

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

Technical Advisory Committee Historic Preservation Board
 City Commission Planning and Development Board

Date of Application: _____

Location Address: **1543 MADISON ST HOLLYWOOD FL 33020-5528**

Lot(s): **LOT 5 BLK 81** Block(s): **091901** Subdivision: **HOLLYWOOD 1-21 B**

Folio Number(s): **514215025180**

Zoning Classification: **RS-6** Land Use Classification: **Single Family (01)**

Existing Property Use: **01 / SINGLE FAMILY** Sq Ft/Number of Units: **1 Unit/Lot 5,457 SF**

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): _____

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

Explanation of Request: _____

Number of units/rooms: **2 Bed/1 Bath** Sq Ft: **Living 1035 SF**

Value of Improvement: **\$94,810** Estimated Date of Completion: **06/20/2020**

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

Name of Current Property Owner: **Julio Garcia**

Address of Property Owner: **8230 NE 1st. Place, Miami, FL 33138**

Telephone: **912-596-2438** Fax: _____ Email Address: **julio@pricestreetprojects.com**

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: **12/06/2019** 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: **Eddie Seymour**

Address: **1160 NW North River Dr. #16, Miami, FL 33136**

Email Address: **eddie@thefluxarchitects.com**

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

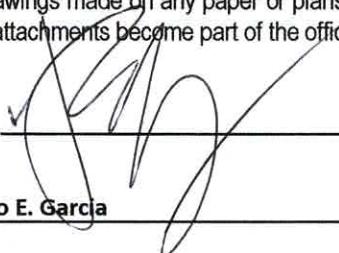
File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: 1/9/2020

PRINT NAME: Julio E. Garcia Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

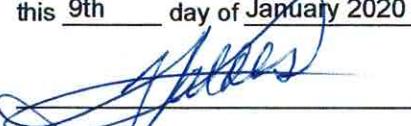
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

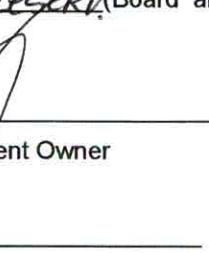
Current Owner Power of Attorney

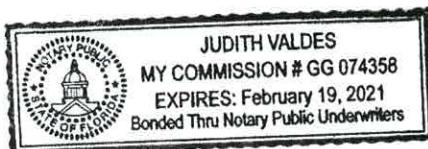
I am the current owner of the described real property and that I am aware of the nature and effect the request for to my property, which is hereby made by me or I am hereby authorizing to be my legal representative before the (Board and/or Committee) relative to all matters concerning this application.

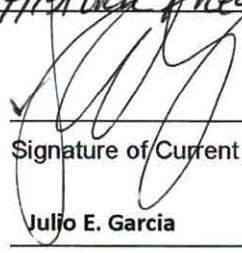
Sworn to and subscribed before me
this 9th day of January 2020


Notary Public

State of Florida

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification  962042572061-0




Signature of Current Owner

Julio E. Garcia

Print Name



Architecture • Planning • Design

P.O. BOX 971429 • Miami, Florida 33197 • Work: 305.707.8288 • License: AA26003713

www.thefluxarchitects.com

To: City of Hollywood
From: Eddie Seymour, R.A. / Flux Architects
CC: Julio Garcia (Owner)
Date: 2/18/2020
Subject: Addition to 1543 Madison St. Hollywood, FL 33020 | Folio: 5142-15-02-5180

LEGAL DESCRIPTION

LOT 5, BLOCK 81, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21 B, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT DESCRIPTION

Existing 1-story structure consisting of 2 bedrooms & 1 bath in an enclosed area of approx. 1,035 SF. Proposed addition includes a new bedroom, bathroom and enlarged kitchen in an area of 499 SF attached to the rear of the existing structure. The proposed addition is to align with western wall of existing structure, parallel to the property line and existing setback of 4.95' (5' required) for aesthetics and ease of construction (Requesting Variance Approval).

There is also a proposed shed of approx. 196 SF towards the rear of the property along the alley in the Northwest corner. A new tree shall be planted in front yard to meet Landscape Regulation requirements. Front façade is to remain unchanged and the new addition is not visible from the front street view.

- New Addition (499 SF) to existing 1,035 SF structure in rear for a total of 1,534 SF.
- Addition includes 1 bedroom, 1bath and enlarged kitchen for a total of 3BR / 2 Bath.
- Requesting variance to align western wall of New Addition with existing wall.
-Proposed 4.95' setback instead of required 5'.
- New 196 SF shed in backyard setback 10' from alley & 5' from side property line.
- Existing windows to be replaced with hurricane impact (NOA) windows. New windows to be NOA also
- Existing invasive species Schefflera actinophylla tree in rear yard to be removed, arborist report & tree removal application submitted.
- New tree (12' southern live oak) to be planted to meet the city's front yard Landscape Requirements.
- Front façade to remain unchanged. Addition is NOT visible from front street elevation.
- New 6' high wood fence along side/interior property line and setback 6'-6" from rear property line.
- Two new tandem parking stalls within the rear yard of the property.

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DESCRIPTION OF CONSTITUTIONS

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**CITY OF HOLLYWOOD
PLANNING DEPARTMENT**

OWNER		Henry Butler		JOB ADDRESS		1543 Harrison Street	
LEGAL DESCRIPTION		LOT NUMBER		BLOCK		SECTION	
PROJECT NO.		ARCHITECT		FEE		VALUATION	
				\$ 7.00		\$ 300	
DESCRIPTION OF CONSTRUCTION							
10' FOOT - tan and gravel							
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	RECEIVED
BUILDING				MECHANICAL			RECEIVED
PERF	200	58970	11/29/73 Zinkil Reg	STRUCTURAL			RECEIVED
ELECTRIC-BASIC				MECHANICAL			RECEIVED
ELECTRIC-SUPP.				STRUCTURAL			RECEIVED
PLUMBING				MECHANICAL			RECEIVED
L-P-RT WALL				STRUCTURAL			RECEIVED
FENCE				MECHANICAL			RECEIVED
NOTES: county surcharge \$11							
JAN 13 2020							

Permit Search Results

[Search](#) > Properties located at/on/near '...1543...'

2 permits were found for
1543 MADISON ST

<u>View</u>	<u>Process #</u>	<u>Permit #</u>	<u>Description</u>	<u>Appl. Date</u>	<u>Permit Date</u>
Details		B08-104681	REROOF - METAL, TILE, WOOD, SHINGLE OR SHAKE	10/13/2008	10/29/2008
Details		B9100825	RE-ROOF- METAL, TILE, WOOD SHINGLE OR SHAKE		2/14/1991



MIAMI ARBORISTS INC.

ED PETERSEN
Horticultural Consultant
ISA Certified Arborist # FL - 0801A
Member of International Society of Arboriculture
& Tropical Arborist Guild Board of Directors
State Authorized Professional Mangrove Trimmer / PMT
miamiarborist@yahoo.com
(305) 785 3106

REPORT / FINDINGS

JANUARY 6 , 2020

Folio # : 5142 – 15 - 02 - 5180

Julio Garcia
1543 Madison Street
Hollywood , FL. 33020 - 5528
(912) 596 2438
julio@pricestreetprojects.com

I have been to the above ^ address & observed the Tree in question which are identified as
Schefflera actinophylla , more commonly known as Queensland Umbrella tree.

Botanical name : Schefflera actinophylla

Common name : Queensland Umbrella Tree , Octopus Tree , Schefflera Tree

Family : *Araliaceae*

Origins : NorthEast Queensland coast & the Northern Territory of Australia , New Guinea & Java

USDA Hardiness Zone : 9b – 11

COMMON NAME (BOTANICAL NAME)

T1. **Schefflera actinophylla (Queensland Umbrella tree)**

#	HEIGHT	DBH	CANOPY	DISPOSITION	STATUS
T1	18 ft.	30.55 in.	18 ft.	FAIR	REMOVE

OBSERVATIONS

There is a saying : “ Right Tree , Right place “ & “ Wrong Tree , Wrong place “

This refers to planting the Right Tree species in the correct location.

This Tree are clearly an example of “ Wrong Tree in the Wrong place “ !

Schefflera actinophylla (Queensland Umbrella tree) can become very large , very wide & very heavy !

They can attain heights of up to 50 ft. & also Widths & Root Systems to match !

Trees # 1 is planted dangerously close to the House

The Mid-Level & Upper-Level Tree Canopies are comprised of only multiple weakly attached Epicormic branches.

This Tree is under the “footprint” of the proposed new addition

This Tree is not a suitable candidate for transplantation



T1 Schefflera actinophylla (Queensland Umbrella tree) : * just off NorthWest corner of the House



T1 Schefflera actinophylla (Queensland Umbrella tree) : White arrows indicate where Tree was previously cut to or Storm damaged to between 6 – 8 ft. high . The result is multiple weakly attached Epicormic branches growing upwards toward the 10 ft. level where more topping cuts have also been noted.



