entrance way.

40. Sheet No. 128 - See note 1 above.

Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color

would not be visible with the additional landscape package. In addition, in certain cases the front entrance way is designed to be a covered porch area, which adds to the architectural features of the entrance way.

41. Sheet No. 140 – Rear Elevation; see note 1 above.

    Response: The rear elevations of the 20' rear loaded detached garage townhomes will face the 20' alleyways, within the fee simple townhome areas of the community. Per the follow up meeting on October 9th, additional photos of the example community in Jupiter Florida called Mallory Creek were discussed in order to provide additional information as to how the rear alleys are primarily used by the residents to park their vehicles in the garage or driveways. The small areas in between the driveways will be planted with landscaping in order to break up facades as well.

42. Sheet No. 141 – Side Elevations; see note 1 above.

    Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

43. Sheet No. 153 – I would consider removing the first floor decorative metal railings and adding them to the rear elevation.

    Response: As indicated, the rear elevations of the 20' rear loaded detached garage townhomes will face the 20' alleyways, within the fee simple townhome areas of the community. Per the follow up meeting on October 9th, additional photos of the example community in Jupiter Florida called Mallory Creek were discussed in order to provide additional information as to how the rear alleys are primarily used by the residents to park their vehicles in the garage or driveways. The metal railing is utilized on the front façade of the townhome units, since this is the area that is highly visible by visitors and this is the side of the building that is considered the front.

44. Sheet No. 155 - I would consider removing the first floor decorative metal railings and adding them to the rear elevation.

    Response: As indicated, the rear elevations of the 20' rear loaded detached garage townhomes will face the 20' alleyways, within the fee simple townhome areas of the community. Per the follow up meeting on October 9th, additional photos of the example community in Jupiter Florida called Mallory Creek were discussed in order to provide additional information as to how the rear alleys are primarily used by the residents to park their vehicles in the garage or driveways. The metal railing is utilized on the front façade of the townhome units, since this is the area that is highly visible by visitors and this is the side of the building that is considered the front.

45. Sheet No. 160 – See note 1 above.

Response: Per a follow up meeting to discuss the architectural comments on October 9th, 2015, it was indicated that an additional raised stucco band approximately 3 feet above grade would be covered by the prototypical landscape package. Typically landscape material is planted along the front and side facades and this additional banding and color would not be visible with the additional landscape package.

D. LANDSCAPING

Dale Bryant, Landscape Architect 954-921-3997

1. Buffer trees adjacent to roadways should include more broad, spreading species to shade adjacent public walkways. Species typical of having spreading canopy habits include Delonix regia, Swietenia mahogany, Peltophorum pterocarpa, Chorisia speciose, Koelrueteria elegans (trunks set well away from walkways), Coccoloba uvifera, Calophyllum brasiliense.

   Response: Additional spreading shade trees have been added to buffers where appropriate.

2. There is concern where street improvements in and adjacent to public roadways do not end at an intersecting street or visual endpoint. Abruptly terminating midway down a roadway may not be the best solution and the subject may need to be examined further.

   Response: Comment has been discussed with staff but requires further discussion. Landscape Architect to work with staff on resolution.

3. Fitness trail seems to fade in and out of viewport in some sheets.

   Response: See site plan for overall trail layout

4. Ficus #548 on sheet L-20 seems to be in conflict with proposed Foxtail palms. Preservation of this tree, if feasible, would be preferred. If not feasible, please provide a canopy tree adjacent to the parking stalls.

   Response: Exist. Ficus location has been updated to better reflect it's actual location. Foxtail Palms should still fit under the canopy.

5. Clubhouse parking lot center island is not maximizing shade potential with Ligustrum.

   Response: Parking island planting has been revised to include more shade trees.

6. Why are pervious area requirements for recreational greenspace not included in tabular data chart?

   Response: Calculation has been provided. The total impervious area was subtracted from the overall property acreage. The Passive Open Space area is taken into account in the calculations.

7. Why are there no landscape improvements included in the interior community recreational greenspace areas?

   Response: Improvements have been included. See Sheets L-22 thru L-36.

8. Tree Inventory Plan does not show proposed disposition on species chart. Please include in next submittal.

   Response: Tree disposition has been added to tabular.

9. Landscape tabular chart does not appear to include all of the required information.

   Response: Additional tabular information has been added. See Sheet L-1.

10. Landscape plans should incorporate multi-tiered, curvilinear planting beds adjacent to public roadways and walks.

    Response: Additional shrub layers have been added.

11. Additional comments may be forthcoming.

    Response: Comment noted.

E. SIGNAGE
Tekisha I. Jordan, Principal Planner 954-921-3471

F. LIGHTING
Tekisha I. Jordan, Principal Planner 954-921-3471

G. GREEN BUILDING
Tekisha I. Jordan, Principal Planner 954-921-3471

1. Submittal shall indicate compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

   Response: The project will comply with the City Green Building Ordinance by complying with five of the listed bullets within the City Mandatory Green Building Practices.

   1. Energy Star Appliances will be specified within the residential homes.

2. Low flow shower heads will be specified within the residential homes.
3. Programmable thermostats will be specified within the residential homes.
4. All driveways will be paver block, which qualifies as pervious pavement. Additional paver areas have been added and expanded throughout in order to provide additional pervious areas throughout.
5. Landscaping proposed within the prototypical landscape plans for the residential lots will comply with list provided by South Florida Water Management District recommendation for native plant usage.
6. Reuse irrigation is proposed to be used throughout the redevelopment project as well. Adequate capacity is available for irrigation of the proposed Hillcrest Community Passive Open Space Area.

H. UTILITIES

James Rusnak, Engineer 954-921-3302
Wilford Zephyr, Engineer 954-921-3994

NPDES – Over 1 acre

The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to $27,500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection
2600 Blair Stone Road, MS #2500
Tallahassee, FL 32399-2400
(850) 245-7522
Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes

I. BUILDING

Philip Sauer, Structural Inspector 954-921-3025

1. Application is substantially compliant.

J. ENGINEERING

Jonathan Vogt, Deputy Director/City Engineer 954-921-3900
Clarissa Ip, Engineering Support Services Manager 954-921-3900

1. Please provide a more detailed justification for the proposed trip distribution and assignment. Based on 2014 AADT traffic volumes from the nearby FDOT permanent count stations, the general trip distribution would be 16% from the east, 10% from the west, 37% from the north and 37% from the south (see attached).

   Response: Comment noted.

2. Please update Table 2 Significance analysis with the correct LOS D Generalized Service Volumes per the Broward MPO tables for the following link segments:
   - Washington Street: SR-7 to 46th Avenue (2628 instead of 1480)
   - Washington Street: 46th Avenue to Park Road (1197 instead of 1480)
   - Sheridan Street: SR-7 to 46th Avenue (5390 instead of 4500)
   - Sheridan Street: 46th Avenue to Park Road (5390 instead of 4500)
   - Sheridan Street: Park Road to I-95 (5390 instead of 4500)
   - Sheridan Street: I-95 to Dixie Highway (5390 instead of 2920)
   - Sheridan Street: Dixie Highway to US-1 (3580 instead of 1197)
   - Pembroke Road: West of SR-7 to SR-7 (5390 instead of 3943)
   - Pembroke Road: SR-7 to Park Road (5390 instead of 3848)
   - Pembroke Road: Park Road to I-95 (5390 instead of 3848)
   - Pembroke Road: I-95 to Dixie Highway (2920 instead of 3515)
   - Pembroke Road: Dixie Highway to US-1 (2920 instead of 3515)

   Please update any of the relevant ratios and percentages accordingly.

   Response: Comment noted. The trip generation table has been revised to correct this.

3. The traffic data for this traffic impact study was collected on June 16, 2015 when school was not in regular session. Please consider collecting traffic data at the same intersections during a typical school weekday. This should include providing aerial drone imagery of the arrival and dismissal time periods in order to evaluate the existing queuing and stacking on the Charter School property and the adjacent road network. Please update Figure 3 Project Driveway volumes to depict this information. Consider school at built-out capacity of 850 students with the same grades. School's current capacity is 600 students.

   Response: There are many single-family residences between the site and Hagen Ranch Road. Furthermore, this is consistent with the previously-approved traffic distribution.

4. Please provide basis of design narrative for the justification of a two lane roundabout versus a single lane roundabout at the Hillcrest Drive intersection. The volume to capacity ratio from the 2020 AM and PM capacity analysis indicates a v/c of 0.17 in the AM peak hour and 0.22 in the PM peak hour. Please include the proposed inscribed circle diameter, entry and exit deflection and splitter island treatments being proposed and other key FHWA design criteria. Please provide a capacity analysis for both a single lane roundabout and a two lane roundabout for the 2020 design year. Please include additional trips generated for potential expansion of the existing charter school since it had the option to expand in the future if there is enough demand. Provide computer model analysis utilizing SIDRA. Include pedestrian considerations at roundabouts.

   Response: The link tables have been revised to include 100% traffic between the U-turn locations.

5. Please provide basis of design narratives for other traffic circles proposed along the local road system.

   Response: An HCS analysis of these U-turn locations (Aquarius Boulevard and 86th Terrace South) have been provided.

6. Please include an analysis of the existing and/or proposed driveway openings along Hillcrest Drive at the Charter School. Please provide appropriate justification regarding access management principles to ensure efficient traffic operation of the driveways and the proposed roundabout at Hillcrest Drive. Please collect traffic data during arrival and dismissal periods of the existing Charter School to review the effectiveness of the current queuing and stacking plan.

   • Consider revising the access opening on to Hillcrest Drive on the eastbound approach to the proposed roundabout. Instead of a left out/right out egress, consider revising to a right in only opening.
   • Consider revising the ingress egress driveway opening from the Clubhouse Drive parking lot at the northbound approach to the Hillcrest Drive roundabout further south to improve separation of traffic movement conflict points. The driveway opening to the parking lot to the east would need to shift south as well in order to line up.

   Response: Comment noted. The analysis has been revised to correct this.

7. Please provide a traffic analysis for the Washington Street and 52nd Street intersection. Please also evaluate the existing Y intersection at Hillcrest Drive and 37th Avenue.

   Response: Comment noted. The CMA for the intersection of Lantana Road & Lyons Road has been revised to correct this. Note that the volumes have been listed in the printout, but have been removed from the total calculation on the database printout.

8. Please provide details regarding the entry gate systems for the residents and/or visitors. Please provide a specifications narrative for the gate operations (key fob, call box, etc.) at the identified gated entrances.

   Response: The executive golf course will be accessed utilizing a call box type system. A guest lane will be provided, in which visitors can call the residents for access from the call box. In addition, a resident lane will be provided in which residents will either utilize a clicker type system to allow for access through the vehicular gates or a scanner system in which a bar code is scanned on the residents' vehicle to open the vehicular gates. A Knox box will be provided at the entrance for fire and EMS access. The eighteen hole golf course is proposed to utilize a manned guardhouse, who is available to allow for guests to visit residents. Resident's will utilize the same system as the executive golf course for access; either a clicker system or a bar code scanning system. A Knox box will also be provided for the fire and EMS access into the eighteen hole golf course.

9. Please provide narrative regarding multimodal facilities for the Hillcrest communities. This should include appropriate infrastructure enhancements for bicyclists and pedestrians and access to existing BCT transit routes #5 and #15 along Washington Street and Pembroke Road. Please confirm if bike lanes or shared lane markings will be provided along Hillcrest Drive, Park Road, Washington Street or other adjacent local road.

   Response: Comment noted. The site plan has been revised to be consistent.

10. Provide a pedestrian connectivity plan.

    Response: Comment noted. The site plan has been revised to be consistent with Figure 3. See site plan Detail Sheet 3/SP.14.

11. Provide review of existing driveways (Tobin property, school site and driveways to Hillcrest towers) and proposed driveways access on Hillcrest Drive in relation to the proposed roundabout, i.e. distance separation, roundabout impact to existing driveway alignment. Provide map of all existing and proposed drive openings along with their permitted movements.

    Response: The existing driveways have been reviewed, please see revised site plan. The easternmost entrance to the Tobin property (north of the school) has been relocated further east to be the fourth leg of the roundabout. This aligns the roundabout better and provides a safer transition for cars entering and exiting the roundabout. Also included are directional splitter islands to improve vehicular safety.

12. The project traffic at Lantana Road and Aquarius Boulevard and 86th Terrace South intersections are slightly off.

    Response: Comment noted. The analysis and figures have been revised to include the correct project traffic.

13. The N-S lanes configuration in HCS analysis seems incorrect at Lantana Road and Aquarius Boulevard intersection.

    Response: Upon review of the HCS analysis, it appears that the N-S lane configuration at Lantana Road & Aquarius Boulevard is correct. Note that there are two Aquarius Boulevard intersections with Lantana Road; the subject analysis is the westernmost intersection

K. FIRE

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

1. Please explain "noted" comment on previous comment #7 on number of hydrants meeting the fire flow requirements found in NFPA 1, 18.4.5.2? When are you planning on determining water supply via a hydrant flow test? Flow test shall be scheduled to determine number of hydrants and water supply shall be installed prior to construction. Although hydrants are shown on C pages, unable to determine if this is sufficient. Reference pages C-303-09.

   Response: A water supply availability report was provided to the Chief of the Fire Department on October 1st, 2015. In addition, a fire hydrant exhibit was also provided to the Chief for review and approval. Fire hydrant locations were revised in order to provide more consistency, from a location perspective, per the request of the Fire Chief. Follow up meetings with Ms. Washburn occurred as well in which it was indicated that the two submitted documents were acceptable. A copy of both documents is included within this resubmittal package.

2. Provide an update on moving forward towards addressing previous comment #10, regarding fire department concurrency evaluation. Waiting until just before application of main building permit may provide a setback to this project upon results of impending study. It was decided in the meeting that the applicant could have additional time to provide this report.

   Response: A meeting was held on September 17th, 2015 with the Fire Chief to discuss this comment.

L. PARKS, RECREATION AND CULTURAL ARTS

Eric Brown, Recreation Supervisor 954-921-3404

1. No comments received

M. POLICE DEPARTMENT

Tracey Thomas, Police 954-967-4549
Doreen Avitabile, Police 954-967-4371

1. Application substantially compliant.

The following comments are provided as a courtesy:

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

CPTED Strategies
Provide clear border definition of controlled spaces. Examples of border definition may include fences, pavement, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space; natural territorial reinforcement occurs. Persons need to be able to identify when they are moving from public to semi-public to private space.

Recommendations:
External Lighting
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:

-Parking Lots	3-5	foot candles
-Walking Surfaces	3	foot candles
-Recreational Areas	2-3	foot candles
-Building Entryways	5	foot candles

- These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- Illuminate entrances, exits, fire escapes, parking lots, etc.
- Research types of Security Lighting, such as LED, Metal Halide, etc.
- A system of lighting fixture identification should be developed.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- Make sure new light fixtures are not obstructed by the existing trees.
- Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
- If exterior lights are not being used at night exterior motions-detection lighting should be installed to detect the presence of intruders.
- Try to position light fixtures whereas not to obstruct the illumination.
- Maintain proper maintenance of lighting fixtures.