T1 Schefflera actinophylla (Queensland Umbrella tree) : White arrows indicate where Tree was previously cut to or Storm damaged to 10 ft. high . The result again is multiple weakly attached Epicormic branches growing straight up toward the top of 18 ft. with little to no lateral branches.

EPICORMIC BRANCHES

Epicormic sprouts , also called water sprouts or sucker growth sprout from branches , roots & trunks of Trees & stumps.

These epicormic branches are very weakly attached & although they appear to grow out of the old cuts , their attachment is to the bark only. This gives the impression they are solid & a virtual continuation of the internal strength structure of the tree , however it is quite the opposite !

They will develop into large heavy branches that can snap off at their point of weak attachment.

This is one of the main & many reasons not to “ Hattrack ” Trees ! It makes the Trees Hazardous & can increase root growth & this prolific type of top growth as a result of the tree trying to replace rapidly what was lost due to Storm Damage & or improper pruning.

These branches also do not grow laterally as normal branches do they tend to grow straight up exponentially as seen in the photos. Many times they can snap off without a wind event at all due to their weight & size. This unfortunately creates an unstable Tree Canopy which is Dangerous & Hazardous !

IN CONCLUSION

The Tree in question all show visible signs of Hattracking / Storm damage from multiple toppings or Storms over the Years. It also falls under the Footprint of the new proposed addition. Since it is not a good candidate for transplantation & if left alone it can become Dangerous & Hazardous !

T1 is on the No Plant List & is considered an Invasive Exotic , therefore it is requested that there be No Mitigation for this removal

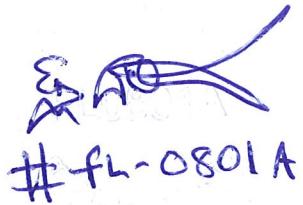
RECOMMENDATIONS

Remove Tree & carefully grind stump

MIAMI ARBORISTS INC.

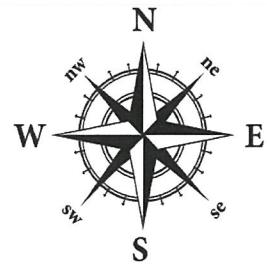
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(305) 785 3106

www.miamiarborists.miami



fl - 0801A

Folio # : 5142 - 15 - 02 - 5180



Julio Garcia
1543 Madison Street
Hollywood , FL. 33020 - 5528



COMMON NAME (BOTANICAL NAME)
T1. Schefflera actinophylla (Queensland Umbrella tree)

#	HEIGHT	DBH	CANOPY	DISPOSITION	STATUS
T1	18 ft.	30.55 in.	18 ft.	FAIR	REMOVE



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FL-0801A

INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST™

Ed Petersen

Having successfully completed the requirements set by the
International Society of Arboriculture, the above named
is hereby recognized as an ISA Certified Arborist®



Caitlyn Pollithan

Luana Vargas
Caitlyn Pollithan
Executive Director
International Society of Arboriculture

#0847
ISO/IEC 17024
Personnel Certification Program
ISA Certified Arborist®



<i>Ed Petersen</i>	<i>Caitlyn Pollithan</i>	
FL-0801A	12 May 2001	30 Jun 2022
Certification Number	Certified Since	Expiration Date



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P.O. BOX 971429 • Miami, Florida 33197 • Work: 305.707.8288 • License: AA26003713

www.thefluxarchitects.com

To: City of Hollywood
From: Eddie Seymour
CC: Julio Garcia (Owner)
Date: 2/18/2020
Subject: Addition to 1543 Madison St. Hollywood, FL 33020 | Folio: 5142-15-02-5180

DESIGN CRITERIA FOR HISTORIC PROPERTIES & DISTRICTS

- New Addition (499 SF) to existing 1,035 SF structure in rear for a total of 1,534 SF.
 1. Meets Sec. 4.3.1 "Design Criteria" recommended items;
 - a. Compatible new additions with regard to scale, materials, texture, and color.
 - b. Use of contemporary designs compatible with the character and mood of the building or neighborhood.
 - c. Protection of architectural details and features that contribute to the character of the building.
 - d. Additions that are placed in inconspicuous locations (such as the rear of the existing building).
 2. Meets Sec. 4.3.2 "Building Orientation" recommended items;
 - a. Front widths should correspond to adjacent building widths.
 - b. Main entrance oriented to the street.
 - c. Long axis perpendicular to the street on narrow lots.
 - d. Corner lots – fronts oriented to east-west streets.
 - e. Site coverage similar to adjacent lots.
 3. Meets Sec. 4.3.3 "Building Setbacks" recommended items;
 - a. Respect existing adjacent building setbacks.
 - b. Maintain the building to lot proportions.
- Requesting design approval to align western wall of New Addition with existing wall.
-Proposed 4.95' setback instead of required 5'.
 1. Meets Sec. 4.3.3 "Building Setbacks" recommended items;
 - a. Respect existing adjacent building setbacks.
 - b. Maintain the building to lot proportions.
- New 196 SF shed in backyard setback 10' from alley & 5' from side property line.
 1. Meets Article 4.23.B.14 "Shed Regulations" recommended items;
 - a. Rear & side yard setback – 5ft. New shed follows existing adjacent building side setback, 4.95'
 - b. Shed is no more than 200 SF.
- Existing windows to be replaced with hurricane impact (NOA) windows. New windows to be NOA also
 1. Meets Sec. 5.1.3 "Accessory Buildings" recommended items;
 - a. Structures and impervious surfaces have Hazard Mitigation factors incorporated in the application for new construction and new additions.
 - b. Use of Shutters (operable) should be employed over windows and doors.
 - c. Provide drainage from structures and maintain water on own property.

- New tree (12' southern live oak) to be planted to meet the city's front yard Landscape Requirements.
 1. Meets Sec. 5.1.5 "Landscaping" recommended items;
 - a. The landscaping should utilize swales and storm drains to carry water away from structures, thus promoting positive drainage to sewer systems.
 - b. Protect and maintain mature trees and plantings.
 - c. Provide landscape features that define boundaries.
- Front façade to remain unchanged. Addition is NOT visible from front street elevation.
 1. Meets Sec. 4.3.1 "Design Criteria" recommended items;
 - a. Compatible new additions with regard to scale, materials, texture, and color.
 - b. Use of contemporary designs compatible with the character and mood of the building or neighborhood.
 - c. Protection of architectural details and features that contribute to the character of the building.
 - d. **Additions that are placed in inconspicuous locations (such as the rear of the existing building).**
- New 6' high wood fence along side/interior property line and setback 6'-6" from rear property line.
 1. Meets Sec. 5.1.4 "Fences & Walls" recommended items;
 - a. Fences and walls should maintain the visibility of the structure.
 - b. Maximum height of fence or wall should be four feet in the front and six feet in the rear.
- New (2) tandem parking stalls in rear of property accessed via alley.
 1. Meets Sec. 5.1.1 "Parking / Alleyways" recommended items;
 - a. Respect Use of existing alleyways to provide access to buildings.
 - b. Provide compatible street landscaped areas that may accommodate pedestrian as well as vehicular traffic.
 - c. Limit parking to the rear or side of buildings, unless it was historically located in other areas.
 - d. Construction of new curb cuts and street side driveways only in areas where they existed historically.
 - e. Limit curb cuts in front yards to maintain the lush tropical setting in residential neighborhoods.
 - f. Use of on-street parking as an alternative.
 2. Meets Sec. 5.1.2 "Paving Materials" recommended items;
 - a. Materials which maximize green areas such as permeable pavers (i.e.. grass pavers)
 - b. Utilize grass areas to maximize percolation areas.
 - c. Materials should be limited in use as they relate to impervious surfaces.

GARCIA RESIDENCE: ADDITION

1543 MADISON ST. HOLLYWOOD, FL 33020 | FOLIO: 5142-15-02-5180



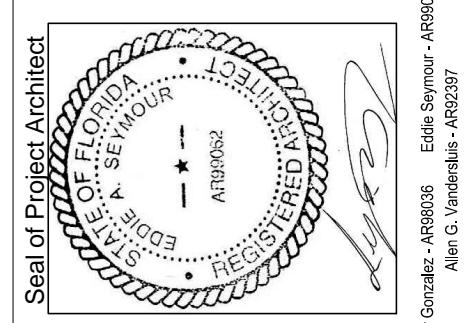
LOCATION MAP

Scale: N.T.S.