- Fully illuminate the exterior of the building and grounds at night.

Safe Landscapes
- Landscaping should be kept well maintained.
- Plant growth within three feet of any walking surface (including informal pathways), parking lots or areas, recreation areas or building entryways should not exceed two feet in height.
- Trees should be trimmed at least seven feet from the lowest foliage to the ground.
- Position landscaping as not to obstruct any of the light fixtures ability to provide adequate lighting to all entry, exit, walkway and parking areas. This will enhance the Crime Prevention safety and security for all, proposed business staff, employees, residents and others involved.

Fencing
- Wrought Iron fencing provides natural surveillance throughout the property and can serve to define boundaries. Example – If used, the entrance/exit ways of the premises will provide a clear and defined border definition of the property
- It also provides no good surface for graffiti, is vandal resistant and requires minimal maintenance.
- Perimeters should be defined by landscaping or fencing.

Building(s) Perimeter Doors
- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
- Perimeter doors should be designed for "heavy duty" (ANSI Grade III) applications**.**
- Doors & windows should be free of obstructions, so employees, residents can exercise natural surveillance of corridors, hallways & all points of entry/exit.
- Doors or gates that can be locked; should be used to secure unused sections of the building/property when the sections are not in use.

General locations
- Mechanical, electrical, HVAC, or other equipment, located outside the building should be surrounded by a protective enclosure.

Non-Pedestrian Building Entry Points
- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lighted.

Signage
- Please make sure all areas of the premises are identified with proper signage to identify all areas for public/employees/residents and are easily viewed day/night.
- The boundaries of the property should be clearly defined and readily recognizable.
- Use signage to direct all to parking, entrance/exit ways and certain areas of the property.
  For example – As observed in plan, the 645 Dwelling Units, Community Park, Gate Entry into the Community Green Space Area, Fitness Trail & Gated Access Entry for Hillcrest Condo Residents.

Response: Noted.

N. PUBLIC WORKS

Karen Arndt, Assistant Director Public Works Environmental Services 954-967-4264

1. Application is substantially compliant.

O. COMMUNITY AND ECONOMIC DEVELOPMENT

Clay Milan, Special Projects Manager 954-921-3271

1. Page 31 (Fifth Ave), page 60 (Park Place) & page 119 (Woodward) indicate the plans were designed to meet the residential code. (Plans for the other homes show they were designed to meet 2014 code.)

   Response: All plans were revised in order to indicate that they will meet the 2014 Florida Building Code Requirements

2. What is "Optional PPC" feature shown on some plans?

   Response: The "Optional PPC" is a Pulte Planning Center. This option is also known as a Pocket Office.

3. Page 47 – Why is the door between dining area and owner's suite displaced into the entryway to the owner's site?

   Response: The doorway is displaced, as an architectural feature, so that the doorway is not visible from the Gathering Room. This design feature allows for homeowner privacy from the Gathering Room, as well.

4. Page 62 – One of the dimensions of bedroom 2 is not listed.

   Response: The dimension to indicate the overall width of 11'-6 ½" has been added to the Park Place Architectural Plans.

5. Page 77 – Ditto above for owner's suite.

   Response: The dimension to indicate the overall width of 14' – 11" has been added to the Seamist Architectural Plans.

6. Exterior finishes depicted on front elevation of Seamist make the exterior look very "busy."

   Response: The Seamist has a series of elevation variations provided for home owner selection. A home buyer has the option to purchase an elevation that has a wide range of

architectural treatments, based upon buyer feedback. The elevation variations have been well received by consumers.

7. Plans show showers in owner's suite of all of the homes. Is there an option for a tub/shower combo?

   Response: There is an option provided and indicated on the plans for a tub/shower option. This option is provided when the floor plan and space allows.

P. DOWNTOWN AND BEACH CRA
Kimberly Stefanski, Planning and Economic Development Coordinator 954-924-2980

1. Not applicable.

On behalf of the applicant Hillcrest IG, LLC, Design and Entitlement Consultants respectfully requests approval of this Final Site Plan application.

Sincerely,

Ken DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Eric Metz, Hillcrest IG, LLC
Michael Myers, Hillcrest IG, LLC.
Tony Palumbo, Pulte Group
Greg Pettibon, Pulte Group
William Riley, Gray Robinson

SITE DATA

TOTAL SITE AREA	169.23 AC. (7,371,490 S.F.)
ZONING DESIGNATION	P.U.D.-R
LAND USE DESIGNATION	
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.) IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY L.U.)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL
TOTAL NUMBER OF UNITS	645 D.U.
DENSITY	3.81 D.U./AC.
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.
TOTAL LAKE AREA PROPOSED	22.62 AC. (985,327.2 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.42 AC. (236,095.2 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.20 AC. (749,232 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.73 AC. (3,342,187.6 S.F. - 45%)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.49 AC. (4,029,035.6 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.49 AC. (4,029,035.6 S.F. - 45%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	69.79 AC. (3,040,052.4 S.F.)
MAXIMUM BUILDING HEIGHT	35'

PHASE 1 - EXECUTIVE GOLF COURSE PARCEL	30.44 AC. (1,326,135.9 S.F.)
TOTAL NUMBER OF UNITS	151 D.U. (23%)
TOTAL SINGLE FAMILY	67 D.U. (44%)
TOTAL SINGLE FAMILY (40' x 110')	45 D.U. (67%)
TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (33%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)
TRAILWOOD TOWNHOME	4 D.U. (5%)
MANDALAY TOWNHOME	38 D.U. (45%)
MAGNOLIA TOWNHOME	42 D.U. (50%)
TOTAL DENSITY	4.96 D.U./AC.
TOTAL LAKE/DRAINAGE STORAGE AREA	5.42 AC. (236,095.2 S.F.)
TOTAL WATER SURFACE AREA	2.27 AC. (98,881.2 S.F.)
TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.82 AC. (558,439.2 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET EXEC. GOLF COURSE)	16.38 AC. (713,512.8 S.F.)
GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.06 AC. (612,242 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.32 AC. (318,666 S.F.)
PRIVATE ROADWAY AREA	3.18 AC. (138,722.8 S.F.)
INTERNAL WALKWAYS AREA	.56 AC. (24,526 S.F.)
FITNESS TRAIL AREA	.56 AC. (24,486 S.F.)
LAKE WATER SURFACE AREA	2.27 AC. (98,881.2 S.F.)
OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	6.09 AC. (265,280.4 S.F.
OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	16.38 AC. (713,512.8 S.F. - 54%)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED (2 SP. / D.U. PLUS 1 GUEST SP. PER 5 D.U. FOR FEE SIMPLE T.H.s)	319 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	134 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.
(SEE DETAIL SHEET FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	558 SP.
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	252 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.
(SEE DETAIL SHEET FOR DETAILED PARKING BREAKDOWN)	

PHASE 1 - CLUBHOUSE PARCEL	3.91 AC. (170,343.9 S.F.)
PROPOSED HILLCREST CONDO CLUBHOUSE	4,000 S.F.
PROPOSED PRIVATE CLUBHOUSE	6,000 S.F.
PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	67 SPACES
PARKING PROPOSED	148 SPACES
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	2.69 AC. (117,339.1 S.F.)
TOTAL PERVIOUS AREA	1.22 AC. (53,143.2 S.F.)
PHASE 1 - TENNIS & BOCCE CENTER	1.50 AC. (65,340 S.F.)
PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.
PARKING REQUIRED (1.5 PER CABANA)	3 SP.
PARKING PROPOSED	4 SP.
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	.86 AC. (37,673.6 S.F.)
TOTAL PERVIOUS AREA	.64 AC. (27,666.4 S.F.)

LEGEND

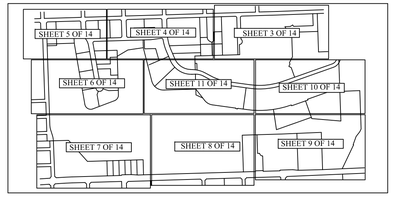
- INDICATES PAVER AREAS

PHASE 2 - 18 - HOLE GOLF COURSE PARCEL	133.37 AC. (5,809,597.2 S.F.)
TOTAL NUMBER OF UNITS	494 D.U. (77%)
TOTAL SINGLE FAMILY	238 D.U. (48%)
TOTAL SINGLE FAMILY (40' x 110')	99 D.U. (42%)
TOTAL SINGLE FAMILY (45' x 110')	139 D.U. (58%)
TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	256 D.U. (52%)
TRAILWOOD TOWNHOME	18 D.U. (7%)
MANDALAY TOWNHOME	140 D.U. (55%)
MAGNOLIA TOWNHOME	98 D.U. (38%)
TOTAL DENSITY	3.70 D.U./AC.
LAKE AREA PROPOSED	17.20 AC. (749,232 S.F.)
HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	56.97 AC. (2,481,613.2 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.26 AC. (3,234,664.3 S.F.)
GREEN SPACE AREA, RESIDENTIAL YARD AREAS, BUFFER AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	59.11 AC. (2,574,932.9 S.F.)
RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	25.20 AC. (1,097,775S.F.)
PRIVATE ROADWAY AREA	12.27 AC. (534,713.9 S.F.)
INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
LAKE WATER SURFACE AREA	17.20 AC. (749,232 S.F.)
OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	26.67 AC. (1,161,919.44 S.F.)
OPEN SPACE PROPOSED (DOES NOT INCLUDE LAKE AREA)	74.26 AC. (3,234,765.6 S.F.)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
PARKING SPACES REQUIRED (2 SP. / D.U. PLUS 1 GUEST SP. PER 5 D.U.)	1,039 SP.
SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	476 SP.
MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	512 SP.
MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	51 SP.
(SEE DETAIL SHEET FOR DETAILED PARKING BREAKDOWN)	
PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	1,927 SP
SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	952 SP.
MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	828 SP.
MULTI-FAMILY GUEST PARKING SPACES PROPOSED	147 SP.
(SEE DETAIL SHEET FOR DETAILED PARKING BREAKDOWN)	

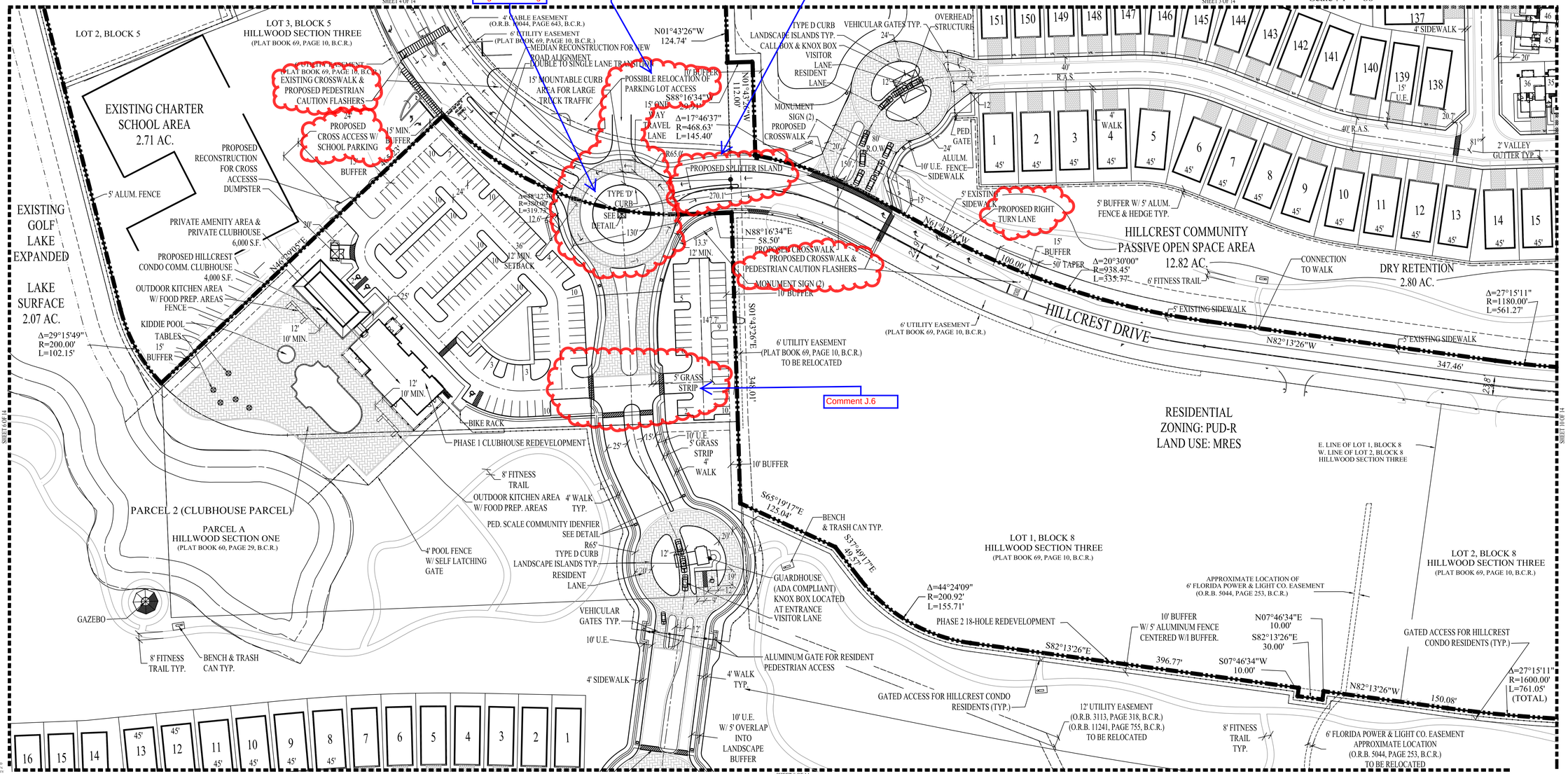
PROJECT NOTES

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC= ACRES
- CL = CENTER LINE
- EAS. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E.= DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- SW = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- *R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.
- LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS.
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A .5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES.
- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG. - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- ALL MECHANICAL EQUIPMENT/AC UNITS WILL BE SCREENED WITH LANDSCAPING
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDE KNOX BOX FOR EMERGENCY ACCESS

SHEET KEY



0' 60' 120' 240'
Scale : 1" = 60'



BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15

Design and Entitlement Consultants, LLC.
21135 Bellcrest Court
Royal Palm Beach, FL. 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