DRAWING INDEX

HP000	COVER SHEET
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LA-1	LANDSCAPE PLAN
LA-2	EXISTING TREE INFORMATION
LA-3	LANDSCAPE DETAILS & SPECS
HP003	PAVING, GRADING & DRAINAGE PLAN + PERIMETER SECTION
HP004	FLOOR PLAN
HP005	ELEVATIONS
HP006	ELEVATIONS
HP007	STREET PROFILE ELEVATIONS & PHOTOS
HP008	SURROUNDING CONTEXT PHOTOS
	3D COLOR RENDERINGS

PO BOX 971429
MIAMI, FL 33197
www.thefluxarchitects.com
P: 305-707-8288
LN: AA26003713



Consultants
LANDSCAPE ARCHITECT:
BRANDON WHITE, ASLA
LAS-FLA
1708 SE Joy Haven St.
Port St. Lucie, FL 34983
T: 772-834-1357
E: brandon@las-fla.com

Project Owner
Julio Garcia
Price Street Projects
8230 NE 1st Place
Miami, FL 33138
972-596-2438

Project
**GARCIA
RESIDENCE
ADDITION**

Project Address:
1543 Madison St.
Hollywood, FL 33020

Project Number:
1915

Sheet Name:
COVER

Sheet Origin Date:
01/09/2020
Sheet Issue Date:
02/27/2020

Revisions:
No. Description Date

Submit Type:
HISTORICAL PRESERVATION

Drawn By:
ES
Checked By:
ES
Scale:
AS SHOWN
Sheet Number:

HP000

HISTORIC PRESERVATION BOARD SUBMITTAL

OWNER

JULIO GARCIA
PRICE STREET PROJECTS

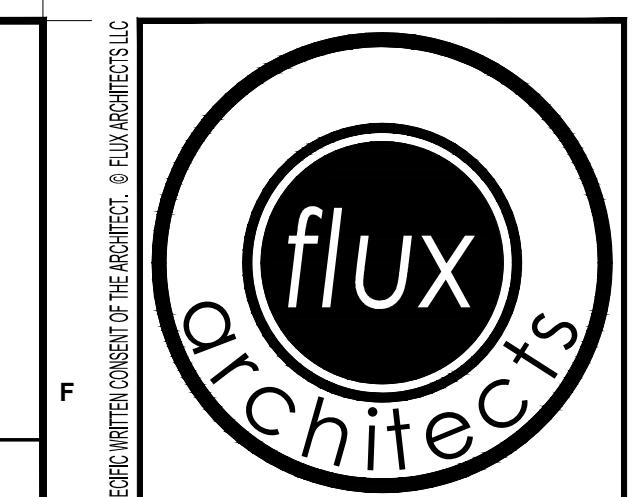
8230 NE 1st Place, Miami, FL 33138
P: 912.596.2438

ARCHITECTURE

FLUX ARCHITECTS
ARCHITECTURE - PLANNING - DESIGN
P. O. Box 971429 Miami, FL 33197
P: 305.707.8288

LANDSCAPE ARCHITECT

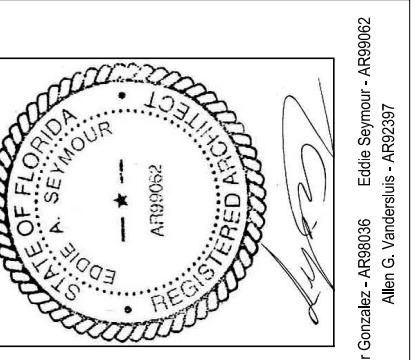
BRANDON WHITE, ASLA
1708 SE Joy Haven St. Port St. Lucie, FL 34983
P: 772.834.1357



THIS SHEET IS THE PROPERTY OF THE PROJECT'S LANDSCAPE ARCHITECT. IT SHALL BE RETURNED TO THE PROJECT'S LANDSCAPE ARCHITECT WHEN THE PROJECT IS COMPLETED. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE.



PO BOX 971429
MIAMI, FL 33197
www.thefluxarchitects.com
P: 305-707-8288
LN: AA26003713



Consultants
LANDSCAPE ARCHITECT: BRANDON WHITE, ASLA LAS-FL 1708 SE Joy Haven St. Port St. Lucie, FL 34983 E: brandon@las-fl.com

Edge Landscape Architects
Mark G. Lippincott, ASLA

LANDSCAPE BUFFER

Project Owner
Julio Garcia
Price Street Projects
8230 NE 1st Place
Miami, FL 33138
972-596-2438
Project
GARCIA RESIDENCE ADDITION
Project Address:
1543 Madison St.
Hollywood, FL 33020
Project Number:
1915
Sheet Name:
SITE PLAN & ZONING DATA

Sheet Origin Date:
01/09/2020
Sheet Issue Date:
02/27/2020
Revisions:

No.	Description	Date
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THIS PAGE SHOWS THE GENERAL NOTES OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION, FURNISHING, CONSTRUCTION, AND FINISHING OF THE WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE MAINTENANCE OF THE WORK UNTIL THE CONTRACT IS COMPLETED. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE WORK AFTER THE CONTRACT IS COMPLETED.

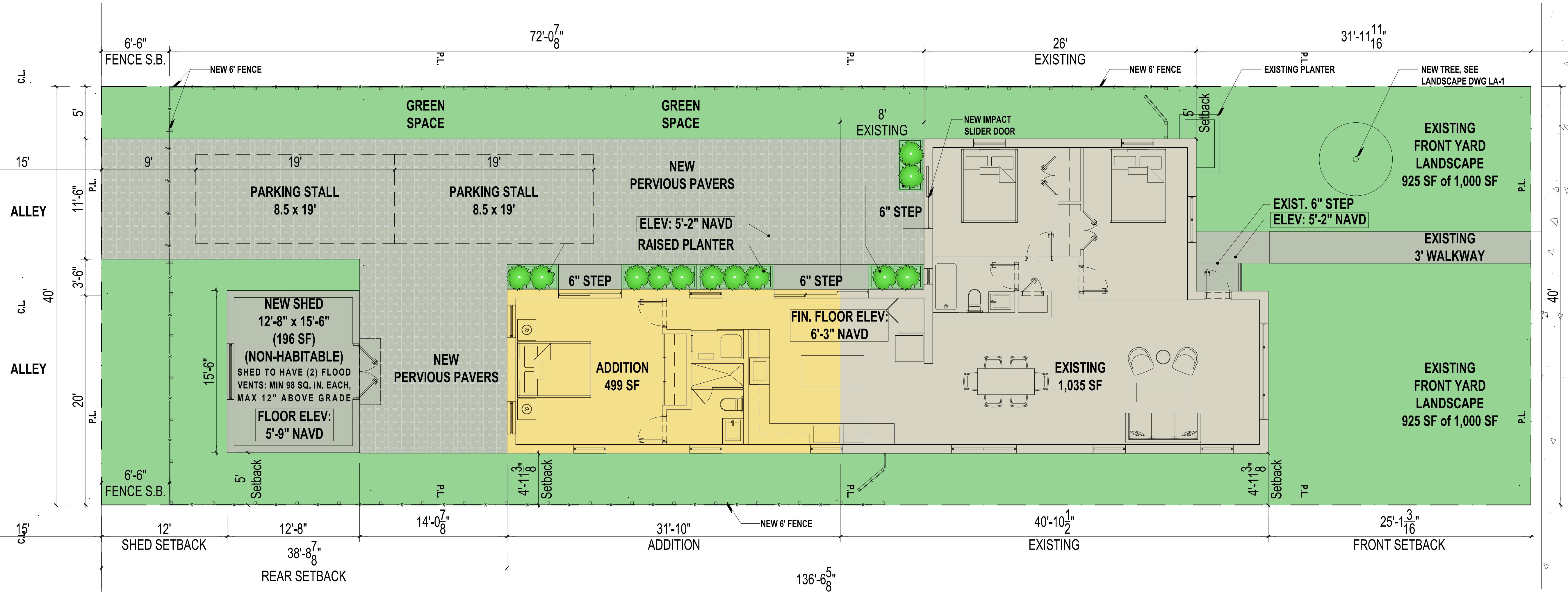
Submittal Type:
HISTORICAL PRESERVATION

Drawn By:
ES

Checked By:
ES

Scale:
AS SHOWN

Sheet Number:
HP001



ZONING		
BUILDING DISPOSITION		
LOT OCCUPATION	REQ./ALLOWED	PROPOSED
LIVING AREA	1,035 SF EXISTING	1,534 SF NEW TOTAL
LOT AREA	6,000 SF	5,457 SF
LOT WIDTH*	60 FT	40 FT
LOT LENGTH	N/A	136.5 FT
LOT COVERAGE	N/A	31.7%
FLOOR LOT RATIO	N/A	N/A
GREEN SPACE	40% MIN.	44.7%
FRONT YARD LANDSCAPE	20% MIN.	92%
DENSITY	1DU	1DU
BUILDING SETBACKS		
PRINCIPAL FRONT	25 FT	25.15 FT
SIDE/INTERIOR	5 FT (lot < 50ft width)	4.95' West 5' East
REAR	15% lot depth, 50 FT max	38.75 FT
BUILDING CONFIGURATION		
PRINCIPAL BLDG	2 STORIES MAX 30 FT MAX	1 STORY 15 FT
ACCESSORY BLDG	200 SF MAX.	196 SF (Shed)
PARKING	2 STALLS	2 STALLS

THIS PAGE SHOWS THE GENERAL NOTES OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION, FURNISHING, CONSTRUCTION, AND FINISHING OF THE WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE MAINTENANCE OF THE WORK UNTIL THE CONTRACT IS COMPLETED. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE WORK AFTER THE CONTRACT IS COMPLETED.

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ES

Checked By:
ES

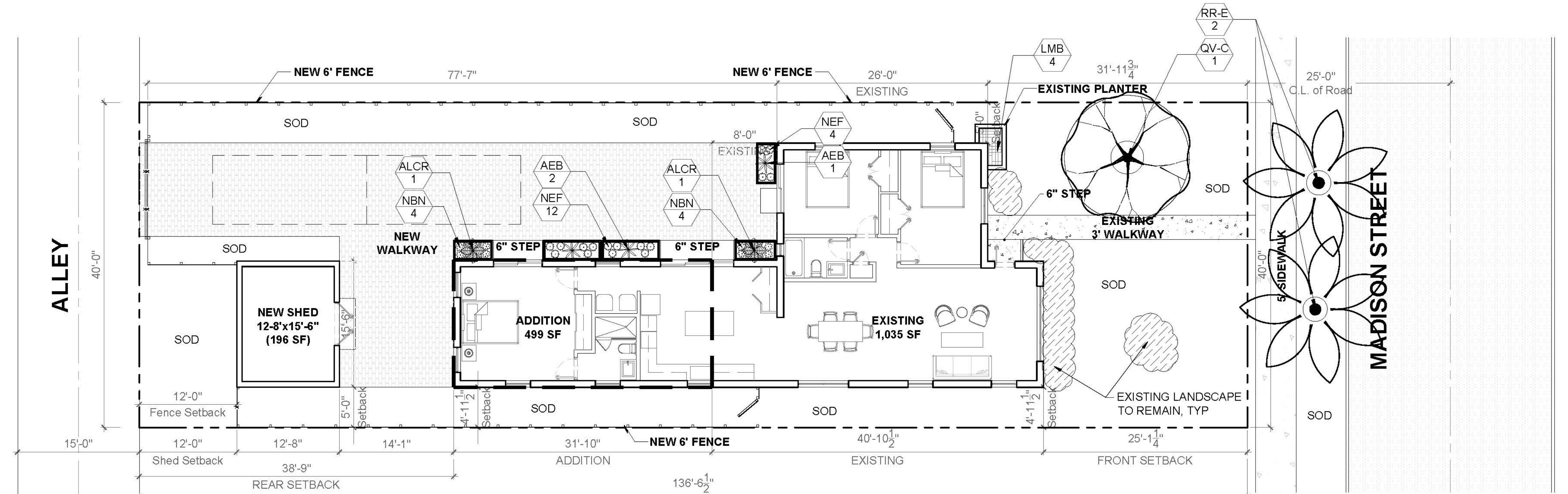
Scale:
AS SHOWN

Sheet Number:
HP001

Project Team	
Landscape Designer:	
BRANDON M. WHITE, ASLA 1708 SE Joy Haven Street Port St. Lucie, FL 34983 (772) 334-1357	
Owner:	
JULIO GARCIA Price Street Projects 8230 NE 1st Place Miami, FL 33138 (786) 596-2438	

Garcia Residence Addition Landscape Plan

1543 Madison Street, Hollywood, FL 33020



Landscape Data:

Single Family Districts (RS)	Required	Provided
Perimeter Landscape One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	1 Tree (40.00'/50')	2 Trees (Existing Royal Palms)
Open Space A minimum of 20% of the required front yard area shall be landscaped pervious open space. All pervious areas are to be sodded or landscaped with living plant material such as ground cover and/or shrubs.	1 Tree (1,012 SF)	1 Tree (Live Oak)
One tree per 1,250 sq. ft. (including any fraction) of front yard area.		
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT.		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	1 Tree	3 Trees

Plant Schedule:

EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	RR-E	2	Roystonea regia	Existing Royal Palm	Existing to Remain
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	QV-C	1	Quercus virginiana	Southern Live Oak	CG, 12' HT x 6' SPR, 2" DBH MIN, SP
	AEB	3	Aechmea spp. 'Blue Tango'	Blue Tango Bromeliad	10" POT, 2' OA, F from bullis
	ALCR	2	Alcantarea imperialis 'Rubra'	Rubra Imperial Bromeliad	7G, 36" OA, FTB,
	NBN	8	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	6" POT, F
	NEF	16	Neoregelia x 'Fireball'	Fireball Bromeliad	6" POT, F
	LMB	4	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP

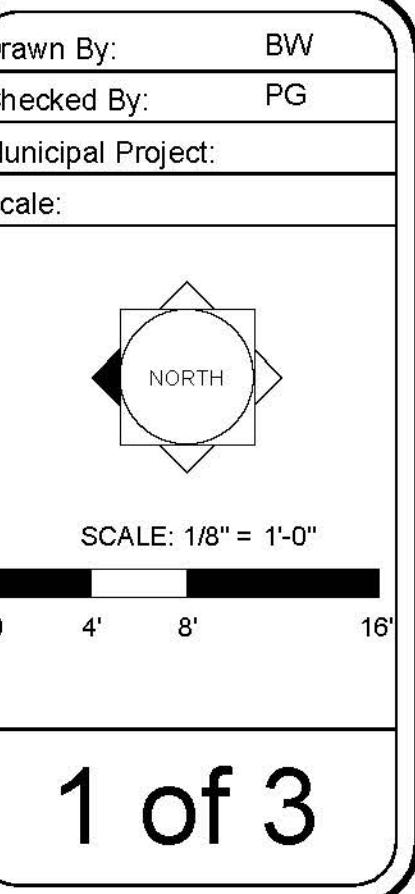
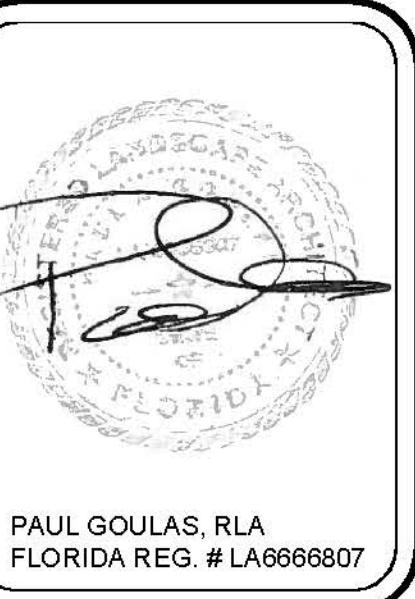
Landscape Notes:

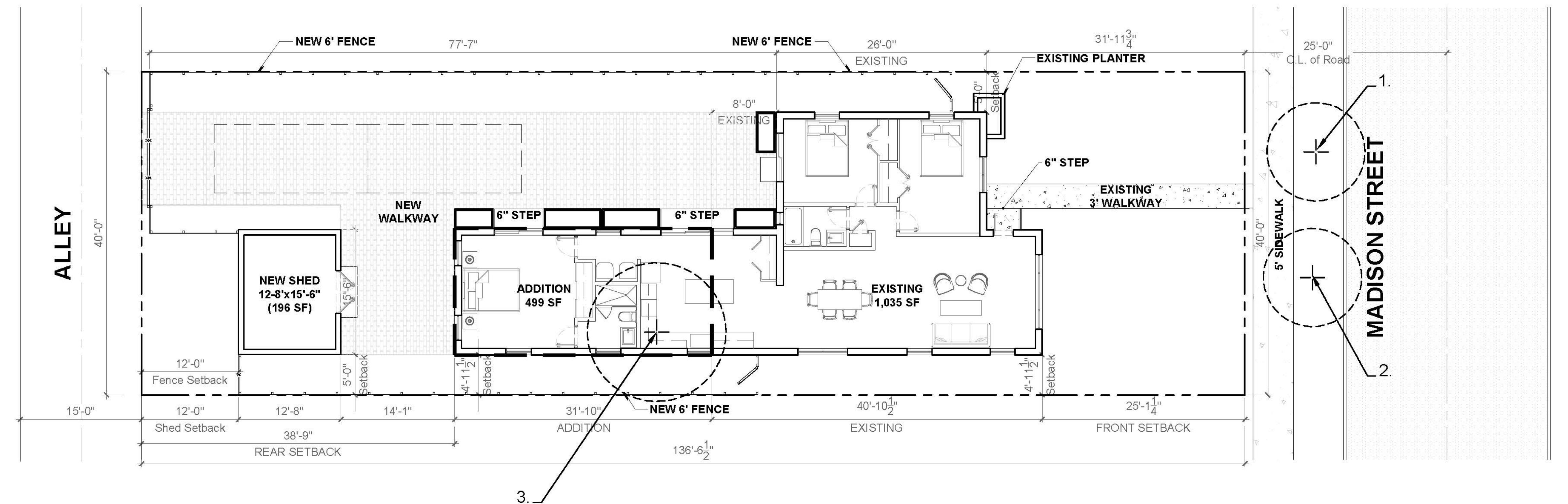
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.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