HILLCREST COUNTRY CLUB REDEVELOPMENT
HILLCREST IG, LLC.
PULTE GROUP
2600 HILLCREST DRIVE
HOLLYWOOD, FLORIDA 33021

SITE PLAN

SCALE:	1"=60'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	07.06.15
FILE:SP.1	
SHEET	SP.11
11 OF 14	SHEETS

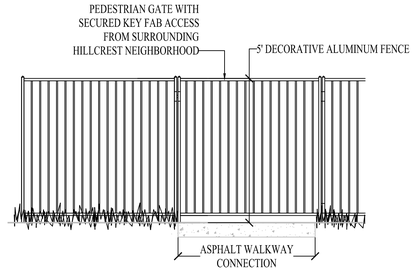
NORTH

HOLLYWOOD CODE VARIATION/MODIFICATION REQUEST TABLE

CITY CODE SECTION	CODE REQUIREMENT	CODE VARIATION REQUEST	NOTES
ART. 4.1.C.	5' MIN. SIDE YARD SETBACK 1-STORY RES. BUILDINGS	5' MIN. SIDE YARD SETBACK 2-STORY RES. BUILDINGS	10' MIN. BUILDING SEPARATION SEE PROJ. NARRATIVE FOR JUSTIFICATION
ART. 7.1.C.2.c	6' MIN. DRIVEWAY SPACING	1.8' MIN.	TRAILWOOD DRIVEWAY MIN. SPACING BETWEEN TANDEM DRIVEWAY SPACE
ART. 8.5.B.1.	1 MONUMENT SIGN PER NEIGHBORHOOD ENTRANCE	2 MAX MONUMENT SIGNS PER ENTRANCE	SEE PROJ. NARRATIVE FOR JUSTIFICATION

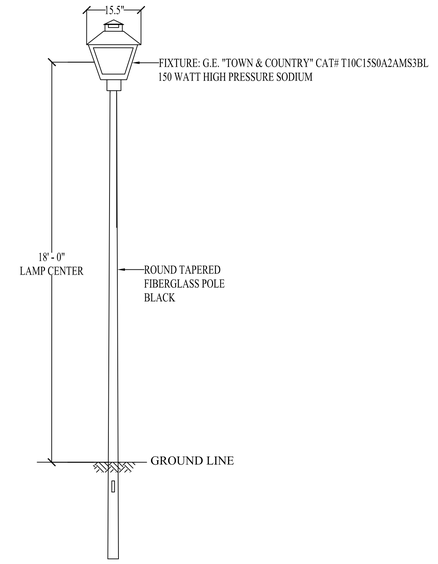
DECORATIVE ALUMINUM FENCE DETAIL

N.T.S.



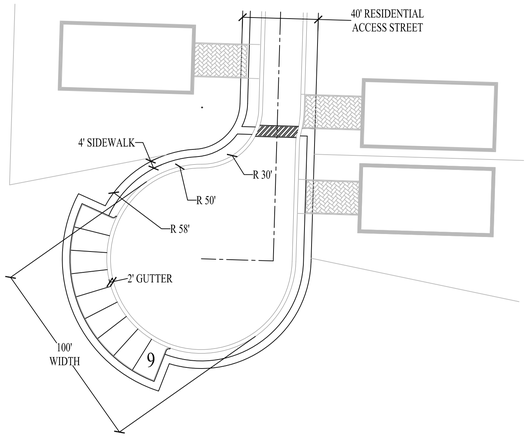
STREET LIGHT DETAIL - F.P.L. STANDARD TOWN & COUNTRY LIGHT

N.T.S.



CUL DE SAC DETAIL

N.T.S.



PARKING CALCULATIONS - ARTICLE 7.2

SINGLE FAMILY PARKING CALCULATIONS - ARTICLE 7.2
2 SP./D.U. < = 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.

UNIT TYPE	TOTAL S.F. / A.C.	NO. BEDROOMS	PARKING REQUIRED	PARKING PROPOSED
BOARDWALK	2,670 S.F.	4	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
DRIFTWOOD	2,445 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
FIFTH AVENUE	2,523 S.F.	3	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
ORLEANS	1,825 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
PARK PLACE	2,802 S.F.	4	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
SEAMIST	2,143 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
STARBOARD	1,821 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
TROPIC	1,565 S.F.	3	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
WOODWARD	2,999 S.F.	4	3 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)

TOWNHOME PARKING CALCULATIONS - ARTICLE 7.2
2 SP./D.U. + 1 SP. / 5 D.U. GUEST SPACES

UNIT TYPE	NO. OF GARAGE SP.	NO. DRIVEWAY SPACES	PARKING REQUIRED	PARKING PROPOSED
CHASE T.H.	2 SP.	2 SP.	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)
MAGNOLIA	1 SP.	1 SP.	2 SP.	2 SP. (1 - CAR GARAGE + 1 DRIVEWAY SPACES)
TRAILWOOD	2 SP.	2 SP.	2 SP.	4 SP. (2 - CAR GARAGE + 2 DRIVEWAY SPACES)

PEDESTRIAN SCALE COMMUNITY IDENTIFIER

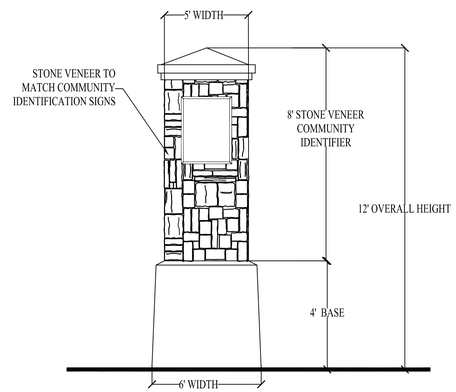
LOCATED ALONG ENTRANCES OR AT KEY INTERSECTIONS WITHIN COMMUNITY

N.T.S.

LARGER SCALE COMMUNITY IDENTIFIER

LOCATED WITHIN ROUNDABOUT ISLANDS IN KEY LOCATIONS

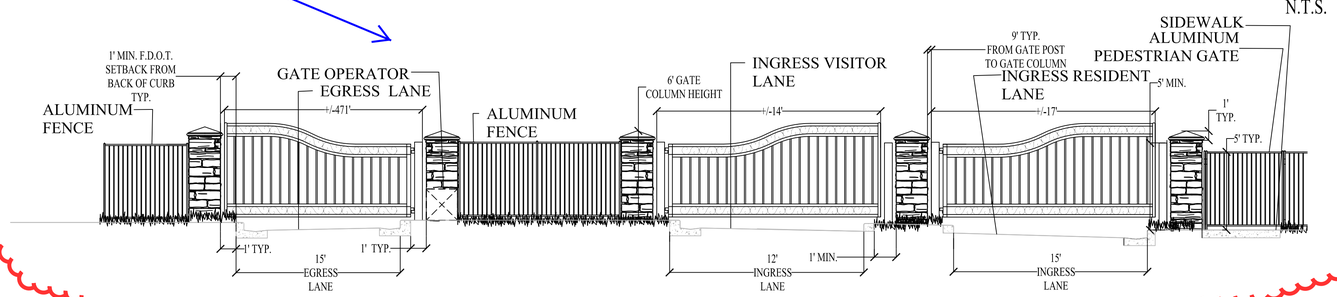
N.T.S.



Comment J.8

ENTRANCE GATE DETAIL

N.T.S.



BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15

Design and Entitlement Consultants, LLC.
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DESIGN AND ENTITLEMENT CONSULTANTS, LLC

HILLCREST COUNTRY CLUB REDEVELOPMENT
HILLCREST IG, LLC.
PULTE GROUP
2600 HILLCREST DRIVE
HOLLYWOOD, FLORIDA 33021

DETAIL/ REGULATING PLAN

SCALE:	N.T.S.
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	7.6.15
FILE:	SP.1
SHEET	DET.2/SP.13
13 OF 14	SHEETS

NORTH

PEDESTRIAN CONNECTION KEY

- INDICATES EXISTING PEDESTRIAN CONNECTIONS

- INDICATES PROPOSED PEDESTRIAN CONNECTIONS

- INDICATES PROPOSED CONNECTION TO SURROUNDING COMMUNITY

Comment J.10

BY	REVISIONS	DATE
KD	TAC COMMENTS	10.30.15

Design and Entitlement Consultants, LLC.
2135 Bellcrest Court
Royal Palm Beach, FL. 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

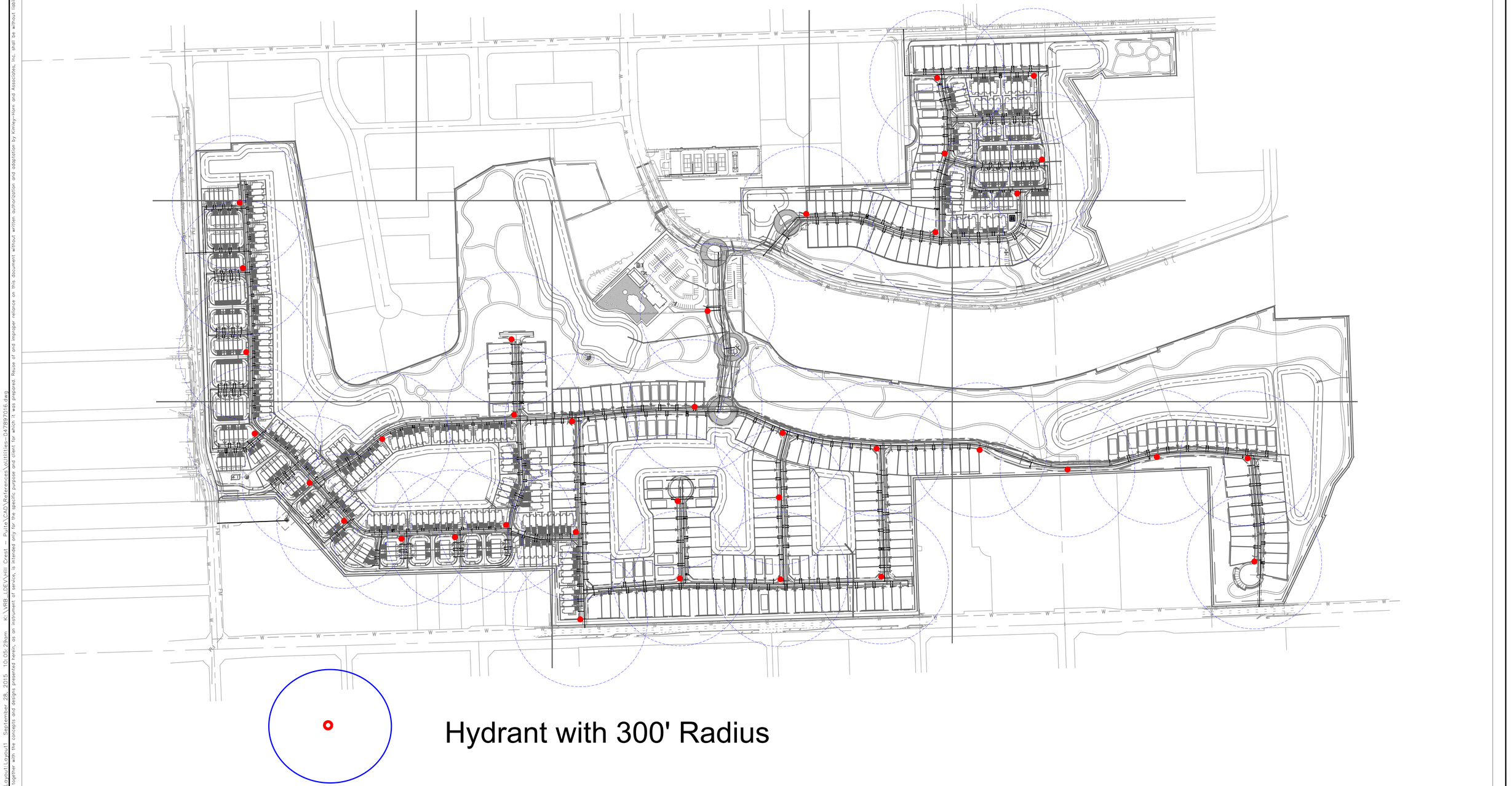
DESIGN AND ENTITLEMENT CONSULTANTS, LLC

HILLCREST COUNTRY CLUB REDEVELOPMENT
HILLCREST IG, LLC.
PULTE GROUP
2600 HILLCREST DRIVE
HOLLYWOOD, FLORIDA 33021

PEDESTRIAN CONNECTIVITY PLAN

SCALE:	N.T.S.
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	8.19.15
FILE:	SP.1
SHEET	DET.3/SP.14
14 OF 14	SHEETS

Comment K.1



Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

PULTE - HILLCREST

PROPOSED FIRE HYDRANT LOCATIONS

SHEET NUMBER

FH-1

FIFTH AVENUE

AREA CALCULATION (SQ. FT.)

			LIVING AREA			NON-LIVING AREA			
	WIDTH	DEPTH	1ST FLOOR	2ND FLOOR	TOTAL A/C SPACE	GARAGE	COVERED ENTRY	LANAI	TOTAL AREA U.R.
BASE HOUSE (FM2A / FM2B)	35'-0"	60'-4"	1219	1304	2523	443	128	142	3236
C2A / C2B	0	0	0	+27	27	0	-95	0	-68
C2C / C2D	0	0	0	+10	10	0	-2	0	8
LC2A / LC2B	0	0	0	+27	27	0	+60	0	87
COVERED LANAI EXTENSION	0	6'-0"	0	0	0	0	0	+102	102
TOTALS									

Comment O.1

GENERAL NOTES

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF:
FLORIDA BUILDING CODE 5TH EDITION (2014) RESIDENTIAL
BUILDING TYPE: VB

-ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

-MINIMUM INSULATION PER SPEC AND ENERGY CALCULATIONS.

-PROTECTION FROM TERMITES: PROVIDE TERMITE PROTECTION WITH REGISTERED TERMITE PREVENTION SYSTEM IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

-REGISTERED TERMITE PREVENTION SYSTEM TO BE APPROVED SYSTEM ON FIRST FLOOR PER MANUF. INSTRUCTIONS AND BAIT SYSTEM.

R703.6.1 LATH.
ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCHLONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.
R703.6.2 PLASTER.
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.1(3).
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R703.6.3 WATER-RESISTIVE BARRIERS.
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
R905.2.7 UNDERLAYMENT APPLICATION.
THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET MEETING ASTM D 1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DRAWING INDEX

CURRENT RELEASE DATE
8/07/15

FLORIDA ZONE
24311 Walden Center Dr., Suite 300
Bonita Springs, Florida 34134 (239) 495-4800

PulteGroup

INDEX, HOUSE DATA, GEN. NOTES

PRODUCTION MANAGER
--
CONTROL DATE: 9/25/15

REV #	DATE / DESCRIPTION
△	-- / --
△	-- / --
△	-- / --
△	-- / --
△	-- / --
△	-- / --
△	-- / --
△	-- / --

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
MASTER

LAWSON COMMUNITY ID

GARAGE HANDING
LEFT

VERSION NUMBER
1.0

PLAN NAME
FIFTH AVENUE

NPC PLAN NUMBER
1955.500

LAWSON PLAN ID
XXXXX

LEGACY PLAN NUMBER / NAME
FIFTH AVENUE

SHEET
G1.1

PLOTTED: September 15, 2015 / Kamlesh Bisht / FIFTH AVENUE AT MASTER_LH_ARCH_2015-09-25.DWG

PARK PLACE

AREA CALCULATION (SQ. FT.)