Revisions		
Date	Init.	Description
01.08.20	BW	Initial Submittal
01.31.20	BW	1st Resubmittal





Garcia Residence Addition

1543 Madison Street, Hollywood, FL 33020

Existing Tree Information

1543 Madison Street, Hollywood, FL 33020

Revisions		
Date	Init.	Description
08.20	BW	Initial Submittal
		1st

Existing Trees to Remain:

1. *Roystonea regia*, Royal Palm, 10' Canopy, 4" DBH
2. *Roystonea regia*, Royal Palm, 10' Canopy, 6" DBH

Existing Trees to be Removed

3. *Schefflera actinophylla*, Umbrella Tree, 18' Canopy, 30.55" DBH

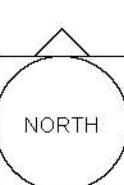
Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
(1) <i>Schefflera actinophylla</i> , Umbrella Tree, 18' Canopy, 30.55" DBH	Exempt - No Mitigation Required (Invasive Exotic)

**Note: 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.*

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

own By: BW
cked By: PG
icipal Project:
e:



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

Project Team	
Landscape Designer:	
BRANDON M. WHITE, ASLA 1708 SE Joy Haven Street Port St. Lucie, FL 34983 (772) 834-1357	Owner:
JULIO GARCIA Price Street Projects 8230 NE 1st Place Miami, FL 33138 972-596-2438	

Garcia Residence Addition

1543 Madison Street, Hollywood, FL 33020

Landscape Details & Specifications

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 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 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 charges 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. It shall be guaranteed for 90 calendar days after completion by the Landscape Architect and Owner. The guarantee is to be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guaranteed 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 the 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 in 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 per person and \$300,000 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 bonding 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 shall be permitted ONLY with the authorization of the Owner or the Landscape Architect. If plant materials of sufficient size to be acceptable, 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 height to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap and materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

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

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

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

2.04 STORAGE:

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

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

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

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

2.05 PROTECTION DURING PLANTING:

A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood batters or other approved methods. 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 growth.

2.07 FERTILIZER:

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

B. Thoroughly mixed 3 lbs. of commercial fertilizer

to each cubic yard of planting soil

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

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

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.

The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

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

B. All trees and shrubs beds shall receive 3" mulch immediately after planting and thoroughly watered, or as required by local jurisdiction.

2.09 EXECUTION

3.01

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.

Liner 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 cratches apart.

C. Stake & Brace all trees larger than 12' dia. See detail.

D. Stakes shall be 2" x 2" of sufficient length to satisfactorily support each tree.

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

F. 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.

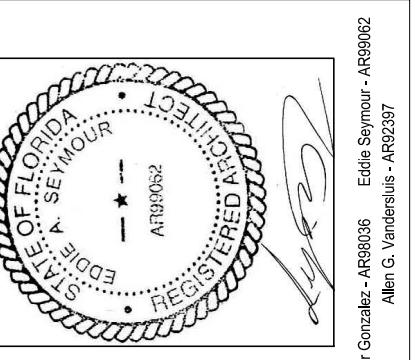
C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been moved 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.</p



PO BOX 971429
MIAMI, FL 33197
www.thefluxarchitects.com
P: 305-707-8288
LN: AA26003713



Consultants
LANDSCAPE ARCHITECT: BRANDON WHITE, ASLA
LAS-FL
1708 SE Joy Haven St.
Port St. Lucie, FL 34983
E: brandon@las-fl.com

Project Owner
Julio Garcia
Price Street Projects
8230 NE 1st Place
Miami, FL 33138
972-596-2438

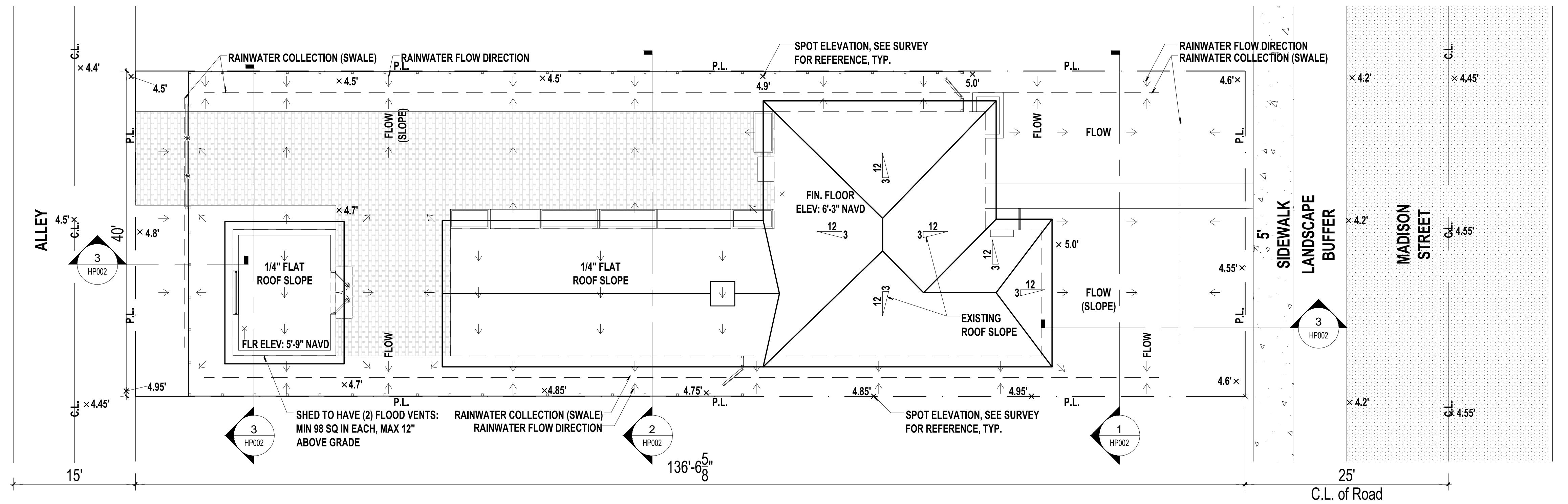
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**GARCIA
RESIDENCE
ADDITION**
Project Address:
1543 Madison St.
Hollywood, FL 33020

Project Number:
1915
Sheet Name:
PAVING, GRADING &
DRAINAGE PLAN
Sheet Origin Date:
01/09/2020
Sheet Issue Date:
02/27/2020

Revisions:
No. Description Date

Submit Type:
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Drawn By:
ES
Checked By:
ES
Scale:
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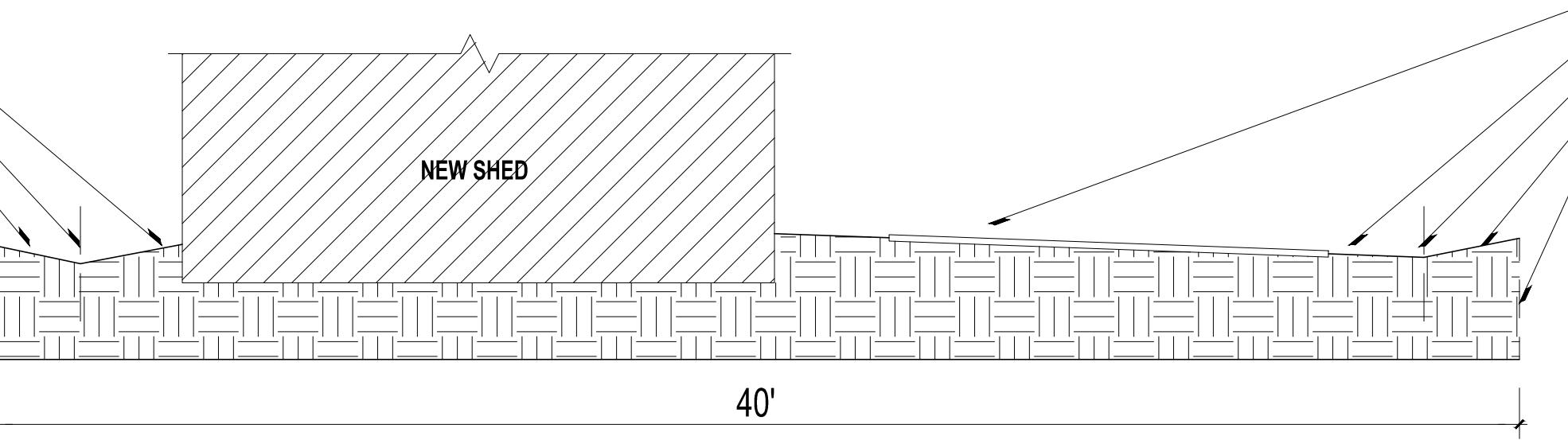
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PAVING, GRADING & DRAINAGE PLAN

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

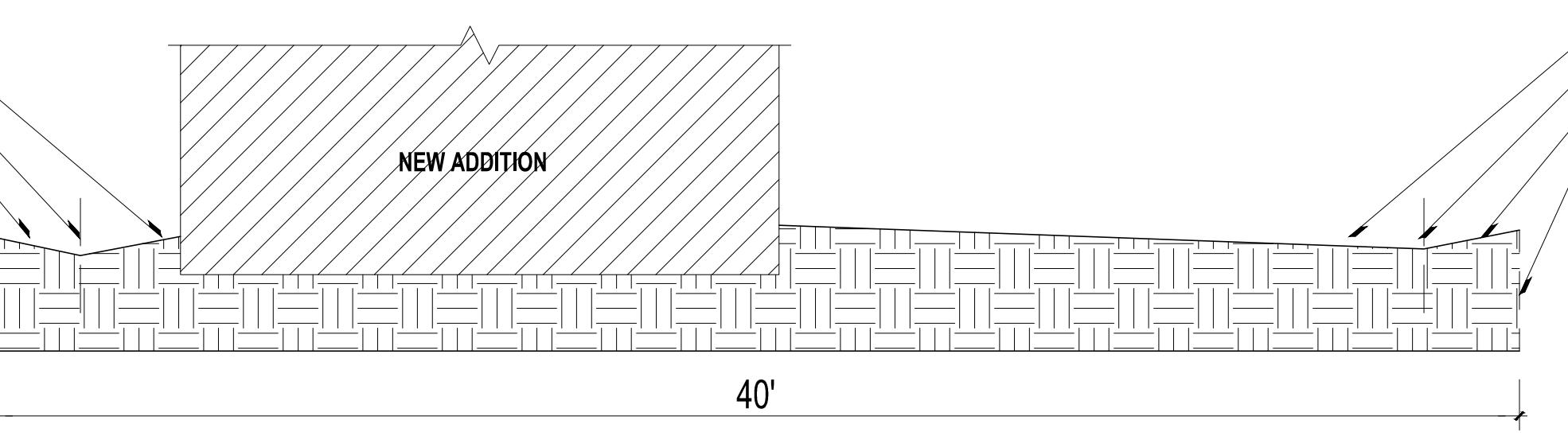
MIN. 1/4" DRAINAGE SLOPE AWAY FROM STRUCTURE
6" DEEP MIN. RAINWATER COLLECTION AREA (SWALE)
MIN. 1/4" DRAINAGE SLOPE AWAY FROM PROPERTY LINE
ADJACENT PROPERTY LINE



3 DRAINAGE CROSS SECTION

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

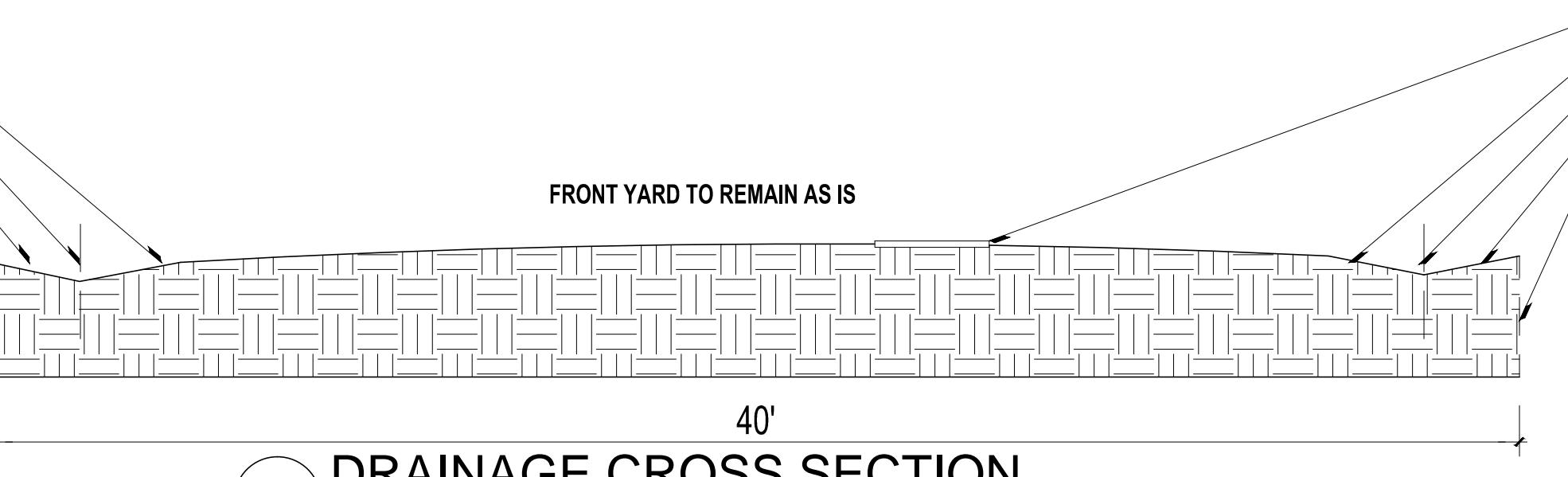
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MIN. 1/4" DRAINAGE SLOPE AWAY FROM PROPERTY LINE
ADJACENT PROPERTY LINE



2 DRAINAGE CROSS SECTION

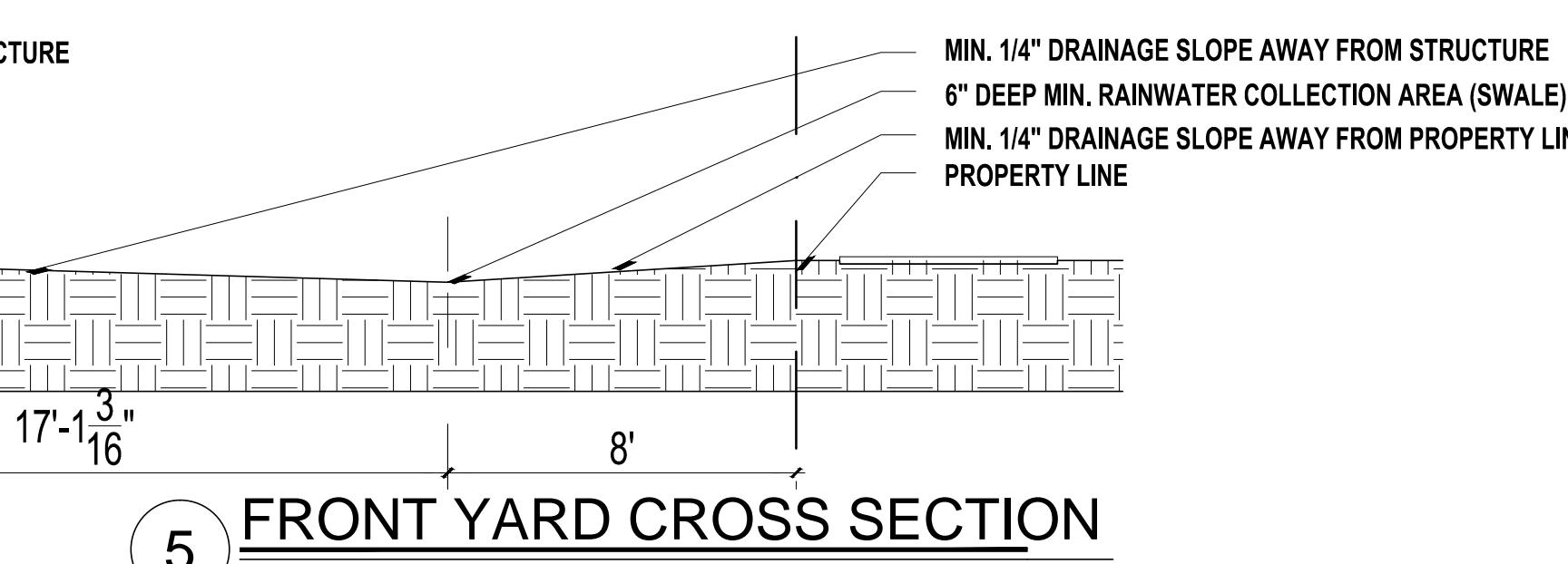
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MIN. 1/4" DRAINAGE SLOPE AWAY FROM PROPERTY LINE
ADJACENT PROPERTY LINE