			LIVING AREA			NON-LIVING AREA			
	WIDTH	DEPTH	1ST FLOOR	2ND FLOOR	TOTAL A/C SPACE	GARAGE	COVERED ENTRY	LANAI	TOTAL AREA U.R.
BASE HOUSE (FM2A / FM2B)	35'-0"	58'-8"	1326	1476	2802	446	22	128	3398
C2A / C2B	0	0	0	0	0	0	+65	0	65
C2C / C2D	0	0	0	0	0	0	+107	0	107
LC2A / LC2B	0	0	0	+27	27	0	+115	0	142
COVERED LANAI EXTENSION	0	6'-0"	0	0	0	0	0	+100	100
TOTALS									

Comment O.1

GENERAL NOTES

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF:
FLORIDA BUILDING CODE 5TH EDITION (2014) RESIDENTIAL
BUILDING TYPE: VB

-ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

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DRAWING INDEX

CURRENT RELEASE DATE
8/07/15

FLORIDA ZONE
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Bonita Springs, Florida 34134 (239) 495-4800

PulteGroup

INDEX, HOUSE DATA, GEN. NOTES

PRODUCTION MANAGER

CONTROL DATE: 9/25/15
REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: MASTER
LANSON COMMUNITY ID

GARAGE HANDING: LEFT
VERSION NUMBER: 1.0
PLAN NAME: PARK PLACE
NPC PLAN NUMBER: 1957.500
LANSON PLAN ID: XXXXXX
LEGACY PLAN NUMBER / NAME: PARK PLACE
SHEET: G1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24X36 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: September 15, 2015 / Rajeev Kumar / PARK PLACE AT MASTER LAN_ARCH_2015-09-25.DWG

WOODWARD

Comment O.1

AREA CALCULATION (SQ. FT.)

			LIVING AREA			NON-LIVING AREA			
	WIDTH	DEPTH	1ST FLOOR	2ND FLOOR	TOTAL A/C SPACE	GARAGE	COVERED ENTRY	LANAI	TOTAL AREA U.R.
BASE HOUSE – (FM2A "3")	38'-0"	75'-4"	1392	1607	2999	452	120	130	3701
FM2B "4"	0	0	0	0	0	0	0	0	0
C2A "6"	0	0	0	0	0	0	−30	0	−30
C2B "7"	0	0	0	0	0	0	−30	0	−30
C2C "15"	0	0	0	0	0	0	−7	0	−7
C2D "16"	0	0	0	0	0	0	−7	0	−7
LC2A "11"	0	0	0	0	0	0	+34	0	34
LC2B "19"	0	0	0	0	0	0	+34	0	34
					0				0
COVERED LANAI EXTENSION	0	6'-0"	0	0	72.000000	0	0	+103	103
TOTALS									

GENERAL NOTES

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF:
FLORIDA BUILDING CODE 5TH EDITION (2014) RESIDENTIAL
BUILDING TYPE: VB

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DRAWING INDEX

CURRENT RELEASE DATE
8/07/15

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Bonita Springs, Florida 34134 (239) 495-4800

PulteGroup

INDEX, HOUSE DATA, GEN. NOTES

PRODUCTION MANAGER
--
CONTROL DATE: 9/25/15

REV #	DATE / DESCRIPTION
△	-- --
△	-- --
△	-- --
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△	-- --

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
MASTER

LAWSON COMMUNITY ID

GARAGE HANDING
LEFT

VERSION NUMBER
1.0

PLAN NAME
WOODWARD

NPC PLAN NUMBER
1959.500

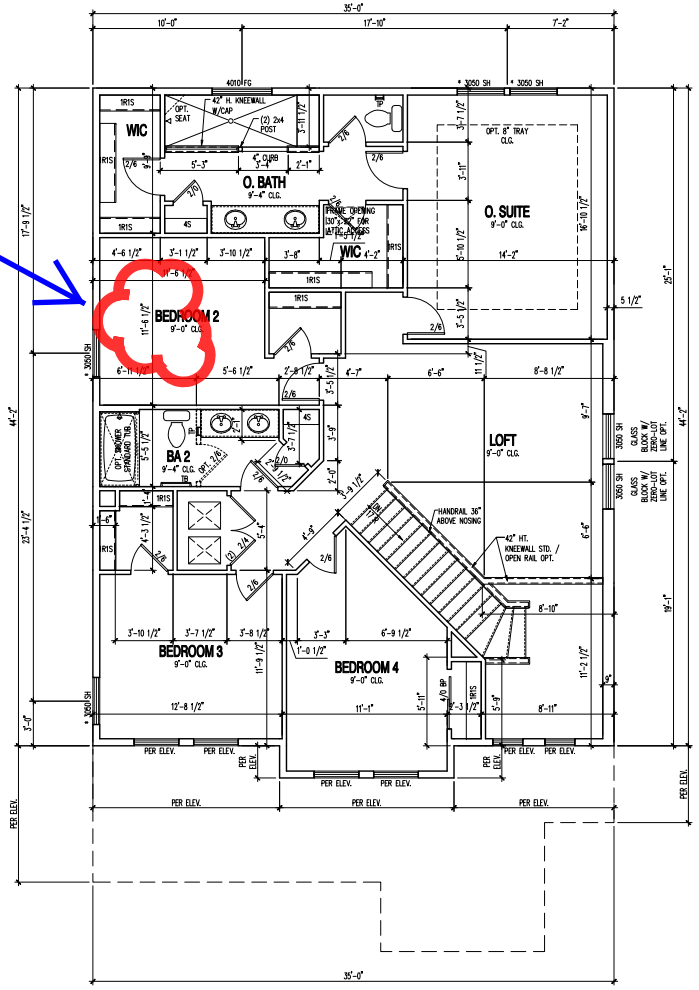
LAWSON PLAN ID
XXXXX

LEGACY PLAN NUMBER / NAME
WOODWARD

SHEET
G1.1

PLOTTED: September 15, 2015 / Abhishek Narula / WOODWARD AT MASTER_LH_ARCH_2015-09-25.DWG

Comment O.4



SECOND FLOOR PLAN

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

LEGEND SYMBOLS

- MASONRY – CONC. BLOCK OR BRICK WALL
- 2X FRAME WALL PER PLAN
- ELEV. — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
- ✳ DENOTES EMERGENCY ESCAPE & RESCUE OPENING

NOTES:

1–FIELD SHALL VERIFY ALL MASONRY OPNGS.

2–2ND FLOOR WINDOWS: ANY OPERABLE WINDOW THAT IS MORE THAN 72" ABOVE GRADE MUST COMPLY WITH R612.2 – MIN. 24" SILL HEIGHT.

3–THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE, AS PER F.B.C. 302.6 AND IT SHOULD BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE NOT LESS THAN 5/8" TYPE "X" GYP. BOARD OR EQUIVALENT. ALL WALLS AND CEILINGS WHICH ARE ADJACENT TO AIR CONDITIONED SPACE SHALL BE INSULATED PER ENERGY CALCULATIONS.