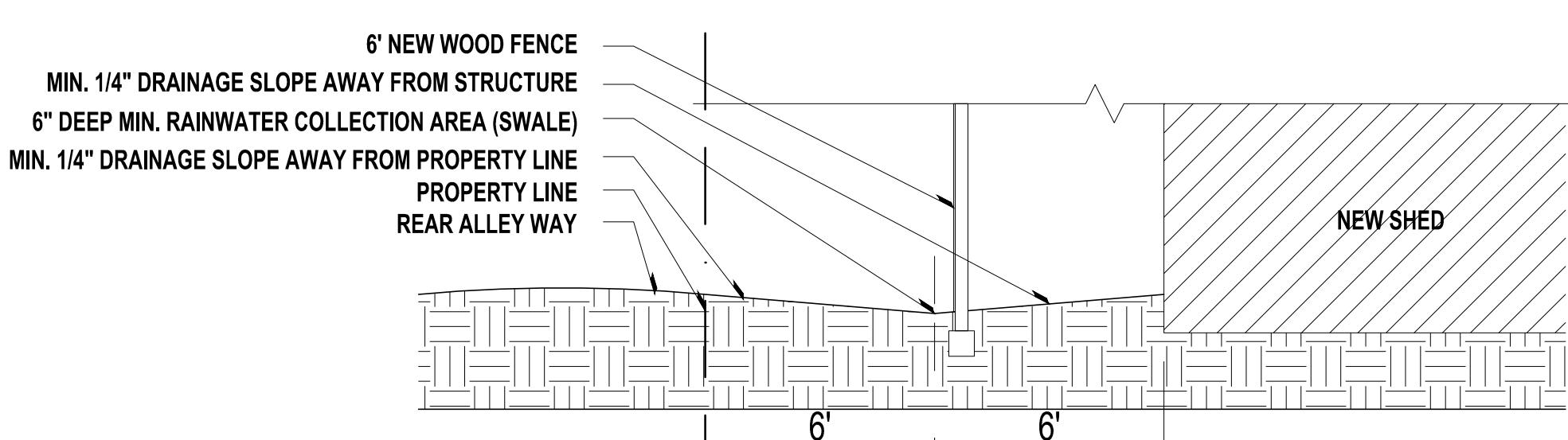
1 DRAINAGE CROSS SECTION

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



5 FRONT YARD CROSS SECTION

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

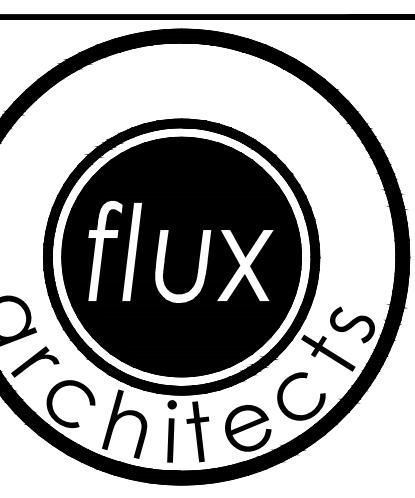


4 REAR YARD CROSS SECTION

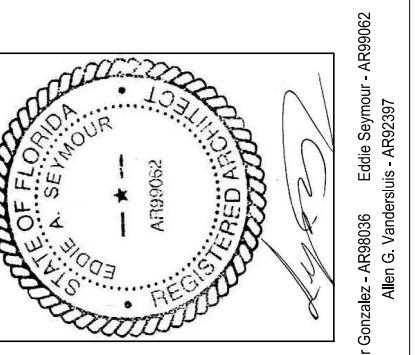
Scale: 1/4" = 1'-0"

MIN. 1/4" DRAINAGE SLOPE AWAY FROM STRUCTURE
6" DEEP MIN. RAINWATER COLLECTION AREA (SWALE)
MIN. 1/4" DRAINAGE SLOPE AWAY FROM PROPERTY LINE
ADJACENT PROPERTY LINE

EXIST. SIDEWALK
MIN. 1/4" DRAINAGE SLOPE AWAY FROM STRUCTURE
6" DEEP MIN. RAINWATER COLLECTION AREA (SWALE)
MIN. 1/4" DRAINAGE SLOPE AWAY FROM PROPERTY LINE
ADJACENT PROPERTY LINE



PO BOX 971429
MIAMI, FL 33197
www.thefluxarchitects.com
P: 305-707-8288
LN: AA26003713



Consultants
LANDSCAPE ARCHITECT: BRANDON WHITE, ASLA
LAS-FL
1708 SE Joy Haven St.
Port St. Lucie, FL 34983
P: 772-223-2387
E: brandon@las-fl.com

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**GARCIA
RESIDENCE
ADDITION**

Project Address:
1543 Madison St.
Hollywood, FL 33020

Project Number:
1915

Sheet Name:
PROPOSED FLOOR PLAN

Sheet Origin Date:
01/09/2020

Sheet Issue Date:
02/27/2020

Revisions:

No.	Description	Date

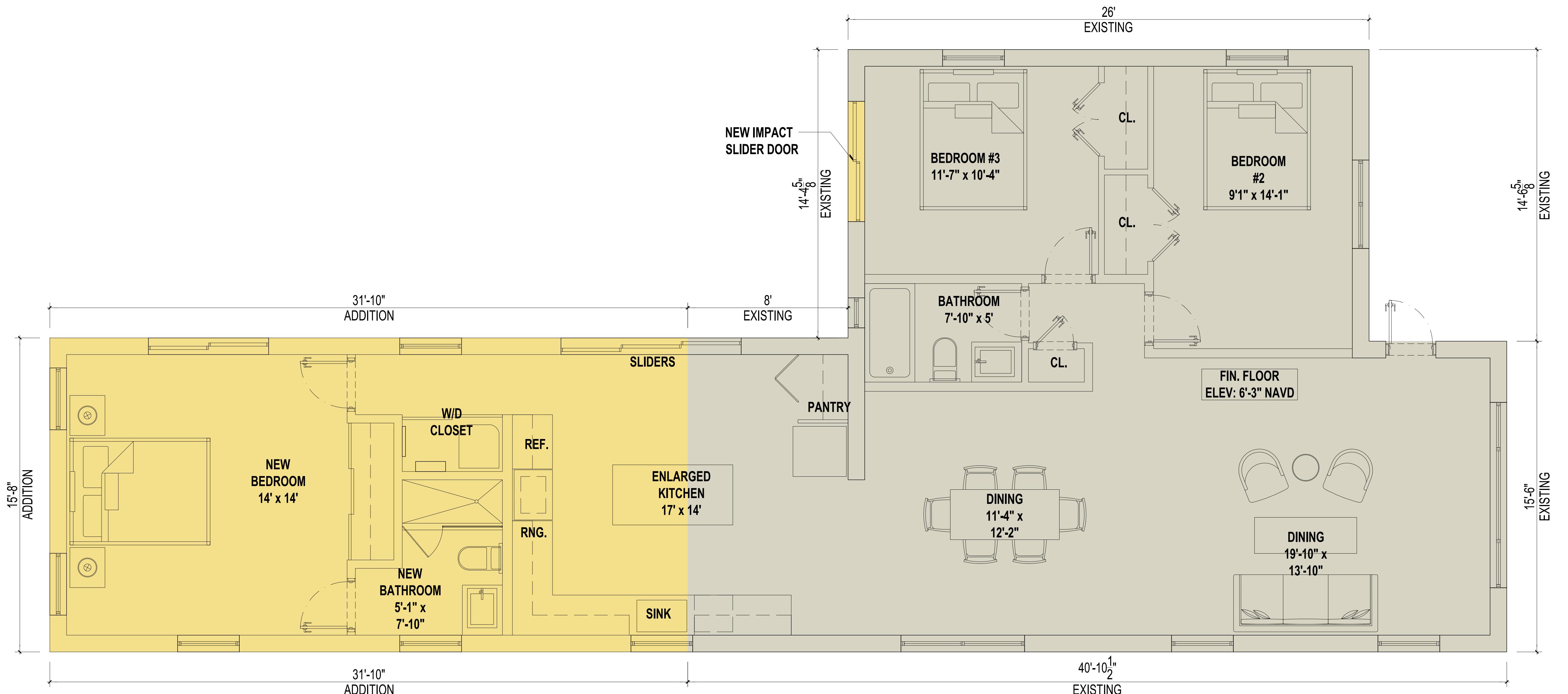
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Drawn By:
ES

Checked By:
ES

Scale:
AS SHOWN

Sheet Number:
HP003



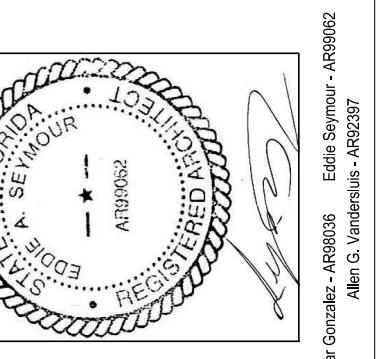
PROPOSED FLOOR PLAN

Scale: 3/8" = 1'-0"

THIS PAGE CONTAINS THE GENERAL NOTES OF THE PROJECT. THE CONTRACTOR SHALL SECURE AND DEFEND ALL LIENS OF THE BUILDER AND THE OWNER FOR THE WORK INDULGED IN ACCORDING TO THE CONTRACTS, AND SHALL PAY TO THE BUILDER THE AMOUNT OF THE LIENS AS AND WHEN THE SAME ARE PAID BY THE OWNER.



PO BOX 971429
MIAMI, FL 33197
www.thefluxarchitects.com
P: 305-707-8288
LN: AA26003713



Consultants
LANDSCAPE ARCHITECT: BRANDON WHITE, ASLA
LAS-FL
1708 SE Joy Haven St.
Port St. Lucie, FL 34983
P: 727-238-0000
E: brandon@las-fl.com

Project Owner
Julio Garcia
Price Street Projects
8230 NE 1st Place
Miami, FL 33138
972-596-2438

Project
**GARCIA
RESIDENCE
ADDITION**

Project Address:
1543 Madison St.
Hollywood, FL 33020

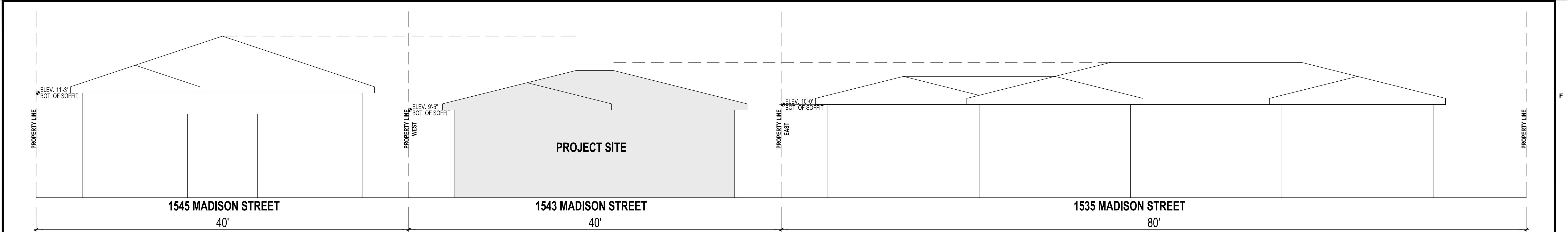
Project Number:
1915
Sheet Name:
STREET PROFILES,
ELEVATIONS & PHOTOS

Sheet Origin Date:
01/09/2020
Sheet Issue Date:
02/27/2020
Revisions:

No.	Description	Date

Submit Type:
HISTORICAL PRESERVATION

Drawn By:
ES
Checked By:
ES
Scale:
AS SHOWN
Sheet Number:
HP006



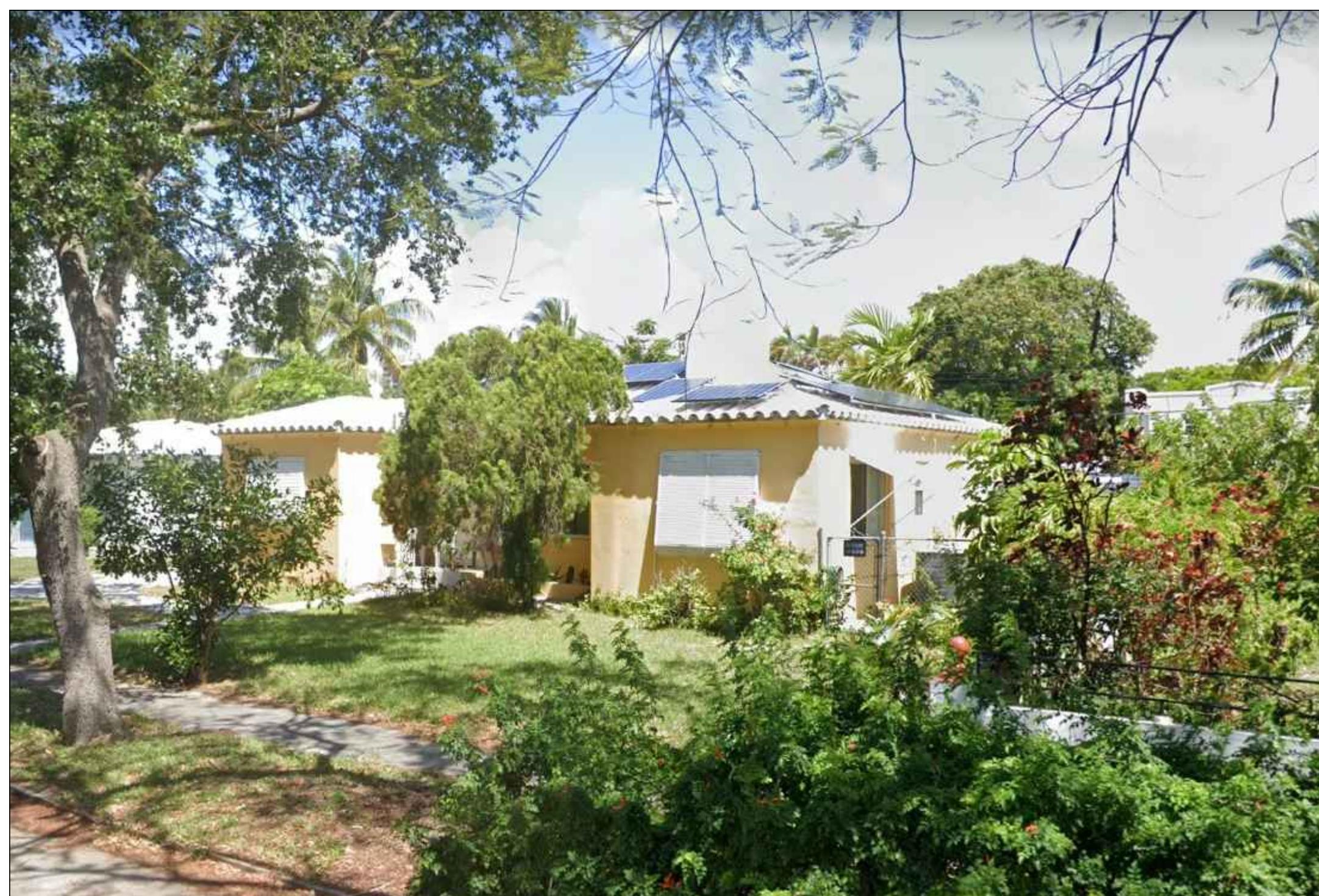
1 STREET PROFILE ELEVATIONS
MADISON STREET VIEW

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

PHOTOS - MADISON ST. (FRONT VIEW)



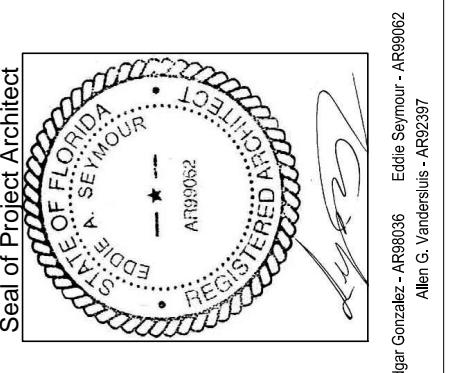
1545 MADISON ST.



1535 MADISON ST.



PO BOX 971429
MIAMI, FL 33197
www.thefluxarchitects.com
P: 305-707-8288
LN: AA26003713



Consultants
LANDSCAPE ARCHITECT:
BRANDON WHITE, ASLA
LAS-FL
1708 SE Joy Haven St.
Port St. Lucie, FL 34983
P: 727-283-0887
E: brandon@las-fl.com

Project Owner
Julio Garcia
Price Street Projects
8230 NE 1st Place
Miami, FL 33138
972-596-2438

Project
**GARCIA
RESIDENCE
ADDITION**

Project Address:
1543 Madison St.
Hollywood, FL 33020

Project Number:
1915

Sheet Name:
3D COLOR RENDERINGS

Sheet Origin Date:
01/09/2020

Sheet Issue Date:
02/27/2020

Revisions:

No. Description Date

Submit Type:
HISTORICAL PRESERVATION

Drawn By:

ES

Checked By:

ES

Scale:

AS SHOWN

Sheet Number:

HP008



1 BACKYARD ELEVATED



2 VIEW OF FENCE



3 BIRDS EYE VIEW



4 ADDITION ELEVATION



5 TOP VIEW



6 TOP VIEW

THIS PAGE SHOWS THE GENERAL NOTES OF THE PROJECT. THE CONTRACTOR SHALL USE AND ING ALL INSTRUCTIONS OF THE LANDSCAPE ARCHITECT FOR THE WORK INDICATED. THE LANDSCAPE ARCHITECT IS THE PRIMARY RESPONSIBLE FOR THE LANDSCAPE DESIGN. THE CONTRACTOR SHALL NOT NOTE ANY SPECIFICATIONS OR INSTRUCTIONS OF THE ARCHITECT. A FULL SPECIFICATIONS