4–INSTALL DRAFTSTOPPING IN FLOOR SYSTEM PER FBCR R302.12. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND SHALL DIVIDE THE AREA IN APPROXIMATELY EQUAL AREAS.

5–SHOWER ENCLOSURES ARE REQUIRED TO BE TEMPERED PER FBCR R308.4.5

6–ALL GUARDRAILS TO BE MIN. 36" AFF w/MAXIMUM SPINDLE SPACING OF 4" PER FBC R312.

7– FRAME WALLS: 2x6 W/ TOP PLATE @ 9'+ HIGH OR 2x4 W/ TOP PLATE @ 8' HIGH

8– ALL STANDARD INTERIOR HEADER HEIGHT SHALL BE 8'–0" A.F.F. (9'+ CEILING HT.) OR 6'–8" A.F.F. (8'–0" CEILING HEIGHT)

9– PROVIDE MIN. 1/2" GYP. BOARD ON BOTTOM SIDE OF STAIRS PER FBC R302.7

10– OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB–CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20–MINUTES FIRE–RATED DOORS, EQUIPPED WITH A SELF–CLOSING DEVICE AS PER R302.5.1.

11– WHERE SOFFITS ARE LESS THAN 5'–0" FROM PROPERTY LINE THE SOFFIT CONSTRUCTION SHALL HAVE A 1–HOUR FIRE RATING PER R302.1. APPLY 2 LAYERS OF 5/8" GYP. BD. TO BOTTOM SIDE OF SOFFIT TO ACHIEVE THIS RATING OR APPROVED EQUAL.

FLORIDA ZONE
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Bonita Springs, Florida 34134 (239) 495-4800

PulteGroup

SECOND FLOOR PLAN

PRODUCTION MANAGER
CONTROL DATE: 9/25/15
REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: MASTER
LAWSON COMMUNITY ID

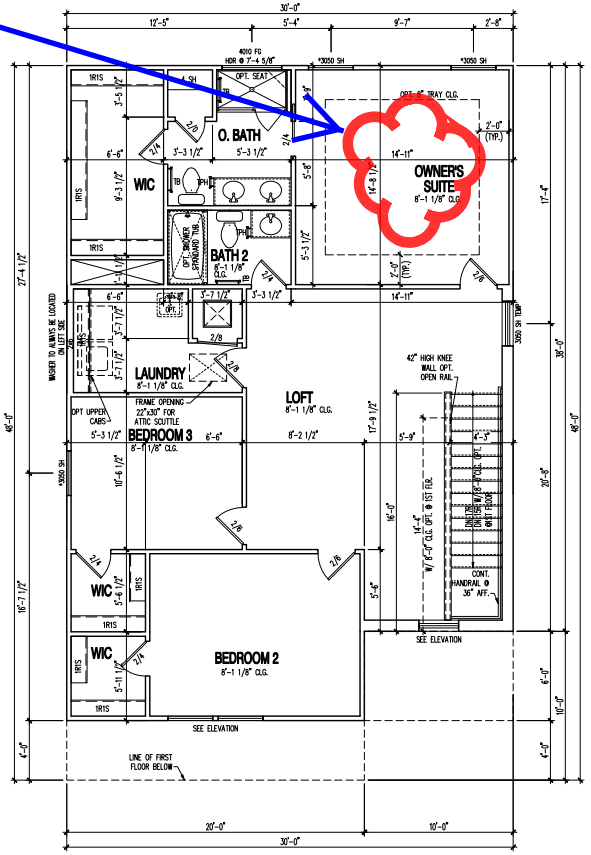
GARAGE HANDING: ~~LEFT~~
VERSION NUMBER: 1.0
PLAN NAME: PARK PLACE
NPC PLAN NUMBER: 1957.500
LAWSON PLAN ID: XXXXXX
LEGACY PLAN NUMBER / NAME: PARK PLACE

SHEET: A1.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

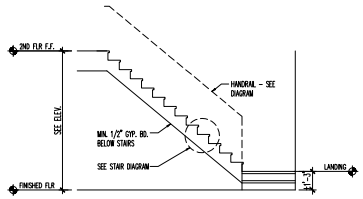
PLOTTED: October 12, 2015 / Fernanda Pickney / PARK PLACE AT MASTER-LH_ARCH_2015-09-25.DWG

Comment O.5



SECOND FLOOR PLAN

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



STAIR SECTION

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

LEGEND SYMBOLS

- MASONRY – CONC. BLOCK OR BRICK WALL
- 2X FRAME WALL PER PLAN
- ELEV. — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
- DENOTES EMERGENCY ESCAPE & RESCUE OPENING

NOTES:

1–FIELD SHALL VERIFY ALL MASONRY OPNGS.

2–2ND FLOOR WINDOWS, ANY OPERABLE WINDOW THAT IS MORE THAN 72" ABOVE GRADE MUST COMPLY WITH R612.2 – MIN. 24" SILL HEIGHT.

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4–INSTALL DRAFTSTOPPING IN FLOOR SYSTEM PER FBCR R302.12. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND SHALL DIVIDE THE AREA IN APPROXIMATELY EQUAL AREAS.

5–SHOWER ENCLOSURES ARE REQUIRED TO BE TEMPERED PER FBCR R308.4.5

6–ALL GUARDRAILS TO BE MIN. 36" AFF w/MAXIMUM SPINDLE SPACING OF 4" PER FBC R312.

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9– PROVIDE MIN. 1/2" GYP. BOARD ON BOTTOM SIDE OF STAIRS PER FBC R302.7

10– OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB–CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20–MINUTES FIRE–RATED DOORS, EQUIPPED WITH A SELF–CLOSING DEVICE AS PER R302.5.1.

11– WHERE SOFFITS ARE LESS THAN 5'–0" FROM PROPERTY LINE THE SOFFIT CONSTRUCTION SHALL HAVE A 1–HOUR FIRE RATING PER R302.1. APPLY 2 LAYERS OF 5/8" GYP. BD. TO BOTTOM SIDE OF SOFFIT TO ACHIEVE THIS RATING OR APPROVED EQUAL.

STAIR CALCS.

	W/ 8'–0" BEAM HT.	W/ 9'–4" BEAM HT.
FLOOR TO FLOOR HT.	9'–4 3/4"	10'–8 3/4"
RISERS	15 @ 7"–9/16"	17 @ 7"–9/16"
TREAD	14 @ 10"	16 @ 10"
NOSING	1"	1"

HANDRAIL

GRASPABLE HANDRAIL: 1 1/4" MIN TO 1–1/2" MAX DIAMETER

1–1/2" MIN. RETURN HANDRAIL INTO 1X BACKER BD.

PLAN

SECTION

STAIR DIAGRAM

10" TREAD

7–9/16" RISER

1" NOSING

STRINGERS

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PulteGroup

SECOND FLOOR PLAN

PRODUCTION MANAGER

CONTROL DATE: 9/25/15

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: MASTER

LAWSON COMMUNITY ID: XXXX

GARAGE HANDING: LEFT

VERSION NUMBER: 1.0

PLAN NAME: SEAMIST

NPC PLAN NUMBER: 2118.500

LAWSON PLAN ID: 55015

LEGACY PLAN NUMBER / NAME: Penrose

SHEET: A1.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: October 12, 2015 / Fernanda Pickrow / SEAMIST AT MASTER_LH_ARCH_2015-09-25.DWG